



AGENDA OF THE COMMON COUNCIL

TUESDAY, DECEMBER 6, 2022, 6:00 PM

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

Virtual attendance also available via Zoom.

A. Zoom Meeting Information.

- I. Informational: This item contains instructions and information for the virtual Zoom meeting. It also contains the comment form link.

B. Roll Call.

C. Pledge of Allegiance.

D. Invocation.

E. Approval of Minutes.

F. Approval of the Agenda.

G. Report by the Mayor.

- I. Informational: 2023 Committee/Council Schedule

H. Announcements.

I. Appointments.

I. New Appointments:

Zoning and Planning Board of Appeals

Joshua Koch, 3435 Yorkshire Road, Green Bay, WI 54311

Term to expire: August 1, 2023 (filling the remainder of a term)

Green Bay Sustainability Commission

Christa Kananen, 836 Hubbard Street, Green Bay, WI 54303

Term to expire: December 1, 2023 (filling the remainder of a term)

Economic Development Authority
James Ridderbush, 1054 6th Street, Green Bay, WI 54304
Term to expire: December 1, 2025

Reappointments:

Military Avenue Business Improvement District

Daniel Burich, 1881 Sylvan Drive, Green Bay, WI 54313
Term to expire: December 1, 2025

Sharon Hack, 3452 Edinburgh Road, Green Bay, WI 54311
Term to expire: December 1, 2025

On Broadway Business Improvement District

Sandra Ranck, 4336 Annabell Circle, Green Bay, WI 54313
Term to expire: December 1, 2025

Gregg Mattek, 7045 N Palladium Court, Appleton, WI 54913
Term to expire: December 1, 2025

Economic Development Authority

Tara Yang, 1706 Chateau Drive, Green Bay, WI 54304
Term to expire: December 1, 2025

J. Ordinances - Second Reading for Adoption.

1. General Ordinance No. 23-22
An Ordinance amending Zoning Code, Chapter 44, Article V, Division 8-Lighting, Green Bay Municipal code, related to light level measurements.
2. General Ordinance No. 15-22
An ordinance amending amendment sections 44-1964, 44-1965, 44-1966, 44-1967 and 44-1968, Green Bay Municipal Code, relating to landscaping. (Held from 11/01/2022 Common Council Meeting)

3. General Ordinance 25-22
An ordinance amending Section 40-34, Green Bay Municipal Code, relating to parking regulations.

K. Report of the Redevelopment Authority (November 8, 2022).

1. To approve a contract with Visual Impact for \$68,975 plus freight for the decorative light fixtures in the Legends District.

L. Report of the Improvement & Services Committee (November 30, 2022).

1. To approve General Ordinance No. 24-22, Amending Section 40-3(b), Green Bay Municipal Code, relating to Temporary Parking Regulations.
2. To approve the request by the Department of Public Works to award Contract BRIDGE 7-22 MAIN STREET BRIDGE B-5-31 I (HYDRAULIC REHABILITATION PHASE I) at a staff level and report the award at the next regular meeting of the Improvement and Services Committee.
3. To approve the request by the Department of Public Works to award the following for the hydraulic rehabilitation of the Ray Nitschke Memorial Bridge:
 - A. A contract with IFP Motion Solutions Inc., the lowest bidding distributor, for procurement of an OilGear PVK Series Pump, in the amount of \$107,160.40.
 - B. A contract with GS Global Resources Inc., the lowest bidding distributor, for procurement of (2) Poclain Hydraulic Motors, in the amount of \$24,001.92.
 - C. A Sole Source contract, with OilGear, for the rehabilitation of an existing OilGear PVK Series Pump, not to exceed \$56,053.00.
4. To approve the request by the Department of Public Works to enter into a three-party agreement with ra Smith and WisDOT for the design of Mather Street reconstruction from Gray Street west to Locust Street.
5. To approve the request by Sewers Division of Public Works to purchase yearly structure cast iron castings from Neenah Foundry in the amount of \$46,331. This is an annual year end purchase that the department would request annually for a 5 year period.
6. To approve the request by Brown County for Conveyance of Rights in Land and Temporary Construction Easement across the existing City of Green Bay Easement for Sewer and Water Purposes adjacent to the west rights-of-way line of Packerland Drive for the CTH EB-41 (Packerland Drive) from West Point Road to Hutson Road project.
7. To approve the request by Department of Public Works to place orders for replacement vehicles for the Parking Division (pickup and SUV) approved as part of the 2023 operating budget.

M. Report of the Protection & Policy Committee (November 14, 2022).

1. To grant a change of agent to Steve W. Willis for Kwik Trip, Inc. (Kwik Trip 1051) at 3525 Humboldt Rd.

2. To grant an application for a Class "A" Beer license by RAKHRA Convenience LLC at 610 E. Walnut St. with a license premises description as "coolers, backroom," with the approval of the proper authorities (Currently licensed as Singhs C Store 3, LLC).
3. To grant an application for an available "Class B" Liquor & Class "B" Beer Combination license for R and D Restaurant Holdings LLC at 115 N Adams St. with a license premises description as "2500 sq ft, approx 1200 sq ft of bar and dining room, 1000 sq ft of storage and kitchen and 3000 sq ft of garage space," with the approval of the proper authorities.
4. To grant an application for a "Class B" Liquor & Class "B" Beer license for Estilo Tijuana LLC at 1911 University Ave. with a license premises description as "bar, kitchen, basement," with the approval of the proper authorities (Currently licensed as KLC SMC LLC).
5. To grant a waiver and approve an application for an available "Class B" liquor and Class "B" Beer liquor license for Footbowl, LLC at 301 N Washington St. with a license premises description as "large open rooms, bar in center of building," with the approval of the proper authorities (requires 2/3 vote from Council as within 300' of a church).
6. Informational Only: The Liquor Violation Report.
7. Informational Only: The Clerk's Office Licensing Report.

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

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

O. Report of the Plan Commission. (November 7, 2022 and November 28, 2022)

1. To refer to staff a communication from Ald. Mark Steuer, District 10 to study and report on the status of senior housing in the City of Green Bay. (11/07/2022)
2. To pull the request, per the applicant, to establish a Planned Unit Development at 216 S Military Avenue to permit the development of multiple-family residential use. (11/07/2022)
3. To approve a Conditional Use Permit (CUP) to allow Automobile Salvage operations at 1330 Tomlin Street, subject to the following condition:
 1. Compliance with all regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval. (11/07/2022)
4. To approve the request from the Green Bay Packers for a modified Lambeau Field scoreboard sign. (11/28/2022)
5. To approve the request for a Conditional Use Permit (CUP) to allow for continued shelter operations at 411- 427 St. John Street, subject to:
 - a. 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.

- b. 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.
- c. 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:
 - 1. Police calls and other documented safety concerns.
 - 2. Inadequate facilities.
- d. A mandatory background check is required for all shelter residents.
- e. 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.
- f. The submitted operational plan shall be approved by the Green Bay Police Department and Brown County Human Services.
- g. Conformance with the submitted operating plan for St. John the Evangelist Homeless Shelter.
- h. St. John's shall meet annually with the Downtown Neighborhood Association, if active. (Public Hearing held 11/28/2022)

6. To allow shelter operations at 430 S. Clay Street, subject to the following conditions:

- a. The maximum capacity of the shelter shall not exceed 49 individual residents. This number may be reduced during Site Plan Review based on building capacity. The Zoning Administrator may decrease the maximum number of residents allowed. Any increase in resident capacity will require Plan Commission and Common Council approval.
- b. If the shelter facility use at 430 S. 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 to ensure compliance with this conditional use permit, and to identify areas of concerns with the rooming & boarding house, including, but not limited to:
 - 1. Police calls and other documented safety concerns.
 - 2. Adequacy of the shelter.
- 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. Adherence to the operating plan as submitted by the applicant.
- g. Approval by the Community Development Review Team (CDRT) of the site plan.
- h. An annual meeting shall be held with whichever recognized Neighborhood Association's boundaries include 430 S. Clay Street.
- i. Compliance with all other regulations of the Green Bay Municipal Code.

(Public Hearing held 11/28/2022)

P. Report of the Finance Committee (November 29, 2022).

- 1. To approve the purchase of HPE Aruba switches and accessories for \$90,130.00.
- 2. To approve the award of OneXafe with 3 years of support from AxCel for \$44,817.00.
- 3. To approve the purchase of a Livescan fingerprint/mugshot machine for GBPD for \$26,631.00.
- 4. To approve the purchase of scanning services with MEI Mail Services Inc. for \$39,813.00.
- 5. To receive and place on file the report of the vehicles purchased in 2022 off the state contract. Police purchase twelve vehicles using 2022 bonding and one parks vehicles using 2021 bonding.
- 6. To approve a resolution authorizing a budget amendment for Fire Overtime reimbursement for \$2,556.69 for unbudgeted community events.
- 7. To approve a resolution authorizing a budget amendment for Fire Overtime reimbursement for \$2,145.00 for unbudgeted state reimbursement training.
- 8. To approve a resolution authorizing a budget amendment for Police Overtime reimbursement for \$32,650.53 for unbudgeted community events.
- 9. To approve a resolution authorizing a budget amendment for Police Overtime reimbursement for \$1,281.88 for unbudgeted costs offset by invoices.
- 10. To make no recommendation to Council on a request by Ald. Jennifer Grant to the Finance Committee which states: "For discussion with possible action to create a new resolution or amend the current resolution to reallocate all available ARPA funds within the existing categories and any new possible categories."
- 11. Ad Hoc Facilities Committee: To approve the \$30,000 BSA flow review using remaining bond funds and the balance to be paid by contingency.

Q. Report of the Park Committee. (November 30, 2022)

- 1. To approve a fundraising campaign by the Baird Creek Preservation Foundation on behalf of the City of Green Bay, to go towards the purchase of snow-making equipment at Triangle Hill.

2. To approve accepting \$8,585 in grant funding from The Western Great Lakes Bird and Bat Observatory to plant rain gardens, plant pollinator habitat and install a Motus Wildlife Tracking Receiver at the Wildlife Sanctuary.
3. To approve the removal of the Porlier Pier and direct staff to seek additional public input and potential funding sources to replace the pier and bring it back to Park Committee for further discussion.
4. To approve hiring Berner Schoeber for \$48,500 to complete the engineering bid documents for the Bay Beach Pavilion renovations.
5. To approve the purchase of 15 bumper cars for Bay Beach Amusement Park from Majestic Manufacturing Inc. for a total cost of \$115,275 plus freight.
6. To approve the purchase of (4) 52 seat bleachers for Colburn Park from JW Industries for a total cost of \$31,920.

R. Report of the Personnel Committee. (November 29, 2022)

1. To approve the request to fill the following replacement positions and all subsequent vacancies resulting from internal transfers.
 - a. Records Clerk - Police Department
 - b. Park Maintenance Worker - Parks Department
 - c. 4k Nature Teacher - Parks Department/WLS
 - d. 4k Naturalist - Parks Department/WLS
 - e. Buyer - Administrative Services
2. To direct staff to proceed as discussed in closed session for negotiations on the 2023 City of Green Bay and City of Green Bay International Brotherhood of Electrical Workers Local No. 158 labor agreement.

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

S. Report of the Traffic, Bicycle, and Pedestrian Commission (November 21, 2022).

1. To receive and place on file the monthly Traffic Enforcement Unit Traffic Safety Plan.
2. To approve the request by the Department of Public Works that the city enter into a Memorandum Of Understanding (MOU) with Georgia-Pacific Broadway LLC for their request to install a Rectangular Rapid Flashing Beacon (RRFB) system on South Broadway.
3. To remove the 2-HOUR 7 AM TO 4 PM SCHOOL DAYS parking zone on both sides of Hubbard Street from Allard Avenue to Woodlawn Avenue.
4. To establish a 2-HOUR 7 AM TO 4 PM SCHOOL DAYS parking zone on the north side of Hubbard Street from Allard Avenue to Woodlawn Avenue.

5. To establish a 2-HOUR 7 AM TO 4 PM SCHOOL DAYS parking zone on the south side of Hubbard Street from a point 55 feet east of Allard Avenue to Woodlawn Avenue.
6. To establish a NO PARKING zone on the south side of Hubbard Street from Allard Avenue to a point 55 feet east of Allard Avenue.
7. *Informational Only* - To change the start time of all future meetings to 5 p.m.

T. Report of the Economic Development Authority (November 7, 2022).

1. To direct staff to proceed with completing and submitting the EPA Brownfields Cleanup Grant application.

U. Informational.

1. Building Report for October 2022
2. MuniCtReportOct2022
3. Building Report for November 2022

V. Resolutions.

1. Resolution drawing final orders to contractors for December 6, 2022.
2. Resolution authorizing conditional use permit at 1330 Tomlin Street.
3. Resolution authorizing signage for Lambeau Field, 1265 Lombardi Avenue.
4. Resolution authorizing conditional use permit at 411-427 St. John Street.
5. Resolution authorizing conditional use approval at 430 South Clay Street for a shelter facility.
6. Resolution accepting streets for concrete pavement, asphalt pavement or asphalt resurfacing.
7. Resolution accepting streets for sanitary sewers and storm sewers.
8. Resolution authorizing a budget amendment for Fire Overtime reimbursement for \$2,556.69 for unbudgeted community events.
9. Resolution authorizing a budget amendment for Fire Overtime reimbursement for \$2,145.00 for unbudgeted state reimbursement training.
10. Resolution authorizing a budget amendment for Police Overtime reimbursement for \$32,650.53 for unbudgeted community events.
11. Resolution authorizing a budget amendment for Police Overtime reimbursement for \$1,281.88 for unbudgeted costs offset by invoices.

W. Ordinances - First Reading.

I. General Ordinance No. 24-22

An ordinance amending Section 40-3(b), Green Bay Municipal Code, relating to Temporary Parking Regulations.

2. General Ordinance No. 29-22

An ordinance amending Section 40-34, Green Bay Municipal Code, relating to parking regulations.

X. Referral of Petitions & Communications.

Y. Adjournment.

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

Virtual Meeting Instructions



2022-12-06 Common Council

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/89733212479>

Meeting ID: 897 3321 2479

Passcode: 956911

One tap mobile

+19292056099,,89733212479#,,,,*956911# US (New York)

+13017158592,,89733212479#,,,,*956911# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 897 3321 2479

Passcode: 956911

Find your local number: <https://us02web.zoom.us/j/kxvUqHjQ1>

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. Online comments will be accepted until 4:30 pm on Council day.

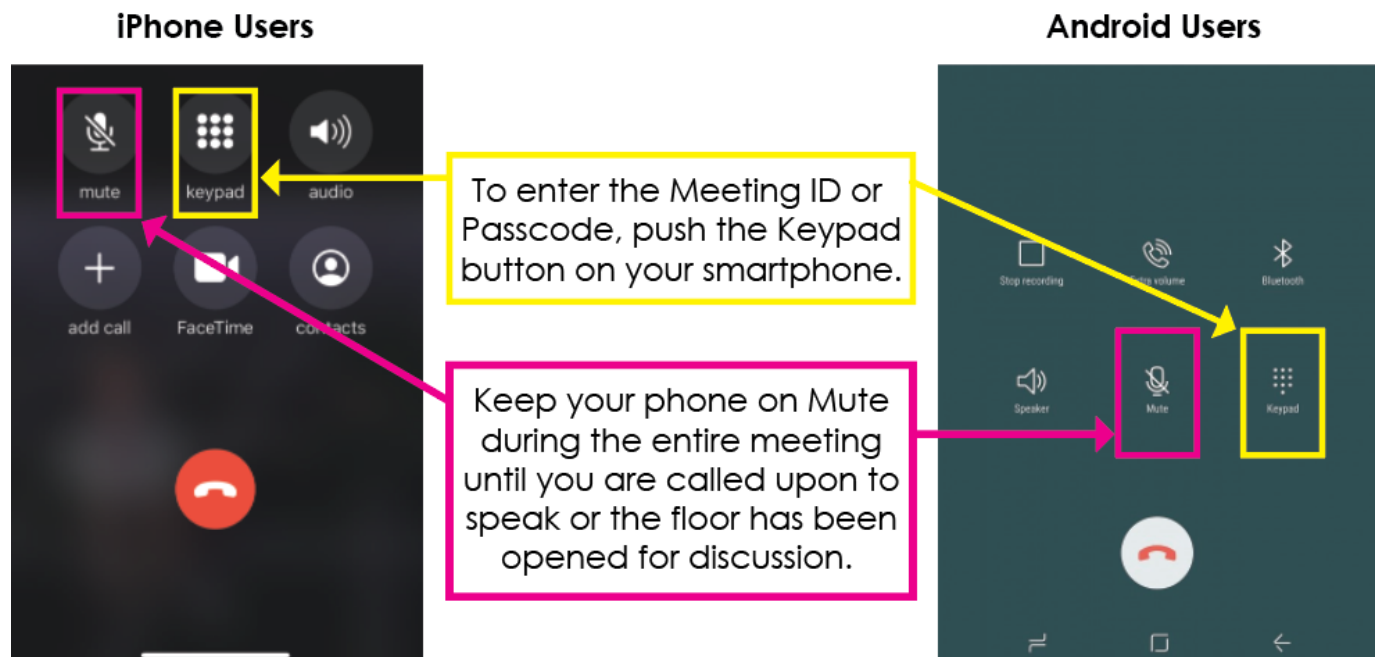
Additional Information

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



2023 Council/Committee Meetings— DRAFT

Standing Committees, week of	Council
January 9	Jan 17
January 23	February 7
February 13 and 27	March 7
March 13	March 21
March 27 and April 10	April 18
April 24	May 2
April 24--Board of Review	
May 8	May 16
May 22	June 6
June 12	June 27
July 24	August 1
August 14	August 22
September 11	September 19
September 25	October 3
October 9	October 17
October 23	November 7
November 2--Joint Finance & Personnel	November 9 (Budget only)
November 27	December 5
December 11	December 19
January 8, 2024	January 16, 2024

Election Days-2023	Absentee Ballots go out	In-person Absentee Voting
February 21	January 31	Feb 7 to Feb 18
April 4	March 14	Mar 28 to Apr 1

GENERAL ORDINANCE NO. 23-22

AN ORDINANCE AMENDING ZONING CODE, CHAPTER 44, ARTICLE V, DIVISION 8 – LIGHTING, GREEN BAY MUNICIPAL CODE, RELATED TO LIGHT LEVEL MEASUREMENTS

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

SECTION 1. Section 44-492, Green Bay Municipal Code, is hereby amended to read:

Sec. 44-492. Exterior site lighting.

- (a) *In general.* These regulations recognize the benefits of site lighting as it increases safety, enhances nighttime character, and helps provide security. However, inappropriate and poorly designed or installed lighting often causes unsafe and unpleasant conditions and may infringe on the rights of private property owners. This exterior site lighting regulation is designed to eliminate problems associated with glare, as well as to minimize light trespass and spillover on adjacent properties and streets.
- (b) *Applicability.* The regulations of this section shall apply to all exterior lighting, be it residential or nonresidential in nature, within the City of Green Bay.
- (c) *Exceptions.* The following lighting types shall be exempt from these regulations:
 - (1) Public street lighting which shall conform to the standards established by the State Department of Transportation, Brown County Highway Department, and the City of Green Bay Department of Public Works.
 - (2) Residential uses are permitted to use low-intensity (1100 lumens ~~70-watts~~ or less per bulb) incandescent, fluorescent, or light emitting diode (LED) lighting mounted on the buildings or as landscape accents. Any high-intensity (more than 1100 lumens ~~70-watts~~ per bulb) incandescent, fluorescent, LED, or high-intensity discharge lighting shall be prohibited unless a lighting plan is submitted and approved, per Section 44-493.
 - (3) Aviation lighting used exclusively for aviation purposes per Federal Aviation Administration. Heliport lighting shall be turned off when the heliport is not in use.
 - (4) Holiday lighting at or below 45 lumens ~~seven-watts~~ per bulb.
 - (5) Approved historic light fixtures consistent with the character of the historic district or structure and with the approval of the Historic Preservation Commission.
 - (6) Residential lights at a light level of 0.25 foot-candles or less at the property line.
 - (7) Lighting associated with or considered to be signage.

- (8) Existing exterior lighting that does not meet the standards of this section shall be considered legal nonconforming until such time as it is replaced or altered.

SECTION 2. Section 44-497, Green Bay Municipal Code, is hereby amended to read:

Sec. 44-497. Lighting requiring a conditional use permit.

The following lighting types shall require a conditional use permit as regulated in Section 44-83, Conditional uses:

- (1) Temporary special event lighting.
- (2) Outdoor recreation lighting.
 - a. A pole and pole supports used in the lighting of an outdoor recreational/stadium lighting facility shall not be placed closer to a private property line than the mounting height of the lights.
 - b. All poles and pole supports shall meet the standards as specified in Section 8-331.
 - c. All lighting shall meet the requirements of this division.
 - d. All unused outdoor recreation/stadium lighting facilities and/or support structures shall be removed within 12 months of the cessation of operations at the site unless the Plan Commission approves a time extension. In the event that an outdoor recreation/stadium lighting facilities and/or support structures is not removed within 12 months of the cessation of operations at a site, the outdoor recreation/stadium lighting facilities and/or support structures may be removed by the City and the costs assessed against the property.
 - e. Stadium facilities within the park system are exempt from this requirement.
- (3) Other lighting as deemed appropriate by the **Zoning Administrator, or their designee** ~~Inspection Superintendent~~.

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

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

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

APPROVED:

Mayor

ATTEST:

Clerk

MS

10/10/2022

GENERAL ORDINANCE NO. 15-22

AN ORDINANCE AMENDING SECTIONS 44-1964, 44-1965, 44-1966, 44-1967, AND 44-1968, GREEN BAY MUNICIPAL CODE, RELATING TO LANDSCAPING

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

SECTION 1. Section 44-1964, Green Bay Municipal Code, is hereby amended to read:

44-1964. Perimeter Landscape Buffers. Buffers shall be used to provide visual and noise separation of intensive uses from less intensive between uses, and to improve water quality and stormwater runoff management. Buffer landscaping shall be provided as follows:

~~(a) Non-residential or multifamily uses in residential districts: At least 10 feet wide abutting residential uses (at least fifteen (15) feet wide if the nonresidential use is two (2) stories or more). Large nonresidential buildings (25,000 square feet or greater) shall provide a buffer yard at least 20 feet wide. Nonresidential buildings with service areas or mechanicals oriented toward residential uses shall provide a buffer yard of 20 feet or more depending on the intensity of the development.~~

~~(b) Nonresidential or multifamily uses in commercial or industrial districts: At least fifteen (15) feet wide abutting residential uses in residential districts (at least twenty (20) feet wide if the nonresidential use is two (2) stories or more). Large nonresidential buildings (25,000 square feet or greater) shall provide a buffer yard at least twenty-five (25) feet wide.~~

(1) For non-residential or multifamily uses when adjacent to residentially zoned property or property used for residential purposes, buffers shall be at least twenty (20) feet wide. The following buffers shall be at least twenty-five (25) feet wide:

a. Buffers for non-residential or multifamily buildings of two or more stories when adjacent to residentially zoned property or property used for residential purposes.

b. Buffers for non-residential or multi-family buildings of 25,000 square feet of floor area or more when adjacent to residentially zoned property or property used for residential purposes.

c. Buffers along loading docks, service areas, or outdoor mechanical systems when adjacent to residentially zoned property or property used for residential purposes.

(2) *Buffer design.*

a. Buffer areas shall consist of either a masonry wall, fence, berm, or hedge **plantings**, or **a combination thereof** that forms a screen a minimum of **four (4)** feet in height, ~~a maximum of 6 feet in height~~, and not less than 90 percent opaque on a year-round basis. Screening located along front and corner side yards are **is** limited to **four (4)** feet in height and not less than 90 percent opaque on a year-round basis and which **shall** effectually ~~blocks~~ **block** automobile headlights from trespass on **roads or** adjacent property.

b. Buffers shall be landscaped with at least one (1) tree and five (5) shrubs for every 50 linear feet. **Soil volumes and depths associated per tree type (small, medium or large) shall be determined by the Director of Community Development or their designee, in consultation with the City Forester, but shall not be greater than 1,200 cubic feet of volume or three (3) feet of depth.**

c. Buffers may be interrupted for necessary pedestrian and vehicle access.

d. **Buffer designs included in an approved stormwater management plan under Chapter 16 of this Code shall be constructed in accordance with said plan. Any combination of fencing and plantings may be used, provided the degree of opacity and screening required in this section is achieved.**

SECTION 2. Section 44-1965, Green Bay Municipal Code, is hereby amended to read:

44-1965. Interior parking lot landscaping. The purpose of interior parking lot landscaping is to minimize the expansive appearance of parking lots, ~~to~~ and provide shaded parking areas, **and to provide water quality and stormwater management benefits where appropriate.** Landscaping shall consist of planting islands and/or medians comprising the required planting area specified under item (1) below.

(1) *Planting area.*

a. At least ten **(10)** percent of the interior area of parking lots with ~~more than~~ twenty-five (25) **or more** spaces shall be devoted to landscape planting areas.

b. Shade **Canopy** trees shall be provided within the interior of parking lots areas **of twenty-five (25) or more parking spaces at the minimum rate of one tree per fifteen (15) spaces. Trees required to be planted in landscape islands, landscape medians, and perimeter areas shall count toward this requirement.**

c. **Parking lot landscape areas shall be protected with concrete curbing, wheel stops, or other suitable barriers to protect plant function and ensure survivability, with breaks as required to allow storm water inflow where the**

landscape areas have been designed to provide storm water treatment and control or to provide pedestrian access.

(2) *Landscape islands.*

a. Landscape islands shall be provided at the end of each parking row and within the row of parking spaces so that there are no more than fifteen (15) consecutive parking spaces without a landscape island. **An alternative to landscape islands at the end of each parking row and within rows is the incorporation of a landscaped median as described in Section 44-1965 (c).**

b. Landscape islands shall have minimum interior dimensions of at least ten (10) feet in width and ~~fifteen (15)~~ **eighteen (18)** feet in length. **Double rows of parking shall provide parking lot islands opposite one another to form continuous double islands. Where islands include a sidewalk, their width shall be increased to provide a planting area of at least ten (10) feet in width.**

c. Landscape islands ~~Each landscape island~~ shall be planted with **a mix of herbaceous or woody** ground cover, ~~or sod and a minimum of one (1) shade/deciduous tree.~~ **shrubs, mulch, or other decorative ground cover sufficient to fully cover the ground surface and prevent the growth of weeds. A minimum soil depth of three feet (3') shall be provided unless this provision is specifically waived due to on-site conditions.**

d. Required tree planting in landscape islands.

1. A minimum of one canopy tree shall be planted per 180 square feet of landscape island on the site.

2. Except where the Director of Community and Economic Development or their designee determines that the requirements for soil volume and depth in this section cannot be met due to dimensional or site conditions, or where an individual landscape island is designed as part of an approved stormwater management plan described herein, at least one (1) tree shall be planted in each ten (10) by eighteen (18) foot landscape island. Where tree planting is not possible, the required tree(s) shall be planted in another interior or perimeter parking lot landscape area.

3. Soil volumes and depths associated per tree type (small, medium or large) shall be determined by the Director of Community Development or designee, in consultation with the City Forester, but shall not be greater than 1,200 cubic feet of volume or three (3) feet of depth.

e. Landscape island designs included in an approved stormwater management plan under Chapter 16 of this Code shall be constructed in accordance with said plan.

(3) *Landscape medians.* ~~Parking lots with more than 100 spaces shall be divided into at least two smaller areas by landscape medians.~~ **As an alternative to the required landscaped islands, parking lot landscape medians may be utilized between every other bay of parking in any lot with more than two parallel bays and more than forty (40) parking spaces. A parking bay shall be defined as one or two rows of spaces accessed from a single drive aisle.**

a. ~~Landscape medians shall be a minimum of eight (8) feet wide or fourteen (14) to eighteen (18) feet wide with a pedestrian walk.~~ **ten (10) feet wide. Where medians include a sidewalk running lengthwise, their width shall be increased to provide a planting area of at least ten (10) feet in width.**

b. ~~Landscape medians shall have a minimum of one (1) shade tree per forty (40) lineal feet along the length of the median and shall contain mulch or irrigated grass.~~ **be planted with a mix of herbaceous or woody ground cover, shrubs, mulch, or other decorative ground cover sufficient to fully cover the ground surface and prevent the growth of weeds.**

c. Required tree planting in landscape medians.

1. Landscape medians shall have a minimum of one (1) canopy tree per fifty (50) lineal feet along the length of the median.

2. Except where the Director of Community and Economic Development or their designee determines that the requirements for soil volume and depth described in this section cannot be met due to dimensional or site conditions, or where an individual landscape median is designed as part of an approved stormwater management plan described herein, at least one (1) tree shall be planted in each landscape median. Where tree planting is not possible, the required tree(s) shall be planted in another interior or perimeter parking lot landscape area.

3. Soil volumes and depths associated per tree type (small, medium or large) shall be determined by the Director of Community Development or designee, in consultation with the City Forester, but shall not be greater than 1,200 cubic feet of volume or three (3) feet of depth.

d. Landscape median designs included in an approved stormwater management plan under Chapter 16 of this Code shall be constructed in accordance with said plan.

~~(d) General Compliance For existing parking lots that currently do not comply with the interior lot landscaping as of the adoption of this ordinance, such landscaping shall be provided when any one of the following occurs:~~

~~(1) Any construction of a parking lot must comply with the current requirements of this ordinance.~~

~~(2) Existing approved parking areas that are either rehabilitated or reconstructed are required to replace existing approved interior lot landscaping or provide a total of 5% interior lot landscaping.~~

~~(3) When an existing approved parking lot is expanded by 25% or greater than 7,500 sq. ft. in total surface area, the entire parking area shall be brought into compliance with the requirements of this ordinance. All expanded areas are considered cumulative.~~

~~(4) Re-striping, patching, resurfacing of an existing parking area shall not be subject to this requirement.~~

SECTION 3. Section 44-1966, Green Bay Municipal Code, is hereby amended to read:

44-1966. Perimeter parking lot landscaping. Parking area edges shall be screened from public streets and sidewalks, public open space, and adjacent properties. The perimeter of parking areas shall be screened from residential uses by means of:

(1) A landscaped frontage strip at least 5 feet wide along the public street or sidewalk. If a parking area contains over 100 spaces, the minimum required yard shall be increased to 8 feet in width. area meeting the following standards:

a. Landscaped areas shall be at least fifteen (15) feet wide along each frontage of a public street or sidewalk.

b. If a parking area adjacent to a public street or sidewalk contains over 100 parking spaces, the minimum required landscaped area shall be increased to twenty (20) feet in width.

c. Where parking lots border property lines, setbacks from the property line to the edge of the parking lot pavement shall meet the buffer requirements of Section 44-1964.

d. *Exception.* In Downtown One and Downtown Two zoning districts, the landscaped area shall be at least five (5) feet wide along each frontage of a public street or sidewalk.

(2) Screening consisting of either a masonry wall, fence, berm, or ~~hedge plantings~~, or a combination thereof that forms a screen a minimum of ~~four~~ **three (3)** feet in height, ~~a maximum of 6 feet in height (6-8' in industrial districts)~~, and not less than 90 percent opaque on a year-round basis. Screening located along front and corner side yards ~~are is~~ limited to ~~four~~ **three (3)** feet in height and ~~not less than~~ **must be at least** 90 percent opaque on a year-round basis and which effectually blocks **block** automobile headlights from trespass on adjacent property.

(3) **Tree planting.** Trees shall be planted at a minimum of one (1) shade tree per ~~forty (40) lineal feet within the frontage strip.~~ **A minimum of one (1) canopy tree per forty (40) lineal feet shall be planted within the perimeter parking lot landscape area.**

a. **Except where the Director of Community Development or their designee determines that the requirements for soil volume and depth in this section cannot be met due to dimensional or site conditions, or where the perimeter parking lot landscape area is designed as part of an approved stormwater management plan described herein, at least one (1) tree shall be planted per forty (40) lineal feet within each perimeter parking lot landscaping area. Where tree planting is not possible, the required tree(s) shall be planted in another interior or perimeter parking lot landscape area.**

b. **Soil volumes and depths associated per tree type (small, medium or large) shall be determined by the Director of Community Development or designee, in consultation with the City Forester, but shall not be greater than 1,200 cubic feet of volume or three (3) feet of depth.**

c. **Perimeter parking lot landscaping designs included in an approved stormwater management plan under Chapter 16 of this Code shall be constructed in accordance with said plan.**

d. **The number of trees required to be planted pursuant to this Section may be varied or waived upon finding that site conditions or planting area sizes are not likely to lead to successful establishment and growth of a canopy tree.**

e. **Exception.** Where the Director of Community and Economic Development or their designee determines that full compliance with this Section would not be possible due to site dimensions or the location of existing buildings; or where full compliance would result in the number of existing parking spaces being reduced by more than ten (10) percent or in a manner that would result in non-compliance of the proposed use(s) with the provisions of this ordinance, the Director or their designee may approve a substitute landscaping plan for the perimeter area which shall consist at a minimum of any combination of a three-foot masonry wall, three-foot

ornamental metal fence, and plantings of low shrubs, perennials, or ornamental grasses.

SECTION 4. Section 44-1967, Green Bay Municipal Code, is hereby amended to read:

44-1967. Building foundation landscaping. Building foundations adjoining parking areas, walkways, or open space shall be planted with ornamental plant material such as ornamental trees, flowering shrubs, and perennials, annuals, and ground covers, with the exception of buildings that have facades flush with the sidewalk, i.e., downtown or storefronts.

(1) Foundation plantings shall be installed across eighty (80) percent of the length of the facade of the building, except where walkways and driveways are located.

(2) Foundation plantings shall include trees planted at the rate of one (1) tree per fifty (50) lineal feet of building facade, and may also include shrubs, herbaceous perennials, bioretention or rain garden plantings, and groundcover. Tree planting requirements may be varied, or required trees located on another portion of the site, if a minimum distance of five (5) feet from the building cannot be maintained.

(3) Where the area between the building and parking or street curb is entirely paved for pedestrian use, landscaping may consist of canopy trees planted in structural soils beneath tree grates or permeable pavement. Soil volumes and depths associated per tree type (small, medium or large) shall be determined by the Director of Community Development or their designee, in consultation with the City Forester, but shall not be greater than 600 cubic feet of volume per tree.

(4) Above-ground planter boxes along building facades may be substituted for foundation plantings.

SECTION 5. Section 44-1968, Green Bay Municipal Code, is hereby amended to read:

44-1968. Plant Materials, in general.

(a) **In general.** A reasonable attempt shall be made to preserve as many existing trees with a diameter of six (6) inches diameter at breast height or greater as is practicable, and to incorporate them into the site plan.

~~(1) All required landscaping shall emphasize the use of native species or plants that are proven adaptable to the climate but are not invasive on native species.~~

(1) Each A minimum of fifty percent (50%) of each area required to be landscaped shall be covered in live material. Live material includes trees, shrubs, perennials, ground cover, and sod. Areas not covered in live material may be covered

by mulch, rock, or other natural materials. Exposed gravel, aggregate rock, or concrete shall only be used where drainage ~~and/or~~ or soil conditions require a non-irrigated ~~and/or~~ hard surface pan at finished grade adjoining a building foundation.

(2) Plants indigenous to Wisconsin shall comprise no fewer than two-thirds (2/3) of the proposed trees and sixty percent (60%) of proposed shrubs and shall be species proven adaptable to the climate and site conditions.

(3) Tree *Plant species mix.* Any ~~Where twenty (20) or more trees are proposed, at least three (3) species of tree shall be utilized, and no single~~ one species of trees ~~tree~~ shall not make up more than fifty percent (50%) of the total tree plantings for the property. ~~Where thirty (30) or more shrubs are proposed, no single species of shrub shall comprise more than one-third (1/3) of shrub plantings.~~

(4) Minimum sizes. All required trees shall meet the following minimum size requirements:

Tree/Plant	Minimum Required Size <u>at time of planting</u>
Deciduous trees	Two (2) inch caliper
Ornamental deciduous trees	One and one-half (1-½) inch caliper
Evergreen trees	Six (6) feet in height
Shrubs	Five gallon (#5) container size

(5) Any plant materials used to meet the requirements of this ordinance shall not include any species identified as a Regulated Invasive Plant by the Wisconsin Department of Natural Resources pursuant to Wis. Admin. Code Ch. NR 40.

SECTION 6. Section 14-1969, Green Bay Municipal Code, is hereby amended to read:

44-1969. Maintenance and installation of materials. Installation and maintenance of all landscape materials shall comply with the following standards:

(1) ~~All landscape materials shall be installed to current industry standards.~~ **All installed landscape shall conform to the most recently approved American Standard for Nursery Stock, published by the American National Standards Institute.**

(2) An adequate water supply shall be indicated in the site plan.

(3) All required landscaping and screening features shall be kept free of refuse and debris.

(4) Maintenance and replacement of landscape materials, including the maintenance of any trees planted in the public right-of-way, shall be the responsibility of the applicant or property owner, ~~including the maintenance of any trees planted in the public right-of-way.~~ **All plantings required under this ordinance shall be maintained perpetually and replaced if they die or are substantially weakened or damaged. If plantings succumb due to site conditions to which they are ill adapted, they shall be replaced with more suitable species of the same type (tree, shrub, ground cover, etc.).**

SECTION 7. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 8. Effective date. This ordinance shall take effect on and after its passage and publication.

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

APPROVED:

Mayor

ATTEST:

Clerk

MS

10/6/2022

GENERAL ORDINANCE NO. 25-22

**AN ORDINANCE
AMENDING SECTION 40-34,
GREEN BAY MUNICIPAL CODE,
RELATING TO PARKING REGULATIONS**

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

SECTION 1. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the following NO PARKING 8 AM TO 8 PM DAILY EXCEPT BY RESIDENTIAL PERMIT zones:

CLAY STREET, both sides, from Grignon Street to Eliza Street.

SECTION 2. Section 40-34, Green Bay Municipal Code, is hereby amended to establish the following NO PARKING 8 AM TO 8 PM DAILY EXCEPT BY RESIDENTIAL PERMIT zones:

CLAY STREET, west side, from Grignon Street to Emilie Street.

CLAY STREET, both sides, from Emilie Street to Eliza Street.

SECTION 3. Section 40-34, Green Bay Municipal Code, is hereby amended to establish the following NO PARKING RESERVED FIRE DEPARTMENT zones:

ADAMS STREET, west side, from a point 115 feet south of Chicago Street to a point 60 south of Chicago Street.

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

SECTION 5. Effective date. This ordinance shall take effect on and after its passage and publication.

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

APPROVED:

Mayor

ATTEST:

City Clerk

DJAH
11/1/22



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

MEETING DATE

December 6, 2022

PREPARED BY

Neil Stechschulte, Director

AGENDA ITEM # K.I

To approve a contract with Visual Impact for \$68,975 plus freight for the decorative light fixtures in the Legends District.

BACKGROUND

Attached is the bid and schematic of the light fixtures to be installed in the Legends District. This will be funded through the TID. This is a single-source bid because the back lighting fixture is custom made with no other vendors being able to provide the fixtures.

RECOMMENDATION

To approve a contract with Visual Impact for \$68,975 plus freight for the decorative light fixtures in the Legends District.

FISCAL IMPACT**ATTACHMENTS**

1. LEGENDS DISTRICT VISUAL BID
2. Legends Dist light schematic
3. Signed Single Source Doc Legends Dist Light Fixtures

Date: Oct 17, 2022

Quote: VISUAL22-98390-1

Quote



Page 1/2

Visual Impact Lighting, LLC
1724 Industrial Drive
Green Bay WI 54302
Phone: (920) 437-2069
Fax: (920) 437-9140
From: Arcadia Holz
Quoter Ph:
Email: arcadia@visualimpactlighting.com

Project LEGENDS DISTRICT
Location GREEN BAY WI
Quote VISUAL22-98390-1
To: Dave Hansen
City of Green Bay

For
Bid Date Oct 17, 2022
Expires Nov 16, 2022

QTY	Type	MFG	Part	Price	UQ	ExtPrice
31		ANPL	BVA2401-E065LDS-T3-35K-LEGENDS-WM2313-COLOR 41-UNV	\$2,225.00		\$68,975.00

Note

***LEAD TIME IS APPROX 10-12 WEEKS FROM RELEASE OF SIGNED DRAWINGS.**

Total: \$68,975.00

Terms and conditions of sale:

****PLEASE NOTE: DUE TO THE FLUXUATIONS IN THE ONGOING TARIFF SITUATION, IF YOUR QUOTE IS MORE THAN 30 DAYS OLD PLEASE VERIFY PRICING WITH VISUAL IMPACT AS IT MAY NEED TO BE ADJUSTED.**

ALL FREIGHT TERMS ARE PER MANUFACTURING COMPANY, MAY OR MAY NOT BE LISTED BELOW.

QUOTE MUST ACCOMPANY ORDER

SEND ALL ORDERS TO ORDERS@VISUALIMPACTLIGHTING.COM

ORDER MUST NOTE THE QUOTE NUMBER

Subject to manufacturer's published terms and conditions of sale.
Quotation is void if changed. COMPLETE quote must be used.

Visual Impact WILL NOT BE HELD LIABLE FOR ANY cost associated with job schedules due to missed commitments.

NO labor chargebacks will be paid without PRE-AUTHORIZATION from the FACTORY

Quote is priced less lamps unless otherwise noted.
Concrete material is always plus freight!
RAL and custom colors are subject to manufacturers set up charges.

Visual Impact's Terms and Conditions of sale govern this quotation. No other terms and conditions will apply.

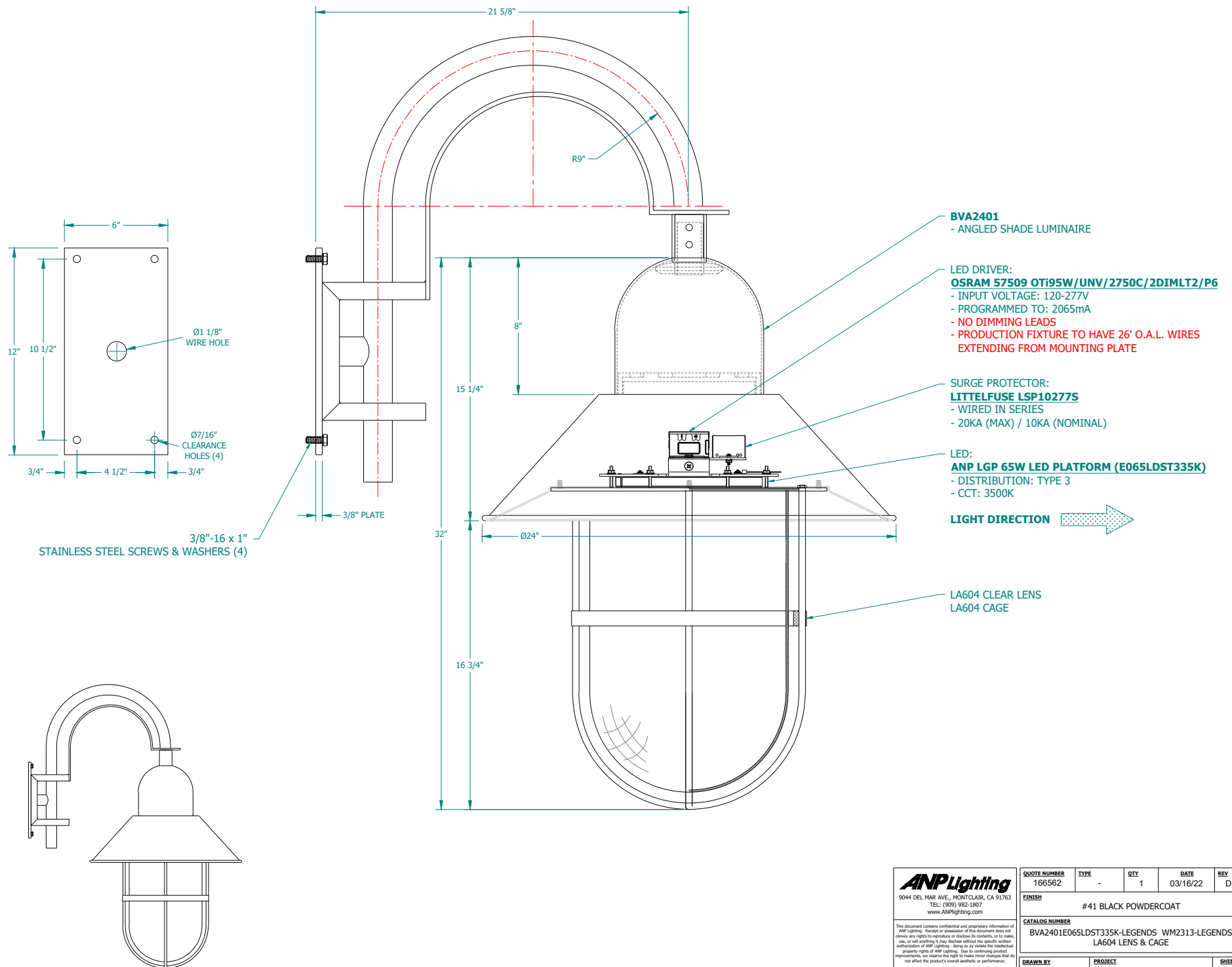
Mfg Terms:

Allowance
Freight

Order
Minimum

ANPL American Nail Plate Lighting Freight Allowed
FREIGHT TERMS PER RELEASE OF MATERIAL-
ARCHITECTUAL LIGHTING PRODUCT \$4000.00
RLM LIGHTING PRODUCT \$2500.00
POLESPLUS FREIGHT ALWAYS NO MATTER WHAT OTHER
PRODUCTS ARE ON THE ORDER

Pre-shipment of anchor bolts & templates is plus freight.
Residential Drop Ship is a \$20.00 charge.



ANPLighting		QUOTE NUMBER 166562	TYPE -	QTY 1	DATE 03/16/22	REV D
9044 DEL MAR AVE., MONTCLAIR, CA 91763 TEL: (909) 982-1887 www.ANPLighting.com		FINISH #41 BLACK POWDERCOAT				
This document contains confidential and proprietary information of ANP Lighting. Receipt or possession of this document does not convey any rights to reproduce or disclose its contents, or to make, use, or sell anything it may disclose without the specific written authorization of ANP Lighting. Doing so is a violation of the intellectual property rights of ANP Lighting. Due to continuing product improvements, we reserve the right to make minor changes that do not affect the product's overall aesthetic or performance. DO NOT INSTALL POLES WITHOUT LUMINAIRES		CATALOG NUMBER BVA2401E065LDST335K-LEGENDS WM2313-LEGENDS LA604 LENS & CAGE				
DRAWN BY DUNCAN		PROJECT -				SHEET 1 - 1

City of Green Bay, Wisconsin
REQUEST FOR APPROVAL OF "NO SUBSTITUTE" PURCHASE SPECIFICATION

TO : Purchasing Division/Administrative Services

DATE: 9/6/2022

FROM: Department/Division

REQUISITION #

List "No Substitute" Item(s) here:

Select One:

- ☒ 1) One Time Purchase Estimated Cost: \$ 72,975.⁰⁰
- ☐ 2) Annual Commodity purchase: Estimated annual cost: \$
- ☐ 3) Item may be purchased again: Indicate term: Estimated Annual Cost: \$
- Example: 1 year, indefinite, etc. Long term requests will be reevaluated periodically)

We request approval of a "NO SUBSTITUTE" specification for the purchase of the subject item(s)

Check appropriate justification(s). Provide DETAILED explanation(s) below.

- ☒ 1. Sole Source – The below signed has searched the market and verified that no comparable item is available.
- ☐ 2. Single Source – Although comparable items are available, THIS is the only brand/model that will work.
- ☐ 3. Item(s) is (are) only acceptable replacement part(s) known for _____ (Identify)
- ☐ 4. Continuity of design is overriding consideration (ex: playground equipment or street furniture)
- ☐ 5. Safety:
- ☐ 6. Other:

*Explanations shall contain sufficient information and justification for the items to be considered and approved as "NO SUBSTITUTE" items. Failure to do so will result in the request being denied and returned to the originator.

*Recommending Department Head will be available to defend said recommendation to the appropriate City Committee and/or Common Council.

PLEASE EXPLAIN YOUR REASONS FOR THIS REQUEST (additional info may be attached on a separate sheet):

Back light was custom made for Legends District wants/needs.
There are no other vendors with exact product.

Approvals:

Requestor:

Jerry Bryley

Date:

9-6-2022

Department Head:

[Signature]

Date:

09/20/22

Purchasing Manager:

[Signature]

Date:

10/12/22



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

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # L.I

To approve General Ordinance No. 24-22, Amending Section 40-3(b), Green Bay Municipal Code, relating to Temporary Parking Regulations.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. DRAFT GO 24-22 - Amend 40-3 - Temporary Parking Regulations

GENERAL ORDINANCE NO. 24-22

AN ORDINANCE
AMENDING SECTION 40-3(b)(2),
GREEN BAY MUNICIPAL CODE,
RELATING TO TEMPORARY PARKING REGULATIONS

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

SECTION 1. Section 40-3(b), Green Bay Municipal Code, is hereby amended to read:

Sec. 40-3. Traffic, Bicycle and Pedestrian Commission.

(b) *Powers and duties.*

- (1) *General.* The Traffic, Bicycle and Pedestrian Commission gives due consideration to both motorized and non-motorized traffic within the City. The Commission shall coordinate traffic, bicycle and pedestrian activities; carry out educational activities in traffic, bicycle and pedestrian matters; supervise the preparation and publication of traffic, bicycle and pedestrian reports; reference existing transportation, pedestrian and bicycle plans; receive complaints having to do with traffic, bicycle and pedestrian matters; and recommend to the Council and other City officials ways and means for improving traffic, bicycle and pedestrian conditions, including the acquisition of off-street parking and the administration and enforcement of traffic regulations.
- (2) *Temporary regulations.* To test proposed regulations under actual conditions, the Traffic, Bicycle and Pedestrian Commission may make temporary regulations governing traffic for trial periods ~~not to exceed~~ **of 90 days. The Commission shall reconsider such temporary regulations prior to the expiration of the 90-day period or at the first meeting practicable thereafter.** If such trial periods are deemed successful by the Commission, it shall make its recommendations accordingly to the Council, ~~so the Council may consider legislation to make such temporary regulations permanent.~~ **Any such temporary regulation shall remain in effect until Council takes action on legislation to make such temporary regulations permanent.**
- (3) *Self-government.* The Traffic, Bicycle and Pedestrian Commission shall make its own rules regarding meetings and procedures and may enact such rules for attendance as to declare any of the civilian offices on the Commission vacant because of violation thereof.
- (4) *Residential parking districts.* Subject to Council approval, the Traffic, Bicycle and Pedestrian Commission may promulgate regulations to implement and amend provisions relating to Residential Parking Districts as defined in Section 40-27. Such regulations shall become effective upon Common Council approval.

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

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

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

APPROVED:

Mayor

ATTEST:

Clerk

ljm

12/6/2022



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

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # L.2

To approve the request by the Department of Public Works to award Contract BRIDGE 7-22 MAIN STREET BRIDGE B-5-31 I (HYDRAULIC REHABILITATION PHASE I) at a staff level and report the award at the next regular meeting of the Improvement and Services Committee.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # L.3

To approve the request by the Department of Public Works to award the following for the hydraulic rehabilitation of the Ray Nitschke Memorial Bridge:

- A. A contract with IFP Motion Solutions Inc., the lowest bidding distributor, for procurement of an OilGear PVK Series Pump, in the amount of \$107,160.40.
- B. A contract with GS Global Resources Inc., the lowest bidding distributor, for procurement of (2) Poclain Hydraulic Motors, in the amount of \$24,001.92.
- C. A Sole Source contract, with OilGear, for the rehabilitation of an existing OilGear PVK Series Pump, not to exceed \$56,053.00.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- 1. Oilgear PVK Series Pump - Sole Source - Supporting Documents
- 2. Poclain Hydraulic Motors - Sole Source - Supporting Documents
- 3. Oilgear West Leaf Pump A Refurbishment - Sole Source

City of Green Bay, Wisconsin
REQUEST FOR APPROVAL OF "NO SUBSTITUTE" PURCHASE SPECIFICATION

TO : Purchasing Division/Administrative Services

DATE: 11/21/22

FROM: Department/Division Public Works

REQUISITION #

List "No Substitute" Item(s) here:

Oilgear PVK series pump assembly including charge and pilot pressure pumps and servo control valve; Model Number: PVK-270-B1UV-LTFY-V-B24SB-CS

Select One:

- ☒ 1) One Time Purchase Estimated Cost: \$ \$107,161
☐ 2) Annual Commodity purchase: Estimated annual cost: \$
☐ 3) Item may be purchased again: Indicate term: Estimated Annual Cost: \$

Example: 1 year, indefinite, etc. Long term requests will be reevaluated periodically)

We request approval of a "NO SUBSTITUTE" specification for the purchase of the subject item(s)

Check appropriate justification(s). Provide DETAILED explanation(s) below.

- ☐ 1. Sole Source -- The below signed has searched the market and verified that no comparable item is available.
☐ 2. Single Source -- Although comparable items are available, THIS is the only brand/model that will work.
☐ 3. Item(s) is (are) only acceptable replacement part(s) known for _____ (Identify)
☐ 4. Continuity of design is overriding consideration (ex: playground equipment or street furniture)
☐ 5. Safety:
☒ 6. Other: (Manufacturer Purchase) Pump Assembly - Lifecycle

*Explanations shall contain sufficient information and justification for the items to be considered and approved as "NO SUBSTITUTE" items. Failure to do so will result in the request being denied and returned to the originator.

*Recommending Department Head will be available to defend said recommendation to the appropriate City Committee and/or Common Council.

PLEASE EXPLAIN YOUR REASONS FOR THIS REQUEST (additional info may be attached on a separate sheet):

Public Works is rehabilitating the existing hydraulic mechanical equipment for the Ray Nitschke Memorial Bridge. As part of the rehabilitation efforts the Department is procuring an additional pump assembly. The additional pump assembly is required to maintain operations and minimize phasing required to rehabilitate the system. The Fox River is a shipping channel; it is a requirement of the US Coast Guard that the bridge remain operable to allow vessel navigation to and from the channel. The existing hydraulic system utilizes Oilgear components. There is no shelf ready comparable model and there is a significant one year lead time. Incorporation of the same equipment will maintain familiarity of the system for operations and maintenance and avoid costly redesign to accommodate an alternate manufacturer. The City requested competitive quotes from the manufacturer's five distributors whom service this region; with recommendation to award to the lowest bidder.

Approvals:

Requestor:

Date:

Department Head:

Date:

Purchasing Manager:

Date:



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

100 N. Jefferson Street, Room 300
Green Bay, WI 54301
Tel (920) 448-3100
Fax (920) 448-3102

PROJECT #:

FUNDING #:

DATE: November 15, 2022

BID COMPARISON

CONTRACT: Procurement - Oilgear PVK Series Pump Assembly

ITEM NO.	DESCRIPTION	Quantity	UNIT	IFP Motion Solutions		GS Global Resources		Grimstad		Oil Air		Power Systems	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1.00	PVK Series Pump	1	LS	\$106,360.40	\$106,360.40	\$106,879.23	\$106,879.23	\$113,451.09	\$113,451.09	\$121,975.00	\$121,975.00	\$141,800.00	\$141,800.00
2.00	Short Term Storage Prep	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3.00	Warehouse Storage	1	LS	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
4.00	Handling/Freight/Delivery	1	LS	\$800.00	\$800.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
TOTALS:				\$107,160.40		\$106,879.23		\$113,451.09		\$121,975.00		\$141,800.00	
				Note: Delivery/Freight is an estimate and is subject to change; Warehouse Storage Fee TBD based upon need and duration at completion of fabrication; Long Term Storage: \$2,012.50. *53 Week Lead Time		Note: Warehouse Storage Fee TBD based upon need and duration at completion of fabrication; Delivery/Freight to be determined at time of completion. Long Term Storage: \$2,022.32. *52-54 Week Lead Time		Note: Warehouse Storage Fee TBD based upon need and duration at completion of fabrication; Delivery/Freight to be determined at time of completion. Long Term Storage: \$2,476.92. *52 Week Lead Time		Note: Warehouse Storage Fee TBD based upon need and duration at completion of fabrication; Delivery/Freight to be determined at time of completion. *52 Week Lead Time		Note: Warehouse Storage Fee TBD based upon need and duration at completion of fabrication; Delivery/Freight to be determined at time of completion. *52 Week Lead Time	

**IFP Motion Solutions Inc.**

1610 Blairs Ferry Rd. NE | Cedar Rapids, IA 52402
(319) 395-7000 | www.ifpusa.com

QUOTATION

Number: 1303651

Date: 11/02/2022

Page: 1 of 2

Please reference Quote# when ordering.

Bill To: City of Green Bay
100 N Jefferson St
Green Bay, WI 54301-5006 US

Ship To: City of Green Bay
100 N Jefferson St
Green Bay, WI 54301-5006 US
Requested By: Kayla Wasielewski

Customer ID: 54217

Reference	Terms	Carrier	Carrier Account	Entered By
Nitschke Bridge – PVK Series P	Net 30 Days	UPS Ground PP&A		WLOE

Line#	Quantity UOM	Item ID Item Description	Unit Price	Extended Price
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001	1.00 EA	L722903-113 Pump, PVK-270-B1UV-LTFY-V-S50SB +	106360.40	106,360.40
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Line Notes: **LEAD TIME: 53 WEEKS**

ASSEMBLY WEIGHT: 550 LBS

PVK-270-B1UV-LTFY-V-S50SB-CS/P365B598KEAB12-07/P315A296MEAB05-65 PUMP WITH THE FOLLOWING FEATURES:

A) TWO WAY DELIVERY

B) TWO WAY VALVE PLATE FOR HIGH PRESSURE AT EITHER PORT

C) CCW ROTATION

D) WITH DUAL PILOT PUMP BY COMMERCIAL INTERTECH,

4.5 CIPR FRONT PUMP, .062 CIPR REAR PUMP

E) TWIN ACTING CONTROL PISTON

F) V-B CONTROL WITH BOSCH 0-811-404-035 PROPORTIONAL VALVE

PUMP INCLUDES 1 YEAR WARRANTY AFTER SHIPMENT

Oilgear's Terms and Conditions, TOC1267-D apply to this quote. A copy of such Terms and conditions are available at

www.oilgear.com or upon written request to Oilgear.

002	1.00 EA	LT-STORAGE Long term storage charge	2012.50	2,012.50
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Line Notes: FEE TO PREP PUMP FOR LONG TERM STORAGE

IF CUSTOMER CHOOSES THE LONG-TERM STORAGE OPTION, NOTE THAT THE 1 YEAR WARRANTY

WOULD THEN START ONCE THE PUMP IS INSTALLED - THE CUSTOMER WILL HAVE TO CONTACT

OILGEAR TO LET US KNOW WHEN THE PUMP IS INSTALLED IN ORDER FOR THIS WARRANTY OPTION

TO BE UPHELD

Oilgear's Terms and Conditions, TOC1267-D apply to this quote. A copy of such Terms and conditions are available at

www.oilgear.com or upon written request to Oilgear.

Please note any dates mentioned above are standard delivery. Contact us if you need expedited delivery. All prices, unless otherwise noted, are subject to government mandated Tariff charges based upon the supplier policies. Charges will appear on invoices as either line items or added to the price.

ALL SALES SUBJECT TO TERMS AND CONDITIONS FOUND AT: [HTTP://WWW.IFPUSA.COM/TERMS](http://www.ifpusa.com/terms)

**IFP Motion Solutions Inc.**

1610 Blairs Ferry Rd. NE | Cedar Rapids, IA 52402
(319) 395-7000 | www.ifpusa.com

QUOTATION

Number: 1303651

Date: 11/02/2022

Page: 2 of 2

Please reference Quote# when ordering.

100 N Jefferson St
Green Bay, WI 54301-5006 US

100 N Jefferson St
Green Bay, WI 54301-5006 US
Requested By: Kayla Wasielewski

Customer ID: 54217

Reference	Terms	Carrier	Carrier Account	Entered By
Nitschke Bridge – PVK Series P	Net 30 Days	UPS Ground PP&A		WLOE

Delivery Instructions:

Line#	Quantity UOM	Item ID Item Description	Unit Price	Extended Price
-------	--------------	-----------------------------	---------------	-------------------

Total Lines: 2

U.S. Dollars **SUB-TOTAL:** 108,372.90**TAX:** 0.00**Inbound and Outbound shipping costs will be added where applicable.****TOTAL:**

*Please note any dates mentioned above are standard delivery. Contact us if you need expedited delivery.
All prices, unless otherwise noted, are subject to government mandated Tariff charges based upon the supplier
policies. Charges will appear on invoices as either line items or added to the price.*

ALL SALES SUBJECT TO TERMS AND CONDITIONS FOUND AT: [HTTP://WWW.IFPUSA.COM/TERMS](http://www.ifpusa.com/terms)

City of Green Bay, Wisconsin
REQUEST FOR APPROVAL OF "NO SUBSTITUTE" PURCHASE SPECIFICATION

TO : Purchasing Division/Administrative Services

DATE: 11/21/22

FROM: Department/Division *Public Works*

REQUISITION #

List "No Substitute" Item(s) here:

Two (2) Poclain Hydraulic Motors; Model Number: A35444B / MS35-9-1B9-R35-2A50-5BDEJM

Select One:

- ☐ 1) One Time Purchase Estimated Cost: \$ \$24,002
- ☐ 2) Annual Commodity purchase: Estimated annual cost: \$
- ☒ 3) Item may be purchased again: Indicate term: *as needed* Estimated Annual Cost: \$ \$24,002

Example: 1 year, indefinite, etc. Long term requests will be reevaluated periodically)

We request approval of a "NO SUBSTITUTE" specification for the purchase of the subject item(s)

Check appropriate justification(s). Provide DETAILED explanation(s) below.

- ☐ 1. Sole Source – The below signed has searched the market and verified that no comparable item is available.
- ☐ 2. Single Source – Although comparable items are available, THIS is the only brand/model that will work.
- ☐ 3. Item(s) is (are) only acceptable replacement part(s) known for _____ (Identify)
- ☐ 4. Continuity of design is overriding consideration (ex: playground equipment or street furniture)
- ☐ 5. Safety:
- ☒ 6. Other: (Manufacturer Purchase) Motor - Lifecycle

*Explanations shall contain sufficient information and justification for the items to be considered and approved as "NO SUBSTITUTE" items. Failure to do so will result in the request being denied and returned to the originator.

*Recommending Department Head will be available to defend said recommendation to the appropriate City Committee and/or Common Council.

PLEASE EXPLAIN YOUR REASONS FOR THIS REQUEST (additional info may be attached on a separate sheet):

Public Works is rehabilitating the existing hydraulic mechanical equipment for the Ray Nitschke Memorial Bridge. As part of the rehabilitation efforts the Department is procuring replacement hydraulic motors. The Fox River is a shipping channel; it is a requirement of the US Coast Guard that the bridge remain operable to allow vessel navigation to and from the channel. The existing hydraulic motors are Poclain motors. There is no shelf ready comparable model and there is a significant 58-60 week lead time for fabrication of the equipment. Incorporation of the same equipment will maintain familiarity of the system for operations and maintenance and avoid costly redesign to accommodate an alternate manufacturer. The City requested competitive quotes from the manufacturer's two distributors whom service this region; with recommendation to award to the lowest bidder.

Approvals:

Requestor:

Kathy Wasilewski

Date:

11/21/22

Department Head:

Anthony J. ...

Date:

11/21/2022

Purchasing Manager:

Thomas ...

Date:

11/21/22



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

100 N. Jefferson Street, Room 300
Green Bay, WI 54301
Tel (920) 448-3100
Fax (920) 448-3102

BID COMPARISON

PROJECT #:

FUNDING #:

DATE: **November 15, 2022**

CONTRACT: **Procurement - Poclain Hydraulic Motors**

ITEM NO.	DESCRIPTION	Quantity	UNIT	GS Global Resources		Power Systems	
				UNIT PRICE	AMOUNT	UNIT BID PRICE	AMOUNT
1.00	Poclain Hydraulic Motor	2	LS	\$12,000.96	\$24,001.92	\$15,992.00	\$31,984.00
2.00	Short Term Storage	2	LS	\$0.00	\$0.00	\$200.00	\$400.00
3.00	Delivery/Freight	1	LS	TBD	TBD	\$350.00	\$1,050.00
TOTALS:				\$24,001.92		\$33,434.00	
				Note: Due to long lead time the Distributor will not quote delivery and freight in advance. *58-60 Week Lead Time		Note: *62 Week Lead Time	



Corporate Address:
926 Perkins Drive
PO Box 205
Mukwonago, WI 53149

926 PERKINS DRIVE
MUKWONAGO WI 53149
UNITED STATES

PHONE 262-378-5200
FAX 262-378-5400

QUOTE NUMBER	EFFECTIVE DATE	EXPIRATION DATE
71004122	11/10/2022	12/1/2022
SALES PERSON	ENTERED BY	PRINT DATE
GSGR HOUSE	JAMES SEWELL	11/10/2022

QUOTE TO:

General Quote
UNITED STATES

Terms: CREDIT CARD

LINE	QUANTITY	PART NUMBER	REV	UOM	UNIT PRICE
1	2.00	MFR P/N: MS35-9-1B9-R35-2A50-5BDEJM Cust P/N: Poclain Hydraulic Motor Part: A35444B LeadTime: 58 to 60 WEEK ARO		EA	12,000.96
- QUANTITY BREAKS -					
	Quantity	UOM	Unit Price		
	1.00	EA	12,000.96		

LINES TOTAL	24,001.92
TOTAL TAXES	0.00
LINE MISCELLANEOUS CHARGES	0.00
QUOTE MISCELLANEOUS CHARGES	0.00
QUOTE TOTAL (USD)	24,001.92

Please direct questions to JAMES SEWELL (JSEWELL@GSGR.COM)

TERMS OF SALE

GENERAL

The following terms and conditions shall constitute the entire Agreement for the purchase and the sale of GS Global Resources, Inc. (GS) Products. Any acceptance contained herein is made expressly conditional upon the Purchaser's assent to the terms which are different from, in addition to, or vary the terms contained in the Purchaser's purchase order or request for quotations. Purchaser agrees to accept either overage or shortage, not in excess of 10 percent to be charged pro-rata. Such assent shall be deemed to occur upon the failure of the Purchaser to object in writing specifically to such term or terms within 14 days from the receipt hereof. Any terms and conditions contained in the Purchaser's purchase order or request for quotation which are different from, in addition to, or vary GS' terms and conditions shall not be binding upon GS, and GS hereby objects thereto.

The prices and terms of GS quotations are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. All quotations and agreements are contingent upon strikes, accidents, fires, availability of material, and all other causes beyond our control. Purchaser agrees to accept either overage or shortage, not to exceed 10 percent to be charged for pro-rata. Purchaser assumes liability for patent and copyright infringement when goods are made to purchaser's specifications. When quotation specifies material to be furnished by the Purchaser, ample allowance must be made for reasonable spoilage and material must be suitable quality to facilitate efficient production.

PURCHASE ORDERS

A faxed or written copy of all purchase orders is required prior to processing and order.

PRICING

Prices are effective at time of shipment. Blanket orders and quantity discounts are subject to factory minimum release schedules and manufacturer's price increases.

MINIMUM BILLING

Is a \$25.00 net per order charge on items from GS inventory. Emergency and drop ship orders will be subject to individual supplier minimums.

SCHEDULE OF SHIPMENTS

Orders will not be accepted without firm required dates. Reschedule adjustments require firm factory lead time. Scheduled shipments are subject to factory conditions. Blanket orders not shipped within the specified time will be shipped at the end of one year or be subject to quantity re-pricing.

Special Product: As this product is specifically manufactured for the buyer, blanket order quantities must be released over a period not to exceed (12) months from date of purchase.

Quoted lead-time based on published factory lead-times or current factory availability. Quoted lead-times for custom products begin after design approval.

EMERGENCY BREAKDOWNS

Orders required under standard lead-time may be subject to expedite fees.

CHANGES

Prior to the date of delivery of any product or products hereunder, the Purchaser shall have the right to make changes in its order provided that GS receives written notice of the desired changes and accepts the same and provided further that the Purchaser accepts the additional charge therefore as determined by GS. Changes which interfere with or after GS' production schedules will not be acceptable unless the time for performance is extended for such period as deemed necessary by GS. Failure of GS to accept a Purchaser's request to change its purchase order shall not be cause for Purchaser's cancellation of its order except upon payment of a cancellation charge to be determined by GS.

CANCELLATION

(a) GS shall have the absolute right to cancel this Agreement upon breach thereof by the Purchaser, failure by the Purchaser to make any payment required by this Agreement or the insolvency or bankruptcy of the Purchaser.

(b) A purchase order or any part thereof which is hereby accepted by GS may not be cancelled unless and until GS receives written notice of the

cancellation has determined the additional charge to be made and the same has been accepted and paid by the Purchaser. Orders may not be canceled once the scheduled date falls within the quoted lead-time without authorization from GS. Full cancellation charge or higher percentage may apply on non-standard or special items. Upon receipt of a notice of cancellation, GS shall be entitled to take whatever action it deems necessary and advisable to minimize cancellation charges.

RETURNS & REPAIRS

GS will support the product and services offered and will authorize return of such product when accompanied with an approved GS return goods authorization number (RGA). Product being returned for credit may be subject to a restocking charge up to 35%. Credit requests for custom products may be denied. Product being returned for repair will be quoted the cost of the parts and labor. Cases of "uneconomical repair" or the returning of product "as is" may be subject to inspection fee. Product being returned for warranty evaluation may be subject to the above charges if found not to be under warranty. Should the product be covered under warranty, all charges will be void. Products being returned for emergency repair requiring immediate service will be addressed and completed in a timely manner (subject to parts availability). Any RGA issued and not received at GS in 30 days will be canceled.

WARRANTY

(a) GS WARRANTS, EXCEPT AS HEREINAFTER PROVIDED, EACH PRODUCT SOLD HEREUNDER WHICH IS ASSEMBLED BY GS TO BE FREE FROM DEFECTS IN ASSEMBLY UNDER NORMAL USE AND SERVICE FOR A PERIOD OF ONE YEAR AFTER SHIPMENT THEREOF TO THE ORIGINAL PURCHASER.

(b) THE WARRANTY CONTAINED IN THIS PARAGRAPH IS IN LIEU OF, AND CUSTOMER HEREBY WAIVES ALL IMPLIED GUARANTEES AND WARRANTIES, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OF FITNESS FOR A PARTICULAR PURPOSE, TOGETHER WITH ANY LIABILITY TO CUSTOMER FOR LOSS OF USE, REVENUE, OR PROFITS.

(c) PRODUCTS OR COMPONENTS THEREOF, SUPPLIED BY ANY OTHER PARTY TO GS WHICH ARE NOT ASSEMBLED BY GS ARE COVERED ONLY BY THE INDIVIDUAL WARRANTY OF SUCH OTHER PARTY AND COPIES OF SUCH WARRANTIES WILL BE FURNISHED UPON REQUEST.

(d) GS reserves the right to inspect products claimed defective under warranty either at the Purchaser's location or in New Berlin, Wisconsin. A defective product is not to be returned to GS plant unless authorized by GS. Products so returned shall be returned to GS plant freight prepaid. Any product proving defective to faulty assembly within one year from date of shipment will be replaced or repaired free of charge F.O.B. GS plant, New Berlin, Wisconsin. GS assumes no liability for labor charges incidental to the adjustment service, repairing, removal or replacement of the product, or other costs, or for the expense of repairs made outside of its factory except when made pursuant to GS' prior written consent. GS, at its option, may ship a replacement or replacements immediately under standard billing and make warranty adjustment after inspection of the defective product by means of credit memorandum.

DELAYS

GS shall not be liable for damages for delays in performance due to circumstances beyond its reasonable control, including without limiting the generality of the foregoing any priority system established by any agency of the United States Government, fires, floods, storms and other acts of God, accidents, strikes, insurrections, war, shortage of materials, lack of transportation and failure of performance of subcontractors and/or suppliers for similar reasons. Failure of GS to perform for these reasons aforesaid shall not be grounds for Purchaser's cancellation of its order but the delivery date shall be extended accordingly.

LIMITATION OF LIABILITY

No claims made hereunder by the Purchaser, whether as to goods delivered or for non-delivery shall be greater than the purchase price of the goods in respect of

which such claim is made, and GS shall under no circumstances be liable for consequential damages.

MISCELLANEOUS

(a) This Agreement may not be assigned or otherwise transferred by Purchaser without the prior written consent of GS and any such assignment of transfer without such prior written consent shall be null and void and no force or effect whatsoever.

(b) GS' failure to insist in one or more instances, upon the performance of any terms by this Agreement shall not be construed as a waiver, or relinquishment of its right to such performance or the future performance of such term or terms and Purchaser's obligation with respect thereto shall continue in full force and effect.

(c) Any notice or other communication required or permitted hereunder shall be sufficiency given if sent in writing by registered or certified mail postage prepaid to the other party thereto at its respective address first above written. Any such notice if so mailed shall be deemed to have been received on the third business day following such mailing. Either party hereto may change its address for notice purposes by written notice to the other party.

(d) The paragraph headings in this Agreement are used for convenience only. They form no part of the Agreement and are in no way intended to alter or affect the meaning of this Agreement.

(e) This Agreement may be amended at any time by mutual agreement of the parties hereto by an endorsement to this Agreement signed by each of them.

(f) The invalidity, in whole or in part, of any provision of this Agreement shall not affect the validity of enforceability of any other of its provisions.

(g) This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.

(h) We hereby certify that these goods were produced in compliance with all applicable requirements of Sections 6, 7 and 12 of the Fair Labor Standards Act as amended and of regulations and orders of the United States Department of Labor issued under Section 14 thereof.

TAXES

All applicable federal, state or local sales, use or excise taxes are the responsibility of the Purchaser and shall be in addition to the price or prices stated on the front of this document unless otherwise specifically stated. GS shall have the right to invoice separately any such tax as may be imposed at a later time. Applicable tax exemption certificates must accompany any order to which the same applies.

TERMS OF PAYMENT

Net 30 Days upon approved credit; cash in advance may apply where insufficient credit is available. Shipments may be placed on hold in cases of poor A/R balance.

PAYMENT

Payment shall be made to GS by the Purchaser net 30 days from the date of delivery. GS reserves the right to charge interest of 1.5% on all past due amounts. Any claims by the Purchaser for omissions or shortages in a shipment shall be waived unless GS receives notice, thereof within 30 days after the Purchaser's receipt of the shipment. Credit for authorized returns will be issued against customer account and may be applied against replacement product, open balances, or future purchases.

FOB & FREIGHT

FOB point of origin. Freight charges are collect via customer specified carrier unless unavailable then prepay and charge via GS determined carrier.

DELIVERY

Regardless of the method of delivery, however, risk of loss shall pass to the Purchaser upon GS' delivery to a carrier. Any delivery dates shown are approximate only and GS shall have no liability for any delays in delivery.

City of Green Bay, Wisconsin
REQUEST FOR APPROVAL OF "NO SUBSTITUTE" PURCHASE SPECIFICATION

TO : Purchasing Division/Administrative Services

DATE: 11/21/22

FROM: Department/Division *Public Works*

REQUISITION #

List "No Substitute" Item(s) here:

Refurbishment of an Oilgear PVK series pump assembly including charge and pilot pressure pumps and servo control valve.

Select One:

- ☐ 1) One Time Purchase Estimated Cost: \$ *\$56,053*
- ☐ 2) Annual Commodity purchase: Estimated annual cost: \$
- ☒ 3) Item may be purchased again: Indicate term: *as needed* Estimated Annual Cost: \$ *\$56,053*

Example: 1 year, indefinite, etc. Long term requests will be reevaluated periodically)

We request approval of a "NO SUBSTITUTE" specification for the purchase of the subject item(s)

Check appropriate justification(s). Provide DETAILED explanation(s) below.

- ☐ 1. Sole Source – The below signed has searched the market and verified that no comparable item is available.
- ☐ 2. Single Source – Although comparable items are available, THIS is the only brand/model that will work.
- ☐ 3. Item(s) is (are) only acceptable replacement part(s) known for _____ (Identify)
- ☐ 4. Continuity of design is overriding consideration (ex: playground equipment or street furniture)
- ☐ 5. Safety:
- ☒ 6. Other: (Manufacturer Purchase) Pump Assembly - Lifecycle

*Explanations shall contain sufficient information and justification for the items to be considered and approved as "NO SUBSTITUTE" items. Failure to do so will result in the request being denied and returned to the originator.

*Recommending Department Head will be available to defend said recommendation to the appropriate City Committee and/or Common Council.

PLEASE EXPLAIN YOUR REASONS FOR THIS REQUEST (additional info may be attached on a separate sheet):

Public Works is rehabilitating the existing hydraulic mechanical equipment for the Ray Nitschke Memorial Bridge. The Fox River is a shipping channel; it is a requirement of the US Coast Guard that the bridge remain operable to allow vessel navigation to and from the channel. The existing hydraulic system utilizes Oilgear components. The pump manufacturer, Oilgear, must be utilized for refurbishment of the pump. Incorporation of the same equipment will maintain familiarity of the system for operations and maintenance and avoid costly redesign to accommodate an alternate manufacturer. Refurbishment of the pump will result in a cost savings over replacement of the pump.

Approvals:

Requestor:

Karla Waskelowski

Date:

11/21/22

Department Head:

Thomas M. M...

Date:

11/21/2022

Purchasing Manager:

Thomas M. M...

Date:

11/21/22



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

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # L.4

To approve the request by the Department of Public Works to enter into a three-party agreement with ra Smith and WisDOT for the design of Mather Street reconstruction from Gray Street west to Locust Street.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # L.5

To approve the request by Sewers Division of Public Works to purchase yearly structure cast iron castings from Neenah Foundry in the amount of \$46,331. This is an annual year end purchase that the department would request annually for a 5 year period.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. I&S Agenda Attachment I I-30-2022

QUOTATION

Q00108933



CITY OF GREEN BAY
100 N JEFFERSON ST
GREEN BAY, WI 54301
US

1220 S Prairie Ave
Waukesha, WI 53186

PHONE: (262) 933-9351 | FAX:
michael.basch@neenahenterprises.com

Attn: Mike DeNiel
Phone:
Mobile Phone: (920) 609-5322
Email: mike.deniel@greenbaywi.gov

Date: Nov 14, 2022
Job Name: Winter 2022 Casting Order
Job Location: Green Bay, WI
Expiration Date: Nov 21, 2022
Bid Date: Nov 14, 2022

We are pleased to submit the following quotation in accordance with your request.

Line	Quantity	Catalog	Description	Sales Price	Total Price
			1689-2301 - Manhole Casting, without lid (4-inch high, non-rocking)		
1	3 EA	1689-W	FRAME--TYPE-A--NON-ROCKING SEAT--GI CLASS 40A--AA 23-3/8, BB 1-1/2, LTRD. 'NEENAH FOUNDRY CO'--'AASHTO M306 CLASS 40A', 'MADE IN USA'	\$210.00	\$630.00
			1100-0003 - Manhole Casting without lid (8-inch high, non-rocking)		
2	31 EA	1100	FRAME--TYPE-A--NON-ROCKING SEAT--GI CLASS 35B--AA 22-3/8, BB 1-1/2	\$240.00	\$7,440.00
			1110-0003 - Manhole Casting, without lid (6-inch, non-rocking)		
3	13 EA	1110	FRAME--TYPE-A--NON-ROCKING SEAT--GI CLASS 35B--AA 22-1/4, BB 1-1/2	\$240.00	\$3,120.00
			1090-1013 - Solid lid (for Storm with open pickholes)		
4	20 EA	1090	SOLID LID--TYPE-B--NON-ROCKING SEAT--GI CLASS 35B--22 X 1-1/2	\$125.00	\$2,500.00
			1090-0084 - Solid Lid (for Sanitary, self-sealing lid with concealed pickholes)		
5	100 EA	1090	SOLID LID--TYPE-B--NON-ROCK MACH SELF-SEAL--GI CLASS 35B--22 X 1-1/2	\$154.00	\$15,400.00
			2090-0005 - Grate (for round slotted catch basin)		
6	5 EA	2090	GRATE--TYPE-A--NON-ROCKING SEAT--GI CLASS 35B--22 X 1-1/2	\$184.00	\$920.00
			1979-0119 - 3-inch Adjusting Ring to fit 1100-0003 & 1110-0003 Manhole Frames, non-rocking		
7	8 EA	1710	ADJUSTING RING--TYPE-N--NON-ROCKING SEAT--GI CLASS 35B--AA 22-1/4, BB 1-1/2, F 4-1/2, M 3, N 22	\$335.00	\$2,680.00
			3067-2301 - 2x3 Catch Basin Frame		

QUOTATION

Q00108933



Line	Quantity	Catalog	Description	Sales Price	Total Price
8	9 EA	3067-W	INLET FRAME--TYPE-N--REGULAR SEAT--GI CLASS 40A--AA 18 X 35-3/4, BB 2,4-SIDED SEAT, LTRD.'NEENAH FOUNDRY CO'--'AASHTO M306 CLASS 40A','MADE IN USA'	\$223.00	\$2,007.00
9	8 EA	3067	3067-7000 - 2x3 Catch Basin Curb Box CURB PLATE--TYPE-N--DI 55+KSI YIELD--MOUNTABLE, W/ TYPE 'C' CHECKERED TOP DESIGN--'DUCTILE IRON' 'USA' IN COPE	\$317.00	\$2,536.00
10	13 EA	3067	3067-0004 - 2x3 Catch Basin Diagonal Grate GRATE--TYPE-R--REGULAR SEAT--GI CLASS 35B--17-3/4 X 35-1/4 X 2, DIAGONAL BAR	\$179.00	\$2,327.00
11	10 EA	3070	3070-0010 - R-3075 Catch Basin Frame INLET FRAME--TYPE-N--REGULAR SEAT--GI CLASS 35B--AA 17-3/8 X 20-1/4, BB 2, 4 SIDED SEAT SUPPORT	\$252.00	\$2,520.00
12	19 EA	3070	3070-0007 - R-3075 Catch Basin Curb Box Diagonal Grate CURB BOX--TYPE-N--3 INCH RADIUS - OPEN--GI CLASS 30	\$159.00	\$3,021.00
13	10 EA	3070	3070-0009 - R-3075 Catch Basin GRATE--TYPE-R--REGULAR SEAT--GI CLASS 35B--17 X 19-7/8 X 1-7/8, DIAGONAL BAR REVERSIBLE	\$123.00	\$1,230.00

Quotation Comments:

TOTAL ESTIMATED WEIGHT: 29,170 lbs
(Excluding Skids)

TOTAL QUOTATION VALUE: \$46,331.00
(Excluding Shipping & Handling)

ESTIMATED S & H: \$0.00

TERMS & CONDITIONS

Neenah Foundry Terms & Conditions apply and are available upon request. Castings furnished unpainted. Quantities are approximate, changes could alter unit prices. Estimated Shipping & Handling based on above quantities shipping in one complete shipment. Any order submitted pursuant to this quotation shall not result in a contract until it is accepted and acknowledged in writing by Neenah Foundry Company (SELLER).

Notwithstanding any contrary provision in the incorporated Terms and Conditions, this quote shall expire after 7 days from the date of issuance. All orders are subject to review of buyer's credit status. Standard terms for qualified customers are Net 30 Days. Prices do not include tax. If tax exempt, please provide a sales tax exemption certificate at time of order or any applicable tax will be charged.

FOB Origin - Freight Excluded

NEENAH FOUNDRY COMPANY

BY _____

QUOTATION

Q00108933



Michael Basch
Technical Infrastructure Sales
Representative



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

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # L.6

To approve the request by Brown County for Conveyance of Rights in Land and Temporary Construction Easement across the existing City of Green Bay Easement for Sewer and Water Purposes adjacent to the west rights-of-way line of Packerland Drive for the CTH EB-4I (Packerland Drive) from West Point Road to Hutson Road project.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Map Attachment

TRANSPORTATION PROJECT PLAT NO: EB-41 - 4.01

PART OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NUMBER 2966, VOL. 15, PG. 175 DOCUMENT NO. 1059116, BEING ALL OF LOT 7 WEST SIDE DEVELOPMENT, LOCATED IN PART LOT 18 IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, PART OF LOT 8, WEST SIDE DEVELOPMENT, LOCATED IN AND PART OF LOT 19 IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, PART LOT 29 IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, PART OF LOT 25 IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, PART OF LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 3010, VOL. 15, PG. 307 DOCUMENT NO. 1066807, LOCATED IN AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL LOCATED IN SECTION 29, T24N, R20E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

RELOCATION ORDER CTH EB WESTPOINT RD - HUDSON RD CITY OF GREEN BAY BROWN COUNTY

TO PROPERTY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE. THE BROWN COUNTY HIGHWAY DEPARTMENT DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE NAMED PROJECT TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SUBSECTIONS 83.07, 83.08 AND 84.05, BROWN COUNTY HIGHWAY DEPARTMENT HEREBY ORDERS THAT:

- THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAY OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SHOWN FOR THE ABOVE NAMED PROJECT.
- THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE DEPARTMENT FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED BY THE NAME OF BROWN COUNTY, PURSUANT TO THE PROVISIONS OF SUBSECTION 84.09 (1) OR (2) WISCONSIN STATUTES.

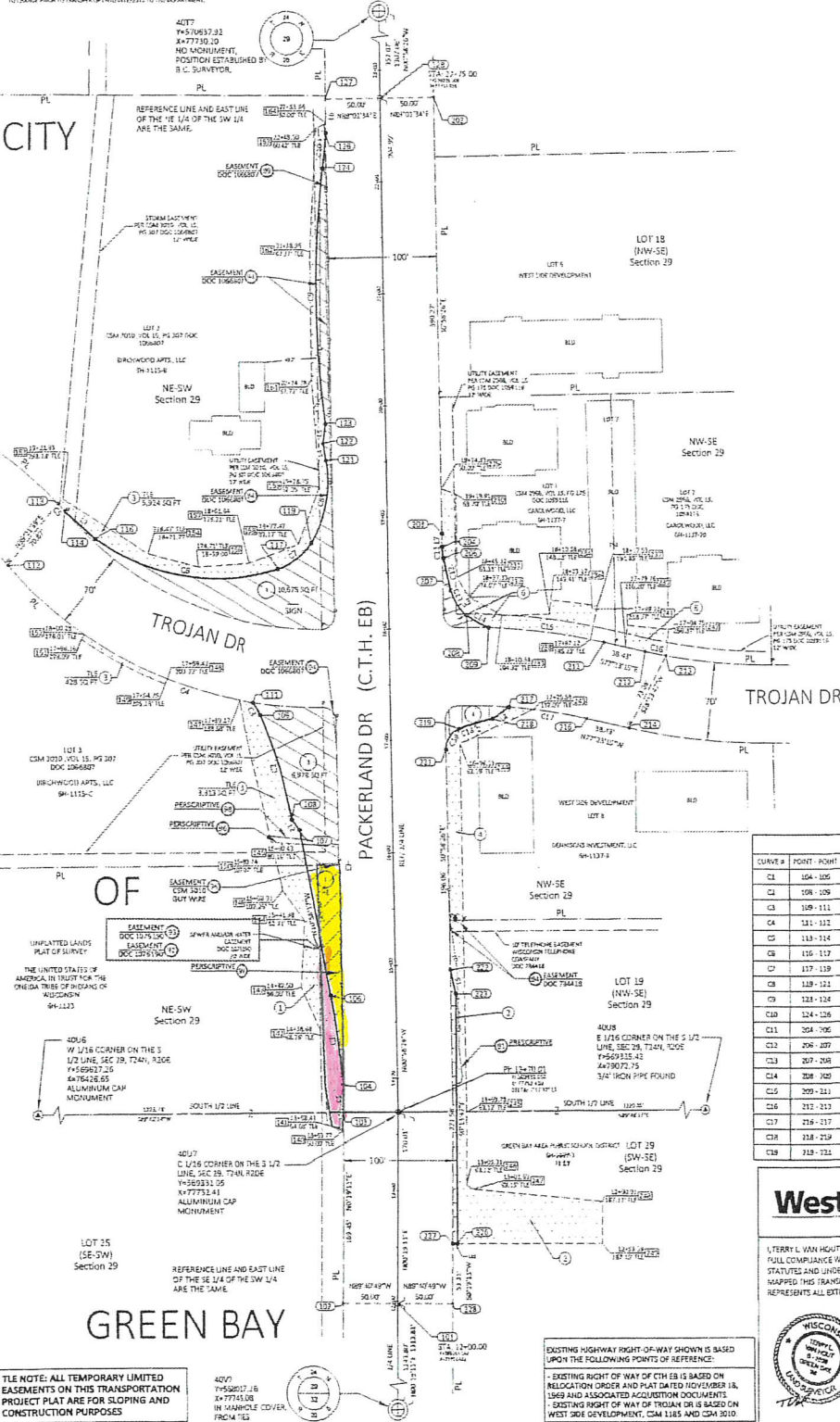
SCHEDULE OF LANDS AND INTERESTS REQUIRED

PARCEL NUMBER	OWNER(S)	INTERESTS REQUIRED (SQ. FT.)	NEW EASEMENT (SQ. FT.)	NEW EASEMENT (SQ. FT.)	NEW EASEMENT (SQ. FT.)	HE (SQ. FT.)	TLE (SQ. FT.)
1	UNITED STATES OF AMERICA, IN TRUST FOR THE ONEIDA TRIBE OF INDIANS OF WISCONSIN	HE & TLE	0	0	0	2637	4312
2	GREEN BAY AREA PUBLIC SCHOOL DISTRICT	FEE & TLE	0	0	0	8198	
3	BIRCHWOOD APTS., LLC	FEE & TLE	17653	0	17653	0	9665
4	CAINWOOD INVESTMENT, LLC	FEE & TLE	387	0	387	0	2837
5	BARCKWOOD, LLC	FEE & TLE	708	0	708	0	4521

OWNERS MAKE THE SCHEDULE FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO TRANSFER OF ANY INTERESTS TO THE DEPARTMENT.

UTILITY INTERESTS REQUIRED

UTILITY	PARCEL	OWNER	INTERESTS REQUIRED
1	21	NE TLE (WISCONSIN)	RELEASE OF RIGHTS
2	22	CITY OF GREEN BAY (WATER)	RELEASE OF RIGHTS
3	33	CITY OF GREEN BAY (SEWER)	RELEASE OF RIGHTS
4	34	AT&T WISCONSIN TELEPHONE COMPANY	RELEASE OF RIGHTS
5	35	WISCONSIN PUBLIC SERVICE (ELECTRIC)	RELEASE OF RIGHTS
6	36	SPECTRUM (TIME WARNER CABLE)	RELEASE OF RIGHTS
7	37	ONEIDA NATION	RELEASE OF RIGHTS



3017100

DEPT. BROWN COUNTY REGISTER OF DEEDS GREEN BAY, WI RECORDED ON 06/14/2017 02:03 PM REC FILE 15.00 PAGES: 2

NEEDED FOR REGISTER OF DEEDS PROJECT NUMBER: EB-41 - 4.01 SHEET: 1 OF 2

FOR ADDITIONAL INFORMATION REFER TO THE TITLE SHEET, RECORDED AS SHEET 2 OF 2.

STATION & OFFSET POINT TABLE

POINT	X	Y	STA	OFFSET
102	589.181,221	77,702,428	12+00.00	50.00 FT
103	589,180,763	77,702,428	13+75.00	50.00 FT
104	589,183,206	77,701,922	13+95.00	50.00 FT
105	589,184,133	77,699,880	14+74.71	58.70 FT
106	589,181,341	77,692,455	16+21.79	85.69 FT
107	589,189,973	77,693,352	16+31.24	82.43 FT
108	589,184,215	77,697,143	17+25.26	119.19 FT
109	589,189,349	77,692,050	17+36.53	125.17 FT
110	589,183,974	77,692,315	18+03.85	143.75 FT
111	589,187,779	77,695,392	18+37.87	239.38 FT
112	589,186,528	77,693,645	18+50.63	291.62 FT
113	589,184,184	77,697,587	18+95.72	203.10 FT
114	589,184,580	77,692,524	18+95.02	101.93 FT
115	589,183,231	77,697,208	18+78.48	70.57 FT
116	589,181,113	77,697,438	19+52.09	55.07 FT
117	589,187,171	77,694,746	19+49.20	57.57 FT
118	589,184,786	77,696,967	19+44.77	54.88 FT
119	570,172,856	77,694,725	22+42.83	51.87 FT
120	570,174,940	77,697,590	22+44.90	50.07 FT
121	570,175,009	77,697,077	22+75.00	50.07 FT
122	570,174,758	77,707,023	22+75.00	50.07 FT
123	569,184,541	77,709,055	22+84.73	50.07 FT
124	569,184,853	77,709,858	18+73.02	50.07 FT
125	569,184,373	77,704,951	18+62.74	50.33 FT
126	569,179,583	77,699,633	18+93.54	57.32 FT
127	569,177,889	77,696,919	18+11.19	71.02 FT
128	569,182,200	77,697,052	17+99.66	91.92 FT
129	569,184,442	77,694,383	17+84.42	156.54 FT
130	569,181,351	77,697,786	17+73.29	214.37 FT
131	569,176,431	77,699,970	17+12.24	213.51 FT
132	569,173,860	77,696,503	17+49.35	211.86 FT
133	569,180,431	77,694,993	17+18.37	180.82 FT
134	569,175,073	77,695,790	17+18.23	109.42 FT
135	569,180,495	77,694,770	17+17.90	94.29 FT
136	569,181,653	77,699,464	17+09.56	51.83 FT
137	569,183,075	77,694,444	16+91.93	50.00 FT
138	569,187,047	77,690,376	14+95.18	50.00 FT
139	569,185,620	77,695,448	14+73.66	54.81 FT
140	569,184,990	77,690,336	12+83.35	54.52 FT
141	569,174,971	77,690,758	12+41.31	50.00 FT
142	569,180,763	77,690,461	12+00.00	50.00 FT

LINE #	POINT	POINT	LENGTH	DIRECTION
1	102	103	24.44	N07°18'26"W
2	103	104	11.91	N07°07'28"W
3	104	105	36.29	S47°46'18"E
4	105	106	12.30	N12°12'27"W
5	106	107	17.76	N07°14'31"E
6	107	108	30.70	N07°18'26"W
7	108	109	11.71	S00°19'19"E
8	109	110	18.32	S04°44'14"W
9	110	111	22.04	S13°14'18"E
10	111	112	4.56	N08°47'49"W

CURVE #	POINT	POINT	LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
1	104	105	36.29	793.00	87°01'55"	82.29	N07°18'26"W
2	106	107	17.76	442.20	117°08'28"	37.76	N12°12'27"W
3	108	109	12.30	62.00	11°46'33"	12.30	N07°14'31"E
4	110	111	17.76	366.00	40°15'07"	31.88	N07°18'26"W
5	112	113	9.37	234.09	17°02'58"	9.37	S41°49'34"E
6	114	115	17.28	548.80	53°13'08"	16.70	S06°12'14"E
7	117	118	39.38	56.00	40°17'18"	36.57	N07°14'31"E
8	119	120	17.06	102.20	43°17'19"	17.24	N10°14'54"E
9	121	122	128.78	837.00	15°19'18"	128.07	N07°14'31"W
10	124	125	12.20	783.00	2°33'04"	12.20	N05°59'40"E
11	126	127	10.93	59.50	8°57'04"	10.93	S06°07'57"E
12	129	130	39.80	363.00	47°17'38"	39.79	N17°29'13"E
13	131	132	27.32	42.00	37°15'48"	26.84	S34°11'05"E
14	134	135	13.68	82.00	16°07'32"	13.00	S07°39'17"E
15	137	138	106.14	871.31	10°19'18"	106.13	S02°42'14"E
16	140	141	19.68	501.81	2°47'44"	19.68	S78°09'42"E
17	143	144	72.32	501.51	8°14'13"	72.06	N41°32'26"W
18	146	147	12.50	182.30	10°12'30"	12.54	S74°09'48"W
19	149	150	13.63	15.50	79°07'09"	13.37	S34°01'49"W

Westwood

Professional Land Surveyors

1, TERRY L. VAN HOUT, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.09 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF BROWN COUNTY, I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT EB-41-4.01 AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: *Terry L. Van Hout* DATE: 5/2/2017

PRINT NAME: TERRY L. VAN HOUT

REGISTRATION NUMBER: 515228

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE BROWN COUNTY:

SIGNATURE: *Paul Fontenot* DATE: 5/11/2017

PRINT NAME: PAUL FONTENOT

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN IS BASED UPON THE FOLLOWING POINTS OF REFERENCE:

- EXISTING RIGHT-OF-WAY OF CTH EB IS BASED ON RELOCATION ORDER AND PLAT DATED NOVEMBER 18, 1969 AND ASSOCIATED ACQUISITION DOCUMENTS.
- EXISTING RIGHT-OF-WAY OF TROJAN DR IS BASED ON WEST SIDE DEVELOPMENT, CSM 1185 AND CSM 3010.

CONVEYANCE OF RIGHTS IN LAND

(Non-Fee Land Interests)

Exempt from filing transfer form s.77.21(1) Wis. Stats.

Locals 04/2019 County Projects s 83.08(1) Wis.Stats.

City of Green Bay (water and sewer), GRANTOR, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, grants and conveys any and all rights and interest which, by virtue of prior title, easement, license, or other legal devices, GRANTOR holds in the land described below to the **County of Brown**, GRANTEE, for the purposes of constructing, operating, and maintaining a public highway and appurtenant facilities on, over, under, or across the said land; provided, however that GRANTOR reserves to itself the subordinate right to cross, traverse, or otherwise occupy said land with its present and future overhead or underground transmission lines, appurtenant facilities, and supporting structures in a manner consistent with the purposes of this conveyance and in a manner which will not interfere with normal roadway maintenance and operation; provided, further, that the costs of any relocation or alteration, now or in the future, of the transmission lines, appurtenant facilities, or supporting structures when required by the GRANTEE for any reason, including accommodating future expanded or additional highway facilities on, over, under or across said land, will be paid by the GRANTEE; provided, however, that the costs of such relocation or alteration, or of the installation of new or additional facilities when done at the instance of and for the purposes of the GRANTOR, will be defrayed by the GRANTOR.

This conveyance shall be binding on the GRANTOR, GRANTEE, and their respective successors and assigns.

Other persons having an interest in record in the property: **None**

This space is reserved for recording data

Return to
Westwood
Attention: Kim Lesperance
1 Systems Drive
Appleton, WI 54914

Parcel Identification Number/Tax Key Number
See Below

Legal Description

Part of Parcel 1 as shown on Transportation Project Plat No. EB-41-4.01 recorded as Document 3017100 in Brown County Register of Deeds office and Located in part of the Northeast 1/4 of the Southwest 1/4, Section 29, Town 24 North, Range 20 East, City of Green Bay, Brown County, Wisconsin.

Tax ID's 6H-1123

The undersigned certify that this instrument is executed pursuant to a resolution of the Board of Directors (or shareholders, stockholders, or members, if authorized by law) of GRANTOR corporation or cooperative.

Acknowledgment

City of Green Bay (water and sewer) by:

_____	(Signature)
Mayor	
_____	(Title)
Eric Genrich	
_____	(Print Name)
_____	(Signature)
City Clerk	
_____	(Title)
Celestine Jefferys	
_____	(Print Name)

_____	(Date)
State of _____	)
_____ County	) §
On the above date, this instrument was acknowledged before me by the named person(s).	
_____	(Signature, Notary Public)
_____	(Print or Type Name, Notary Public)
_____	(Date Commission Expires)

TEMPORARY CONSTRUCTION EASEMENT

Wisconsin Department of Transportation
Locals 8/2018 County Projects s 83.08(1) Wis. Stats.

City of Green Bay (Water and Sewer), Grantor, which has an interest in the lands described below, grants to the County of Brown, Grantee the right and permission to occupy Grantor's easement area for highway improvement purposes, which may include but are not limited to: 1) Constructing slopes and drainage facilities on the following described lands, including the right to operate necessary equipment thereon; 2) The right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem desirable to prevent erosion of the soil, provided such activities are consistent with the rights held by the Grantor under its easement.

Legal Description:

Part of Parcel 1 Temporary Limited Easement as shown on Transportation Project Plat No. EB-41-4.01 recorded as Document 3017100 in Brown County Register of Deeds office and Located in part of the Northeast 1/4 of the Southwest 1/4, Section 29, Town 24 North, Range 20 East, City of Green Bay, Brown County, Wisconsin and subject to the GRANTOR'S easement or interests included in the land acquired by the GRANTEE for Project EB-41.

Tax ID's 6H-1123

This Temporary Construction Easement establishes the right of Grantee to occupy lands on which Grantor has easement interests. However, Grantor reserves to itself the right to continue to use said easement area with its present and future overhead and/or underground facilities in a manner which is consistent with this grant, and further, that the costs of any relocation or alteration of any facilities of Grantor required by Grantee to accomplish its work, now or in the future, will be paid by Grantee.

This Temporary Construction Easement shall terminate upon completion of Construction Project No. EB-41 for which this instrument is given.

The Grantor has an easement or prescriptive right and therefore grants this Temporary Construction Easement as a holder of a property interest and not as a property owner.

The Grantor's easement is Recorded as Document Number 1076190 in Brown County Register of Deeds.

The undersigned certify that this instrument is executed with the full right, power and authority to do so on behalf of GRANTOR.

City of Green Bay
(Company Name)

(Authorized Signature)

(Date)

Mayor
(Title)

Eric Genrich
(Print Name)

(Authorized Signature)

(Date)

City Clerk
(Title)

Celestine Jefferys
(Print Name)



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

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # L.7

To approve the request by Department of Public Works to place orders for replacement vehicles for the Parking Division (pickup and SUV) approved as part of the 2023 operating budget.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # M.I

To grant a change of agent to Steve W. Willis for Kwik Trip, Inc. (Kwik Trip 1051) at 3525 Humboldt Rd.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. CHANGE OF AGENT AT 3525 HUMBOLDT RD



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

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # M.2

To grant an application for a Class "A" Beer license by RAKHRA Convenience LLC at 610 E. Walnut St. with a license premises description as "coolers, backroom," with the approval of the proper authorities (Currently licensed as Singhs C Store 3, LLC).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. lease
2. application_org 10.12.2022



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

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # M.3

To grant an application for an available "Class B" Liquor & Class "B" Beer Combination license for R and D Restaurant Holdings LLC at 115 N Adams St. with a license premises description as "2500 sq ft, approx 1200 sq ft of bar and dining room, 1000 sq ft of storage and kitchen and 3000 sq ft of garage space," with the approval of the proper authorities.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 115 N ADAMS BUSINESS SECURITY PLAN
2. 115 N ADAMS ORG APPLICATION
3. 115 N ADAMS ST CHECKLIST
4. 115 N ADAMS SELLERS PERMIT
5. 115 N ADAMS ST AUX FORM
6. 115 N ADAMS OPEN DATA SHEET
7. Executed Amendment to Lease Agreement
8. Lease Agreement Green Genes Real Estate LLC (115 N. Adams Street Green Bay WI) - HDZ Redline
9. FLOOR PLAN
10. CLASS B LINCENSE STIPULATION.STROJNYM.378-1911 university
11. Downtown Moratorium 2-16-98

RESOLUTION LIMITING THE NUMBER OF
LICENSED ESTABLISHMENTS IN AND AROUND
THE 200 BLOCK OF NORTH WASHINGTON STREET

Green Bay, Wisconsin
February 16, 1998

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS, the Common Council of the City of Green Bay is concerned with the present high concentration of licensed establishments in and around the area of the 200 block of North Washington Street. The high concentration of these establishments in this area has impaired the public peace, safety, welfare, and order; and

WHEREAS, there are currently seven establishments which hold a Class "B" Fermented Malt Beverage or Class "B" Combination Liquor License. The names and addresses of said establishments are:

Candlestick Lounge	119 North Adams St.
C Street	312 Cherry St.
Confetti's Club	217 East Walnut St.
Oasis	201 North Washington St.
Brewbaker's Pub	209 North Washington St.
Sowerby's Public House	217 North Washington St.
Maloney's Pub	219-221-223-225 North Washington St.

WHEREAS, pursuant to the powers reserved under Ch. 125 Wis. Stats., the Common Council wishes to limit the number of Class "B" Fermented Malt Beverage and Class "B" Combination Liquor Licenses, issued to establishments in and around the area of the 200 block of North Washington Street; and

WHEREAS, it is the intent of this resolution to allow present Class "B" Fermented Malt Beverage and Class "B" Combination Liquor Licenses to sell, maintain, renew or transfer their licenses within such area.

NOW, THEREFORE, BE IT RESOLVED:

1. Limitation Area. Any property within the following-described area:
 - a. North Boundary: The center line of Pine Street;
 - b. East Boundary: The center line of Monroe Avenue;
 - c. South Boundary. The center line of East Walnut Street.
 - d. West Boundary: The east shore of the Fox River.

RESOLUTION LIMITING THE NUMBER OF
LICENSED ESTABLISHMENTS IN AND AROUND
THE 200 BLOCK OF NORTH WASHINGTON STREET

Page 2

2. Prohibition. The Common Council shall not authorize the issuance of any new or transfer Class "B" Fermented Malt Beverage or Class "B" Combination Liquor License within the limitation area, except restaurants, as defined in paragraph 4 hereof.

3. Exceptions.

- a. This subsection shall not prohibit the renewal of a Class "B" Fermented Malt Beverage or Class "B" Combination License for an existing premises in the limitation area.
- b. This subsection shall not prohibit the issuance of a Class "B" Fermented Malt Beverage or Class "B" Combination Liquor License for a previously licensed premises provided that such application is made within 60 days of any of the following:
- i. Surrender by the prior licensee of the license issued for that premises; or
 - ii. Termination of the prior licensee's lease for the premises; or
 - iii. Revocation of the prior license, for cause.

If application under this subsection is sought after 60 days, the owner of the previously licensed premises may apply to the Protection and Welfare Committee for an extension of the application time on the basis that application of the moratorium would have a substantial adverse effect on the owner's ability to use or enjoy the property. The party requesting the extension must demonstrate this effect by clear, satisfactory and convincing evidence.

- c. All applications and renewals shall be subject to review as provided by Ch. 125, Wis. Stats.

19a

RESOLUTION LIMITING THE NUMBER OF
LICENSED ESTABLISHMENTS IN AND AROUND
THE 200 BLOCK OF NORTH WASHINGTON STREET
Page 3

4. Prohibition Not to Apply to Restaurants.

- a. This resolution shall not prohibit the issuance of a Class "B" Fermented Malt Beverage or Class "B" Combination Liquor License to the operator of a restaurant, where the principal business conducted is that of a restaurant, as defined in Ch. 125, Wis. Stats. If the premises are operated under a Class "B" Fermented Malt Beverage or Class "B" Combination Liquor License, the principal business conducted is presumed to be the sale of alcohol beverages, but the presumption may be rebutted by competent evidence.
- b. A restaurant licensee operating within the limitation area which fails to maintain a principal business of operating a restaurant at any time later than 60 days after the granting of a Class "B" Fermented Malt Beverage or Class "B" Combination Liquor License shall be in violation of this subsection and its Class "B" Fermented Malt Beverage or Class "B" Combination Liquor License shall be subject to revocation.
- c. "Principal business" means the primary activity as determined by analyzing the amount of capital, labor, time, attention and floor space devoted to each business activity, and by analyzing the sources of net income and gross income. The name, appearance and advertisement of the entity may also be taken into consideration in determining "principal business."

Adopted _____

Approved _____

Mayor

Clerk

LMS:bc

196.
—



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

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # M.5

To grant a waiver and approve an application for an available "Class B" liquor and Class "B" Beer liquor license for Footbowl, LLC at 301 N Washington St. with a license premises description as "large open rooms, bar in center of building," with the approval of the proper authorities (requires 2/3 vote from Council as within 300' of a church).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 1st ^0 Bowl - Watermark Building - Term Sheet Signed
2. Auxillary Questionnaire - Bryan MacKenzie
3. Footbowl LLC - Statement of Intent
4. Footbowl LLC AT-104 Schedule for Appointment of Agent by Corporation_Nonprofit Organizaiton or Limited Liability Company-April 2019 (fillable)
5. Liquor License Application - Footbowl LLC Corrected
6. PDF_certificate
7. Security Plan
8. sellers permit
9. STIPULATION AGREEMENT.CARLSONC.374
10. Tim ID
11. Washington 2
12. Appointment-of-Agent-Application-PDF - Tim
13. 300'

Jaime Fuge

From: Jon LeRoy
Sent: Tuesday, September 13, 2022 2:42 PM
To: Paul Van Calster
Cc: Jaime Fuge
Subject: RE: 301 N Washington

Update: Got in touch with the property owners, the church is within 300 feet.

From: Jon LeRoy
Sent: Tuesday, September 13, 2022 2:17 PM
To: Paul Van Calster <Paul.VanCalster@greenbaywi.gov>
Cc: Jaime Fuge <Jaime.Fuge@greenbaywi.gov>
Subject: RE: 301 N Washington

Good Afternoon

The parcel is within 300 feet of the condo property that holds Spring Lake Church. I've reached out to Base Companies to inquire where the physical location of the church is within the condominium parcel if that is needed. If the church is on the eastern part of the building, there's a decent shot it is more than 300 feet away.

Jon

From: Paul Van Calster
Sent: Monday, September 12, 2022 7:44 AM
To: Jon LeRoy <Jon.LeRoy@greenbaywi.gov>
Cc: Jaime Fuge <Jaime.Fuge@greenbaywi.gov>
Subject: RE: 301 N Washington

Good Morning Jon,

Please responds to Jaime's request.

Thanks,

Paul

Paul Van Calster, P.E.
Chief Building Official

City of Green Bay
Department of Community and Economic Development
100 N. Jefferson St., Room 608
Green Bay, Wisconsin 54301
Office 920-448-3299
Fax 920-448-3426
paulvc@greenbaywi.gov



From: Jaime Fuge
Sent: Friday, September 9, 2022 2:05 PM
To: Paul Van Calster <Paul.VanCalster@greenbaywi.gov>
Subject: 301 N Washington

Hi Paul,

Is this address 300' from a church? I know there is a church in the old APAC building.

Jaime Fuge
Green Bay Deputy Clerk



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

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # M.6

Informational Only: The Liquor Violation Report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 22LiqVio
2. Report November 14 2022

2022 LIQUOR VIOLATIONS

[illegible]

CITY OF GREEN BAY POLICE DEPARTMENT

TO: PROTECTION AND POLICY COMMITTEE

FROM: COMMUNITY POLICING

DATE: November 14, 2022

From October 24, 2022, to November 14, 2022, there have been no liquor violations, no DA referrals, no ordinance violations and 1 property referral.

Sincerely,

**LT. STEVE MAHONEY
DISTRICT POLICING**

sp



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

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # M.7

Informational Only: The Clerk's Office Licensing Report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 11.09.22 CLERK'S OFFICE LIQUOR LICENSING REPORT

**Licenses Granted By Common Council, but not yet
Issued as of (11/9/2022):**

COMPANY NAME	TRADE NAME	ADDRESS	TYPE	APPROVER	LICENSE GRANTED
COLE J DUCTAN	BAY AREA BURGER CO	126 S BROADWAY	"Class B" Liquor & Class "B" Beer License	Inspections	5/3/2022 (Council Granted Extension on 9-20-2022 to anticipated opening date end of November).
Confetti's, Inc. (Renewal)	Confetti's	217 E. Walnut St.	"Class B" Liquor & Class "B" Beer License	Inspections	License Start Date of 7/1/2022
Mai See Vue	The Egg Roll Food Truck Group	114 S. Broadway	"Class B" Liquor & Class "B" Beer License	Inspections	8/2/2022 (extension granted by Council on 11/1 for new anticipated opening date of mid-November)
Taqueria Maldonado's Main Street LLC (Renewal)	The Razz by Maldonado's	400 Schoen St.	"Class B" Liquor & Class "B" Beer License	Inspections	License Start Date of 7/1/2022 (Council Granted Extension on 9-20-2022 to anticipated opening date end of November).
1001 Club, LLC	1001 Club	1001 Main St.	"Class B" Liquor & Class "B" Beer License	Inspections	Granted 9/20/2022 with waiver in 60-day opening requirement (anticipated opening Nov. 30)
Catering With Taste, Inc.	Catering With Taste	618 Gray St.	"Class B" Liquor & Class "B" Beer License	Inspections	Granted 9/20/2022

Summary of Licenses Granted and Issued for Available Liquor Licenses:

The City of Green Bay has a quota of 172 Class B Combination Liquor and Beer licenses under state law.

The City of Green Bay issued 164 of the 172 available Class B Combination Liquor and Beer licenses.

The City granted 6 licenses that have not yet been issued (see page 1). The Clerk's Office has two pending applications for the available liquor licenses.

The Clerk's Office cannot take any more applications for available liquor licenses at this time.

The City of Green Bay set forth by resolution that available liquor licenses are considered to those who apply with fully completed applications and first in time.

Liquor License Checklist:

(<https://greenbaywi.gov/264/Liquor-Sales---New-Establishments>)

The Clerk's Office shall only accept the number of applications that we have available licenses.

Summary of Licenses Granted and Issued for Reserve Liquor Licenses:

The City of Green Bay has a quota of 23 Class B Combination Liquor and Beer Reserve licenses under state law.

The City of Green Bay has 1 Class B Combination Liquor and Beer Reserve issued.

The difference between a Reserve and available liquor license is that a reserve is at a cost of a one-time non-refundable \$10,000 issuance fee (plus license fee). The license shall not be transferred or surrendered.

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

December 6, 2022

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

Stipulations placed on licenses shall continue to be in effect.

OPERATOR LICENSES

Bacon, Jaden T
Beylon, Emilise Ye
Carriveau, Trent M
Clay, Paige J
Collins, Brandon D
Coughlin, Peyton M
DeCremer, Jennifer L
Doxtator, DanLeigh G
Ebben, Michelle M
Gullstrand, Eric W
Honigford, Vanessa L
Jentz, Justice G
Krause, Grace C
Mikula, Stephanie A
Schindler, Rachel K
Sell, Kayce L.
Sorgaard, Sierra L
Summers, Molly J
Tidwell, Lisa M
Treu, Maxwell T
Waniger, Heather L
Ziepke, Alexandra L



Report to the Green Bay Plan Commission

MEETING DATE

December 6, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # O.I

To refer to staff a communication from Ald. Mark Steuer, District 10 to study and report on the status of senior housing in the City of Green Bay. (11/07/2022)

BACKGROUND

RECOMMENDATION

Refer to Staff

FISCAL IMPACT

ATTACHMENTS

- I. 2022-10-20 Dist 10 to DCED re senior housing

From: noreply@civicplus.com
To: [Celestine Jeffreys](#)
Subject: Online Form Submittal: Alders' Petitions and Communications
Date: Thursday, October 20, 2022 8:37:39 AM

Alders' Petitions and Communications

Name	Mark Steuer
Committee Name	Plan Commission
Text of Communication	To refer to staff to study and report on the status of senior housing in the City of Green Bay.

Email not displaying correctly? [View it in your browser.](#)



Report to the Green Bay Plan Commission

MEETING DATE

December 6, 2022

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # O.2

To pull the request, per the applicant, to establish a Planned Unit Development at 216 S Military Avenue to permit the development of multiple-family residential use. (11/07/2022)

BACKGROUND

Primary Address: Southwest corner of South Military Avenue and Leo Street

Alderson/District: Ald. Melinda Eck / District 11

Reason for Request: To permit the development of a 48-unit multi-family development on the site at 1.1069 acres at the southwest corner of South Military Avenue and Leo.

Surrounding Zoning and Land Uses:

SUBJECT PROPERTY: Community Center Commercial (C3) with existing ZO No. 14-21 overlay.

NORTH: Community Center Commercial – Q Tea Premium Tea House

SOUTH: Community Center Commercial (C3) with existing ZO No. 14-21 overlay – HJ Martin warehousing, limited production, and educational /training facility

EAST: General Commercial (C1) – Pancake Place and BMO Harris Bank

WEST: Community Center Commercial (C3) with existing ZO No. 14-21 overlay – HJ Martin and Bellin Health warehousing, limited production, and educational /training facility

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for commercial use. It recommends medium/high density residential areas and low-density residential areas to the west of Parcel 6-266E (across Randall Court), and commercial areas to the north, east, and south.

The proposed zoning change to a Planned Unit Development, as drafted, is not consistent with the recommendation of the Comprehensive Plan for the particular property which calls for commercial use. However, it is consistent with the intent of the area as the corridor redevelops. The comprehensive plan encourages the restoration of underutilized urban properties to viable commercial, residential or recreational opportunities. Military Avenue has been identified as a target area for such activity. Military Avenue is also targeted as a Supportive Zoning district to support increased transit-oriented development. Supportive Zoning encourages the use of mixed and multiple use development with buildings required to be located near the front sidewalk with parking to be located in the rear, side or underground. Staff believes this should not hold up the PUD request as this new Planned Unit Development meets criteria for corridor usage and still allows for C3 Community Center Commercial as its base zoning.

Analysis: This request is for a proposed development of a 48-unit affordable apartment building, to be known as “Bay City Lofts” on approximately 1.1 acres of land bound by Leo Street on the north and South Military Avenue on the east. It is currently an underused surface parking lot, a part of the larger 8.356 acre property, Parcel 6-266E. The property is currently being reviewed for a land division as part of this PUD request. New parcel “Lot 2,” is intended for the Bay City Lofts apartments and surface parking behind the

primary structure. The rest of Parcel 6-266E, "Lot 1" will remain under the existing PUD for the site for HJ Martin and Bellin Health.

The project includes the development of a single 4-story, 48-unit apartment building with 13 one-bedroom units, 24 two-bedroom units, 1 three-bedroom unit and 10 three-bedroom townhome units. The building is shaped in such a way as to provide a building wall relief and articulation, especially along South Military where the building is placed near the right of way with multiple individual entry access points designed with paved entries and landscaping. A singular paved and landscaped public entry door is identified at the northeast corner of the building. Building materials are intentionally varied to provide increased aesthetics, including brick, metal panel, and cement board siding with varied colors. Vertical masonry elements to provide additional building identity and signage.

Other accessory uses within the building (customarily associated with multiple-family residences) may include a lobby, mail room, janitorial services, community room, office space associated with the principal use, office space for community services, childcare for residents, and educational spaces for residents. These accessories can be converted for any C-3 use in the future to have a mixed-use component. Vehicular access will be limited to a single driveway from Leo Street/Alfran Street in which will be a shared access agreement between Bay City Lofts and HJ Martin is required. Pedestrian/bicycle access from Military Avenue to all public entry doors in the building is also required. Staff has included a conceptual site plan and building elevations for the project within the draft PUD ordinance, and development will require general conformity with it.

This PUD varies from an original PUD on the site (ZO 14-21) The existing PUD focuses on uses for the existing single story building within future Lot 1. This PUD designation, rather than a straight rezoning to the C-3 Varied Density Residential District, is necessary because several exceptions to zoning regulations of the C-3 zoning will be needed, including:

- 1a. Reduction of the minimum South Military Avenue setback from 51 feet to 10 feet
- 1b. Maximum setback along South Military Avenue of 15 ft.
2. Reduction of the minimum Leo Street setback from 15 feet to 7 feet
3. Reduction of rear yard surface parking setback (west lot line) from 25 feet. to 0 feet
4. Reduction of the side yard setback from 10 feet to 7 feet.
5. Maximum impervious surface requirement is 80%. Any paved sidewalk which leads from the public right of way to a public building entrance may be excluded from the overall requirement.
6. Maximum building height of 50 feet from 35 feet

Staff believes the increase in density is appropriate at this location as it is in close proximity to the Military Avenue business corridor and is adjacent to multiple smaller lots with multiple-family development. Additionally, affordable, supportive and larger bedroom sized housing units have been identified in our housing market study as a land-use the greater Green Bay area is specifically lacking. Staff agrees with the applicant's request for placing a four sided structure with strong articulation along the front and rear elevation close to the street.

Staff believe the reduced setbacks are warranted in light of creating a defined streetscape presence along South Military within areas which have typically been underused surface parking. The Military Avenue corridor has a variety of spaces which the primary use has become vast, underused surface parking areas. Staff believes the addition of higher density, well-designed multi-family apartment units can fit well with redevelopment and evolution of the Military Avenue corridor.

If the draft PUD is approved with conditions, the final step for the development of the proposed apartment will be a lot split, adjustment to the site plan to account for sidewalk connections and impervious surface requirements, and administrative review/approval of a site plan and building permit.

RECOMMENDATION

Staff supports the draft PUD request

FISCAL IMPACT

ATTACHMENTS

1. Draft PUD 11.02.22
2. ZP 22-31 Exhibit A Proposed Certified Survey Map
3. ZP 22-31 Exhibit B Conceptual Site Plan-Civil Set-Landscape Plans
4. ZP 22-31 Exhibit C Conceptual Building Elevations

ZONING ORDINANCE NO. XX-22

AN ORDINANCE
CREATING A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR
PROPERTY LOCATED AT 216 SOUTH MILITARY AVENUE
(ZP 22-31)

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

SECTION 1. Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development District on the following described property:

Legal Description: Commencing at the Southeast Corner of Lot 1 of Certified Survey Map No. 1366, being part of Private Claim Number 1 and the vacant strip of land, West Side of Fox River, City of Green Bay, Brown County, Wisconsin; thence N26°10'17"E, 276.60 feet along the West right of way of South Military Avenue to the point of beginning; thence N26°10'17"E, 246.18 feet along said west right of way; thence 18.91 feet along the arc of a 12.00 foot radius curve to the left whose chord bears N18°57'46"E from said West right of way of South Military Avenue to the South right of way of Leo Street; thence N64°05'49"E, 174.77 feet along said South right of way of Leo Street; thence S26°10'17"W, 258.24 feet; thence S64°05'49"W, 186.83 feet to the point of beginning.

Tax Parcel: Part of Parcel 6-266-E

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

- A. Purpose and Intent. The Planned Unit Development (PUD) is being utilized to permit the development and construction of a 48-unit, multi-story affordable multi-family residential development. The overall appearance and design of the site and improvements shall comply with the attached Exhibits and as regulated within this PUD.
- B. Development Site. Area included within this PUD is proposed as Lot 2 of any accompanying Certified Survey Map (Exhibit A). The existing parcel located at South Military Avenue and Leo Street will be divided into a separate lot comprising 48,215 square feet. The multi-family residential development will be located fronting South Military Avenue to have nine total entryways fronting South Military Avenue (8 for individual townhome units and one as a lobby entrance to the building at large).
- C. Land Use Regulation.

The principal and accessory land uses which may be established and/or maintained on the subject property are as follows:

1. Principal use of 48 residential dwelling units within a single structure. 8 units will have individual unit ingress/egress directly to South Military Avenue. 40 units to
2. Accessory uses customarily associated with multi-family dwelling and supportive housing including lobby, mail room, janitorial services, office space associated with the principal use, bicycle storage, secure parcel holding room, community room, fitness room, office space for community services, and other uses deemed appropriate by the Zoning Administrator.
3. Land use will generally conform with the design of the conceptual site plan (Exhibit B)
4. Prohibited Uses. The PUD limits certain uses from being established on The site or as accessory to the multi-family dwelling principal use including rooming/boarding houses, shelter facilities, transitional housing, dormitories, assisted living/nursing homes, commercial uses typically associated with dwelling (family daycares and live-work units). All other proposed uses are subject to a PUD amendment.

D. Dimensional and Area Requirements: Dimensional and area requirements or principal structure and surface parking on the subject property shall be regulated as follows:

1. General Site.
 - a. Lot Size. Minimum lot area is 48,215 Square Feet / 1.11 acres
 - b. Maximum Floor Area Ratio (FAR): 1.0
 - c. Maximum Impervious Surface: 80%
 - d. Maximum Building Height: 50 feet
2. Apartment Building.
 - a. Front Yard Setbacks
 1. South Military Avenue: Minimum: 10 feet
Maximum: 15 feet
 2. Leo Street: Minimum: 7 feet
Maximum: 15 feet
 - b. Side Yard Setbacks (south lot line): 6 feet
 - c. Rear Yard Setback (west lot line): 0 feet
 - d. Maximum Height: Principal building shall not exceed 50 feet in height.
3. Surface Parking.
 - a. Front Yard Setbacks
 1. Leo Street: 7 feet
 2. South Military Avenue: Not Applicable. No parking along street.
 - b. Side Yard Setback

1. (South lot line): 7 feet
- c. Rear Yard Setbacks
 1. (West lot line): none

E. Access Circulation and Parking. Access, circulation, and parking within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code, and as modified as follows:

1. Pedestrian access shall be provided from South Military Avenue with public sidewalks adjoining the development and connected via an internal pedestrian network to all public entrances of the principal structure.
2. Access to the site maintained through a shared access easement between Lot 1 (property to west) and Lot 2 (multi-family parcel). Shared access easement must be recorded with the Brown County Register of Deeds prior to the issuance of building permits.

F. Architectural Design. All building elevations shall generally comply with Exhibit C and subject to the following requirements:

- a. Four-sided design. All sides of the building shall include materials and design characteristics similar to and compatible with those on the front.
- b. Exterior Materials. Building materials shall be durable and appropriate for the residential district as well as being regulated as follows:
 - a. Exterior building façades shall be predominately (minimum of 90%):
 - I. Brick or brick veneer
 - II. Cementitious panels/siding
 - III. Architectural/decorative metal panels
 - IV. Wood or wood composite
 - V. Windows and doors
 - b. Windows and doors. Windows shall be include trim and all building entrances shall include a canopy or other roofing element over the doorway.
 - c. A minimum of one public entryway to the principal building must be accessible from South Military Avenue.
 - d. Accessory structures. Accessory structures are limited to no greater than 16 feet in height and shall match the character of the principal structure, reflected in colors, materials, windows, and architectural features.

G. Lighting. All lighting on the subject property shall be regulated as set forth in Chapter 44, Article V, Division 8, Green Bay Zoning Code.

H. Signage. All signage shall be regulated as set forth in Chapter 30 Green Bay Zoning Code.

I. Site Plan Review & Standards

- a. Prior to the issuance of any building permits, site plans shall be submitted and reviewed per Chapter 44 Article XIX, Green Bay Zoning Code.
- b. Risers, paved stoops, paved entries leading to private and public doorways along South Military Avenue which are located in the front setback are allowed.
- c. Maximum impervious surface requirement is 80% Any paved sidewalk which leads from the public right of way to a public building entrance may be excluded from the overall requirement.

J. Access/Parking/Pedestrian Circulation.

- a. All parking shall be regulated as required in Chapter 44, Article XVIII, Green Bay Zoning.
- b. Pedestrian access shall be provided from South Military Avenue to the development and connected via an internal pedestrian network to the primary entrance of the principal building.

K. Landscaping/Transitional Yard

- a. Prior to the issuance of any building permits, detailed landscape plans shall be submitted and reviewed per Chapter 44, Article XIX, Division 5, Green Bay Zoning Code.

L. Prior to the issuance of any building permits, stormwater management plans, meeting the standards established by the City's Department of Public Works, shall be submitted to and approved by the City. See Chapter 30, Green Bay Municipal Code.

M. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the PUD.

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

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

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

in the body of this ordinance.

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

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

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

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

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

APPROVED:

Mayor Eric Genrich

ATTEST:

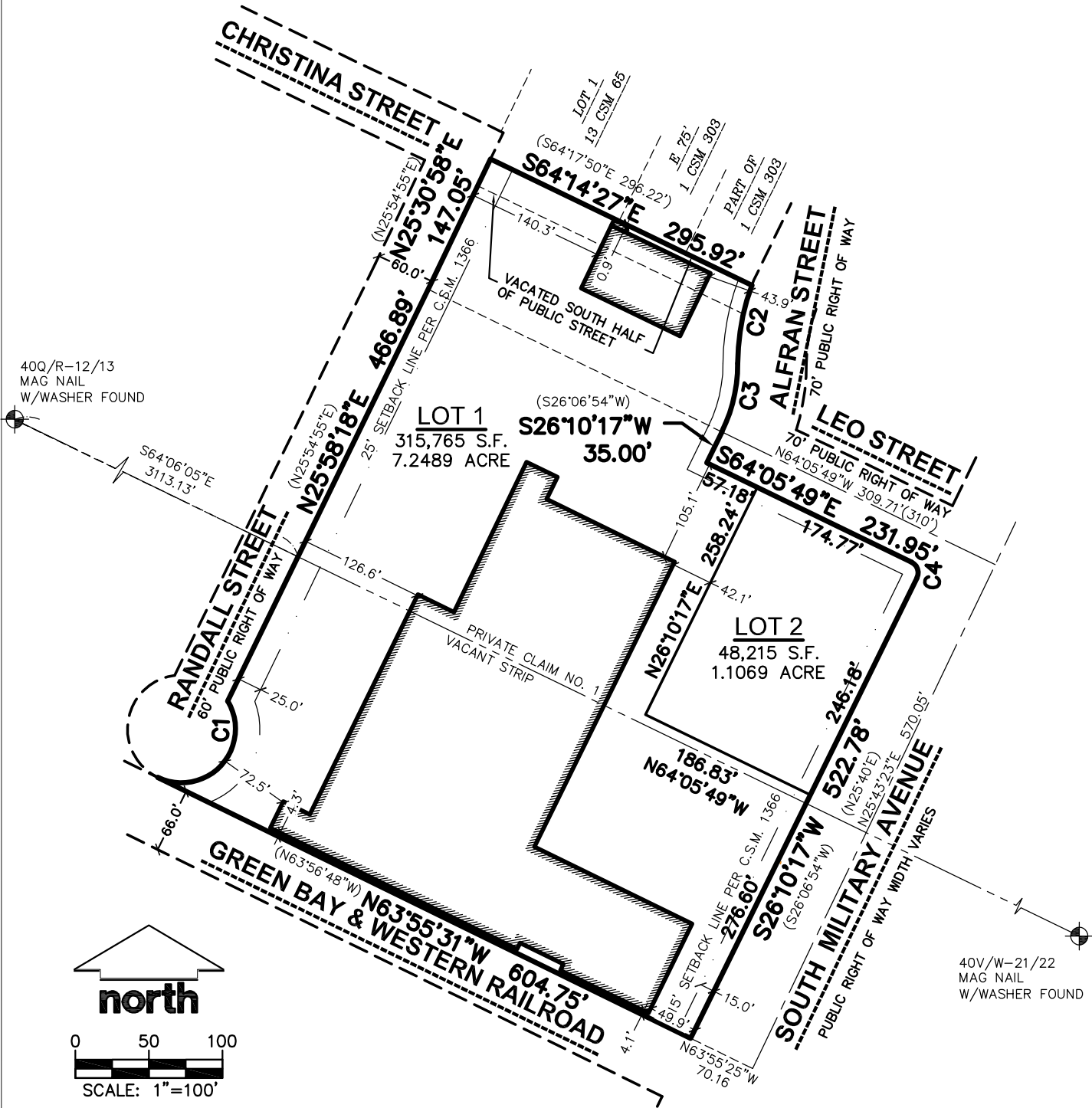
Clerk

Attachments:

Exhibit A – Proposed Certified Survey Map
Exhibit B – Conceptual Site Plan-Civil Set-Landscape Plans
Exhibit C – Conceptual Building Elevations

CERTIFIED SURVEY MAP NO.

LOT 1 OF CERTIFIED SURVEY MAP NO. 1366, BEING PART OF PRIVATE CLAIM NO. 1 AND THE VACANT STRIP OF LAND, WEST SIDE OF FOX RIVER, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

NOTES

1. FIELD WORK PERFORMED ON JULY 12, 2022.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, BROWN COUNTY. THE WESTERLY LINE OF S. MILITARY AVE. HAVING A BEARING OF S26°10'17"W.
3. SEE SHEET 2 FOR CURVE TABLE.

JULY 21, 2022



THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI, S-3121

SURVEYED BY: JSD WAUSAU REGIONAL OFFICE 7402 STONE RIDGE DRIVE, SUITE 4 WESTON, WISCONSIN 54476 P. 715.298.6330	SURVEYED FOR: HENRY REAL ESTATE DEVEL. 200 N MAIN ST OREGON, WI 53575	PROJECT NO:	22-11365	SURVEYED BY:	JSD
		FIELDBOOK/PG:	-	DRAWN BY:	DHS
		SHEET NO:	1 OF 3	CHECKED BY:	AWW
				APPROVED BY:	AWW

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 1366, BEING PART OF PRIVATE CLAIM NO. 1 AND THE VACANT STRIP OF LAND, WEST SIDE OF FOX RIVER, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

LEGAL DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP NO. 1366, BEING PART OF PRIVATE CLAIM NO. 1 AND THE VACANT STRIP OF LAND, WEST SIDE OF FOX RIVER, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

LANDS CONTAINING 363,980 SQUARE FEET OR 8.3558 ACRES.

SURVEYOR’S CERTIFICATE

I, ANDREW W. WILKOWSKI, PROFESSIONAL LAND SURVEYOR S-3121, DO HEREBY CERTIFY THAT BY DIRECTION OF HENRY REAL ESTATE DEVELOPMENT, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

ANDREW W. WILKOWSKI, S-3121
PROFESSIONAL LAND SURVEYOR

JULY 21, 2022
DATE



CORPORATE OWNER’S CERTIFICATE

HENRY REAL ESTATE DEVELOPMENT, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF GREEN BAY FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID HENRY REAL ESTATE DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _____DAY OF _____, 2022.

BY: _____
EDWARD MARTIN, PRESIDENT/CEO

STATE OF WISCONSIN) SS
_____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 2022,
THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED HENRY REAL ESTATE DEVELOPMENT, LLC TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____ COUNTY, WISCONSIN

MY COMMISSION EXPIRES

CURVE TABLE							
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	55.01’	146°54’07”	N42°28’06”E	105.47’	141.05’	S64°04’51”E	N30°58’58”W
C2	231.13’	20°07’46”	S10°13’17”W	80.78’	81.20’	S20°17’10”W	S00°09’24”W
C3	161.13’	25°44’24”	S13°00’26”W	71.78’	72.39’	S25°52’38”W	S00°08’14”W
C4	12.00’	90°16’06”	S18°57’46”E	17.01’	18.91’	S26°10’17”W	S64°05’49”E

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI, S-3121

SURVEYED BY:  WAUSAU REGIONAL OFFICE 7402 STONE RIDGE DRIVE, SUITE 4 WESTON, WISCONSIN 54476 P. 715.298.6330	SURVEYED FOR: HENRY REAL ESTATE DEVEL. 200 N MAIN ST OREGON, WI 53575	PROJECT NO: 22-11365	SURVEYED BY: JSD
		FIELDBOOK/PG: -	DRAWN BY: DHS
		SHEET NO: 2 OF 3	CHECKED BY: AWW
			APPROVED BY: AWW

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 1366, BEING PART OF PRIVATE CLAIM NO. 1 AND THE VACANT STRIP OF LAND, WEST SIDE OF FOX RIVER, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

WISCONSIN BANK & TRUST, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF ANDREW W. WILKOWSKI, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-3121, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF HENRY REAL ESTATE DEVELOPMENT, LLC, OWNER.

WITNESS THE HAND AND SEAL OF WISCONSIN BANK & TRUST, MORTGAGEE, THIS__DAY OF_____, 2022.

CRAIG D. ADERHOLD,
MARKET PRESIDENT-NORTHEAST WISCONSIN

STATE OF WISCONSIN) SS
_____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS__DAY OF_____, 2022, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED WISCONSIN BANK & TRUST, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____ COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CITY OF GREEN BAY PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF GREEN BAY PLAN COMMISSION ACTION OF_____,2022.

ERIC GENRICH, _____ DATE _____
MAYOR,
CITY OF GREEN BAY

CITY OF GREEN BAY COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF GREEN BAY COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF GREEN BAY.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF GREEN BAY ON THIS__DAY OF_____, 2022.

CELESTINE JEFFREYS, CLERK
CITY OF GREEN BAY

JULY 21, 2022



THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI, S-3121

SURVEYED BY:  WAUSAU REGIONAL OFFICE 7402 STONE RIDGE DRIVE, SUITE 4 WESTON, WISCONSIN 54476 P. 715.298.6330	SURVEYED FOR: HENRY REAL ESTATE DEVELOPMENT, LLC 200 N MAIN ST OREGON, WI 53575	PROJECT NO: 22-11365	SURVEYED BY: JSD
		FB/PG: -	DRAWN BY: DHS
		SHEET NO: 3 OF 3	CHECKED BY: AWW
			APPROVED BY: AWW

OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20__ AT _____ O'CLOCK __M

AS DOCUMENT # _____

IN VOL. _____ OF CERTIFIED

SURVEY MAPS ON PAGE(S) _____

REGISTER OF DEEDS

File: N:\PROJECTS\2022\2211365\DWG\Survey Sheets\2211365 CSM.dwg Layout: CSM 3 of 3 User: dspanjar Plotted: Oct 12, 2022 - 10:57am

ALTA/NSPS LAND TITLE SURVEY

BEING PART OF PRIVATE CLAIM 1 WEST AND LANDS WEST OF THE FOX RIVER, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JULY 1, 2022.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, BROWN COUNTY. THE WESTERLY LINE OF S. MILITARY AVE. HAVING A BEARING OF S26°10'17"W.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A NGS MONUMENT P.I.D NO. PNO092, ELEVATION=583.69
4. CONTOUR INTERVAL IS ONE FOOT.
5. SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20222608196 & 20222608226, WITH A CLEAR DATE OF JUNE 24, 2022.
7. UTILITY COMPANIES CONTACTED THRU DIGGER'S HOTLINE:
BROWN COUNTY TECHNOLOGY SERVICES A1&T DISTRIBUTION
CITY OF GREEN BAY (DPW) TDS METROCOM
CITY OF GREEN BAY TIME WARNER CABLE
NET LEO WISCONSIN PUBLIC SERVICE CORP
8. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGER'S HOTLINE, AT 1.800.242.8511.
9. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
10. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

- ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X PER FEMA MAP NUMBERS 550090164F & 55009C0168F, WHICH HAS EFFECTIVE DATES OF AUGUST 18, 2009.
- ITEM 6(a)(b) CURRENT ZONING CLASSIFICATION WAS REQUESTED BUT NOT PROVIDED BY THE INSURER AT THE TIME OF THE SURVEY.
- ITEM 9 THERE ARE 420 REGULAR PARKING SPACES AND 13 HANDICAP SPACES FOR A TOTAL OF 433 PARKING SPACES.
- ITEM 11 NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- ITEM 17 THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.
- ITEM 18 THERE ARE NO OFFSITE EASEMENTS FOR THE SUBJECT PROPERTY.

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

- KNIGHT BARRY TITLE GROUP, FILE NO.: 2128568, COMMITMENT DATE: FEBRUARY 16, 2022 AT 8:00 A.M., REVISED FEBRUARY 24, 2022.
- 14 EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON CERTIFIED SURVEY MAP NO. NO. 1366 RECORDED DECEMBER 18, 1974 AS DOCUMENT NO. 802454.
AFFECTS PROPERTY AS PLOTTED HEREON
- 15 ORDER AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED FEBRUARY 2, 1983 AS DOCUMENT NO. 992278.
AFFECTS PROPERTY BY DESCRIPTION - RELEASE OF RIGHTS VAGUE IN NATURE, NOTHING PLOTTED

LEGAL DESCRIPTION (AS FURNISHED)

KNIGHT BARRY TITLE GROUP, FILE NO.: 2128568, COMMITMENT DATE: FEBRUARY 16, 2022 AT 8:00 A.M., REVISED FEBRUARY 24, 2022.

LOT 1 OF VOLUME 5 CERTIFIED SURVEY MAPS, PAGE 177, MAP NUMBER 1366, DOCUMENT NO. 802454, BEING PART OF PRIVATE CLAIM 1 WEST AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(c)(b)(1)(c), 8, 9, 11, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 1, 2022.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 216 SOUTH MILITARY AVENUE, GREEN BAY, WI
TAX KEY NUMBER: 6-266-E

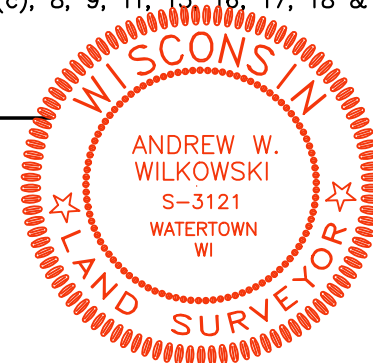
SURVEYOR'S CERTIFICATE

- TO:
- i) GORMAN & COMPANY,
 - ii) KNIGHT BARRY TITLE, INC.
 - iii) MARTIN NEUFELD, LLC, A WISCONSIN LIMITED LIABILITY COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(c)(b)(1)(c), 8, 9, 11, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 1, 2022.

ANDREW W. WILKOWSKI, S-3121
PROFESSIONAL LAND SURVEYOR
Email: andy.wilkowski@jdsinc.com
Website: www.jdsinc.com

JULY 12, 2022
DATE



LEGEND

- CHISELED "X" SET
- MAG NAIL SET
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- CHISELED "X" FOUND
- 1" IRON PIPE FOUND
- PK/AVG NAIL FOUND
- "X" REBAR FOUND
- CONTROL POINT
- FINISHED FLOOR SHOT LOCATION
- BOLLARD
- MAIL BOX
- POST
- SIGN
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- CURB STOP/SERVICE VALVE
- SIAMSESE CONNECTOR
- STORM MANHOLE
- ROUND CASTED INLET
- SQUARE CASTED INLET
- CURB INLET
- DOWNSPOUT
- GAS REGULATOR/METER
- GAS VALVE
- MANHOLE - UNVERIFIED TYPE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- LIGHT POLE
- POWER POLE
- POWER POLE W/GUY
- TRAFFIC SIGNAL VAULT
- CABLE PEDESTAL
- DECIDUOUS TREE
- HANDICAP PARKING
- CENTERLINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- SECTION LINE
- PARCEL BOUNDARY
- EASEMENT LINE
- LANDSCAPE LIMITS
- FENCE LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD LINE
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- BUILDING
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- EDGE OF BITUMINOUS
- PAVEMENT STRIPING
- DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRADED BY THIS SURVEY

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE	
INL-1	608.38	NE	605.63 12"	C.M.P.	
INL-2	607.71	SW	605.83 6"	P.V.C.	
INL-3	609.29	NE	605.01 12"	R.C.P.	
INL-4	610.04	NE	601.69 54"	R.C.P.	
		SW	601.79 54"	R.C.P.	
		NE	606.52 8"	P.V.C.	
		SW	606.39 8"	P.V.C.	
INL-5	609.31	NW	606.29 3"	P.V.C.	
		SE	602.94 6"	P.V.C.	
		NW	606.37 6"	P.V.C.	
		SW	605.19 24"	R.C.P.	
INL-6	608.94	NW	606.14 10"	P.V.C.	
		SE	605.18 18"	R.C.P.	
		SW	605.19 24"	R.C.P.	
		NE	605.17 12"	R.C.P.	
INL-7	607.72	NE	604.29 9"	R.C.P.	
		SE	607.63 12"	R.C.P.	
		NW	608.94 10"	P.V.C.	
		NW	604.80 10"	P.V.C.	
INL-8	609.74	NW	606.64 10"	P.V.C.	
		SW	605.61 10"	METAL	
		NW	605.53 8"	P.V.C.	
		SW	605.78 8"	P.V.C.	
INL-9	613.03	SE	605.33 18"	P.V.C.	
		SW	598.35 18"	P.V.C.	
		NW	598.93 8"	P.V.C.	
		SE	598.73 8"	P.V.C.	
INL-10	608.73	NE	599.84 8"	P.V.C.	
		SE	599.86 8"	P.V.C.	
		SW	604.23 20"x36"	R.C.P.A.	
		SW	604.28 24"	R.C.P.	
INL-11	607.60	NW	600.21 8"	P.V.C.	
		SW	600.21 8"	P.V.C.	
		NE	604.66 12"	R.C.P.	
		NE	604.66 12"	R.C.P.	
INL-12	608.59	NW	600.21 8"	P.V.C.	
		SW	600.21 8"	P.V.C.	
		NE	604.66 12"	R.C.P.	
		NE	604.66 12"	R.C.P.	
INL-13	608.46	NW	600.21 8"	P.V.C.	
		SW	600.21 8"	P.V.C.	
		NE	604.66 12"	R.C.P.	
		NE	604.66 12"	R.C.P.	
INL-14	608.63	NW	600.21 8"	P.V.C.	
		SW	600.21 8"	P.V.C.	
		NE	604.66 12"	R.C.P.	
		NE	604.66 12"	R.C.P.	

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE	
SAN-1	612.83	NE	599.33 15"	P.V.C.	
		SW	599.33 15"	P.V.C.	
		NE	598.01 18"	P.V.C.	
		SW	598.35 18"	P.V.C.	
SAN-2	608.93	NW	598.93 8"	P.V.C.	
		SE	598.73 8"	P.V.C.	
		NE	599.84 8"	P.V.C.	
		SE	599.86 8"	P.V.C.	
SAN-3	608.52	NE	599.84 8"	P.V.C.	
		SE	599.86 8"	P.V.C.	
		SW	604.23 20"x36"	R.C.P.A.	
		SW	604.28 24"	R.C.P.	
SAN-4	608.18	NW	600.21 8"	P.V.C.	
		SW	600.21 8"	P.V.C.	
		NE	604.66 12"	R.C.P.	
		NE	604.66 12"	R.C.P.	

STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE	
STM-1	608.66	NE	601.82 56"	R.C.P.	
		SW	602.02 56"	R.C.P.	
		NE	602.01 24"	R.C.P.	
		SW	602.11 20"x36"	R.C.P.A.	
STM-2	608.48	NE	601.82 56"	R.C.P.	
		SW	602.02 56"	R.C.P.	
		NE	602.01 24"	R.C.P.	
		SW	602.11 20"x36"	R.C.P.A.	

CURVE TABLE							
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	55.00'	146°55'34"	N42°28'15"E	105.45'	141.04'	S64°03'58"E	N30°59'32"W
C2	231.13'	20°07'46"	S10°13'17"W	80.78'	81.20'	S20°17'10"W	S00°09'24"W
C3	161.13'	25°44'24"	S13°00'26"W	71.78'	72.39'	S25°52'38"W	S00°08'14"W
C4	12.00'	90°16'06"	S18°37'46"E	17.01'	18.91'	S26°10'17"W	S64°05'49"E

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	617.57	CROSS ON NORTHERLY FLANGE NUT, HYDRANT
BM-2	611.77	CROSS ON SOUTHERLY FLANGE NUT, HYDRANT

*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP. ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



CREATE THE VISION TELL THE STORY

jdsinc.com

WAUSAU REGIONAL OFFICE
7402 STONE RIDGE DRIVE, SUITE 4
WESTON, WI 54479
P. 715.298.6330

CLIENT:

GORMAN & COMPANY

CLIENT ADDRESS:

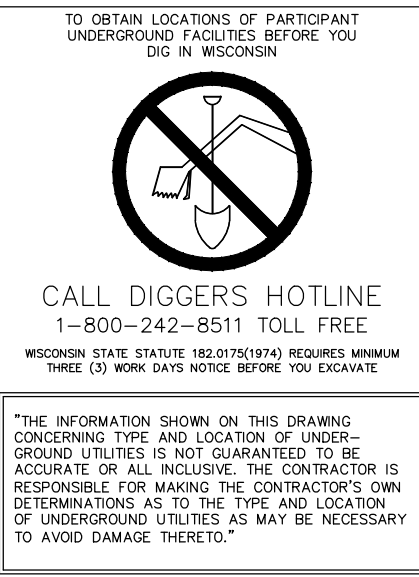
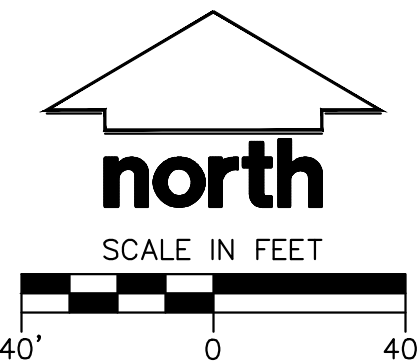
200 NORTH MAIN STREET
OREGON, WI 53575

PROJECT:

SO. MILITARY AVENUE

PROJECT LOCATION:

216 SOUTH MILITARY AVENUE
GREEN BAY, WI
BROWN COUNTY



#	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: DWS 7/12/22
Reviewed By: AWW 7/12/22
Approved By: AWW 7/12/22

SHEET TITLE:
ALTA/NSPS
LAND TITLE
SURVEY

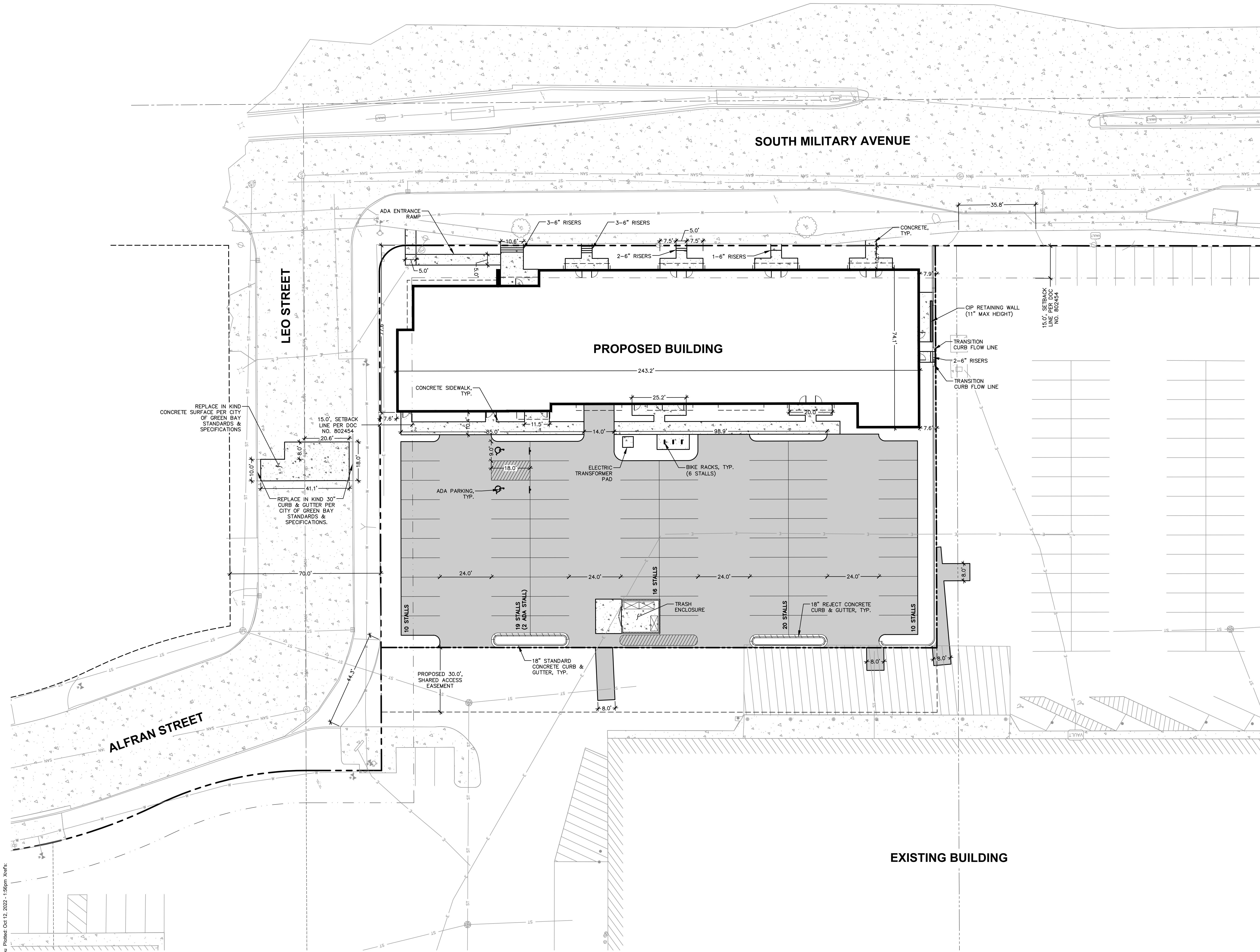
SHEET NUMBER:

1 OF 1

PROJECT NO: 22-11365

C1.0





GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

PAVING NOTES

1. GENERAL
 - 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE VILLAGE OF ATHENS ORDINANCES AND THE GEOTECHNICAL REPORT TO BE PREPARED BY INTERTEK PSI DATED JULY 29, 2022.
 - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - 1.3. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS
 - 2.1. CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - 2.2. WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
 - 2.3. GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - 2.4. CRUSHED AGGREGATE BASE COURSE - SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 - 2.5. BINDER COURSE AGGREGATE - SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - 2.6. SURFACE COURSE AGGREGATE - SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - 2.7. ASPHALTIC MATERIALS - SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
3. CONCRETE PAVING SPECIFICATIONS
 - 3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
 - 3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 - 3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 25' ON CENTER.
 - 3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - 3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-28UV CONCRETE SEALANT.
4. PAVEMENT MARKING SPECIFICATIONS
 - 4.1. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH EPOXY PAINT PER SPECIFICATIONS.
 - 4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - 4.3. USE 4" WIDE, HIGH VISIBILITY YELLOW EPOXY PAINT FOR STALL LINES.
 - 4.4. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

LEGEND

---	PROPERTY LINE
- - - - -	RIGHT-OF-WAY
- . - . -	EASEMENT LINE
=====	BUILDING OUTLINE
-----	BUILDING OVERHANG
=====	BUILDING SETBACK LINE
=====	EDGE OF PAVEMENT
=====	STANDARD CURB AND GUTTER
=====	REJECT CURB AND GUTTER
=====	ASPHALT PAVEMENT
=====	CONCRETE PAVEMENT
=====	ADA PARKING SIGN
=====	BIKE RACK

SITE INFORMATION BLOCK	
SITE ADDRESS	SOUTH MILITARY AVENUE
PROPERTY ACREAGE	1.10 ACRES
ZONING DISTRICT	PLANNED UNIT DEVELOPMENT
NUMBER OF BUILDING STORIES	4
BUILDING SQUARE FOOTAGE	15,282
NUMBER OF PARKING STALLS REQ'D: 95 STANDARD/2 ACCESSIBLE	
SURFACE	
LARGE	73
ACCESSIBLE	2
TOTAL SURFACE	75
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	48,215 SF
EXISTING PERVIOUS SURFACE AREA	48,215 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	1.00
PROPOSED IMPERVIOUS SURFACE AREA	40,818 SF
PROPOSED PERVIOUS SURFACE AREA	7,397 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.85



PROJECT:
BAY CITY LOFTS
216 S. MILITARY AVE.
GREEN BAY, WI

OWNER:
GORMAN & COMPANY
200 N Main Street
Oregon, WI 53575

ARCHITECT:
KORB + ASSOCIATES
ARCHITECTS
648 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD PROFESSIONAL
SERVICES, INC.
7402 STONE RIDGE DRIVE
WESTON, WI 54476

STRUCTURAL ENGINEER:
SPIRE ENGINEERING, INC.
305 N Plankinton Avenue
Suite 101
Milwaukee, WI 53203

DATE REVISION

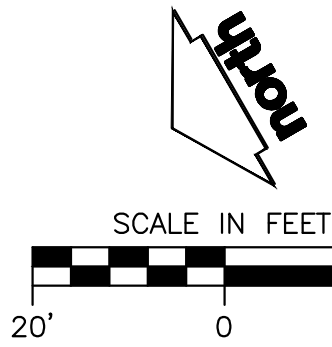
DESIGN REVIEW - NOT FOR CONSTRUCTION -

PROJ. NO.	220204
SCALE	AS INDICATED
PHASE	95% CONSTR. DOC.
DATE	10.14.2022

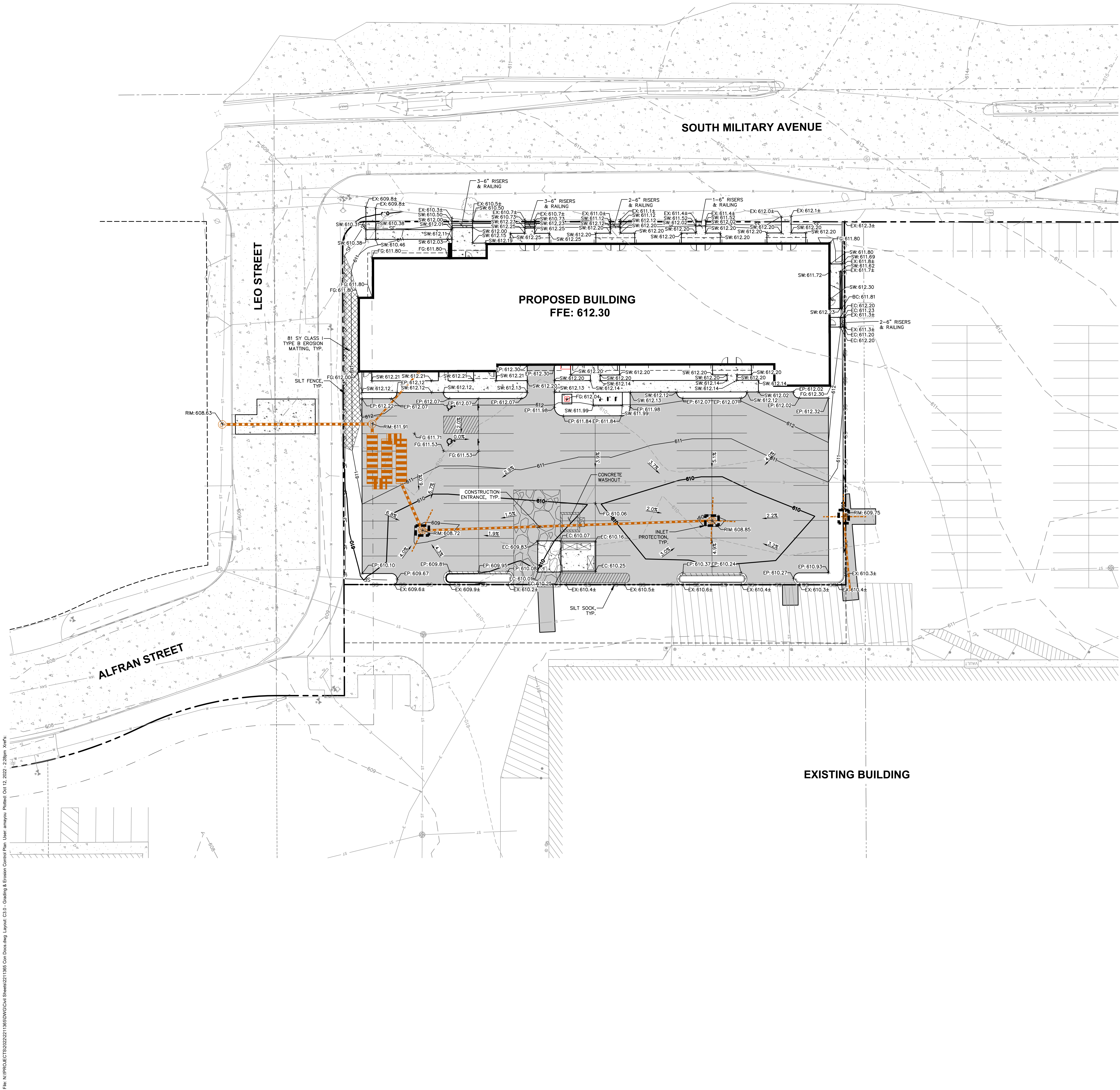
SITE PLAN

C2.0

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File: N:\PROJ\ECTS\2022\2021\1965\DWG\Civil Sheets\211965_Civil Docs.dwg Layout: C3.0 - Grading & Erosion Control Plan User: amayana Printed: Oct 12, 2022 - 2:28pm View: 1



EROSION CONTROL NOTES

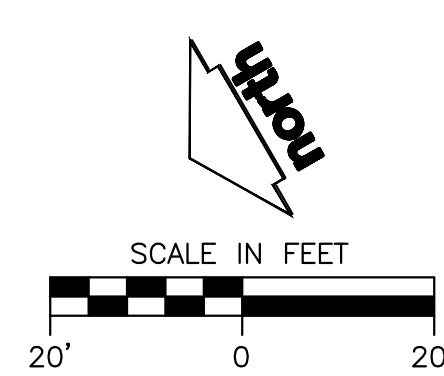
- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF GREEN BAY OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF GREEN BAY ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF GREEN BAY PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF GREEN BAY.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DOWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ON SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
- STABILIZATION PRACTICES:**
 - STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - PERMANENT SEEDING: IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION.
 - TEMPORARY SEEDING: MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE).
 - HYDRO-MULCHING WITH A TACKIFIER
 - GEOTEXTILE EROSION MATTING
 - SODDING

GRADING AND SEEDING NOTES

- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A MOST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
- ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
- CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
- ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF GREEN BAY ORDINANCE.

LEGEND

PROPERTY LINE	→ DRAINAGE DIRECTION
RIGHT-OF-WAY	RETAINING WALL
EASEMENT LINE	SILT FENCE
BUILDING OUTLINE	SILT SOCK
BUILDING OVERHANG	CONSTRUCTION ENTRANCE
EDGE OF PAVEMENT	EROSION MATTING
STANDARD CURB AND GUTTER	SPOT ELEVATION
REJECT CURB AND GUTTER	EP - EDGE OF PAVEMENT
ASPHALT PAVEMENT	FG - FINISH GRADE
CONCRETE PAVEMENT	EC - EDGE OF CONCRETE
PROPOSED 1 FOOT CONTOUR	BC - BACK OF CURB
PROPOSED 5 FOOT CONTOUR	EX - MATCH EXISTING GRADE
EXISTING 1 FOOT CONTOUR	HP - HIGH POINT
EXISTING 5 FOOT CONTOUR	SW - SIDEWALK
	INLET PROTECTION



PROJECT:
BAY CITY LOFTS
216 S. MILITARY AVE.
GREEN BAY, WI

OWNER:
GORMAN & COMPANY
200 N Main Street
Oregon, WI 53575

ARCHITECT:
KARB + ASSOCIATES
ARCHITECTS
648 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD PROFESSIONAL
SERVICES, INC.
7402 STONE RIDGE DRIVE
WESTON, WI 54476

STRUCTURAL ENGINEER:
SPIRE ENGINEERING, INC.
305 N Plankinton Avenue
Suite 101
Milwaukee, WI 53203

DATE	REVISION
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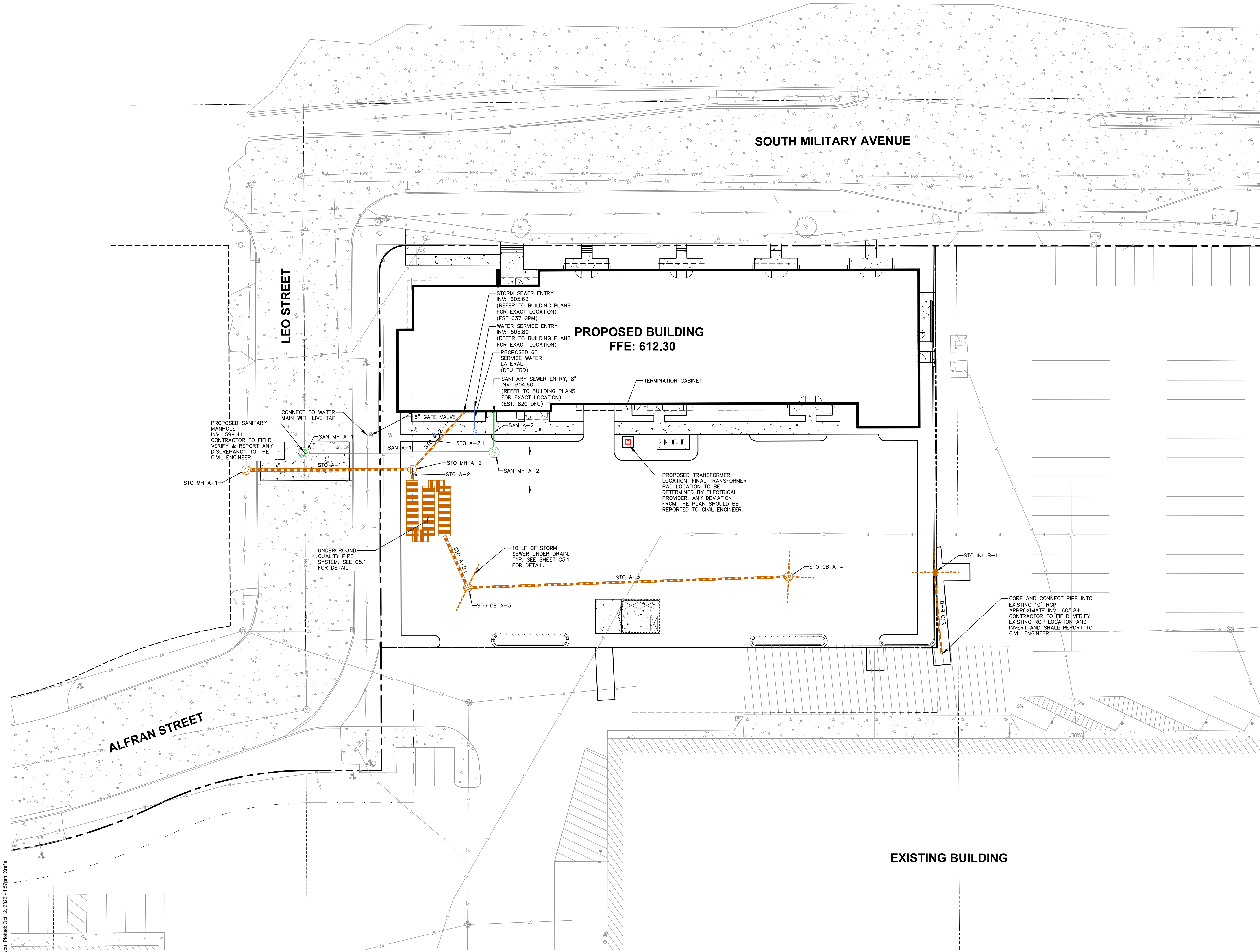
DESIGN REVIEW - NOT FOR CONSTRUCTION -

PROJ. NO.	220204
SCALE	AS INDICATED
PHASE	95% CONSTR. DOC.
DATE	10.14.2022

GRADING & EROSION CONTROL PLAN
C3.0

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UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF ANY UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN - AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- STORM SEWER SPECIFICATIONS -

PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S". POLYVINYLCHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR 35 FOR PIPE SIZES 8"-15" WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212 AND ASTM 1785 SCHEDULE 40 FOR PIPE SIZES 6" OR SMALLER.

BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".

MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE PROVIDED IN ACCORDANCE WITH THE STORM STRUCTURE TABLE ON SHEET 54.0.

FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

12. WATER MAIN SPECIFICATIONS -

PIPE - DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE "STANDARD SPECIFICATIONS". POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACER WIRE AND CONFORM WITH SPS 382.30(11)(v).

VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.4.3.2 OF THE "STANDARD SPECIFICATIONS".

BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".

13. SANITARY SEWER SPECIFICATIONS -

PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212 FOR PIPE SIZES 8" TO 15", ASTM 1785, SCHEDULE 40 FOR PIPE SIZES 6" OR SMALLER.

BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFIRM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.4.3.2 (A)."

BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". BACKFILL WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".

14. WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION SHALL BE INSTALLED IN CONFORMANCE WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- RETAINING WALL
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- 8"x4"x2" INSULATION (PLAN VIEW)

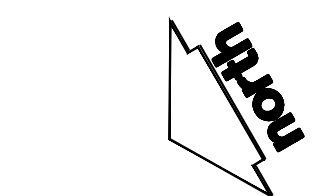
PROPOSED STORM SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO CB A-3	608.71	E INV: 604.21 (15") SW INV: 604.46 (12")	4.5	48 IN MH (FLAT)	R-2556 TYPE G
STO CB A-4	608.85	NE INV: 605.21 (12")	3.6	36 IN MH (FLAT)	R-2556 TYPE G
STO MH A-1	606.90	SE INV: 603.47 (30") SW INV: 603.57 (15") NW INV: 603.47 (30")	3.4	72 IN MH (FLAT)	R-1556 SOLID LID
STO MH A-2	611.90	NE INV: 603.96 (15") NW INV: 604.06 (15") S INV: 605.26 (8")	7.9	60 IN MH (FLAT)	R-1556 SOLID LID

PROPOSED STORM SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE
STO A-1	STO MH A-2	STO MH A-1	77'	603.96	603.57	0.50%	15 IN
STO A-2	END CAP	STO MH A-2	5'	604.08	604.06	0.50%	15 IN
STO A-2.1	BUILDING	STO MH A-2	36'	605.63	605.26	1.04%	8 IN
STO A-2a	STO CB A-3	END CAP	26'	604.21	604.08	0.50%	15 IN
STO A-3	STO CB A-4	STO CB A-3	149'	605.21	604.46	0.50%	12 IN
STO B-0	STO INL B-1	10" RCP	38'	607.08	605.87	3.18%	8 IN

PROPOSED SANITARY SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
SAN MH A-1	609.03	SE INV: 599.41 (8") NW INV: 599.41 (8") SW INV: 602.36 (8")	9.6	48 IN MH	R-1556 SOLID LID
SAN MH A-2	611.97	NE INV: 604.13 (8") SE INV: 604.23 (8")	7.8	48 IN MH	R-1556 SOLID LID

*OUTSIDE DROP SANITARY MANHOLE. SEE SHEET C5.0 FOR DETAIL.

PROPOSED SANITARY SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE
SAN A-1	SAN MH A-2	SAN MH A-1	88'	604.13	602.36	2.00%	8 IN
SAN A-2	BUILDING	SAN MH A-2	19'	604.60	604.23	2.00%	8 IN



SCALE IN FEET
20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

KA
KORB + ASSOCIATES ARCHITECTS

JSD

PROJECT:
BAY CITY LOFTS
216 S. MILITARY AVE.
GREEN BAY, WI

OWNER:
GORMAN & COMPANY
200 N Main Street
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ARCHITECT:
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CIVIL ENGINEER:
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7402 STONE RIDGE DRIVE
WESTON, WI 54476

STRUCTURAL ENGINEER:
SPIRE ENGINEERING, INC.
305 N Plankinton Avenue
Suite 101
Milwaukee, WI 53203

DATE REVISION

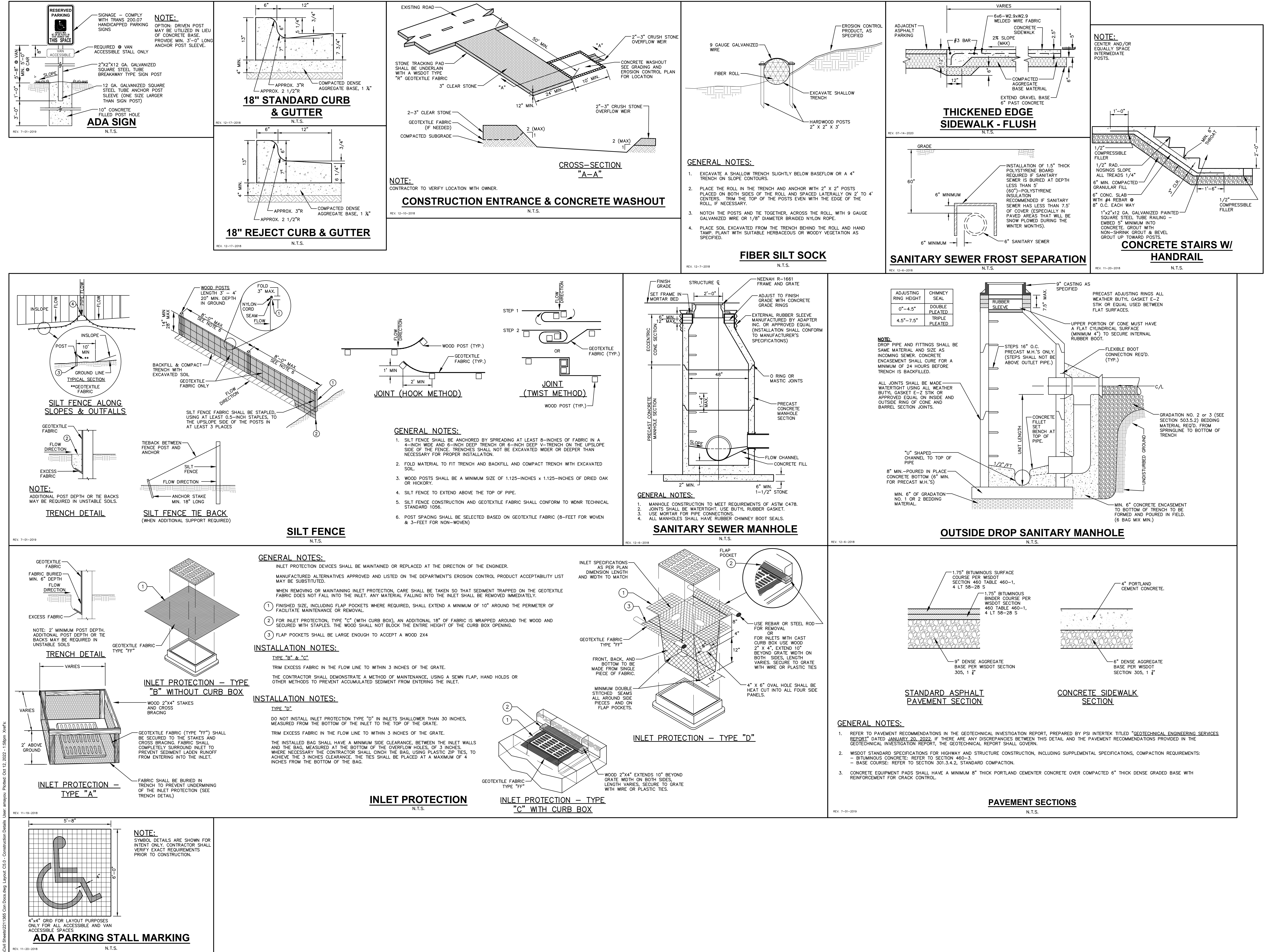
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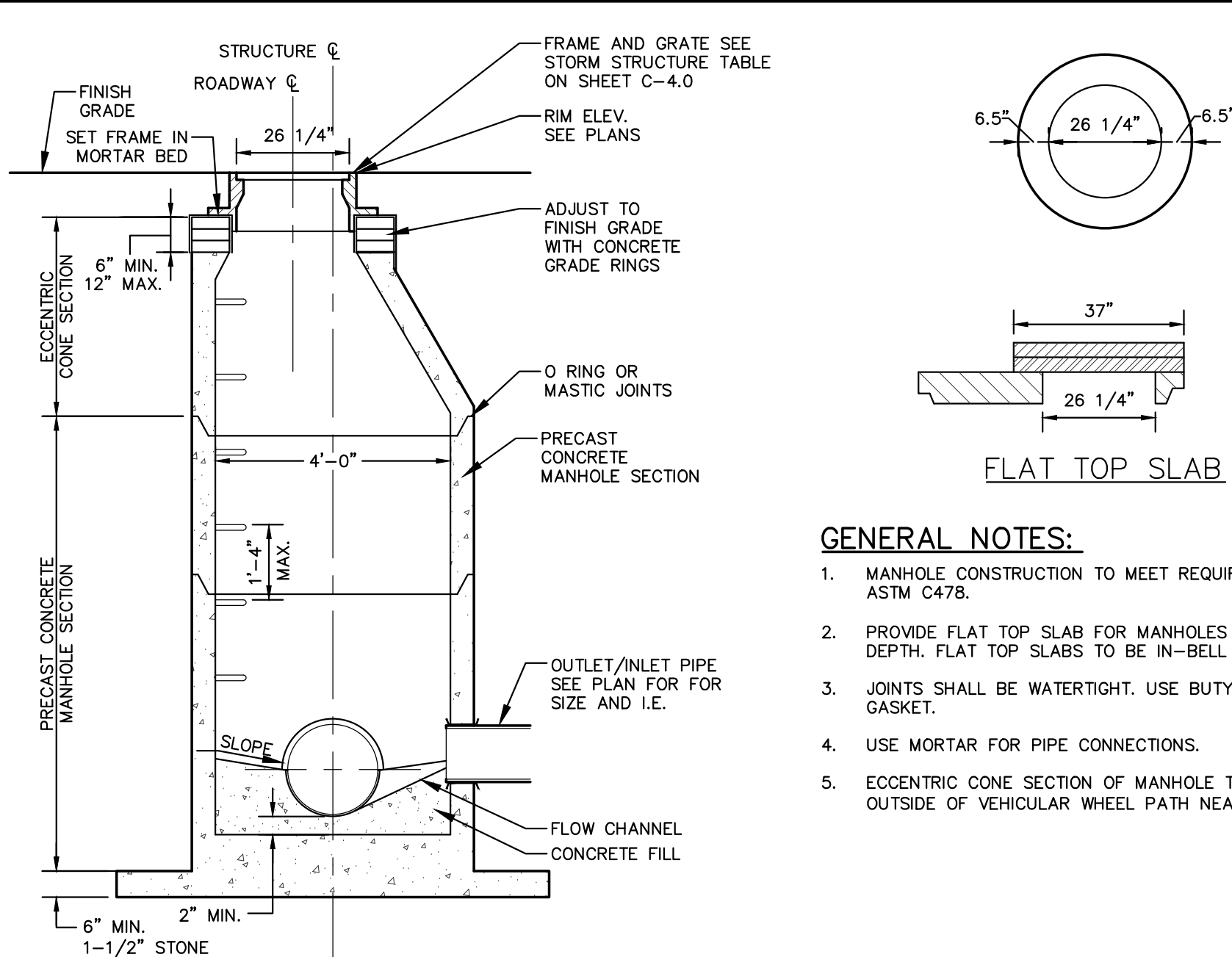
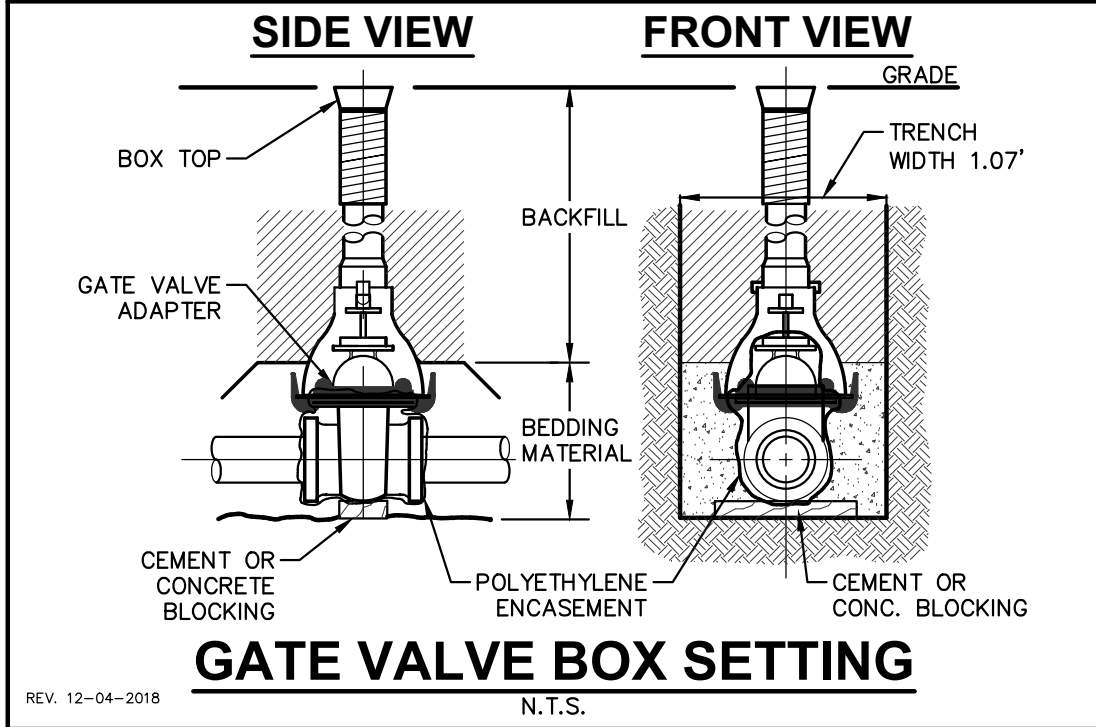
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SCALE	AS INDICATED
PHASE	95% CONSTR. DOC.
DATE	10.14.2022

UTILITY PLAN

C4.0

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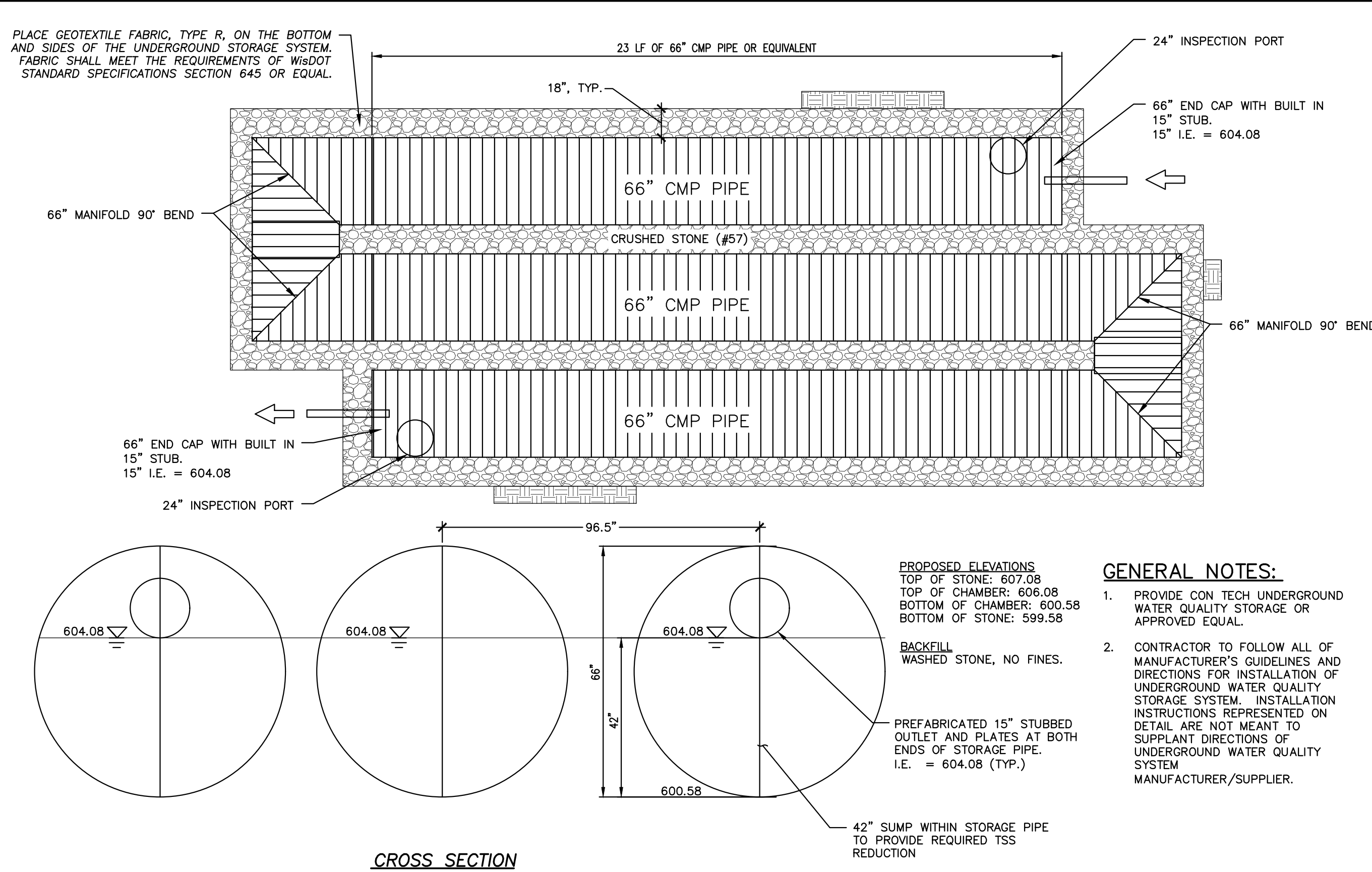




GENERAL NOTES:

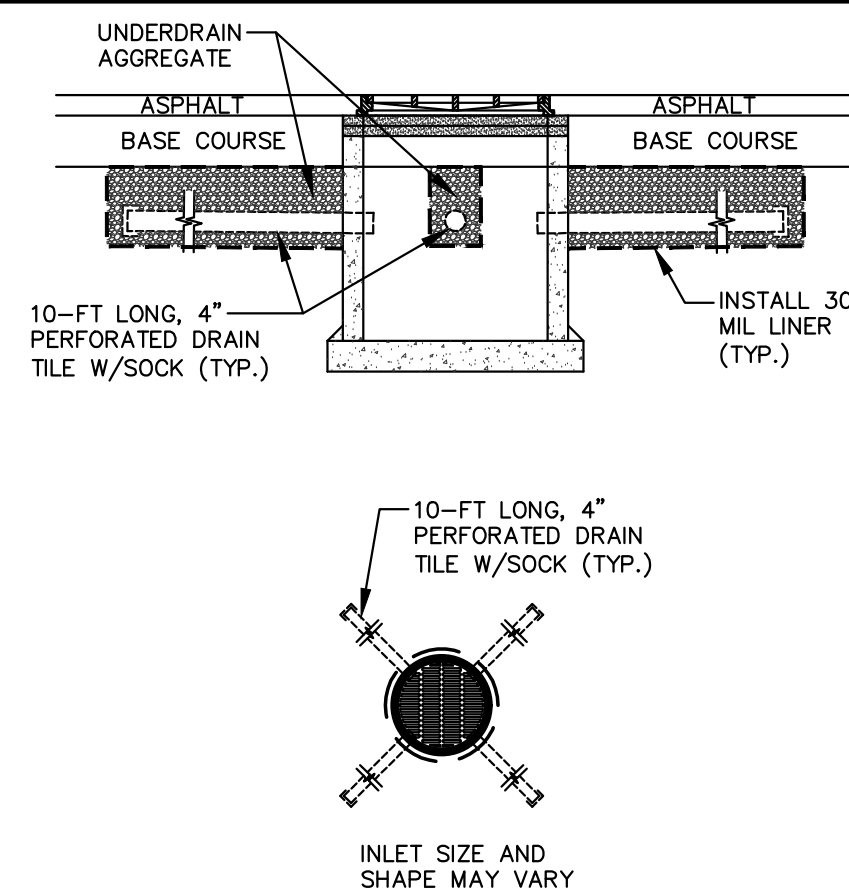
1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ROADWAY.

FLAT TOP SLAB



GENERAL NOTES:

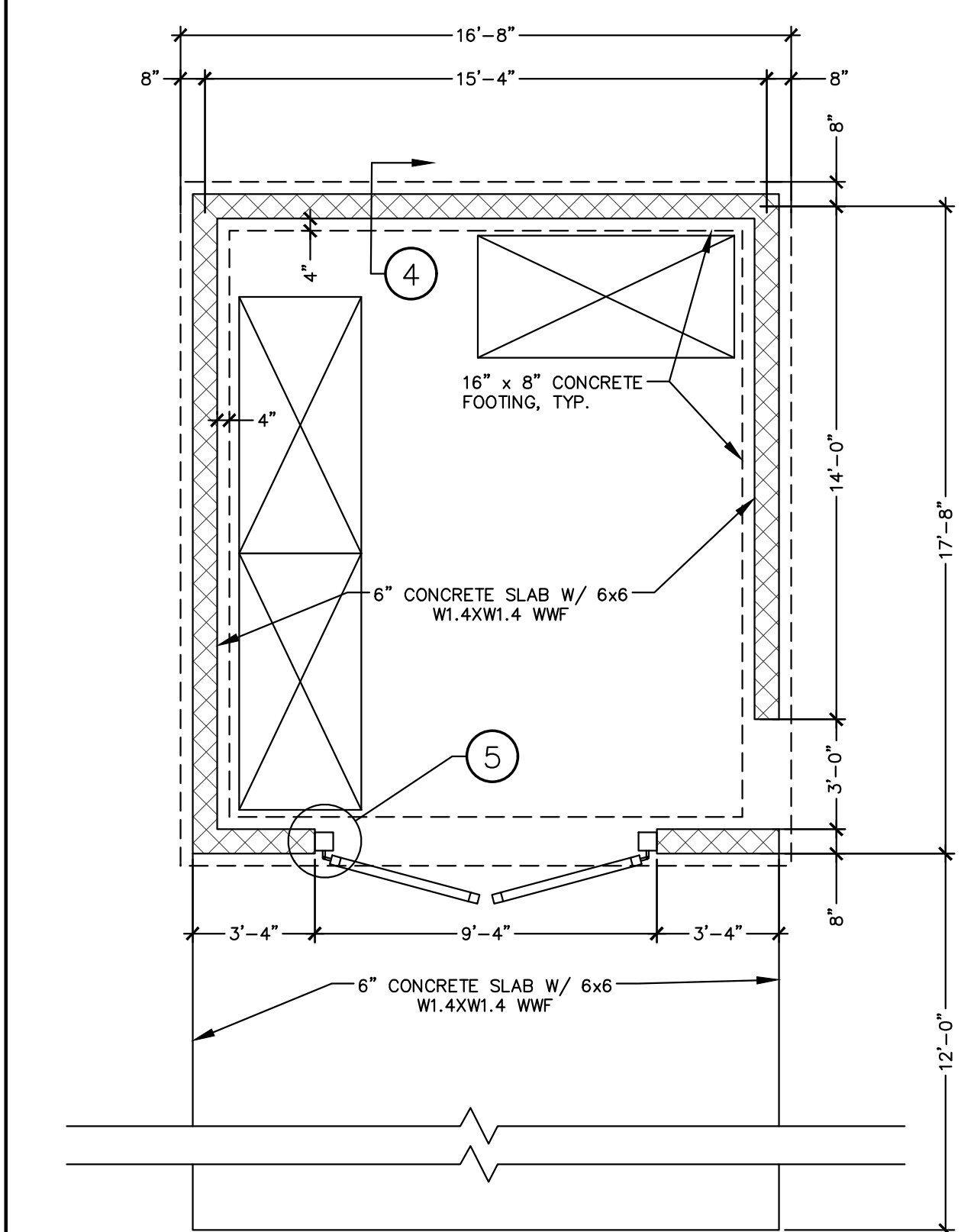
1. PROVIDE CON TECH UNDERGROUND WATER QUALITY STORAGE OR APPROVED EQUAL.
2. CONTRACTOR TO FOLLOW ALL OF MANUFACTURER'S GUIDELINES AND DIRECTIONS FOR INSTALLATION OF UNDERGROUND WATER QUALITY STORAGE SYSTEM. INSTALLATION INSTRUCTIONS REPRESENTED ON DETAIL ARE NOT MEANT TO SUPPLANT DIRECTIONS OF UNDERGROUND WATER QUALITY SYSTEM MANUFACTURER/SUPPLIER.



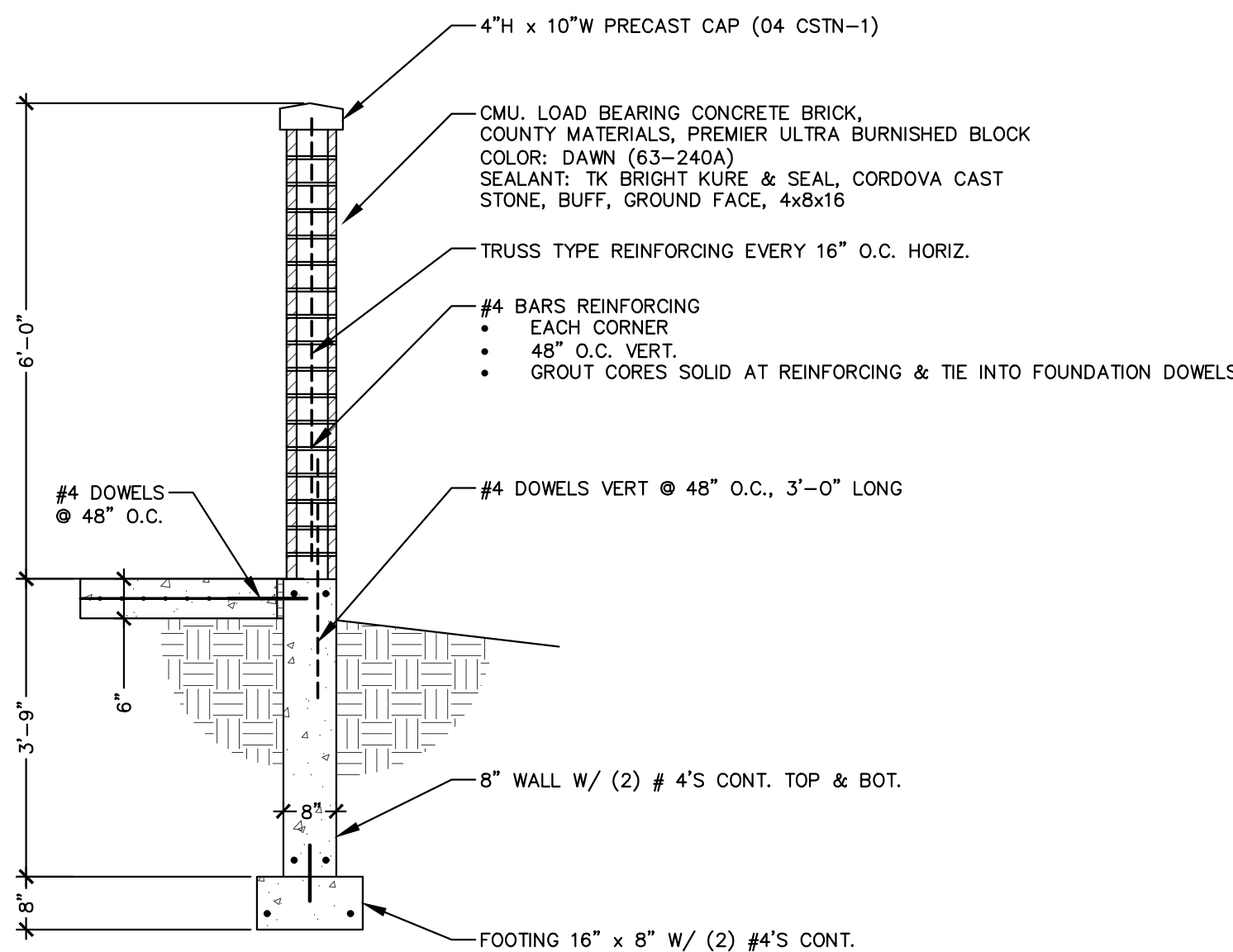
GENERAL NOTES:

1. UNDERDRAINS SHALL BE INSTALLED ON ALL INLET/CATCH BASINS LOCATED WITHIN IMPERVIOUS PAVEMENTS.
2. UNDERDRAIN CONNECTIONS SHALL BE CORED ONSITE.
3. UNDERDRAIN VERTICAL LOCATION MAY VARY DEPENDING ON STORM SEWER PIPE LOCATION.
4. ALTERNATIVE DESIGN MAY BE SUBSTITUTED IF SHOP DRAWINGS ARE SUBMITTED AND APPROVED BY CITY OF GREEN BAY.

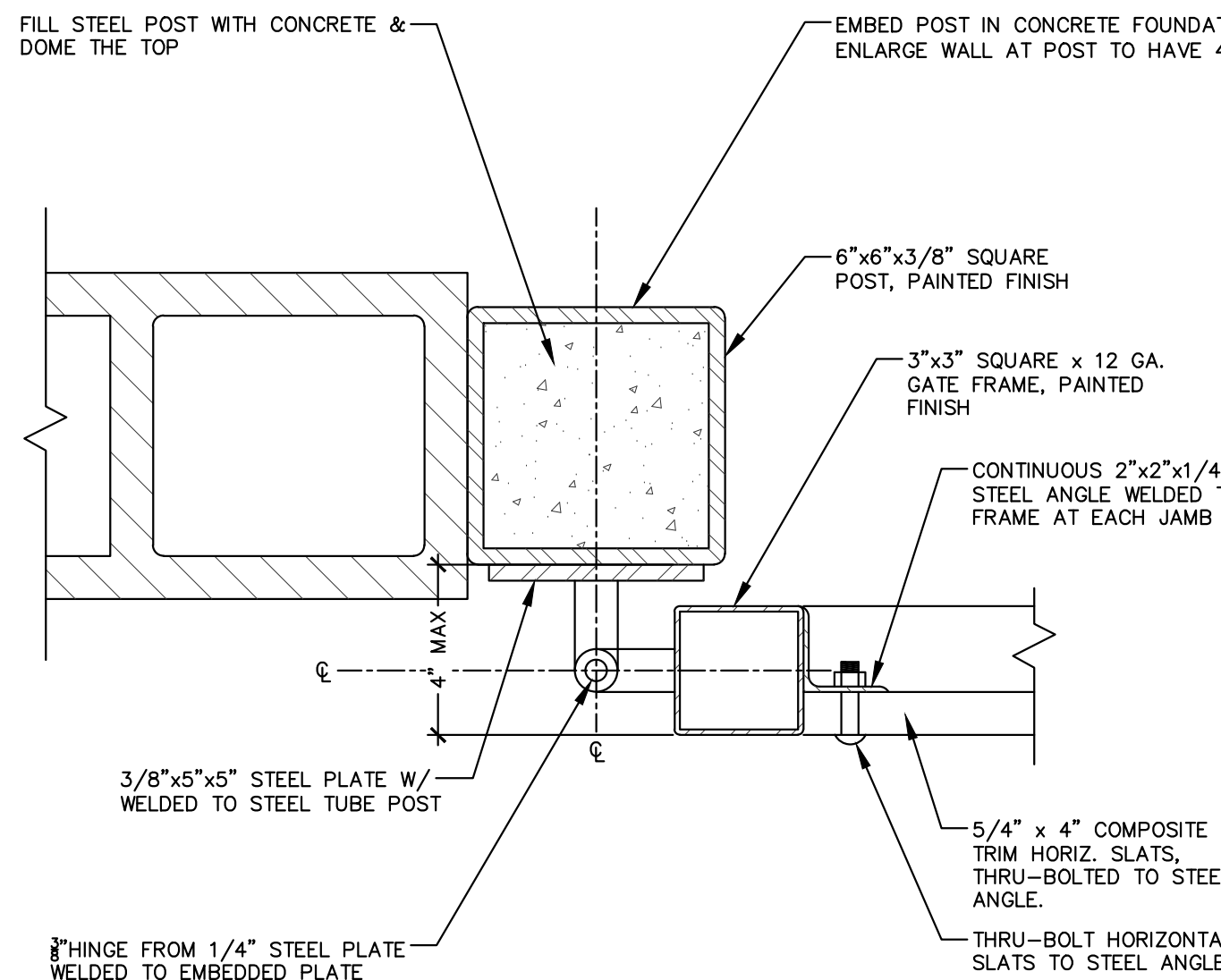
CATCH BASIN/INLET UNDERDRAIN



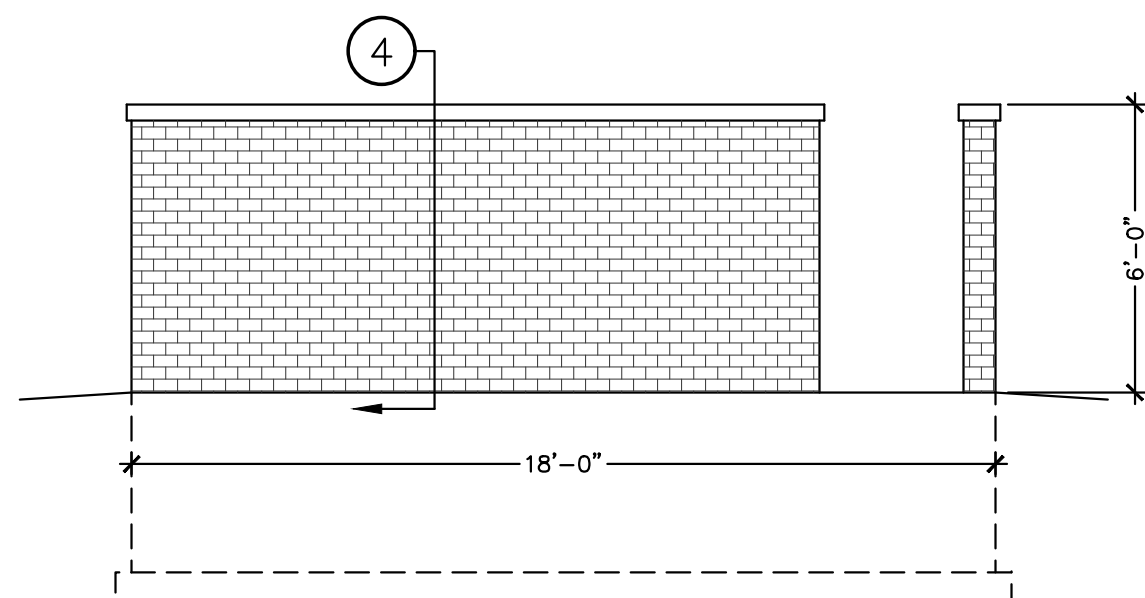
1 TRASH ENCLOSURE PLAN



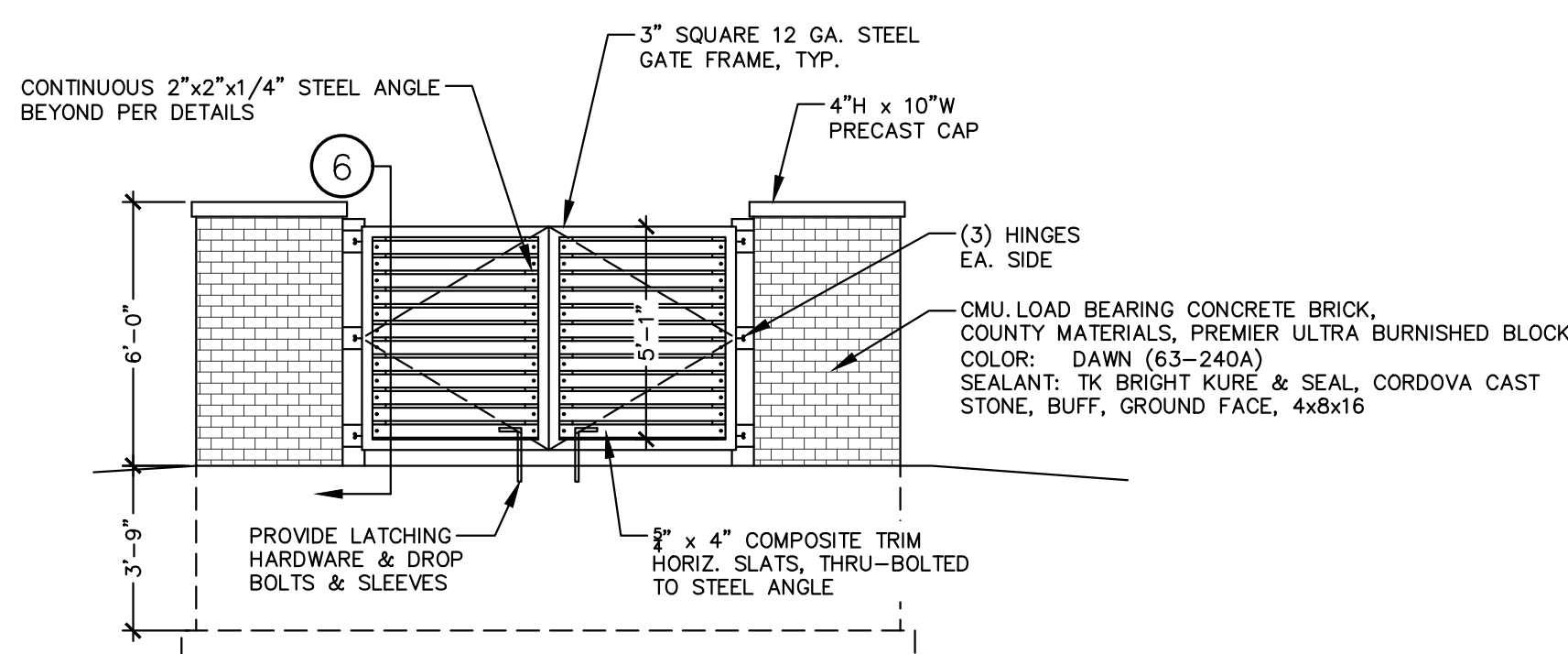
4 TRASH ENCLOSURE WALL SECTION



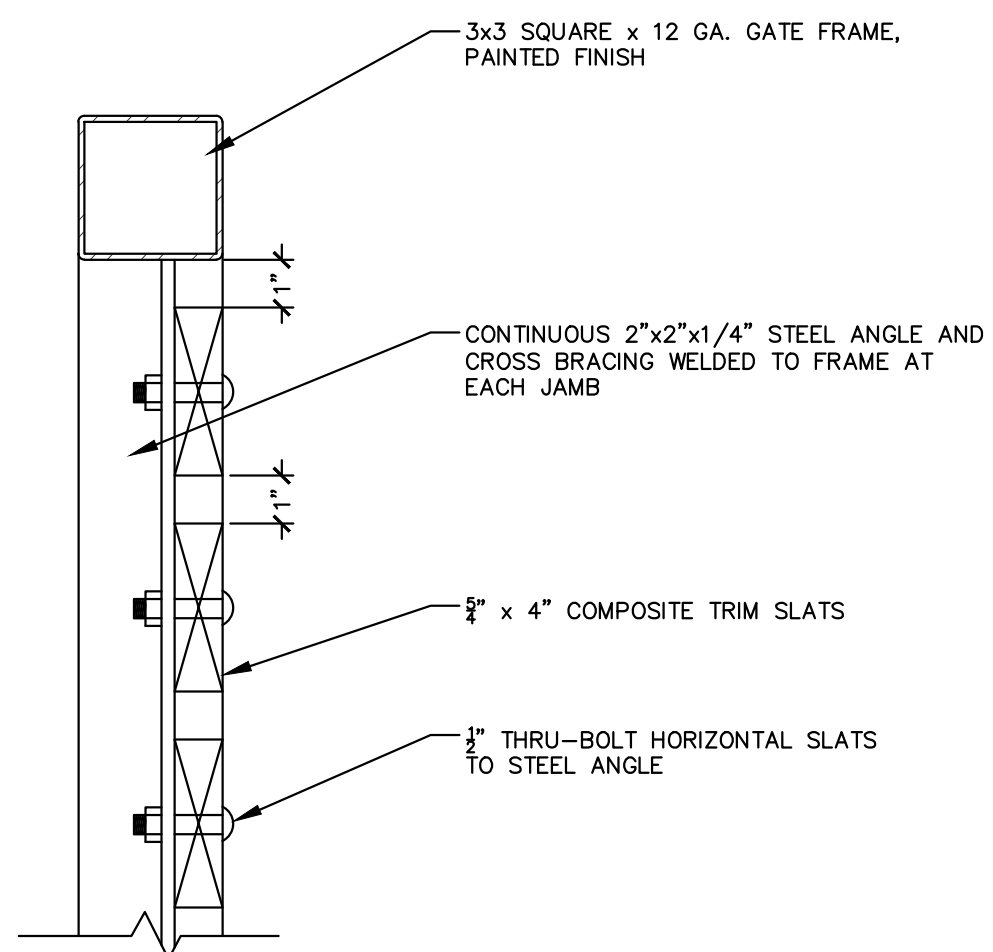
5 TRASH ENCLOSURE GATE JAMB



2 TRASH ENCLOSURE SIDE ELEVATION



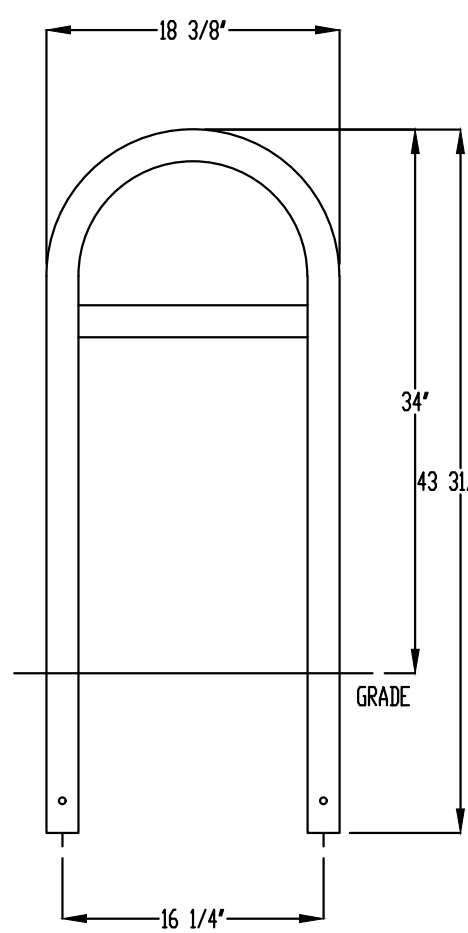
3 TRASH ENCLOSURE FRONT ELEVATION



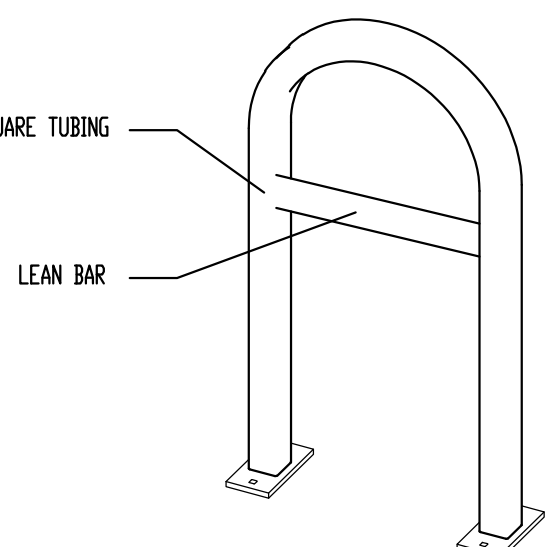
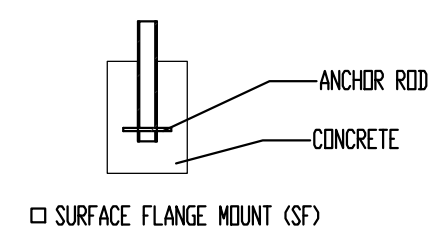
6 TRASH ENCLOSURE GATE HEAD

TRASH ENCLOSURE DETAIL

N.T.S.



CHECK DESIRED MOUNT



PRODUCT: 1200-SF
DESCRIPTION: PHOENIX SINGLE SIDED BIKE RACK
2 BOX, SURFACE MOUNT
DATE: 10-22-18
ENG: DMC

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. COLOR SHALL BE BLACK POWDER COATED. SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OF CONDUIT RUNS.
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SQUARE 'U' BIKE RACK

N.T.S.



DESIGN REVIEW - NOT FOR CONSTRUCTION -

PROJECT:
BAY CITY LOFTS
216 S. MILITARY AVE.
GREEN BAY, WI

OWNER:
GORMAN & COMPANY
200 N Main Street
Oregon, WI 53575

ARCHITECT:
KORB + ASSOCIATES
ARCHITECTS
648 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD PROFESSIONAL
SERVICES, INC.
7402 STONE RIDGE DRIVE
WESTON, WI 54476

STRUCTURAL ENGINEER:
SPIRE ENGINEERING, INC.
305 N Plankinton Avenue
Suite 101
Milwaukee, WI 53203

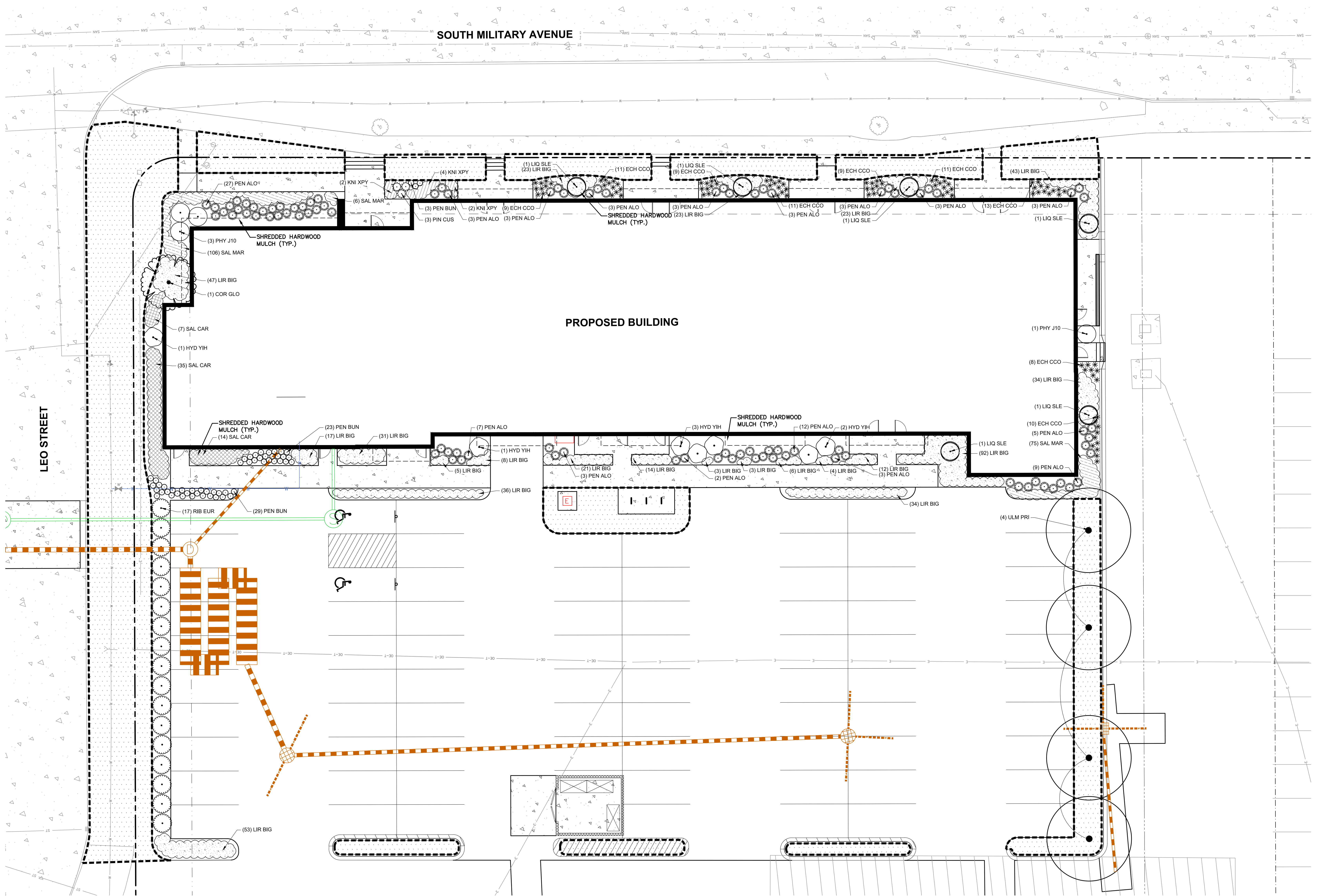
DATE REVISION

PROJ. NO.	220204
SCALE	AS INDICATED
PHASE	95% CONSTR. DOC.
DATE	10.14.2022

CONSTRUCTION
DETAILS

C5.1

DIGGERS HOTLINE
Toll Free (800) 242-8511



- GENERAL NOTES**
1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
 6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
 7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
 8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.

LEGEND

KENTUCKY BLUEGRASS BLEND (SOD)

10' 0 10'

SCALE IN FEET

DIGGERS HOTLINE
Toll Free (800) 242-8511

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Milwaukee, WI 53203

DATE REVISION

DESIGN REVIEW - NOT FOR CONSTRUCTION -

LANDSCAPE PLAN

L1.0

PROJ. NO. 2203244
SCALE AS INDICATED
PHASE 95% CONSTR. DOC.
DATE 10.14.2022

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LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
INTERIOR PARKING LOT LANDSCAPING 10% OF INTERIOR PARKING LOT DEVOTED TO LANDSCAPE PLANTINGS	2,199 SF (21986.99)(.10)=2198.69	2,164 SF
25-100 PARKING SPACES (1 TREE PER 10 SPACES)	9 TREES (85 SPACES/10=8.5)	4 TREES
LANDSCAPE ISLANDS AT THE END OF EACH PARKING ROW	YES	YES
MINIMUM INTERIOR ISLAND DIMENSION 10' WIDTH AND 15' LENGTH	YES	NO
ISLANDS PLANTED W/ GROUND COVER OR SOD AND MINIMUM 1 TREE PER ISLAND	YES	YES
PERIMETER PARKING LOT LANDSCAPING SCREEN PARKING LOT FROM PUBLIC STREETS AND SIDEWALKS, PUBLIC OPEN SPACE AND ADJACENT PROPERTIES	YES	YES
BUILDING FOUNDATION LANDSCAPING PLANTED WITH ORNAMENTAL PLANT MATERIAL (TREES, FLOWERING SHRUBS, PERENNIALS AND GROUNDCOVERS)	YES	YES
GENERAL REQUIREMENTS TREE SPECIES MIX: ANY ONE SPECIES SHALL NOT MAKE UP MORE THAN 50% OF THE TOTAL TREE PLANTINGS MINIMUM PLANTING SIZES: DECIDUOUS TREES ORNAMENTAL DECIDUOUS TREES EVERGREEN TREES SHRUBS	NO MORE THAN 50% PER SPECIES OF TREE 2" CALIPER 1.5" CALIPER 6' IN HEIGHT #5 GALLON	YES YES

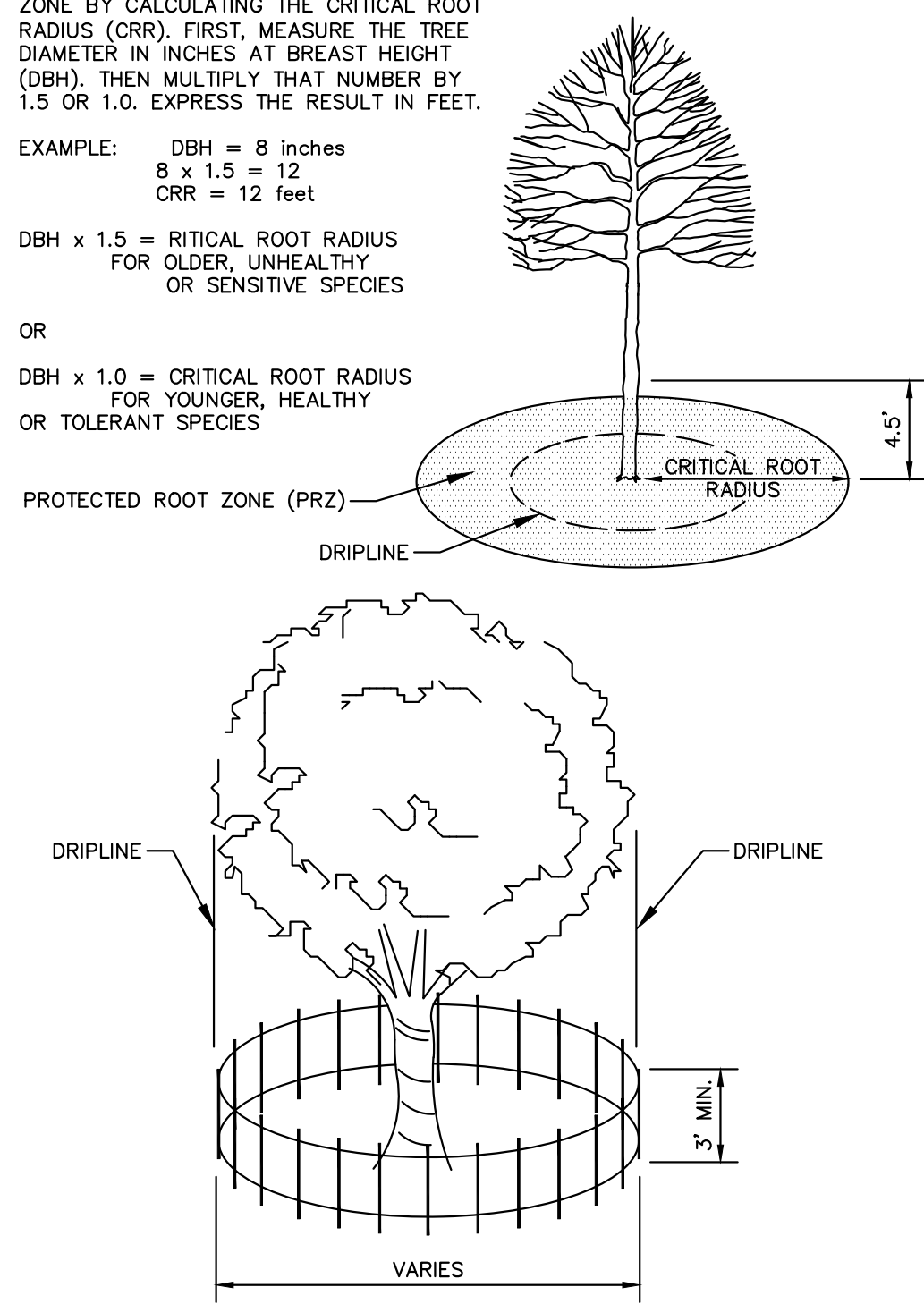
APPROXIMATE A TREE'S PROTECTED ROOT
ZONE BY CALCULATING THE CRITICAL ROOT
RADIUS (CRR). FIRST, MEASURE THE TREE
DIAMETER IN INCHES AT BREAST HEIGHT
(DBH), THEN MULTIPLY THAT NUMBER BY
1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

EXAMPLE: DBH = 8 inches
8 x 1.5 = 12
CRR = 12 feet

DBH x 1.5 = CRITICAL ROOT RADIUS
FOR OLDER, UNHEALTHY
OR SENSITIVE SPECIES

OR

DBH x 1.0 = CRITICAL ROOT RADIUS
FOR YOUNGER, HEALTHY
OR TOLERANT SPECIES

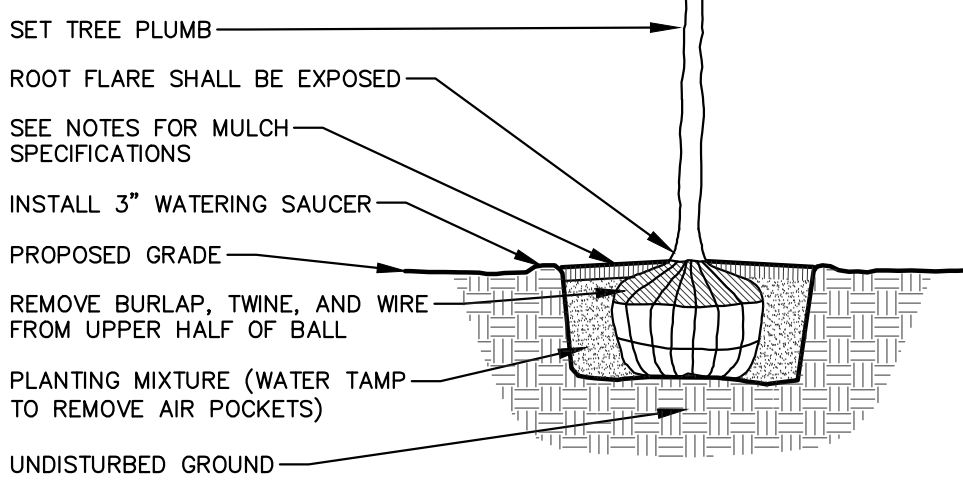


- NOTE:
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA SURROUNDING THE TREE WITHIN THE CRITICAL ROOT RADIUS
 - NO EXCAVATION IS PERMITTED WITHIN THE CRITICAL ROOT RADIUS
 - IF EXCAVATION WITHIN THE CRITICAL ROOT RADIUS OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTER PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

1 TREE PROTECTION FENCING
L2.0 NTS

NOTE:

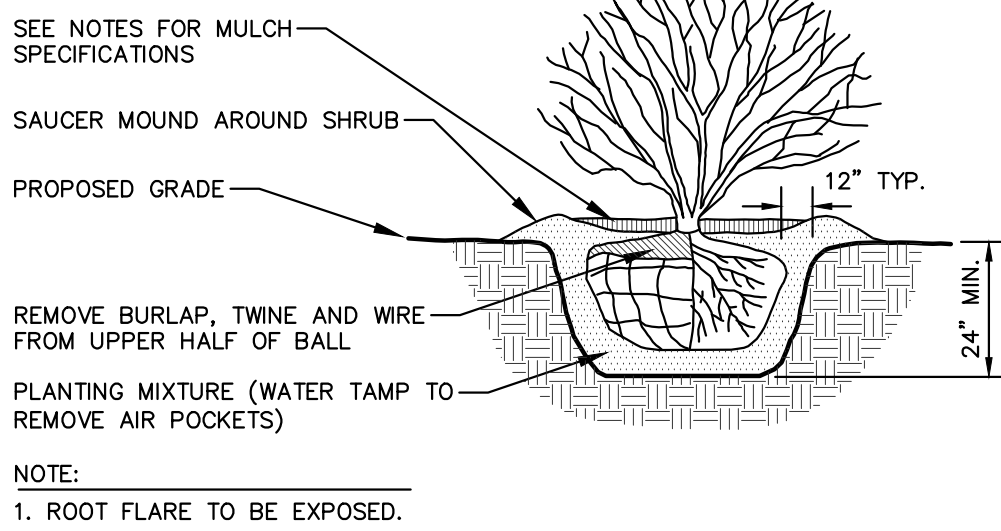
- DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
- TREE PIT DIAMETER SHALL BE AT LEAST TWO-TIMES ROOT BALL DIAMETER IN ALL DIRECTIONS. SLOPE SIDES OF TREE PIT FROM PROPOSED GRADE TO BOTTOM OF ROOT BALL IN ALL DIRECTIONS.



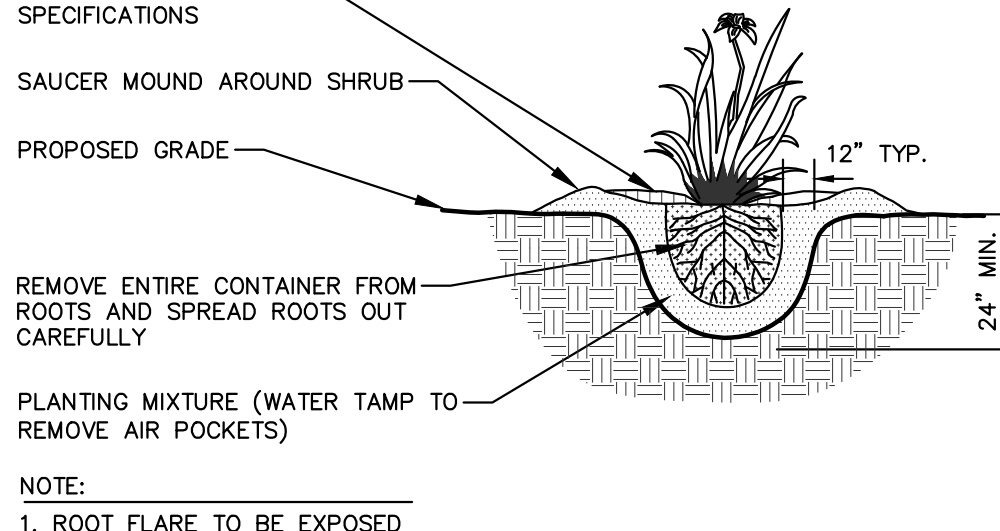
2 DECIDUOUS TREE
L2.0 NTS



3 DECIDUOUS/EVERGREEN SHRUB
L2.0 NTS



4 PERENNIAL/ORNAMENTAL GRASS
L2.0 NTS



GENERAL NOTES

- GENERAL: ALL WORK IN THE R-0-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY ONE OF THE REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF INSEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT THIN. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES, BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRAGILE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 1/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE, SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LOPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
- MATERIALS - (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SEEDING & SODDING NOTES

- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPETS "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.
- MATERIALS - SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ETI) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH. TIME OF CUTTING MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPORTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

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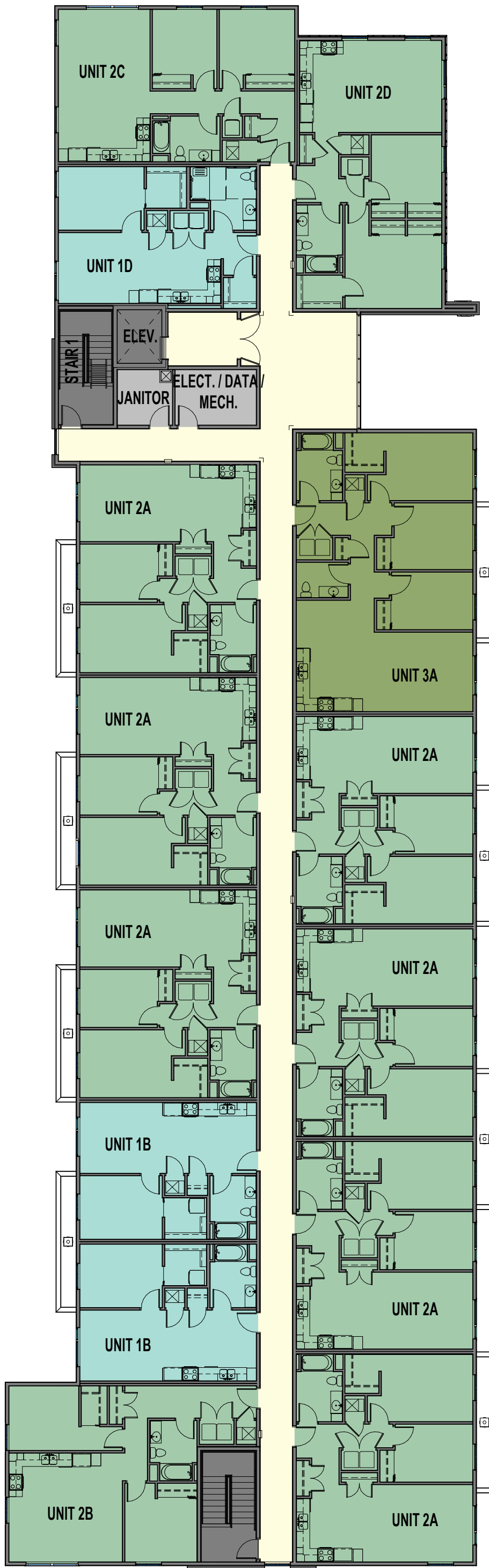
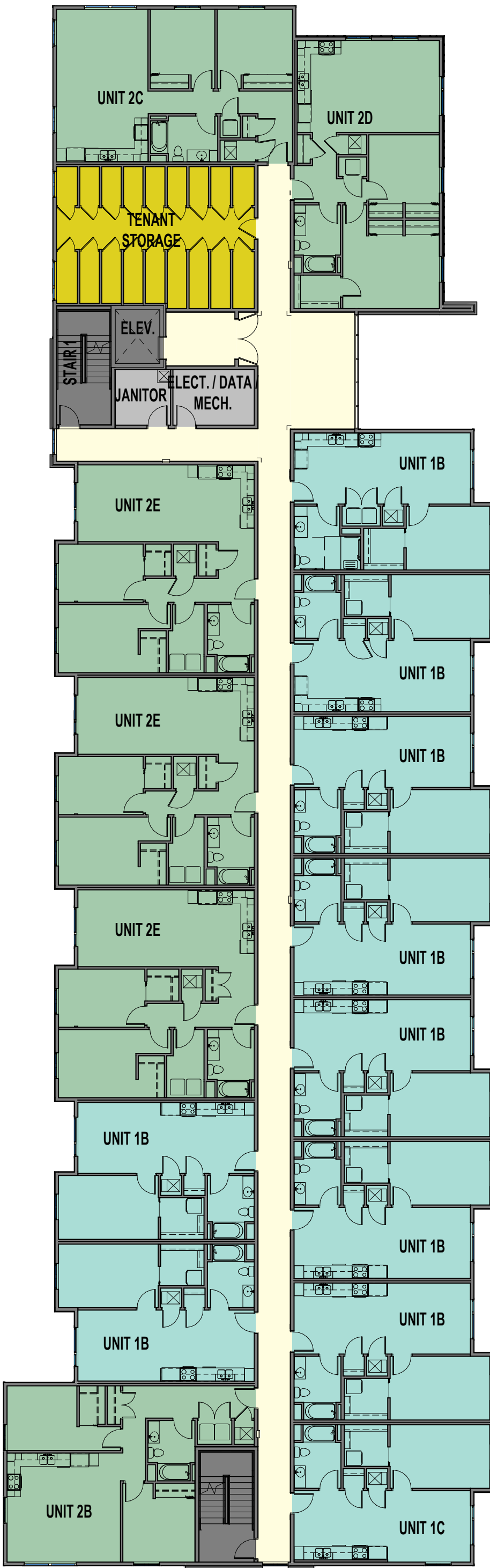
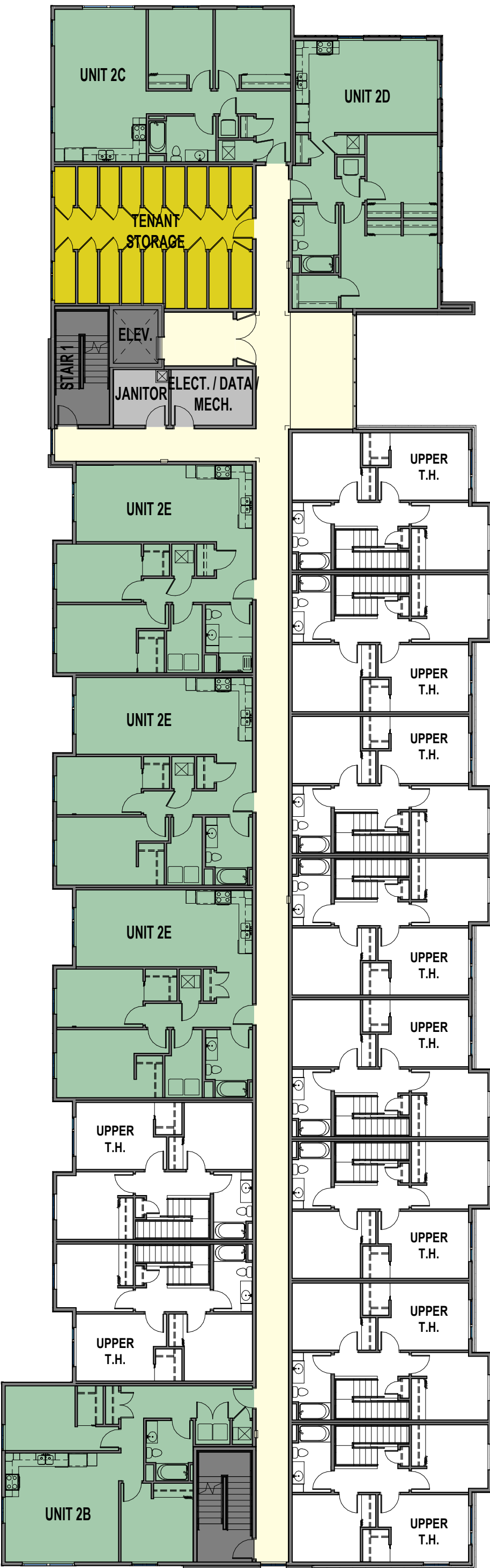
DATE REVISION

DESIGN REVIEW - NOT FOR CONSTRUCTION -

PROJ. NO.	220204
SCALE	AS INDICATED
PHASE	95% CONSTR. DOC.
DATE	10.14.2022

LANDSCAPE
NOTES & DETAILS

L2.0



UNIT SUMMARY		
UNIT	Beds/Baths	Unit Type
UNIT 308	1BR 1BA	1C
UNIT 307	1BR 1BA	1B
UNIT 306	1BR 1BA	1B
UNIT 305	1BR 1BA	1B
UNIT 304	1BR 1BA	1B
UNIT 303	1BR 1BA	1B
UNIT 302	1BR 1BA	1B
UNIT 301	1BR 1BA	1B
UNIT 311	1BR 1BA	1B
UNIT 310	1BR 1BA	1B
UNIT 412	1BR 1BA	1D
UNIT 407	1BR 1BA	1B
UNIT 408	1BR 1BA	1B
1BR 1BA: 13		
UNIT 209	2BR 1BA	2B
UNIT 212	2BR 1BA	2E
UNIT 213	2BR 1BA	2E
UNIT 214	2BR 1BA	2E
UNIT 215	2BR 1BA	2C
UNIT 216	2BR 1BA	2D
UNIT 109	2BR 1BA	2B
UNIT 112	2BR 1BA	2A
UNIT 316	2BR 1BA	2D
UNIT 315	2BR 1BA	2C
UNIT 314	2BR 1BA	2E
UNIT 313	2BR 1BA	2E
UNIT 312	2BR 1BA	2E
UNIT 309	2BR 1BA	2B
UNIT 413	2BR 1BA	2C
UNIT 414	2BR 1BA	2D
UNIT 402	2BR 1BA	2A
UNIT 403	2BR 1BA	2A
UNIT 404	2BR 1BA	2A
UNIT 405	2BR 1BA	2A
UNIT 406	2BR 1BA	2B
UNIT 408	2BR 1BA	2A
UNIT 410	2BR 1BA	2A
UNIT 411	2BR 1BA	2A
2BR 1BA: 24		
UNIT 101.1 (LOWER)	3BR 1.5BA	TH-A
UNIT 102.1 (LOWER)	3BR 1.5BA	TH-A
UNIT 103.1 (LOWER)	3BR 1.5BA	TH-A
UNIT 104.1 (LOWER)	3BR 1.5BA	TH-A
UNIT 105.1 (LOWER)	3BR 1.5BA	TH-A
UNIT 106.1 (LOWER)	3BR 1.5BA	TH-A
UNIT 107.1 (LOWER)	3BR 1.5BA	TH-A
UNIT 108.1 (LOWER)	3BR 1.5BA	TH-A
UNIT 110.1 (LOWER)	3BR 1.5BA	TH-A
UNIT 111.1 (LOWER)	3BR 1.5BA	TH-A
UNIT 401	3BR 1.5BA	3A
3BR 1.5BA: 11		
TOTAL OF ALL UNITS: 48		



PERSPECTIVE - S. MILITARY AVE NE CORNER



PERSPECTIVE - S. MILITARY AVE ENTRY



PERSPECTIVE - SOUTH WEST CORNER



PERSPECTIVE - S. MILITARY AVE SOUTH EAST CORNER

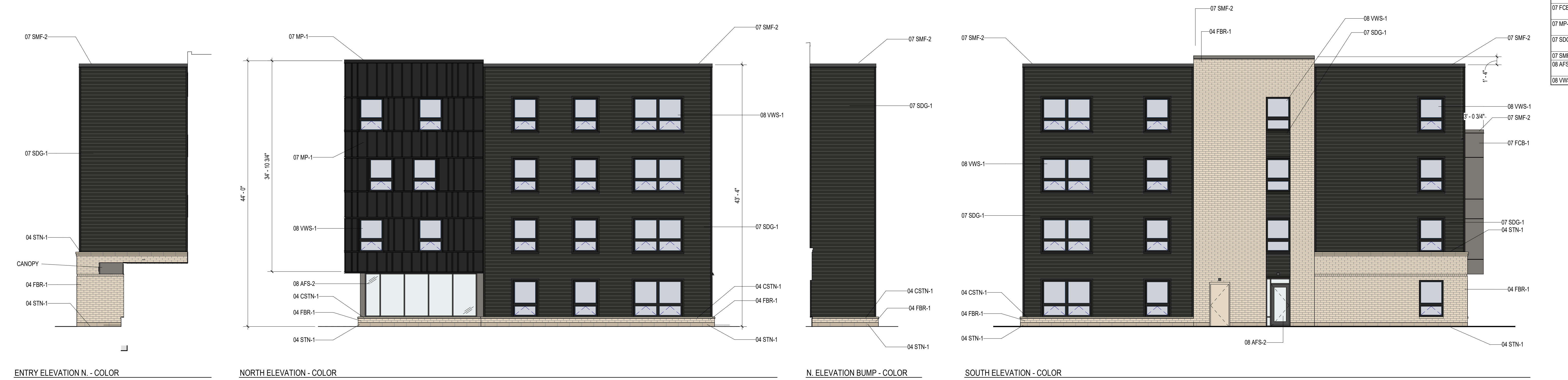


PERSPECTIVE - NORTH WEST CORNER

NOT FOR CONSTRUCTION

KEYNOTE	DESCRIPTION
04 CSTM-1	04 72 00 / CAST STONE SILL - TO MATCH CORDEOVA BUFF
04 FBR-1	04 26 13 / FACE BRICK - UTILITY SIZE (BEDDEN 481-463 SMOOTH)
04 STN-1	04 53 13 / CORDEOVA STONE - BUFF GROUND FACE 4" X 8" X 24"
07 FC-1	07 46 48 / HARDIE ARCHITECTURAL FIBER CEMENT BOARD PANEL - FINE SAND - AGED PEPPER
07 MP-1	07 46 19 / METAL PANEL (MAC METAL ARCHITECTURAL, MS1 & MS12 MODULAR - TITANIUM BLACK)
07 SDG-1	07 46 06 / PLANK PLANK FIBER CEMENT LAP SIDING - SMOOTH - IRON GRAY
07 SMF-2	07 82 00 / SHEET METAL FLASHING - PREFINISHED ALUMINUM
08 AFS-2	07 41 13 / ALUMINUM FRAMING SYSTEM - EXTERIOR, THERMALLY BROKEN (KNAIVER 451T - ANOZODIZED BLACK #29)
08 VWS-1	08 53 13 / VINYL WINDOW SYSTEM - QUAKER 3000 - BLACK

KA
KORB + ASSOCIATES ARCHITECTS



COLOR ELEVATIONS

BAY CITY LOFTS

22002-04

10.10.2022

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Report to the Green Bay Plan Commission

MEETING DATE

December 6, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # O.3

To approve a Conditional Use Permit (CUP) to allow Automobile Salvage operations at 1330 Tomlin Street, subject to the following condition:

- I. Compliance with all regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval. (11/07/2022)

BACKGROUND

Reason for Request: To permit the use of the property for automobile & metal salvage operations.

Zoning and Land Uses:

Subject Property: GI General Industrial Former Tire Recycling

North: GI General Industrial Rail Operations
South: GI General Industrial Manufacturing & Warehousing
East: GI General Industrial Trucking Outdoor Storage
West: GI General Industrial Auto Salvage & Warehousing

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject site and those areas adjacent to the north, east and west for general industrial use. Area to the south fronting Velp Avenue is General Commercial uses. Additionally, the Velp Avenue Area-wide Plan (adopted in June 2017) designates the property adjacent to the south (Alwin Manufacturing property) as Transformative Opportunity Site #3 with the most desirable and compatible land-uses to include commercial, office, mixed-use and modern industrial uses. The proposed use of the property for salvage operations is consistent with the recommendations of the Comprehensive & Velp Avenue Plans.

Report: The subject property is an existing 604,000 sq. ft. / 13.87 acre parcel located on the east side of Tomlin Street at its northernmost terminus abutting the 10-track Canadian National rail yard. The lot is currently vacant but contains a 2,700 square foot office/shop building, 12,000 square foot warehouse, 500 square foot trailer office, and a industrial truck scale.

The property currently has 26% of its area as impervious surface (2.5% buildings & 23.5% pavement) with the remaining 74% of its area being open space. The open space area is heavily vegetated and a small detention pond with approximately 40% of the area designated by the WI DNR as wetlands. The entire lot is currently located in the FEMA 100 Year Floodplain but is removed on the draft FEMA Flood Insurance Rate Maps anticipated to be adopted early next year.

The request for the Conditional Use Permit (CUP) is to permit a material recovery use to include automobile salvage/scrap yard operations, both defined in the Zoning Code as:

- Material recovery facility (major): A facility for the deposit, sorting, or batching, but not processing, of

post-consumer recyclable materials, including limited compacting or crushing of recyclable materials.

- Auto salvage yard, scrap yard: A facility where scrap or salvage materials, including used motor vehicles, are sorted, stored, dismantled, assembled, and distributed, including wholesale and retail sales of such materials. Scrap or salvage materials include, but are not limited to, scrap iron and other metals, paper, rags, rubber tires, bottles, plastics, and aluminum cans.

The petitioner intends to relocate their existing operations currently at 1156 Velp Avenue and establish the site at 1330 Tomlin as a scrap yard for the collection of metals and junk/salvaged vehicles. Services also provided include lugger and roll-box/trailer as described in the submitted application. Automobile processing such as draining fluids, removal of batteries, etc. will be conducted and storage of these products will be inside the warehouse structure.

Anticipated public operating hours for salvage are Monday-Friday from 7 a.m. to 6 p.m. and Saturdays from 7 a.m. to 5 p.m. Anticipated site modifications would be the removal of the 500 square foot trailer office and installation of an 8-foot tall fence affixed with a heavy-duty tarp along the perimeter of the property, locked and gated entrances, installation of security lighting and addition of an off-road diesel above-ground storage tank. Machinery and other items to be stored at various location on-site includes cranes, payloaders, skid steer, forklifts, semi-trailers and other machinery/equipment necessary for business operations, as indicated within the submitted application and site plan.

Although auto and metal salvage is generally not the most desirable within the city limits due to its potential impacts, the subject site on Tomlin Street is appropriate as it is deep within a general industrial zoning district, surrounded by similar industrial uses (including an auto salvage operation directly across the street), is not in close proximity or visible from any residential area, is near a highway interchange, is at the end of a “dead-end” right-of-way minimizing traffic impacts, and was previously the site of a very similar use requiring minimal site modifications to establish operations. Additionally, though not a factor in staff’s recommendation, the relocation of the existing operations on Velp Avenue will help to reduce impacts that operation has on dissimilar uses near it. Therefore, staff is supporting the CUP request.

Ald. Steuer and property owners within 400 feet have been notified of the request. Staff has not received any inquiries as of the drafting of this report.

RECOMMENDATION

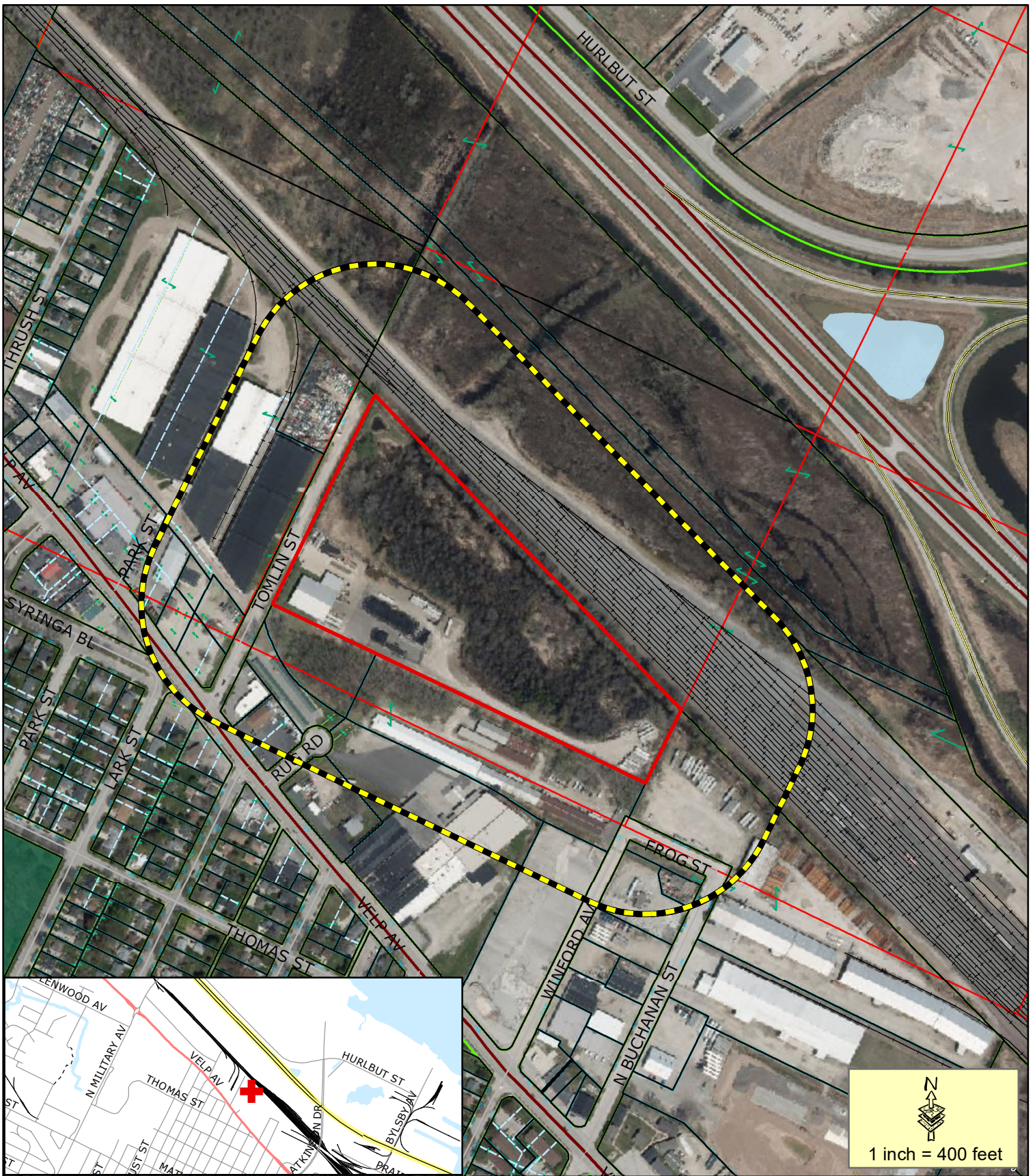
Approval of the CUP request with the following condition:

- I. Compliance with all regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval.

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-38 PropMap
2. ZP 22-38 Application
3. ZP 22-38 Site Plan



- Proposed CUP
- 400' Property Owner Notice

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

Zoning Petition (ZP 22-38) Proposed Conditional Use Permit (CUP) at 1330 Tomlin 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: 1330 Tomlin St, Green Bay, WI

Parcel Number(s): 18-11

Petitioner(s): Robert, Theodore & Eric Burrows

Date: _____

Email: erburrows@bbmetalsprocessing.com

Phone Number: 920-374-1125

Address: 14520 Pioneer Rd

City: Newton

State: WI

Zip: 53063

Property Owner: Sal Bs Scrap Metals on Velp LLC

Phone Number: 920-374-1125

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, Robert, Theodore & Eric Burrows, 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: Oct 12 2022

Petitioner Signature(s): _____

Checklist of required attachments:

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

For office use only:

Review Fee: 300.00

Receipt No.: _____

Zoning Petition No.: 22-38

Rec'd 10/12
by SH.

Conditional Use Permit (CUP)

Business Plan, Conceptual Site Plan, and Additional Pertinent Information

The following information is provided as a supplement to the City of Green Bay and Conditional Use Permit Applications prepared by:

Burrows Midwest, LLC
1330 Tomlin St
Green Bay, WI

Legal Description: 13.869 AC M/L MILITARY RESERVE LOT 55 EX RR R-O-W & EX 172 D 326 & EX 646 R 194 & EX 692 R 595 & EX S 145 FT & EX HWY & EX RDS

Enclosed with this written Business Plan, outline of site operations, and description of anticipated changes, we have also attached the following:

- Site Figure depicting future land use

Introduction

The owners of Burrows Midwest, LLC (Robert, Theodore and Eric Burrows) are requesting a Conditional Use Permit (CUP) to utilize as a scrap yard to collect ferrous and non-ferrous metals and junk/salvaged vehicles at the above referenced property.

Burrows Midwest would like to move the operations from 1156 Velp Ave to 1330 Tomlin St to show the City of Green Bay and its residents they support the City's initiative to revitalize the area and be good neighbors and stewards. Moving operations from 1156 Velp Ave to 1330 Tomlin St will allow the business operations to be more secluded and less visible and to individuals driving on Velp Ave and to the residents residing in close proximity to the property.

1330 Tomlin St property is located on the north side of Velp Ave. Alwin Manufacturing Co Inc. is the property owner on the southern property line. Alwin Manufacturing's trees, shrubs and buildings block the majority of the 1330 Tomlin St property from the public view.

Burrows Midwest will move all scrap metal recycling business operations from 1156 Velp Ave to 1330 Tomlin St once all required local and state permits and licenses are received. Within 24 months of the scrap metal recycling business vacating 1156 Velp Ave, Burrows Midwest will redevelop the property for other general industrial use or place the property for sale.

The purpose of this CUP addendum is to provide the City of Green Bay information needed to make a CUP determination.

Background

Robert, Theodore and Eric Burrows currently own and operate the following scrap metal businesses in Wisconsin:

- B&B Metals Processing Company, Inc., 14520 Pioneer Rd, Newton, WI
 - Licensed WDOT Motor Vehicle Salvage Dealer or Recycler
 - Permits: WDNR Air Operation Permit; WDNR Industrial Stormwater Discharge Permit
 - The facility is the primary scrap yard for the processing and recycling of ferrous and non-ferrous metals.

The goal is to develop a secondary scrap yard for the collection of ferrous and non-ferrous metals, together with junk/salvaged vehicles, similar to their existing sites in Brokaw, Howard, and Marinette, WI.

Burrows Midwest, LLC opened for operations in August 2020. Current operating hours are Monday through Friday from 7:00am to 6:00pm. All outdoor scrap processing operations are currently occurring on the central and north side of the property located at 1156 Velp Ave, Green Bay, WI. These operations consist of acceptance and unloading of scrap from a variety of local commercial accounts. The scrap materials are received directly at the facility when incoming loads are weighed at the scale house. Vehicles are then directed to the appropriate unloading/storage area on the property. Commercial vehicles with ferrous metals typically unload outdoors in segregated scrap areas. The scrap is either placed on the ground on paved surfaces, or placed directly in dumpsters (if the threat of stormwater contamination is apparent).

Ferrous metals accepted include but not limited to the following:

- Farm Machinery
- Clean Steel Rebar
- Machine Cast
- Transformers/Welders
- Prepared Foundry Steel
- Stove, Motor, Auto Cast & Brake Drums
- Unclean Auto Blocks
- Baling Wire/Fencing
- Electric Motors

Non-Ferrous metals accepted include the following:

- Aluminum
- Die Cast
- Lead
- Magnesium
- Radiators
- Brass
- Copper
- Stainless
- Zinc
- Sealed Units
- Auto Batteries

The following items are NOT accepted:

- Light bulbs
- Small household batteries
- Precious Metals

Anticipated public operating hours are Monday through Friday from 7:00am to 6:00pm and Saturday from 7:00am until 5:00pm.

Residential items to be accepted includes the following:

- Appliances (any refrigerant remaining in appliances is removed indoors in a Refrigerant Removal Area by qualified technicians)
 - Air Conditioners
 - Dehumidifiers
 - Freezers
 - Refrigerators
- Grills
- Propane tanks (only if obvious holes are present)
- Snow blowers and lawn mowers (if all fluids are drained and tires removed)
- Bikes (with tires removed)
- Junk /salvage vehicles

For commercial accounts, Burrows Midwest, LLC also offers lugger and roll-off boxes and/or trailers. Covers for lugger boxes are provided upon request. They also provide fork lift boxes and self-dumping hoppers to use inside facilities. In addition, they also provide semi-trailers and large containers for large amounts of scrap from major scrap clean ups, and can pick up large obsolete machines and equipment.

Once received, all scrap is segregated into common piles or containers and held for shipment to B&B Metals Processing Company, Inc. (B&B Metals) in Newton, WI. B&B Metals operates a large metal shredder capable of shredding large metal objects (including vehicles) to facilitate the reintroduction of the waste metals into various recycling streams and uses, primarily the smelting and metal industries.

As indicated the facility also plans to accept vehicles for recycling. Upon arrival, vehicles will be temporarily parked to the east of the "*Car Bay/Non-Ferrous Building*" in the location marked as "*Vehicle Storage*" on the attached figure. From there they are moved via forklift indoors into the "*Car Bay/Non-Ferrous Building*." This warehouse area will be completely covered and not exposed to weather or precipitation. Vehicles will be drained of their fluids (e.g., gasoline/diesel fuel; antifreeze; used oil), and other materials (e.g., batteries; radiators; mercury switches; tires) are removed. All fluids and materials are temporarily stored indoors until disposal. All vehicles are stored within indoor warehouses adjacent the vehicle processing area until they are removed and loaded on trucks for transportation to B&B Metals in Newton, WI for further processing (i.e., run through metal shredder).

Anticipated Site Modifications

It is the Burrows goal to begin scrap operations, and make site improvements over time as income is produced. However, as noted below, equipment will be purchased or leased during fall 2022 through summer of 2023.

Buildings

The following buildings currently exist at the property:

- Shop/Non-Ferrous/Office – 62.17' x 42.67'
- Warehouse/Car Bay/Non-Ferrous – 120.50' x 99.50'
- Scale Office/Trailer – To be removed

The following buildings will be developed and built at the property:

- None

Scale

An industrial truck scale is installed north of Shop/Non-Ferrous.

Vehicles/Machinery and Parking

Employee parking will be just west and adjacent of the warehouse. Site machinery will be parked just east of warehouse or inside the Car Bay/Non-Ferrous warehouse. To enable full operations at the site the machinery will consist of the following:

- Cranes (1 to 2)
- Payloader (1)
- Skid steer (1 to 2)
- Forklifts (1 to 3)

A single 1,000-gallon off-road diesel aboveground storage tank used to fuel site machinery will be located east of the Car Bay/Non-Ferrous Building.

Lighting

There is lighting at the site for safety and to deter vandalism. At this time, all lighting is building mounted on the Shop/Non-Ferrous or the Car Bay/Non-Ferrous Building.

Landscaping and Site Resurfacing

The site is already paved throughout much of the property. The pavement will act as a storage pad for piles of segregated scrap materials. The piles are typically:

- Unprepared material (e.g., farm machinery, construction debris)
- Appliances and tin
- New construction steel (e.g., laser cut-outs)
- General miscellaneous

The pavement will also facilitate the parking of roll-off boxes, luggers and trailers.

Site Perimeter and Fencing

A site fence has been installed around a majority of the facility perimeter to deter vandalism and theft. The fence is a professionally manufactured and installed steel fence, approximately 8 feet high. Barbed wire may be added. For aesthetics, a heavy-duty green tarp has been affixed to the fence thus eliminating the general public from having to view the active scrap yard as they drive by. All entrances will be equipped with lockable gates.

Specific Areas of Operation as Referenced on Figure

- Commercial unloading area
 - Just east of Shop/Non-Ferrous & Car Bay/Non-Ferrous Building
- Residential unloading area
 - Inside Shop/Non-Ferrous & Car Bay/Non-Ferrous Building
- Car drop-off area; awaiting processing
 - Just east of Shop/Non-Ferrous & Car Bay/Non-Ferrous Building
- Metal roll-off boxes, luggers and trailers
 - East of Shop/Non-Ferrous & Car Bay/Non-Ferrous Building

- Processing of vehicles (e.g., draining of fluids; removal of battery)
 - Inside Car Bay/Non-Ferrous Building
- Storage of used gasoline, used oil, used anti-freeze/washer fluid, used batteries,
 - Inside Car Bay/Non-Ferrous Building
 - Storage tanks will be purchased and installed
 - All handling of these used products will be completed in accordance with state and federal regulations

Miscellaneous Storage

- Miscellaneous 55-gallon drums or totes of various oils, greases, motor oil, etc., will be stored inside the Car Bay/Non-Ferrous Building

U:\Comp\stc\Virtual\Workshop\workshop\1937\Assets\19370784\03_dsl\slgs_cad\slgs\SWPPP\19370784_BurrowsMidwest_SWPPP.aprx Revised: 2022-10-04 By: Jlabed



Figure No.
2

Title
Site Layout

Client/Project
Burrows Midwest LLC
Burrows Midwest
SWPPP
19370784

Project Location
T24N, R20E, S23
City of Green Bay, Brown Co., WI

Prepared by JDS on 2022-09-28
TR by SP on 2022-09-28
IR by ER on 2022-09-30



0 60 120 Feet
(At original document size of 11x17)
1:1,440

Legend

- Site Boundary
- Parcel Boundary
- Antifreeze Drums (Up to 5)
- Gas Drums (Up to 5)
- Hydraulic Tote/Fuel Tote
- Non-ferrous Auto Draining
- Used Oil
- Culvert
- Drain
- Surface Flow Direction
- Scale
- Shop/Non-Ferrous/Office
- Warehouse/Car Bay/Non-Ferrous
- Commercial and Vehicle Unloading Zone
- Roll-off Boxes, Luggers, and Trailers
- Scrap Metal Piles
- Ditch
- Holding Pond



Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin Central FIPS 4802 Feet
2. Data Sources: Stantec, WisDOT, WDNR, SCO
3. Background: NAIP 2020





Report to the Green Bay Plan Commission

MEETING DATE

December 6, 2022

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # O.4

To approve the request from the Green Bay Packers for a modified Lambeau Field scoreboard sign.
(11/28/2022)

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

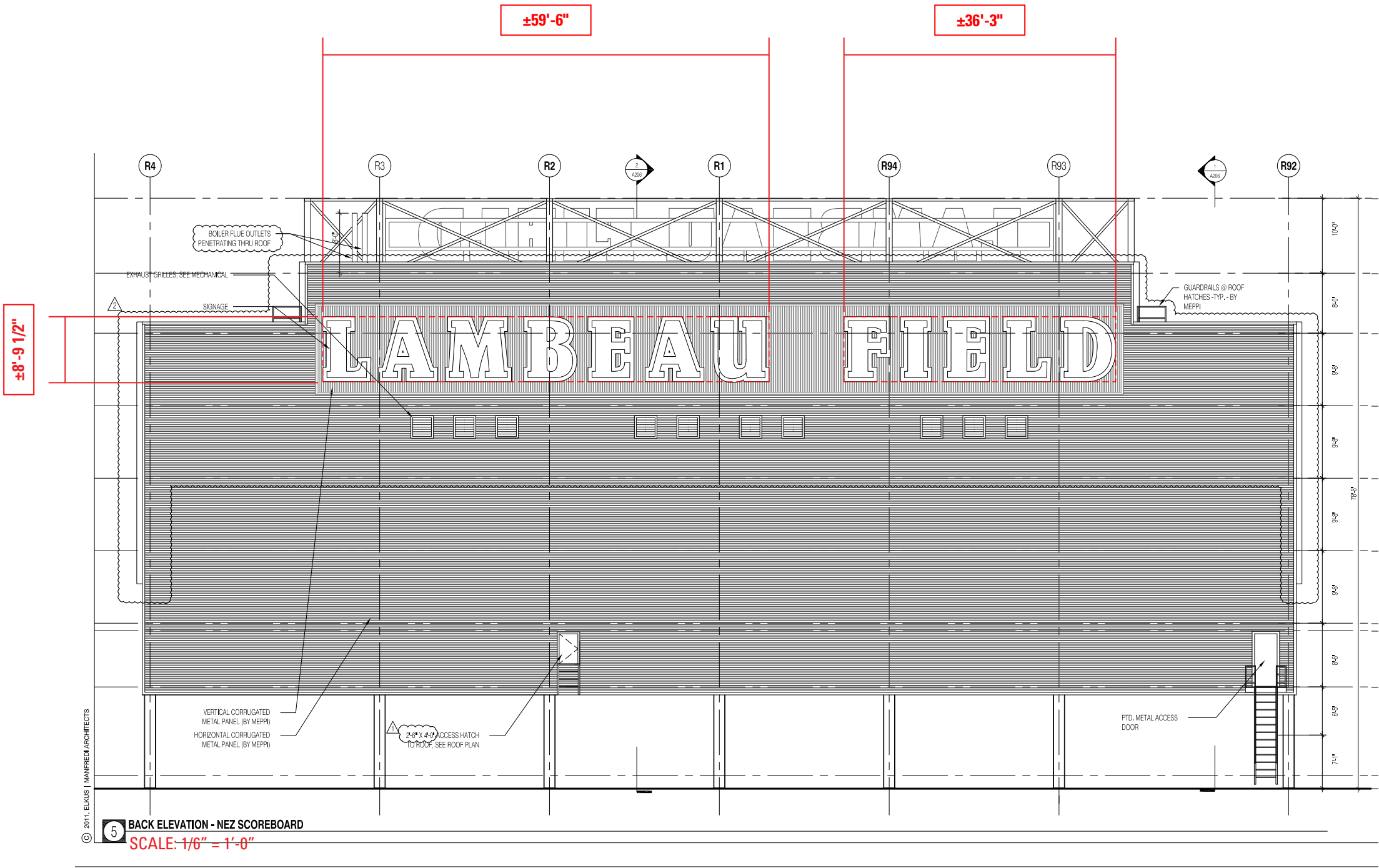
NORTH END ZONE – As Built Signage

ORIGINAL SIGN AREA –

LAMBEAU: ±523.5 sqft

FIELD: ±318.9 sqft

TOTAL: ±842.4 sqft



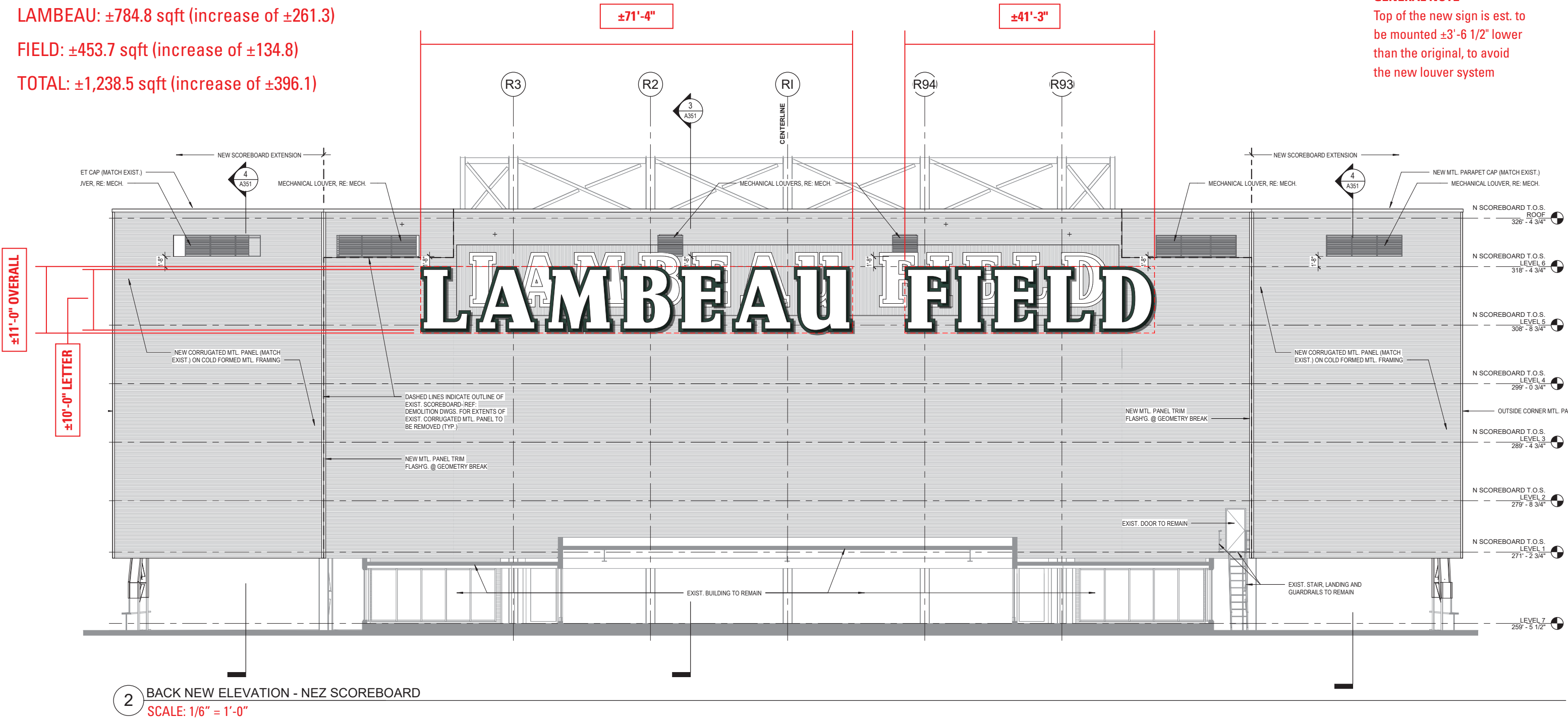
NORTH END ZONE – Proposed Signage

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 ±3'-6 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

December 6, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # O.5

To approve the request for a Conditional Use Permit (CUP) to allow for continued shelter operations at 411- 427 St. John Street, subject to:

- a. 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.
- b. 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.
- c. 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:
 1. Police calls and other documented safety concerns.
 2. Inadequate facilities.
- d. A mandatory background check is required for all shelter residents.
- e. 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.
- f. The submitted operational plan shall be approved by the Green Bay Police Department and Brown County Human Services.
- g. Conformance with the submitted operating plan for St. John the Evangelist Homeless Shelter.
- h. St. John's shall meet annually with the Downtown Neighborhood Association, if active. (Public Hearing held 11/28/2022)

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:

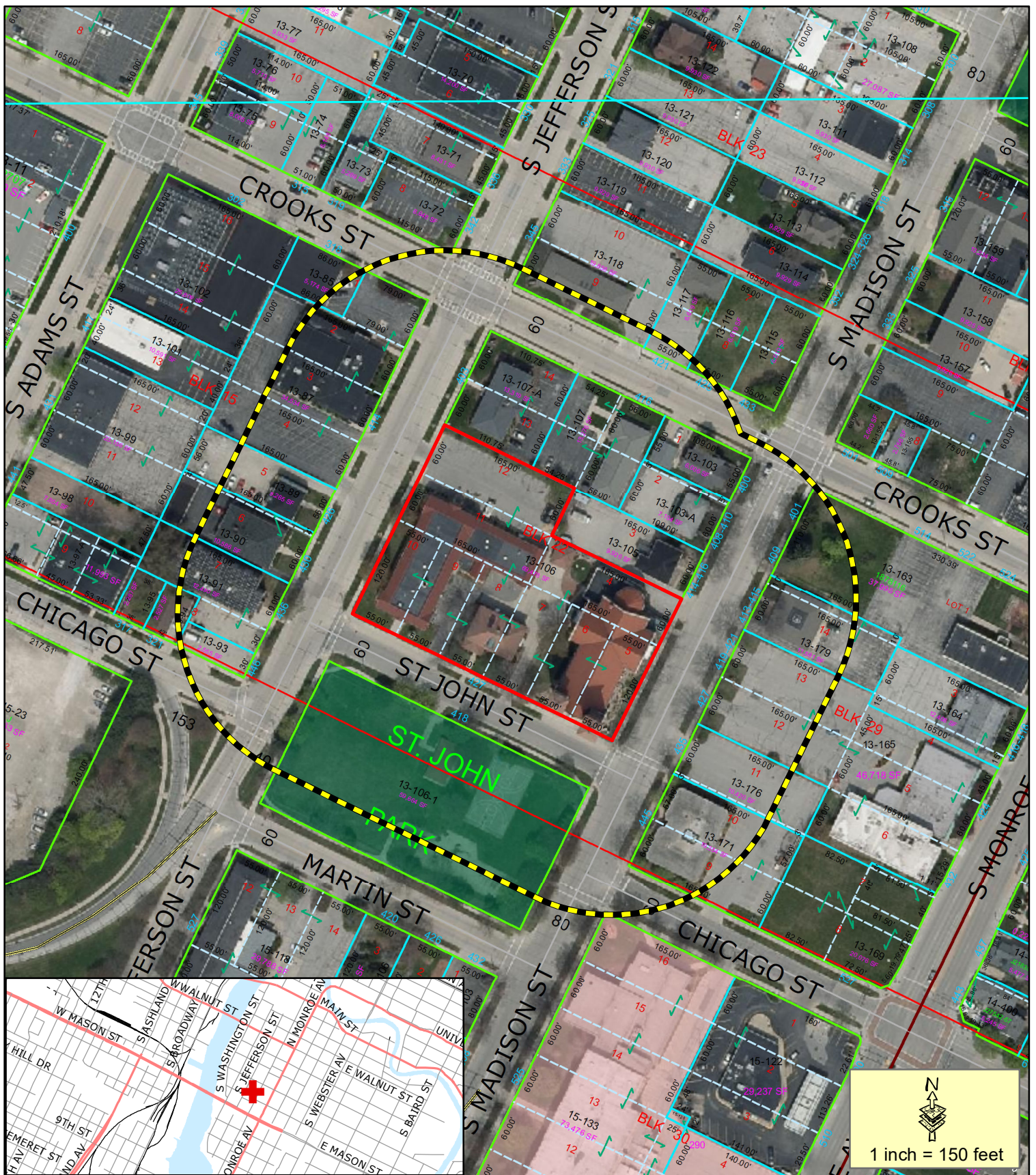
1. A maximum 140-bed temporary emergency homeless shelter located in the former St. John's School, 411-427 St. John Street (Tax Parcel No. 13-106). Building analysis for capacity maximums shall be conducted by the City's Inspection division prior to occupancy.
2. If the temporary emergency facility use 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:

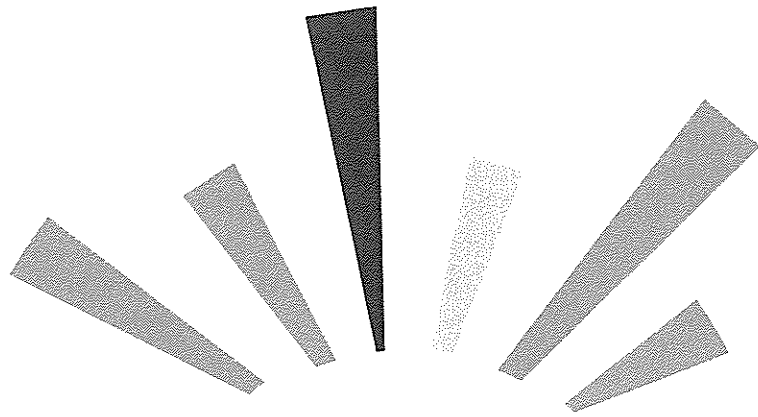
- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

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

December 6, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # O.6

To allow shelter operations at 430 S. Clay Street, subject to the following conditions:

- a. The maximum capacity of the shelter shall not exceed 49 individual residents. This number may be reduced during Site Plan Review based on building capacity. The Zoning Administrator may decrease the maximum number of residents allowed. Any increase in resident capacity will require Plan Commission and Common Council approval.
- b. If the shelter facility use at 430 S. 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 to ensure compliance with this conditional use permit, and to identify areas of concerns with the rooming & boarding house, including, but not limited to:
 1. Police calls and other documented safety concerns.
 2. Adequacy of the shelter.
- 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. Adherence to the operating plan as submitted by the applicant.
- g. Approval by the Community Development Review Team (CDRT) of the site plan.
- h. An annual meeting shall be held with whichever recognized Neighborhood Association's boundaries include 430 S. Clay Street.
- i. Compliance with all other regulations of the Green Bay Municipal Code.

(Public Hearing held 11/28/2022)

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 (RI) - 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 areallounge 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

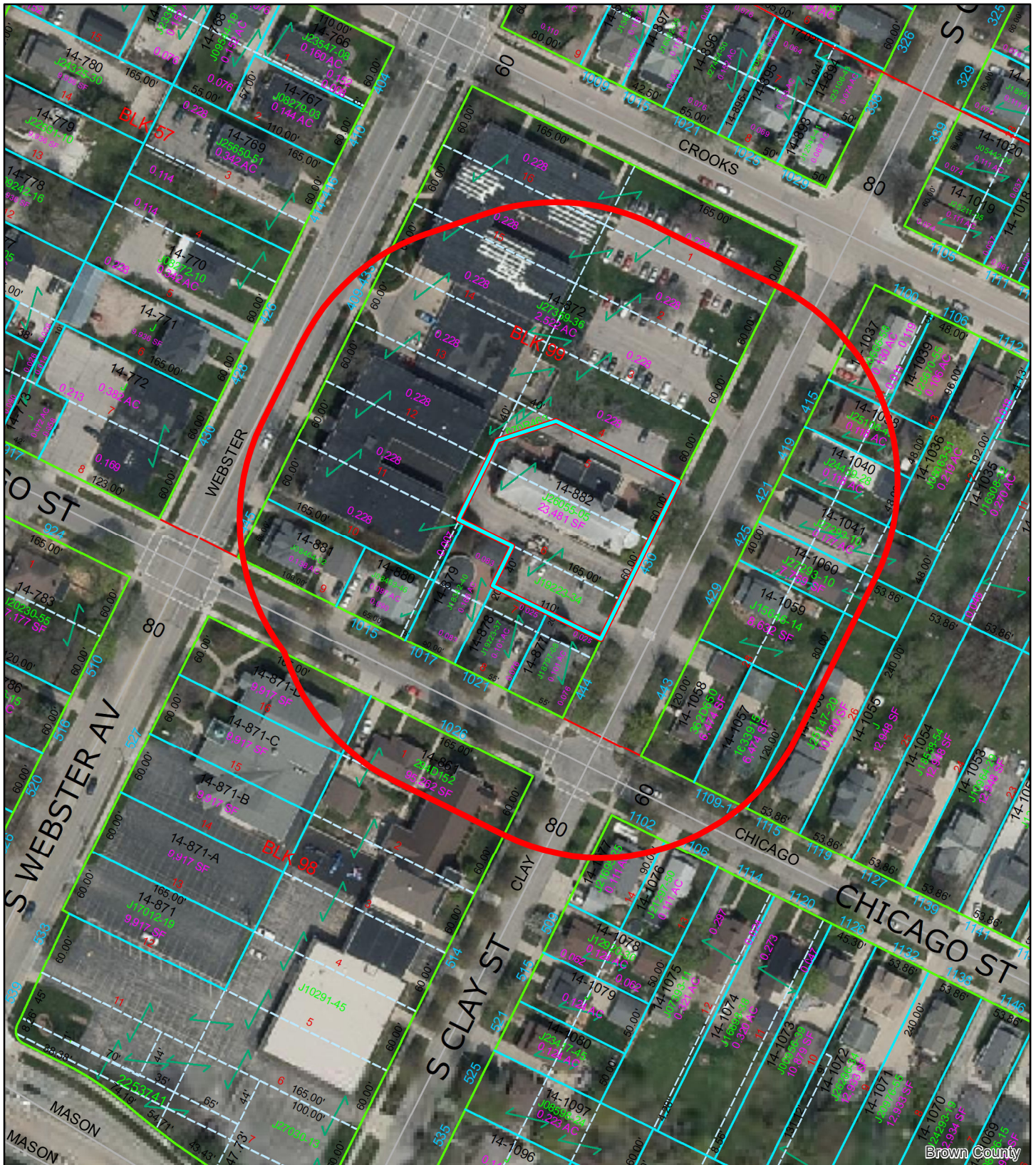
Approval of the request, subject to:

- 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).

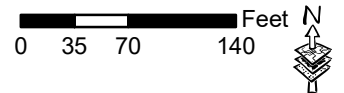
FISCAL IMPACT

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

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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

<u>Code ▲</u>	<u>Description</u>	<u>Category</u>
	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

<u>Class</u>	<u>Acres</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
X4 - OTHER	0.101	0	0	0
ALL CLASSES	0.101	0	0	0

2020 valuations

<u>Class</u>	<u>Acres</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
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

<u>Claims</u>	<u>Date</u>	<u>Amount</u>
0		0.00

Installments

<u>Due Date ▲</u>	<u>Amount</u>
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	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

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

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



 LoopNet™ Sign Up

Advertise

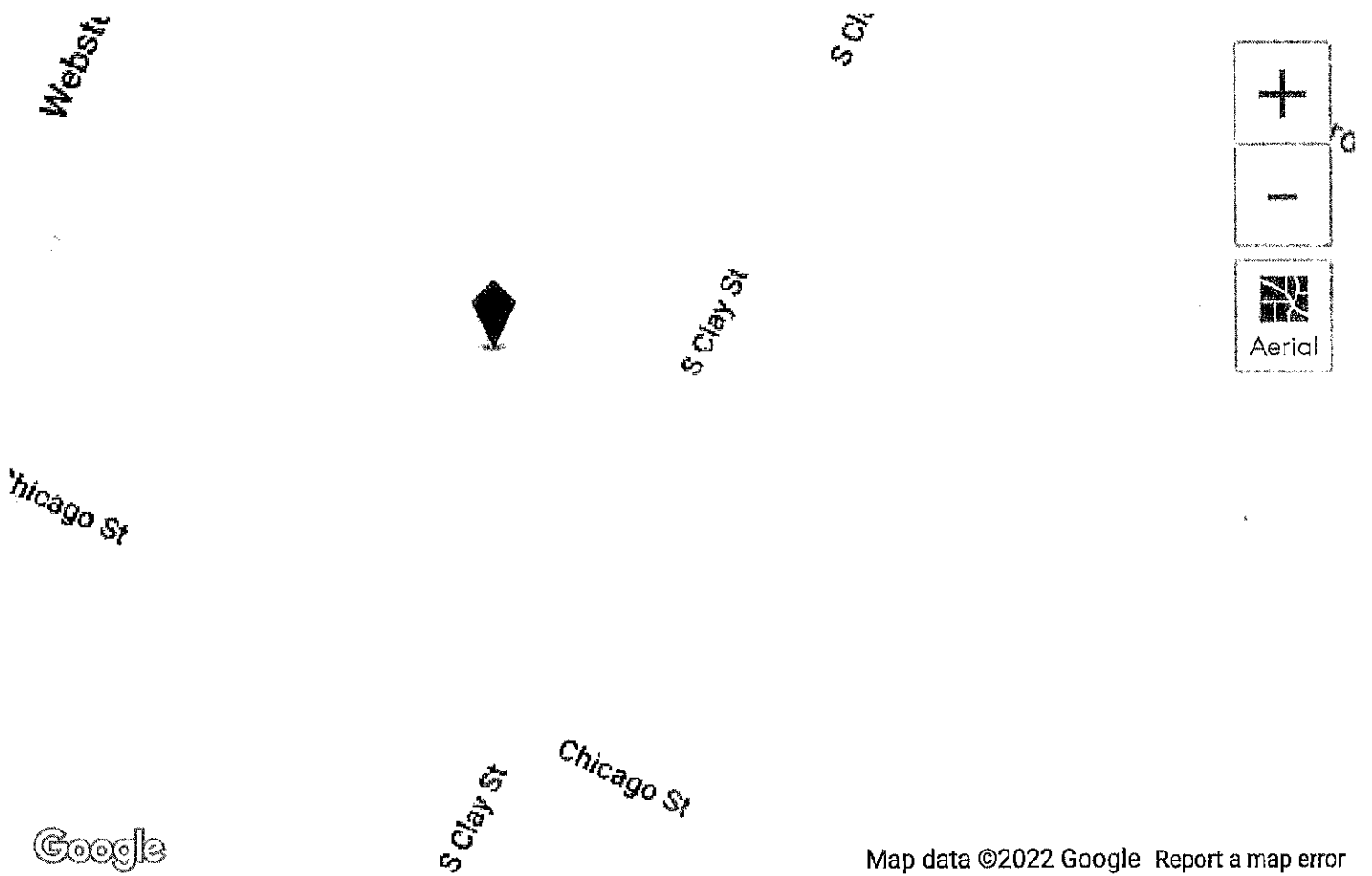
PROPERTY RECORD

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



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.

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

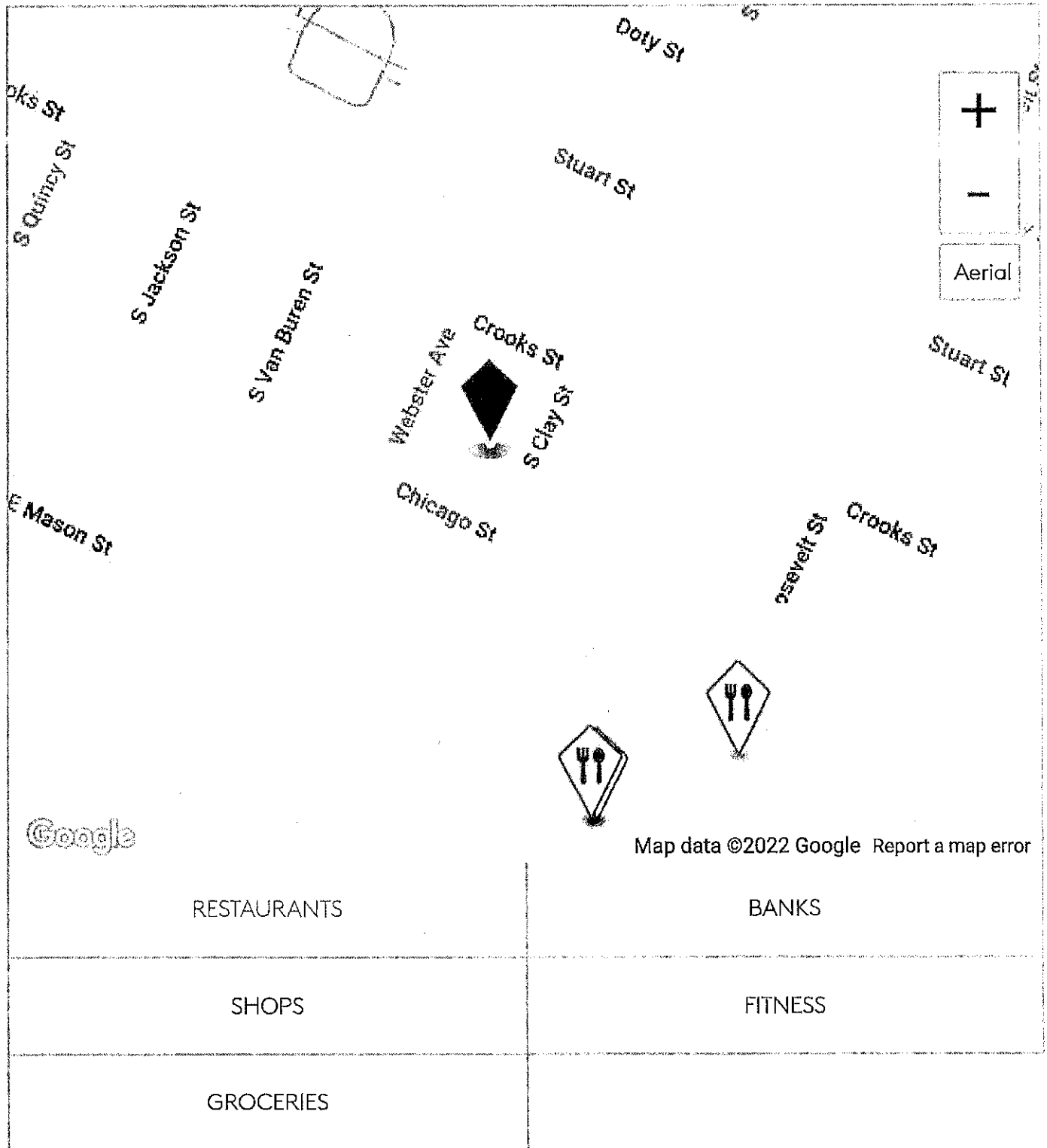
Tax Year	2021
Lot Size	0.539
Assessed Year	2021
Submarket	Green Bay
Census	0013002000
Market	Green Bay
TOTAL SQ FT	0
CBSA	Green Bay, WI

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

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Los Angeles Office Space

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Los Angeles Apartment Buildings for Sale

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(<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

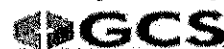
<https://prod-landrecords.browncountwi.gov/GCSWebPortal/Search.aspx?ParcelNumber=14-877>

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

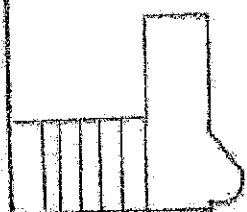
District

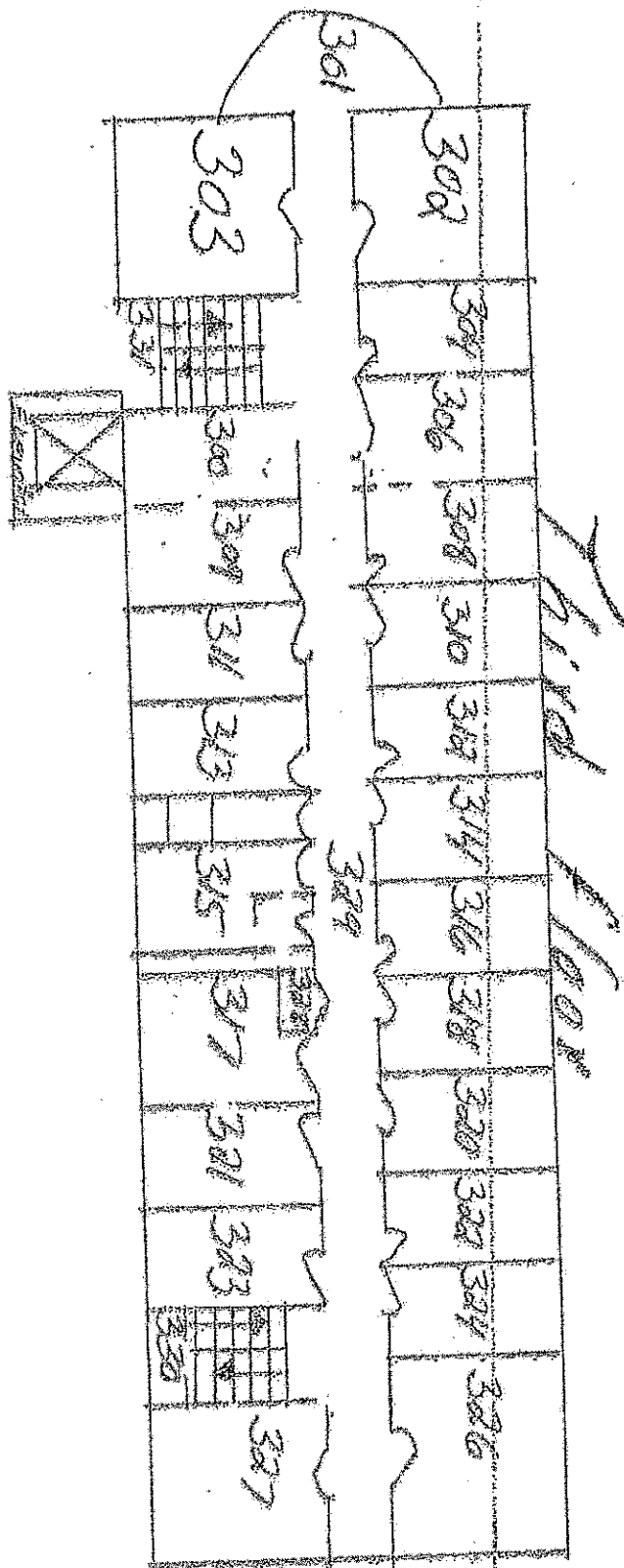
Code ▲	Description	Category
	LOCAL	OTHER DISTRICT
2289	GREEN BAY SCH DIST	REGULAR SCHOOL
	BROWN COUNTY	OTHER DISTRICT
5040	G.B. METRO SEWER	SANITARY
1300	NORTHEAST WI VTAE	TECHNICAL COLLEGE

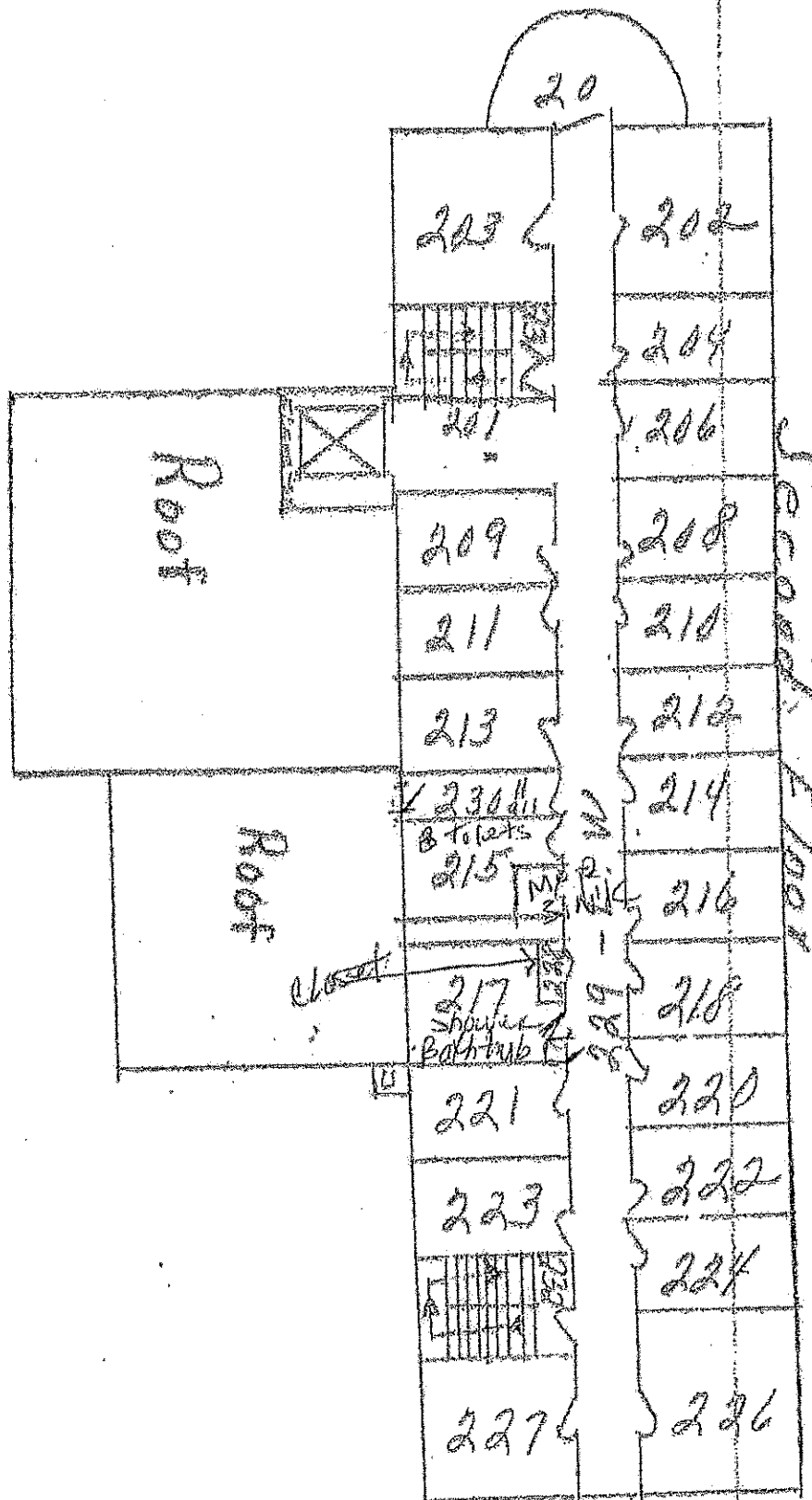
Associated Properties

No Associated properties were found

ATTC



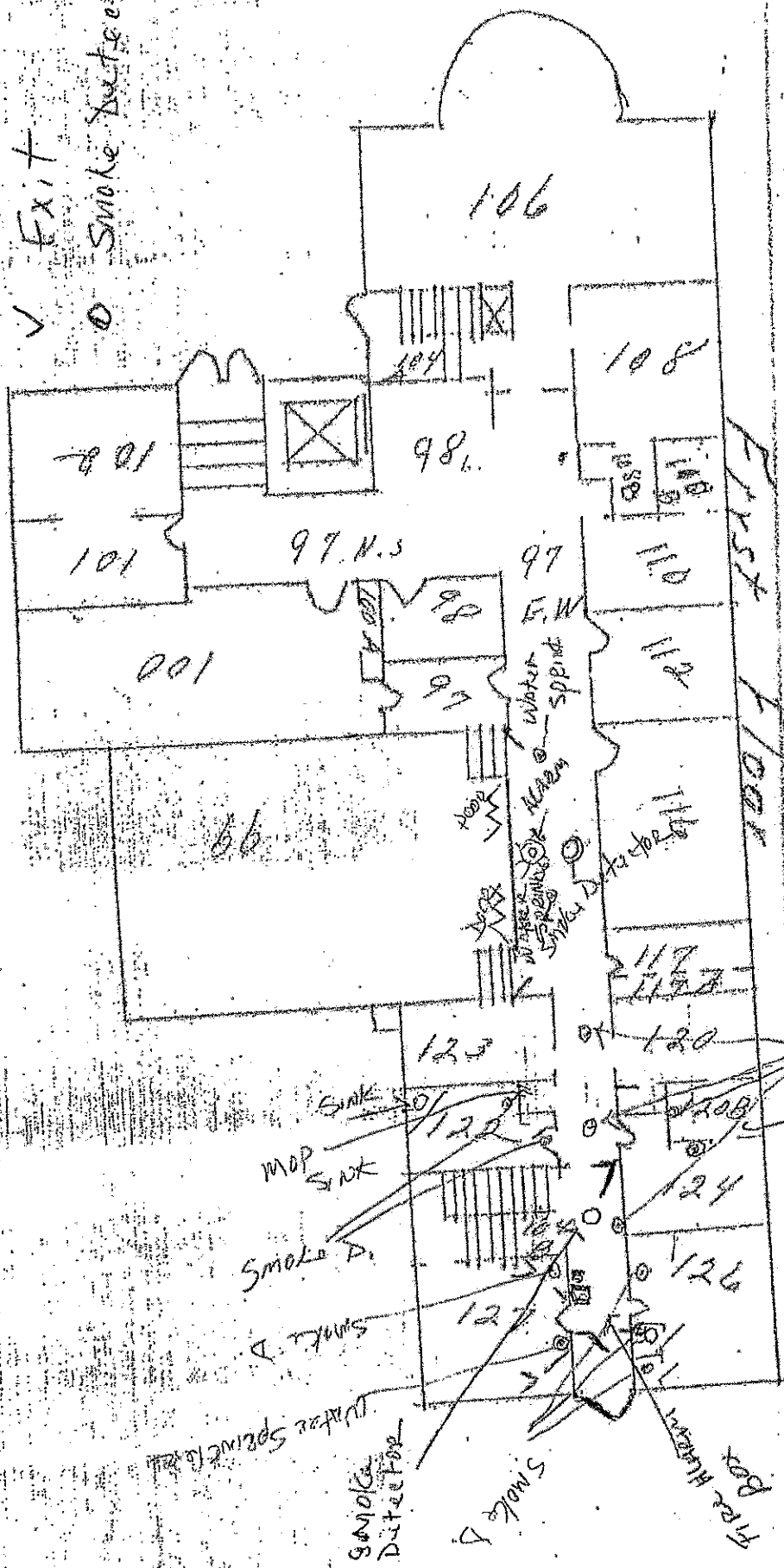




- File Alarm Box

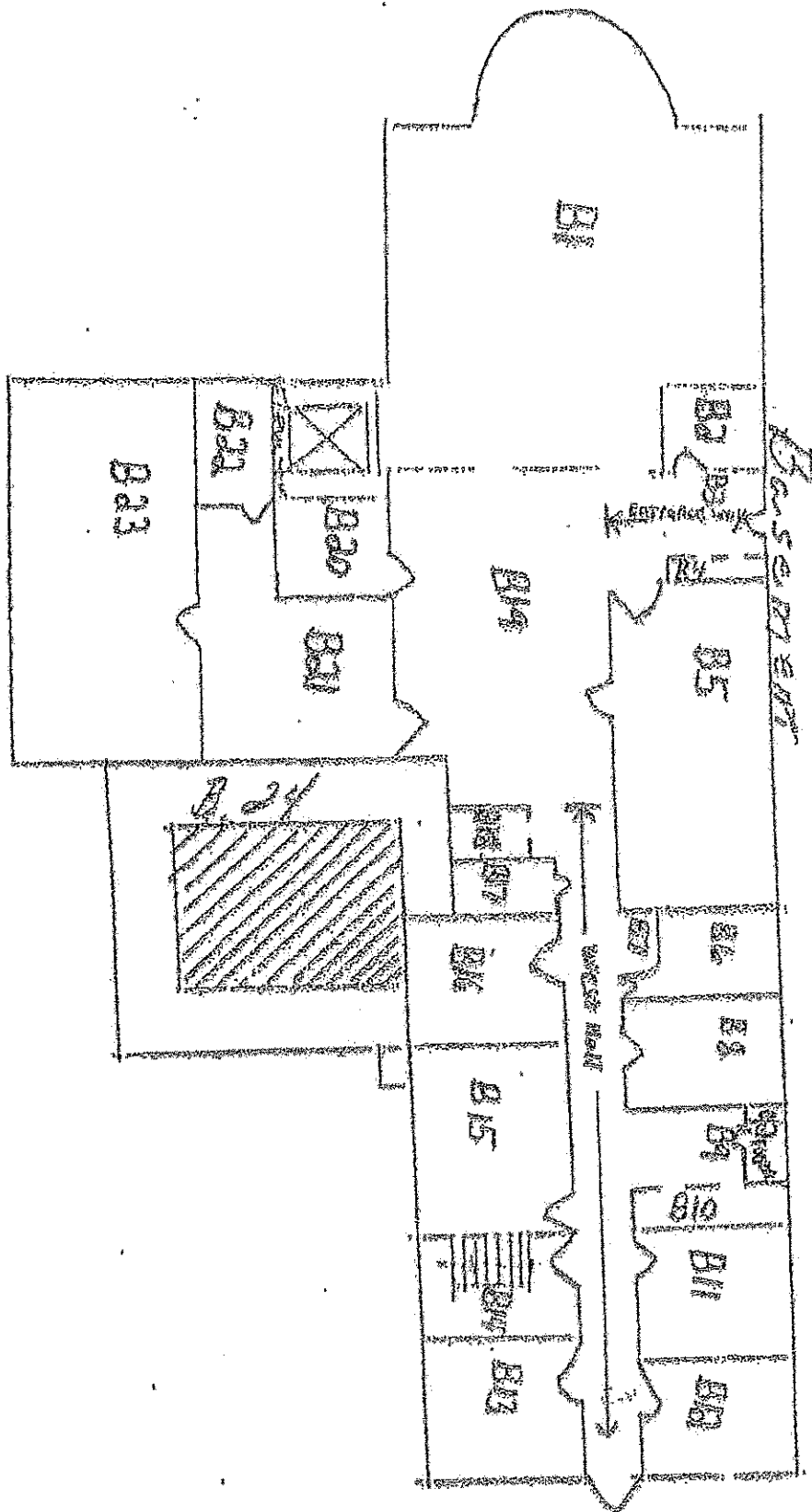
151

Smoke Detector



Water
Sprinkler

[Handwritten signature]



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 walk 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

3708,87

Room Reference	Room Usage Description	Square Footage
A/tic	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



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # P.1

To approve the purchase of HPE Aruba switches and accessories for \$90,130.00.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. HPE Aruba switch memo to Fin Co Doc I



Purchasing Department
100 North Jefferson Street - Room 101
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3047
Fax 920.448.3050

TO: Finance Committee

FR: Thomas J. Walenski

DT: November 21, 2022

RE: Purchasing Request

Cc: Diana Ellenbecker

Report by Mike Hronek, Thomas J. Walenski

Discussion and possible action on the Purchase of HPE Aruba switches and accessories for \$90,130.00.
The project was competitively bid out. The purchase replaces switches at the following location.

Quantity	Location	Funding Source
8	Police Department	Grant
8	Fire Stations	2022 Bonding
2	DPW East and West Garages	2022 Bonding
1	Bay Beach	2022 Bonding
1	Cherry Street Parking Ramp	Parking Utility
2	METRO	METRO

Documents Included

1. Request Memo
2. Bid Summary
3. Camera Corner Quote

Respectfully Submitted

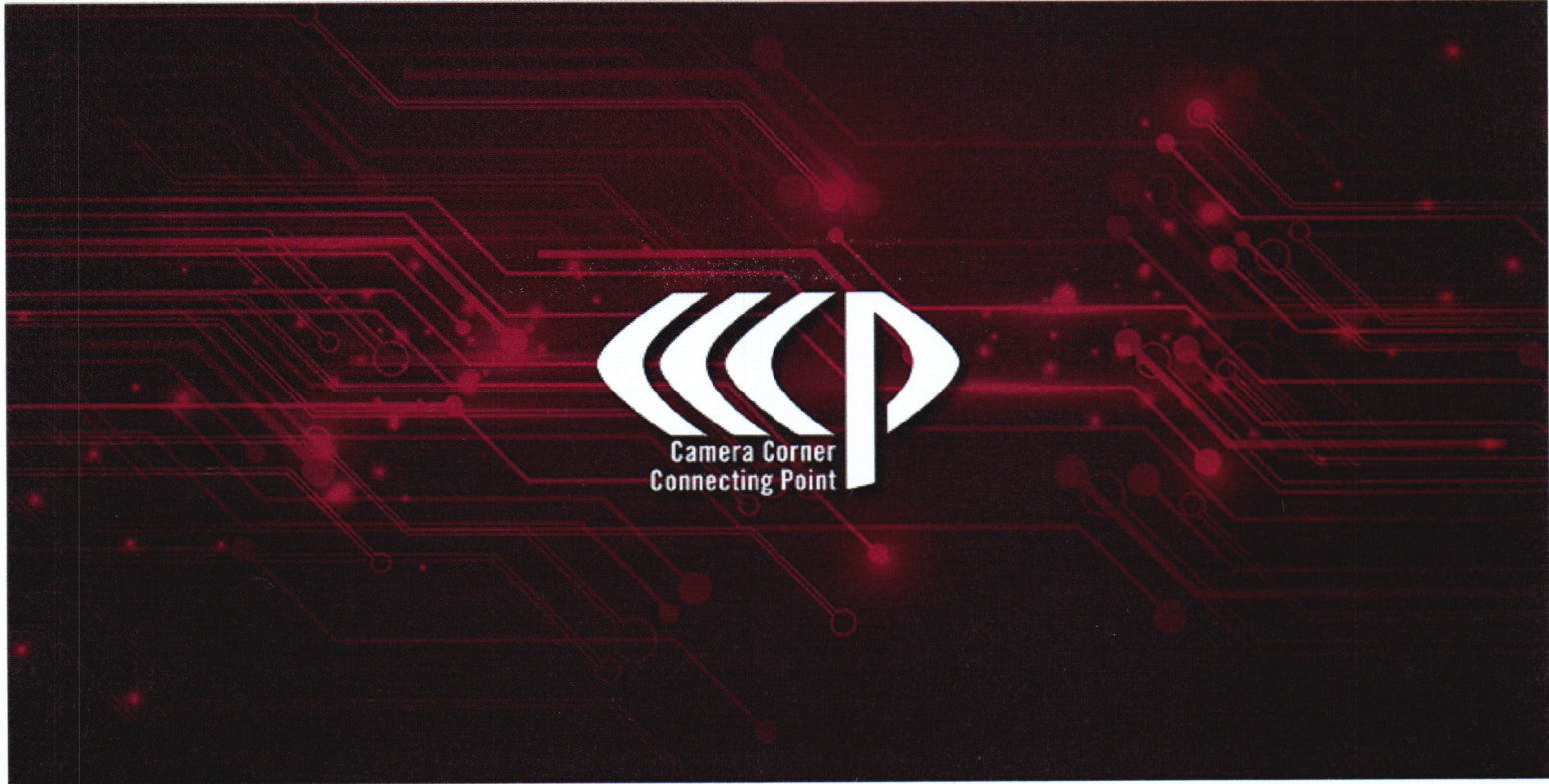
Thomas J. Walenski
City of Green Bay – Procurement Manager

CITY OF GREEN BAY BID SUMMARY
RFB #2022-63 IT-Aruba Switches

DEPT: IT			REQ # 182		VENDOR #1		VENDOR #2		VENDOR #3	
Planholders: 11 DS Vendors			CC# 008-000-00		Camera Corner		RMM Solutions Inc		All About IT, Inc.	
ISSUED: 11/9/22			DUE: 11/17/22		Green Bay		Wausau		Houston, TX	
QTY	UNIT	DESCRIPTION	UNIT	PRICE	UNIT	PRICE	UNIT	PRICE	UNIT	PRICE
7	EA	Aruba 6200F 24G Class4 PoE4SFP+ 370W Switch – 24 Ports -Manageable – 3 Layer Supported – Modular – Twisted Pair – Optical Fiber – PoE Ports	\$ 2,100.00	\$ 14,700.00	\$ 3,828.16	\$ 26,797.12	\$ 4,800.68	\$ 33,604.76		
7	EA	Aruba 6200F 48G Class4 PoE 4SFP+ 740 Switch – 48 Ports – Manageable – 3 Layer Supported – Modular – Twisted Pair – Optical Fiber – PoE Ports	\$ 4,050.00	\$ 28,350.00	\$ 6,640.98	\$ 46,486.86	\$ 14,633.90	\$ 102,437.30		
15	EA	ENET HP J4859D Compatible 100BASE-LX SFP 1310nm 10km DOM MMF/SMF Duplex LC HP Compatible – Lifetime Warranty and Compatibility Guaranteed, ENET HP Compatible D Revision optics are all downloaded compatible with A, B and C application requirements as well	\$ 40.00	\$ 600.00	\$ 37.10	\$ 556.50	\$ 63.17	\$ 947.55		
1	EA	Aruba 6300f 48-PORT 1GbE Class 4 PoE and 4-port SFP56 Switch – 48 Ports – Manageable – 3 Layer Supported- Modular – 4SFP Slots – Twisted Pair, Optical Fiber – 1U High – Rack Mountable – Lifetime Limited Warranty	\$ 5,375.00	\$ 5,375.00	\$ 9,278.69	\$ 9,278.69	\$ 11,842.52	\$ 11,842.52		
1	EA	HPE Foundation Care Exchange – 1 Year Extended Service – Service 9x5 Next Business Day – Service Depot - Exchange	\$ 630.00	\$ 630.00	\$ 604.18	\$ 604.18	\$ 31.07	\$ 31.07		
2	EA	Aruba 10G SFP+ to SFP+ 3m DAC Cable – 9.84 ft SFP+ Network Cable for Network Device, Transceiver, Switch – First End: 1 x SFP+ Network – Second End: 1 x SFP+ Network – 10 Gbits -1	\$ 180.00	\$ 360.00	\$ 129.40	\$ 258.80	\$ 156.16	\$ 312.32		
7	EA	Aruba 2930M 48G POE+ 1-Slot Switch – 48 Ports – 3 Layer Supported – Modular – Twisted Pair	\$ 2,000.00	\$ 14,000.00	\$ 6,083.48	\$ 42,584.36	\$ 8,146.02	\$ 57,022.14		
7	EA	HPE Foundation Care Exchange – 1 Year – Warranty – 9x5 Next Business Day – Service Depot – Maintenance – Parts and Labor – Electronic and Physical	\$ 325.00	\$ 2,275.00	\$ 516.86	\$ 3,618.02	\$ 714.92	\$ 5,004.44		
13	EA	HPE Aruba X372 54VDC 1050W 110-240VAC Power Supply- 54 V DC Output	\$ 575.00	\$ 7,475.00	\$ 922.23	\$ 11,988.99	\$ 902.80	\$ 11,736.40		
3	EA	Aruba 2930 2-Port Stacking Module – For Data Networking2 x Expansion Slots	\$ 600.00	\$ 1,800.00	\$ 852.48	\$ 2,557.44	\$ 980.48	\$ 2,941.44		
7	EA	HPE Aruba 3810M 4SFP+ Module – For Data Networking, Optical Network Optical Fiber10 Gigabit Ethernet – 10GBase-X4 x Expansion Slots – SFP+	\$ 675.00	\$ 4,725.00	\$ 1,121.45	\$ 7,850.15	\$ 1,638.37	\$ 11,468.59		
2	EA	Aruba SFP+ Module – For Data Networking, Optical Networking – 1 x LC 10GBase – LRM Network – Optical Fiber – Multi-mode – 10 Gigabit Ethernet – 10GBase – LRM – Plug-in Module	\$ 260.00	\$ 520.00	\$ 448.76	\$ 897.52	\$ 406.68	\$ 813.36		
1	EA	Aruba 6200f 24G Class4 PoE 4SFP+ 370W Switch – 24 Ports – Manageable – 3 Layer Supported – Modular – Twisted Pair – Optical Fiber – PoE Ports	\$ 2,100.00	\$ 2,100.00	\$ 3,828.16	\$ 3,828.16	\$ 5,535.79	\$ 5,535.79		
1	EA	HPE Foundation Care Exchange – 1 Year Extended Service – Service – 9x5 Next Business Day – Service Depot Exchange	\$ 190.00	\$ 190.00	\$ 182.57	\$ 182.57	\$ 31.07	\$ 31.07		
2	EA	HPE 1G SFP LC SX 500m OM2 MMF Transceiver – For Optical Network, Data Networking – 1- LC 1000Base – SX Network – Optical Fiber – Multi Node – Gigabit Ethernet – 1000Base - SX	\$ 95.00	\$ 190.00	\$ 149.24	\$ 298.48	\$ 178.54	\$ 357.08		

DEPT: IT			REQ # 182		VENDOR #1		VENDOR #2		VENDOR #3	
Planholders: 11 DS Vendors			CC# 008-000-00		Camera Corner		RMM Solutions Inc		All About IT, Inc.	
ISSUED: 11/9/22			DUE: 11/17/22		Green Bay		Wausau		Houston, TX	
QTY	UNIT	DESCRIPTION	UNIT	PRICE	UNIT	PRICE	UNIT	PRICE	UNIT	PRICE
8	EA	Aruba 10G SFP+ LC LR 10km SMF Transceiver – For Data Networking, Optical Network – 1Xlc 10GbASE – LR Network – Optical Fiber – Single Mode- 10 Gigabit Ethernet – 10 GBase - LR	\$ 800.00	\$ 6,400.00	\$ 1,433.95	\$ 11,471.60	\$ 276.94	\$ 2,215.52		
2	EA	HPE 2920 1m Stacking Cable – 3.28 ft Network Cable for Network Device, Switch – Stacking Cable – Black	\$ 120.00	\$ 240.00	\$ 195.47	\$ 390.94	\$ 383.06	\$ 766.12		
1	EA	HPE 2920 3.0m Stacking Cable – 9.84 ft Network Cable for Network Device, Switch – Stacking Cable – Black	\$ 200.00	\$ 200.00	\$ 296.91	\$ 296.91	\$ 569.72	\$ 569.72		
TOTAL:				\$ 90,130.00		\$ 169,947.29		\$ 247,637.19		
LEAD TIME:			6-12 Months		6 Weeks - 1 Year		4 Weeks			
PAYMENT TERMS: NET 30			Net 30		Net 30		Net 30			
EARLY PAYMENT DISCOUNT:										
COMPANY ACCEPTS P-CARD PAYMENTS:			Yes		No		Yes			
BID COMPLIANT:			-		-		-			

Recommendation: Award to the lowest responsive, responsible vendor.....



We have prepared a quote for you

Aruba Switching

Quote # CCCP003424
Version 1

Prepared for:

Green Bay Police

Steve Meadowcroft
SteveMe@greenbaywi.gov

Hardware

Product Details	Qty	Price	Ext. Price
Aruba 6300F 48-port 1GbE Class 4 PoE and 4-port SFP56 Switch - 48 Ports - Manageable - 3 Layer Supported - Modular - 4 SFP Slots - Twisted Pair, Optical Fiber - 1U High - Rack-mountable - Lifetime Limited Warranty 	1	\$5,974.00	\$5,974.00
HPE Foundation Care Exchange - 1 Year Extended Service - Service - 9 x 5 Next Business Day - Service Depot - Exchange	1	\$601.00	\$601.00
Aruba 10G SFP+ to SFP+ 3m DAC Cable - 9.84 ft SFP+ Network Cable for Network Device, Transceiver, Switch - First End: 1 x SFP+ Network - Second End: 1 x SFP+ Network - 10 Gbit/s - 1 	2	\$108.00	\$216.00
Aruba 2930M 48G POE+ 1-Slot Switch - 48 Ports - 3 Layer Supported - Modular - Twisted Pair 	7	\$4,096.00	\$28,672.00
HPE Foundation Care Exchange - 1 Year - Warranty - 9 x 5 Next Business Day - Service Depot - Maintenance - Parts & Labor - Electronic and Physical	7	\$511.00	\$3,577.00
HPE Aruba X372 54VDC 1050W 110-240VAC Power Supply - 54 V DC Output 	13	\$644.00	\$8,372.00
Aruba 2930 2-Port Stacking Module - For Data Networking2 x Expansion Slots 	3	\$658.00	\$1,974.00
HPE Aruba 3810M 4SFP+ Module - For Data Networking, Optical NetworkOptical Fiber10 Gigabit Ethernet - 10GBase-X4 x Expansion Slots - SFP+ 	7	\$749.00	\$5,243.00
Aruba SFP+ Module - For Data Networking, Optical Network - 1 x LC 10GBase-LRM Network - Optical Fiber - Multi-mode - 10 Gigabit Ethernet - 10GBase-LRM - Plug-in Module 	2	\$478.00	\$956.00
Aruba 6200F 24G Class4 PoE 4SFP+ 370W Switch - 24 Ports - Manageable - 3 Layer Supported - Modular - Twisted Pair, Optical Fiber - PoE Ports 	1	\$2,340.00	\$2,340.00



Hardware

Product Details	Qty	Price	Ext. Price
HPE Foundation Care Exchange - 1 Year Extended Service - Service - 9 x 5 Next Business Day - Service Depot - Exchange	1	\$173.00	\$173.00
HPE 1G SFP LC SX 500m OM2 MMF Transceiver - For Optical Network, Data Networking - 1 x LC 1000Base-SX Network - Optical Fiber - Multi-mode - Gigabit Ethernet - 1000Base-SX 	2	\$165.00	\$330.00
Aruba 10G SFP+ LC LR 10km SMF Transceiver - For Data Networking, Optical Network - 1 x LC 10GBase-LR Network - Optical Fiber - Single-mode - 10 Gigabit Ethernet - 10GBase-LR 	8	\$1,473.00	\$11,784.00
HPE 2920 1m Stacking Cable - 3.28 ft Network Cable for Network Device, Switch - Stacking Cable - Black 	2	\$128.00	\$256.00
HPE 2920 3.0m Stacking Cable - 9.84 ft Network Cable for Network Device, Switch - Stacking Cable - Black 	1	\$201.00	\$201.00

Subtotal: \$70,669.00

Services

Product Details	Qty	Price	Ext. Price
Installation/Configuration	20	\$200.00	\$4,000.00

Subtotal: \$4,000.00

529 N. Monroe Avenue
Green Bay, WI 54301
www.cccp.com



Aruba Switching

Bill To:

Green Bay Police

Steve Meadowcroft
307 S Adams Street
Green Bay, WI 54301
(920) 448-3160
SteveMe@greenbaywi.gov

Ship To:

Green Bay Police

Steve Meadowcroft
307 S Adams Street
Green Bay, WI 54301
(920) 448-3160
SteveMe@greenbaywi.gov

Quote Information:

Quote #: CCCP003424

Version: 1

Delivery Date: 09/29/2022

Expiration Date: 10/31/2022

Sales Rep:

Chris Nelson

920-438-0334

chris.nelson@cccp.com

Quote Summary

Description	Amount
Hardware	\$70,669.00
Services	\$4,000.00
Total:	\$74,669.00

IMPORTANT: Any legal document should refer to us as ACP CreativIT, LLC d/b/a Camera Corner Connecting Point or CCCP.

Additionally, all deliveries, especially LFD (Large Format Displays)/TV's, need to be opened, turned on and inspected thoroughly for concealed damage within 5 days of receipt to ensure full value replacement.

Orders converted from this quote, as authorized by the customer, acknowledges the customer has read our Return Policies and Conditions located on the Company Info page of the Camera Corner/Connecting Point website www.cccp.com

Please note: Quotes do not reflect tax. Shipping, handling, and other fees may apply. Contact your Account Executive with any questions. We reserve the right to cancel orders arising from pricing or other errors.

→ CCCP Statement of Work

Project Description

Second Floor Switch Stack

Assemble switches

- Configure first member switch with expansion module
- Attach rack ears
- add stacking module to each switch

power up

upgrade firmware to latest stable

Build Stack

- 3 switches
- 1/1 to 2/1
- 2/2 to 3/2
- 3/2 to 1/2

configure Spanning-Tree

- Enable
- Priority 15
- admin-edge and bpdu-protect on all edge ports

Configure IGMP

- Enable IGMP v2 Snooping on all VLANs

Configure NTP

Configure Timezone and Daylight Savings

Disable telnet

Disable web management

Remove public SNMP community

Configure VLANs

- 1 - Default
- 28 - SecurityCameras
- 30 - NONAME
- 31 - NONAME
- 32 - NONAME
- 40 - BodyCam
- 42 - CityCam
- 161 - SecureWiFi(Legacy)
- 171 - PublicWiFi(Legacy)

Configure ports to mirror existing switching

- 5120's, the ports are inverted; evens on top, odds on bottom row
- QoS Trust DSCP

Configure Uplinks

- Single 10GBase-LRM connects to HP-Policy_sw_0 on Te1/1/2 Today

Basement 6300F

Assemble switches

→ CCCP Statement of Work

- Attach rack ears
- power up
- upgrade firmware to latest stable
- configure Spanning-Tree
 - Enable
 - Priority 3
 - admin-edge and bpdu-protect on all edge ports
- Configure IGMP
 - Enable IGMP v2 Snooping on all VLANs
- Configure NTP
- Configure Timezone and Daylight Savings
- Disable telnet
- Disable web management
- Remove public SNMP community
- Configure VLANs
 - 1
 - 10 - Servers
 - 11 - CH_VLAN
 - 12 - NetMotion
 - 14 - NONAME
 - 20 - NONAME
 - 21 - NONAME
 - 22 - NONAME
 - 23 - NONAME
 - 25 - NONAME
 - 27 - NONAME
 - 28 - Security-Cameras
 - 30 - NONAME
 - 32 - NONAME
 - 35 - NONAME
 - 37 - NONAME
 - 40 - PD-BodyCam
 - 42 - PD-CityCamera
 - 161 - Private-WiFi
 - 171 - Public-WiFi
 - 200
 - 205
 - 242 - PDDMZ
 - 300 - iSCSI-VLAN
 - 1104 - vMotion
 - 3000

Configure ports to mirror existing switching

→ CCCP Statement of Work

5120's, the ports are inverted; evens on top, odds on bottom row
QoS Trust DSCP

Configure Uplinks

Connect to PD-EDGE via 10 gig if possible

Migrate any routing from 3810's to 6300f

Garage Switch

Assemble switch

Attach rack ears

power up

upgrade firmware to latest stable

configure Spanning-Tree

Enable

Priority 15

admin-edge and bpdu-protect on all edge ports

Configure IGMP

Enable IGMP v2 Snooping on all VLANs

Configure NTP

Configure Timezone and Daylight Savings

Disable telnet

Disable web management

Remove public SNMP community

Configure VLANs

1 - Default

28 - SecurityCameras

30 - NONAME

31 - NONAME

32 - NONAME

40 - BodyCam

42 - CityCam

161 - SecureWiFi(Legacy)

171 - PublicWiFi(Legacy)

Configure ports to mirror existing switching

5120's, the ports are inverted; evens on top, odds on bottom row

QoS Trust DSCP

Configure Uplinks

Single 1000BaseSX connects to First Floor Switch Stack on 3/45

Specific Requirements

Deliverable



→ CCCP Statement of Work

See Sales Quote for additional information

Assumptions

The list of assumptions below was used to develop this Statement of Work and Quote. If any of these assumptions are not correct or if additional, unanticipated information was uncovered during the project, it may affect the SOW and Quote relative to the installation timeline and/or price. If so, a change order (discussed below) will be written and signed off by the customer before this additional work is performed.

-
-

Customer Responsibilities

Customer, at its expense, shall:

A. Provide employees or agents of CCCP:

- reasonable access to the premises and facilities
- suitable and easily accessible floor space that's close to the project area
- necessary power and grounding
- an environment that prevents equipment from over-heating and/or exposure to moisture
- floor plans
- any other information as needed

B. Communicate all project related issues with CCCP in a timely basis such that the project timeline is not imperiled.

C. Provide all required licensing and software needed to ensure the timely backup of data as well as protection from viruses and other risks at all levels of the network.

D. Confirm all drop ship items have arrived.

E. Do not write on original packaging or boxes. Save all boxes and packing material as they are required for returns/rebates and repairs.

F. Cover the cost of lift rentals, if necessary, to access and/or install all equipment included in this project.

G. Upon request and prior to scheduling, provide photographic confirmation of the completed customer responsibilities.

H. Upon project completion, review and verify the system implemented by CCCP.

Work Schedule/Billing Rate

Rates

Regular billing hours are 7:30am – 5:30pm Monday through Friday. Any work performed outside that range is billed at the after-hours rate. Refer to the Billing Rate Schedule below.

CCCP will work with the customers schedule when after-hours work is required. CCCP will confirm the installation timeframe with the customer.

Time

Rate per Hour

7:30am – 5:30pm (M-F)

Published Rate



⇒ CCCP Statement of Work

5:30pm – 7:30am (M-F)	1.5x Published Rate
Saturdays (7:30am-5:30pm)	1.5x Published Rate
Saturdays (5:30pm-12:00am Sunday)	2x Published Rate
Sundays (until 7:30am Monday)	2x Published Rate
Holidays	3x Published Rate

Travel

For any customer within 60 miles of its Green Bay corporate office Camera Corner / Connecting Point charges for service from the time we leave our corporate office until the time our work is complete (i.e., we charge travel to the customer's location, but not from). In addition, for all service calls greater than 60 miles from our Green Bay corporate office, Camera Corner / Connecting Point reserves the right to charge an additional fee for zone travel charges. In addition, gas prices may at times, require us to include a small surcharge on dispatched trips from our technical team. Your account rep can explain how these charges may apply to you.

Labor

Labor for this project is to be billed as follows:

Time and Materials billed off sales order @billing rate of: **\$140/ Hour**

Time and Materials billed off block @customer's current support block

Project Based (flat fee no matter how long it takes – excluding costs associated with change orders): \$

Special Notes on Billing:

Estimated labor hours listed on quotation is only an estimate. Any work done outside of normal business hours will be billed at the published after hour rates listed above. Customer is responsible and will be billed for all labor hours performed. If unknown factors are discovered - customer will be notified to discuss possible additional hours or scope changes.

NOTE: Custom Software – The installation or re-installation of custom software will be billed on a Time and Material basis. The definition of custom software is the solution that is specially developed for a specific user or organization, which is in contrast with broadly used mass-market software.

Terms

Consulting

% to be Pre-Paid
% to be Paid n/30
% Special Terms

Product

50% to be Pre-Paid
50% to be Paid n/30
% Special Terms

Labor

% to be Pre-Paid (from Block)
to be Paid n/30
% Special Terms



⇒ CCCP Statement of Work

Change Management

CCCP will review change requests to this Statement of Work by you. As part of this review, CCCP will prepare a Change Order (available upon request) that documents the request and, if applicable, any impact on the project schedule and pricing. CCCP will incorporate the change into the project schedule and scope of work upon receipt of your signed Change Order. Changes requested can affect the implementation schedule and services quoted. The following personnel at your company are authorized to make change orders:

Steve Meadowcroft	
Name	Title
Name	Title
Name	Title
Name	Title

Waiver of Certain Services Related to this Project

Were any critical solutions related to this project declined by the customer? ☐ Yes ☐ No

If yes, please list the solutions below that were offered to the customer, but were declined.

•

The purpose of this waiver is to verify the customer's decision to decline these offered solutions and to hold Camera Corner / Connecting Point harmless should such a decision have adverse consequences arising from the customer's choice of services other than that what was recommended.

If the "Yes" box is selected above, please also select for below:

Camera Corner / Connecting Point has proposed the solutions listed above to me and described their advantages over my chosen solution: ☐ Yes ☐ No

I hereby decline said solution and agree to hold Camera Corner / Connecting Point harmless from any business interruption, data loss, excessive systems recovery costs, or other adverse consequences as a result of my decision: ☐ Yes ☐ No

Resources

Planned Downtime

CCCP will provide prior notice of any necessary system outages during the implementation. In case of unforeseen issues during



⇒ CCCP Statement of Work

the installation and cutover, CCCP will make every effort to minimize any interruption.

Testing

CCCP will verify that the system and features meet the customer's expectations, as laid out in this document. This includes ensuring that the present functionality of the system is still available unless directed otherwise.

First Day of Service

On the first day of service, CCCP will be available for the customer to discuss questions or issues they may have. We will document all issues and work quickly to resolve them.

Return Policies

We strive to provide our customers with the highest level of service possible. From first visit to order delivery and installation, we want you to be completely satisfied with your experience.

Unless specified, the manufacturer's product warranty does not cover the labor to fix defective product(s).

Unless specified otherwise, all products are covered by the manufacturer's warranty. Please identify any concerns that you have within 30 days of the invoice date. Any issues after the first 30 days will be subject to the restrictions and limitations imposed by our vendors.

All cancelled orders/returns are subject to a 15% restocking fee. Opened software is not returnable. Special order/non-stock items may not be returnable or may be subject to a higher restock fee. Vendor approval will be required prior to the return of opened hardware. Defective hardware may be returned for exchange only. Support blocks are non-refundable. Refund checks will be mailed.

A RETURN AUTHORIZATION ("R.A") REQUEST must be placed by filling out our online Return Authorization Request and is required for ALL returns. (Go to www.cccp.com and click on the Return Authorization Request Form link under Policies & Terms.). You will get a response within 48 hours of your request. Merchandise must be returned within 7 days of the issuance of the R.A.

Please do not write on original packaging or boxes. In addition, save all boxes and packing material as they are required for returns/rebates and repairs.

Camera Corner / Connecting Point inspects all returns and reserves the right to return merchandise that does not meet manufacturers return authorization criteria.

If you have additional questions, please email returns@cccp.com.

Programming

Programming performed by CCCP is subject to a limited warranty. CCCP warrants that the physical medium on which this programming is located is free from defects and that the products impacted by this programming will perform as outlined in this SOW. This limited warranty is good for 60 days from the date of invoice. See Programming Addendum to the SOW if applicable.

Disclaimers and Limitations of Liability

CCCP WILL NOT UNDER ANY CIRCUMSTANCES BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES INCLUDING, BUT NOT LIMITED TO, PROPERTY DAMAGE, LOST TIME, LOSS OF USE OF ANY EQUIPMENT OR ANY



→ CCCP Statement of Work

OTHER DAMAGES RESULTING FROM THE BREAKDOWN OR FAILURE OF ANY EQUIPMENT OR FROM DELAYS IN SERVICING OR THE INABILITY TO RENDER SERVICE ON ANY EQUIPMENT. CCCP LIABILITY FOR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, CCCP NEGLIGENCE OR INSTALLATION OF DEFECTIVE PARTS OR COMPONENTS, WHETHER OR NOT SUCH DEFECT WAS KNOWN OR DISCOVERABLE, SHALL NOT EXCEED THE ACTUAL PRICE PAID TO CCCP BY CLIENT FOR THE EQUIPMENT OR PARTS, WHICHEVER IS LESS.

Contact for Service

When you need to place a service call to Camera Corner / Connecting Point, please call us at (920) 438-0333. We will take your name, a brief description of the trouble, and a call back number. We will then contact one of our qualified associates to follow up on your request.

Non-Solicitation of Personnel

Client agrees not to solicit, directly or indirectly (through individuals, subsidiaries, holding companies, partnerships, subcontractors, employment agencies or any other financially related firms), nor to tender an offer for employment nor place on their payrolls any present CCCP employee who becomes known to Client in connection with the proper performance of this Agreement during the term of this Agreement and for a period of one (1) year after its termination. In the event Client hires or contracts with a CCCP employee in violation of the terms of this paragraph, the Client agrees to pay CCCP as liquidated damages, and not as a penalty, an amount equal to one half of the employee's annual compensation, including but not limited to wages, bonuses and fringe benefits.

Post Installation Review

CCCP wants to get your feedback to understand how we could serve you better, and improve our relationship with you. We may also ask for referrals or testimonials. Please feel free to contact us with any questions you may have.

Approval for Acceptance and Authorization of Project Completion

CCCP will work with you to resolve any problems and answer any questions you have regarding the system implementation.

Your signature of acceptance will be asked for upon completion of the project.

Approval for Contact Information/Logo Placement

CCCP will place our logo and contact information on a 1U blank rack panel to provide you convenient contact information.

Approval for Pictures of Completed Project

CCCP may take pictures of the equipment upon completion of the project. They will be primarily used to document the installation work and reference in the future if design changes or troubleshooting is required. They also may be used to help represent and communicated to other customers the work that CCCP does.

Your signature of acceptance will be asked for upon completion of the project.

Other Approvals

Throughout this project, CCCP may provide the customer with other documents requiring approval before we begin a particular



→ CCCP Statement of Work

phase of the project. Such documents are addendums of this document and are subject to all of the same guidelines stated in this document. A non-exhaustive list of examples would include a Programming Addendum to the SOW and a Custom Plate Addendum to the SOW.

Subcontractors

CCCP may use subcontractors to assist on this project. All work by subcontractors will be directed and/or supervised by CCCP staff. Tasks that subcontractors may be utilized for include the following:

- Low voltage cabling – including Cat. 6 cabling
- Conduit and raceway work as required
- Physical installation of devices and equipment

Remote Access

Unless specifically directed otherwise, CCCP will install TeamViewer software on the any provided servers and create a CCCP account on the system. This access will be used to facilitate service and repair issues as well as programming changes as directed by the owner.

Acceptance and Authorization of SOW

IN WITNESS WHEREOF, the parties hereto each acting with proper authority Accept this Statement of Work.

Aruba Switch Installation

Project Name

Steve Meadowcroft

Customer Printed Full Name

Michael Seering

CCCP Acct Rep Printed Full Name

Luke McCormick

CCCP Engineer Printed Full Name

Title

Title

Title

Signature

Signature

Signature

Date

Date

Date

An authorized signature on this document acknowledges that the customer has read our Return Policy located on the Company Info page of the Camera Corner Connecting Point website www.cccp.com.

After all parties have signed, please provide original to customer and a copy to CCCP.

Acceptance and Authorization of Project Completion

IN WITNESS WHEREOF, the parties hereto each acting with proper authority have executed this Statement of Work.



→ CCCP Statement of Work

By signing this Acceptance of Project Completion, you agree to pay all invoices associated with this project.

Project Name _____

Customer Printed Full Name _____

CCCP Acct Rep Printed Full Name _____

CCCP Engineer Printed Full Name _____

Title _____

Title _____

Title _____

Signature _____

Signature _____

Signature _____

Date _____

Date _____

Date _____

Can we use you as a reference or testimonial for the work just completed? Yes _____ No _____

If no, may we ask why? _____

After all parties have signed, please provide original to customer and a copy to CCCP.



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # P.2

To approve the award of OneXafe with 3 years of support from AxCel for \$44,817.00.

BACKGROUND

RECOMMENDATION

Approve.

FISCAL IMPACT

ATTACHMENTS

- I. arcserve OneXafe 4417 request to purchase doc I



Purchasing Department
100 North Jefferson Street - Room 101
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3047
Fax 920.448.3050

TO: Finance Committee

FR: Thomas J. Walenski

DT: November 21, 2022

RE: Purchasing Request

Cc: Diana Ellenbecker

Report by Mike Hronek, Thomas J. Walenski

Discussion and possible action on the Purchase of OneXafe with 3 yrs. support for \$44,817.00. We received a quote from Vanguard Computers (State Contract) and competitively bid it out. The manufacturer Arcserve will allow us to purchase from AxCel Technology LLC. (pricing attached)

Funding Source is ARPA.

Documents Included

1. Request Memo
2. Bid Summary
3. AxCel Technology LLC Quote
4. Pricing Letter
5. State Contract Pricing Vanguard Computers

Respectfully Submitted

Thomas J. Walenski
City of Green Bay – Procurement Manager

CITY OF GREEN BAY QUOTE SUMMARY
RFQ #

Dept: IT	Req # Security	VENDOR #1	VENDOR #2	VENDOR #3	VENDOR #4	VENDOR #5
Planholders:	CC #	Arcserve	CDW-Gov	Storage Craft	HSSL	EPriceSource
Issued:	Due:10-27-2022					
DESCRIPTION	OneXafe 4417	OneXafe 4417	OneXafe 4417	OneXafe 4417	OneXafe 4417	OneXafe 4417
Arcserve OneXafe4417 w/3yr warranty	\$ 44,817.00	\$ 76,000.00	\$ 60,157.70	\$ 43,945.00	\$ 55,253.39	
				SUPPORT NOT INCL		
Payment Terms Net 30						
Early Payment Discount:						
Accepts credit card payments:	?					
Bid Compliant:	x	x	x	NO	x	

Recommendation: Award to the lowest responsive, responsible vendor

ArcServe 4417 OneXafe w/3yr support - next day service
HSSL does not include - 3 year support

CITY GREEN BAY Proposal For StorageCraft Immutable Storage : 4417 Includes 3 Year Support 10-4-2022

Customer Name:	Mr. Mike Hronek IT Administrator City of Green Bay 100 North Jefferson Street Room 418 Green Bay, WI 54301		Jim Dziak Representative AxCel Technology, LLC 320 McGrath Lane Hartland, WI 53029 262-397-4031 jdziak@axceltechnology.com
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Terms & Details	
Quote ID:	OP-01042445-R1
Proposal Date:	10/04/2022
Payment Terms:	TO BE DETERMINED
Currency:	USD

Product List StorageCraft 4417 with 3 Year Support				
	Product Description	Unit Price	Quantity	Total
A	Includes State of Wisconsin Purchasing Discount Contract No. 21-2770			PROMOTION DISCOUNT
				EXPIRES 6-30-2022
C	OneXafe 4417 204TB 10GbE SFP	\$52,495.00	1	\$36,746.00
	Next Business Day Support for 4417 1 Year	\$8,095.00	1	\$6,071.00
		Total		\$42,817.00
	ONE YEAR SUPPORT IS UPGRADED TO 3 YEARS SUPPORT			
	Next Business Day Support for 4417 2 ADDED YEARS OF SUPPORT	\$16,190.00	1	Included
	Shipping			Included
	Support for 4 th and 5 th year renewal will be locked at \$6,071.00 per year and billed annually			
	Professional Services for Installation and Configuration			\$2,000.00
	TOTAL			\$44,817.00
	APPROVED BY: _____ DATE: _____			

CITY GREEN BAY Proposal For StorageCraft Immutable Storage : 4417 Includes 3 Year Support 10-4-2022

Each person signing has been duly authorized and empowered to enter into the Agreement on behalf of their respective company.
This quotation, together with Arcserve Terms of Service constitutes a legally binding agreement between Arcserve and Customer.

August 26, , 2022.

Mr. Mike Hroneck
IT Administrator
City of Green Bay
100 North Jefferson Street
Green Bay, WI 54301

City of Green Bay,

As requested by our premier partner AxCel Technology, LLC located at 320 McGrath Lane, Hartland, WI 53029, The price submitted to The City of Green Bay is at the lowest cost that can be offered. No other Distributors, Resellers or Agents can offer a lower price to The City of Green for the OneXafe 4417. In addition, the lead time for the delivery of the OneXafe 4417 is currently estimated at 120 days plus and is dependent on the availability of technology parts that is affected by the Global Supply shortage.

AxCel Technology has pre-ordered a OneXafe 4417 for The City of Green Bay and can provide immediate delivery.

Sincerely,



Nate Key | Partner Account Manager
Office: 801-871-2605 | Mobile: 219-229-2510 | nate.key@arcserve.com
arcserve.com | [Twitter](#) | [LinkedIn](#) | [YouTube](#)

arcserve®

CITY GREEN BAY DELIVERY RECEIPT For StorageCraft Immutable Storage :

4417 Includes 3 Year Support

Customer Name:	Mr. Mike Hronek IT Administrator City of Green Bay 100 North Jefferson Street Room 418 Green Bay, WI 54301		Jim Dziak Representative AxCel Technology, LLC 320 McGrath Lane Hartland, WI 53029 262-397-4031 jdziak@axceltechnology.com
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Terms & Details	
SERIAL NUMBER	2100210043890
Delivery Date:	8-29-2022
Payment Terms:	October 2022- Subject to Grant Approval and Price Guarantee Lowest Cost
Currency:	USD

Product List StorageCraft 4417 with 3 Year Support				
	Product Description	Unit Price	Quantity	Total
C	OneXafe 4417 204TB 10GbE SFP. SN 2100210043890	\$52,495.00	1	\$36,746.00
	Next Business Day Support for 4417 1 Year	\$8,095.00	1	\$6,071.00
		Total		\$42,817.00
	ONE YEAR SUPPORT IS UPGRADED TO 3 YEARS SUPPORT			
	Next Business Day Support for 4417 2 ADDED YEARS OF SUPPORT	\$16,190.00	1	Included
	Shipping			Included
	Support for 4 th and 5 th year renewal will be locked at \$6,071.00 per year and billed annually			
	Professional Services for Installation and Configuration			\$2,000.00
	TOTAL			\$44,817.00
	RECEIVED BY: _____	DATE: _____		



Vanguard Computers, Inc.
13100 W. Lisbon Road, Suite 100
Brookfield, Wisconsin 53005
United States
(P) 262-317-1900 (ext.) 2

Quotation (Open)

Quote # : 37405 1 rev of 1
Modified Date: Oct 04, 2022 10:33 AM CDT
Expiration Date: 10/26/2022
Description: StorageCraft OneXafe 4417

Sales Associates

Preparer: Steffel, Chuck
E-mail: Chuck.s@vanguardinc.com
Phone: 262-317-1900
Account Manager: Steffel, Chuck
E-mail: Chuck.s@vanguardinc.com

Customer

City of Green Bay (00039960)
Hronek, Mike
100 N Jefferson St
Rm. 416
Green Bay, WI 54301
United States
(P) 0000000000

Bill To

City of Green Bay
Hronek, Mike
100 N Jefferson St
Rm. 416
Green Bay, WI 54301
United States

Ship To

City of Green Bay
Hronek, Mike
100 N Jefferson St
Green Bay, WI 54301
United States

Payment Method

Terms: Net 30 Days

Shipping Info

Delivery Method: Custom
Carrier Account #:
Special Instructions:

#	Description	Part #	Qty	Unit Price	Total
1	OneXafe 4417 204TB 10GbE SFP	4417	1	\$38,980.00	\$38,980.00
2	Next Business Day Support for 4417 3 Years	3YR	1	\$23,195.00	\$23,195.00
3	Professional Services for Installation and Configuration	Services	1	\$2,000.00	\$2,000.00

Subtotal: \$64,175.00
Tax (.0000%): \$0.00
Shipping: \$0.00
Total: \$64,175.00

DROPSHIP NOTICE: For orders that ship directly from our supplier to your facility, please ask your receiving department (or person) to inspect these orders upon arrival to verify all items have arrived undamaged. Please notify your account manager or sales support within 5 days of receipt if any items are missing or damaged, so we can notify our supplier immediately.

- Verify packaging and/or pallets have no visible signs of damage or tampering.
- Verify the correct product numbers and quantity have been shipped/delivered against the bill of lading.
- Please notate any signs of damage, tampering, or discrepancies on the BOL and inform the delivery driver.

AUTHORIZED REPAIR CENTER: Vanguard Computers is an Authorized Service Provider for HP, LENOVO, APPLE, and DELL desktops, laptops, and Chromebooks. Keep your devices performing like new with quick and easy warranty and accidental damage repair by our professional factory certified technicians. We even offer scheduled pickup/delivery courier service in many parts of WI. Contact our sales team today to learn how we can save your organization time and money with ProGuard Fleet Maintenance Services or visit <https://www.vanguardinc.com/authorized-service-provider>.

IT LIFECYCLE SERVICES: Did you know all your equipment can arrive unboxed, asset tagged, and ready to install for a flat rate fee? How about device shipment and recovery for remote workers? Don't waste your time and energy moving and opening all those boxes. Let our IT lifecycle and logistics team do the work for you! We also offer Windows and Apple imaging, Chrome white-glove services; full-service device installation, removal, surplus, and recycling services, as well as complete project management for your next IT lifecycle. Contact our sales team today to learn how we can save your organization time and money with our Professional IT Lifecycle Services or visit <https://www.vanguardinc.com/secure-managed-it-lifecycle>.

This configuration is presented for your convenience only. Vanguard will not be responsible for typographical or other errors or omissions regarding prices or other information. Prices and configurations are subject to change without notice and may not include shipping charges or applicable taxes. The prices quoted are for hardware/software only and do not include delivery, setup, or installation by Vanguard Computers unless otherwise noted. A 15% restocking fee and \$25.00 processing will be charged for any returned part. No returns will be accepted without a pre-approved RMA Number from Vanguard, please contact your account manager or sales support for assistance.

Visit <https://www.vanguardinc.com/terms> for complete details. Contact sales support for assistance with your order at sales-support@vanguardinc.com.

Thank you, we appreciate your business!

Please sign below to authorize purchase of this quote for the above quantities per Vanguard terms and conditions:

Signature

Date



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # P.3

To approve the purchase of a Livescan fingerprint/mugshot machine for GBPD for \$26,631.00.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Livescan Fingerprint System Request II-22 Document I



Purchasing Department
100 North Jefferson Street - Room 101
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3047
Fax 920.448.3050

TO: Finance Committee

FR: Thomas J. Walenski

DT: November 21, 2022

RE: Purchasing Request

Cc: Diana Ellenbecker, Pam Manley

Report by Rick Jurkanis, Thomas J. Walenski

Discussion and possible action on the purchase of a Livescan fingerprint/mugshot machine for GBPD. This is a Sole Source purchase \$26,631.00 to replace the current unit that has exceeded its useful life. This new machine will be compatible with the current system and will work with the current infrastructure. This is to be funded out of the 2019 Justice Assistance Grant (JAG/USDOJ)

Documents Included

1. Request Memo
2. Grant Info
3. Idemia Quote
4. Sole Source Document

Respectfully Submitted

Thomas J. Walenski
City of Green Bay – Procurement Manager



GRANT TRACKING FORM

PART #1: Notification of Grant Funds

([emailto:PamelaMa@greenbaywi.gov](mailto:PamelaMa@greenbaywi.gov))

APPLICANT DEPARTMENT: Police

DATE: 1/23/2020

APPLICANT DEPARTMENT GRANT CONTACT NAME/TITLE: Rick Jurkanis/Business Manager

APPROPRIATE COMMITTEE: Finance

NAME OF GRANT/FUNDING SOURCE: 2019 Justice Assistance Grant (JAG)/USDOJ

AMOUNT OF GRANT REQUEST: \$46,911

LOCAL MATCH REQUIREMENT: \$0

SOURCE OF MATCH: ☐ General Fund ☐ Non-General Fund ☒ Not Applicable

TIMEFRAME OF GRANT: 10/1/2018 through 9/30/2022

TYPE OF GRANT REQUEST: ☒ Monetary ☐ Other (explain under 'purpose of grant')

PURPOSE OF GRANT (summary): Grant will provide \$13,220 for 3 vehicle mobile radios and \$29,000 for a Livescan fingerprint/mugshot machine for the GBPD as well as \$4,691 for the Brown County Sheriff Department for Safety restraint wraps, squad printer cable mounts, pistol holsters and magazine holsters.

How does the grant meet City/Department needs? Equipment and software for law enforcement needs

What are the personnel requirements (include both existing and new staff) of the grant? None

DEPARTMENT HEAD SIGNATURE: _____

1-23-20

PART #2: Request to Accept Grant Funds

(complete after notification of grant award; [emailto:PamelaMa@greenbaywi.gov](mailto:PamelaMa@greenbaywi.gov))

AMOUNT OF GRANT AWARD: \$46,911

CFDA/STATE ID #: 16.738

LOCAL MATCH REQUIREMENT: \$0

Please describe the source of match, if applicable: N/A

Please describe any major changes in proposed grant-funded activities: N/A

Please describe what the grant money will be spent on: Grant will provide \$13,220 for 3 vehicle mobile radios and \$29,000 for a Livescan fringerprint/mugshot machine for the GBPD as well as \$4,691 for the Brown County Sheriff Department for Safety restraint wraps, squad printer cable mounts, pistol holsters and magazine holsters.

PART	TO:	DATE:	TO:	DATE:
#1: Request to Apply	Finance Dept		FC - Info/Action	
#2: Request to Accept	Finance Dept		FC - Action	

FC = Finance Committee



5515 East La Palma Avenue, Suite 100
Anaheim CA 92807

October 17, 2022

Baeleigh Larson
Green Bay Police Department
307 S. Adams Street
Green Bay WI 54301
Email: baeleighla@greenbaywi.gov
Tel: (920) 606-3890

Reference No. IDWI-L061319-01G

IDEMIA is pleased to provide Green Bay Police Department with the following price quote for the IDEMIA LiveScan System equipped with the accepted standard State of Wisconsin software and workflows.

IDEMIA's fully integrated LiveScan solution provides Green Bay Police Department the following features and benefits:

- ◆ Single-source vendor for all components of the LiveScan solution, including the AFIS interface for records submission to the State.
- Certification to the FBI's Electronic Fingerprint Transmission Specifications
- ◆ "Hit/No Hit" Response from the State AFIS Search
- ◆ Automatic fingerprint sequencing and duplicate print checking before scanning is completed, ensuring data integrity
- ◆ Quick check, review, and edit can be performed on each print
- ◆ All LiveScan Systems include on-site installation, training, and 1 year on-site warranty

Solution Description and Pricing

IDEMIA proposes the equipment and services described in Table below.

Tenprint/Palmprint (1000PPI) – Cabinet Adjustable Height			Table 1. Pricing	Price source: SL-LAWENF
	Description	Unit Price		
TPE-5600-HD TPE-CSTX-WISCONSIN TPE-CSTX-WIPALM TPE-COMX-SMTPE TP-IAT-CUSTOM 47FRT	IDEMIA LiveScan System Cabinet AH Tenprint/Palmprint, including: ♦ IDEMIA LiveScan System Software ♦ FBI Appendix F Certified Tenprint/Palmprint 1000PPI Scanner with Moisture Discriminating Optics Scanner™ (MDO) Block Technology ♦ Computer, Monitor, keyboard ♦ Ruggedized Cabinet – Adjustable Height ♦ Standard Wisconsin defined Workflows and profiles ♦ Installation / On-site Training ♦ Warranty: 1 Year On-site Advantage Solution warranty, 9X5, Next day on-site response and parts replacement ♦ Freight	\$21,852		

Current shipping of Palm Capture Systems is 120+ days after receipt by IDEMIA of Green Bay Police Department completed pre-install documentation, or as otherwise scheduled.

Optional Annual Maintenance Support will start immediately following the 1st Year Warranty. Please contact the IDEMIA Maintenance Agreement team for pricing details.

Options and Pricing

IDEMIA equipment options and pricing described in Table 2. Options Pricing

	Description	Unit Price
TPE-SWOX-DI-OFCS-BPUSH	Demographic Interface (DI) - receives B.TXT files from external system via FTP or Windows File Share. Records pushed to system show in LiveScan Inventory View available for edit.	\$850
TPE-SWOX-DIXML	Demographic Interface (DI) - allows XML files to be imported into LiveScan--XML format specific to IDEMIA. XML files can be pushed to LiveScan or pulled down via FTP, SMTP, or Windows File Share.	\$850
TPE-HWOX-DIGCAP TP-HWOX-DIGCAPC	Cabinet System - Digital Photo Capture to include: Digital Camera, Digital Photo Capture Software, Cabinet mounting hardware	\$1,601
TP-HWOX-ADLNIC2	Cabinet - PCI based 10/100 Ethernet LAN adapter	\$153
TPE-PRT-DUP	Printer Black & White Tenprint Card, Duplexer	\$1,325

IDEMIA LiveScan System – Details

Item	Description
Wisconsin Enterprise Customization	♦ TOTs: APP, CRM, CRM Test; ♦ Cards: FD258, FD249, FD884, Wisconsin Final Disposition Form DJ-LE-249, Wisconsin State Criminal Forms DJ-LE-241 ♦ Transmits: WI IDEMIA mail server via SMTP email; Return Msg: No ♦ Touch Print Enterprise Wisconsin Palm customization <i>(for Palm Capture Systems)</i>
TPE-COMX-SMTPE	♦ Electronic Fingerprint Records Transmission via SMTP over TCP/I

Customer Responsibilities

Green Bay Police Department is responsible for the following:

Connection to the Wisconsin Department of Justice (WDOJ) Badgernet network is required for electronic submission and is the responsibility of Green Bay Police Department

- ♦ Providing necessary facility resources required for equipment installation and operation including access, space, environmental control, electrical power and networking.
- ♦ Provide a technical point of contact for IDEMIA who will be the primary person responsible for providing and/or coordinating obtainment of site installation pre-requisite information such as network information, IP addresses, power information, etc.
- ♦ Obtain and maintain the required transmission lines and hardware for remote communications to and from the necessary agencies.

- ◆ Installation, testing and troubleshooting any network communication connections, lines and/ or Green Bay Police Department network devices.
- ◆ Compliance with WDOJ requirements using WDOJ approved method for electronic transfer
- ◆ Obtain all required authorizations for connecting to the WDOJ AFIS.
- ◆ Printer supplies such as ink and toner cartridges (consumables) are Green Bay Police Department responsibility. IDEMIA does not offer or resell these items.

Assumptions

In developing this proposal, IDEMIA has made the following assumptions:

- ◆ The proposed IDEMIA LiveScan System shall conform to the existing IDEMIA LiveScan configuration. Any additional functional requirements may be treated as change orders.
- ◆ An inter-agency agreement between Green Bay Police Department and applicable receiving agencies will be in place.
- ◆ Green Bay Police Department will provide all necessary communication for connectivity. This includes, but is not limited to hubs, routers, modems, etc.
- ◆ On-site Installation Services will be scheduled after network connectivity has been established and verified.

The following items are not included in the scope of IDEMIA's pricing and will be quoted based on current service rates in effect at the time of request: (a) requests for IDEMIA assistance / completion of any agency or governing body required security documentation, surveys or questionnaires; (b) requests for IDEMIA support and potential resolution of issues resulting from agency vulnerability assessments, penetration testing and/or security audits.

Additional engineering effort by IDEMIA beyond the scope of the standard product will be quoted based on current service rates in effect at the time of the change, plus any related travel or administrative expenses. Assistance with training and questions for the Green Bay Police Department database or any programming, scripting, or review of programs beyond work quoted above are excluded from this offer.

Prices are exclusive of any and all state, or local taxes, or other fees or levies. Customer payments are due to IDEMIA within 30 days after the date of the invoice. Product purchase will be governed by the IDEMIA Agreement, a copy of which is attached. Firm delivery schedules will be provided upon receipt of a purchase order. No subsequent purchase order can override such terms. Nothing additional shall be binding upon IDEMIA unless a subsequent agreement is signed by both parties.

IDEMIA reserves the right to substitute hardware of equal value with equal or better capability, based upon market availability. If, however such equipment is unavailable, IDEMIA will make its best effort to provide a suitable replacement.

Pricing valid through: January 30, 2023

Purchase orders should be sent to IDEMIA by electronic mail or U.S. mail. Please direct all order correspondence, including Purchase Order, to:

Noemi Islas
IDEMIA
5515 East La Palma Avenue, Suite 100
Anaheim, CA 92807
Email: noemi.islas@us.idemia.com | Tel: (657) 652-4447

We look forward to working with you.

Sincerely,



Casey Mayfield
 Vice President Justice and Public Safety - IDEMIA Identity & Security USA LLC

Advantage Solution Support

The following table provides a summary of the maintenance services and support available during warranty and following warranty expiration. Initial warranty period is 1 year from the date of installation.

Support Features	Warranty	Post Warranty
Software Support 9X5*	Included in Warranty	Available for purchase
Unlimited Telephone Technical Support	√	√
2 Hour Telephone Response Time	√	√
Remote Dial-in Analysis	√	√
Software Standard Releases	√	√
Software Supplemental Releases	√	√
Automatic Call Escalation	√	√
Software Customer Alert Bulletins	√	√
Hardware Support – On-site 9X5*	Included in Warranty	Available for purchase
On-Site Response	24-hours	√
On-Site Corrective Maintenance	√	√
On-Site Parts Replacement	√	√
Preventive Maintenance	√	√
Escalation Support	√	√
Hardware Service Reporting	√	√
Hardware Customer Alert Bulletins	√	√
Parts Support	Included in Warranty	Available for purchase
Advanced Exchange Parts Replacement	√	√
Telephone Technical Support for Parts Replacement	√	√
Parts Customer Alert Bulletins	√	√
Software Uplifts		
Hours of Coverage Available up to 24 Hours Per Day, 7 Days/Week	Optional	Optional
Hardware Uplifts		
Hours of Coverage Available up to 24 Hours Per Day, 7 Days/Week	Optional	Optional

*Customer local time

By signing this signature block below, Green Bay Police Department agrees to the terms and pricing stated in this price quote for the product and services as referenced above. My signature below constitutes the acceptance of this order and authorizes IDEMIA to ship and provide these product and services:

Signature Authorization for Order:

Signature

Name

Date

Total Purchase Price (including any Options): \$

PLEASE PROVIDE A COPY OF CURRENT TAX EXEMPTION CERTIFICATE (if applicable).

Please provide Billing Address:

Billing Contact name

Telephone number ()

Email

Check if Billing Address is same as Shipping Address: ☐

Please provide Shipping Address (if different from Billing Address):

Technical Contact name

Telephone number ()

Email

Idemia Identity & Security USA LLC Short Form Sales Agreement

1. Scope. Idemia Identity & Security USA LLC, ("IDEMIA" or "Seller") having a place of business at 5515 East La Palma Avenue, Suite 100, Anaheim, California 92807 and _____, ("Customer"), having a place of

business at _____,

enter into this Sales Agreement ("Agreement"), pursuant to which IDEMIA will sell to Customer and Customer will purchase from Seller the equipment, parts, software, or services related to the equipment (e.g., installation) described in Seller's Proposal or Letter Quote dated _____. These terms and conditions, together with the Proposal or Quote, comprise the "Agreement." Customer may indicate its acceptance of this Agreement by signing below or by issuing a purchase order that refers to either the Proposal/Quote or to a Customer solicitation to which the Proposal/Quote responds. Only these terms and conditions apply to the transaction, notwithstanding any inconsistent or additional terms and conditions contained in the purchase order or Customer solicitation.

2. Price, Payment and Sales Terms. The Contract Price is U.S. \$ _____, excluding applicable sales, use, or similar taxes. Seller will submit invoices to Customer for products when they are shipped and, if applicable, for services when they are performed. Customer will make payments to Seller within twenty (20) days after the invoice date. Unless otherwise stipulated with the Seller when an Order is accepted, the Equipment will be delivered by Seller "FCA" (Free Carrier), with named place being the Seller's premises where the Goods are being dispatched, (Incoterms 2010). Title to the Equipment will pass to Customer upon payment in full of the Contract Price as outlined above, except that title to Software will not pass to Customer at any time. Risk of loss will pass to Customer upon delivery of the Equipment to the Customer at the agreed named place of delivery in accordance with the Incoterm in the contract. Seller will pack and ship all Equipment in accordance with good commercial practices.

3. Software. If this transaction involves software, any software owned by Seller ("IDEMIA Software") is licensed to Customer solely in accordance with Seller's Software License Agreement ("SLA"), which is attached as Exhibit A and incorporated herein by this reference. Any software owned by a third party ("Non-IDEMIA Software") is licensed to Customer in accordance with the standard license, terms, and restrictions of the copyright owner unless the owner has granted to Seller the right to sublicense its software pursuant to the SLA, in which case the SLA applies and the owner will have all rights and protections under the SLA as the Licensor. Seller makes no representations or warranties of any kind regarding Non-IDEMIA Software.

4. Express Limited Warranty and Warranty Disclaimer. IDEMIA Software is warranted in accordance with the SLA.

5. Delays and Disputes. Neither party will be liable for its non-performance or delayed performance if caused by an event, circumstance, or act of a third party that is beyond a party's reasonable control (a "Force Majeure"). Each party will notify the other if it becomes aware of a Force Majeure that will significantly delay performance. The parties will try to settle any dispute arising from this Agreement (except for a claim relating to intellectual property or breach of confidentiality) through good faith negotiations. If necessary, the parties will escalate the dispute to their appropriate higher-level managers. If negotiations fail, the parties will jointly select a mediator to mediate the dispute and will share equally the mediation costs. Neither party will assert a breach of this Agreement without first giving the other party written notice and a thirty (30) day period to cure the alleged breach.

6. LIMITATION OF LIABILITY. Except for personal injury or death, Seller's total liability, whether for breach of contract, warranty, negligence, strict liability in tort, or otherwise, will be limited to the direct damages recoverable under law, but not to exceed the purchase price of the products or services for which losses or damages are claimed. SELLER WILL NOT BE LIABLE FOR ANY COMMERCIAL LOSS; INCONVENIENCE; LOSS OF USE, TIME, DATA, GOOD WILL, REVENUES, PROFITS OR SAVINGS; OR OTHER SPECIAL, INCIDENTAL, INDIRECT, OR CONSEQUENTIAL DAMAGES IN ANY WAY RELATED TO OR ARISING FROM THIS AGREEMENT, THE SALE OR USE OF THE PRODUCTS, OR THE PERFORMANCE OF SERVICES BY SELLER PURSUANT TO THIS AGREEMENT. No action for contract breach or otherwise relating to the transactions contemplated by this

Agreement may be brought more than one year after the accrual of the cause of action. This limitation of liability survives the expiration or termination of this Agreement.

7. Confidential Information and Preservation of Proprietary Rights. The SLA governs software confidentiality. As to any other information marked "Confidential" and provided by one party to the other, the receiving party will maintain the confidentiality of the information and not disclose it to any third party; take necessary and appropriate precautions to protect the information; and use the information only to further the performance of this Agreement. Confidential information is and will remain the property of the disclosing party, and no grant of proprietary rights in the confidential information is given or intended. Seller, any copyright owner of Non-IDEMIA Software, and any third party manufacturer own and retain all of their proprietary rights in the equipment, parts and software, and nothing herein is intended to restrict their proprietary rights. Except as explicitly provided in the SLA, this Agreement does not grant any right, title or interest in Seller's proprietary rights, or a license under any Seller patent or patent application.

8. Miscellaneous: Each party will comply with all applicable laws, regulations and rules concerning the performance of this Agreement or use of the products to the extent they do not conflict with the laws of the United States. This Agreement and the rights and duties of the parties will be governed by and interpreted in accordance with the laws of the State in which the products are installed to the extent they do not conflict with the laws of the United States. This Agreement constitutes the entire agreement of the parties regarding this transaction, supersedes all previous agreements and proposals relating to this subject matter, and may be amended only by a written instrument executed by both parties. Seller is not making, and Customer is not relying upon, any representation or warranty except those expressed herein. There are no certifications or commitments binding Seller applicable to this transaction unless they are in writing and signed by an authorized signatory of Seller.

Idemia Identity & Security USA LLC ("SELLER"):

Signed _____

Name _____

Title _____

Date _____

NAME ("CUSTOMER")

Signed _____

Name _____

Title _____

Date _____

EXHIBIT A – SOFTWARE LICENSE AGREEMENT

In this Exhibit A, the term "Licensor" means Idemia Identity & Security USA LLC, ("IDEMIA"); "Licensee," means the Customer; "Primary Agreement" means the agreement to which this exhibit is attached (IDEMIA Short Form Sales Agreement); and "Agreement" means this Exhibit and the applicable terms and conditions contained in the Primary Agreement. The parties agree as follows:

For good and valuable consideration, the parties agree as follows:

SECTION 1. DEFINITIONS

1.1 "Designated Products" means products provided by IDEMIA to Licensee with which or for which the Software and Documentation is licensed for use.

1.2 "Documentation" means product and software documentation that specifies technical and performance features and capabilities, and the user, operation and training manuals for the Software (including all physical or electronic media upon which such information is provided).

1.3 "Open Source Software" means software with either freely obtainable source code, license for modification, or permission for free distribution.

1.4 "Open Source Software License" means the terms or conditions under which the Open Source Software is licensed.

1.5 "Primary Agreement" means the agreement to which this exhibit is attached (IDEMIA Short Form Sales Agreement).

1.6 "Security Vulnerability" means a flaw or weakness in system security procedures, design, implementation, or internal controls that could be exercised (accidentally triggered or intentionally exploited) and result in a security breach such that data is compromised, manipulated or stolen or the system damaged.

1.7 "Software" (i) means proprietary software in object code format, and adaptations, translations, de-compilations, disassemblies, emulations, or derivative works of such software; (ii) means any modifications, enhancements, new versions and new releases of the software provided by IDEMIA; and (iii) may contain one or more items of software owned by a third party supplier. The term "Software" does not include any third party software provided under separate license or third party software not licensable under the terms of this Agreement.

SECTION 2. SCOPE

IDEMIA and Licensee enter into this Agreement in connection with IDEMIA's delivery of certain proprietary Software or products containing embedded or pre-loaded proprietary Software, or both. This Agreement contains the terms and conditions of the license IDEMIA is providing to Licensee, and Licensee's use of the Software and Documentation.

SECTION 3. GRANT OF LICENSE

3.1. Subject to the provisions of this Agreement and the payment of applicable license fees, IDEMIA grants to Licensee a personal, limited, non-transferable (except as permitted in Section 7) and non-exclusive license under IDEMIA's copyrights and Confidential Information (as defined in the Primary Agreement) embodied in the Software to use the Software, in object code form, and the Documentation solely in connection with Licensee's use of the Designated Products. This Agreement does not grant any rights to source code.

3.2. If the Software licensed under this Agreement contains or is derived from Open Source Software, the terms and conditions governing the use of such Open Source Software are in the Open Source Software Licenses of the copyright owner and not this Agreement. If there is a conflict between the terms and conditions of this Agreement and the terms and conditions of the Open Source Software Licenses governing Licensee's use of the Open Source Software, the terms and conditions of the license grant of the applicable Open Source Software Licenses will take precedence over the license grants in this Agreement. If requested by Licensee, IDEMIA will use commercially reasonable efforts to: (i) determine whether any Open Source Software is provided under this Agreement; (ii) identify the Open Source Software and provide Licensee a copy of the applicable Open Source Software License (or specify where that license may be found); and, (iii) provide Licensee a copy of the Open Source Software source code, without charge, if it is publicly available (although distribution fees may be applicable).

SECTION 4. LIMITATIONS ON USE

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City of Green Bay, Wisconsin
REQUEST FOR APPROVAL OF "NO SUBSTITUTE" PURCHASE SPECIFICATION

TO : Purchasing Division/Administrative Services

DATE: 10/13/22

FROM: Department/Division Police Department

REQUISITION #

List "No Substitute" Item(s) here:

Livescan Fingerprint Machine

Select One:

- ☒ 1) One Time Purchase Estimated Cost: \$ \$26,631
- ☐ 2) Annual Commodity purchase: Estimated annual cost: \$
- ☐ 3) Item may be purchased again: Indicate term: Estimated Annual Cost: \$

Example: 1 year, indefinite, etc. Long term requests will be reevaluated periodically)

We request approval of a "NO SUBSTITUTE" specification for the purchase of the subject item(s)

Check appropriate justification(s). Provide DETAILED explanation(s) below.

- ☐ 1. Sole Source – The below signed has searched the market and verified that no comparable item is available.
- ☒ 2. Single Source – Although comparable items are available, THIS is the only brand/model that will work.
- ☐ 3. Item(s) is (are) only acceptable replacement part(s) known for (Identify)
- ☐ 4. Continuity of design is overriding consideration (ex: playground equipment or street furniture)
- ☐ 5. Safety:
- ☐ 6. Other:

*Explanations shall contain sufficient information and justification for the items to be considered and approved as "NO SUBSTITUTE" items. Failure to do so will result in the request being denied and returned to the originator.

*Recommending Department Head will be available to defend said recommendation to the appropriate City Committee and/or Common Council.

PLEASE EXPLAIN YOUR REASONS FOR THIS REQUEST (additional info may be attached on a separate sheet):

Please see attached documentation for the Livescan replacement purchase justification. Approved funding through our 2019 Justice Assistance grant (JAG) 825300-55140-27306. Please review specs with GBPD contact Criminalistic Specialist Baeleigh Andrae (3255) before issuing the purchase order.

Approvals:

Requestor:

Date: 10-13-22

Department Head:

Date: 10/13/2022

Purchasing Manager:

Date: 11/21/22



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # P.4

To approve the purchase of scanning services with MEI Mail Services Inc. for \$39,813.00.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Request to Purchase Document Scanning RFB 11-22 doc I



Purchasing Department
100 North Jefferson Street - Room 101
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3047
Fax 920.448.3050

TO: Finance Committee

FR: Thomas J. Walenski

DT: November 21, 2022

RE: Purchasing Request

Cc: Diana Ellenbecker

Report by Paul Van Calster, Thomas J. Walenski

Discussion and possible action on the Purchase of Services to scan the 625,000 documents from the 4th floor of City Hall. This was competitively solicited as a RFB, and MEI Mail Services Inc. was the lowest responsible bidder at \$39,813.00.

The funding source for this is ARPA #218100-53001-83098.

Documents Included

1. Request Memo
2. Bid Summary
3. MEI – SAM.GOV verification

Respectfully Submitted

Thomas J. Walenski
City of Green Bay – Procurement Manager

CITY OF GREEN BAY BID SUMMARY
RFB #2022-23 Parcel Record Scanning

DEPT: Inspection			VENDOR #1		VENDOR #2		VENDOR #3		VENDOR #4		VENDOR #5	
Planholders: Vendors CC# 20400			MEI MAIL SERVICES INC		MICROSYSTEMS INC		ON Q SOLUTIONS		STAT INFORMATIC SOLUTIONS LLC		NATIONAL BUSINESS SYSTEMS	
ISSUED: 9/16/22 DUE: 10/13/22			Farmers Branch TX		Northbrook IL		Kroenwetter WI		Green Bay WI		Bloomington MN	
QTY	UNIT	DESCRIPTION	UNIT	PRICE	UNIT	PRICE	UNIT	PRICE	UNIT	PRICE	UNIT	PRICE
1	Lot	Transportation Services	N/A	NC	N/A	\$ 2,500.00	N/A		N/A	Incl	N/A	\$ 660.00
1	Lot	Document Preparation	N/A	NC	N/A	\$ 9,500.00	N/A		N/A	Incl	N/A	\$ 37,500.00
1		Scanning Services	\$ 0.0637	\$ 39,813.00	\$ 0.045	\$ 29,732.00	\$ 0.11	\$ 68,750.00	\$ 0.1574	\$ 98,375.00	\$ 0.065	\$ 45,625.00
1	Lot	Indexing	N/A	NC	N/A	\$ 3,570.00	N/A		N/A	Incl	N/A	\$ 17,136.00
1	Lot	Delivering PDF Files	N/A	NC	N/A	\$ 160.00	N/A		N/A	Incl	N/A	\$ 50.00
1	Lot	Disposal Cost	N/A	NC	N/A	\$ 960.00	N/A		N/A	Incl	N/A	\$ 2,400.00
TOTAL:				\$ 39,813.00		\$ 46,422.00		\$ 68,750.00		\$ 98,375.00		\$ 103,371.00
LEAD TIME:			4 Weeks		2-4 Weeks		1-2 Months		4 Weeks after notice to proceed		4-6 Weeks possibly or sooner	
PAYMENT TERMS: NET 30 EARLY PAYMENT DISCOUNT:			-		-		-		-		-	
COMPANY ACCEPTS P-CARD PAYMENTS:			No		No		No		Yes		No	
BID COMPLIANT:			-		-		-		-		-	

Recommendation: Award to the lowest responsive, responsible vendor.....



MEI MAIL SERVICES INC.

Unique Entity ID TLQ2J7BKKWZ3	CAGE / NCAGE 3Y8B9	Purpose of Registration All Awards
Registration Status Active Registration	Expiration Date Sep 1, 2023	
Physical Address 13714 Gamma RD STE 120 Farmers Branch, Texas 75244-4432 United States	Mailing Address PO Box 794057 Dallas, Texas 75379-4057 United States	

Business Information

Doing Business as (blank)	Division Name (blank)	Division Number (blank)
Congressional District Texas 24	State / Country of Incorporation Texas / United States	URL www.meimailservices.com

Registration Dates

Activation Date Sep 6, 2022	Submission Date Sep 1, 2022	Initial Registration Date Aug 4, 2004
---------------------------------------	---------------------------------------	---

Entity Dates

Entity Start Date Mar 3, 1998	Fiscal Year End Close Date Dec 31
---	---

Immediate Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Highest Level Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Executive Compensation

Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USAspending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.

Proceedings Questions

Registrants in the System for Award Management (SAM) respond to proceedings questions in accordance with FAR 52.209-7, FAR 52.209-9, or 2.C.F.R. 200 Appendix XII. Their responses are not displayed in SAM. They are sent to FAPIIS.gov for display as applicable. Maintaining an active registration in SAM demonstrates the registrant responded to the proceedings questions.

Exclusion Summary

Active Exclusions Records?

No

SAM Search Authorization

I authorize my entity's non-sensitive information to be displayed in SAM public search results:

Yes

Entity Types

Business Types

Entity Structure Corporate Entity (Not Tax Exempt)	Entity Type Business or Organization	Organization Factors (blank)
Profit Structure For Profit Organization		

Socio-Economic Types**Minority Owned Business****Self Certified Small Disadvantaged Business****Veteran Owned Business****Black American Owned****Service Disabled Veteran Owned Business**

Check the registrant's Reps & Certs, if present, under FAR 52.212-3 or FAR 52.219-1 to determine if the entity is an SBA-certified HUBZone small business concern. Additional small business information may be found in the SBA's Dynamic Small Business Search if the entity completed the SBA supplemental pages during registration.

Financial Information

Accepts Credit Card Payments

No

Debt Subject To Offset

No

EFT Indicator

0000

CAGE Code

3Y8B9**Points of Contact****Electronic Business**

✎

Leslie E Marshall, Mr.**PO Box 794057****Dallas, Texas 75379****United States**

Angela M Freeman, Ms.

PO Box 794057

Dallas, Texas 75379

United States

Government Business

✎

Leslie E Marshall, Mr.**PO Box 794057****Dallas, Texas 75379****United States**

Angela M Freeman, Ms.

PO Box 794057

Dallas, Texas 75379

United States

Past Performance

✎

Leslie E Marshall, Mr.**PO Box 794057****Dallas, Texas 75379****United States**

Angela M Freeman, Ms.

PO Box 794057

Dallas, Texas 75379

United States

Service Classifications**NAICS Codes**

Primary

Yes

NAICS Codes

561410**323111****323120****491110****518210****522320****541611****561110****561210****561431****561439**

NAICS Title

Document Preparation Services**Commercial Printing (Except Screen And Books)****Support Activities For Printing****Postal Service****Data Processing, Hosting, And Related Services****Financial Transactions Processing, Reserve, And Clearinghouse Activities****Administrative Management And General Management Consulting Services****Office Administrative Services****Facilities Support Services****Private Mail Centers****Other Business Service Centers (Including Copy Shops)**

561499

All Other Business Support Services

Disaster Response

This entity does not appear in the disaster response registry.



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # P.5

To receive and place on file the report of the vehicles purchased in 2022 off the state contract. Police purchase twelve vehicles using 2022 bonding and one parks vehicles using 2021 bonding.

BACKGROUND

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

ATTACHMENTS

- I. State Vehicle Purchases 2022 - report out doc I



Purchasing Department
100 North Jefferson Street - Room 101
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3047
Fax 920.448.3050

TO: Finance Committee

FR: Thomas J. Walenski

DT: November 21, 2022

RE: Purchasing Request

Cc: Diana Ellenbecker

Report by: Thomas J. Walenski

This is a report out of the Vehicles purchased for 2022 off of the State Contract. This report may have one additional vehicle by the end of the year for Parks we are waiting on the order window to open up.

13 Vehicles - \$549,687.00

12 - ea Police

1 - ea Parks

Respectfully Submitted

Thomas J. Walenski
City of Green Bay - Procurement Manager



CITY OF GREEN BAY - PURCHASING

To: Finance Committee Members
From: Thomas J. Walenski, Procurement Manager
Date: November 18, 2022
Subject: 2022 State Contract Vehicle Purchases

Below is a recap of 13 vehicles purchased off of the State of Wisconsin Vehicle Contract in 2022. All of these vehicles were approved in the 2022 City Bonding. The State program utilizes a public and competitive bidding process and awards are made to the lowest vendors by make and model.

PO Number	Fiscal Year	Description	Status	Open Amount	Total Amount	Vendor
2200107	2022	2023 FORD HYBRID INTERCEPTOR UTILITY SQUADS	Printed	\$375,066.00	\$375,066.00	35831
2200099	2022	2023 FORD F-150 POLICE RESPONDER TRUCKS (3 EACH)	Printed	\$131,367.00	\$131,367.00	35831
2200087	2022	2023 FORD SUPER DUTY F-2503	Printed	\$43,254.00	\$43,254.00	35831

PO Number	Fiscal Year	Description	Status	Open Amount	Total Amount	Vendor	Vendor Name	Department
2200107	2022	2023 FORD HYBRID INTERCEPTOR UTILITY SQUADS(9EACH)	Printed	\$375,066.00	\$375,066.00	35831	EWALD'S HARTFORD FORD, LLC	POLICE
2200099	2022	2023 FORD F-150 POLICE RESPONDER TRUCKS (3 EACH)	Printed	\$131,367.00	\$131,367.00	35831	EWALD'S HARTFORD FORD, LLC	POLICE
2200087	2022	2023 FORD SUPER DUTY F-2503 (1 EACH)	Printed	\$43,254.00	\$43,254.00	35831	EWALD'S HARTFORD FORD, LLC	PARKS RECREATION & FORESTRY
Total Purchase Orders for 2022 -State Contract Purchase Orders				\$549,687.00				



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # P.6

To approve a resolution authorizing a budget amendment for Fire Overtime reimbursement for \$2,556.69 for unbudgeted community events.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # P.7

To approve a resolution authorizing a budget amendment for Fire Overtime reimbursement for \$2,145.00 for unbudgeted state reimbursement training.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # P.8

To approve a resolution authorizing a budget amendment for Police Overtime reimbursement for \$32,650.53 for unbudgeted community events.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # P.10

To make no recommendation to Council on a request by Ald. Jennifer Grant to the Finance Committee which states: "For discussion with possible action to create a new resolution or amend the current resolution to reallocate all available ARPA funds within the existing categories and any new possible categories."

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 2022-11-11 Dist I to Finance

From: noreply@civicplus.com
To: [Celestine Jeffreys](#)
Subject: Online Form Submittal: Alders' Petitions and Communications
Date: Friday, November 11, 2022 11:26:41 AM

Alders' Petitions and Communications

Name	Jennifer Grant
Committee Name	Finance Committee
Text of Communication	For discussion with possible action to create a new resolution or amend the current resolution to reallocate all available ARPA funds within the existing categories and any new possible categories.

Email not displaying correctly? [View it in your browser.](#)



Report to the
Ad Hoc Facilities Committee
of the City of Green Bay

MEETING DATE

December 6, 2022

AGENDA ITEM # P.11

Ad Hoc Facilities Committee: To approve the \$30,000 BSA flow review using remaining bond funds and the balance to be paid by contingency.

BACKGROUND

For discussion at the meeting.

The attached spreadsheets are based on the assessment by Berners Schober (BSA), but modified by city Engineering staff.

These building improvements are recommended by Trista Hobbs, Assistant City Engineer – Special Projects to be implemented immediately or within the next year.

RECOMMENDATION

Add to Capital Improvement Plan.

FISCAL IMPACT

ATTACHMENTS

1. BSA-Engineering City hall & Police summary of priority items_11.23.2022
2. CityHall_Updated 11.7.2022
3. FireStation1
4. MunicipalCourt
5. PoliceStation

Police station

Summary of Deficient and Critical Priority from BSA's assessment

		Deficient	Critical	
		Immediate	Replace 1-2	
		replacement	years	
Items to update now				
Architectural	Precast panels		\$ 8,000	\$ 8,000
Architectural	Precast canopy		\$ 12,000	\$ 12,000
Plumbing	Thermal Mixing Valve	\$ 8,000		\$ 8,000
Plumbing	Backflow prevention	\$ 5,000		\$ 5,000
Plumbing	Storm & roof drainage	\$ 8,000		\$ 8,000
Electrical	Receptacles	\$ 1,500	\$ -	\$ 1,500
TOTAL		\$ 22,500	\$ 20,000	\$ 42,500

Items to defer until HVAC replacement

HVAC	Air unit housing		\$ 435,000	\$ 435,000
HVAC	Insulation		\$ 1,500	\$ 1,500
HVAC	Housing	\$ 2,500		\$ 2,500
HVAC	Condensing units	\$ 2,500		\$ 2,500
HVAC	make-up air unit	\$ 140,000		\$ 140,000
HVAC	Exhaust	\$ 40,000		\$ 40,000
HVAC	Control	\$ 20,000	\$ -	\$ 20,000
TOTAL		\$ 205,000	\$ 436,500	\$ 641,500
BSA summary		\$ 227,500	\$ 456,500	\$ 684,000

CITY HALL

Summary of Deficient and Critical Priority from BSA's assessment

		Deficient	Critical	High Priority	
		Immediate replacement	Replace 1-2 years	Replace 3-5 years	
Items to update now					
Architectural*	Roof Replacement	\$ -	\$ -	\$ 750,000	\$ 750,000
Plumbing	Storm/clearwater system	\$ 40,000			\$ 40,000
Plumbing	Eyewash(es)	\$ 5,000			\$ 5,000
Plumbing	Therm mixing valve	\$ 7,500			\$ 7,500
Plumbing	Backflow prevention	\$ 500			\$ 500
Fire protection	Standpipe system	\$ 65,000			\$ 65,000
Electrical	Branch Panel, mixed loads			\$ 18,000	\$ 18,000
Electrical	Update/replace fire alarm devices			\$ 500,000	\$ 500,000
Electrical**	Remove transformer from building and update service			\$ 1,000,000	\$ 1,000,000
Electrical	Seal fire alarm penetrations	\$ -	\$ 5,000	\$ -	\$ 5,000
TOTAL		\$ 118,000	\$ 5,000	\$ 2,268,000	\$ 2,391,000

Items to defer until HVAC replacement

HVAC 1	Air intake	incl 3-5 yrs			\$ -
HVAC 1	Coils		incl 3-5 yrs		\$ -
HVAC 1	Mechanical room duct work	incl 3-5 yrs			\$ -
HVAC 2	Ductwork	incl 3-5 yrs			\$ -
HVAC 3	Ductwork	incl 3-5 yrs			\$ -
HVAC 4	Ductwork	incl 3-5 yrs			\$ -
HVAC 5	Housing	\$ 30,000			\$ 30,000
HVAC 5	Coils		incl 3-5 yrs		\$ -
HVAC 5	Pipe insulation		\$ 26,000		\$ 26,000
HVAC 5	Boiler room	\$ 13,000	\$ -	\$ -	\$ 13,000
TOTAL		\$ 43,000	\$ 26,000	\$ -	\$ 69,000
BSA summary		\$ 161,000	\$ 31,000	\$ 2,268,000	\$ 2,460,000

* Currently leaking and damaging 6th floor ceiling and equipment. Had a leak in the IT closet recently.

** Not included in report because it is part of the 2023 CIP

FACILITY ASSESSMENT

Document prepared for:

City of Green Bay

Green Bay, WI

City Hall

Comm. No. 22CGB12.00

September 30, 2022

Facility Assessment

City of Green Bay | Green Bay, WI

Comm. No. 22CGB12.00

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report description

An assessment of City Hall was conducted in 2015 by Berners Schober which reviewed the condition of the building's architectural, structural, mechanical, plumbing and electrical elements. This report, done in the summer of 2022, is an update to the previous assessment. Each building was re-surveyed by trade and the reports updated. Below are brief summaries of the changes to the building in the intervening 7 years.

architectural

Exterior building elements have not changed significantly since the previous assessment. The roof of the building and penthouse are in need of replacement. Single pane windows are recommended for replacement.

Interior finishes were reviewed with an emphasis on those which were damaged or in poor condition. The elevators have been replaced since the previous assessment. The 6th Floor was renovated during the past 7 years, including the staff break room which provided accessible sink and counter areas.

code/accessibility

The Wisconsin building code has been updated since the last assessment to referencing the 2015 International Building Code (IBC). The 2015 IBC references the 2009 ICC A117.1 Accessible and Usable Buildings and Facilities code. The 2010 ADA Standards remain in effect since the previous assessment. Major building elements, such as the stair and elevator shafts, are unchanged. Notes from the 2009 assessment related to fire ratings still apply but were not reiterated.

Since the 2015 assessment, some of the accessible elements have been corrected. A chart is included in this report section that documents compliant and non-compliant elements of the accessible toilet rooms. Drinking fountains with water bottle fillers have been installed on all floors except the basement.

structure

Structural elements have exhibited little change since the previous assessment.

plumbing

Water heater was replaced with a new electric unit. Previous unit was gas-fired.

fire protection

There has been no change to the fire protection system since the last assessment, with the exception of alterations to address remodeled areas.

mechanical

No major changes/updates to the mechanical systems have been made since the last evaluation. Duct systems were modified to serve the renovated space. The boiler tubes have been refurbished, which will extend the life expectancy of the steam boilers.

electrical

No major changes/updates to the electrical systems have been made since the last evaluation. Some additional interior lighting has been upgraded to LED.

ITEM	DEFICIENT (d) Immediate Replacement	CRITICAL PRIORITY (cp) Replace in 1-2 years	HIGH PRIORITY (hp) Replace in 3-5 years	COST ESTIMATE
City Hall				
architectural-ext			Roof replacement	\$750,000
architectural-ext			Tuck Pointing	\$5,000
architectural-ext			Exterior window replacement	\$563,200
architectural-int			Floors-Composite tile at basement	TBD
architectural-int			Exterior metal door and frame (long & short term)	\$200 – \$6,000
code			Accessible route	\$400 – \$1,000
plumbing	Storm/clearwater system			\$40,000
plumbing			Valves	\$5,000
plumbing			Insulation	\$20,000
plumbing	Eyewash(es)			\$5,000
plumbing	Therm. mixing valve (TMV)			\$7,500
plumbing	Backflow prevention			\$500
plumbing			Elevator sump pit	\$500
fire protection			Fire pump Fire pump controller	\$55,000
fire protection			Jockey pump Jockey pump controller	\$10,000
fire protection	Standpipe system			\$65,000
HVAC - AHU-1			Housing	\$520,000
HVAC	Air intake			\$incl
HVAC		Coils		\$incl
HVAC			Insulation	\$incl
HVAC	Mechanical room duct work			\$incl
HVAC			Distribution duct work	\$1,252,000
HVAC			Induction terminals	\$3,380,000
HVAC - AHU-2			Housing	\$210,000
HVAC			Coils	\$incl
HVAC	Ductwork			\$incl
HVAC			Insulation	\$incl
HVAC - 3			Housing	\$210,000
HVAC			Coils	\$incl

HVAC	Duct work			\$incl
HVAC			Insulation	\$incl
HVAC - 4			Housing	\$210,000
HVAC			Air intake	\$ incl
HVAC			Coils	\$ incl
HVAC			Fan	\$ incl
HVAC			controls	\$ incl
HVAC	Ductwork			\$ incl
HVAC			Insulation	\$ incl
HVAC - 5	Housing			\$ 30,000
HVAC		Coils		\$ incl
HVAC			Filter	\$ incl
HVAC			Exhaust fans	\$40,000
HVAC			Exhaust Ductwork	\$50,000
HVAC			Boilers	\$350,000
HVAC		Pipe insulation		\$26,000
HVAC			Room terminal units	\$65,000
HVAC			Mechanical room	\$11,000
HVAC	Boiler room			\$13,000
HVAC			DDC control	\$50,000
electrical			Branch panel, mixed loads	\$18,000
electrical			Update/replace fire alarm devices	\$500,000
electrical		Seal fire alarm penetrations		\$5,000
City Hall Total				\$8,467,700 – \$8,474,700

architecture

building description

The existing city hall building was constructed in 1956. The six-story structure has an exterior consisting of granite panels and face brick masonry with a precast concrete wall cap. There is mechanical penthouse on the roof that is also constructed of face brick and has a pre-cast concrete cap. This building holds several City of Green Bay Department offices as well as the City Council Chambers.

building envelope

roof

The existing roof is a rubber membrane covered with a pea sized ballast system. It was recommended in our previous study in 2015 that the roof needed replacement in its entirety. This replacement work would also the removal all of the copper flashings on the current roof. The roof of the existing mechanical penthouse should be replaced along with all damaged pre-cast concrete copings as these two roofs are the same age and condition. The existing roof is 11,170 sf with 500' of flashing and trim. The Mechanical Penthouse roof is 2,430 sf and has 250' of flashing that would be replaced.

exterior walls

The exterior of the building is clad on the first floor with granite panels. These panels are in very good condition for a building of this age. The upper five stories are clad with a cream-colored face brick. From observance at the ground level most of the brick appears to be in good condition. The building could be power washed to clean the streaking from window ledges above. There are more than likely a few areas in which tuck pointing might be required but were not visible from the ground.

The window wells to the east have some rust staining below the grating and could be part of a maintenance cleaning program to maintain the exterior condition of the building. There is a hollow metal door and frame at the bottom of the stair leading to the window well area that is very rusted and should be considered for replacement.

exterior windows and doors

The exterior doors are wide style aluminum doors with single pane glass and are in good condition. The operation, pulls, power assist system and closers are all in good working order.

The exterior windows are aluminum framed casement windows with single pane uninsulated glass panels. The interior of these windows has a secondary sliding, single-pane glass panel. These windows are not thermally broken, and the glass provides little or no insulation value to the building. In addition, there are numerous locations on the upper floors that are show signs of water damage at the jambs, which will get worse over time. It is highly recommended that all the windows should be replaced with a thermally broken frame with insulated low-E glass.

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/ Adequate	N New	N/A Not Applicable
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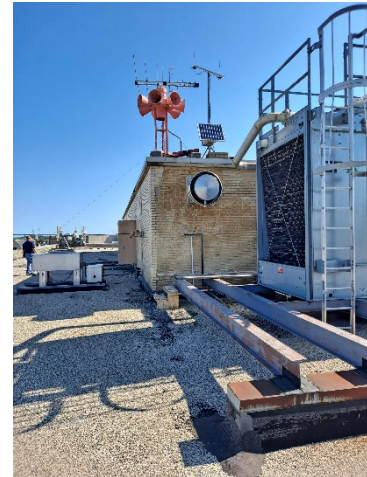
architectural elements	grade	budget cost	notes	comments
exterior elements				
Roof condition	HP	\$ 750,000	A1	Complete replacement
Exterior facade condition	HP	\$ 5,000	A2	Tuck pointing masonry
Exterior window replacement	HP	\$ 563,200	A3	Replace exterior windows

notes:

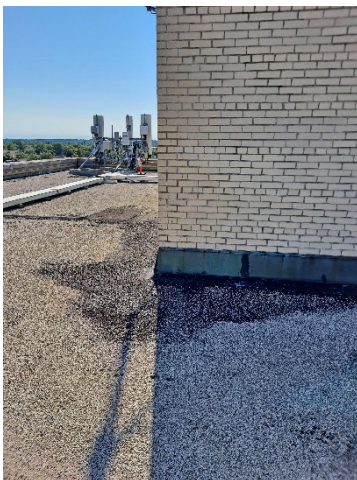
- A1.** Remove and replace both mechanical penthouse roof and 6th floor roof including replacement of copper flashing with stainless steel and all damaged pre-cast concrete wall caps.
- A2.** Tuck point existing main building and mechanical penthouse.
- A3.** Replace all 256 windows (various sizes) at the exterior, patch interior jambs and repaint all window jambs.



Existing roof



Existing roof



Mechanical penthouse - tuck pointing



Mechanical penthouse - tuck pointing

**City Hall
Parks Department
Architectural-Exterior**



Penthouse pre-cast coping replacement



Replace exterior windows



Rust on window well walls



Rusted door to window well



Rust on window well walls

architecture

building description

City Hall is a brick and granite clad structure dating from 1956.

interior conditions

The following are updated condition notes from the previous assessment conducted in 2015.

basement

Floors

- 9" composite tile in print shop area has cracked and missing tile at multiple locations throughout the space. Staff reports that a previous asbestos survey found asbestos in the adhesive for the tiles, but not the tiles themselves. Areas of missing or damaged tile should be addressed in order to prevent old adhesive from becoming airborne.

Walls

- Chipped paint at lower portion of corridor walls and handrails in mechanical room.

Doors and frames

- Paint at frames is worn and chipped in multiple locations.
- Metal door from boiler room to exterior is rusted at sill. Weatherstripping is missing at door. Daylight visible at door perimeter.

first floor

Floors

- Carpet at high traffic areas (legal suite, reception areas) is showing wear.

Walls

- Sealant at perimeter of wall-hung lavatory in single-user toilet room is smeared on wall/not consistent.
- Former wall locations and other patches in walls of open office are visible due to different wall texture and/or paint sheen.

Ceilings

- Minor chip in ceiling panel at office with brown wall.

second floor

Walls

- Paint has chipped at gypsum board outside corners.

third floor

Floors

- Multiple chips in vinyl tiles, specifically at room with printer and interior corridor.

Walls

- Paint has chipped at gypsum board outside corners.
- Bent louver blades at wall under window.

Doors

- Scratches in finish of wood door at storage rooms.

Ceilings

- Inconsistent gaps in perforated spline ceiling tiles.
- Uneven gaps between perimeter trim and spline ceiling tiles, likely due to cupping of the ceiling tiles.

fourth floor

Floors

- Athletic flooring is shifting, causing gaps between floor tiles.
- Older athletic flooring with interlocking edges has de-laminating surface at several tiles.
- Bubbled carpet at NE office. Long-term condition. Carpet is worn at traffic areas.

Walls

- Chipped paint at metal door frames.
- Missing cover at light switch.

Doors and windows

- Chipped paint at metal door frames.
- Window jambs behind interior clear panel are deteriorated or broken at some windows. Possibly due to moisture build-up between panel and exterior single-pane windows. Typically occurs on south and west-facing windows.

Ceilings

- Missing light fixture at internal corridor of unused space.
- Loose spline ceiling tiles at several areas of unused space.
- Water-stained ceiling panel at room outside of IT space. Adjacent window head has either unmatched paint or patched area.

fifth floor

Walls

- Square gap in wall at intersection of marble panels, plaster wall, and rubber base (Human Resources lobby area)

Doors

- Scratched wood finish at door wood frame (Human Resources area).

Casework

- Gap in plastic laminate countertop.
- Crack and de-laminated area of plastic laminate countertop at wall corner intersection.

sixth floor

Walls

- Paint has started to peel from surface of glazed ceramic block in single-user toilet room.

penthouse

Walls

- Brick on interior southwest wall is effervescing. This appears to be due to a deteriorated roof edge condition on the exterior portion of the penthouse at this location.
- Efflorescence under windowsill at east wall.

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/Adequate	N New	N/A Not Applicable
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architectural elements	grade	budget cost	notes	comments
floors				
Composite tile at basement	HP	\$\$	A1	Cost determined by abatement consultant
Carpet	F		A2	
Vinyl composite tile at 3 rd floor	F			Replace chipped tiles.
Athletic flooring	F		A3, A4	
walls				
Chipped paint at corners	C		A5	
Sealant at wall-hung lavatory	F		A6	
Walls – miscellaneous	C		A7	
Brick at penthouse	F		A8	
doors and frames				
Wood doors	C/F		A9	
Interior metal doors and frames	C		A10	
Exterior metal door and frame	HP	\$200 (short term) \$5K-\$6K (long term)	A11	
casework				
Casework	F	\$300 - \$800	A12	
ceilings				
Ceiling tiles and panels	C			General maintenance to replace and secure tiles.

notes:

- A1.** Consult with abatement professionals on how to best replace chipped or missing tile in areas where tile is encapsulating probable asbestos containing material (ACM) in the adhesive.
- A2.** Broadloom carpet at first and fourth floors (and other areas) is worn but serviceable. Recommend planning for carpet tile for future replacement to better facilitate updates to worn areas only.
- A3.** Provide new adhesive to secure tiles where gap has formed in athletic flooring.
- A4.** Replace interlocking tiles which have de-laminated surfaces. (Verify if attic stock is on hand.)
- A5.** Touch-up paint as needed throughout building. Consider corner guards at high-traffic areas.

**City Hall
Parks Department
Architectural-Interior**

- A6.** Remove existing sealant at perimeter of lavatory. Patch paint if necessary and re-apply sealant.
- A7.** Maintenance staff: correct bent metal louver blade; replace missing switch cover; in-fill gap at wall in Human Resources (wood or gypsum board patch and paint).
- A8.** Clean effervescence off brick in penthouse and monitor for reoccurrence after exterior conditions are corrected.
- A9.** Lightly sand and re-finish scratched wood doors and wood frames.
- A10.** Touch-up chipped paint at interior doors and frames as needed.
- A11.** Short-term recommendation: replace weatherstripping at perimeter of exterior door. Sand rusted surfaces and apply rust-inhibiting paint. Long-term recommendation: plan for replacement of door and frame.
- A12.** Provide clear sealant at gap in plastic laminate. Recommend replacing cracked and de-laminated surface. If matching laminate is available, installer may be able to remove just damaged portion.

Basement



Chipped floor tile



Chipped paint

**City Hall
Parks Department
Architectural-Interior**



Chipped paint at wall



Missing weatherstripping at rusted door

First floor



Worn carpet – legal area



Excessive sealant at lavatory

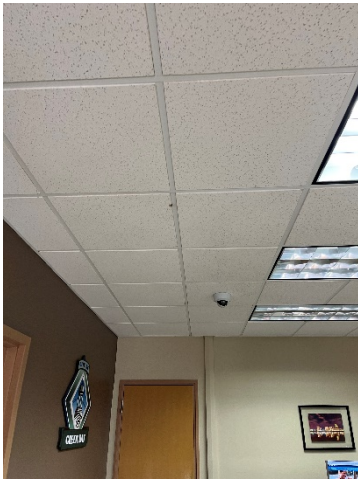


Ripped carpet seam



Visible wall patches

**City Hall
Parks Department
Architectural-Interior**



Small chip in ceiling panel



2nd & 3rd floors: typical chipped paint at exterior corner

Third floor



Chipped floor tiles



Bent louver blades



Scratched wood door



Typical spline ceiling issues

**City Hall
Parks Department
Architectural-Interior**

Fourth floor



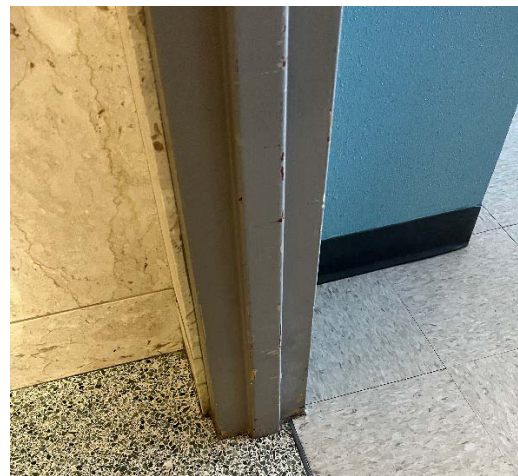
Gap in rubber floor tile



De-laminated interlocking floor tiles



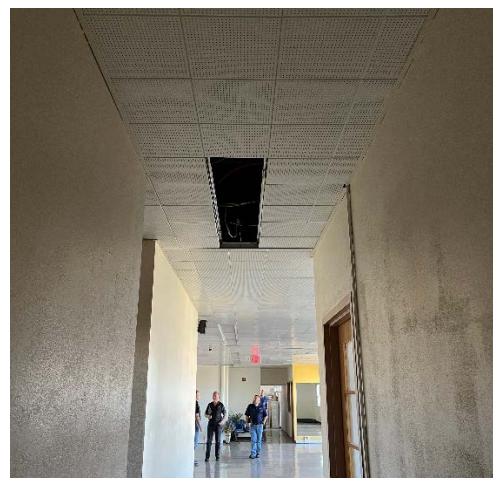
Bubbled carpet at NE office



Chipped paint at HM frames



Typical spline ceiling issues



Missing light fixture

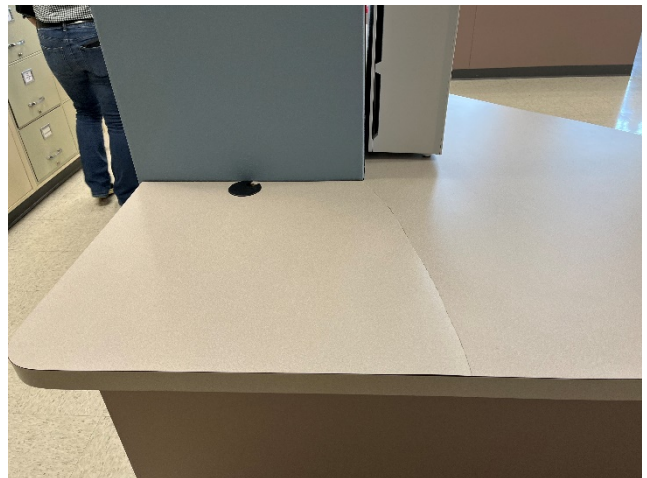


Damaged ceiling tile – adjacent to IT room

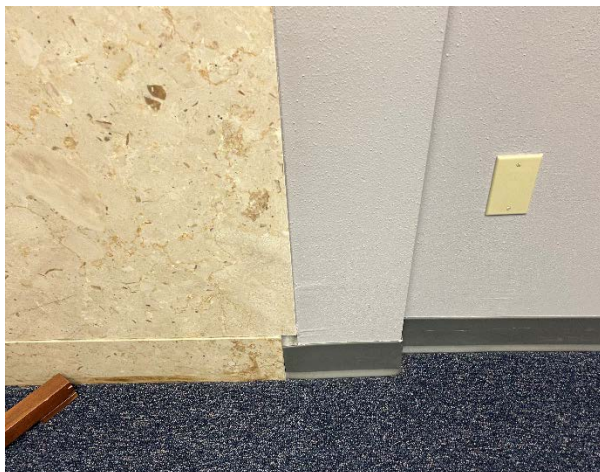
Fifth floor



Plastic laminate gap



Cracked, damaged plastic laminate



Fill gap in wall



Scratched wood finish

Sixth floor



Peeling paint from glazed block

Penthouse



Effervescence on west wall



Effervescence on east wall

code compliance and accessibility building data

code references based on 2015 IBC

Year(s) Constructed	1955 (date on building 1956)	Gross Area	Basement: 14,021 SF First Floor: 13,349 SF Floors two - six: 13,433 SF Penthouse: 2,346 SF Total: 96,881 SF
Occupancy Classification <i>(Chapter 3 of IBC)</i>	The WI building code at the time of construction and additions would have placed the building under Chapter 54 Factory, Office, Mercantile occupancy category. Current code would place it under B Business .		
Construction Type <i>(Chapter 6 IBC)</i>	Construction Type I-B (2-hour concrete beams, columns & floor slabs, 1-hour roof)		

summary of code compliance/life safety

The Green Bay City Hall complied with the building code, as adopted by Wisconsin, at the time it was constructed. If a future modification or renovation is undertaken, any items/areas modified or updated would need to be brought into compliance with the current code. Additional modifications may be triggered, depending on the scope of work.

Careful review of code should be done prior to any renovation project to identify other mandated upgrades.

This assessment will identify items that have changed or are identified differently from the previous assessment in 2015. Updates to the existing facility that are required will be noted as such. Others will be noted for reference when planning future renovations.

egress

Two means of egress area available from all areas of the occupied floors of the building. The penthouse has a single means of egress, which is allowable for its area and use.

stairs, ramps and shafts

Currently, stair shafts are designated for up or down movement only, to minimize potential spread of Covid 19 between occupants. In the case of a fire or emergency, either stair shaft is available for use.

handrails and guardrails

There is no change to this aspect of the building from the previous assessment. Handrail extensions past the lowest tread are not present but grandfathered in as compliant when built. These are not a significant safety hazard. Note that the recommendation for additional guards on the rails at open sides of stairs is still pertinent. The openings between guards are over 12" wide. While grandfathered in as compliant at time of construction, these openings would not comply with current code requirements for openings of less than 4".

summary of accessibility/ADA compliance

ADA standards

The Americans with Disabilities Act places establishes an additional level of requirements on public and commercial facilities in terms of accessibility. Unlike a building code, it is a federal law which requires continual compliance, regardless of when a building was built. Accessibility items noted in this report fall under this category and should thus be addressed in a timely manner.

In addition, Wisconsin has adopted the 2015 suite of International Building Codes (IBC). Chapter 11 of the IBC directs that "buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC A117.1-09." This codifies most of the same accessibility standards as those found in the ADA.

accessible route

Drinking fountains with water bottle fillers have been installed at most floors. Extensions to the wall or other obstructions have been provided to ensure that the drinking fountains do not protrude more than the allowable 4" from the corridor wall.

The City Council room has a two-level platform at the front of the room, which is not accessible. While there would be space for a ramp to the lower level, there is not space to the upper platform unless some of the lower seated spaces were removed. The second floor Committee Room has a similar single-level platform.

The fifth-floor accessible toilet room has a table in place which impedes on the clear floor space for the toilet fixture.

The light switch for the first-floor accessible toilet room is not in the room, but in the passageway leading to the toilet room.

doors

Most doors used by the public and staff have been converted to either lever handles or push/pull hardware, both of which are accessible. Some doors still have knob hardware, which is not accessible. Doors observed with knobs were either not required to be accessible or were not the sole entrance to a usable room.

casework

A portion of each reception desk in various offices is at accessible height for those in wheelchairs.

plumbing fixtures and grab bars

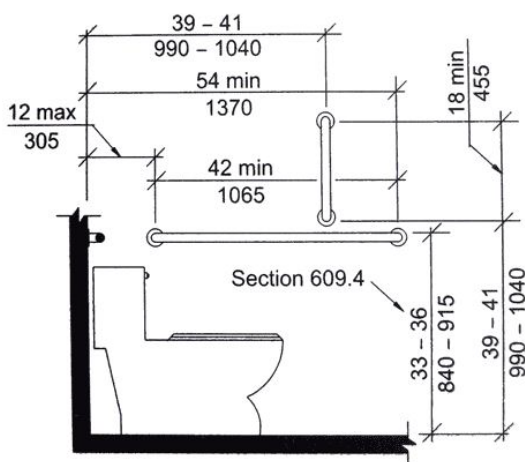
Drinking fountains with water bottle fillers have been installed in public corridors. For full accessibility to standing height people, cups are provided at the drinking fountain in the second-floor corridor, near the City Council Chambers.

The sixth-floor staff break room has been provided with a sink that has forward-approach accessibility. Lavatories are at accessible height, but do not provide pipe protection to areas below.

All toilets in accessible toilet rooms are below the minimum accessible height. Some of these fixtures have been provided with height extenders to offer a seat height that is closer to (but not at) accessible height.

Toilet room on third floor has a grab bar mounted to an access panel. It was not verified whether this supports the required amount of weight for compliance. (ADA 609.8 requires grab bars to support a vertical or horizontal force of 250 lbs.)

A vertical grab bar is required at all accessible toilets per ICC A117.1 604.5.1. These bars were not present. (See image below.)



**Fig. 604.5.1
Side Wall Grab Bar for Water Closet**

City Hall Parks Department Code & Accessibility

The chart below summarizes accessible elements in each of the accessible toilet rooms. ADA/ICC A117.1 ranges are noted at the top of the chart for reference. Heights not in compliance are highlighted yellow.

Floor/room	toilet seat height	grab bar heights		lavatory rim height	notes
ADA / ICC A117.1	17" to 19"	33" to 36"		34" maximum	
ICC A117.1	Min. 18"	33" to 36"		34" maximum	Code required heights
1 st - Women/Accessible	16 ¼"	33 ¼"	33 ½"	32 ¼"	Light switch is in corridor.
2 nd – Accessible	20 ¼"	34 ¾"	36 ½"	33 ½"	
3 rd – Accessible	15 ½"	35 1/8"	33 1/8"	33 7/8"	
4 th – Accessible	15 ¾"	34 3/8"	32 ¼"	33 1/8"	
5 th - Accessible	16 3/8"	34 3/16"	34 3/16"	33 ¼"	
6 th - Accessible	16 ¾"	34 ½"	34 3/8"	33 ¼"	

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/ Adequate	N New	NA Not Applicable
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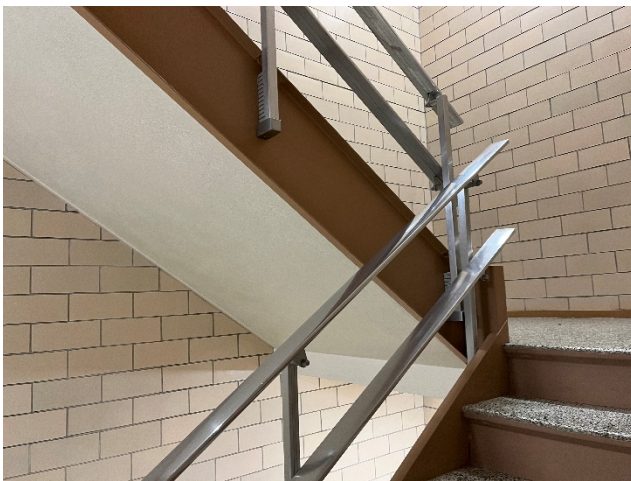
architectural elements	grade	budget cost	notes	comments
Code compliance / Life safety				
Egress and Safety	C			
Stairs, ramps and shafts	C			
Handrails/guardrails	F		CA1	
Accessibility / ADA compliance				
Accessible route	HP	\$400 – \$1,000	CA2	
Clear floor space	F		CA3 CA4	
Doors	F		CA5	
Casework	C			
Plumbing: lavatories	F		CA6	
Plumbing: toilets	F		CA7	
Grab bars	F		CA8	

notes:

- CA1.** Recommend in-fill panels at inner sides of stair tower guards to meet current codes and prevent objects over 4" from passing through.
- CA2.** Provide permanent or portable ramps to allow accessibility to raised platform levels of City Council Chambers and Committee Room.
- CA3.** Light switch for first floor accessible toilet room should be relocated to inside of the room.

City Hall Parks Department Code & Accessibility

- CA4.** Relocate table in fifth floor accessible toilet room if persons with accessibility needs work on this floor.
- CA5.** As part of continuing maintenance program, continue to replace knob handles with lever handles.
- CA6.** Provide pipe protection. See Plumbing section of report for additional information.
- CA7.** Begin program to replace toilets in accessible toilet rooms to provide fixtures that meet seat height requirements. See Plumbing section of report for additional recommendations.
- CA8.** Re-mount grab bar in fourth floor toilet room to compliant height.



Large openings in open side of stair rails



Lack of handrail extension past lowest tread



Council platform not accessible



Committee room platform not accessible

**City Hall
Parks Department
Code & Accessibility**



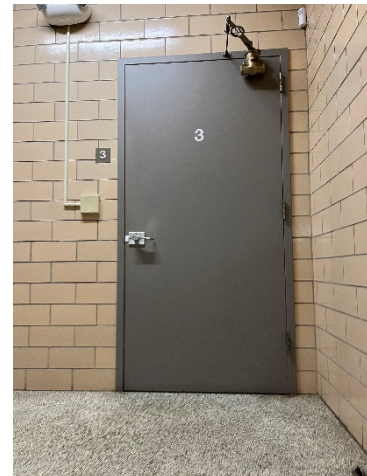
Drinking cups provided at water fountain



Sink with front-approach accessibility



Knob handle on door



Typical lever handled door



3rd floor: grab bar mounted on panel



5th floor: Typical missing vertical grab bar

structural system

summary

The structure consists of cast-in-place concrete floor slabs, beams, and columns bearing on a concrete foundation system.

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/Adequate	N New	NA Not Applicable
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structural elements	grade	budget cost	notes	comments
Year				1956 (Berners-Schober Comm. No. 2020)
structure type				
Foundations	C			Cast-in-place concrete foundation/basement walls bearing on individual spread or continuous strip footings.
Basement	C		S1	Floor is typically a 4" concrete slab on grade with 6x6 - 10/10 welded wire mesh reinforcing. 5" slab in boiler room.
First floor	C			3" concrete/terrazzo topping over a combination of 4" solid one-way slabs and 4" +2", 6" +2", and 10"+2" tile & joist slabs supported by cast-in-place concrete beams and columns.
Second floor	C		S2	3" concrete/terrazzo topping over a combination of 4" solid one-way slabs and 4" +2" and 6" +2" tile & joist slabs supported by cast-in-place concrete beams and columns.
Third, fourth, fifth, and sixth floors	C			3" concrete/terrazzo topping over a combination of 4" solid one-way slabs and 4" +2" tile & joist slabs supported by cast-in-place concrete beams and columns.
Roof/penthouse floor	C		S3	Combination of 4" or 5" solid one-way slabs and 4" +2" tile & joist slabs supported by cast-in-place concrete beams and columns. 3" concrete topping in penthouse.
Penthouse roof	C			6" +2" tile & joist slabs supported on load-bearing masonry walls.
building risk category	NA			Risk Category II.
construction type	NA			Construction Type I-B (2-hour concrete beams, columns & floor slabs, 1-hour roof)
vertical expandability	NA			None.
typical column spacing	NA			N/A
overall structural condition	C			The existing building is structurally sound with no significant deficiencies noted.

notes:

- S1.** There is minor shrinkage cracking in the concrete slab on grade in the basement at various locations. The cracking is not a cause for structural concern at this time.
- S2.** There is some minor settlement cracking in the glazed tile walls near the corners of the stairwells. However, the tile is non-load bearing, and no remedial action is recommended at this time.
- S3.** In addition to the recommended masonry repairs identified in the Architectural section, there is some expansion cracking in the face brick near the outside corners of the penthouse. It is not impairing the structural function of the walls, so no remedial action is immediately necessary. However, these cracks should be routed and sealed whenever the recommended repairs are performed.



**Shrinkage cracks in basement slab
(Note S1)**



**Settlement cracks in glazed tile walls of stairs
(Note S2)**



**Expansion cracking of brick penthouse
(Note S3)**

plumbing systems summary

City Hall was constructed in 1956. The original piping is in fair condition and can be replaced as needed. Insulation could be added to the hot water piping for energy savings. Thermostatic mixing valves (TMV's) should be added to correct code issues. Eyewashes require tempered water – add TMV's.

Building is served by interior roof drains on the main roof and serving the Penthouse roof. There is no secondary drainage for the building.

Plumbing fixtures are older, flush valve(s) which could be updated to conserve water. Each floor has a dedicated ADA compliant toilet room. Building utilities in general appear adequate.

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/Adequate	N New	N/A Not Applicable
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plumbing systems	grade	budget cost	notes	comments
Water piping condition	F		P1	Copper piping
Sanitary piping condition	F		P2	PVC & cast iron
Storm/clearwater system	D	\$40,000	P3	Cast iron, roof drains, no secondary
Valves	HP	\$5,000	P4	Gate & ball
Domestic water service	C		P5	4" main – combined w/FP
Insulation	HP	\$20,000	P6	Add insulation
Code issues	D	See below	P7	TMV, backflow prevention
equipment				
Domestic water heater	F		P8	Electric unit replaced since last assessment
Recirculation pump(s)	F		P9	Grundfos
Water softener	F		P10	(2) Diamond units
Eyewash(es)	D	\$5,000	P11	Add TMV's
Therm. mixing valve (TMV)	D	\$7,500	P12	Add TMV (code issue)
Drain tile, sanitary sump/pump(s)	F	\$500	P13	Submersible, Simplex
Plumbing fixtures	F		P14	
Backflow prevention	D	\$500	P15	Add vacuum breaker(s) on hose connection
"Shop" air compressor	NA			
Elevator sump pit	HP	\$15,000	P16	No pit or pump installed
Chilled Water Unit	F		P17	For drinking fountains

**City Hall
Parks Department
Plumbing**

plumbing systems	grade	budget cost	notes	comments
exterior				
Storm Drainage, Roof Drains	F	See P3	P18	No secondary drainage
Utilities	F		P19	4" water main, 4" sanitary sewer

notes:

- P1.** Water piping is copper, soldered joints. Original main is galvanized piping. Fair condition. Piping is missing insulation in some areas.
- P2.** Original sanitary is cast iron, hub & spigot and threaded galvanized. Piping from the later remodeling(s) is cast iron no-hub or PVC.
Recommendation: replace sanitary waste/vent piping with new PVC as required.
- P3.** Storm system has interior roof drains on the main roof. The Penthouse roof discharges over the roof edge, onto the main roof below - no roof drain(s) or scuppers. As a result, the rainwater is deteriorating the concrete and brick below the roof edge. No secondary overflow roof drainage system is installed. Storm piping within the building is not insulated.
Note: Secondary drainage needs to be addressed per code and the Penthouse roof needs roof drains or scuppers installed for proper drainage. Existing roof drains should be replaced in the next roofing project, as they are in poor condition.
- P4.** Older valves are gate, newer valves are ball and butterfly. Several older valves are leaking, as evidenced by the pail(s) in basement hanging below the valve(s) that are leaking.
- P5.** Building is served by a 4" water main. Domestic main is 3" with a 2" meter set and 3-valve bypass. There is also a separate 3" water main with booster pump that serves the building's standpipe system.
- P6.** Water piping is insulated with glass fiber and/or elastomeric insulation. Insulation is missing in some areas. Insulation could be added for energy savings and to prevent condensation.
- P7.** Code issues: No thermostatic mixing valve (TMV) at the water heater. Add TMV per code. Eyewashes require tempered water – install TMV's. Add hose end vacuum breakers to all faucets with hose connections.
- P8.** Water heater is a electric AO Smith model LTE-80D 200, 208/240V, 5500/5500 dual watt, 80-gallon unit. *[previous WH in yr 2014 was gas fired]* Add TMV to the water heater piping. Set temperature to max. 110-115 degrees F. - per code.
- P9.** Recirculation pump is Grundfos model #UP26-99, ¾" connection.
- P10.** Water softener is a Diamond duplex residential unit with brine tank. Units serve the boiler feed only.
- P11.** Eyewashes require tempered water. Install TMV's to each unit.
- P12.** Add TMV at water heater. Set temperature to 110-115 degrees F. (max. temperature allowed per code.)
- P13.** Drantile sump/pump is Simplex submersible. Sanitary sump pump, previously a Duplex, is now Simplex. Pump serves basement fixtures only. Piping is galvanized and PVC. Sumps should have a high-water alarm installed.

- P14.** Each floor has a dedicated ADA compliant toilet room with a wall-hung WC (water closet), sensor control flush valve. Lavatory is wall-hung with electronic sensor faucet. Lavatory should have safety covers installed per ADA requirements. Men's/women's public toilet rooms have wall-hung WC's with concealed flush valves. Lavatory is wall-hung with sensor faucet; urinal is floor mounted with electronic flush valve. Piping is concealed in pipe chase behind fixtures. Each floor has a new EWC (electric water cooler) with ADA accessible bottle filler. Chiller in the basement could be removed, since it was set-up for the original vitreous drinking fountains-see note P17. Some floors have breakroom stainless steel sink(s) with lever control faucet. Basement has a few janitors' sinks and a prefab shower stall. Exterior: several non-freeze sill faucets.

Recommendation: replace existing 3.5 gpf water closets with 1.6 gpf fixtures as required. Install safety covers at lavatory p-trap and water stops, especially at the ADA toilet rooms.

- P15.** Basement: Watts 909, ¾" RPZ backflow preventer for the boilers. Penthouse: Watts 9d for the AHU's. Install hose end vacuum breakers on all hose threaded connections. Vending machine water connection should have a Watts SD3 in-line vacuum breaker installed per code.
- P16.** No sump pit/pump installed in the elevator shaft. Pump would be required by today's code but is grandfathered in as compliant since the building was constructed in 1956. Pump/sump should be added if there are water issues in the elevator shaft. Route pump discharge to the closest storm sewer.
- P17.** There is a Filtrine chiller in the basement with a dedicated piping system that serves the drinking fountain in the basement and the newer electric water coolers on each floor. Presently the chiller is serving electric water coolers that already have a cooler on them. If the last remaining drinking fountain in the basement was replaced, the chiller unit in the basement could be removed.
- P18.** The upper Penthouse does not have roof drainage, rainwater discharges over the roof edge to drains on the main roof. This discharge pattern is deteriorating the concrete and brick walls of the Penthouse. The main building roof has interior cast iron roof drains, that are in poor condition and should be replaced. There is no secondary overflow roof drainage system installed, which would be required by today's code. Areaways have a drain(s) installed, which connects to the drain tile system for discharge. West entrance canopies discharge to grade, over the roof flashing edge.
- P19.** Building is served by a 4" water main, 3" for domestic water and 3" boosted main for the fire protection standpipe system. Sanitary sewer is 6" routed to Walnut Street. Several 6" storm sewers routes to Walnut and Jefferson Streets. Parking lots have interior catch basin(s). The north parking lots pitch west to catch basins located at the drives. The east parking lot pitches south to catch basins and a curb inlet.



Storm and water piping



Cast iron vent piping

**City Hall
Parks Department
Plumbing**



Vent, water piping in penthouse



Expansion joint (4th floor) toilet chase



Flush valve in toilet chase



Piping in toilet chase – typical



2" water meter, 4" water main



Sanitary vent piping

**City Hall
Parks Department
Plumbing**



Chiller for drinking fountain(s)



Leaking valve(s)



Electric water heater



Water softeners-duplex



HWR recirculation pump



Eyewash – boiler room

**City Hall
Parks Department
Plumbing**



Eyewash – penthouse



Drain tile, sanitary sump/pump



Pump discharge piping



WC – ADA (typical per floor)



Lavatory – ADA (typical per floor)



WC – public toilet room

**City Hall
Parks Department
Plumbing**



Lavatory – public toilet room



Urinal – men's public



Electric water cooler – typical corridor



Dual electric water cooler(s)



Toilet room – 2nd floor



Drinking fountain - basement

**City Hall
Parks Department
Plumbing**



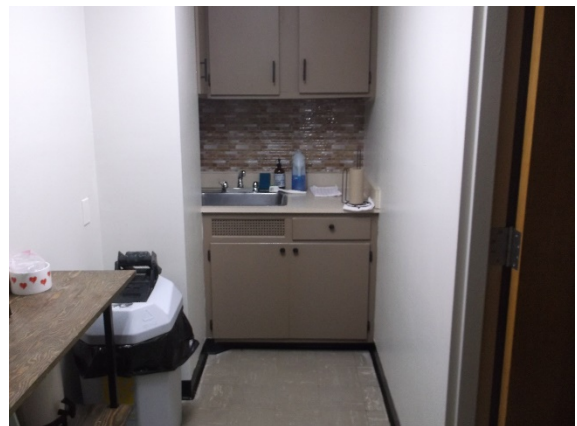
Janitors' sink – boiler room



Clean-up sink



Break room sink



Break room sink



Kitchen sink – 6th floor



RPZ backflow preventer

**City Hall
Parks Department
Plumbing**



Roof drain



Penthouse roof



Canopy roof(s)



Area well – east face



Area well drain

**City Hall
Parks Department
Plumbing**



Parking lot - north



Parking lot - east

fire protection systems

summary

City hall was built in 1955 and had a standpipe system and fire pump installed at that time. The fire pump serves only the standpipe system, no sprinkler system is installed in the building.

Based on its condition the fire pump appears to be the original pump. The fire pump is showing signs of severe corrosion and leaking and is not located within its own rated enclosure as required by the current edition of NFPA 20. If the fire pump is replaced it will required to be brought up to the current adopted standards.

The standpipe system is a Class II system, which includes 1 ½" hose valves. The 2015 Edition of the IFC requires that a Class III Standpipe system, which includes both 1 ½" and 2 ½" hose valves, be installed in all buildings with a floor height higher than 30' above the level of access. It also requires that the valves be located within exit stairways. The existing hose valves are located in the corridor on each floor, adjacent to the stairwells.

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/Adequate	N New	N/A Not Applicable
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fire protection	grade	budget cost	notes	comments
Water service	C		FP1	6" Water service
Backflow prevention	C		FP2	3" Watts double check valve
Fire pump	HP	\$55,000	FP3	Fairbanks Morse
Fire pump controller	HP	See pump	FP3	
Jockey pump	HP	\$10,000	FP3	No jockey pump at fire pump
Jockey pump controller	HP	See pump	FP3	
Wet pipe sprinkler system	NA		FP4	
Sprinkler heads	NA			
Percent of building unit sprinkled	0%			Not sprinklered
Fire suppression system	C		FP5	IT room
Standpipe system	D	\$65,000	FP6	1 ½" hose valves

notes:

FP1. A 6" water main enters the building in the basement mechanical room on the south side of the building. The main is reduced to a 3" main before passing through the backflow preventer.

FP2. A 3" Watts Model 709 double check valve backflow preventer protects the domestic water supply from contamination by the standpipe system. The isolation valves on the backflow preventer are locked in the open position but are not electronically monitored. The standpipe system has a 3" check valve inline from the FDC (fire department connection) that is located on the south wall of the building.

Note: the FDC should have an alarm bell installed above it - to identify location.

FP3. Based on its condition the fire pump is believed to be the original fire pump installed in 1955 although it appears to have been relocated at some point in time. No nameplate was found on the fire pump, but the test card attached to the piping indicates that it is a 200 GPM 40 PSI fire pump. The fire pump does not have a jockey pump installed that is required to maintain pressure in the system.

The fire pump is in poor condition; it is leaking and shows signs of severe corrosion. The pump, located in the mechanical room, is not in a dedicated two-hour enclosure. The current installation meets the installation standards when the pump was installed, but any changes or updates to the fire pump system will be required to meet the current adopted standards. NFPA 20 2013 Edition requires that a fire pump in a non-sprinkled building shall be separated from the rest of the building by two-hour construction. Upgrading the fire pump will also require adding jockey pump and controller.

However, NFPA 14 allows for the installation of manual Wet Standpipe Systems in non-high-rise buildings if the local AHJ finds that installation acceptable. This means that an upgrade of the standpipe system to meet today's codes could result in the removal of the fire pump, pending the AHJ's approval.

FP4. IFC 2015 Edition requires that in buildings, where the floor level of the highest story is higher than 30 feet above the level of access, a Class III Standpipe System be installed in the building. A Class III Standpipe consists of both 1 ½" hose valve and a 2 ½" hose valve. This building is equipped only with a Class II system consisting of 1 ½" hose valves. IFC 2015 Edition also requires that hose valves on a Class III system be located within every required stairway. The existing hose valves are located in the corridor, not within the stairway. As stated in FP3, an upgrade of the standpipe system to a Class III system would allow for the installation of a semi-automatic system.

In the penthouse cables and wires are zip tied to the standpipe piping, nothing is allowed to be attached to the fire protection piping.

FP5. The IT room (4th floor) has a Ansul Halon 1301 fire suppression system and nozzle installed in the room. The system is controlled by a AutoPulse Z-10 agent release control panel.

FP6. The existing standpipe system is a 1 ½" system. The current standard requires 2 ½" hose valves on the system. IFC 2015 also requires that hose valves on the standpipe system be installed in every required exit stairway. The valves are currently installed in the corridor on each floor. Upgrading the standpipe system would involve installing new risers in each stairway and new hose valves on each intermediate landing.



Backflow preventer



Fire pump

**City Hall
Parks Department
Fire Protection**



FDC check valve



Cable attached to standpipe



Hose valve cabinet



Ansul Halon 1301 – IT room



Halon control panel – IT room



Valve cabinet - basement

**City Hall
Parks Department
Fire Protection**



Hose valve – penthouse



Fire dept. connection

HVAC systems summary

The building was constructed in 1956 and has undergone numerous renovation projects affecting the HVAC systems. The boilers are original to the building's construction. The refractory is inspected and maintained each year. The boiler controls and burners have been upgraded and/or replaced. The boilers were retubed and should have another 15-20 years of useful life. The steam system serves air unit heating coils and steam-to-water heat exchangers that provide hot water to the building's heating units. The penthouse heating system was replaced years ago and remains in fair condition. The pumps appear to be in fair condition. The basement heating system pump was replaced years ago as well and is in fair condition. The basement system is not insulated.

The main building ventilation system is a built-up high pressure induction air unit located in the mechanical penthouse. The unit is original to the building's construction, but the major components have been replaced. The coils continue to show signs of deterioration and will require increased maintenance until they fail. This air unit serves induction units located under each window. The induction units are original to the building's construction. The unit's drain pans are deteriorating and on occasion become plugged, causing overflows into the building's envelope cavity. There are no filters on the units which allows the coils to become dirty/plugged and not perform adequately. The units are served by a two-pipe system which allows either heating or cooling of the entire building. A two-pipe system was a cost-effective way of providing heating and cooling at the time of construction, however it leads to temperature fluctuations on opposite sides of the building in the spring and fall. The occupants will typically be more uncomfortable than with a four-pipe system.

There are three additional air units. One air unit is dedicated to the basement, one dedicated to the council chambers, and one dedicated to interior spaces on the upper floor. The units are original to the building's construction, but the major components have been replaced. The cooling coils are continuing to deteriorate and will require increased maintenance until they fail.

A water-cooled air unit is located in a closet on first floor and serves the reception desk and a room on second floor. The unit requires replacement, or the space should be served off a larger central system. Occupant dissatisfaction with the unit's operation has led the staff to simply turn the unit off.

The chiller was replaced in 2008 and the cooling tower in 2011. The pumps have also been replaced. The piping, in general, is in fair condition. Pipe insulation is missing or has deteriorated around the air unit coils and is causing rust and deterioration of the piping. The lack of insulation at the induction unit coils allows condensation to form and drip into the building's envelope cavity.

Four main exhaust fans serve the building's exhaust ventilation requirements. The fans are in poor condition, and the ducts, mostly original to the building, are dirty and leak. Exhaust ventilation is reduced significantly at the lower levels. A fan, that previously served a blueprint machine, is believed to still be abandoned in the areaway. The fan is powered with the manual on/off/auto switch located in a break room.

There are rooms throughout the building that are occupied and not ventilated. The corridors throughout the building are used as plenums to transfer the air from the outer offices to the return grilles located in the corridors or to the interior toilet rooms. The printing department, located in the basement, has cooling, ventilation, and humidity issues associated with being connected to the single zone air unit #4.

The IT department cooling unit was installed approximately 13 years ago (per staff) to provide additional air conditioning to this department. No major issues with the unit's operation were noted. Floor and ceiling tiles have been modified/removed which short circuits the air flow throughout the room and allows infiltration from adjacent spaces.

The building controls are primarily pneumatic with some DDC control added to the air units, chiller, and boiler systems to provide some central monitoring. Air compressors are located in the boiler room.

City Hall
Parks Department
HVAC Systems

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/Adequate	N New	N/A Not Applicable
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HVAC systems	grade	budget cost	notes	comments
AHU-1				Original 1956.
Housing	HP	\$520,000	H1	Upstream of coils in fair condition.
Air intake	D	(incl.)	H1	Outside air dampers are shut.
Coils	CP	(incl.)	H1	Steam, Chilled water. Chilled water coil casing is deteriorating.
Fan	HP			20000 CFM, 50HP
Filters	HP			30%
Controls	HP			Pneumatic actuators, some DDC interface.
Insulation	HP	(incl.)	H1	Insulation missing at some ductwork. Minor damage to insulation throughout penthouse. Cooling coil piping is in poor condition.
Mechanical room ductwork	D	(incl.)	H1	Original except where replaced during projects. The main exit corridor is used as a return plenum on each floor. No economizer.
Distribution ductwork	HP	\$1,252,000	H1	No fire dampers at the floor penetrations. Shafts are not fire rated/protected.
Exterior room comfort				
Induction terminals	HP	\$3.38M	H2	Most units original to building. Two-pipe system. Thermal issues throughout building. No filters on unit. Deteriorating drain pans.
AHU-2				Original 1956
Housing	HP	\$210,000	H3	Rusting around the coils.
Air intake	D			From AHU-1
Coils	HP	(incl.)	H3	Chilled water coil casing is deteriorating.
Fan	F			4800 CFM, 3 HP
Filters	F			30% (From AHU-1)
Controls	F			Pneumatic actuators, some DDC interface.
Ductwork	D	(incl.)	H3	Original except where replaced during projects. The corridor is used as a return plenum. No economizer.

City Hall
Parks Department
HVAC Systems

HVAC systems	grade	budget cost	notes	comments
Insulation	HP	(incl.)	H3	Insulation missing at some ductwork. Chilled water insulation is in poor condition.
AHU-3				Original 1956
Housing	HP	\$210,000	H4	Rusting around the coils.
Air intake	D			From AHU-1
Coils	HP	(incl.)	H4	Chilled water coil casing is deteriorating.
Fan	F			2000 CFM, 1 HP
Filters	F			30% (From AHU-1)
Controls	F			Pneumatic actuators, some DDC interface.
Ductwork	D	(incl.)		Original except where replaced during projects. The corridor is used as a plenum. No economizer.
Insulation	HP	(incl.)	H4	Insulation missing at some ductwork. Chilled water insulation is in poor condition.
AHU-4				Original 1956
Housing	HP	\$210,000	H5	Upsize the replacement unit to serve the entire basement.
Air intake	HP	(incl.)	H5	
Coils	HP	(incl.)	H5	Steam and chilled water. Chilled water coil added later, downstream of unit.
Fan	HP	(incl.)	H5	1700 CFM, 1/2 HP
Filters	C			30%
Controls	HP	(incl.)	H5	Pneumatic actuators, some DDC interface.
Ductwork	D	(incl.)	H5	Ductwork has been revised and extended to serve mainly the copy room and some office area. The corridor is used as a return plenum. No economizer.
Insulation	HP	(incl.)	H5	Exposed duct. Outside air duct did not appear to be insulated.
AHU-5				
Housing	D	\$30,000	H6	Unit is turned off due to staff dissatisfaction.
Coils	CP	(incl.)	H6	City water cooled. Recommend 1.5-ton air cooled condensing unit.
Filter	HP	(incl.)	H6	20%

**City Hall
Parks Department
HVAC Systems**

HVAC systems	grade	budget cost	notes	comments
Chiller/cooling tower			H7	
Chiller	C			Installed 2008, 160 tons, R134A
Cooling tower	C			Installed 2011
Pumps	C			320 GPM, 10 HP(CT) and 480 GPM, 10 HP(CWS)
Insulation	C			Some damaged areas.
Data room cooling units			H7	
Housing	F			Approximately 13 years old. No issues indicated by staff.
Condensing units	F			
exhaust fans				
General exhaust	HP	\$40,000	H8	Four centrifugal fans. Consider replacement with a single unit. Exhaust fan and ductwork is needed in basement.
Exhaust ductwork	HP	\$50,000	H8	Mostly original. Minimal replacement during renovation projects. Lint/dust is coating the grilles and ductwork. Recommend cleaning, sealing, and rebalance.
heating system				
Boilers	HP	\$350,000	H9	Original boilers. Controls and Burners are upgraded. Refractory ok (per staff). 15,180 EDR, 15 PSI steam.
Pumps	C			(2) 0.5 HP boiler feed pumps. (2) 10 HP secondary pumps (330 GPM) Fractional HP basement Pump (16 GPM)
Converters	F			
Piping	F			
Pipe insulation	CP	\$26,000	H9	Penthouse seasonal water pumps are not insulated for pumping cold water. No insulation on basement steam to water converter. Original insulation is deteriorating.
Room terminal units	HP	\$65,000	H10	Older Units. Zone thermostat controls units in multiple rooms. Thermal issues.
mechanical room ventilation				
Mechanical room	HP	\$11,000	H11	Refrigerant leak sensor installed. Fan appears to be adequately sized. Recommend control improvement for ventilation to control space temperature.
Boiler room	D	\$13,000	H11	Combustion intake at high louver, not ducted to structure above or to floor.

**City Hall
Parks Department
HVAC Systems**

HVAC systems	grade	budget cost	notes	comments
controls			H12	
Air compressor	C			Two Simplex 2 HP units with extra tank.
Room control	F			Original pneumatics. Replace with low voltage DDC during mechanical improvement projects.
DDC control	HP	\$50,000	H12	Upgrade required with major mechanical replacement project. Installed 2002.

notes:

- H1.** AHU-1 is a built-up unit. The intake and filters also serve AHU-2 and AHU-3. The intake dampers are closed. A contractor told staff that the leakage through the damper provides 5% outside air which is approximately 1,250 CFM. The building exhaust is approximately 4 times greater which indicates the building is under a constant negative pressure. It is recommended to balance the system to provide the additional outside air, achieve a positively pressurized building, and improve the indoor air quality.

The air unit housing has continued to deteriorate. Some upstream components are in fair condition while the coil areas are more deteriorated. The major components have been maintained and upgraded to keep the unit operational well beyond the unit's expected useful life. The unit's coils will require increased maintenance until they fail. There is no return fan or relief air damper on this unit to allow the unit to economize and take advantage of moderate weather conditions. This unit utilizes the buildings exit corridors as plenums which is no longer allowed by code as it creates a safety hazard in a fire emergency. The ductwork floor penetrations did not appear to be protected at each floor. It is recommended to replace this air unit and reconfigure the duct systems to provide an economizer and protect penetrations between floors.

The distribution supply ductwork is located in the outer walls between sets of induction terminals. The return ductwork is located in a centralized shaft. The high priority (HP) grade is given to allow this item's estimated cost to be grouped into the building cost summary but with continued maintenance the unit should remain functional for another 10 years. New building codes would require fire dampers at each floor and the duct shafts to be 2-hr rated. Although installation of fire dampers and rated shafts will improve building and occupant safety, the existing building code does not require it for an equipment replacement project. Renovation projects which modify the shaft, ductwork, or equipment will require the shafts to be upgraded.

- H2.** The building's exterior rooms are served by induction units under each window. These units are served by a two-pipe system which provides either hot or chilled water. The inability to heat and cool rooms individually leads to overheating and overcooling of rooms in the spring and fall. To aid in manually manipulating the units, staff has provided adjustable deflector panels on the windowsills to allow the occupants to deflect the air into the room or to cover the sill outlet and minimize the amount of air coming from the unit.

The unit's drain pans continue to deteriorate and on occasion plug, which then overflows into the building's envelope. There are no filters on these units which allows lint to plug the unit's coil. Staff cleans the coils when a unit's cover plate is removed for maintenance. The induction unit is poorly ducted to the sill grille which allows air to be immediately recirculated into the induction unit. In addition, the induction unit's intake is extremely small compared to new units and this restricts its ability to induce more air and allow greater air exchanges within the rooms. Pipe insulation has, in general, been removed to maintain the induction units and control valves. Condensation forms on the bare pipe and it drips into the envelope wall.

The recommendation is to replace and upgrade the induction unit system. The budget offered in the legend above will replace the induction units with a four-pipe system. Alternates to this type of system include variable refrigerant flow and a ducted VAV system. The budget for these systems increases to 4.7 million. Each system type has advantages and disadvantages in regard to energy efficiency, ceiling type, occupant disruption, and thermal comfort. It is recommended to review each system type and how it affects the building occupants prior to budgeting for this project.

- H3.** AHU-2 is original to the building and serves the interior spaces on the upper two floors. The unit has been maintained and the major components have been replaced to keep the unit operational well past its expected useful life. The unit housing is continuing to deteriorate around the coils. Pipe insulation is missing, and condensation is deteriorating the piping and valve components. This unit utilizes the buildings exit corridors as plenums which is no longer allowed by code as it creates a safety hazard in a fire emergency. It is recommended to replace this air unit, add an economizer, and revise the ductwork serving the floors. Recommend replacing this air unit simultaneously with the other penthouse units.
- H4.** AHU-3 is original to the building. The unit has been maintained and the major components have been replaced to keep the unit operational well past its expected useful life. The unit housing continues to deteriorate around the coils. Pipe insulation is missing, and condensation is deteriorating the piping and valve components. This unit utilizes the buildings exit corridors as plenums which is no longer allowed by code as it creates a safety hazard in a fire emergency. It is recommended to replace this air unit simultaneously with the other penthouse units and consider omitting this unit if a variable refrigerant flow system is utilized as indicated in H1 above.
- H5.** AHU-4, located in the basement, is primarily meant to serve the copy room although the duct main has been tapped to serve some office space. The unit was originally heating only but a cooling coil has been added downstream to provide air conditioning. The ductwork did not appear to be insulated. The unit uses the main basement corridor as a plenum to return the air. There are multiple spaces that are occupied that are not ventilated. The print shop area has temperature and humidity issues through most of the year. This unit is in fair condition but is well past its expected useful life. It is too small to serve the entire basement area. A project to replace the air unit, revise the duct system and properly ventilate the basement rooms is recommended.
- H6.** AHU-5 is a water-cooled unit serving the welcome desk on first floor and a room on second floor. The staff has this unit turned off due to the occupants' dissatisfaction with its operation. Recommend replacing this unit with a blower coil and a 1.5-ton condensing unit. For additional room comfort reheat coils could be added in subsequent projects to allow individual room control. A variable refrigerant flow system as indicated above would allow this unit to be omitted.
- H7.** The chiller, cooling tower, and IT department cooling unit have all been replaced within the last 13 years. Staff did not indicate issues with any of the units' operations.
- H8.** The office building exhaust system is served by multiple centrifugal fans. Dust and lint build-up is prevalent at toilet room grilles and in the ductwork. Air flow within the lower-level rooms is diminished and can be attributed to older leaky ductwork combined with the dirtying of the systems. Fire dampers at the floor penetrations were not readily visible and may not exist. Duct cleaning, taping and sealing, and air balancing are recommended. Multiple exhaust fans can be replaced with a single exhaust fan as these fans primarily serve toilet rooms which are required to be ventilated when the building is occupied.

A side wall propeller fan installed in the basement recirculates air between the room and the corridor. This fan is recommended to be removed and/or ducted to meet code. Recommend improving the basement ventilation including the expansion/renovation of the existing exhaust system.

- H9.** The boilers are original to the building's construction. The refractory is inspected annually and is repaired as needed. The boilers were retubed since last evaluation and this will extend the expected life of the internal components for another 15-20 years. The boiler burners and controls have been replaced and upgraded over the years. The high priority (HP) grade is given to allow this item's estimated cost to be

grouped into the building cost summary. With continued maintenance the unit should remain functional for another 10-15 years. However high efficiency hot water boilers or convertors will be needed if the building undergoes major renovations to improve the indoor air quality and comfort. These are steam boilers that serve three air unit steam coils and two steam to water heat exchangers. Originally, the boilers served an absorption chiller, which has since been removed. The air units have very little steam load. The current steam load is primarily the steam to water converter serving the hot water used in the induction terminals. It is recommended to replace the steam boilers with hi-efficiency condensing hot water boilers. Replacement of the boilers with steam boilers will escalate the construction estimate offered in the legend above. It is recommended to pipe the boiler relief valves to the floor in the interim.

One steam to water heat exchanger is located in the basement and serves the basement and some first-floor heating units. There is no insulation on the unit or the piping through most of the basement. The pump appears to have been replaced in the last few years. Recommended removing this converter system when the boilers are replaced with water boilers.

The steam to water heat exchanger system in the penthouse mechanical room has been replaced. This unit serves the induction terminals. The pumps appear to be new and are used for both hot and chilled water. The pumps are not insulated and condensation forms on the pumps and the adjacent piping. This condensation will damage insulation and advance the corrosion of the piping and pump. Recommend removing this converter system when the boilers are replaced and insulating the pumps to prevent condensation.

- H10.** The basement heating units are combined and are controlled by zone thermostats. The zoning creates uneven heating and thermal discomfort throughout the basement. Recommend revising the control by adding a thermostat at each occupied room and a control valve at each heating unit.

Steam unit heaters are located sporadically around the building and appear to be original. The units require replacement (or removal) when the boilers are replaced.

- H11.** The penthouse mechanical room has an exhaust fan that is operated by a refrigerant leak detector. The electrical and communication equipment installed in the mechanical room generate heat. Recommend revising the exhaust fan control to ventilate the room based on room temperature as well as refrigerant leak detection.

The boiler room combustion air is served by several dampered louvers. These intakes terminate at the louver about mid-height on the wall. Current code requires the combustion duct to terminate at high and low points in the room. Recommend correcting the combustion ductwork when the boiler system is replaced.

- H12.** The air compressor serving the buildings pneumatic controls appears to operate sufficiently. One of the units appears to be about 7 years old. As systems are replaced, low voltage DDC controls are recommended for installation as this will allow greater monitoring of the system. A DDC front end computer is located in an office in the basement. The DDC controls were installed in 2002 and will require an upgrade as the mechanical systems are replaced.

**City Hall
Parks Department
HVAC Systems**



AHU-1 steam coil



AHU-2 and 3 coils



AHU-2 and AHU-3



AHU-4



Water cooled blower coil (AHU-5)



AHU-1 intake

**City Hall
Parks Department
HVAC Systems**



Typical exhaust fan



Mechanical room fan



Basement room ventilation fan



Typical unit heater



Boiler (1 of 2)



Boiler chemical feeder

**City Hall
Parks Department
HVAC Systems**



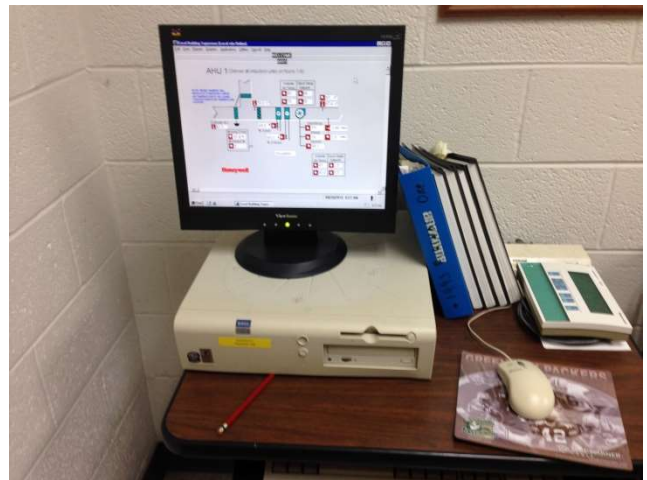
Condensate receiver



Air dryer



Air compressors



Temperature control computer



Induction unit water pumps



Basement hot water system

City Hall
Parks Department
HVAC Systems



Building steam to water converters



chiller



Condenser pump



Chilled water pump



Cooling tower



IT department condenser

**City Hall
Parks Department
HVAC Systems**



Typical induction unit piping



Condensation below induction unit (in wall)



Exhaust grille (typical)



Vestibule heater (typical)

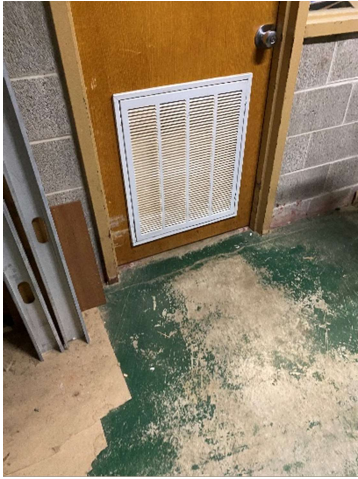


Gas meter



Exhaust fan discharge (abandoned)

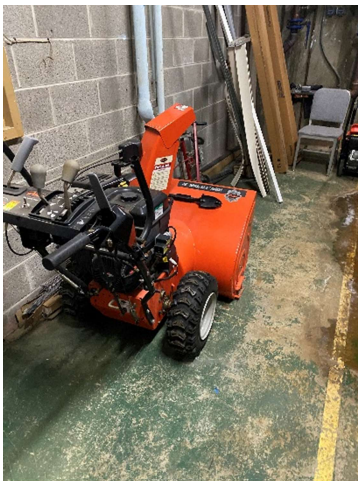
**City Hall
Parks Department
HVAC Systems**



**Transfer grille
(wood shop to hazardous storage)**



**Print room dehumidification
(humidity issues)**



**Hazardous storage
(poor ventilation)**



**Room circulation fan
(temperature issues)**

electrical systems

summary

City Hall is served by a 2000 Amp, 120/208 Volt, three phase electrical service. The Main Switchboard (MSB) is a Square D model Saflex fusible-switch type; it is in the basement. The MSB is original to the building (circa 1956). Although the equipment appears in fair condition, Square D no longer supports this style of switchboard. Often the mechanical component of a switch (the action of OPENING and CLOSING) becomes difficult to operate or simply fails to operate. Eventually replacement parts become difficult to find. The MSB consists of three service disconnect switches, and a distribution section. Each of the service disconnects is labeled – although more prominent labels and labels identifying each disconnect by number (e.g. – Service Disconnect No. 1, Service Disconnect No. 2, etc.) is recommended. The switch providing the normal power feed to the automatic transfer switch (ATS) is labeled “Emergency Circuits Disconnect”. Recommend changing this label to “Normal Power to ATS” since “emergency” circuits are fed from the generator and are not disconnected by this switch when utility power is lost. There is a project waiting for funding which replaces all the distribution equipment.

Understanding how power is distributed in the penthouse could be improved by installing a motor control center. Currently the feeder serving the penthouse is tapped several times to serve numerous disconnect switches. There is a project waiting for funding which replaces all the distribution equipment.

A 60-KW diesel-fueled generator provides standby power. The generator is enclosed in a weather-housing and is located on-grade near the southeast corner of the building. It feeds an automatic transfer switch (ATS) rated 225-amps. The ATS is located in the basement across from the MSB. Although the generator serves both lighting and non-lighting loads the presence of battery-operated emergency lighting throughout the building, plus the absence of a second ATS, indicates the generator is not relied upon for emergency egress. The generator is reportedly exercised under load each week. The diesel fuel tank is double-walled and situated in the generator’s support structure.

The main emergency power panel (EPP) is located adjacent to the ATS. EPP is a Square D Load Center with a 200A main circuit breaker. The panel has 24 1-pole spaces available.

A manual transfer switch with a pin-and-sleeve receptacle for connecting a temporary generator was installed in the basement by the communications provider whose transmitting equipment is installed on the building’s rooftop. The normal feed to the manual transfer switch is tapped from the bus of the MSB despite there being a spare 200A switch available in the distribution section of MSB.

Branch panels for both normal and emergency power are manufactured by Square D. Many of these panels are Square D model QO and are recessed (flush-mounted) in walls in the stairwells. One panel is in the Men’s room on the first floor. Although the condition of these panels is good, Square D no longer manufactures the model QO, and replacement parts are becoming more difficult to acquire. Having them located in the stairwells is unusual, and the fact they are flush mounted makes it difficult to access if a new conduit is needed for a new circuit. In some instances, proper working access (standing on a level surface) is not provided. Overall, the condition of the branch panels is good, but their age means replacement circuit breakers will become increasingly difficult to acquire. It would be very difficult and costly to relocate the panels, but it is possible to improve a poor situation by replacing the interiors and panel covers to improve reliability and ease of access. There is a project waiting for funding which replaces all the distribution equipment.

Generally lighting fixtures throughout the buildings are in good to fair condition and utilize T8 fluorescent lamps and electronic ballasts. An exception to this is the lighting fixtures on fifth and sixth floors which have been updated to LED fixtures.

Battery-operated emergency egress lighting fixtures occur sporadically throughout the building. Each one that was tested worked, however, the quantity of the fixtures, fixture placement, and overall performance do not comply with current standards. An exception to this is on sixth floor. All of sixth floor is code compliant.

The building is protected by an EST fire alarm system. It is a zoned system. The control panel is in a small room on the north end of the first floor. A remote annunciator has been added at the fire fighter’s entrance on first floor. The existing pull stations, smoke and heat detectors, strobes and horn/strobes were not updated at the time the new

City Hall Parks Department Electrical

fire panel was installed. Coverage with visual and audible/visual alarms is inconsistent – some areas are compliant, some are not. Use of smoke and/or heat detectors is also inconsistent.

Various unsealed corridor wall penetrations were observed throughout the building. Most of these penetrations appear to be due to distribution of fiber optic cabling or other communications cabling.

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/ Adequate	N New	N/A Not Applicable
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electrical systems	grade	budget cost	notes	comments
electrical service				
Utility service entrance	C	\$1.5 Mil	E1	MSB switchboard is served from a pad mounted transformer.
normal power distribution equipment				
Main switchboard MSB	F	See notes	E1	Age lessens reliability of switches opening and closing; switches should be lubricated periodically. Plan for eventual replacement.
Branch panels	F	See notes	E1	Replace obsolete panel interiors; replace panel covers.
emergency power distribution equipment				
Generator	F	See notes	E1	60 KW natural gas generator in fair condition.
Transfer switch	HP	See notes	E1, E2	225 Amp ATS in fair condition.
Branch panel	HP	\$18,000	E1	Three small Square D load centers in fair condition with limited future capacity. Mixed loads.
lighting				
Throughout entire building excluding floors 5, and 6.	C		E3	Consider upgrades to LED light fixtures.
Exterior	F	\$1000	E4	Replace HID with LED.
lighting controls				
Conference or meeting rooms	C			Existing occupancy sensors
Offices	C			Existing occupancy sensors
Toilet rooms/ small storage rooms	C			Existing occupancy sensors
emergency egress lighting and exit signs				
Corridors, stairways, elevator lobbies	HP	See notes	E1, E2	Add a second ATS and panelboards dedicated to emergency egress lighting.

**City Hall
Parks Department
Electrical**

electrical systems	grade	budget cost	notes	comments
Exit signs	HP	See notes	E1, E2	Add a second ATS and panelboards dedicated to emergency egress lighting.
fire alarm devices				
Upgrade/replace all devices.	HP	\$500,000	E5	Increase coverage of visual and audible devices to be compliant.
Seal penetrations	CP	\$5000		Fire alarm and all low voltage penetrations.
tele-data system				
Servers, racks, cabinets, cabling, jacks, electronics	C			Cat 6 cabling.

notes:

- E1.** A Service Upgrade and Emergency and Normal Power Distribution project (approximately \$1.5 million) was bid but never constructed.
- E2.** A second ATS and branch panels dedicated to emergency egress lighting is the better option long term since the facility already has a standby generator. While unit equipment (battery operated emergency lighting) is the least expensive first-dollars solution, it has ongoing maintenance material and labor costs related to replacing batteries every 3 to 5 years.
- E3.** Continue to upgrade all light fixtures to LED when feasible. Approximately \$150K per floor.
- E4.** Consideration should be given to replacing older exterior HID fixtures with new LED ones.
- E5.** At a minimum, consider adding additional visual and audible devices to be code compliant. Approximate budget of \$25K.

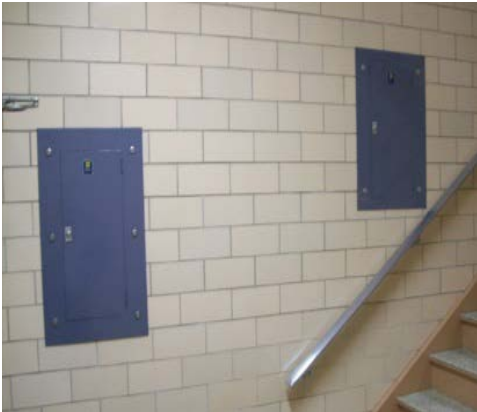


MSB main switchboard

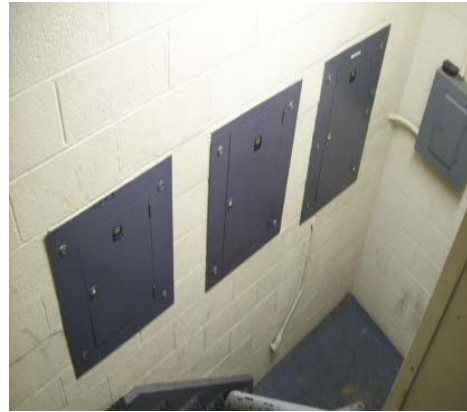


Main emergency panel

**City Hall
Parks Department
Electrical**



Panels in stairway



Panels in stairwell to penthouse



Penthouse distribution



Fire alarm panel



Fire alarm annunciator



Card access system

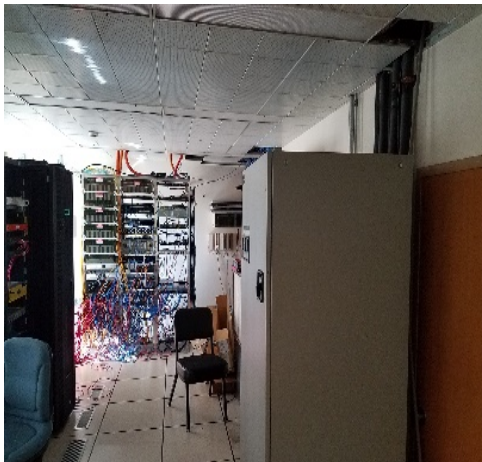
**City Hall
Parks Department
Electrical**



Exit sign



Battery light



Server room



Lighting



Lighting



Lighting



Kitchen receptacles



Unsealed penetration



Exterior lighting

FACILITY ASSESSMENT

Document prepared for:

City of Green Bay

Green Bay, WI

Fire Station #1

Comm. No. 22CGB12.00

September 30, 2022

Facility Assessment

City of Green Bay | Green Bay, WI

Comm. No. 22CGB12.00

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report description

An assessment of Fire Station 1 was conducted in 2015 by Berners Schober which reviewed the condition of the building's architectural, structural, mechanical, plumbing and electrical elements. This report, done in the summer of 2022, is an update to the previous assessment. Each building was re-surveyed by trade and the reports updated. Below are brief summaries of the changes to the building in the intervening 7 years.

architectural

Interior finishes were reviewed with an emphasis on those which were damaged or in poor condition.

Since the previous building assessment in 2015, the roof has been replaced. The current EPDM roof is in good condition.

code/accessibility

The Wisconsin building code has been updated since the last assessment to referencing the 2015 International Building Code (IBC). The 2015 IBC references the 2009 ICC A117.1 Accessible and Usable Buildings and Facilities code. The 2010 ADA Standards remain in effect since the previous assessment. Major building elements, such as the stair and elevator shafts, are unchanged.

Since the 2015 assessment there appear to have been no changes to accessible features. The assessment is written with recommendations for future continued use.

structure

Modification to original notes to better explain structure. No significant changes to structure itself.

plumbing

No significant changes since the previous assessment.

fire protection

There has been no change to the fire protection system since the last assessment.

mechanical

The garage vehicle exhaust system has been replaced and repairs were made on the leaking condensate pump since the previous assessment.

electrical

No major changes/updates to the electrical systems have been made since the last evaluation.

ITEM	DEFICIENT (d) Immediate Replacement	CRITICAL PRIORITY (cp) Replace in 1-2 years	HIGH PRIORITY (hp) Replace in 3-5 years	COST ESTIMATE
Architectural			Site conditions - Concrete aprons	\$15,000 - 20,000
code		Electrical panel and plumbing main in same room.		See Plumb report
code			Accessible route	\$2,000-\$3,000
code			Plumbing fixtures – toilets and lavatories	\$3,000-\$4,000
structural		4" + 2" tile and joist slab supported by load-bearing masonry walls		\$6,000
plumbing			Piping insulation	\$25,000
plumbing	Code issues			\$8,000
plumbing	Add pump/piping (code issue)			\$17,000
plumbing	Add thermal mixing valve (TMV) (code issues)			\$10,000
HVAC			Humidification	\$15,000
HVAC	No ventilation in first floor office.			\$22,000
HVAC		Occupied space thermal comfort		\$65,000
HVAC			Occupied space thermal comfort	\$170,000
HVAC	Men's room exhaust			\$6,000
HVAC	Women's room exhaust			\$6,000
HVAC			Kitchen hood, fan and ductwork	\$50,000
HVAC	Rooms with chemicals stored have no ventilation.			\$22,000
HVAC	Damaged & missing pipe insulation			\$17,000
HVAC		Poor location and insulation		\$8,000
HVAC	Mechanical room, poor ventilation			\$12,000
HVAC			Steam unit heater and unit ventilator	\$28,000
HVAC	Make-up air unit			\$56,000
HVAC	Exhaust			\$133,000
HVAC			Pneumatic control	\$17,000

HVAC			Toilet room exhaust	\$1,500
HVAC	Storage room exhaust			\$1,500
HVAC	Dryer exhaust			\$1,000
electrical			Elec panel in poor condition-Bulldog	\$6,000
electrical			ATS in fair condition	\$6,000
electrical			Load centers in fair condition-limited future capacity. Mixed loads.	\$18,000
electrical	GFCI receptacles needed			\$1,500
electrical			Add occupancy sensors	\$4,000
Fire Station #1 Total				\$752,000 – \$759,500

architecture

building description

Fire Station #1 is a historic structure built in 1929 and constructed of brick with stone accent bands. The exterior brick is in very good condition for a building of this age. There only a few areas where some tuck pointing could be addressed to prevent further damage to the building. The area most in need of tuck pointing is the chimney on the roof. There are large settlement cracks that should be addressed on the chimney.

A recent hazardous materials assessment by North Star Environmental Testing, LLC was provided as information for this report.

building envelope

roof

Since the previous building assessment in 2015, the roof has been replaced. The current EPDM roof is in good condition.

exterior walls

Brick and stone trim on all sides. The exterior walls appear to be in good condition with a few minor repair areas to be addressed.

exterior windows and doors

None of the exterior doors are ADA compliant due to the exterior concrete stoop settlement. See Code section of this report for additional information. The hollow metal doors are faded and could use a coat of paint. When doors are painted, it would be recommended to replace the weatherstripping around the doors. Plywood transoms over the doors are weather-damaged and should be replaced. Note that these panels were noted as Category II non-friable in the Hazardous Materials Assessment provided to the City of Green Bay.

exterior site conditions

The driveway apron has significant cracking throughout.

interior conditions

floors

The recent hazardous materials report indicates the presence of Asbestos Containing Material (ACM) in some of the vinyl tiles which have since been encapsulated under new carpeting on the second floor, specifically in the Dayroom area. The breakroom, previously thought to have ACM, is not indicated as such in the report. Ceramic tile and terrazzo floors are in generally good condition.

Items remaining from previous assessment include the following:

- Minor amount of adhesive on ceramic mosaic tile in west first floor storage rooms.
- Older carpets are worn but serviceable.

doors and frames

Some interior wood door frames have chipped paint. Most doors are in good condition. See Code section of report for information on door hardware.

walls

Some spalling of brick and concrete at base of wall in garage. Glazed ceramic tiles are missing a multiple locations of east stair shaft and men's toilet room. A large settlement crack in the north side of the east stair shaft has re-occurred. An area of plaster over the door frame to the truck bay has cracked off, exposing the metal drywall edge bead. A circular hole in the wall at the chief's office appears due to the location of a previous intercom system.

ceilings

There are several locations throughout the station where individual ceiling tiles are missing. Some areas at the offices on second floor have water-stained ceiling tiles. The source of the leaks appears to have been addressed by a roof replacement in recent years.

Fire Station #1 Fire Department Architectural

miscellaneous

The insulation on the pipes in the first floor women's room is not called out as ACM but looks to be friable and exposed to the room interior.

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/Adequate	N New	N/A Not Applicable
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architectural elements	grade	budget cost	notes	comments
exterior elements				
Roof condition	C			
Exterior facade condition	F	\$5,000	A1	
Exterior windows and doors	F	\$4,500	A2	
Site conditions	HP	\$15K - \$20K	A3	
interior conditions				
Floors	F		A4	
Doors and frames	F		A5	
Ceilings	F		A6	
Miscellaneous	F		A7	

notes:

- A1.** Tuck-point as needed on few wall locations. Tuck-point and repair masonry at chimney.
- A2.** Replace plywood transom in-fill panels. Paint doors and frames. Replace weatherstripping.
- A3.** Concrete at driveways is cracked and spalling. Recommend replacement.
- A4.** Plan to continue carpet replacement of worn areas.
- A5.** Re-paint wood door frames.
- A6.** Recommend replacing missing ceiling tiles to help maintain conditioned space.
- A7.** Refer to plumbing section for notes on replacing pipe insulation at women's room.

**Fire Station #1
Fire Department
Architectural**



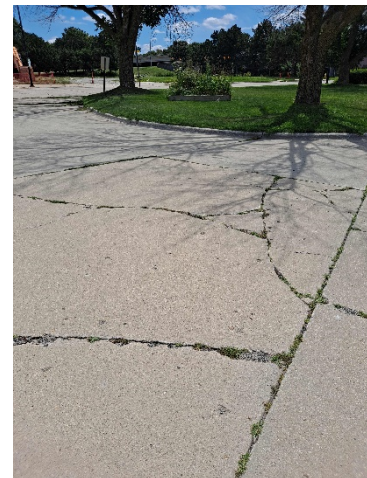
Exterior brick in good condition



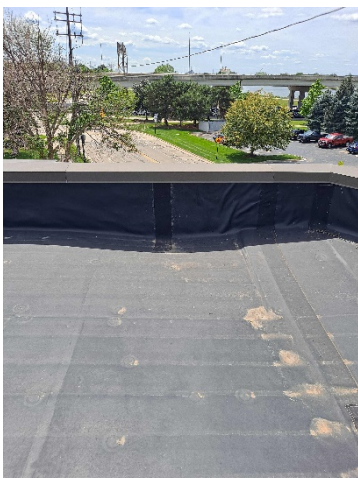
Door not egressing to grade



Cracked driveway apron



Cracked driveway apron



Roof in good condition



Tuck pointing needed at chimney

**Fire Station #1
Fire Department
Architectural**



Transom faded and broken



Tile with adhesive on it



Spalling brick due to moisture exposure



Missing wall tile



Missing wall tile at plumbing wall



Cracked/missing plaster over door

**Fire Station #1
Fire Department
Architectural**



Cracked plaster at stair



Chipped paint at wood door frame



Missing and stained ceiling tile



Patch hole in wall



Friable insulation on piping

code compliance and accessibility

building data

code references based on 2015 IBC

year(s) constructed	Original building: 1929	gross area	4,955 SF floor plate 10,356 total area
occupancy classification <i>(chapter 3 of IBC)</i>	1 st floor is S-1 Moderate-hazard Storage, non-separated from B Business. 2 nd floor is B Business occupancy with R-3 residential as incidental use.		
construction type <i>(chapter 6 IBC)</i>	1929 building code commercial building construction is closest to IBC 2015 Construction Type II-B		

summary of code compliance/life safety

Summary of the building type and occupancy classification from the previous study is still applicable. In general, any renovation to a space would need to meet current codes, as modified in the International Existing Building Code.

egress and safety

One means of egress is available out of the storage rooms west of the apparatus bay, with a second route available through the apparatus bay itself. The same is the case for the toilet room on the east side of the apparatus bay.

The lower-level mechanical space and mid-level storage areas both egress through the east stair to the exterior. The plumbing main is located in the mid-level electrical room, as it was at the previous assessment. This is a code issue which should be addressed. The second-floor egresses through the stair shaft to the east, and the exterior steel stair and jump platform.

stairs, ramps and shafts

The stair is not in a rated shaft, but this condition is original to the building and thus presumed to have complied with code at the time of construction. As noted in the previous study, the rooms opening off of this stair shaft would not be allowed by current code, but even in a renovation would be allowed to remain because it is “technically infeasible” to change the configuration.

handrails and guardrails

As noted in previous study, the large openings in the guards of the handrails do not comply with current code but are allowed to remain. While the size of the openings may not be a safety hazard for adults, adding a second handrail on the outer wall, where feasible, would increase safety during egress.

summary of accessibility/ADA compliance

ADA standards

The Americans with Disabilities Act places an additional level of requirements on public and commercial facilities in terms of accessibility. Unlike a building code, it is a federal law which requires continual compliance, regardless of when a building was built. Accessibility items noted in this report fall under this category and should thus be addressed in a timely manner.

accessible route

None of the existing hinge doors are close enough to grade to meet accessibility requirements. Overhead doors for vehicles are at grade but are not allowable as a legal means of egress or entry. As a historic building with no elevator, there is no way to provide an accessible route to the main spaces of the building located on the second floor. This report will address accessibility from the standpoint of people with mobility challenges, but not in wheelchairs.

doors

There are a variety of doorknob styles in the building; knob (not accessible), lever, and push/pull. The door at first floor from stair to apparatus bay is less than 32” wide at the stops, which does not meet current code or

Fire Station #1

Fire Department

Code & Accessibility

accessibility minimum requirements. The lockers in the women's room interfere with clear floor space to use the door to the room.

casework

Kitchen casework, while not technically accessible, meets the needs of those who can access it.

plumbing fixtures

There are no toilet or shower facilities in the building which comply with accessibility guidelines. Even for those who are not in wheelchairs, there are modifications that could make use of the facilities easier and safer. See notes in the chart below and in the plumbing section for specific suggestions.

The first-floor women's room has multiple issues: the door clearance noted above, the lack of privacy at the toilet stall and shower, lack of accessibility, unused urinal, and friable insulation at the radiator pipes. If the building is slated for continued use, this room should be considered as an opportunity to reconfigure to provide a single-user accessible toilet and shower room.

Lavatories are mounted at accessible height and provide clear floor space to access. Drinking fountain on second-floor is at accessible standing height.

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/Adequate	N New	NA Not Applicable
--	--	--	---------------------------------------	-----------------------------	--------------	--------------------------

architectural elements	grade	budget cost	notes	comments
Code compliance / Life safety				
Egress and safety	C			
Electrical panel at mid-level	CP		CA8	Cost is listed in Plumbing report.
Stairs, ramps and shafts	F		CA1	
Handrails/guardrails	F		CA2	
Accessibility / ADA compliance				
Accessible route	HP	\$2,000-\$3,000	CA3	
Doors	F		CA4 CA5	
Casework	C			
Plumbing fixtures – toilets and lavatories	HP	\$3000-\$4,000	CA6	
Showers	F		CA7	See note: need to define scope of work.

notes:

CA1. Shaft not required to comply with current codes. No change needed at this time.

CA2. Recommend installation of handrail on outer wall of stair where it does not interfere with access to other spaces.

Fire Station #1 Fire Department Code & Accessibility

- CA3.** For the safety of all users, a new threshold and/or step is recommended to minimize the trip hazard at exterior entry doors.
- CA4.** Lockers at the women's room impeded on the clear floor space required at the door. The room and building are not currently accessible, but if future modifications are done, consider alternate placement for better functionality at the lockers and door access.
- CA5.** Recommend replacing knob hardware with lever hardware.
- CA6.** Note the recommendation in text above to reconfigure the women's room to a single-user accessible room. Recommend the following upgrades for safe usage:
- Remove the urinal in the Women's room and utilize the corner area to create a single accessible toilet stall with appropriate grab bars.
 - Recommend updating faucet controls to lever handles on lavatories for easier/accessible use.
 - Note that entry to the room is not currently accessible. Plumbing renovations should be considered in conjunction with entry reconfiguration.
- CA7.** Showers are not accessible. These are listed as Fair because their function is not necessary for safe usage of the building, and the rooms in which the showers are located are not currently accessible. If a renovation is considered, the first floor Women's room could be converted to a single-user, accessible toilet room and shower. As a full design project, that cost is not estimated due to the need to define full scope of work.
- CA8.** The plumbing main is in the electrical room on the mid-level floor. This is a code violation. See Plumbing section of this report for cost estimate.



Recommend 2nd handrail



Egress door not at level of egress

**Fire Station #1
Fire Department
Code & Accessibility**



Recommend threshold at entry



Recommend lever door hardware



Remove unused fixture



Potential area for accessible toilet

**Fire Station #1
Fire Department
Code & Accessibility**



Recommend lever faucet handles

Fire Station #1

Fire Department

Structural

structural system

summary

The structure consists of cast-in-place concrete floor slabs bearing on steel girders or load-bearing masonry walls and wood roof joists over steel girders or wood stud bearing walls.

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/Adequate	N New	NA Not Applicable
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structural elements	grade	budget cost	notes	comments
year				1929 (Berners Schober Comm. No. 1262)
structure type				
Foundations	C			Cast-in-place concrete foundation and/or basement walls bearing on individual spread or continuous strip footings.
Basement - boiler room/generator 4' below first floor	C		S1	Floor is a 4" concrete slab on grade with 6x6 - 6/6 welded wire mesh reinforcing.
First floor	C			Floor is a 6" concrete slab on grade with 6x6 - 10/10 welded wire mesh reinforcing.
First floor (above boiler/generator room)	CP	\$6,000	S2	4" + 2" tile and joist slab supported by load-bearing masonry walls.
Storage room 7' above first floor	C			2 x 8 wood joists 16" on center.
Second floor	C			4" + 2" tile & joist slab supported on steel girders and load-bearing masonry walls.
Roof	C			2x10 wood joists at 16" on center typical, supported by steel girders or 2x4 wood stud bearing walls.
building risk category	NA			An active Fire Station would be Risk Category IV, however, the current office function of the building would be considered Risk Category II.
construction type	NA		S3	Construction Type II-B (2-hour exterior bearing walls, 1-hour beams, columns & floor slabs, 0-hour roof)
vertical expandability	NA			None.
typical column spacing	NA			
overall structural condition	C			The existing building is structurally sound with no significant deficiencies noted.

notes:

- S1.** There is a vertical crack in the east foundation wall of the room housing the generator. However, it does not extend into the brick wall above and the owner is not aware of any water infiltration through the crack. Therefore, no remedial action is recommended at this time.
- S2.** There are five concrete joists above the generator room that have exposed reinforcing bars. Although this condition has been present since the original construction, reinforcing bars in joists require a minimum of 3/4" of concrete cover to maintain a 2-hour fire resistance for the slab assembly. Recommend application of cementitious repair mortar to develop required cover to steel reinforcing.
- S3.** The 1985 publication "Fire Resistance Ratings" by Engineering and Safety Service (American Insurance Services Group) would have credited the plastered 2x10 roof system with a 1-hour rating which would have brought the current IBC Construction Type up to Type **II-A**.



**Cracked foundation wall in generator room
(Note S1)**



**Exposed reinforcing in joists above generator
(Note S2)**

plumbing systems summary

Fire Station #1 was constructed in approximately 1929. The original piping is in poor/fair condition, it has been replaced as needed when issues arise. Insulation could be added to the hot water piping for energy savings. A thermal mixing valve (TMV) and hot water recirculation pump with return piping should be added to the system. These are code issues which need to be corrected. The location of the water main in/above the Electrical Closet is another code issue that should be corrected.

Building is served by two 4" roof drains. EPDM roof has no secondary drainage or relief scuppers -Code issue.

Plumbing fixtures in the second floor men's toilet room are older and could be updated to conserve water. The first floor women's toilet room was converted from a men's and the urinal is still installed. Building utilities in general appear adequate.

This building is not equipped with an automatic fire sprinkler system. In order to add a wet sprinkler system to the building, the water main size would need to be increased from the current 2". The exhaust hood in the kitchen (for gas range) should have a NOVEC 1230 (or equal) kitchen suppression system installed.

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/Adequate	N New	N/A Not Applicable
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plumbing systems	grade	budget cost	notes	comments
Water piping condition	F		P1	Copper piping
Sanitary piping condition	F		P2	PVC & cast iron
Storm/clearwater piping	F		P3	Cast iron
Valves	F		P4	Gate & ball
Domestic water service	C		P5	2" main
Insulation	HP	\$25,000	P6	Add insulation
Code issues	D	\$8,000	P7	Relocate water main
equipment				
Domestic water heater	F		P8	Gas-fired
Drench shower station	NA			
Recirculation pump(s)	D	\$17,000	P9	Add pump/piping (code issue)
Water softener	NA			No water softener installed
Thermal mixing valve (TMV)	D	\$10,000	P10	Add TMV (code issue)
Grease interceptor	NA			Grease interceptor not required.
Kitchen equipment	F		P11	
Plumbing fixtures	F		P12	

Fire Station #1
Fire Department
Plumbing

plumbing systems	grade	budget cost	notes	comments
Oxygen storage	NA			
Backflow prevention	C		P13	1 ½" hose connection
"Shop" air compressor	NA			HVAC pneumatics only
Laundry equipment	F		P14	
Drain tile sump/pump	NA			
Ambulance/truck garage	F		P15	Trench drain, garage catch basin
exterior				
Storm drainage, roof drains	F		P16	Discharge to street
Lawn irrigation	NA			
Utilities	F		P17	

notes:

- P1.** Water piping is mainly copper, soldered joints. Fair condition. There is some original galvanized pipe in the boiler room. Kitchen sink on second floor has PEX water piping installed. Majority of the water piping in the boiler room is not insulated.
- P2.** Original sanitary is cast iron. Some newer PVC piping in the boiler room and garage. Vent piping on the second floor was replaced to cast iron no-hub connection. A 4" vent on the roof is cracked. One Studor vent in the garage vents the trench drain(s).
- P3.** Storm piping is cast iron hub & spigot. Piping is not insulated. Noise issue on the 2nd floor office area due to lack of insulation on the piping.
- P4.** Older valves are gate, newer valves are ball.
- P5.** Building is served by a 2" water main. 2" water meter with 3-valved by-pass in the boiler room.
- P6.** Minimal water and none of the storm piping is insulated. Insulation should be added for energy savings (IECC) and to control noise issues.
- P7.** Code issues: water temperature is set at 119° Fahrenheit, the maximum temperature allowed is 110-115 degrees Fahrenheit. No thermostatic mixing valve (TMV) at the heater. Add TMV per code. No recirculating pump at heater. Add recirculating pump. Hot water piping length exceeds 100'-0" per code. Water main is installed in the electrical closet and needs to be relocated. (reference notes P9 and P10 also.)
- P8.** Water heater is gas fired, atmospheric direct vent to chimney, AO Smith ProMax. Model FCG 75 300, 75-gallon, 75,000 BTU. Hot/cold water connection at the heater is 1". Piping is not insulated.
- P9.** Install a hot water recirculation (HWR) pump and HWR piping. Length of hot water piping exceeds 100'-0" allowed per code. Hot water run time to second floor kitchen sink exceeds 1 minute. Building would need to comply with the IECC code for recirculation within 2'-0" of the fixture.
- P10.** Add TMV at the water heater. Set hot water temperature to 110° Fahrenheit max. Above 115 degrees F is a code issue.
- P11.** Kitchen equipment: Two compartment stainless steel sink, single lever faucet, with garbage disposal. No dishwasher in the kitchen. Gas range should have a fire suppression system installed in the hood.
- P12.** Plumbing fixtures: there are no ADA compliant fixtures in the building.

Fire Station #1 Fire Department Plumbing

First floor unisex toilet room has a floor drain and a tank-type WC with 15" rim above finished floor (aff). Lavatory, outside the room, is wall-hung with rim at 29" aff.

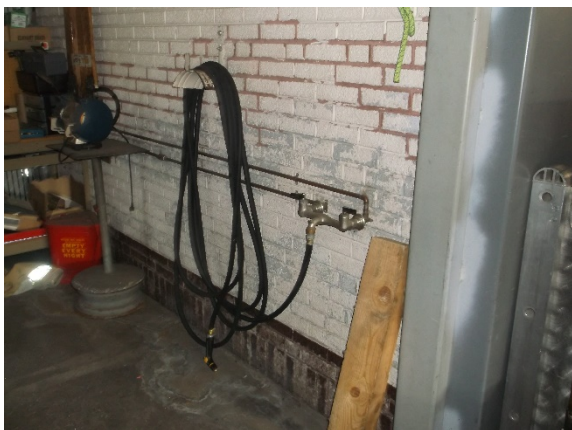
Women's toilet room on first floor is a converted men's toilet room. Floor mounted urinal is still installed but not functioning and should be removed. WC is floor mounted, 16" rim aff. 3.5 gpf valve. Lavatory is wall-hung, 30" rim aff. Mustee modular fiberglass shower unit with Moen shower valve. Room also has a janitors' sink. Toilet room has "multi-functional" use.

The second floor Men's toilet room has floor mounted WC's at 16" rim aff., 3.5 gpf valve. Lavatories are wall-hung, rim at 30-1/2" rim aff. Urinal is floor mounted with Sloan Royal flush valve. Shower is a built-up tile room with two Delta shower valves. Shower room only has one floor drain which is not allowed, as each shower is required to have a separate drain. Piping has "hammering" and should have water hammer arrestors installed.

There is an older version EWC in the meeting room, rim at 37" aff. Also, a new version water bottle cooler in the dining room area is being used in lieu of the older EWC. Plumbing fixtures could be replaced with low flow and water conserving units. There are no exterior non-freeze water sill faucets on the building.

Garage has a residential washer and dryer set-up with an adjacent laundry/janitors sink and service faucet.

- P13. There is a Watts 009 RPZ backflow in the boiler room for the HVAC boiler. 1 1/2" hose fill connection in the garage has an elevated atmospheric vacuum breaker installed. Faucets with hose connection ends have a threaded hose end vacuum breaker installed. All backflow prevention is compliant.
- P14. Residential washer (and dryer), laundry/janitors sink are installed in the garage area.
- P15. Garage: trench drains ~~which~~ discharge to a garage catch basin. Trench drain is vented by a studor vent instead of a "typical" vent through the roof.
- P16. There are two 4" roof drains (east and west side of roof) which discharge separately to the street. Drains are in fair condition but have some issues with tree debris clogging the drains. There is no secondary roof drainage. Parapet relief drains should be added for secondary drainage. (Secondary drainage is now a code requirement but was probably not required in 1926 when the building was erected). Storm piping through the building is not insulated.
- P17. Building is served from a 2" water main. The main routes from South Adams Street. Sanitary sewer is 6". Main routes north to Chicago Street, exits the lower boiler room at 20" aff., gravity discharge. Two 4" storm sewers route to South Washington and South Adams Streets. Parking lot/drives are pitched and discharge to the adjacent streets – no internal drainage or catch basin(s). Technically draining parking space over a public sidewalk is not allowed.



Service faucet - garage



Sanitary piping – boiler room

**Fire Station #1
Fire Department
Plumbing**



Sanitary/water piping – boiler room



PEX piping to kitchen sink



Water piping thru electrical closet



Water service, water meter with by-pass



Storm piping, sanitary vent



Water heater – gas fired

**Fire Station #1
Fire Department
Plumbing**



Water heater vent piping



Hot/cold water piping at water heater



Studor vent - garage



Fill connection(s) in garage



Water closet - unisex



Lavatory – outside unisex toilet room

**Fire Station #1
Fire Department
Plumbing**



Sink, lavatory, urinal – women's



Water closet -women's



Shower – women's



Electric water cooler- meeting room



Kitchen double sink



Kitchen sink – garbage disposal

**Fire Station #1
Fire Department
Plumbing**



Water closet – men's



Urinal & lavatory – men's



Lavatory sink – men's



Shower room– men's



Men's shower room floor drain



Washer/dryer in garage bay

**Fire Station #1
Fire Department
Plumbing**



Sanitary vent & roof drain



Sanitary vent & roof drain



Fill lines backflow preventer



Garage catch basin



Garage trench drain



Parking lot drive

**Fire Station #1
Fire Department
Plumbing**



Parking Lot



Fire hydrant @ S. Washington Street

HVAC systems summary

The building was originally constructed in 1929. Multiple renovation and mechanical upgrade projects have taken place over the last 90 years. The upper level was renovated in 2012 to transition the living quarters into administrative office area.

The second-floor office area is served by a 2007 packaged roof top air unit with gas fired heat. The air unit system provides either heated or cooled air to the living quarters and utilizes zone dampers to regulate air flow and provide a measure of individual room temperature control. Steam radiation units equipped with Danfoss valves for temperature control are located around the building perimeter. The manual control of the steam radiation units combined with automated zone damper control and varying occupancies and envelope orientations is creating some undesirable air unit zone temperature fluctuations, causing thermal discomfort. During the last remodeling project, partition walls were constructed, sub-dividing the thermal zones. The zone thermostats and ventilation diffusers were not modified sufficiently thereby exacerbating the thermal discomfort issues.

Toilet/shower rooms are ventilated by ceiling mounted fans. These fans are timer or light switch operated. Some storage rooms and closets that store paint and cleaning chemicals are not ventilated.

An electric heater has been utilized in in the women's toilet/shower to supplement the steam radiator unit. It is unknown if it is still utilized, but there have been no upgrades to the rooms heating system since the last evaluation.

The kitchen ventilation hood is served by a roof mounted exhaust fan. The hood appears to be and older type 1. The ductwork is constructed of galvanized sheet metal. A cook-top stove is located beneath the hood.

A low-pressure steam boiler, installed in 2007, is located in the lower-level mechanical room. Steam is distributed to the office area and the apparatus room heating units.

The air unit and zone VAV controls are low voltage. Apparatus room ventilators utilize pneumatic controls. The air compressor is located in the lower-level mechanical room.

The apparatus room ventilation system was replaced in 1987 and consists of a make-up air unit, unit heater, and exhaust fan. The make-up air unit outside air duct is capped off. The make-up air unit and exhaust fan serving this room are not believed to be operational. The make-up air and exhaust fan were originally designed to operate via a 60-minute timer switch. A unit ventilator is located over the old machine shop area (now storage). A vehicle exhaust system (previously PlymoVent) was replaced after the last evaluation and is connected to each vehicle and utilized to capture and expel exhaust fumes as trucks leave the building. Additional vehicles and powered equipment are also stored in the garage.

Through-the-wall air conditioning units are still utilized as a recently (2001) designed/bid ductless split project has not been constructed. Ceiling exhaust fans are located in the storage room and an abandoned toilet room off the west side of the apparatus rooms. These fans are timer switch operated.

Fire Station #1

Fire Department

HVAC Systems

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/Adequate	N New	N/A Not Applicable
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HVAC systems	grade	budget cost	notes	comments
air unit			H1	Installed 2007. Trane roof top packaged YSC series, 10-ton cooling with gas heat.
Housing	F			
Air intake	C			
Condenser fins	F			
Fan	F			4000 CFM, 3 HP
Filters	C			30% filters
Controls	F			Low voltage, zone dampers.
Ductwork	C		H3	Installed 2007. Not revised during last remodeling project. Rain cap over exterior ductwork.
Insulation	C			Duct liner in exterior ductwork.
Humidity	HP	\$15,000	H1	Residential type unit. Manually filled. Humidification is not a code requirement.
Occupied space ventilation (Office)	D	\$22,000	H2	No ventilation in first floor office.
Occupied space thermal comfort	CP	\$65,000	H3	Air unit zone thermostat and manual radiation control conflict. Air unit discharge temperature is affected. Zones are not split to serve rooms modified in last project.
	HP	\$170,000		
exhaust fans				
Men’s room exhaust	D	\$6,000	H4	Ceiling mounted fan. Timer switch operated.
Women’s room exhaust	D	\$6,000	H4	Ceiling mounted fan. Light switch operated.
Ductwork	C			
Kitchen hood, fan and ductwork	HP	\$50,000	H5	Type 1 hood. Roof mounted fan discharges below 40” above the roof line. Galvanized ductwork.
Building exhaust ventilation	D	\$22,000	H6	Rooms with chemicals stored within them have no ventilation.
boiler system	C		H7	Installed 2007
Boilers	C			Weil McLain, 787 MBH input, 634 MBH output low pressure steam

Fire Station #1
Fire Department
HVAC Systems

HVAC systems	grade	budget cost	notes	comments
Pumps	C		H7	1/3 HP Simplex Condensate pump.
Piping	C			Mostly original throughout building.
Pipe insulation	D	\$17,000	H8	Most of the piping is bare and uninsulated throughout the boiler room and apparatus room. Damaged insulation in multiple exposed locations.
Room terminal units	CP	\$8,000	H9	Radiators and fin tube with Danfoss Valves.
Mechanical room ventilation	D	\$12,000	H10	Damper for boiler combustion. No intake for generator combustion air. Gas meter regulator vent close to intake louver.
controls				
Air compressor	C		H11	Serves boiler room and apparatus room equipment.
Garage ventilation			H12	
Heaters	HP	\$28,000	H12	Steam unit heater and unit ventilator.
Make-up air unit	D	\$56,000	H12	Outside air cut off. 1300 CFM, ½ HP motor.
Exhaust	D	\$133,000	H12	1500 CFM, ½ HP fan motor
Truck exhaust	C			Replaced in last couple years
Control	D	\$17,000	H12	Pneumatic control. 60-minute timer switch.
Toilet room exhaust	HP	\$1,500	H13	Ceiling mounted fan. Timer switch operated. 50 CFM. Installed 1983. Room appears abandoned.
Storage room exhaust	HP	\$1,500	H13	Ceiling mounted fan. Timer switch operated. 100 CFM. Installed 1983
Dryer exhaust	D	\$1,000	H14	Terminates inside.

notes:

H1. The air unit is 15 years old. Expected useful life is about 20 years. The air unit is a multi-zone system utilizing zone dampers to regulate individual room air flow. The unit has a master zone terminal to set the unit to heating or cooling mode. The zone dampers will adjust air flow to maintain space temperature based on a rooms heating or cooling requirements. When installed, this system was an economical way to provide some measure of individual room temperature control. In addition to the zone VAV units, perimeter rooms utilize fin tube or radiators for additional heat. When both systems are operational, the zone damper control can conflict with the radiation control and this causes variations in the air unit discharge temperature which will then affect heating and cooling throughout the office area. Control upgrades through the air unit manufacturer are available to improve the terminal operation and simultaneously control the space fin tube radiation.

In the past portable residential style humidifiers have been utilized to provide spot humidification for specific occupants. Humidification is not required but does improve occupant comfort. As the use of the building has changed over the years, humidification may no longer be desired. However, in buildings

where occupants spend extended periods of time, or sleep, it is often utilized to improve occupant comfort. Portable units will improve humidity only slightly but may have a greater psychological effect for the occupants. This is because the air unit will introduce a greater amount of dry, outside air than the portable units can properly humidify. To humidify this building, it is recommended to install an electric or gas fired humidifier that is sized to serve the entire office space. A high priority grade has been given to this item for budgeting purposes if there remains a desire to provide humidification and improve occupant satisfaction.

H2. A first-floor office uses a radiator for heat and a through wall air conditioner for cooling. There is no outside air ventilation for this room. Recommend extending the ductwork from the air unit system to this room to provide ventilation and to positively pressurize the room in relation to the apparatus room. A project to provide supplemental cooling upstairs and ventilation/cooling in this room via ductless split systems has been designed but has not been constructed as the costs were higher than anticipated.

H3. During the last remodeling project, partition walls were constructed, sub-dividing the thermal zones. The zone thermostats and ventilation diffusers did not get modified sufficiently thereby exacerbating the thermal discomfort issues. To increase room comfort, it is recommended to install individual room reheat coils controlled in parallel with the room radiation devices through a single zone thermostat.

Two estimates are indicated in the spreadsheet above. The first estimate is for revisions to the ductwork, dampers and thermostats to accommodate the previous office revisions and improve ventilation and thermal comfort with the system available. Along with the H2 item it will also fund ductless split systems in the conference room. The second estimate is an increase to the first, to replace the zone dampers and manual radiation valves with VAV heating terminal units and automatic radiation valves to provide true individual room comfort control. A second less expensive option is to only replace the manual valves with automatic control valves.

H4. The men's toilet fan is ventilated with timer switch operated ceiling fan. The Women's toilet fan is interlocked with the rooms light switch. The type of fan and physical size indicate that they do not provide enough ventilation to properly exhaust the room. In addition, the number of toilet fixtures and showers require that the ventilation be continuous when the building is occupied. Replacement of the fans and interlocking them with the air unit operation is recommended.

H5. For stove top appliances, where grease vapors may be exhausted, a type 1 hood is required. This hood has a flat filter which is not allowed in new hoods as grease can drip into the food being prepared. The ductwork is galvanized and not sealed liquid tight. In addition the exhaust fan does not discharge the code required distance above the roof. The building occupancy has changed slightly and indications are that the stove and exhaust system are rarely utilized, unlike the other 6 fire stations. A new type 1 hood equipped with a fire suppression system and vented with approved liquid tight ductwork is recommended if this stove continues to be utilized for cooking food that produces grease vapors.

H6. Inadequate exhaust in some toilet/locker spaces and there is no exhaust in the janitors room and storage rooms where chemical/cleaning supplies are stored. Fans where installed, are operated via timer or light switches. An exhaust system improvement project is recommended to improve building ventilation.

H7. The boiler system was replaced in 2007. The boiler is a low-pressure steam boiler. The boiler was inspected in 2020. A condensate pump is located behind the boiler. During the last evaluation walk-through the pump was leaking and spare seals were purchased. The pump appears to have been repaired.

H8. There is very little pipe insulation installed on the building steam and condensate piping. Insulation was visible in some occupied areas and storage areas. Uninsulated piping is visible in the mechanical rooms and apparatus room, where the majority of the building piping is located. The bare piping radiates uncontrolled heat which will affect thermal comfort.

H9. The fin tube and radiator units are controlled with Danfoss valves. Some of the radiator units are covered with sheet metal covers to prevent physical contact. The unit in the women's toilet is positioned poorly, the

Fire Station #1

Fire Department

HVAC Systems

insulation is falling apart, and the past electric heater use suggests it is inadequate to maintain the space temperature.

- H10.** The mechanical room ventilation consists of an outside air louver covered with a damper. The ventilation damper opens when the boiler is firing. The louver is otherwise closed. There is no make-up air for the water heater combustion. This damper should remain partly open, even in the closed position to accommodate the water heat combustion needs. A generator is located outside of the mechanical room. If the fire door to the boiler room was shut, the generator combustion air would be shut-off. The intake louver is too close to the gas meter and its regulator. A project to provide combustion ventilation for the generator and pipe the gas regulator away from the intake louver is recommended.
- H11.** A small Simplex fractional horsepower air compressor serves the building pneumatic control system. The building pneumatic controllers consist mainly of a few control valves on apparatus room equipment. The remainder of the control system (air unit, room terminal units, and boiler) is low voltage electric (DDC) controls. It is recommended that building improvement projects include the replacement of the pneumatic controls with low voltage devices. This will allow the removal of the air compressor.
- H12.** A steam unit heater and unit ventilator provide heat to the apparatus room. A make-up air unit and exhaust fan was installed in 1987. These units were originally operated by a manually operated timer switch. The building occupants indicated they believe these units to be abandoned. The exhaust duct has been cut back to a height of 8 feet (originally terminated at 18" above the floor). The exhaust should be extended to near the floor for best contaminant removal. The make-up air unit outside air intake has been capped off.

A vehicle exhaust system is connected to each truck parked in the garage. This system operates whenever a truck is started and the vehicle exhaust is expelled from the garage. The fan is mounted on the roof with an extended stack head.

An enclosed garage has specific exhaust code requirements, and the garage is required to have a negative pressure in relation to the living/occupied quarters. A garage exhaust system may operate continuously, operating at a minimum level when the garage is unoccupied and operating at a maximum level when the garage is occupied or a vehicle is started. Alternately a garage exhaust system may operate intermittently if it meets 4 specific code provisions including the installation of a gas detection system. The vehicle exhaust system alone does not meet the ventilation requirements for an enclosed garage. Although the system mitigates/minimizes vehicle emissions into the space, the building codes have not allowed for the use of a vehicle exhaust system as an exception to the garage ventilation requirements. A garage exhaust fan upgrade project to install new make-up fan, exhaust fan, ductwork, and control systems is necessary to improve garage ventilation and occupant safety.

- H13.** A laundry dryer is located in the apparatus garage. The dryer terminates inside the room. This termination allows warm, moist air to be vented directly into the garage. This vent should be terminated outside.

**Fire Station #1
Fire Department
HVAC Systems**



Roof top air unit



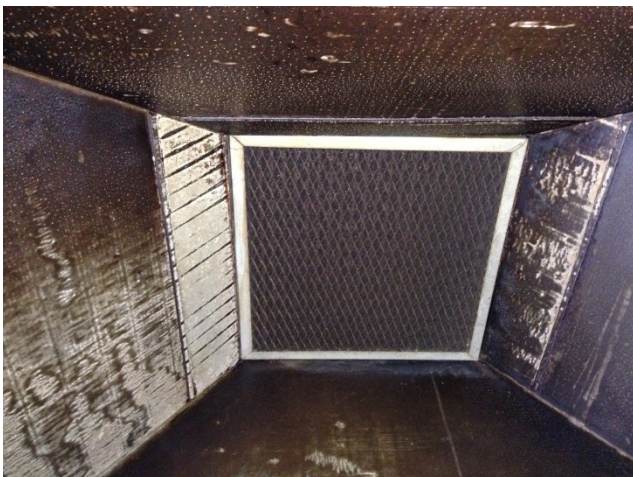
Roof exhaust hood



Ceiling mount fan (typical)



Kitchen exhaust fan



Kitchen hood (inside view)



Boiler

**Fire Station #1
Fire Department
HVAC Systems**



Condensate pump



Radiation unit (typical)



Uninsulated pipe (typical)



Poor insulation condition



Wall built over valve



Radiator at women's toilet

**Fire Station #1
Fire Department
HVAC Systems**



Supply grille (typical)



Destratification fan



Temperature control air compressor



Typical thermostat (This one too close to fridge)



Exhaust fan manual switch (typical)



Dryer vent (indoors)

**Fire Station #1
Fire Department
HVAC Systems**



Unit ventilator (steam)



Through wall air conditioner



Gas meter (intake louver out of frame)



Steam unit heater (bare piping)



Make-up air unit



Vehicle exhaust fan

electrical systems

summary

The building is served by two utility services, a 200 Amp and a 100 Amp, 120/208 Volt, three phase. The panels are in fair condition but have limited future capacity. The water main over the panels is a code violation. The emergency generator serving the building is in fair condition. The emergency system is fed from a single transfer switch which feeds three separate small emergency panels. The panels are in fair condition but have limited future capacity. An additional transfer switch and panel board is recommended to separate the critical and equipment loads from the life safety loads.

The outlets within the garage are not GFCI protected. Lighting fixtures are in good to fair condition and utilize T8 lamps and ballasts and compact fluorescent lamps. There are occupancy sensors located in the toilet rooms and in the conference room, but the facility should install occupancy sensors in offices, storage rooms and janitor's closets. Decorative compact fluorescent building mounted fixtures are in good condition; consideration should be given to replacing with more efficient and lower maintenance LED fixtures in the future.

The server equipment is in good condition and the facility is pulling Cat 5 data and voice cabling and coax for CATV. The fire alarm system includes stand-alone smoke detectors and carbon monoxide detectors throughout the building, which are in good condition.

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/ Adequate	N New	N/A Not Applicable
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electrical systems	grade	budget cost	notes	comments
electrical service				
Utility service entrance	C			Two overhead utility services, one 200 Amp, one 100 Amp enter the building on the north side into the 2 nd floor electrical closet. Water main over panels is a code violation.
normal power distribution equipment				
Main disconnect(s)	F			200A Bulldog Electric disconnect in fair condition. MCB in fair condition.
Branch panels	HP	\$6000	E1	Two panels on 2nd floor, two panels on 1 st floor. Bulldog Electric panel on 2 nd floor in poor condition, Square D load centers in good condition.
emergency power distribution equipment				
Generator	F			10 KW Kohler natural gas generator in fair condition.
Transfer switch	HP	\$6,000	E2	Kohler 50 Amp ATS in fair condition.
Disconnect switch	C			50A/2P Square D disconnect on incoming generator feed to the ATS in the boiler room in good condition.
Branch panel	HP	\$18,000	E2	Three small Square D load centers in fair condition with limited future capacity. Mixed loads.

Fire Station #1
Fire Department
Electrical

electrical systems	grade	budget cost	notes	comments
Receptacles	D	\$1500	E3	Garage outlets need to be GFCI. Outlets within 6' of sinks need to be GFCI.
lighting				
Garage	C		E4	Industrial fixtures with T-8 lamps in good condition.
Office spaces, conference rooms, and corridors	F	\$2,000	E4	Recessed acrylic lens troffers with T-8 lamps in good to fair condition.
Sleep rooms and toilet rooms	C		E4	Recessed acrylic lens troffers in good condition.
Mechanical spaces, storage rooms, utility areas	F	\$3,000	E4	Ceramic lamp holders with screw-in compact fluorescent lamps, surface mounted wraps and industrial strips with T-8 lamps, in fair condition.
Exterior	F	\$6,000	E4	Decorative wall mounted fixtures are in fair condition. Fixtures are utilizing screw-in compact fluorescent lamps.
lighting controls				
Conference or meeting rooms	C		E5	Existing occupancy sensors
Offices	HP	\$4,000	E5	Add occupancy sensors.
Toilet rooms/ small storage rooms	F	\$1000	E5	Toilet rooms have occupancy sensors in good condition; add sensors in janitor and storage rooms.
emergency egress lighting and exit signs				
Corridors	C			Fixtures connected to emergency panel.
Exit signs	C			LED in good condition.
fire alarm devices				
Smoke detectors	C			Stand-alone smoke and carbon monoxide detectors throughout the building.
tele-data system				
Racks, cabinets, cabling and jacks	C			Cat 5 cabling.

notes:

- E1. Consideration should be given to replacing the existing Bulldog Electric panel (that is in poor condition and will have limited parts available) with a new panel.
- E2. Recommend providing an additional automatic transfer switch and panel board to separate the critical and equipment branch loads from the life safety loads. The existing panels have several circuits listed as "unknown". These circuits should be traced and identified to get a better idea of available capacity.

Fire Station #1 Fire Department Electrical

- E3.** Replace all outlets located in the garage area with GFCI type device. Replace existing kitchen outlets with GFCI type device unless they are currently protected from the adjacent GFCI outlet. If this is the case, the outlet should be labeled per NEC requirements.
- E4.** Consideration should be given to replacing older non-LED fixtures with new LED ones.
- E5.** Occupancy sensors should be installed in the offices, storage rooms, and janitor's closets to provide additional energy savings. If areas are renovated, controls will be required to be updated to meet current energy code.



Electrical utility service entrance



Electrical utility service entrance



200A service meter and disconnect



100A service meter and disconnect

Fire Station #1 Fire Department Electrical



10kw generator



50A transfer switch



Emergency panel #3



Emergency panel #1



Emergency panel #2



Existing panel

**Fire Station #1
Fire Department
Electrical**



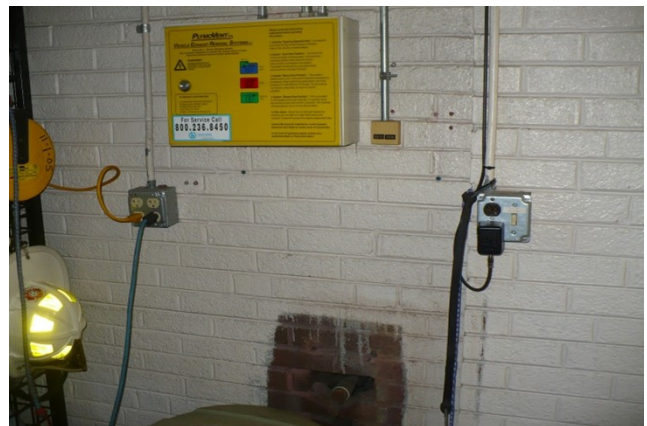
Existing panel



Existing panel



Exterior receptacle



Garage receptacles



Kitchen receptacles



Office lighting

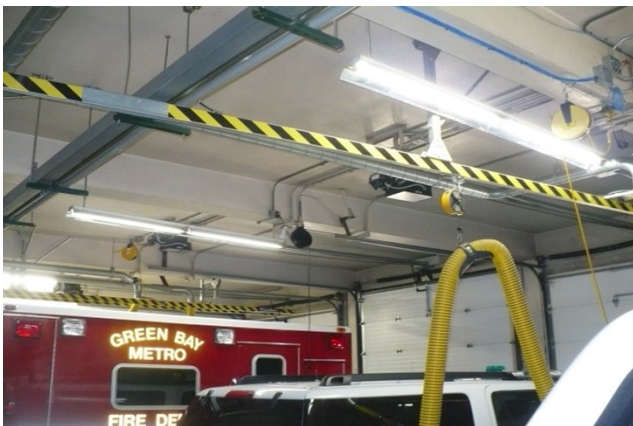
**Fire Station #1
Fire Department
Electrical**



Stand-alone smoke & carbon monoxide detectors



Exterior fixture



Garage lighting



Exit sign

FACILITY ASSESSMENT

Document prepared for:

City of Green Bay

Green Bay, WI

Municipal Court

Comm. No. 22CGB12.00

September 30, 2022

Facility Assessment
City of Green Bay | Green Bay, WI
Comm. No. 22CGB12.00

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report description

An assessment of the Municipal Court was conducted in 2015 by Berners Schober which reviewed the condition of the building's architectural, structural, mechanical, plumbing and electrical elements. This report, done in the summer of 2022, is an update to the previous assessment. Each building was re-surveyed by trade and the reports updated. Below are brief summaries of the changes to the building in the intervening 7 years.

architectural

The roof was replaced since the previous assessment. Minor damage to fascia panels occurred in the winter of 2021/22.

Interior finishes have experienced additional wear. The code issues at the front stair have been corrected.

code/accessibility

The Wisconsin building code has been updated since the last assessment to referencing the 2015 International Building Code (IBC). The 2015 IBC references the 2009 ICC A117.1 Accessible and Usable Buildings and Facilities code. The 2010 ADA Standards remain in effect since the previous assessment. Major building elements, such as the stair and elevator shafts, are unchanged.

Since the 2015 assessment there have been no changes to accessible features.

structure

Structural elements have exhibited little change since the previous assessment.

plumbing

No changes since previous assessment.

fire protection

There has been no change to the fire protection system since the last assessment.

mechanical

The hot water boilers and pump were replaced since the last evaluation and a few supply duct terminations were modified in the basement occupied areas.

electrical

No major changes or updates were done to the facility since the last assessment.

ITEM	DEFICIENT (d) Immediate Replacement	CRITICAL PRIORITY (cp) Replace in 1-2 years	HIGH PRIORITY (hp) Replace in 3-5 years	COST ESTIMATE
Municipal Court				
architectural			Expansion joint	\$2,000
code			Plumbing fixtures	\$400
code			Ramp and handrails	\$1,500
plumbing			Insulation	\$5,000
plumbing	Code issues			\$2,000
plumbing	Add TMV (code issue)			\$6,000
HVAC		Air unit housing		\$250,000
HVAC		Air unit coils		\$incl
HVAC		Air unit fan		\$incl
HVAC		Air unit filters		\$incl
HVAC		Air unit controls		\$incl
HVAC			Air unit ductwork	\$40,000
HVAC			Air unit insulation	\$4,000
HVAC			Occupied space thermal comfort	\$28,000
HVAC			Exhaust ductwork	\$16,000
HVAC			Pipe insulation	\$7,000
HVAC	Elevator machinery room ventilation			\$13,000
electrical	Add additional Emergency lights			\$5,000
electrical		Install additional horns & horn/strobes		\$10,000
electrical		Smoke detector at elevator-per code		\$1,000
electrical	Install shunt-trip control at elevator power			\$8,000
Municipal Court Total				\$398,000

architecture

The building was constructed in 1967 of masonry cavity walls with aluminum fascia panels. The overall building is in good condition.

building envelope

roof

The roof was replaced since the previous assessment and is in good condition.

exterior walls

Brick wall are in generally good condition. Sealant at expansion joints is beginning to show signs of cracking. The fascia panels at the southwest corner of the building are out of alignment with the rest of the fascia. Building maintenance personnel report that this area was hit last winter by a payloador plowing snow. The structure itself was not damaged.

exterior windows and doors

The composite panel portion of the windows has faded but is in otherwise serviceable condition.

interior conditions

floors

Basement carpet is stained and has ripped areas at seams. Mosaic tile in basement toilet rooms is in good condition. Vinyl composite tile at back exit door has two tiles missing and has some staining. Vinyl stair treads and risers are worn but serviceable.

First floor carpet at open office has bubbled in some areas and is showing wear. Carpet in courtroom is in good condition. Toilet rooms and main lobby floors were replaced in the 2000 upgrade and are in good condition.

walls

Walls are in generally good condition. Glazed tiles in basement toilet rooms have holes from previously mounted equipment.

ceilings

There are some stained and misplaced ceiling tiles above the front stair shaft. The basement has a mix of tile styles. Some, primarily in workout rooms, have bowed or mis-placed tiles. Air vents in basement toilet room are rusted. A ceiling tile in the back stair is missing, reportedly from wind entering the building during winter use of the back door.

doors and frames

Metal door frames in basement have chipped paint.

equipment and casework

Toilet partitions in basement are rusting at the lower edges. Most casework is in good condition. The wood trim along the patron side of the reception desk has worn finish off the edges.

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/Adequate	N New	N/A Not Applicable
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architectural elements	grade	budget cost	notes	comments
exterior elements				
Roof condition	N			
Expansion joint	HP	\$2,000	A1	
Metal fascia panels	F	\$1,000	A2	
Metal spandrel panels	F		A3	
interior conditions				
Floors	F		A4	
Doors and frames	C		A5	
Casework	C		A6	
Partitions	F		A7	
Ceilings	F		A8	

notes:

- A1. Replace dried or cracked sealant at expansion joints.
- A2. Replace or repair loose aluminum fascia panels at southwest corner of building.
- A3. Plan for future replacement of metal spandrel panels at windows.
- A4. Replace missing vinyl composite tiles in back stair. Repair ripped carpet at Cardio room.
- A5. Repaint door frames in basement.
- A6. Touch up stain and re-seal finish at reception counter.
- A7. Short-term maintenance: remove rust and re-paint toilet partitions at basement. Long-term planning: coordinate new partitions with accessibility upgrades. See Code report.
- A8. Replace all missing or stained ceiling tiles. At back (west) entry, provide hold-down clips to prevent tiles from being dislodged by winter winds and pressure changes.
- A9. Replace rusted ceiling diffuser in toilet rooms.

**Municipal Court
Police Department
Architectural**



Exterior brick in good condition



Aluminum fascia panels



Dried and cracking expansion joint material



Transom panels at windows



Missing vinyl tile at back door



Ripped carpet at cardio room

**Municipal Court
Police Department
Architectural**



Chipped paint at basement door frames



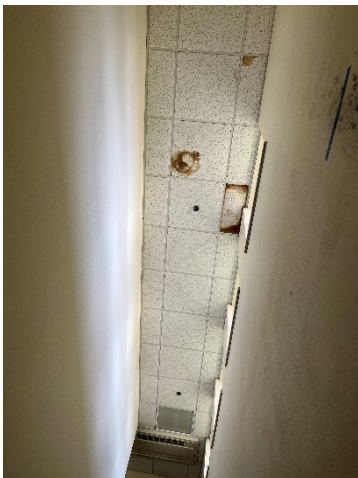
Worn finish at reception counter



Rusted bottom of women's toilet partitions



Rusted bottom of men's toilet partitions



Ceiling at front stair shaft



Rusted ceiling diffuser at basement toilet room

**Municipal Court
Police Department
Architectural**



Missing ceiling tile at back stair shaft

code compliance and accessibility building data

code references based on 2015 IBC

year(s) constructed	1967 original construction 2000 renovation of 1 st floor	gross area	Basement: 6,277 SF 1 st Floor: 6,277 SF
occupancy classification (chapter 3 of IBC)	Business		
construction type (chapter 6 IBC)	Construction Type V-B		

summary of code compliance/life safety

Summary of the building type and occupancy classification from the previous study is still applicable. In general, any renovation to a space would need to meet current codes, as modified in the International Existing Building Code.

egress and safety

Two means of egress are provided from all areas on both floors.

stairs, ramps and shafts

Both front and rear stair shafts appear to be code compliant. The front stair is accessed from the central lobby, as opposed to egressing directly to an exit.

There is an exception to the requirement to discharge directly outside in IBC 1028.1 Exceptions 1 and 2, whereby 50% of exits may egress through an area on the level of discharge provided conditions are met. One of those conditions is that the exit doors are “readily visible and identifiable from the point of termination of the enclosure.” Since the exit doors are around a corner from the stair door, this would not comply with the intent of the code. It is presumed to have complied with code at the time of its construction, and is therefore allowed to remain. If a renovation of the stair shaft were to occur, this situation would need to be addressed.

handrails and guardrails

No change from previous assessment: handrail extension at front stair is not feasible due to configuration. Presumed to have complied with code when built.

summary of accessibility/ADA compliance

ADA standards

The Americans with Disabilities Act places establishes an additional level of requirements on public and commercial facilities in terms of accessibility. Unlike a building code, it is a federal law which requires continual compliance, regardless of when a building was built. Accessibility items noted in this report fall under this category and should thus be addressed in a timely manner.

accessible route

The elevator provides accessibility to both floors of the building. The judge’s bench is on a platform which is not accessible. If this is an issue for any judge using the facility, space is available to add a ramp access to the platform.

Passage and door width into basement Women’s toilet rooms is not wide enough to be accessible.

doors

Doors on 1st floor are accessible width and have lever handles. Some doors in basement have knob handles which are not accessible. (Example: entry to Women’s room from locker area.)

casework

Reception counter provides accessibility at both lower seated and higher standing height. Breakrooms should provide a workspace at accessible 34” height.

**Municipal Court
Police Department
Code & Accessibility**

plumbing fixtures

Basement toilet stall are not accessible. The vertical grab bars are missing from each of the toilet rooms and stalls on 1st floor. These are needed to comply with code and ADA guidelines.

As noted in previous report, both basement and 1st floor break rooms should provide workspace and sinks at accessible 34" height.

legend

D	Deficient – Immediate Replacement	CP	Critical Priority – Replace in 1-2 years	HP	High Priority – Replace in 3-5 years	F	Fair – Replace in 6-10 years	C	Compliant/Adequate	N	New	NA	Not Applicable
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architectural elements	grade	budget cost	notes	comments
code compliance / Life safety				
Egress and Safety	C			
Stairs, ramps and shafts	C			
Handrails/guardrails	C		CA3	
accessibility / ADA compliance				
Accessible route	HP	\$1,500	CA1 CA2	Cost for ramp and handrails only.
Doors	F		CA4	
Casework	F		CA5	
Plumbing fixtures	HP	\$400	CA5 CA6	

notes:

CA1. Route into basement Women's room is not accessible due to width of passageway.

CA2. If a judge is in need of accessibility to the judge's platform, provide ramp access and appropriate handrails.

CA3. If front stair shaft is modified, provide handrail extensions per code.

CA4. Recommend replacing knob door hardware with lever handles.

CA5. Provide workspace in breakrooms at accessible 34" height. Could be separate table.

CA6. Add vertical grab bars to accessible toilet rooms.

**Municipal Court
Police Department
Code & Accessibility**



Narrow entry to basement Women's room



Knob hardware at basement Women's room



Step up to judge's platform



Break room counter/sink at 36"



1st floor unisex toilet room – missing vertical grab bar



Break room counter/sink at 36"

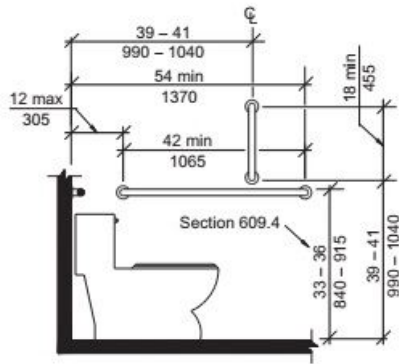
**Municipal Court
Police Department
Code & Accessibility**



1st floor Women's – missing vertical grab bar



1st floor Men's – missing vertical grab bar



Note: For children's dimensions see [Figure 609.4.2](#)

FIGURE 604.5.1 SIDE WALL GRAB BAR FOR WATER CLOSET

ICC A117.1 graphic showing vertical grab bar

structural system

summary

The structure consists of steel roof deck and open web steel joists supported by exterior load-bearing masonry walls, and concrete filled metal form deck over open web steel joists at first floor supported by exterior basement walls and an interior steel frame of steel tube columns and wide flange beams.

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/ Adequate	N New	NA Not Applicable
--	--	--	---------------------------------------	------------------------------	--------------	--------------------------

structural elements	grade	budget cost	notes	comments
year				1967 (Former Employment Security Building by State of Wisconsin – Department of Administration)
structure type				
Foundations	C		S1	Cast-in-place concrete foundation/basement walls bearing on individual spread or continuous strip footings.
Basement	C			4" concrete slab on grade with 6x6 #10/#10 wire mesh reinforcing.
First floor	C			3" concrete slab on metal form deck over open web steel joists, supported by exterior basement walls and an interior steel frame of steel tube columns and wide flange beams.
Roof	C			1½" A-20 steel roof deck and type "LH" open web steel joists supported by exterior load-bearing masonry walls.
building risk category	NA			Risk Category II
construction type	NA			Construction Type II-B (0-hour beams, columns, floor slabs, 0 hour roof)
vertical expandability	NA			None.
typical column spacing	NA			
overall structural condition	C			The existing building is structurally sound with no significant deficiencies noted.

notes:

- S1.** There is a minor vertically oriented shrinkage crack below the steel beam bearing location in the east foundation wall of the basement storage room. The crack shows no evidence of movement or water infiltration and is not a cause for structural concern. No remedial action is recommended at this time.



Concrete shrinkage crack in basement storage room (Note S1)

Municipal Court Police Department Plumbing

plumbing systems summary

The Municipal Court building was constructed in approximately 1967 and remodeled in 2000. The original piping is in fair condition. Majority of the water and storm piping is insulated. A thermal mixing valve (TMV) should be added to the system. This is a code issue which needs to be corrected.

Building is served by four 3" roof drains along the outer edge. Building was re-roofed in 2000. Roof has no internal secondary drainage or relief scuppers, which is a code issue.

Plumbing fixtures in the Basement toilet room are older and could be updated to conserve water. The 1st floor fixtures were updated in 2000. Building utilities in general appear adequate.

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/Adequate	N New	N/A Not Applicable
--	--	--	---------------------------------------	-----------------------------	--------------	---------------------------

plumbing systems	grade	budget cost	notes	comments
Water piping condition	F		P1	Copper piping
Sanitary piping condition	F		P2	PVC & cast iron
Storm/clearwater piping condition	F		P3	Cast iron
Valves	F		P4	Gate & ball
Domestic water service	C		P5	2" main, 4" combined water service
Insulation	HP	\$5,000	P6	Add "missing" insulation
Code issues	D	\$2,000	P7	Add TMV, relocate FP drain
equipment				
Water heater	F		P8	Newer electric heater
Recirculation pump(s)	F		P9	
Water softener	NA			No water softener installed
Thermal mixing valve (TMV)	D	\$6,000	P10	Add TMV (code issue)
Backflow preventer	F		P12	
Elevator sump/pump	C		P13	Simplex
Drain tile sump pump	F		P14	(3) Simplex, (1) Duplex
Sanitary ejector pump	F		P15	Duplex
fixtures				
Plumbing fixtures	F		P11	

**Municipal Court
Police Department
Plumbing**

plumbing systems	grade	budget cost	notes	comments
exterior				
Storm drainage, roof drains	F		P16	
Water main	F		P17	
Lawn irrigation	NA			

notes:

- P1.** Water piping is mainly copper, soldered joints in fair condition. There are some pre-press connections at the water heater. Some sections of piping are missing insulation. Repair as required.
- P2.** Original sanitary is cast iron hub & spigot. 2000 remodeling is cast iron no-hub. Pump discharge piping from ejectors is newer PVC.
- P3.** Storm piping is cast iron hub & spigot. Piping is insulated with glass fiber. Pump discharge is original galvanized or newer PVC.
- P4.** Original valves are gate; newer valves are ball.
- P5.** Building is served by a 4" water service for the combined fire protection and domestic water. 2" water main, 1" meter set with a 3-valved by-pass in the Mechanical room.
- P6.** Water and storm piping is insulated with glass fiber. Some sections of water piping are missing insulation. Repair as required.
- P7.** Code issues: water temperature is set at 120° Fahrenheit - maximum temperature to be 110-115 degrees Fahrenheit. No thermostatic mixing valve (TMV) at the heater. Add TMV per code. Fire protection drain discharges to a janitor's sink in the basement, which is not allowed per code for in-direct waste discharge. Re-route drain piping to a nearby floor drain. Install hose end vacuum breaker on the hose bib at the water main.
- P8.** Water heater is electric, AO Smith model #ECS 40 200, 208/240Volt, 40-gallon unit. Piping has pro-press connections, also missing insulation. Repair as required. 1" HCW connections.
- P9.** Existing B&G 120Volt recirculation pump with timer. ¾" hot water return piping to pump.
- P10.** Add TMV at the water heater. Set hot water temperature to 110° Fahrenheit. A thermostatic mixing valve on the hot water system is required per code.
- P11.** Plumbing fixtures: Plumbing fixtures on 1st floor are ADA accessible. 1st floor Men's and Women's toilet rooms have wall-hung vitreous water closets (WC) at regular and ADA height. Urinal is wall-hung at 17" a.f.f.; lavatory is wall-hung with metering faucet. Safety covers installed. Lobby has bi-level ADA electric water coolers. Judge's Chambers has a tank-type WC installed, vitreous lavatory in countertop, lever handle control on faucet. Toilet room also has a fiberglass modular shower. Staff toilet room has wall-hung WC and lavatory and an older style electric water cooler (EWC) in the adjacent corridor.

Basement fixtures appear to be original vintage. WC's and lavatories are wall-hung, vitreous fixtures. Urinal is floor mount with flush valve. Break room sinks are stainless steel drop-in type with faucet. There is a newer ADA compliant EWC with a bottle filler located in the weightlifting area.

Each floor has a janitor's sink. Basement sink has the fire protection inspector's test indirect waste discharging to it-which is not allowed per code. Test drain needs to be routed to a floor drain. See note P7.

Exterior of building has non-freeze sill faucets installed.

Municipal Court Police Department Plumbing

- P12.** Janitor's sink faucet with hose connection ends has a threaded vacuum breaker installed. Sink faucet also has a diverter valve installed for a soap dispenser connection. **Note:** Typically, these soap dispensers are a source of cross-connection if the faucet is left on, as the cold water bleeds into the hot waterside. This becomes the reason for a lack of hot water and lower temperatures. Hose bib at the water main needs to have a hose end vacuum breaker installed.
- P13.** Elevator sump/pump is simplex, submersible with a high-water alarm installed.
- P14.** Building has four separate drain tile sump/pump locations. One unit is a duplex, other three are simplex pump(s), and all are submersible. Simplex unit in the workout area (located under the mats) has a high-water alarm installed. High water alarms should be installed on the other pumps also. **Note:** Typically, pump discharge connection(s) are made into the top of the gravity sewer – not into the side of the piping as these are installed.
- P15.** Sanitary ejector pumps are duplex top-mount. Pumps are 1 ½ hp, 208Volt, 3-phase.
- P16.** Building is served by four 3" roof drains with 4" roof leaders to below grade. Piping is insulated with glass fiber. There is no secondary roof drainage installed, which is a code issue. (International Plumbing Code 1108.1) Secondary drainage could have been added during the last re-roofing project.
- P17.** Utilities are fed from Jefferson Street. 4" water main to the building serves the domestic water and fire protection systems combined. 4" sanitary sewer. 4" and 6" storm sewers combined, route to a 6" storm main to the street. Parking lot has internal storm drainage with catch basin(s).



4" water service



Water piping

**Municipal Court
Police Department
Plumbing**



Water piping, Gate valve



Water piping



Sanitary piping (cast iron & PVC)



Storm piping - insulated



Storm piping, drain tile pump discharge



Water piping at water heater, pro-press piping

**Municipal Court
Police Department
Plumbing**



Water meter with by-pass



Electric water heater



Hot water recirculating pump



Water closet – 1st floor public men's



Lavatories – 1st floor public men's



Urinal – basement men's

**Municipal Court
Police Department
Plumbing**



Lavatories – basement women's



Water closet – basement men's



Water closet – judge's toilet room



Shower – judge's toilet room



Staff toilet room – 1st floor



Janitor's sink

**Municipal Court
Police Department
Plumbing**



Electric water coolers – lobby



Electric water cooler – basement



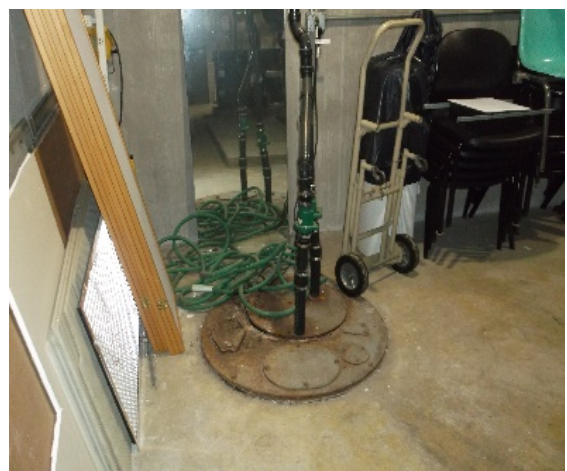
Basement sink



Elevator sump/pump



Elevator – high water alarm



Clearwater sump/pump

**Municipal Court
Police Department
Plumbing**



Drain tile sump/pump, alarm



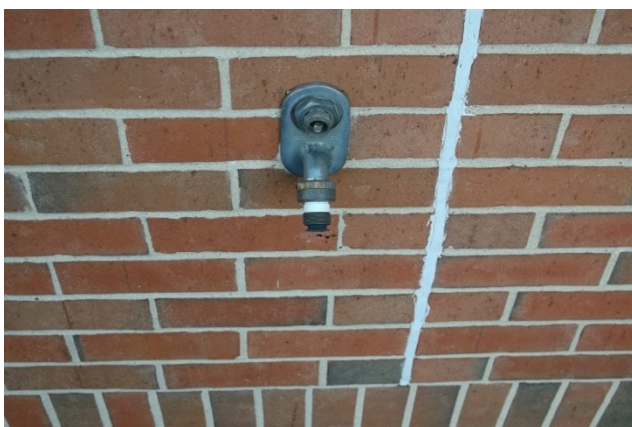
Drain tile sump/pump



Sanitary ejector – duplex pumps



Breakroom sink -1st floor



Non-freeze sill faucet



Sanitary vent & roof drain

**Municipal Court
Police Department
Plumbing**



Roof & skylights



Sanitary vent & roof drain



Parking lot- catch basin

fire protection systems

summary

The Municipal Court building was constructed in approximately 1967 and remodeled in 2000. This building is partially sprinkled, with a fully sprinkled basement but no sprinkler system on the first floor main area.

The 4" water main comes into the basement through the east wall and supplies both the domestic water supply and the fire protection sprinkler system.

The sprinkler system piping, valves, sprinkler heads, and equipment appear to be in good condition and free of corrosion and leaks.

There are several minor deficiencies on the sprinkler system. They are not affecting the proper operation of the system but should be corrected. See note FP3.

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/Adequate	N New	N/A Not Applicable
--	--	--	---------------------------------------	-----------------------------	--------------	---------------------------

fire protection	grade	budget cost	notes	Comments
Water service	C		FP1	4" water service
Backflow prevention	C		FP2	
Fire pump	NA			Not Required
Fire pump controller	NA			
Jockey pump	N/A			Not Required
Jockey pump controller	N/A			
wet pipe sprinkler system				
Valves	F		FP3	
Piping	F		FP3	
Sprinkler heads	F		FP3	
Percent of building unit sprinkled	50%		FP3	Basement is sprinkled, first floor is not.
Elevator machine rooms sprinkled	C		FP4	
Electrical Switchgear room sprinkled	C		FP4	
Elevator hoist way pits sprinkled	C		FP5	
other fire protection systems				
Pre-action system	NA		FP6	
Kitchen hood system	NA		FP6	

notes:

- FP1.** The 4" combined water service enters the building in the basement and splits 2" to the domestic water system and 4" to the fire protection system.
- FP2.** The backflow preventer is an Ames 2000 SS 4" double check valve backflow preventer with OS&Y gate valves. The backflow preventer and the gate valves are in good condition.
- FP3.** The basement level and the stairwells are fully sprinkled. The deficiencies on the fire sprinkler system include the following. The sprinkler flow indicator stickers installed on the piping to the fire department connection are pointing in the wrong direction. The automatic ball drip valve on the fire department connection check valve is capped. This drip valve is meant to allow water in the check valve to drip out to prevent freezing. A pendent sprinkler head was discovered that was not replaced with an upright head when the ceiling was removed. The inspector's test drain is piped to a sink. There are a few upright sprinkler heads that are not piped to within 6" of the bottom of the metal deck – minor deficiency. All valves, piping, and sprinkler heads appear to be in good condition. The piping shows no indication of corrosion and the valves appear to be in good condition.
- FP4.** The elevator equipment room and hoist-way pit are sprinkled which meets the requirements of NFPA 13.
- FP5.** The elevator is hydraulic which requires sprinkler heads both in the pit of the hoist-way shaft and in the elevator equipment room. Sprinkler heads are located in both locations.
- FP6.** There are no kitchens or server rooms requiring fire suppression systems in the building.



Fire department connection



Test connection

**Municipal Court
Police Department
Fire Protection**



Fire protection riser



4" double check backflow preventer



Flow direction points the wrong direction



Automatic ball drip capped



Pendent sprinkler head too far from ceiling



Sprinkler head with baffle in electrical room

**Municipal Court
Police Department
Fire Protection**



Inspector's test drain discharging in sink



Sprinkler head under duct



Sprinkler head – missing escutcheon



Sprinkler head in stairwell



Fire protection main

HVAC systems summary

The building was constructed in 1967 and in 2000 was remodeled for the municipal court. The remodeling installed ductwork, VAV terminals and heating devices on first floor and minimally renovated the basement systems. The basement was renovated about ten years ago to create police department work-out spaces. The HVAC systems were minimally affected with the latest renovations. Minor grille and duct modifications have been made on the lower level since the last evaluation.

A modular air unit installed in a basement mechanical room serves the entire building. The system has filtration, heating coil, and a refrigerant cooling coil which serves an outdoor condensing unit. The condensing unit was replaced about eight years ago, according to maintenance staff. The air unit continues to underperform, leading to temperature and high humidity issues in the building. The building is under-ventilated and the unit does not have capacity to take on additional outside necessary to adequately serve the occupant design requirements. The air unit mechanical room is very cramped. The air unit is past its expected useful life. Components are being maintained and replaced as they fail but, due to the cramped conditions, maintenance is difficult and time consuming. Replacement of the unit will require an extended period of outage.

Due to the low structure clear height in the basement, the ductwork has been routed through the joist space and has been sized as medium pressure ductwork, which increases air velocity and noise. Grilles through the basement area are loud. The basement remodeling has left some ductwork in a semi-abandoned state. The main supply ducts are insulated with duct liner and the insulation has eroded slightly.

Exhaust ventilation for toilet rooms, janitor closets and other miscellaneous spaces is served by a variety of power roof ventilators and ceiling exhaust fans. The fans vary in age, size and condition, as they have been installed and replaced during the various remodeling projects.

A hot water boiler installed adjacent to the air unit serves the building heating requirements. The boiler system, piping, and venting was replaced in the last couple years. No operational issues were noted with this system. Piping and insulation is, in general, original to the building with some exceptions at the revised VAV terminals installed in 2000. Piping insulation is missing or in disrepair in a variety of locations and is missing in areas where maintenance staff has required access to the piping and system components and insulation was not replaced.

The controls are low voltage DDC. An operator terminal is located in the mechanical room.

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/Adequate	N New	N/A Not Applicable
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HVAC systems	grade	budget cost	notes	Comments
Air unit			H1	Trane modular unit. Unit's exact age unknown but appears to be at least 30 years old.
Housing	CP	\$250,000	H1	Maintenance staff has kept unit operating, well past expected useful life.
Condensing unit	F			Carrier Unit model 38aks028, R-22
Air intake	C			Area way to six feet above grade.
Coils	CP	(incl)	H1	Hot water and refrigerant coils.
Fan	CP	(incl)	H1	15 HP, 11,000 CFM
Filters	CP	(incl)	H1	30%

**Municipal Court
Police Department
HVAC Systems**

HVAC systems	grade	budget cost	notes	Comments
Controls	CP	(incl)	H1	DDC, Valves have been replaced.
Ductwork	HP	\$40,000	H1	Original except where replaced during projects. Medium pressure. Loud and leaky. Sealing and/or replacement required.
Insulation	HP	\$4,000	H1	Duct liner is slightly eroded. Most piping insulation is in fair condition. Poor at AHU control valves.
Occupied space thermal comfort	HP	\$28,000	H1	Some VAV units do not have reheat coils, rooms can overcool.
exhaust fans			H2	
Toilet/locker room exhaust	F			Multiple fans. PRV, cabinet, centrifugal.
Exhaust ductwork	HP	\$16,000	H2	Mostly original. Minimal replacement during renovation projects. Lint/dust is coating the grilles and ductwork in the basement, less on first floor. Recommend cleaning, sealing, and rebalance.
boiler system			H3	
Boilers	C		H3	Apex commercial boiler
Pumps	C			Taco, in-line pumps
Piping	C			Mix of copper and steel.
Pipe insulation	HP	\$7,000	H3	Insulation missing at a variety of locations. Poor condition around unit coils.
Room terminal units	C			Convectors, VAV, cabinet heaters.
Mechanical room ventilation	D	\$13,000	H4	Elevator machinery room is not separate system.
controls			H5	
DDC	C			Upgrade front end with major equipment replacement project.

notes:

H1. The unit is an indoor modular unit with hot water heating coil, refrigerant cooling coil and VAV control. The unit appears to be at least 35 years old, which exceeds the units expected useful life. The condensing unit was replaced approximately 8 years ago as the old one had failed. Maintenance staff has replaced components on this unit as they have failed, which has allowed the unit to maintain operation to this point. Eventually, corrosion, tube erosion, and metal fatigue will cause major failure of the coils and/or fans. The mechanical room is extremely tight and a replacement will require an extended period of downtime. The unit is undersized to adequately ventilate the building and temperature and humidity issues require the use of supplemental systems and dehumidifiers to maintain comfort. A project to replace the air handling unit, possibly with an outdoor, on-grade unit, is recommended.

The supply ducts are lined. Duct liner erodes over time. This will lead to system inefficiency and condensation which will damage building material. It is recommended to seal the ductwork and install duct wrap insulation during renovation projects.

An older DDC control system controls the air unit and VAV controls. The system is operational but will require updating when the unit is replaced.

Municipal Court Police Department HVAC Systems

Some VAV terminals did not have reheat coils and temperature control is dependent on the room's load and terminal's ability to shut-down. These units are primarily located in the basement, which has been revised to work-out space. The HVAC was not modified during the room revisions and the spaces were quite cool when unoccupied. During the basement remodel, some ductwork was removed and left in a partially abandoned state. Some grilles were removed, and the ductwork is left open to blow into the space, while other grilles remain and are quite noisy. A project to add reheat coils and modify the basement ductwork is recommended to improve occupant comfort and reduce noise levels.

- H2.** The building exhaust system is served by multiple fans of various sizes and types. The ages and conditions vary greatly, as the units have been modified and replaced as necessary. Dust and lint build-up is prevalent at the lower-level grilles and ducts. Air flow within these spaces appears diminished and can be attributed to older leaking ductwork combined with the dirtying of the systems. Duct cleaning, taping, sealing, and air balancing are recommended.
- H3.** The boiler system has been replaced since the last evaluation. No operational issues were noted during the building walk-through.
- Pipe insulation is missing or in disrepair in a variety of locations around the building. The insulation is especially poor around the air unit and boiler, where maintenance work has required the removal of the insulation and it was not repaired or replaced. It is recommended to insulate this piping and repair insulation during an air unit and/or boiler replacement project.
- H4.** The elevator machinery room is exhausted by a building general exhaust fan. Code requires independent systems to serve elevators. A fan dedicated to the elevator room is recommended to be installed.
- H5.** Controls are low voltage DDC controls. The system will require an upgrade when a major equipment replacement project occurs. Upgrades will allow this building to be monitored from a central location.



Air unit



Air unit

**Municipal Court
Police Department
HVAC Systems**



Duct (sealed)



Circulation fan



VAV terminal (no reheat)



Older VAV terminal



Cabinet fan



Old grille (plugged)

**Municipal Court
Police Department
HVAC Systems**



Condensing unit



Refrigerant piping



Good insulation (typical)



Poor insulation (typical)



Air unit coils



Boiler

**Municipal Court
Police Department
HVAC Systems**



Hot water pumps



Gas meter



Area way



Variable frequency drive



Electric thermostat



Low voltage thermostat

**Municipal Court
Police Department
HVAC Systems**



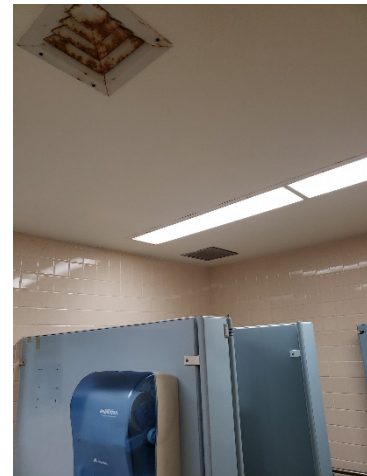
Portable dehumidifier



Exhaust fan



Exhaust fan



Exhaust grille (degraded)

electrical systems

summary

The electric service is rated 600-Amps at 120/208-Volt, 3-Phase, and is fed underground from pole-mounted transformers located west of the building. The main distribution panel (MDP) is in the basement. It was installed during a renovation project in 2000. There is a spare 4" conduit routed from the MDP to the CT cabinet located on the building's west elevation. The MDP was manufactured by Square D, is in good condition, and has a total of 19.5-inches of unused space available for new circuit breakers. New and replacement circuit breakers are still available. There are three branch circuit panels. Two were added with the 2000 project and are manufactured by Square D (type NQOD); the other is manufactured by Westinghouse. The Square D panels are in good condition. New and replacement parts are available for the Square D panels; however, Westinghouse no longer manufactures electric panel boards or circuit breakers. All circuit breaker positions in all branch circuit panelboards are occupied.

Interior lighting fixtures predominantly use T8 fluorescent lamps with electronic ballasts. Generally, lighting fixtures appear to be in good condition. A few fixtures on the basement level are missing lenses or have sagging lenses. The majority of downlight/can fixtures utilize compact fluorescent lamps. The courtroom includes six incandescent downlight fixtures; there are approximately a dozen incandescent downlights in one of the fitness rooms in the basement. Some downlights have been retrofit with self-ballasted compact fluorescent lamps. Interior spaces are equipped with occupancy sensors or electronic timer switches that shut lighting OFF for energy conservation. Exterior lighting fixtures are soffit-mounted recessed HID (metal halide) controlled via a time clock.

Unit equipment or battery-packs are used for the emergency egress lighting; coverage does not comply with today's emergency egress illumination codes. Not all fixtures were operational.

The building has a zoned fire alarm system whose control panel was reportedly replaced in 2014. The panel has six spare zones. Coverage with audible and audible/visual alarm (A/V alarm) devices is not code compliant. The elevator lobby smoke detector outside the basement elevator doors is located too close to the sidewall and is not permanently fastened. This detector is mounted on a piece of 2x4 lumber spanning, but not fastened to the building's structural members. There is no evidence of a shunt-trip mechanism to automatically disconnect power to the elevator when sprinklers are activated in the elevator machine room and/or elevator shaft. A shunt-trip operation is required by code when the machine room and elevator shaft are protected by fire sprinklers.

In the basement, a few electrical boxes are missing covers and a couple of conduit runs are not supported properly. Code requires conduit be supported within 3-feet of a box and at intervals not exceeding 10 feet. Conduit penetrations through the east stairwell wall in the basement are not fire sealed.

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/Adequate	N New	N/A Not Applicable
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electrical systems	grade	budget cost	notes	comments
electrical service				
Utility service entrance	C			600A, 120/208V, 3 phase 4-wire
normal power distribution equipment				
Main switchboard	C			Square D I-Line model is in good condition, and actively supported by the manufacturer.
Branch panels	F	\$9,000	E1	Replace the obsolete Westinghouse panel.

**Municipal Court
Police Department
Electrical**

electrical systems	grade	budget cost	notes	comments
emergency power distribution equipment				
Generator	N/A			There is no emergency power in the building.
lighting				
Atrium, office spaces, conference rooms and corridors	C			Mixture of parabolic and prismatic lensed fixtures using T8 fluorescent lamps and electronic ballasts; fixtures are generally in good condition.
Incandescent and fluorescent interior down lights	F	\$10,000	E2	Consider replacing the A19 incandescent lamped and self-ballasted compact fluorescent lamped downlights with LED fixtures.
Exterior soffit downlights	F	\$2,000	E2	Consider replacing HID lamped lighting fixtures in the exterior soffit with LED sourced fixtures
Mechanical spaces, storage rooms, utility areas	C			Ceramic lamp holders with screw-in compact fluorescent lamps, surface mounted wraps and industrial strips with T-8 lamps, in fair to good condition.
lighting controls				
Conference or meeting rooms	C			Existing occupancy sensors
Offices	C			Existing occupancy sensors
Toilet rooms/small storage	C			Occupancy sensors or electronic timer switches are used.
emergency egress lighting and exit signs				
Emergency battery packs and exit signs	D	\$5,000	E3	Add additional EM lights. Replace batteries; confirm lamps are good and fixtures work properly.
fire alarm devices				
Horns and horn/strobes	CP	\$10,000	E4	Install additional audible and audible/visual alarm devices.
Smoke detector at elevator, basement	CP	\$1,000	E4	Install per code.
Shunt-trip mechanism	D	\$8,000	E5	Install shunt-trip control on main power to elevator.
tele-data system				
Racks, cabinets, cabling, and jacks	C			Cat 5 and 6 cabling.

notes:

- E1.** Availability of new and replacement parts will eventually become an issue for the obsolete Westinghouse panels.
- E2.** Consideration should be given to replacing older non-LED fixtures with new LED ones.
- E3.** Keeping emergency egress lighting operational is important to limit liability exposure.
- E4.** When non-code required devices are voluntarily added to a fire alarm system, code requires the entire installation shall comply with code. There are several rooms without audible or audible/visual alarms. Smoke detector at elevator in basement requires attention.
- E5.** Code requires the power to the elevator be disconnected if fire sprinklers in the elevator machine room and/or elevator shaft are activated. Releasing water on energized electrical circuits could result in a passenger in the elevator being electrocuted.



MDP panel



Fire alarm panel



EM battery pack



Timer switch

**Municipal Court
Police Department
Electrical**



Detector not installed properly



Opening through wall common with stairway



Exit sign

FACILITY ASSESSMENT

Document prepared for:

City of Green Bay

Green Bay, WI

Police Station

Comm. No. 22CGB12.00

September 30, 2022

Facility Assessment

City of Green Bay | Green Bay, WI

Comm. No. 22CGB12.00

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report description

An assessment of the Police Station was conducted in 2015 by Berners Schober which reviewed the condition of the building's architectural, structural, mechanical, plumbing and electrical elements. This report, done in the summer of 2022, is an update to the previous assessment. Each building was re-surveyed by trade and the reports updated. Below are brief summaries of the changes to the building in the intervening 7 years.

architectural

The roof is scheduled for replacement and is not a part of this assessment. Exterior precast and brick have condition issues typical for weather exposure: brittle caulk, staining and cracking. Concrete canopy at the south has additional spalling. Door thresholds and weatherstripping are deteriorating. Metal framing and housings of shutters are faded and beginning to rust.

Most interior finishes exhibit additional wear and staining. Floor finishes show considerable wear.

code/accessibility

The Wisconsin building code has been updated since the last assessment to referencing the 2015 International Building Code (IBC). The 2015 IBC references the 2009 ICC A117.1 Accessible and Usable Buildings and Facilities code. The 2010 ADA Standards remain in effect since the previous assessment. Major building elements, such as the stair and elevator shafts, are unchanged.

Since the 2015 assessment there appear to have been no changes to accessible features.

structure

Structural elements have exhibited little change since the previous assessment.

plumbing

Shop air compressor was replaced. New unit is a Snap-On.

fire protection

There has been no change to the fire protection system since the last assessment.

mechanical

Gas fired unit heaters were installed in the garage since the previous assessment. The facility hot water boilers were replaced in 2022.

electrical

No major changes/updates to the electrical systems have been made since the last evaluation. Some additional exterior and interior lighting has been upgraded to LED.

Clearance around some panels was increased per recommendations. The server room has additional clearance space issues.

ITEM	DEFICIENT (d) Immediate Replacement	CRITICAL PRIORITY (cp) Replace in 1-2 years	HIGH PRIORITY (hp) Replace in 3-5 years	COST ESTIMATE
Police Station				
architectural		Precast panels		\$7,000 – \$8,000
architectural			Precast soffits	\$1,000 – \$2,000
architectural		Precast canopy		\$8,000 - \$12,000
architectural			Bollards at garage doors	\$6,000 – \$8,000
architectural			Weatherstripping at doors	\$500 – \$700
architectural			Exterior lintels	\$1,000 – \$2,000
architectural			Seal parking lot	\$27,000 – \$30,000
architectural			Carpet	\$45,000 – \$50,000
architectural			Vinyl Composite Tile	\$18,000 – \$22,000
architectural			Doors and Frames	\$8,000 - \$12,000
code			Showers	\$8,000 - \$10,000
code			Toilets/Urinals Men's locker room	\$4,000 - \$6,000
code			Toilets/Urinals accessible 1 st floor	\$12,000 - \$15,000
plumbing			Domestic Water Heater	\$3,000
plumbing	Thermal Mixing Valve			\$8,000
plumbing	Backflow prevention			\$5,000
plumbing	Storm & roof drainage			\$8,000
HVAC		Air unit housing		\$435,000
HVAC			Insulation	\$8,000
HVAC			Occupied space thermal comfort	\$170,000
HVAC			Pumps	\$5,000
HVAC		Insulation		\$1,500
HVAC	Housing			\$2,500
HVAC			Housing	\$30,000
HVAC	Condensing units			\$2,500
HVAC			Exhaust ductwork	\$16,000
HVAC			Pumps	\$15,000
HVAC			Room terminal units	\$15,000
HVAC	Make-up air unit			\$140,000
HVAC	Exhaust			\$40,000
HVAC	Control			\$20,000

electrical			Transfer switch	\$25,000
electrical			Main distribution panel	\$10,000
electrical			Branch panels	\$25,000
electrical	Receptacles			\$1,500
electrical			Lighting controls; office areas	\$6,000
electrical			Lighting controls; toilet room areas	\$1,500
Police Station Total				\$1,139,000 – \$1,171,200

architecture

building description

This police station building was constructed in 1969 with a few renovations over the years. The exterior consists of brick and precast concrete panels. The building is in fair to good condition for a building of this age. Condition issues are itemized below. Parking lot is in fair condition.

building envelope

roof

The roof is fully adhered EPDM rubber roof membrane. It has been slated for replacement as part of another project and will not be part of this review.

exterior walls

Portions of the exterior walls are brick, which is in fair condition. There are a few spots where tuck-pointing would be recommended as part of a typical maintenance program. One area near an inside corner shows effervescence that starts approximately 6' up on an inside corner and extends diagonally down. The mortar is compromised, and the exposed portion of foundation wall is stained.

The remainder of the exterior walls are precast concrete panels. At the panel joints, there is dried and brittle caulking which should be replaced. There are also several locations where the panels are stained from the window frames or other wall-mounted equipment. Large gaps are present in the soffit areas of the precast panels. There is also some damage to the upper portion of the precast concrete wall panel at the southeast corner where a previous patch was made. There are some settlement cracks in the vertical concrete elements between the large west-facing windows.

Some damage to the jambs at the garage doors appears to be from vehicle contact. It is recommended that pipe bollards be installed both inside and outside of the garage doors to prevent additional damage to the jambs and door tracks.

The concrete canopy along the south side of the building has spalled and cracked concrete. This is allowing water to penetrate the canopy and could cause additional damage to the soffit if not addressed.

exterior windows and doors

Exterior public entry doors and windows on the west side are aluminum frame. They are in good condition, although the finish is faded.

The staff entry doors are insulated hollow metal in hollow metal frames in good condition. Like all buildings of this age, the weather stripping and thresholds are worn and deteriorated. Steel lintels across exterior wall openings are rusting. Coiling shutters at west side are also beginning to rust.

The windows appear to be thermally broken with insulated glass. The windows do not appear to have broken seals as no signs of moisture were noted during this review. The exterior window jambs and infill panels along the east side of the building are faded. The housing around the window covers need to be painted to prevent further damage from rusting on the west side of the building. There are a few empty conduits that could be removed.

parking lot

Asphalt surface is cracked and looks to have been maintained by sealing cracks for a number of years. Re-sealing is recommended to extend the surface's useful life. A concrete curb by parking/drive area is damaged.

**Police Station
Police Department
Architecture-Exterior**

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/Adequate	N New	N/A Not Applicable
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architectural elements	grade	budget cost	notes	comments
exterior elements				
Brick walls	F	\$3,000 – \$5,000	A1	
Precast panels	CP	\$7,000 – \$8,000	A2	
Precast soffits	HP	\$1,000 – \$2,000	A3	
Precast canopy	CP	\$8,000 – \$12,000	A4	Cost will depend on selected repair solution.
Window trim	F	\$3,000 – \$5,000	A5	
Coiling metal shutters	F	\$1,000 – \$3,000	A6	
Bollards at garage doors	HP	\$6,000 – \$8,000	A7	
Weatherstripping at doors	HP	\$500 - \$700	A8	
Exterior lintels	HP	\$1,000 – \$2,000	A9	
Seal parking lot	HP	\$27,000 – \$30,000	A10	

notes:

- A1.** Tuckpoint approximately 10% of brick joints. Note especially triangular area in north corner at juncture of garage and office.
- A2.** Remove dried and brittle caulk in precast joints. Re-seal with backer rod and sealant. Patch/repair cracks at vertical concrete between west windows. Power wash panels to remove stains under windows and wall-mounted equipment.
- A3.** Infill gaps at precast soffits to prevent insect or animal infestation.
- A4.** Repair canopy over staff entry. Design options include use of concrete repair products (such as Sika products and systems) or covering the canopy in metal cladding.
- A5.** Paint break metal trim and panels at windows.
- A6.** Paint exterior hood portion of coiling metal shutters.
- A7.** Recommend adding 6" steel pipe bollards at garage doors
- A8.** Replace weatherstripping at exterior metal doors as needed.
- A9.** Repaint all exterior metal lintels and soffit elements.
- A10.** Seal asphalt parking (85,600 SF) lot and restripe.

**Police Station
Police Department
Architecture-Exterior**



Caulking dried and brittle



Brick in good condition



Caulking dried and brittle



Efflorescence on brick



Damaged canopy

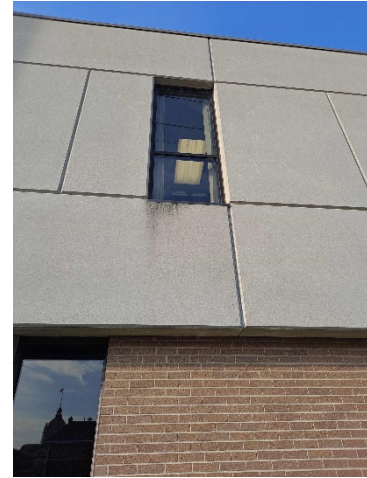


Faded window infill panels

**Police Station
Police Department
Architecture-Exterior**



Damaged door jamb and door track



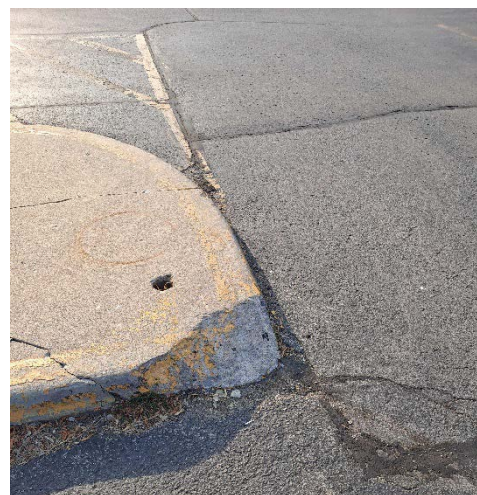
Streaking below windows



Window housing faded and rusting



Faded metal window trim



**Police Station
Police Department
Architecture-Exterior**

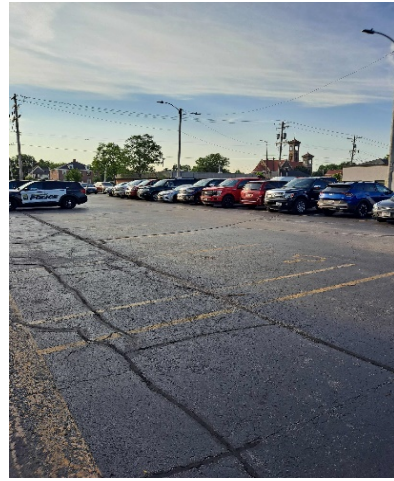
Cracked concrete between windows



Gaps under precast concrete panels



Damaged concrete curb



Previous sealing of asphalt cracks



architecture

building description

Original building was constructed in 1969, with the 2nd floor added in 1992. Power-operated coiling metal shutters were added to protect window openings.

interior conditions

floors

The condition of many of the floor finishes in the building is fair to poor.

Quarry tiles on the south stair are chipped, with some non-matching tiles used to patch.

Carpets are worn in many areas with some seams of broadloom carpets frayed. Carpets are stained in many areas. Cut pile carpet is not appropriate for a space used for offices, as it is difficult to move chairs over the surface. Plastic mats are used in some places.

Vinyl composite tile (VCT) in basement has stains, chips, and is worn in areas under chairs. The older adhesives used on these tiles may be what is causing the dirt to collect around the seams. VCT that was in the room used for high-density evidence storage was abated due to asbestos content in the adhesive.

Ceramic mosaic tiles are in generally good condition. Some patching is evident.

walls

Minor chipping of concrete block corners and glazed wall tiles. Bottom of walls in the high-density file storage room has deteriorated. Lack of flooring and wall base has contributed to this situation.

doors and frames

High-use doors show wear at locations of door push. This may be able to be cleaned and re-protected with clear finish. Paint is missing from many metal door light frames. Some wood doors have scratched veneers at lower portion (no kickplate). Door hardware missing includes latches in door, latch plate in frame and kickplates. Doors in the basement are generally in the worst condition.

See Code section of this report for comments on doorknobs.

casework

Original wood and plastic laminate casework is dated and showing its age. Minor chipping of laminate is visible on outer corners of countertops. Cabinet doors in plastic laminate casework are starting to sag. Wood casework dating from 1990s and newer is in good condition.

ceilings

Many ceiling tiles are stained or missing, especially on the basement level.

**Police Station
Police Department
Architectural-Interior**

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/Adequate	N New	N/A Not Applicable
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architectural elements	grade	budget cost	notes	comments
interior conditions				
Floors: general	F		A1	
Carpet	HP	\$45,000 – \$50,000	A2	Approx. (minimum) areas of new carpet: Basement: 700 SF 1 st Floor: 3,100 SF Est. \$3/SF removal and \$9/SF replacement.
Quarry tile	F		A3	
Vinyl composite tile (VCT)	HP	\$18,000 – \$22,000	A4	Approx.. area of basement corridors: 1,900 SF. Asbestos survey not included. Budget for removal and replacement only. Est. \$3/SF removal and \$7/SF replacement.
Mosaic tile	F			
Walls	F		A5	
Doors and frames	C HP	\$8,000 – \$12,000	A6, A7	Estimate replacement of four doors and hardware at \$2K-\$3K per door. Additional refinishing not estimated.
Hollow metal frames	F		A6	
Casework	F		A8	
Ceilings	F		A9	

notes:

- A1.** General floor maintenance: scrape and re-paint areas where floor paint has worn off (entry to shooting gallery).
- A2.** Recommend replacement of cut pile carpet in office areas (Photo Processing). Most existing low-pile carpet is also very worn. Plan for replacement. Floor finish for office use areas should be either a vinyl product or low pile carpet tiles for ease of maintenance and replacement. Short term: provide transition strip at edges of carpet in lieu of duct tape. Long term: replace all carpets with appropriate flooring for use of space.
- A3.** Replace chipped tiles at south stair.

Police Station Police Department Architectural-Interior

- A4.** Short term: Replace areas of missing VCT (Evidence Lost & Found, High Density File Storage room). Recommend thorough mechanical cleaning of high traffic areas. An asbestos survey of the building should be done since asbestos content was previously found in the adhesive for the high-density Evidence Storage room. Long term: plan for replacement of all VCT in basement.
- A5.** Patch and paint chips in concrete masonry unit walls and gypsum board walls in basement.
- A6.** Doors on 1st and 2nd floors are in generally good condition. Re-paint metal doors and metal lite frames. Hardware update addressed in Code section of this report.
- A7.** Refinish or replace doors with scratched and damaged veneer finish. Install minimum of 12" high kick plates. Estimated 4 doors; those in worst condition are in basement. See Code section of this report for recommended update of door hardware.
- A8.** Repair chips and delamination in plastic laminate countertops: Evidence Lost & Found, 2nd floor break area.
- A9.** Replace missing and stained ceiling panels.



Chipped paint at shooting gallery entry



Chipped tiles at south stair

**Police Station
Police Department
Architectural-Interior**



Dirt at center of corridor and edges of tiles



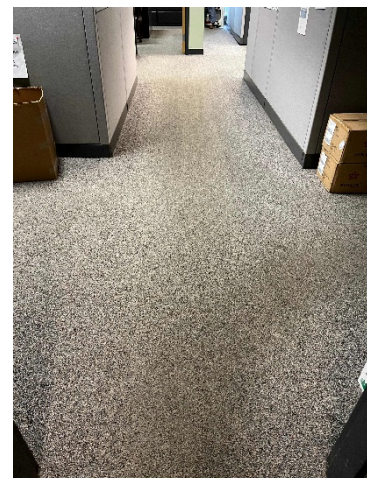
Worn, stained cut-pile carpet



Duct tape at transition from carpet to VCT

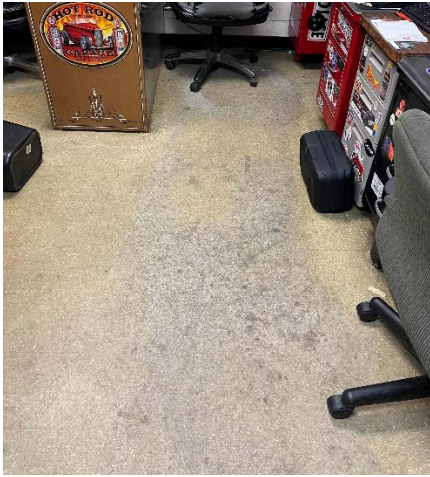


Missing VCT at basement

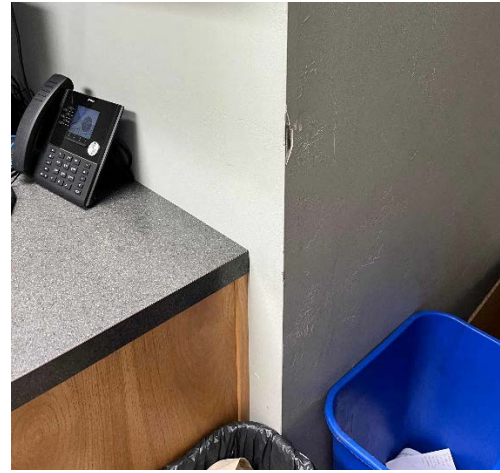


Worn carpet at office area

**Police Station
Police Department
Architectural-Interior**



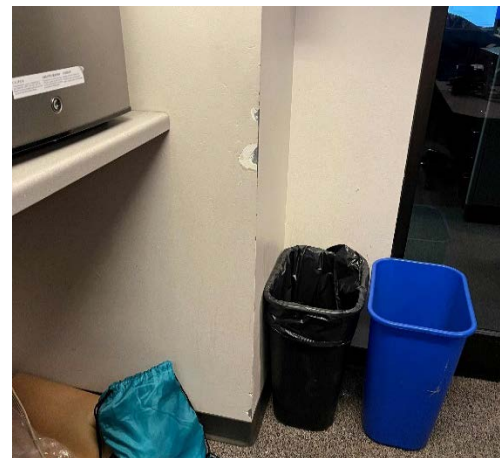
Worn VCT at shop office



Damaged corner – Range



Deteriorated base at high-density storage



Damaged corner – Shift Commander

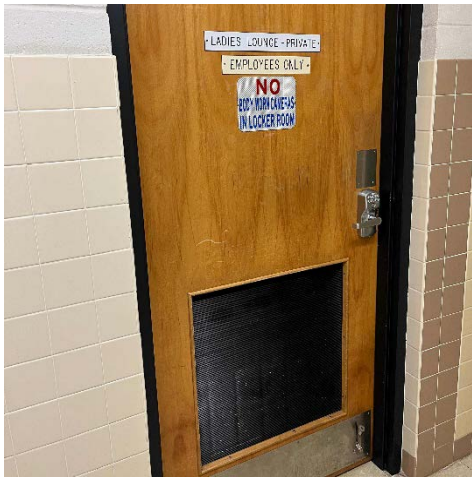


**Chipped paint at lite and damaged wood finish
Missing kick plate**



Chipped paint at lite and damaged wood finish

**Police Station
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Architectural-Interior**



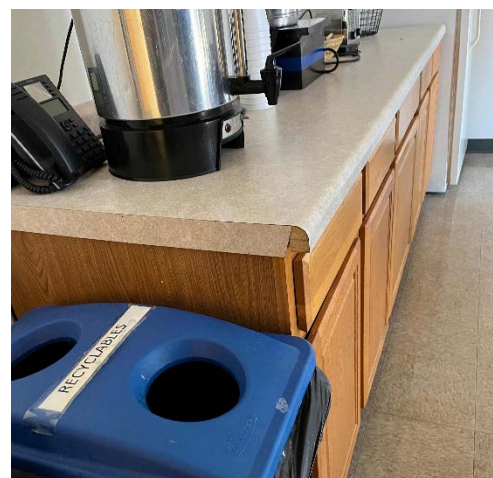
Scratched wood veneer



Damaged wood veneer & missing kick plate



Plastic laminate casework condition



Chipped plastic laminate



Missing and misplaced ceiling tiles



Typical stained ceiling tile

code compliance and accessibility building data

code references based on 2015 IBC

year(s) constructed	1968-9 (original documents not available)	gross area	Basement: 13,952 SF 1 st Floor: 14,592 SF 2 nd Floor: 13,952 SF Garage: 8,646 SF (includes garage office) Mezz of garage: 1,872 SF
occupancy classification (chapter 3 of IBC)	Separated occupancies: B - Business and S-1 Moderate-hazard Storage with an incidental use room of H-2 Hazardous (gas and oil storage) (See discussion below)		
construction type (chapter 6 IBC)	The class of construction in the code at the time would have been 5B, Exterior Masonry, Unprotected. The building materials and ratings of structural items in that classification would be equivalent to Type II-B in the 2015 IBC.		
fire sprinklers	Partial coverage		

summary of code compliance/life safety

The Police Station is presumed to have complied with the building code as adopted by Wisconsin at the time the original building was constructed. Furthermore, the 1992 addition of the 2nd floor would have been required to bring most elements up to code at that time (1992) as part of the renovation. Similarly, if a future modification or renovation is undertaken, any items/areas modified or updated would need to be brought into compliance with the current code. Additional modifications may be triggered, depending on the scope of work. **Careful review of code should be done prior to any renovation project to identify other mandated upgrades.**

egress and safety

The wall separating the office from garage occupancies was noted as a 4-hour wall on the 1992 drawings, however only one of the doors in that wall retains a UL label indicating a compliant (3-hour) rated door and frame. Current code requires a 3-hour separation between the garage occupancy of H-2 Hazardous and the Business or S-1 Storage occupancies of the remainder of the building. There is no requirement for separation between Business and Storage occupancies.

The generator is currently housed behind chain link fence within the repair garage. It is presumed to be compliant with the code at the time it was installed. If the generator were to be replaced, it would have to comply with current code, which required it to be housed in a separate, 2-hour rated room. If such an enclosure is provided in the current location, an egress study should be conducted to ensure legal egress is provided to both the generator room and the hazardous storage room.

Due to the location of the unenclosed generator in the repair garage, and its proximity to the hazardous storage room, it is recommended that the 4-hour separation between Business and S-1 Storage be maintained at this time.

Two legal means of egress are provided from all areas of the building except for SWAT team storage (see below). An elevator provides access to floors other than the entry level.

Some corridors are reduced in width by the placement of casework and boxes in the corridor for additional storage. These areas appear to all provide minimum width for an accessible route, but combustible boxes should be relocated. One room, a secure evidence storage room in the basement, had an access route from an adjacent room that did not meet accessible width requirements. That room was provided with an additional egress-only door, so presumably it could be opened for legal access if necessary.

Police Station Police Department Code & Accessibility

Several locations in the building have coded security systems to gain access. No situations were observed where an occupant would have to enter a security code to egress, thus these arrangements are code compliant.

Two IT rooms in the building, one in the basement and one on 2nd floor, were full of spare equipment and boxes in addition to the functioning equipment. The rooms should be cleaned to provide a clear path of egress for occupants of the room.

The mezzanine area of the SWAT Team's storage room is accessed via a ship's ladder from the lower storage area and a very narrow passage around HVAC equipment on the mezzanine level. Neither of these routes comply with current code, however it is assumed that the ship's ladder complied with code at the time of construction. A gate at the top of this stair is padlocked to prevent occupants from entering the space.

stairs, ramps and shafts

There are stair shafts at the north and south sides of the office area. The shaft at the south side has doors with closers and latching hardware. Some UL labels are present on frames and doors, indicating compliance with the required 1-hour rating. Not all doors and frames are labeled.

The stair at the north side of the office does not have latching hardware at the basement level, as would be required for a 1-hour rated shaft.

There is a stair from the garage up to the mezzanine and 2nd floor, through the 4-hour rated separation wall. The door is metal. Neither the door nor frame have the UL rating label to confirm that it is a 3-hour rated opening (the requirement in a 4-hour wall).

handrails and guardrails

Stair handrail heights are lower than current code minimums but are assumed to have complied with code at the time of construction. Handrail extensions at office areas comply with code. There are no handrail extensions beyond the bottom riser at the stairs from the garage to the mezzanine. This does not comply with current code, but is presumed to be compliant with the code at the time it was installed.

summary of accessibility/ADA compliance

ADA standards

The Americans with Disabilities Act establishes an additional level of requirements on public and commercial facilities in terms of accessibility. Unlike a building code, it is a federal law which requires continual compliance, regardless of when a building was built. Accessibility items noted in this report fall under this category and should thus be addressed in a timely manner.

accessible route

An accessible parking stall is provided in the lot to the south of the building, and entry is at-grade.

Travel within the building is generally accessible. An elevator serves all except the mezzanine, which is not required to be accessible.

The turning space in the route into the 2nd floor toilet rooms is too narrow to comply with clear floor space requirements for door access and route.

doors

The building has a combination of push/pull hardware and knob handles. The knobs require simultaneous grabbing and twisting to operate. Knobs are not accessible, and not as easy/fast to use as lever handles. Secure locking devices are located above the forward or side reach accessible height of 48".

The door to the men's locker room was previously identified as having a thumb-turn locking system mounted above accessible height. Both the thumb-turn and the height are non-accessible.

Two doors in basement locker rooms to the saunas were previously identified as too narrow for legal means of egress.

Police Station Police Department Code & Accessibility

casework

Most casework appears to be at accessible height. Counters in break rooms are within forward or side reach ranges, and alternate height tables are available for staff use.

plumbing fixtures

Sinks in casework counters in breakrooms are at 36" above floor. Since there are no stoves/cooking ranges in the room, no forward-reach sink is required. Most lavatories in the building are at or below 34", and most provide adequate knee clearance as well. The lavatories in the women's locker room are at 34 ¾" rim height.

Most lavatories in the building are at or below the allowable accessible height of 34". Lavatory rims in the Women's locker room are at 34 ¾" rim height.

Men's locker room provides only gang shower area with lipped entry. No accessible shower is available. No toilets in the building have fully compliant clear floor space and grab bars.

Drinking fountain spout heights vary from 34 ½" to 39" height through the building. ADA calls for 36" maximum spout height (with required approach clearances) for seated persons, and 38" to 43" for standing persons. All of the drinking fountains will comply with one or the other of these standards.

grab bars

Typical grab bar configuration at toilet stalls in the building is a single connected bar that extends in an L-shape along the back and side walls of the toilet. Some of these provide the required extension length at both back and side. The Women's locker room provides an accessible shower stall, the men's does not. The following are some of the situations in which grab bars or fixtures are in non-compliance:

- Men's locker room does not provide an accessible toilet.
- Men's locker room does not provide an accessible shower.
- 1st floor staff toilet rooms do not provide grab bars.
- 1st floor men's staff toilet does not provide accessible turning radius in the room.
- Two of the 6 toilet rooms on 2nd floor do not provide grab bars.
- Other 2nd floor toilet rooms do not provide grab bars of adequate length at back or sides. Some rooms do not have adequate space to provide compliant grab bars.

The 2015 IBC references ICC/ANSI A117.1-2009, which calls for an additional vertical grab bar at the sides of toilets which the ADA guidelines do not include. As this is a code issue, not an ADA compliance issue, the toilet rooms would not be required to have the vertical grab bar if they were compliant at the time of their construction, however it is recommended.

Police Station Police Department Code & Accessibility

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/Adequate	N New	NA Not Applicable
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architectural elements	grade	budget cost	notes	comments
Code compliance / Life safety				
Egress and safety	HP		CA1	No-cost options. See notes below.
Stairs, ramps and shafts	F		CA2	
Handrails/guardrails	F			Complied with code at time of installation.
accessibility / ADA compliance				
Accessible route	F			Routes to other 2 nd floor toilets are accessible.
Doors	F		CA3	New hardware could range from \$300 to \$1,500 per door.
Casework	C			
plumbing fixtures				
Showers	HP	\$8,000 – \$10,000	CA4	
Sinks/lavatories	C			
Toilets/urinals	HP	\$4,000 – \$6,000 \$12,000 – \$15,000	CA5	Toilet in Men's Locker Room and Accessible 1 st floor toilet
Drinking fountains	C		CA6	
Grab bars	F		CA7	

notes:

- CA1.** Maintain separation between garage and office functions. Plan to place generator in a two-hour rated room in the future. Until it or the space is modified, it is presumed compliant with code when it was installed. Recommend removing padlock from SWAT Team mezzanine or eliminating all usage of the space.
- CA2.** Provide code-compliant latching hardware at basement north stair doors.
- CA3.** Recommend replacing knobs and other non-compliant hardware on an incremental basis. Lever handles would comply with accessibility codes and facilitate ease of use. Lever handles are code requirement for any new or renovated work.
- CA4.** Provide accessible shower in men's locker room.
- CA5.** Provide accessible toilet in men's locker room. Recommend providing one accessible, single-user toilet on the first-floor level to be used by either staff or other persons in need of accessibility.
- CA6.** Provide drinking cups at minimum one drinking water location (break room sinks or drinking fountains) per floor.
- CA7.** Recommend providing vertical grab bars to current toilet stalls and rooms for improved accessibility.

**Police Station
Police Department
Code & Accessibility**



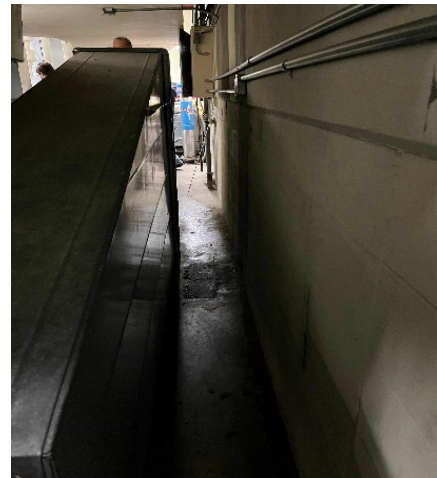
Basement IT room – needs egress route



2nd floor IT room – improve egress route



SWAT Team storage mezz – no legal egress



Non-legal access route to mezzanine storage area



Lack of handrail extension



Missing latch at north stair door

**Police Station
Police Department
Code & Accessibility**



Knob hardware – not accessible



Accessible parking stall



Women's Locker Rm. Lav – above 34" height



Eliminate combustible storage in corridor



No accessible shower – men's



Accessible shower – women's

**Police Station
Police Department
Code & Accessibility**



1st Floor: not accessible toilet room



Route into 2nd floor toilets lacks clear floor space



Toilet with grab bars, but lacking clear floor space



**Toilet stall accessible, but room is not
(See photo above)**

structural system

summary

The structure consists of steel roof deck and open web steel joist/joist-girders supported by exterior load-bearing masonry walls and interior steel columns, all constructed over the original one-story cast-in-place concrete frame, slabs, beams, basement, load-bearing masonry walls, and shallow foundation system.

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/Adequate	N New	NA Not Applicable
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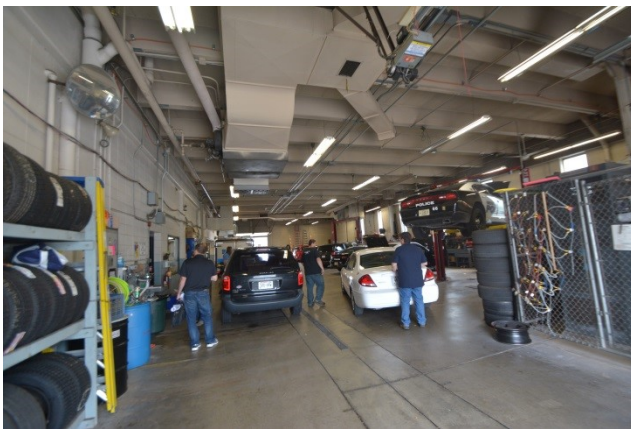
structural elements	grade	budget cost	notes	comments
year				1968 - Original Building (R.W. Surplice-Job 2564) 1992 - Addition (Somerville Assoc. Project 3072)
structure type				
Foundations	C			Cast-in-place concrete foundation/basement walls bearing on individual spread or continuous strip footings.
Basement	C			Concrete slab on grade with wire mesh reinforcing.
First floor	C			10" cast-in-place concrete two-way flat slab with capitals supported on concrete columns and basement walls typical. One bay of 16" +4" concrete joist-slab on west end and one bay of 10" concrete one-way solid slab to the east. Vehicle maintenance garage on the far east end is concrete slab on grade.
Second floor (original roof)	C			10" cast-in-place concrete two-way flat slab with capitals supported on concrete columns typical. One bay of 16" +4" concrete joist-slab on west end and a garage mezzanine of 10" concrete one-way solid slab to the east.
Roof	C			- Office - 1 ½" 22-gauge steel roof deck and open web steel joists/joist girders supported by exterior load-bearing masonry walls and interior steel wide flange columns. - Vehicle maintenance garage – Light-weight precast concrete decking/key-stone joist system supported on load-bearing masonry walls and concrete frame.
building risk category	NA			Risk Category: IV
construction type	NA			Construction Type II-B (2-hour beams, columns, floor slabs, 0-hour roof)

Police Station Police Department Structural

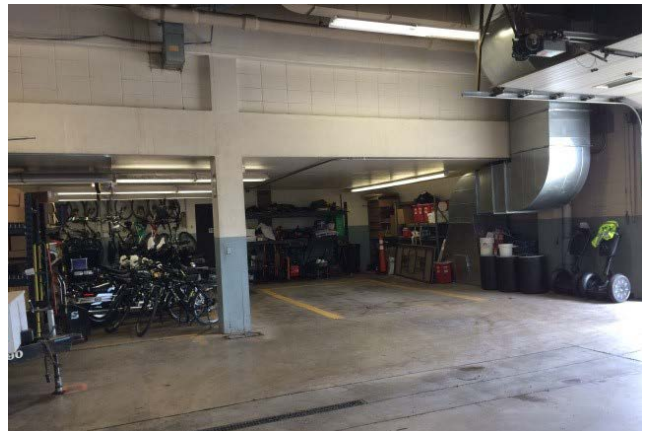
structural elements	grade	budget cost	notes	comments
vertical expandability	NA			None.
typical column spacing	NA			
overall structural condition	C			The existing building is structurally sound with no significant deficiencies noted.

notes:

- S1. There is minor shrinkage cracking in the slab on grade in the garage area. The cracking is not as cause for structural concern and no remedial action is recommended at this time.



Roof structure at garage bay



Concrete column, typical

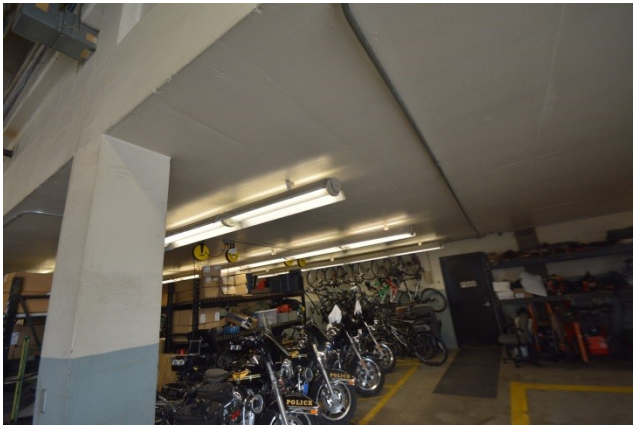


Roof structure at garage bay



Roof bearing at office/garage supporting wall

**Police Station
Police Department
Structural**



2nd floor plan structure as seen from garage



Cracked slab at garage (Note S1)



Concrete roof purlins at garage



Lintels at garage door openings

plumbing systems summary

Police Department building was constructed in approximately 1969 and remodeled in 1992. The original piping is in fair condition. Glass fiber insulation on the water piping helps to conserve energy, but the insulation is missing in several areas. Insulation from 1969 probably contains asbestos. The building is served by a water heater on second floor. A thermal mixing valve(s) (TMV) should be added to the hot water systems and hot water temperature adjusted to 110° Fahrenheit. Eyewash in the garage should have a TMV installed. Eyewash requires tempered water. These are code issues that should be corrected.

There is a sanitary pipe installed over the evidence dryers in the basement. It would be advisable to install a drain trough below the piping to protect the equipment from potential leaks.

The building has some accessible ADA toilet rooms. Some of the areas would need modifications to make the toilet rooms fully compliant (i.e., flush valve on the wrong side, install safety covers etc.).

Building is served by interior storm drainage – roof drains. No secondary roof drainage installed. Most of the roof has a spill-off roof edge. Roof over the entrance has a single roof drain, no secondary drainage. First and second floor plumbing fixtures discharge by gravity. Basement fixture(s) are pumped to grade. Basement has drain tile installed around the perimeter.

Parking lots are served by interior storm drainage (i.e., catch basins).

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/Adequate	N New	N/A Not Applicable
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plumbing systems	grade	budget cost	notes	comments
Water piping condition	F		P1	Copper piping
Sanitary piping condition	F		P2	Cast iron, no-hub connection
Storm/clearwater piping	F		P3	Pump discharge - galvanized
Valves	F		P4	Ball valve(s)
Domestic water service	C		P5	4" water service
Insulation	C		P6	Glass fiber, elastomeric insulation
Code issues	D	See TMV's	P7	Add TMV at water heater & eyewash
equipment				
Domestic water heater	HP	\$3,000	P8	AO Smith, gas-fired heater
Recirculation pump	F		P9	B&G pump
Water softener	NA			No water softener installed
Thermal mixing valve (TMV)	D	\$8,000	P10	Add TMV's (code issue)
Grease interceptor	NA			No grease interceptor required.

**Police Station
Police Department
Plumbing**

plumbing systems	grade	budget cost	notes	comments
Kitchen equipment	F		P11	
Plumbing fixtures	F	\$5,000	P12	
Oxygen storage	NA			
Backflow prevention	D	\$5,000	P13	Install RPZ backflow preventer
“Shop” air compressor	F		P14	Snap-On vertical tank
Laundry equipment	NA			
Drain tile sump/pump	F		P15	Duplex submersible, PVC piping
Sanitary sump/pumps	F		P16	Submersible, cast iron piping
Elevator sump/pump	F		P17	Simplex submersible
Maintenance garage	F		P18	Trench drain, garage catch basin
exterior				
Storm drainage, roof drainage	HP	\$8,000	P19	Roof drain(s)
Lawn irrigation	NA			
Utilities	F		P20	

notes:

- P1.** Water piping is mainly copper, soldered joints. Fair condition. Some galvanized piping at the water meter. Some PEX piping also installed. Most of the piping is insulated.
- P2.** Original sanitary waste/vent is cast iron hub & spigot. 1992 piping is cast iron, no-hub connections. Pump discharge is cast iron. Piping is in fair condition.
- P3.** Building storm is picked up by interior roof drainage. Downspouts discharge underground to storm sewer. Pump discharge piping for the Clearwater pump(s) is black PVC, glue connections.
- P4.** Ball valves on the water piping.
- P5.** Building is served by a 4” water main – combined for fire protection and domestic water. Domestic water is a 2” main (verify) with 3-valve bypass around the meter set.
- P6.** Water piping is insulated with glass fiber and elastomeric insulation. 1969 insulation probably contains asbestos and needs verification. No insulation on the storm piping is causing condensation on the piping and is resulting in ceiling tiles being stained.
- P7.** Code issues: water temperature is set higher than the allowed 110-115° F per code, recorded at 132° F at the forensics faucet. No thermostatic mixing valve (TMV) at the heater. Add TMV per code and adjust temperature to 110-115° F maximum.
- P8.** Water heater is a single gas fired, AO Smith model BTR-365 series 118, 365,000 BTU/HR, 85 gallon with atmospheric gas venting. No expansion tank installed.
Recommendation: add expansion tank at the water heater.
- P9.** Hot water recirculating pump is installed at the water heater. Building is separated into a west and an east zone with HWR piping balanced at the pump.

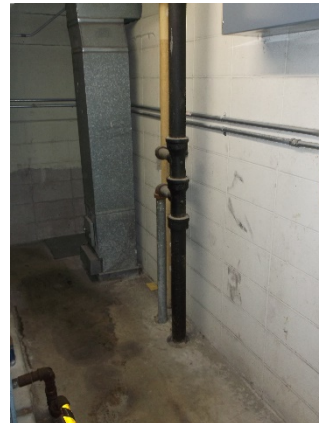
**Police Station
Police Department
Plumbing**

- P10.** Add thermostatic mixing valve (TMV) to the water heater. Set hot water temperature to 110° F maximum temperature. No TMV is a code issue.
- P11.** Kitchen/Breakroom equipment: two compartment sink(s). No garbage disposal or dishwasher.
- P12.** Plumbing fixtures: Most of the fixtures are ADA-compliant. WCs are floor mounted or wall-hung with flush valves. Lavatories are vitreous china set in the countertop and wall-hung, lever handle faucets. No safety covers installed. Urinals are wall-hung with flush valves (regular and ADA height). The 1969 urinals are floor mounted with door activated flushing. Showers are built-up. One ADA shower in the women's toilet rooms. Group shower in the men's toilet room with one floor drain. Shower should technically have multiple floor drains, as water is not allowed to flow from one user to another. Single unit Elkay electric water cooler(s) installed throughout the building in varying heights. Kitchen/breakroom sink(s) are stainless steel double compartment – no garbage disposal. Garage has several cold-water service faucets with hose thread vacuum breaker connections. Non-freeze sill faucets installed on the perimeter of the building. Basement sink by the gun range is a recent installation. Waste is pumped overhead by a small pump basin unit on the floor.
- Recommendation: add safety covers to the p-trap and water supplies at ADA lavatories.*
- P13.** There is a Watts 9D inline backflow in the boiler room for the HVAC boilers. Boiler feed should be an RPZ backflow preventer. Faucets with hose connection ends have a threaded hose end vacuum breaker installed. There is a 3/4" RPZ backflow preventer installed in the garage wash bay at the power washer.
- P14.** Snap-On Vertical tank, "shop" air compressor installed in the garage.
- P15.** Drain tile/clear water pumps are duplex submersible 1 1/2" discharge. Pumps serve the building drain tile system around the basement. High water alarm could be installed.
- P16.** Sewage pumps are submersible 3" discharge. Pumps serve the basement toilet rooms and floor drains. High water alarm could be installed.
- P17.** Elevator pump is simplex, submersible. Located in closet adjacent to the elevator. High water alarm could be installed.
- P18.** Maintenance garage has trench drain(s) and catch basins installed. No evident oil separators installed. There is also a wash bay, overhead sprayer with a power washer.
- P19.** Building roof pitches to interior roof drain(s), served by 4" piping. "Secondary" roof drainage is the spill-off roof edge. Canopy roof over the entrance has one interior roof drain and no secondary scupper relief drainage. Parking lots are picked up by interior storm catch basins.
- Recommendation: add secondary drainage to the entrance canopy.*
- P20.** Utilities are routed from Adams Street and/or Stuart Street. Building is served from a 4" water main. Multiple 4" sanitary and storm sewers serve the building.

**Police Station
Police Department
Plumbing**



Pump discharge – sanitary piping



Sanitary vent piping



Sanitary piping



Storm piping



Water & sanitary piping



Storm piping

**Police Station
Police Department
Plumbing**



Sanitary piping over evidence dryers



Water meter



Water heater



HWR Recirculation pump



Breakroom sink



Breakroom coffee sink

**Police Station
Police Department
Plumbing**



Breakroom coffee sink



Men's toilet room



Lavatory – men's



Men's toilet room



Single toilet room



Single toilet room

**Police Station
Police Department
Plumbing**



Unisex toilet room



Unisex toilet room



Men's toilet room – urinals



Men's toilet room lavatories



Women's ADA shower



Men's shower room

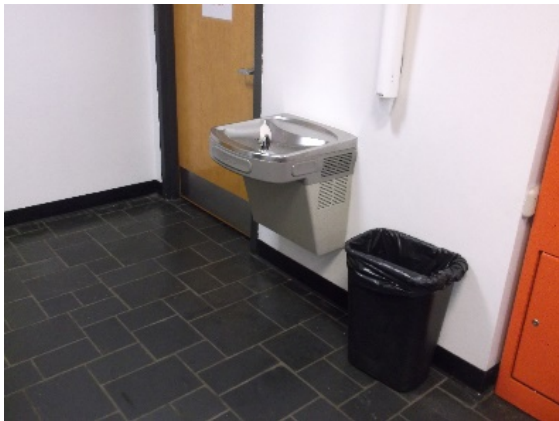
**Police Station
Police Department
Plumbing**



Sink in gun range



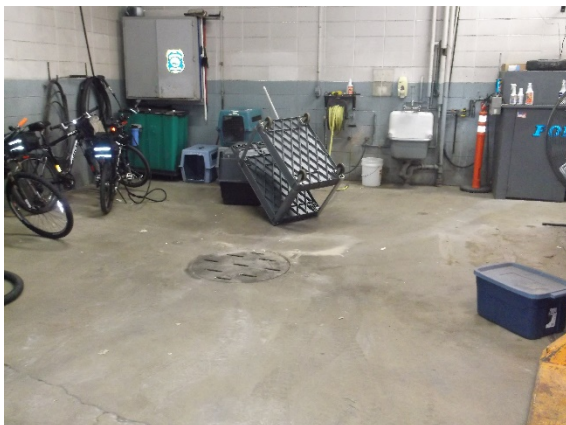
Electric water cooler



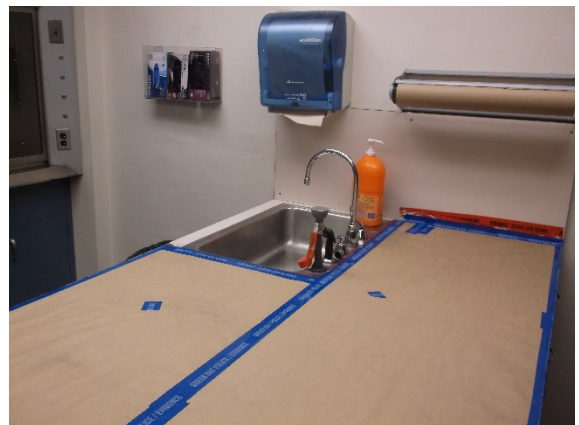
Electric water cooler – lobby



Electric water cooler



Janitor's sink at wash bay



Evidence sink

**Police Station
Police Department
Plumbing**



Sink, EWC & eyewash in garage



Shop air compressor



Sump, duplex pumps



Elevator sump/pump



Sanitary sump/pump



Sill faucet, roof drain

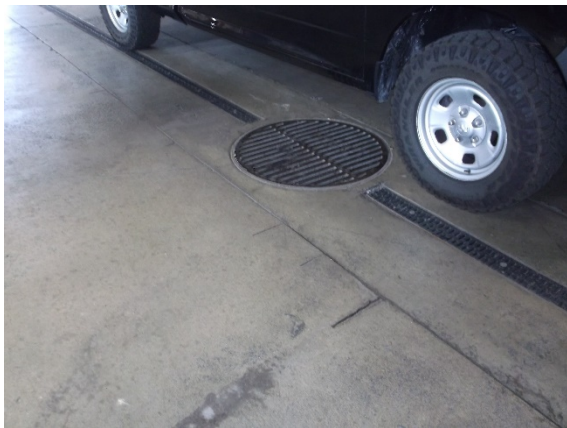
**Police Station
Police Department
Plumbing**



Non-freeze sill faucet



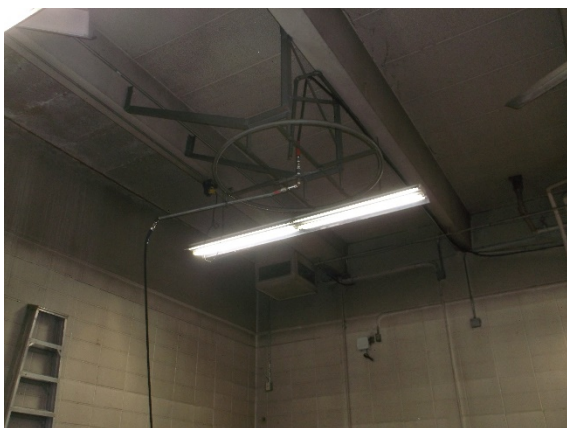
Garage trench drain



Garage catch basin



RPZ backflow preventer



Vehicle wash arm



Roof drain(s)

**Police Station
Police Department
Plumbing**



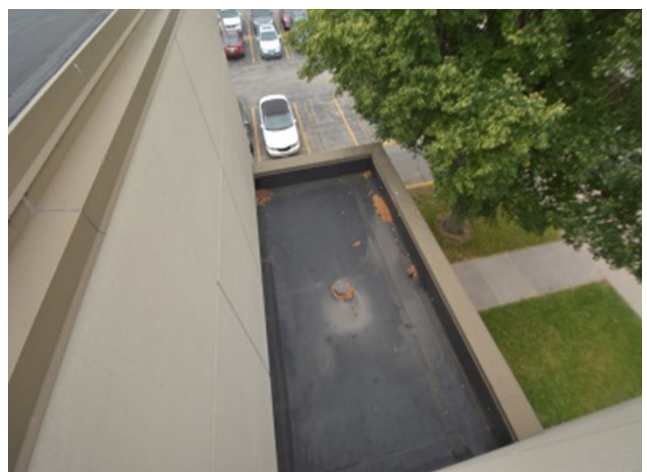
Roof drain(s)



Roof drain(s), sanitary vent



Roof Drain, Sanitary Vent



Entrance Roof (No secondary drainage)



Parking Lot – East



Parking Lot – South

**Police Station
Police Department
Plumbing**



Parking Lot – South



Garage catch basin vent

HVAC systems summary

The building was constructed in 1969 and underwent a major addition and remodeling project in 1992. Some minor office renovations and ventilation upgrade projects have been completed in the last 10 years.

The office area is served by three modular air units, installed during the 1992 project. The units are located in a second-floor mechanical mezzanine above the garage. One air unit is dedicated to each floor of the building. A fourth unit located in the mechanical mezzanine originally served the firing range and is abandoned, replaced in 2010 with a packaged roof top air unit. A fifth air unit, a roof top air unit, is dedicated to the training room area.

The three main air units are variable air volume type, with hot water and chilled water coils. The building, in general, utilizes plenum return air spaces above the ceiling. There are a few areas where the returns are ducted. The ceilings are discolored near the air unit return openings due to dust build-up which indicates air movement through the ceiling tile. The chiller system serving the air units was replaced in 2011.

Exhaust ventilation for toilet rooms, janitor closets and other miscellaneous spaces is served by a variety of power roof ventilators and ceiling exhaust fans. The fans vary in age, size, and condition as they have been installed and replaced during the various remodeling projects.

The garage ventilation consists of two gas-fired make-up air units and multiple exhaust fans. One make-up air unit does not function and the other is not capable of providing adequate heat or ventilation. Gas fired heaters have been installed to attempt to maintain space temperature through winter, but the space is still described as “cold” in the winter months. The units are time clock operated and there is no gas detection system.

A hot water boiler system in the second-floor mechanical room was replaced in 2022. Hot water is distributed to fin tube radiation, reheat coils, and cabinet heaters throughout the office building.

The controls are primarily pneumatic with a few newer (within 5 years) components utilizing low voltage DDC controls. An air compressor is in the second-floor mechanical room.

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/ Adequate	N New	N/A Not Applicable
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hvac systems	grade	budget cost	notes	comments
Air Units – office area, three total			H1	Installed 1992.
Housing	CP	\$435,000	H1	Showing signs of 30 years of operation. Minor rust.
Air intake	C			Roof hood
Coils	HP			Hot water, chilled water.
Fan	HP			(2) 10,000 CFM-10HP, (1) 8,000 CFM-7.5HP
Filters	F			
Controls	HP			

**Police Station
Police Department
HVAC Systems**

hvac systems	grade	budget cost	notes	comments
Ductwork	F			Original except where replaced during projects.
Insulation	HP	\$8,000	H1	
Occupied space thermal comfort	HP	\$170,000	H1	AHU discharge temperature set at 60° F. Some VAV zones do not have reheat coils. VAV units are up to 30 years old-poor modulation. Boiler off in summer months. Lots of complaints.
chiller			H2	Installed 2010
Housing	C			100-ton air cooled scroll with R-410A
Pumps	HP	\$5,000	H2	Appear original to 1992 addition. 252GPM@50FT, 5HP-Lead/Lag
Insulation	CP	\$1,500	H2	Insulation has failed at one pump (or pump is leaking). Condensation on pump and across floor.
Air Unit-training room			H3	Installed 2011
Housing	D	\$2,500	H3	Not positioned as designed. It is too close to roof edge. Provide rail.
Air Intake	C			
Condensing unit	C			
Fan	C			2,400 CFM, 2HP
Filters	C			30%
Controls	C			Low voltage
Ductwork	C			
Insulation	C			Duct liner
Occupied space thermal comfort	C			Staff did not report issues like other areas but did indicate that when room is fully occupied, it can overheat.
Air Unit-firing range			H4	Installed 2010
Housing	C			
Air intake	C			
Heat	C			Gas-fired heat
Fan	C			100% outside air
Filters	C			30%
Controls	C			Low voltage
Ductwork	C			
Insulation	C			

**Police Station
Police Department
HVAC Systems**

hvac systems	grade	budget cost	notes	comments
Occupied space thermal comfort	C			No cooling. No complaints indicated.
data room cooling units			H5	
Housing	HP	\$30,000		Leibert units-DX and water cooled. Humidifier on basement unit. Ages vary. Budget is a single unit starting point.
Condensing units	D	\$2,500	H5	One unit too close to roof edge. Provide rail.
exhaust fans			H6	
Toilet/locker room exhaust	F			Multiple power roof ventilators. Ages and condition vary. Ceiling fan in single fixture toilet rooms – light switch operated.
Exhaust ductwork	HP	\$16,000	H6	Mostly original. Minimal replacement during renovation projects. Lint/dust is coating the grilles and ductwork. Recommend cleaning and rebalance.
boiler system			H7	
Boilers	N		H7	Replaced 2022
Pumps	HP	\$15,000	H7	B&G .5 HP primary B&G 5 HP lead/lag secondary pumps 175GPM@70 feet
Piping	C			Mostly original to the 1992 project. Revised during renovation projects. Mix of copper and steel.
Pipe insulation	C			
Room terminal units	HP	\$15,000	H7	Convectors, VAV, cabinet heaters. Some fin tube radiation installed at floor, restricting air movement through devices.
Mechanical room ventilation	F		H8	Hot room, limited/no ventilation
controls				
Air compressor	C			Duplex, 3HP
Room control	F		H9	Original pneumatics. Replace with low voltage DDC during mechanical projects
garage ventilation				
Make-up air unit	D	\$140,000	H10	One unit has failed. The other does not keep up. Supplemental heaters installed.
Exhaust	D	\$40,000	H10	Some fans have failed. Exhaust openings not positioned correctly.
Control	D	\$20,000	H10	Time clocks. No gas detection.

notes:

H1. These units are original to the 1992 project. Units are 30 years old with an expected useful life of 25 years depending on maintenance and operation of the unit. Overall, the units have been maintained well but are showing signs of age and continuing to rust. The coils appear to be in fair condition, however most deterioration occurs from the inside out and won't be visible until leaks occur. The unit grade is mainly based on the unit's age and expected useful life. The estimated replacement cost assumes many factors, including ability for extended unit outage during construction, and combining of multiple units into one. The actual cost could widely vary depending on the project specifics.

The units are indoor modular units with hot water heating coil, chilled water-cooling coil and VAV control. The supply ducts are lined. Duct liner erodes over time, and this will lead to system inefficiency and condensation which will damage building material. It is recommended to seal the ductwork and install duct wrap insulation during renovation projects.

Low voltage DDC actuation/controls is being phased in as budgets allow. When the units are replaced, it is recommended to provide all new DDC controls as this will allow for more in-depth monitoring and remote monitoring.

The occupants had many thermal complaints. The 1992 project installed reheat coils on the perimeter rooms only, along with fin tube radiation. The interior rooms only allowed for VAV modulation. As the VAV devices have set minimum air flows, this leads to overcooling of some interior spaces. To compensate for the overcooling the air unit discharge temperature has been set at 60° F. Supply air temperature was not verified on this evaluation visit, but the building operation seemed consistent with past facility visits. The original design was 55° F. The increased discharge temperature has less ability to dehumidify which is why the building feels "clammy or sticky". The boilers are turned off in the summer, which does not allow for the VAV system to utilize their reheat ability to maintain individual thermal control. It is recommended to install reheat coils on all VAV terminals serving occupied spaces, replace poorly functioning VAV terminals, lower the discharge temperature to 55° F and operate the boilers year-round.

H2. The chiller was replaced in 2010. No system complaints relayed by staff. Insulation is damaged at the chilled water pump. Recommend repair to the insulation to prevent condensation and further deterioration of the insulation and piping. The insulation prevented inspection of the pump seals to determine if the water was condensation from the damaged insulation or if the pump itself was starting to leak and causing the insulation damage.

H3. Air unit was replaced in 2011 and is dedicated to the training room area. Staff indicated that when the training room is fully occupied with "70 people" the room can overheat. The high occupancy rate is not the normal occupancy. The unit is located too close to the roof edge. It was designed to be at least 10 feet away. Recommend guard rail for protection of maintenance staff. No changes are believed to have been made since the last evaluation.

H4. The firing range air unit and exhaust fan were replaced in 2010. The exhaust air is filtered at the roof exhaust fan. The make-up air unit is a gas fired roof top unit. The unit is 100% outside air.

H5. Multiple Leibert cooling units dedicated to multiple data rooms. The units vary in age but, in general have a fair physical condition. However, seven years have passed since the original evaluation and some of the units will soon reach the end of their expected useful life. Budgeting \$25,000 to \$30,000 per unit is recommended. The units appear to be keeping up with the cooling load. The basement data room was not sealed well during the last building evaluation. Sealing of the room will improve the unit's ability to maintain temperature and humidity as more data equipment is added to the room. One of the roof mounted condensing units is located too close to the edge of the building. A guard rail for maintenance staff protection is recommended.

H6. The office building exhaust system is served by multiple roof mounted fans and ceiling mounted fans. The ages and conditions vary greatly as the units have been installed during various projects. One fan near the mail room is extremely noisy for 15 years. Dust and lint build-up is prevalent at many of the locker and toilet

Police Station Police Department HVAC Systems

room grilles. Air flow within these spaces appears diminished and can be attributed to older ductwork combined with the dirtying of the systems. Duct cleaning, taping and sealing, and air balancing are recommended.

- H7.** The boilers were replaced in 2022 as one unit failed last year (near the end of the expected useful life). The primary circulation pumps were replaced. The secondary (building) pumps appear to be original to the 1992 construction project. A motor on the left pump has been replaced.

Some of the fin tube radiation units are located too close to the floor which will restrict their ability to provide heat. To improve the units heating ability it is recommended to raise the radiation devices at least 4" above the floor.

- H8.** The boiler replacement project installed sealed combustion boilers which has removed the deficient location of the air intake. When the boilers operated previously the room would be warm/hot. This will not change and likely the room will be hotter than before. A ventilation fan project is recommended to aid in maintaining a lower room temperature as high room temperatures will shorten the life span of electronic equipment installed in the space.

- H9.** The air compressor serving the buildings pneumatic controls appears to operate sufficiently. As systems are replaced, low voltage DDC controls are recommended for installation as this will allow greater monitoring of the system.

- H10.** The garage is currently served by two gas fired make-up air units and multiple exhaust fans and these were off during the site evaluation. One make-up air unit has failed and the other cannot ventilate and heat the space properly. Gas heaters were installed to attempt to maintain space comfort. The garage is described as hot in the summer and cold in the winter. A failed exhaust fan was due to be replaced but it is unknown if the work is completed. The system operates on a timeclock to provide ventilation when the space is occupied. There is no gas detection system. The exhaust locations are at the floor which allows them to be easily blocked with stored items. Raising the exhaust slightly will allow removal of contaminants without restricting the air flow.

The space is used for auto repair and storage, so it does not neatly fall into one code category. Based on actual space use, the recommendation is to define the space as an enclosed garage. An enclosed garage has specific exhaust code requirements, and the garage is required to have a negative pressure in relation to the occupied space. A garage exhaust system may operate continuously, operating at a minimum level when the garage is unoccupied and operating at a maximum level when the garage is occupied, or a vehicle is started. Alternately a garage exhaust system may operate intermittently if it meets four specific code provisions including the installation of a gas detection system. The current system does not meet the ventilation requirements for an enclosed garage. A garage ventilation upgrade project to install radiant heaters, make-up air units, exhaust fans, and control system with gas detection, is necessary to improve garage ventilation and occupant safety. The recommendation is to operate the system continuously with increased ventilation during the occupied period.

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HVAC Systems**



Air unit (typical)



Air unit (typical)



Firing range air unit



Training room air unit



Power roof ventilators (typical)



Interior exhaust fans (noisy)

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HVAC Systems**



Firing range exhaust



Chiller



Leibert unit (floor mounted example)



Makeshift room ventilation unit



Typical ceiling exhaust fan



Boilers

Police Station Police Department HVAC Systems



Hot water pumps



Chilled water pumps



Gas meter



Temperature control air compressor



Firearm cleaning exhaust hood



Firing range control panel

**Police Station
Police Department
HVAC Systems**



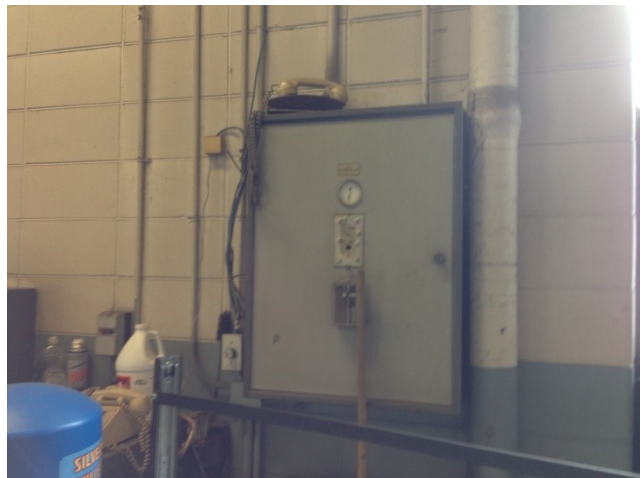
Electric heat at stairs and toilets



Fin tube (installed at floor)



Air unit VFD's (boiler units similar)



Garage control panel



Garage exhaust (near ceiling)



Generator louver

**Police Station
Police Department
HVAC Systems**



Garage make-up air unit



Garage exhaust vent (behind storage)



Garage exhaust vent (typical)



Fuel tank vents



Hazardous storage room (vented tanks)



Garage storage exhaust fan (old)

electrical systems

summary

The building is served by a 1600 Amp, 120/208 Volt, three-phase electrical service. The original panels are in fair condition; the panels added in the 1992 renovation are in good condition. The newer panels have capacity for future load. The emergency generator serving the building is in fair condition. The emergency electrical system is fed from a single transfer switch which serves a main distribution panel to feed emergency panels throughout the building. The equipment is in fair condition and has some future capacity. An additional transfer switch and panel board is recommended to separate the non-life safety loads from the life safety loads. Storage is currently blocking the code required 3-feet for electrical clearance for panels located in the main server room.

There are numerous outlets around the building that need to be GFCI protected. Lighting fixtures are in fair to good condition and utilize T8 lamps and ballasts, incandescent and compact fluorescent lamps. There are several fixtures with broken, miscolored or missing lenses. These should be replaced or repaired. There are a few occupancy sensors located in office areas, but the facility should install occupancy sensors in all offices, meeting rooms, break room, storage rooms and janitor's closets. HID building mounted fixtures are in fair condition; consideration should be given to replacing the HID fixtures with more efficient and lower maintenance LED fixtures in the future. The parking lot lighting and flagpole lighting have been upgraded to LED.

The server equipment is in good condition and the facility is pulling Cat 5 and Cat 6 data and voice cabling from data racks on each floor and coax for CATV. The fire alarm system is a zoned system with smoke detectors, pull stations, and notification devices located around the building. Coverage does not comply with current code; a new addressable fire alarm system upgrade is recommended with additional devices provided to meet code.

legend

D Deficient – Immediate Replacement	CP Critical Priority – Replace in 1-2 years	HP High Priority – Replace in 3-5 years	F Fair – Replace in 6-10 years	C Compliant/Adequate	N New	N/A Not Applicable
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electrical systems	grade	budget cost	notes	comments
normal power distribution equipment				
Utility service entrance	C			Pad mounted utility transformer serves 1600 Amp underground electrical utility service and feeds main service equipment in the 2 nd floor mezzanine.
normal power distribution equipment				
Main distribution panel	C			600 Amp GE Power Panel in good condition with some future capacity.
Branch panels	F		E1	Original GE NLTG panels in fair condition and 1992 renovation GE A-Series panels in good condition. Panels have future capacity.
emergency power distribution equipment				
Generator	F		E2	200 KW Onan natural gas generator located in the vehicle garage, in fair condition.
Transfer switch	HP	\$25,000	E3	Onan 800 Amp ATS in fair condition.
Main distribution panel	HP	\$10,000	E3	800 Amp GE Power Panel in good condition with some future capacity.

**Police Station
Police Department
Electrical**

electrical systems	grade	budget cost	notes	comments
Branch panels	HP	\$25,000	E3	Original GE NLTG panels in fair condition and 1992 renovation GE A-Series panels in good condition. Panels have future capacity.
power				
Receptacles	D	\$1,500	E4	Garage outlets and outlets within 6' of sinks, and outlet in elevator equipment room needs to be GFCI. Plug strips are being used in locker rooms for charging devices.
lighting				
Garage	C			Industrial fixtures and surface mounted wraps with T-8 lamps in good condition.
Office spaces, conference rooms, gun range, and corridors	C			Recessed acrylic lens and parabolic louver troffers, surface wraps with T-8 lamps, and incandescent downlights and track heads. Fixtures are in good to fair condition.
Toilet rooms	F	\$1,000	E5, E6	Recessed troffers and surface mounted wraps in good condition. Men's shower and sauna have incandescent lamps (sauna fixture is missing lens).
Mechanical spaces, storage rooms, utility areas	F	\$3,000	E5, E6	Industrial strips and surface mounted wraps with T-8 lamps, (some fixtures have broken lenses) and ceramic sockets with incandescent and compact fluorescent lamps.
Exterior lighting	C	\$3,000	E7	Building lights are HID, poles are LED.
lighting controls				
Offices, conference rooms, break room	HP	\$6,000	E8	Add occupancy sensors.
Toilet rooms/small storage rooms	HP	\$1,500	E8	Add occupancy sensors.
emergency egress lighting and exit signs				
Corridors	C			Fixtures connected to emergency panels.
Exit signs	C			LED type in good to fair condition.
fire alarm				
Zoned system	F	\$50,000	E9	Simplex 4002 zoned system in fair condition, coverage does not meet code. Some pull stations are not ADA compliant for mounting height.
telecommunications				
Data/voice/CATV	C			UPS's protecting the telecom equipment. Cat 5, Cat 6 and coax cabling.

notes:

- E1.** Code required 3-feet for electrical clearance and clear space above the equipment is not being maintained in server room.
- E2.** When the generator is replaced in the future, it will need to be located within a dedicated electrical room with appropriate floor, ceiling, and wall fire-rated construction.
- E3.** Recommend providing an additional automatic transfer switch and a new distribution panel to separate the non-life safety loads from the life safety loads. Additional branch panels would be needed to transfer circuits from existing panels that have mixed loads.
- E4.** Replace all outlets located in the garage area with GFCI type device. Replace existing outlets within 6-ft of sinks with GFCI type device unless they are currently protected from a nearby GFCI outlet. If this is the case, the outlet should be labeled per NEC requirements. The elevator equipment room receptacle needs to be GFCI.
- E5.** Replace incandescent lamps with compact fluorescent or LED type for energy savings.
- E6.** Consideration should be given to replacing older fixtures with new. Replacement or repair should be done on fixtures with broken or missing lenses.
- E7.** Consider replacing all HID fixtures with more efficient LED in the future.
- E8.** Occupancy sensors should be installed in the meeting room, conference rooms, offices, storage rooms, and janitor's closets, etc. to provide additional energy savings. If areas are renovated, controls will be required to be updated to meet current energy code.
- E9.** Recommend upgrading the fire alarm system to an addressable system with device locations that meet current code requirements.



Main electrical service meter



Utility transformer

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Electrical**



Main electrical equipment



Main fused switchboard



Surge suppressor



Normal main distribution panel



Generator



Automatic transfer switch

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Electrical**



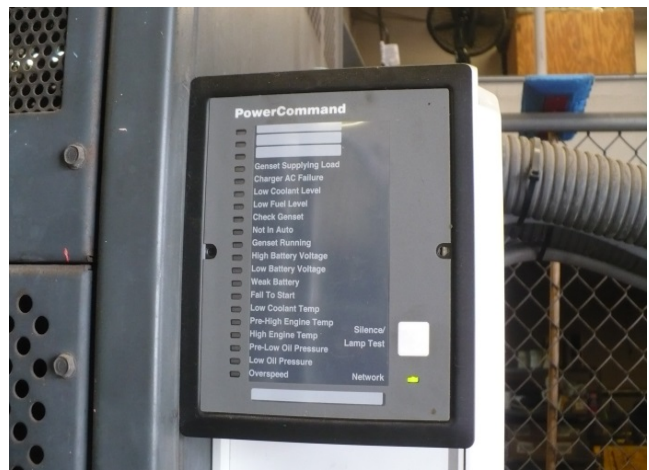
EM main distribution panel



1992 renovation panel



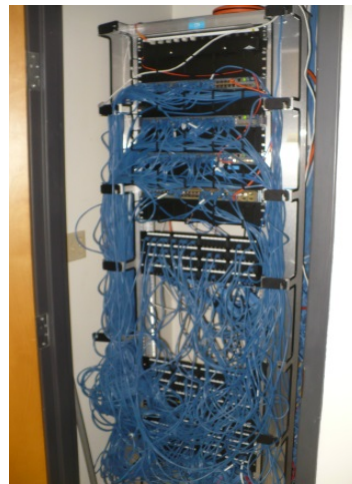
Original panel



Generator annunciator panel

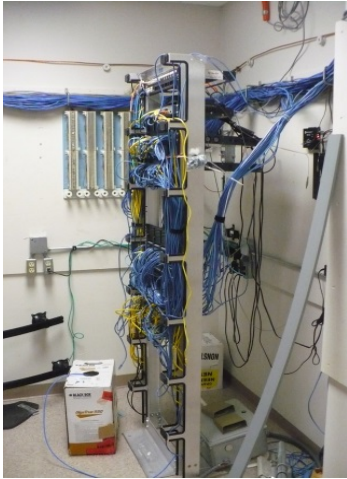


Basement data rack



1st floor data rack

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2nd floor data rack



UPS



Exit sign



1st floor corridor lighting



Office lighting



Office lighting

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Basement Lighting



Garage lighting



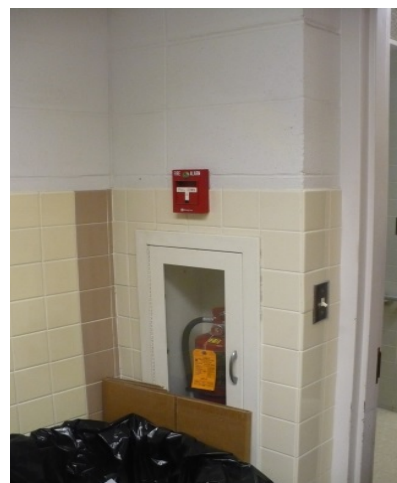
Stairwell lighting



Sauna light missing lens



Fire alarm horn/strobe



Non-ADA height of pull station

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Electrical**



HID wall pack light



LED pole light



Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # Q.I

To approve a fundraising campaign by the Baird Creek Preservation Foundation on behalf of the City of Green Bay, to go towards the purchase of snow-making equipment at Triangle Hill.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Snow Project Baird Creek (5)



Sponsorship Levels

SLEDDING/SKIING @ BAIRD CREEK

01

\$50,000 Outdoor Champion

- *logo on snow groomer*
- *main speaker at grand opening*
- *logo on main sign*
- *name largest on main hill signage*
- *name in all media coverage*
- *everything from levels listed below*

02

\$25,000 Snow Advocate

- *name larger on main hill signage*
- *acknowledgment at grand opening*
- *logo on all social media coverage*
- *everything from levels below*

03

\$10,000 Icy Ally

- *name larger on main sign*
- *logo on website*
- *everything from levels below*

04

\$5,000 Frosty Friend

- *name listed on website*
- *social media post about donation*
- *name on main sign*

05

\$1,000 Snowflake Support

- *name listed on website*



Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # Q.2

To approve accepting \$8,585 in grant funding from The Western Great Lakes Bird and Bat Observatory to plant rain gardens, plant pollinator habitat and install a Motus Wildlife Tracking Receiver at the Wildlife Sanctuary.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Green Bay WGLBBO Grant Info

Western Great Lakes Bird and Bat Observatory – Grant Recipient
National Fish and Wildlife Foundation Sustain Our Great Lakes - Grant Funding Source

Project Abstract: This project combines bird and pollinator habitat enhancement with applied migratory research infrastructure to inform future conservation actions, while being informed and guided by community needs 19 Lake Michigan communities. Project partners will plant native plants and/or trees at 15 of 19 sites, resulting in 4,415 trees planted, 662,319 gallons of avoided runoff, 46.6 acres of green spaces enhanced, and improved habitat for pollinators and birds. At 15 of 19 sites, a Motus Wildlife Tracking System receivers will be installed, to complement the four that are or will be installed at the remaining four sites. Motus receivers allow scientists to track migratory animals with radio transmitters, enabling data collection on important stopover sites, migration routes, stopover duration, and impact of different conservation actions on migration. Furthermore, the project uses Motus as a tool for science education at 11 sites. The project, led by the Western Great Lakes Bird and Bat Observatory (the Observatory), is funded by the National Fish and Wildlife Foundation Sustain Our Great Lakes program (\$231,000) and in-kind and monetary donations (\$321,100).

Back Beach Wildlife Sanctuary Subproject: Green Bay Conservation Corp members will remove sod and plant up to 17,000 square feet of rain gardens and pollinator plantings (estimated 5 trees, 10 woody shrubs, and 4,000 herbaceous plugs). These estimates can be modified depending on site conditions. Total funding would be \$8,585. The Western Great Lakes Bird and Bat Observatory is asking for a commitment from the City of Green Bay, like all partners, to provide in-kind matching of staff/volunteer time contributing to the project. This would include preparing the site and planting the plants. Additionally, the grant requires that all partners maintain the plantings for five years.

As part of the Motus component of the project and in collaboration with University of Wisconsin- Green Bay, the Observatory will install a Motus receiver at a site of staff's choice. UW-GB will be donating the equipment, and the Observatory will provide labor both for installation and maintenance. The Observatory requests that all sites provide electricity (if feasible), coordinate with Observatory staff for any maintenance that may need to be done, and give as much notice as possible if the Motus receiver needs to be removed at a future point, so that staff can find a new location for it.

Please contact Jennifer Phillips-Vanderberg (contact information below) with any questions.

Jennifer Phillips-Vanderberg, Ph.D., Director
Western Great Lakes Bird and Bat Observatory
116 W. Grand Ave Suite 207
Port Washington, WI 53074
262-235-2570
jpv@wglbbo.org



Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # Q.3

To approve the removal of the Porlier Pier and direct staff to seek additional public input and potential funding sources to replace the pier and bring it back to Park Committee for further discussion.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Porlier Pier - Budgetary Estimate Report - 11.14.22-2
2. Porlier Pier Structural Assessment Report - 11.21.22 REVISION-compressed
3. Timber Pile Survey - Sheet - 101 - TIMBER PILE SURVEY REV 11.21 8.5x11

BUDGETARY COST ESTIMATES

PORLIER PIER ON THE FOX RIVER

CITY OF GREEN BAY



COST ESTIAMTE REPORT

Prepared by:	Erik Johnson, P.E.
Job Name:	PORLIER PIER
Client:	CITY OF GREEN BAY
Project Number:	
Date:	11.14.22

Table of Contents:

- I. Introduction and overview
- II. Cost estimates
 - a. Demolition of Existing Pier
 - b. Rebuild with same size and character
 - c. Rebuild half size and shorter, modern materials
 - d. Small shoreline fishing platform
- III. Appendix
 - a. Detailed cost estimate reports

I. Introduction and Overview

This report contains preliminary FEL-1 estimates (+50%/- 30%) for various options to replace the Porlier Pier on the Fox River in Green Bay, WI. These budgetary estimates are based on 2023 construction and utilize RSMeans construction cost data adjusted for local pricing. Brief narratives of the options are presented, and line item estimates are included in the appendix.

II. Cost Estimates

A. Demolition of existing structure

Includes removal of entire wood pier structure and supporting timber piles. Requires barge work. Pile linear footage estimated at 61 piles with average depth of 20'. Does not include any work at the abutment.

Budgetary Estimate: **\$145,000.00**

B. New fishing pier to match existing character and size

Replace with new fishing pier, same size (138' x 16') and character as original including wood timber piles, heavy timber girders, cross bracing, wood decking, lighting, and abutment repairs with landscaping. Requires barge work.

Note: does not include cost of demolition of existing pier

Budgetary Estimate: **\$1,604,000.00**

C. New smaller fishing pier 50' x 16'

Replace with new smaller fishing pier, 50' x 16', closer to water level and utilizing more economical, modern materials. Includes changes at abutment for lowering the grade and repairing the landscape. Requires barge work.

Note: does not include cost of demolition of existing pier

Budgetary Estimate: **\$631,000.00**

D. New small fishing platform, shoreline mounted

Replace with new, small fishing platform 40'x8'. All work is to be completed from shoreline. Includes changes at abutment for lowering the grade and repairing the landscape.

Note: does not include cost of demolition of existing pier

Budgetary Estimate: **\$94,000.00**

For a detailed breakdown of what is included, please review the four cost estimate reports contained in the Appendix.

STRUCTURAL ASSESSMENT REPORT

PORLIER PIER ON THE FOX RIVER

CITY OF GREEN BAY



STRUCTURAL INSPECTION REPORT

Prepared by:	Erik Johnson, P.E.
Job Name:	PORLIER PIER
Client:	CITY OF GREEN BAY
Project Number:	
Date:	9.13.22 11.21.22 Revised – Piles 10D, 10F

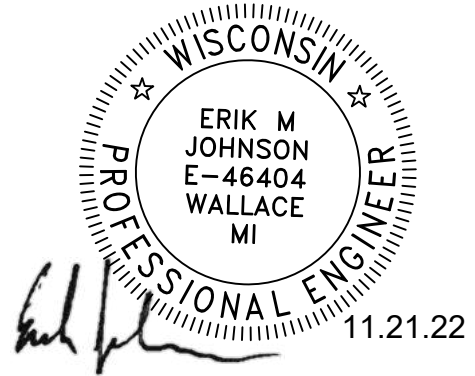


Table of Contents:

- I. Introduction and overview
- II. Summary of Inspection and Recommendations
- III. Appendix
 - A. Survey Drawing and Conceptual Repair Drawing
 - B. Member Survey
 - C. Inspection Photos
 - D. References

I. Introduction and Overview

The Porlier Pier was originally a railroad bridge likely constructed circa 1900. A Rehabilitation project took place in 1949. The bridge was eventually shut down and attempted to be burned down. In 2005 the structure was inspected by STS consultants and the current pedestrian bridge was designed and built per Robert E. Lee design in 2005. The 2005 project included steel reinforcement at Bents 8,9,10 and 11, additional deck joists, 2x6 decking and handrails.

In 2021 a structural inspection was completed by Ayres and indicated several potential issues.

On August 30, 2022, AKRO Engineering performed a detailed structural inspection to determine the structural integrity of the pier and the scope of repair work required. The inspection included an evaluation of every timber pile, checks of all main framing members, and inspection of decking and rail components. The abutment and approach areas were also inspected.

II. Summary of Inspection

Date of Inspection: August 30, 2022

Location: Porlier Pier Located on Fox River in Green Bay, WI

Weather: Sunny and 70 degrees F

Equipment: Kayak, Sounding Hammer, 3/4" Auger Drill, Screwdriver, Tape Measure

Inspector: Erik Johnson, PE

Definitions:

Good: Considered to be in average or better-than-average condition and functioning properly. Normal weathering or wear and tear may be evident.

Fair: Considered to be in average or worse-than average condition, but still functioning properly. Significant weathering or moderate decay may be setting in indicating remaining life is limited. Maintenance may be required. Repair or replacement soon is necessary to maintain proper function.

Poor: Considered to be failing or in danger of imminent failure. Materials may be decayed beyond point of repair and strength may be compromised. Replacement or major repair is required.

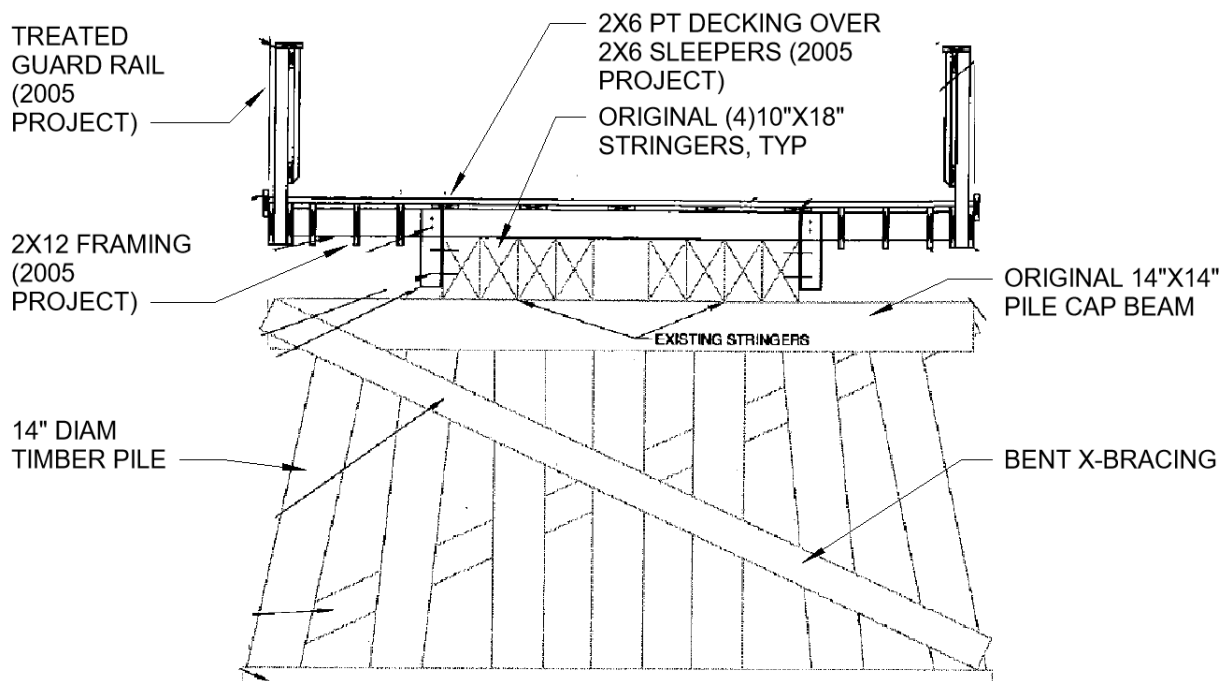


Figure 1 - Typical Cross Section

Summary of Inspection Findings and recommendations:

14" Timber Piles:

The piles are in poor condition. The entire pier is supported on (75) timber piles. See attached pile survey in the appendix for detailed checks and photos. Also see attached pile layout indicating pile labels and inspection results. Every pile was visually inspected and checked with a sounding hammer. Some of the questionable piles were also checked with an auger drill bit to verify accuracy of soundings. The inspection revealed approximately 70% of the wood piles are no longer structurally sound with estimated capacity of less than 50% remaining due to interior decay. The location of these decayed piles is such that all of the bents except bent #5 are at risk of failure. The attached drawing at the end of this section indicates the typical cross section of the deteriorated piles and a plan view indicating the summary of inspection results. The auger drillings confirmed that only 1.5" to 3" of sound material remains at the outside of the decayed piles. This is common in old wood piles due to lack of penetration of water treating oils. While the remaining material may provide enough strength for current pedestrian loads and normal conditions, **there is significant risk of structural failure in the event of powerful storms or ice shoves.**

Recommendation: **Do not allow further use until structural repairs are made.** It is necessary to have one sound pier at each side of every bent. It is not feasible to replace piles without removing the entire structure; additional piles could be added to the exterior ends with new beams and bracing tying the piles together. Existing piles could then be removed or left in place. See attached conceptual repair plan.

Cross Bracing:

The cross bracing is in poor condition. There is cross bracing located on each side of most bents. Some of this bracing was replaced in the 2005 project. A few of the bent cross braces have deteriorated. Since this cross bracing is connected to deteriorated piles, it is not effective.

There is also cross bracing that ties each bent together along the south side of the pier. Most of this bracing is in poor condition or has failed.

Similar to the assessment of the wood piles, the cross bracing currently provides enough lateral stability for normal conditions, however the majority of it has failed or is at risk of failure.

Recommendation: Install new bracing at new pile locations in both the North-South direction at each bent and the East-West Direction along both sides to provide a new braced framework.

14" x 14: Timber Pile Caps:

The pile caps are in fair or poor condition. See attached pile survey for detailed inspection findings on each pile cap. The pile cap at bents 7,8,9, and 10 had significant charring and decay. These were reinforced in 2005 with the steel frame repairs shown on the attached drawings and photos.

The pile caps at bents 0 thru 6 were all structurally sound.

Recommendation: Since the majority of piles below these caps are unsound, these pile caps are at risk of failure. The recommended repairs will no longer utilize these beams and therefore they can remain in place or be removed at the construction phase.

10"x18" Timber Stringers

The stringers are in fair condition. The 10"x16" timber stringers in groups of four provide the main beam support between each bent. There was some minor decay found at the bearing near the end of the pier, however overall the stringers are structurally sound.

Recommendation: Continue future inspection and monitoring to observe any future deterioration.

9" x 9" Railroad ties

The railroad ties are in fair to poor condition. The railroad ties sit on top of the stringers and provide joist support of the deck above. They were inspected visually from below. There is heavy charring and some decay found between the last few bents, however the remainder of these beams did not appear to have any decay. There may be hidden decay which would be revealed at removal of the deck boards.

Recommendation: Upon removal of the 2x6 decking above, it will become clear if there is any decay of the railroad ties. Recommend an allowance of approximately 20% replacement of railroad ties.

Treated 2x joists and framing (2005 project)

All the treated 2x joists and framing members added on the East and West side of the pier were found to be structurally sound in good condition. See attached photos. Note: there are 2x6 sleepers located under the 2x6 decking, above the railroad ties. The large contact area between these sleepers and the decking and railroad ties provides an area prone to decay from sitting water.

Recommendation: At replacement of the deck, also replace the sleepers with a narrower material and provide waterproofing material over the top of any wood sleepers and wood joists in direct contact with the decking.

2x6 Decking

The decking is in poor condition; it has significant deterioration on the top surface and some of the deck boards have completely failed. See photo report for additional details.

Recommendation: Remove and replace all decking. Consider use of composite decking or other materials with longer lifespan.

Guard Rails

The guard rails are in fair to poor condition. The top rails have significant weathering. Approximately 5 of the spindles are broken and the bottom rail is in poor condition due to weathering. The posts are in fair condition.

Recommendation: Replace the rails, and spindles. Consider changing the design to a water shedding angle the does not allow water to collect on the top surface. The existing 4x4 posts can be re-used.

Light Poles

The anchorage of the light poles is questionable. Significant movement is possible in the poles with applied pressure. Recommend reinforcing light pole anchorage for reduced sway movement.

Approach

The approach retaining walls are in poor condition. Significant wash out and sink holes have appeared.

Recommend rebuilding the retaining walls on the East and West side of the pavement at the approach and placing new pavement. The split cedar railings at the approach are also failing or missing and should be replaced.

Conclusion and Preliminary Scope of Work:

The structural integrity of the pier is poor. 68% of the timber piles and bracing are failing or near failure. If the pier is to be salvaged, then significant rebuilding of the pile and bracing system must take place. The beams above the piles are in mostly good condition. The decking and railing should be replaced. AKRO can provide further details and design assistance as needed going forward. Below is a preliminary scope of required repairs and attached is a proposed conceptual repair plan that allow the existing pier to remain in place. Final design of the repairs must be designed by a licensed professional engineer.

REQUIRED PRELIMINARY SCOPE OF WORK FOR REPAIRS:

- 1) INSTALL NEW TIMBER PILE BENTS WITH (2) PILES EACH AT EITHER SIDE OF EACH EXISTING BENT 0 THROUGH 10, ALONG WITH NEW STEEL BEAM TO SUPPORT STRINGERS AND X-BRACING IN NORTH SOUTH AND EAST-WEST DIRECTIONS (NOTE ONLY 1 NEW BENT REQUIRED AT BENT 0 AND 10) SEE ATTACHED CONCEPTUAL DESIGN
- 2) REMOVE EXISTING FAILING MEMBERS
- 3) REMOVE AND REPLACE EXISTING DECKING
- 4) REMOVE AND UPGRADE EXISTING DECKING SLEEPERS
- 5) ADD WEATHERPROOFING TO ANY EXISTING JOISTS OR FUTURE SLEEPERS IN CONTACT WITH FUTURE DECKING
- 6) REMOVE AND REPLACE EXISTING GUARDRAIL SYSTEM. RE-USE EXISTING 4X4 POSTS OR UPGRADE TO STEEL RAILING SYSTEM.
- 7) REPLACE RETAINING WALLS AT EAST AND WEST SIDE OF APPROACH AND REPAIR PAVEMENT.
- 8) REINFORCE ANCHORAGE OF LIGHT POSTS FOR REDUCED SWAY.

IV. APPENDIX

DETAILED MEMBER SURVEY

SEE ATTACHED SKETCH 101 FOR PILE LABELS AND ADDITIONAL INFORMATION

MEMBER INSPECTED	FINDINGS	PHOTOS
PILE 0A	POOR – SOUNDING TEST HOLLOW, CONFIRMED WITH AUGER	1
PILE 0B	POOR – DECAYED HOLLOW FULL HEIGHT, AWL FULL PENETRATION	2
PILE 0C	POOR – DECAYED HOLLOW FULL HEIGHT, AWL FULL PENETRATION	3
PILE 0D	FAIR – SOUNDING TEST GOOD, MINOR SPLIT	4
PILE 0E	POOR – SOUNDING PARTIALLY HOLLOW	5
PILE 0F	POOR – FAILING DECAYED	6
BENT 0 PILE CAP BEAM	FAIR – PREVIOUSLY ADDED SHIMS AT BEARING ARE FAILING	7
STRINGERS BETWEEN BENT 0 AND 1	FAIR, MINOR CHECKING	8
RAIL TIES BETWEEN 0 AND 1	FAIR – NO DECAY FROM BELOW, MAY HAVE HIDDEN DECAY FROM ABOVE	9
PILE 1A	FAIR - SOUNDING TEST OK	10
PILE 1B	POOR – SOUNDING TEST HOLLOW, LARGE SPLIT	11
PILE 1C	FAIR – SOUNDING TEST OK	12
PILE 1D	POOR – SOUNDING TEST HOLLOW, CONFIRMED WITH AUGER	13
PILE 1E	POOR – SOUNDING HOLLOW NEAR BEARING	14
PILE 1F	POOR - SPLIT AND FAILING	15
BENT 1 PILE CAP BEAM	FAIR – MINOR CHECKING, NEEDS SHIMMING	16
BENT 1 WEST SIDE X BRACE	FAIR	17
STRINGERS BETWEEN BENT 1 AND 2	FAIR – MINOR DECAY NOTICED AT BENT 1 BEARING	18
RAIL TIES BETWEEN BENT 1 AND 2	FAIR – NO DECAY FROM BELOW, MAY HAVE HIDDEN DECAY FROM ABOVE	19
PILE 2A	POOR - SOUNDING TEST HOLLOW – CONFIRMED WITH AUGER	20
PILE 2B	POOR - SOUNDING TEST HOLLOW – CONFIRMED WITH AUGER	21
PILE 2C	FAIR - SOUNDING TEST OK, MINOR SPLITTING	22
PILE 2D	FAIR - SOUNDING TEST OK	23
PILE 2E	FAIR – SOUNDING TEST OK MINOR SPLITTING	24
PILE 2F	POOR – SOUNDING TEST HOLLOW AND LARGE SPLITS	25
PILE 2G	FAIR – SOUNDING TEST OK, MINOR SPLITTING	26
BENT 2 PILE CAP BEAM	FAIR – NO NOTICEABLE DECAY	--
BENT 2 EAST SIDE X BRACE	POOR – FAILED	27
BENT 2 WEST SIDE X BRACE	POOR - FAILED	28
STRINGERS BETWEEN BENT 2 AND 3	FAIR – MINOR CHECKING	29
RAIL TIES BETWEEN BENT 2 AND 3	FAIR – NO DECAY FROM BELOW, MAY HAVE HIDDEN DECAY FROM ABOVE	29
SOUTH SIDE X-BRACE BETWEEN BENT 2 AND 3	POOR – SIGNIFICANT WEATHING AND SPLIT CONNECTIONS	131,133
PILE 3A	POOR – SOUNDING PARTIAL HOLLOW FULL HT, MED SPLITS	30
PILE 3B	POOR – SOUNDING PARTIAL HOLLOW FULL HT, MED SPLITS	31
PILE 3C	FAIR – SOUNDING GOOD, MINOR CHARRING APPROX ¼"	32
PILE 3D	POOR – SOUNDING PARTIALLY HOLLOW ABOVE WATER, CHARRING, MINOR SPLITTING	33
PILE 3E	FAIR – SOUNDING TEST GOOD, MINOR SPLITTING	34

MEMBER INSPECTED	FINDINGS	PHOTOS
PILE 3F	POOR – SOUNDING PARTIALLY HOLLOW NEAR WATER	35
PILE 3G	POOR – SOUNDING TEST PARTIALLY HOLLOW, LARGE SPLITS	36
BENT 3 PILE CAP BEAM	FAIR – NO DECAY FOUND, MINOR SPLITS AND ¼” CHARRING	39
BENT 3 EAST SIDE X BRACE	FAIR – MINOR CHARRING	37
BENT 3 WEST SIDE X BRACE	FAIR – 2005 REPAIR IS SOUND	38
STRINGERS BETWEEN BENT 3 AND 4	FAIR – ½” CHAR, SOME MINOR DECAY	40
RAIL TIES BETWEEN BENT 3 AND 4	FAIR – ½” CHARRING, NO DECAY FROM BELOW, MAY HAVE HIDDEN DECAY FROM ABOVE	--
SOUTH SIDE X-BRACE BETWEEN BENT 3 AND 4	POOR - CONNECTIONS FAILED	131-133
PILE 4A	POOR – DECAYED HOLLOW	41-42
PILE 4B	FAIR – SOUNDING TEST OK – MINOR SPLITTING ½” CHAR AT TOP	43
PILE 4C	FAIR – SOUNDING TEST OK – MINOR SPLITTING ½” CHAR AT TOP	44
PILE 4D	FAIR – SOUNDING TEST OK – MINOR SPLITTING ½” CHAR AT TOP	45
PILE 4E	FAIR – LARGE SPLITS AT WATER BUT AWL DID NOT PENETRATE	46
PILE 4F	FAIR – SOUNDING TEST OK – MINOR SPLITTING ½” CHAR AT TOP	47
PILE 4G	FAIR – SOUNDING TEST OK – MINOR SPLITTING ½” CHAR AT TOP	48
BENT 4 PILE CAP BEAM	FAIR – APPROX ½” CHAR, NO DECAY FOUND	51
BENT 4 EAST SIDE X BRACE	FAIR – REPAIRED W/ 3X10 IN 2005	49
BENT 4 WEST SIDE X BRACE	FAIR –REPAIRED W/ 3X10 IN 2005	50
STRINGERS BETWEEN BENT 4 AND 5	FAIR – APPROX ½” CHAR	52
RAIL TIES BETWEEN BENT 4 AND 5	FAIR – APPROX ½” CHAR	53
SOUTH SIDE X-BRACE BETWEEN BENT 4 AND 5	POOR - MISSING	132-133
PILE 5A	POOR – DECAYED AND FAILED	54
PILE 5B	FAIR – SOUNDING TEST OK, VISUALLY OK	55
PILE 5C	FAIR – SOUNDING TEST OK, CONFIRMED WITH AUGER	56
PILE 5D	FAIR – SOUNDING TEST OK, CONFIRMED WITH AUGER	57
PILE 5E	POOR – DECAYED HOLLOW	58
PILE 5F	POOR – DECAYED HOLLOW	59
PILE 5G	POOR – SOUNDING TEST HOLLOW FULL HEIGHT	60
BENT 5 PILE CAP BEAM	FAIR – APPROX ½” CHAR NO VISIBLE DECAY	63
BENT 5 EAST SIDE X BRACE	POOR – BRACE OK BUT ITS CONNECTED TO FAILING PILES	61
BENT 5 WEST SIDE X BRACE	FAIR – 3X10 REPAIR COMPLETED IN 2005 IS SOUND	62
STRINGERS BETWEEN BENT 5 AND 6	FAIR – APPROX ½” CHAR	64
RAIL TIES BETWEEN BENT 5 AND 6	FAIR – APPROX ½” CHAR	65
SOUTH SIDE X-BRACE BETWEEN BENT 5 AND 6	POOR – ONE IS MISSING	132-133
PILE 6A	POOR – SOUNDING IS HOLLOW AT WATERLINE	66
PILE 6B	POOR – SOUNDING IS HOLLOW AT WATERLINE	67
PILE 6C	POOR – SOUNDING IS HOLLOW AT WATERLINE – CONFIRMED WITH AUGER, APPROX 1.5” GOOD MATERIAL REMAINS	68
PILE 6D	POOR – SOUNDING IS HOLLOW AT WATERLINE	69
PILE 6E	FAIR – SOUNDING OK, CONFIRMED WITH AUGER	70
PILE 6F	POOR – SOUNDING HOLLOW NEAR BASE, CONFIRMED WITH AUGER APPROX 2” OF MATERIAL REMAINING AT BASE	71
PILE 6G	POOR – SOUNDING TEST HOLLOW AT BASE	72
BENT 6 PILE CAP BEAM	POOR – BRACE IS SOUND, BUT CONNECTED TO POOR PILES	75
BENT 6 EAST SIDE X BRACE	POOR – BRACE IS SOUND, BUT CONNECTED TO POOR PILES	73
BENT 6 WEST SIDE X BRACE	POOR – BRACE IS SOUND, BUT CONNECTED TO POOR PILES	74
STRINGERS BETWEEN BENT 6 AND 7	FAIR – SOME LOCALIZED DECAY AT BEARING	75
RAIL TIES BETWEEN BENT 6 AND 7	POOR – HEAVY CHARRING AND SOME DECAY NOTICED FROM BELOW	--
SOUTH SIDE X-BRACE BETWEEN BENT 6 AND 7	POOR – CONNECTIONS FAILED	132-133

MEMBER INSPECTED	FINDINGS	PHOTOS
PILE 7A	POOR – DECAYED AND HOLLOW @ WATER LINE – SUPPORTS STEEL	77-79
PILE 7B	POOR – DECAYED HOLLOW AT BEARING	80
PILE 7C	POOR – DECAYED HOLLOW	81
PILE 7D	POOR – DECAYED HOLLOW	82
PILE 7E	POOR – DECAYED HOLLOW	83
PILE 7F	POOR – DECAYED HOLLOW SUPPORTS STEEL	84
PILE 7G	POOR – HEAVY CHAR AND DECAY AT BEARING, NO LONGER SUPPORTING ANYTHING	85
BENT 7 PILE CAP BEAM	FAIR – REINFORCED WITH STEEL IN 2005	88
BENT 7 EAST SIDE X BRACE	POOR – BRACE IS SOUND BUT ATTACHED TO POOR PILES	86
BENT 7 WEST SIDE X BRACE	POOR – BRACE IS SOUND BUT ATTACHED TO POOR PILES	87
STRINGERS BETWEEN BENT 7 AND 8	FAIR – APPROX 1” CHAR NO VISIBLE DECAY	89
RAIL TIES BETWEEN BENT 7 AND 8	POOR – HEAVY CHAR AND SOME DECAY SEEN FROM BELOW	90
SOUTH SIDE X-BRACE BETWEEN BENT 7 AND 8	POOR - CONNECTIONS FAILING	132-133
PILE 8A	POOR - SOUNDING TEST HOLLOW – CONFIRMED WITH AUGER, SUPPORTS STEEL	91
PILE 8B	POOR – DECAYED HOLLOW AT BEARING	92
PILE 8C	POOR – DECAYED HOLLOW	93
PILE 8D	POOR – SOUNDING TEST HOLLOW AT BASE	94
PILE 8E	POOR – DECAYED HOLLOW	95
PILE 8F	POOR – DECAYED HOLLOW	96
PILE 8G	POOR – SOUNDING TEST HOLLOW AT BASE – CONFIRMED WITH AUGER APPROX 2” MATERIAL REMAINS	97
BENT 8 PILE CAP BEAM	FAIR – REINFORCED WITH STEEL IN 2005	100
BENT 8 EAST SIDE X BRACE	POOR – BRACE IS OK BUT CONNECTED TO POOR PILES	98
BENT 8 WEST SIDE X BRACE	POOR – BRACE IS OK BUT CONNECTED TO POOR PILES	99
STRINGERS BETWEEN BENT 8 AND 9	FAIR – APPROX 1” CHAR NO DECAY	101
RAIL TIES BETWEEN BENT 8 AND 9	POOR – HEAVY CHAR AND SOME DECAY SEEN FROM BELOW	101,122-123
SOUTH SIDE X-BRACE BETWEEN BENT 8 AND 9	POOR - CONNECTIONS FAILING	128-133
PILE 9A	POOR – DECAYED HOLLOW	102
PILE 9B	POOR – DECAYED HOLLOW	103
PILE 9C	POOR – DECAYED HOLLOW – SUPPORTS STEEL	104-105
PILE 9D	FAIR – SOUNDING OK	106
PILE 9E	POOR – DECAYED HOLLOW	107
PILE 9F	POOR – DECAYED HOLLOW	108
PILE 9G	FAIR – SOUNDING OK W/ MINOR SPLITS	109
BENT 9 PILE CAP BEAM	FAIR – REINFORCED WITH STEEL IN 2005	112
BENT 9 EAST SIDE X BRACE	POOR – BRACE IS NEW IN 2005 BUT CONNECTED TO POOR PILES	110
BENT 9 WEST SIDE X BRACE	POOR – BRACE IS NEW IN 2005 BUT CONNECTED TO POOR PILES	111
STRINGERS BETWEEN BENT 9 AND 10	FAIR – APPROX 1” CHAR	113
RAIL TIES BETWEEN BENT 9 AND 10	FAIR - APPROX 1” CHAR	113
SOUTH SIDE X-BRACE BETWEEN BENT 9 AND 10	POOR - MISSING	128
PILE 10A	FAIR – SOUNDING IS PARTIALLY HOLLOW	114
PILE 10B	POOR – MISSING	--
PILE 10C	POOR – DECAYED HOLLOW	115
PILE 10D	POOR – SOUNDING PARTIALLY HOLLOW, TOP BEARING DECAYED	116
PILE 10E	FAIR -SOUNDING GOOD	117
PILE 10F	POOR – SOUNDING PARTIALLY HOLLOW, TOP BEARING DECAYED	118

MEMBER INSPECTED	FINDINGS	PHOTOS
PILE 10G	POOR – SOUNDING TEST HOLLOW – AUGER SHOWED APPROX 3” OF MATERIAL REMAINS	119
BENT 10 PILE CAP BEAM	FAIR – REINFORCED WITH STEEL IN 2005	
BENT 10 EAST SIDE X BRACE	POOR – BRACE IS OK BUT ATTACHED TO POOR PILES	121
BENT 10 WEST SIDE X BRACE	POOR – BOTTOM CONNECTION IS DECAYED AND FAILED	120
OTHER MEMBERS		
2X12 PT FRAMING AT N AND S SIDES SUPPORTING DECK	GOOD – NO SIGNS OF DECAY	124-130
SLEEPERS	FAIR – NO NOTICEABLE DECAY FROM BELOW – MAY HAVE DECAY AT CONTACT BETWEEN DECK BOARDS AND SLEEPERS	--
DECK BOARDS (2X6 PT)	POOR – MANY AREAS FAILING OR HEAVY DECAY – TOP SURFACE HEAVILY WEATHERED AND SPLITTING EVERYWHERE	144-146
GUARD RAILS – TOP RAIL (2X8)	POOR – EXTENSIVE WEATHER AND SPLITTING	140-141
GUARD RAILS – TOP RAIL BEAM (2X6)	FAIR – MINOR WEATHER BUT STILL FUNCTIONING	141
GUARD RAILS – SPINDLES	FAIR TO POOR – SOME SPINDLES HAVE FAILED, MOST SHOW MINOR WEATHERING	142-143
GUARD RAILS – BOTTOM RAIL	POOR – HEAVY WEATHERING AND SOME SPLITTING AT CONNECTIONS, SOME CONNECTIONS FAILED	142-143
GUARD RAILS – POSTS	FAIR – MINOR WEATHERING TAKING PLACE	142
APPROACH RETAINING WALL	POOR – WASHOUT AND EROSION OCCURRING AT RETAINING WALLS NORTH AND SOUTH OF APPROACH	136-139
APPROACH SPLIT CEDAR RAILS	POOR- MISSING RAILS AT SOUTH SIDE AND TIPPING RAILS AT NORTH SIDE	134-135

PHOTO REPORT

	PHOTO	1
	PILE 0A	
	PHOTO	2
	PILE 0B	

	PHOTO	3
	PILE OC	
	PHOTO	4
	PILE OD	

	PHOTO	5
	PILE 0E	
	PHOTO	6
	PILE 0F	

	PHOTO	7
	BENT 0 CAP	
	PHOTO	8
	BENT 0 TO 1 STRINGERS	

	PHOTO	9
	BENT 0 TO 1 RAIL TIES	
	PHOTO	10
	PILE 1A	

	PHOTO	11
	PILE 1B	
	PHOTO	12
	PILE 1C	

	PHOTO	13
	PILE 1D	
	PHOTO	14
	PILE 1E	

	PHOTO	15
	PILE 1F	
	PHOTO	16
	BENT 1 CAP	

	PHOTO	17
	BENT 1 WEST BRACE	
	PHOTO	18
	BENT 1-2 STRINGER	

	PHOTO	19
	BENT 1-2 RAIL TIES	
	PHOTO	20
	PILE 2A	

	PHOTO	21
	PILE 2B	
	PHOTO	22
	PILE 2C	

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	PILE 2D	
	PHOTO	24
	PILE 2E	

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	PILE 2F	
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	PHOTO	27
	BENT 2 EAST BRACE	
	PHOTO	28
	BENT 2 WEST BRACE	

	PHOTO	29
	BENT 2-3 STRINGERS AND RAIL TIES	
	PHOTO	30
	PILE 3A	

	PHOTO	31
	PILE 3B	
	PHOTO	32
	PILE 3C	

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	PILE 3D	
	PHOTO	34
	PILE 3E	

	PHOTO	35
	PILE 3F	
	PHOTO	36
	PILE 3G	

	PHOTO	37
	BENT 3 EAST BRACE	
	PHOTO	38
	BENT 3 WEST BRACE	

	PHOTO	39
	BENT 3 CAP	
	PHOTO	40
	BENT 3-4 STRINGERS	

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	PILE 4A	
	PHOTO	42
	PILE 4A	

	PHOTO	43
	PILE 4B	
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	PILE 4D	
	PHOTO	46
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	PILE 4F	
	PHOTO	48
	PILE 4G	

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	BENT 4 EAST BRACE	
	PHOTO	50
	BENT 4 WEST BRACE	

	PHOTO	51
	BENT 4 CAP	
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	BENT 4-5 STRINGERS	

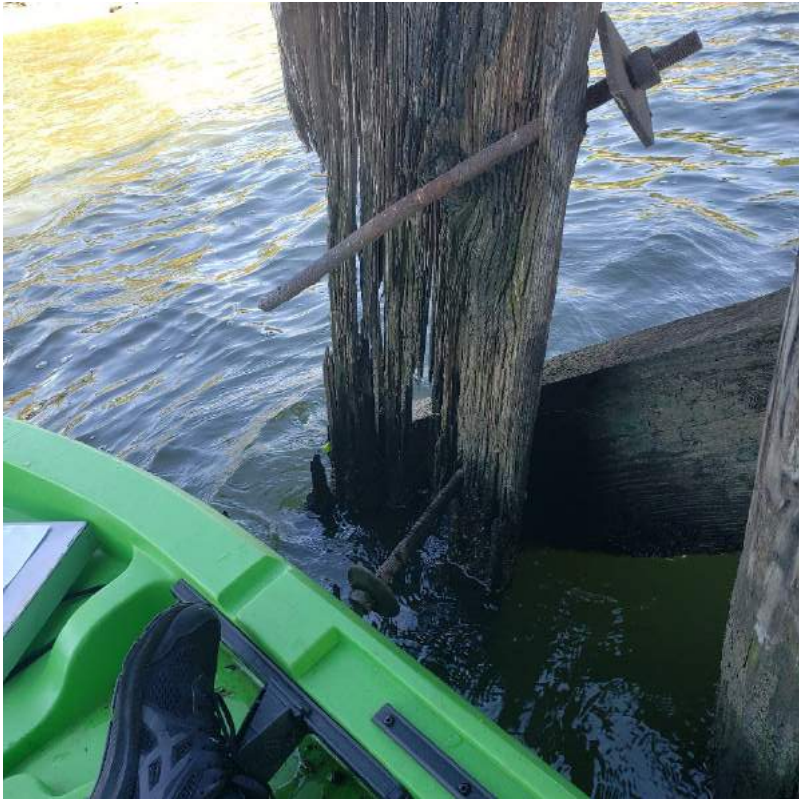
	PHOTO	53
	BENT 4-5 RAIL TIES	
	PHOTO	54
	PILE 5A	

	PHOTO	55
	PILE 5B	
	PHOTO	56
	PILE 5C	

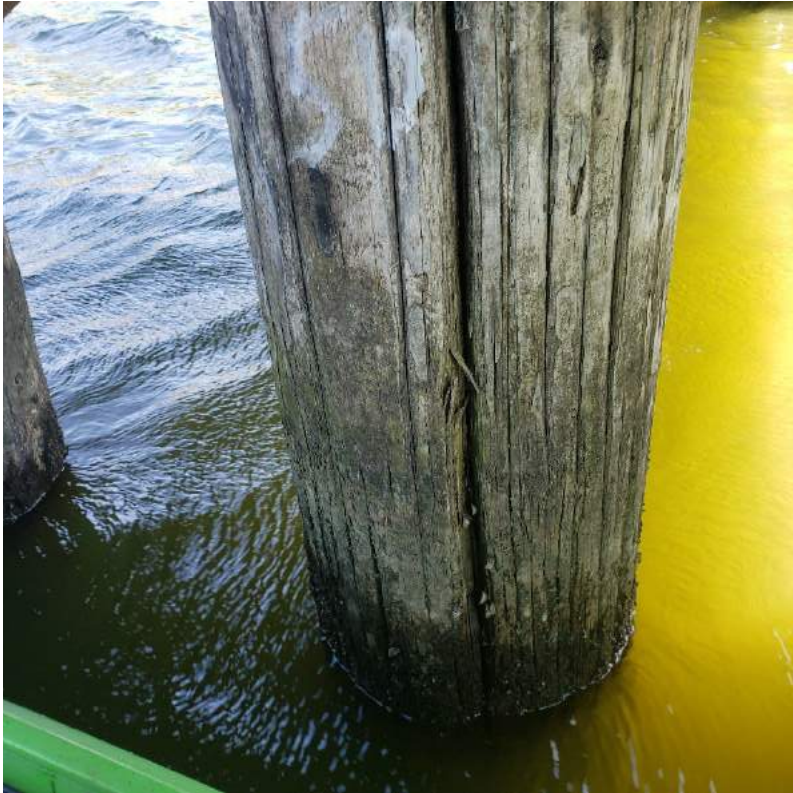
	PHOTO	57
	PILE 5D	
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	PHOTO	60
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	PHOTO	61
	BENT 5 EAST BRACE	
	PHOTO	62
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	BENT 5 TO 6 RAIL TIES	
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	PILE 6G	

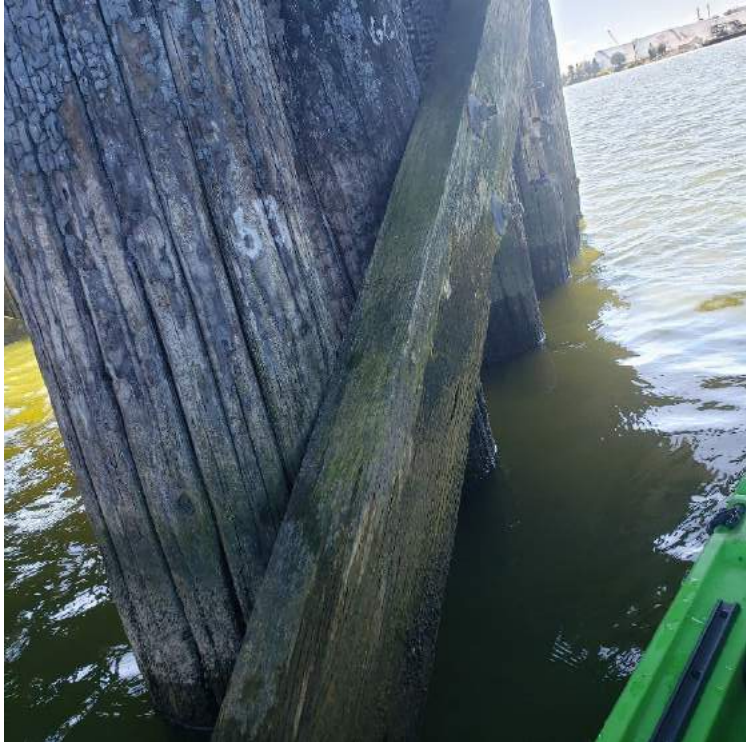
	PHOTO	73
	BENT 6 EAST BRACE	
	PHOTO	74
	BENT 6 WEST BRACE	

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	BENT 6 TO 7 STRINGERS	
	PHOTO	76
	BENT 7 OVERALL	

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	PILE 7A	
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	PILE 7A TOP AT STEEL	

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	PILE 7C	
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	PHOTO	86
	BENT 7 EAST BRACE	

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	BENT 7 WEST BRACE	
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	BENT 7 TO 8 STRINGERS	
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	PHOTO	91
	PILE 8A	
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	PHOTO	93
	PILE 8C	
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	PHOTO	95
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	PHOTO	96
	PILE 8F	

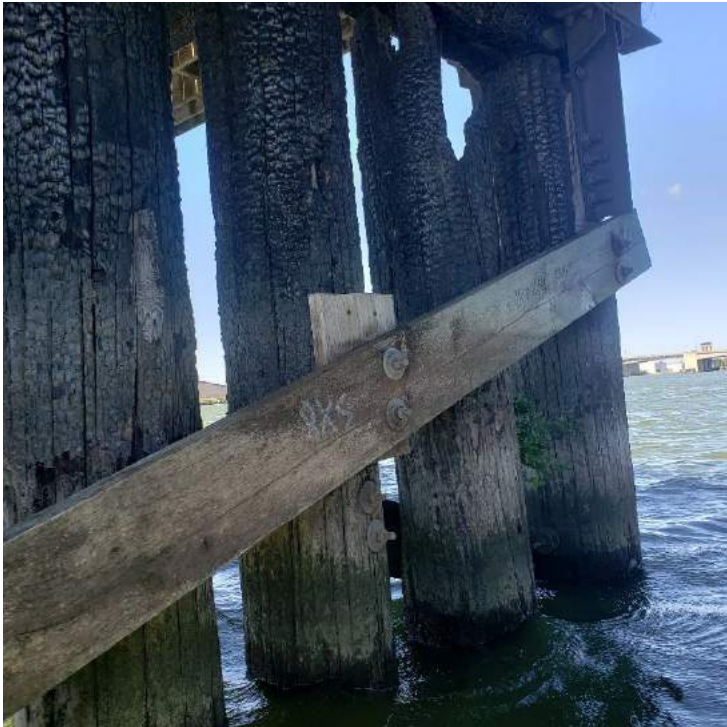
	PHOTO	97
	PILE 8G	
	PHOTO	98
	BENT 8 EAST BRACE	

	PHOTO	99
	PILE 8 WEST BRACE	
	PHOTO	100
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	PILE 9A	

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	PILE 9G	
	PHOTO	110
	BENT 9 EAST BRACE	

	PHOTO	111
	BENT 9 WEST BRACE	
	PHOTO	112
	BENT 9 CAP	

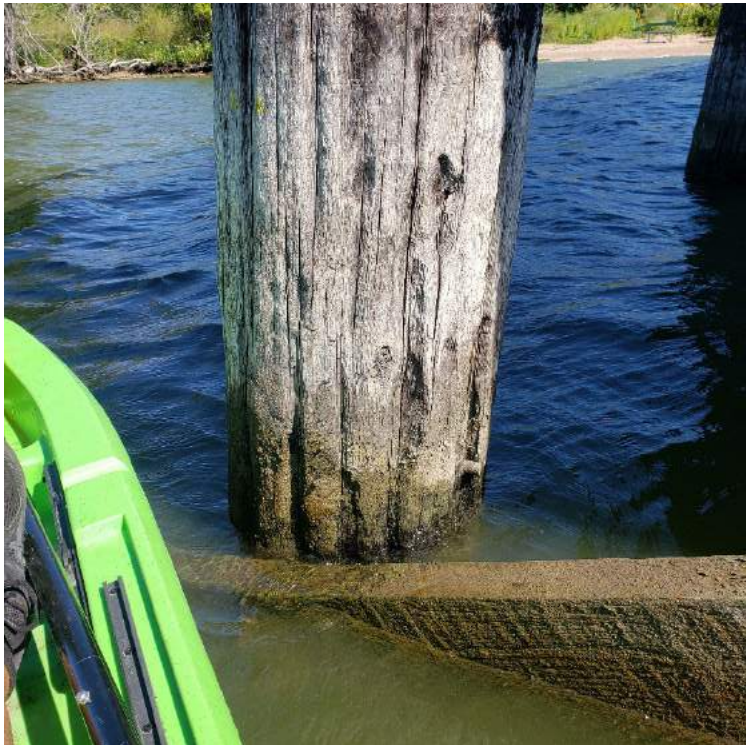
	PHOTO	113
	BENT 9 TO 10 STRINGERS AND RAIL TIES	
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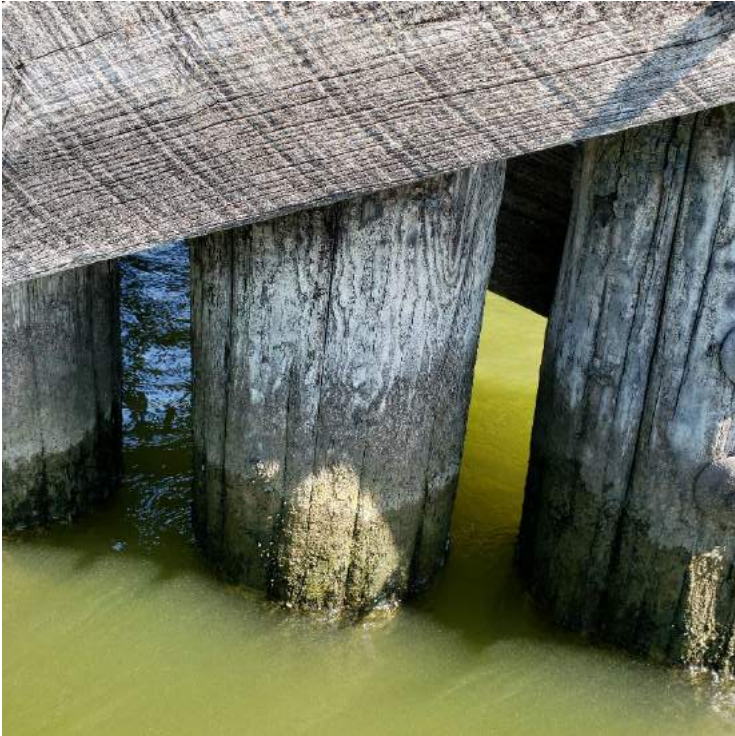
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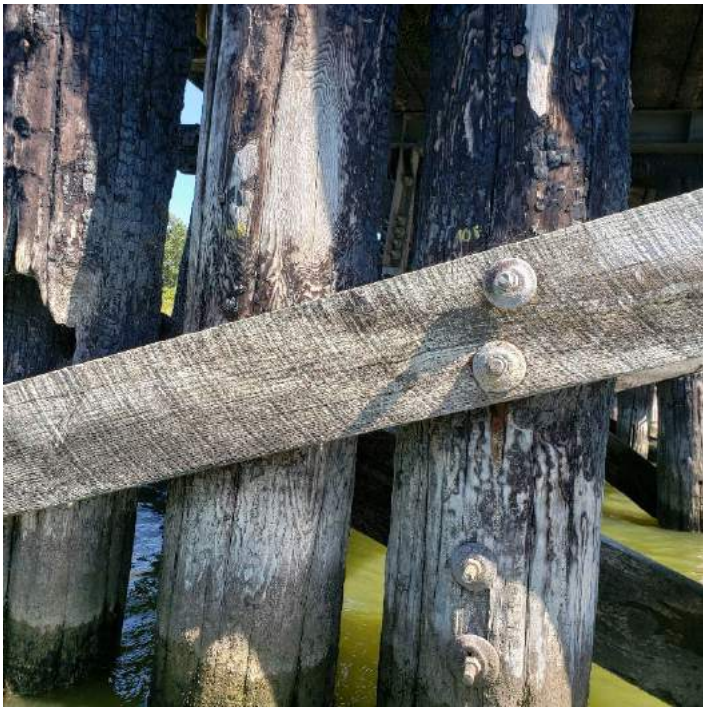
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BENT 8-9 RAIL TIES DECAY					
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AT BENT 7



PHOTO

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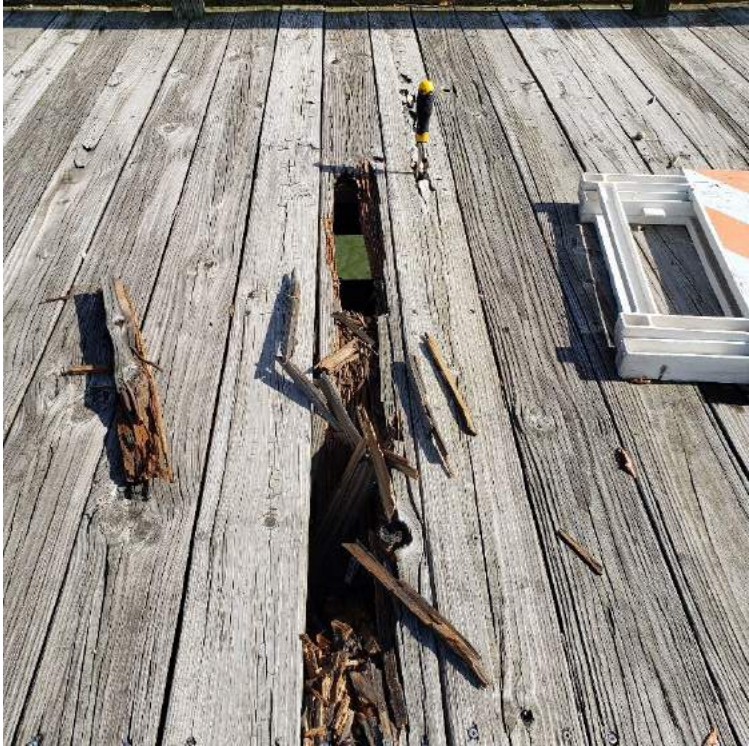
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REFERENCES

STS CONSULTANTS STRUCTURAL CONDITION EVALUATION REPORT – DATED JULY 8, 2005, REVISED JULY 25, 2005

ROBERT E. LEE & ASSOCIATES, INC – 2005 PORLIER PIER PROJECT DRAWINGS – 2005

AYRES – BRIDGE INSPECTION REPORT – DATED 10/18/2021



Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # Q.4

To approve hiring Berner Schoeber for \$48,500 to complete the engineering bid documents for the Bay Beach Pavilion renovations.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. BayBeachPavilionUpgrades-RFP

project milestones & fee

BERNERS SCHOBER

Milestone Schedule

RFQ Issued	October 12, 2022
RFQ Responses	November 8, 2022
A/E Selection	November 16, 2022
Project Kick-Off	Week of November 21, 2022
Task I and Task II Complete	January 20, 2023
Task III and Task IV Complete	February 24, 2023
Substantial Completion for Roofing	May 19, 2023
Substantial Completion for HVAC	April 2024

Architectural/Engineering Fee Schedule

Task I- Kick Off Meeting	Included
Task II- Winterization (Study Only)	\$10,000.00 (N.T.E.)
Task III- Roofing Documents for Bidding	\$8,500.00
Task IV- HVAC Documents for Bidding	\$24,000.00
Subtotal:	\$42,500.00
Task V - Procurement and Construction Administration	\$6,000.00 (50 hours)
Task VI - Building Improvements	Negotiated at a later Date
Total:	\$48,500.00

* Assumptions: Decorative Exposed Ductwork, On-Grade Units, and sufficient Building Utilities (gas and electric).
Reimbursables for printing, code review, etc not included.



Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # Q.5

To approve the purchase of 15 bumper cars for Bay Beach Amusement Park from Majestic Manufacturing Inc. for a total cost of \$115,275 plus freight.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 15 Vette Bumper Car Quote
2. Bumper Car Sole Source Form
3. Vette Bumper Car - Majestic Manufacturi..

Majestic Mfg. Inc.

4536 St. Rt. 7, New Waterford, Ohio 44445
(330) 457-2447 FAX (330) 457-7490

Quote No. **1**
Date Quoted: 11/29/2022
Quoted By: Vince Kudler

Vette Bumper Cars *Floor Ceiling Pick up*

Name Pete Smet Beach Bay Amusement Park
Address _____
City _____ State _____ ZIP _____
Email Pete.Smet@greenbaywi.gov

Description	Unit Price	TOTAL
<u>Vette Bumper Car</u> <u>Vette Body Style</u> <u>Assorted Metal Flake or Gel Coat colors to choose from</u> Fiberglass reinforced body LED Lights Front and Rear of Car Circuit Breaker installed to protect motor and wiring Micro Switch Pedal with DC solenoid contactor 2 passenger molded seat Standard Bumper Tire Seat will accommodate 2 persons 90 Volt DC 4 brush motor with disc style clutch Trolley Pole with pickup for Ceiling(Note: height from floor to ceiling requested) Trolley Pole Pad Black rubber wheels on front and rear wheel 6 inch wire brush under car for negative pickup Soft Padded Steering Wheel with Safety Pad Lap Bar with padding <u>Availability</u> May 2023 estimated <u>Crating</u> Bumper Cars Loaded on Trailer <u>Warranty</u> 6 months on all components <u>Freight</u> <u>Ocean freight cannot be quoted with a firm price.All carriers are not quoting prices with a 6 month time frame before pickup at the ports.</u> My current price on a shipment leaving in November 2022 is averaging \$625.00 per car. I can only suggest that this is used as a guideline for final pricing, Majestic will furnish invoicing from the steamship lines on total cost to confirm actual shipping costs. This is the only fair solution for us to propose to you Freight Charges from New Waterford,Ohio to Green Bay Wisconsin is estimated at This price is based on current shipping charges. Depending on the price of fuel this may change between now and next May. I can check with my shippers and see if they will lock in a price,but I am doubtful they will.	\$3,500.00	
<u>Total Price FOB New Waterford Ohio each car less freight charges</u>		\$7,275.00
<u>Total Price for 15 Vette Bumper Cars FOB NWO less freight</u>		\$109,125.00
<u>Note: As noted above this price does not include ocean freight from Italy to Majestic. The current freight rate is \$625.00 per car.</u> <u>The freight rate is changing daily and the freight rate will be</u>		

added to the quoted price above.

Note* Majestic will furnish the invoice received from forwarder on Ocean Freight Charges and only will invoice for the amount that Majestic is invoiced for. We receive 24 cars in one 40 foot container and Beach Bay will only be invoiced for the 15 cars.

Terms:

25% deposit

65% before shipping

Hold back 10% for 30 days after receiving the new bumper cars.

Options:

Galvanized Chassis \$ 315.00.00

Polyurethane Wheels on all wheels \$ 95.00

Prices valid for 20 days

All Quoted pricing subject to change without notice.

Total Shown excludes all federal state and local taxes

City of Green Bay, Wisconsin
REQUEST FOR APPROVAL OF "NO SUBSTITUTE" PURCHASE SPECIFICATION

TO : Purchasing Division/Administrative Services

DATE: 11/03/22

FROM: Department/Division PRF Bay Beach

REQUISITION #

List "No Substitute" item(s) here:

15 Bumper Cars

Select One:

- ☒ 1) One Time Purchase Estimated Cost: \$ \$118,500
☐ 2) Annual Commodity purchase: Estimated annual cost: \$
☐ 3) Item may be purchased again: Indicate term: Estimated Annual Cost: \$
Example: 1 year, indefinite, etc. Long term requests will be reevaluated periodically)

We request approval of a "NO SUBSTITUTE" specification for the purchase of the subject item(s)

Check appropriate justification(s). Provide DETAILED explanation(s) below.

- ☒ 1. Sole Source – The below signed has searched the market and verified that no comparable item is available.
☐ 2. Single Source – Although comparable items are available, THIS is the only brand/model that will work.
☐ 3. Item(s) is (are) only acceptable replacement part(s) known for _____ (Identify)
☐ 4. Continuity of design is overriding consideration (ex: playground equipment or street furniture)
☐ 5. Safety:
☐ 6. Other:

*Explanations shall contain sufficient information and justification for the items to be considered and approved as "NO SUBSTITUTE" items. Failure to do so will result in the request being denied and returned to the originator.

*Recommending Department Head will be available to defend said recommendation to the appropriate City Committee and/or Common Council.

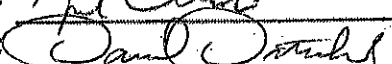
PLEASE EXPLAIN YOUR REASONS FOR THIS REQUEST (additional info may be attached on a separate sheet):

Our current bumper cars have been in service for 30 seasons and are in need of immediate replacement as only nine are in working condition and any further repairs are not possible as the cars are at the end of their usable life. This purchase needs to be a sole source through Majestic for a number of reasons. Currently they are the only US based company offering bumper cars that would not require us to do any renovations to the plate or ride operations. It is imperative to have a US contact for our rides for support and replacement parts. Other companies offering similar cars do not have a US based contact or part supply inventory making it difficult to diagnose ride issues and receive parts, leading to an increase in downtime. Majestic is the only company that can guarantee a 2023 delivery date. Other Italian based companies cannot guarantee anything before 2024 and beyond. Each car produces \$10,000 a year in revenue so any delay in shipment of these cars will negatively effect park revenue and customer satisfaction. Funding for this purchase will be from the Bay Beach Development account. (436)

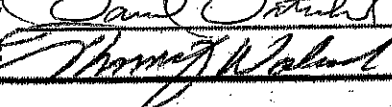
Approvals:

Requestor: 

Date: 11/3/22

Department Head: 

Date: 11/28/22

Purchasing Manager: 

Date: 11/28/22

[HOME](#)[BUMPER CARS](#)[RIDES](#)[FABRICATION](#)[more...](#)

VETTE

VETTE BUMPER CAR

The Vette Bumper Car is a true showstopper. Taking inspiration from american muscle cars with its iconic look, the Vette will take the checkered flag on any bumper car track.



- Capacity: 2

- Height

Restrictions:

- Drivers - 48" Minimum with Lap Bar
- Passengers - 42" Minimum with Lap Bar
- Available in Ceiling



HOME

BUMPER CARS

RIDES

FABRICATION

more...

- Material

Construction:

- Steel
Chassis
- Fiberglass
Body
- Rubber
Bumper
Tire
- Polyurethane
Wheels

PHOTOS



HOME

BUMPER CARS

RIDES

FABRICATION

more...



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Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # Q.6

To approve the purchase of (4) 52 seat bleachers for Colburn Park from JW Industries for a total cost of \$31,920.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

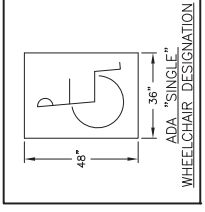
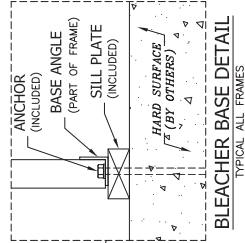
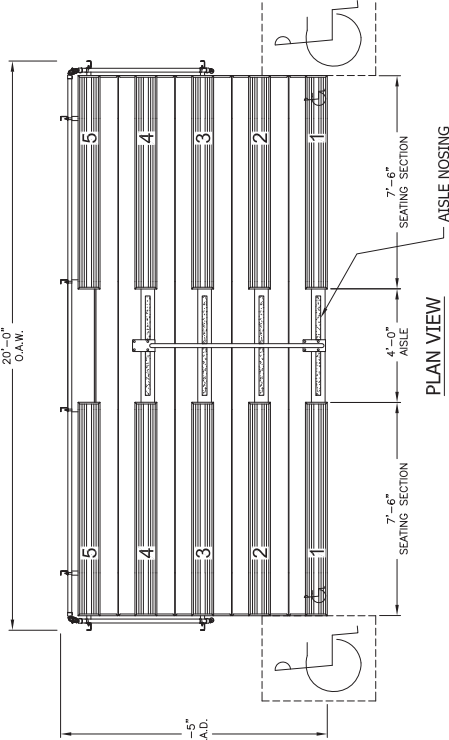
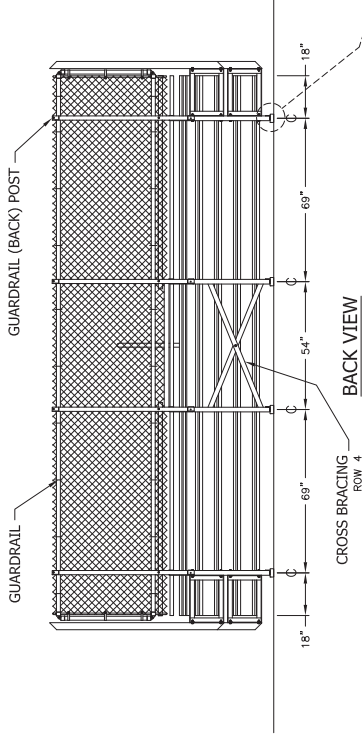
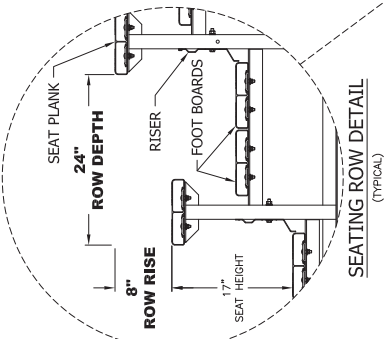
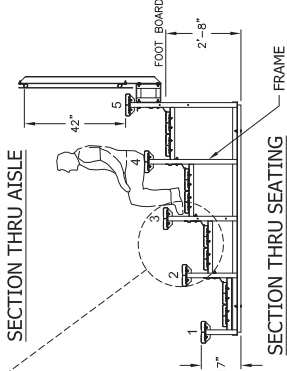
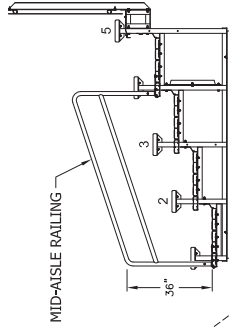
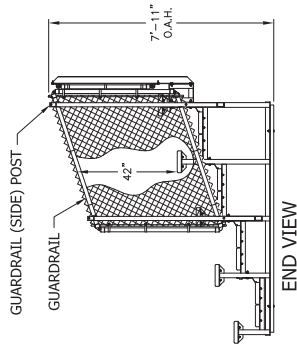
ATTACHMENTS

1. #2022-59 Bleachers Summary
2. 5R19A-IGR-WCS - 5-Row x 19 FT (WCS) Bleacher (52 Seats) 2

CITY OF GREEN BAY BID SUMMARY
RFB #2022-59 - Bleachers

DEPT: Parks REQ # 178 Planholders: Vendors CC# 420-04 ISSUED: 10/25/22 DUE: 11/10/22			Technology International		Valiern Company		GT Grandstands		JW Industries		BSN Sports		Home Team Sports		Premium Parks Products		Winning Teams by Nissel		Strudisteel Company	
			5R19A-1GR-WCS		Bleachers International															
QTY	UNIT	DESCRIPTION	UNIT	PRICE	UNIT	PRICE	UNIT	PRICE	UNIT	PRICE	UNIT	PRICE	UNIT	PRICE	UNIT	PRICE	UNIT	PRICE	UNIT	PRICE
4	EA	Aluminum Bleachers-need to compare to or match current Bleachers (specifications) Similar to 5R19A-1GR-WCS, 5 rows 19 ft wide 52 seats. Bleachers need to meet all required safety standards for public park. Wheelchair access on bottom row preferred	\$ 9,050.00	\$36,200.00	\$ 5,495.00	\$21,980.00	\$ 8,125.00	\$32,500.00	\$ 7,980.00	\$31,920.00	\$10,799.60	\$43,198.40	\$ 7,708.07	\$30,832.28	\$ 8,624.00	\$34,496.00	\$ 8,365.00	\$33,460.00	\$ 9,585.00	\$38,340.00
LEAD TIME:			18 Weeks		12 Weeks		8 Weeks		4 Weeks		2 Weeks		3-Weeks		6 Weeks		2 Weeks		6 weeks	
PAYMENT TERMS: NET 30 EARLY PAYMENT DISCOUNT:			N30		50%down 50% delivery		N30		N30		N30		N20		N30		N30		N30	
COMPANY ACCEPTS P-CARD PAYMENTS:			NO		YES		YES		NO		YES		YES		NO		NO		NO	
BID COMPLIANT:			YES		NO		YES		YES		YES		NO		YES		YES		YES	

Recommendation: Award to the lowest responsive, responsible vendor.....
 JW Industries lowest responsible Bidder per specifications
 Valiern Company design not optimal - Didn't meet seating specs (Qty)
 Home Team Sports quote missing handrail and stairs



MATERIALS & FINISH

- FRAMES**
 - 2" x 2" ALUMINUM TUBE (UPRIGHTS)
 - 2" x 2" ALUMINUM ANGLE (SEAT & FOOT BOARD SUPPORT)
 - 1-PIECE ALUMINUM ANGLE (BASE)
 - FINISH: MILL
- CROSS BRACING**
 - 2" x 2" ALUMINUM ANGLE
 - FINISH: MILL
- PLANK**
 - 2 x 10 ALUMINUM EXTRUSION
 - SEAT PLANK FINISH: ANODIZED
 - FOOT BOARD FINISH: MILL
- RISER**
 - 2 x 9 ALUMINUM EXTRUSION
 - FINISH: MILL (COLOR: OPTIONAL)
- GUARDRAIL**
 - 2" CHAINLINK (FABRIC)
 - 1 5/8" STEEL TUBE (RAIL PIPE)
 - FINISH: GALVANIZED
- GUARDRAIL POSTS (SIDES & BACK)**
 - 3" ALUMINUM CHANNEL
 - FINISH: MILL
- MID-AISLE RAILING**
 - 1 5/8" ROUND ALUMINUM TUBE
 - FINISH: ANODIZED
- AISLE NOSING**
 - 2" WIDE, NON-SKID
 - COLOR: BLACK
- FASTENERS**
 - GRADE 5
 - FINISH: GALVANIZED
- SILL PLATES**
 - 2x4 TREATED WOOD
- ANCHORS**
 - 1/2" x 7" GALVANIZED ANCHOR (CONCRETE)
 - 1/2" x 18" PIN (ASPHALT or COMPACTED STONE)

DESIGN PARAMETERS - BLEACHER

(AS PER 2015 IBC CODE - ICC 300-12)

- CLASSIFICATION (SECTION 302)
- ASSEMBLY - GROUP A
- OCCUPANCY (SECTION 303)
- A-5
- LIVE LOADS
 - SEATING PLATFORMS = 100 PSF
 - SEATS & FOOTBOARDS = 120 PLF
 - SEATING PLATFORMS = 100 PSF
 - AISLES = 100 PSF
- SWAY LOADS
 - PARALLEL TO SEATING = 24 PLF
 - NORMAL TO SEATING = 10 PLF
 - WIND LOADS = 21 PSF
 - (BASED ON 80 MPH AND A STRUCTURE HEIGHT OF 10' or LESS)
- GUARDRAILS = 50 PLF or 200 LB CONCENTRATED LOAD

5 ROW x 19 FOOT BLEACHER

MODEL #5R19A-1GR-WCS () Units Required

SEATING CAPACITY: 52
50 BENCH SEATS*
*based on 18" seat width
2 WHEELCHAIRS

UNIT WEIGHT: 1090 LBS.

867	ONE	DISCOUNT	867	ONE
JW INDUSTRIES, INC.				
3442 Gladwin Ave.				
Grand Rapids, MI 49508				
(616) 797-1300 FAX (616) 797-1301				
jwinfo@jwindustries.com				
© 2010 JW INDUSTRIES, INC.				
PAGE 09-10-20				
PAGE 1 OF 1				

PROJECT	BLEACHER SEATING SYSTEM MODEL #5R19A-1GR-WCS
CLIENT	
DESIGN FIRM	RISE ENGINEERING, INC.
REPRESENTATIVE	
DATE	

MEMORANDUM



Human Resources Department

To: Personnel Committee

From: Joe Faulds
Chief of Operations

Re: Request to Fill Vacant Positions

Date: November 29, 2022

The Human Resources Department is requesting authorization to fill the following replacement positions approved as part of the 2022 budget and all subsequent vacancies resulting from internal transfers. The justification reports are attached.

- Records Clerk – Replacement position due to the resignation of Sue Campshure on December 1, 2022. This position is budgeted at \$18.19-21.39/hour (Pay Grade D).
- Park Maintenance Worker – Replacement position due to the resignation of Mathew J. Destree on December 2, 2022. The position is budgeted at \$20.97-\$24.68 (Pay Grade F).
- 4k Teacher – Replacement position due to the resignation of Emily Block on November 23, 2022. The position is a contracted position budgeted at \$2028 biweekly.
- 4k Naturalist– Replacement position due to the resignation of Logan Lasee on December 2, 2022. The position is contracted position budgeted at \$19.47/hour.
- Buyer – Replacement position due to the resignation of Diane Kruse on November 28, 2022. This position is budgeted at \$25.49-29.97/hour (Pay Grade H).

**Position Fill Request
Justification Report
November 8, 2022**

Position Title: Records Clerk

1. **If this position is a replacement position, please indicate the reasons for the vacancy. If this is not a replacement position, please indicate the reasons for requesting the position.**

 X Replacement Position Not a Replacement Position

This is a replacement position for Sue Campshure who is retiring 12/1/2022.

2. **Is this position included in the current budget? If not, please list how this position will be funded (grant, internship, etc.). Please list the salary range of the position.**
Yes, this position is included in the current budget in pay grade D (\$18.19-\$21.39/hour).

3. **Please list the functions and any special information regarding this position.**
Records clerical support, validating/processing police reports and citations, service the Records Window/phone/email to gather information to fulfill open records requests, run background checks. High level of customer service.

4. **Does the position generate revenue or reduce expenses? If so, provide an estimated amount.**
Yes, in terms of citations and arrests. When citations are not processed in a timely manner, it impacts Municipal Court and revenues. Fees collected for accident reports and records requests.

5. **Please explain why current staff is unable to absorb duties of this position.**
Due to the volume of reports and citations. The Records Division has lost 2 full time positions off the Table of Organization over the last 2½ years. Increased volume in reports and open records requests continues to warrant increased staff.

6. **If duties of position are presently being done, how are they done?**
By the incumbent until her retirement and then by other Records Clerks.

7. **What service would be reduced or eliminated if this position is not filled?**
Entering police records and arrests to maintain data available to law enforcement officers, courts and other government agencies. Processing citations to forward to Municipal Court. Internal and external customer service. Service the Records Window/phone/email to gather information to fulfill open records requests and run background checks.

8. **What are the alternative methods and costs of accomplishing the work?**
Overtime assignments filled by the current staff as a short-term fix, but this is not a feasible long-term solution.

9. **Are there union issues?**
No

10. **Other supporting comments.**
None

**Position Fill Request
Justification Report
11-16-2022**

Position Title: Park Maintenance Worker

- 1. If this position is a replacement position, please indicate the reasons for the vacancy. If this is not a replacement position, please indicate the reasons for requesting the position.**

 X **Replacement Position** **Not a Replacement Position**

This position will be vacant as a result of the resignation of Mathew J. Destree effective at the end of the work day on December 2, 2022.

- 2. Is this position included in the current budget? If not, please list how this position will be funded (grant, internship, etc.). Please list the salary range of the position.**

Yes, this position is budgeted. The wage range is \$20.97-\$24.68 per hour (Pay Grade F).

- 3. Please list the functions and any special information regarding this position.**

The Park Maintenance Worker is a generalist position responsible for maintaining all facets of the year-round park operations. Parks and the related facilities are used daily from sun-up to 10:30 p.m. throughout the year. Therefore, we need to ensure that they are clean, safe, and functional at all times for our patrons.

- 4. Does the position generate revenue or reduce expenses? If so, provide an estimated amount.**

No, this position does not generate revenue.

- 5. Please explain why current staff is unable to absorb duties of this position.**

Over the years, we have added more parkland and facilities, but have not added additional staff. We are also responsible for maintaining a four-diamond Little League complex, a six-field soccer complex, more trails, more parklands, and the City Deck.

- 6. If duties of position are presently being done, how are they done?**

When vacancies occur in this classification, we are unable to meet all of the maintenance needs of our parks and facilities. As positions become vacant, we prioritize and reprioritize our daily work. The effect is that many of the services that we provide to the public are being performed less frequently.

- 7. What service would be reduced or eliminated if this position is not filled?**

The overall service would be reduced. We have tried to lessen the obvious impact by reprioritization.

8. What are the alternative methods and costs of accomplishing the work?

Contracting for various maintenance services would need to be explored. Costs would be dependent on the service contracted. The Park Maintenance Worker performs a wide range of services during a calendar year, therefore making it difficult to replace a single position by contracting.

9. Are there union issues?

No.

10. Other supporting comments.

Since 2001, the Parks Division has been responsible for maintaining the following added facilities: SK8 Park; Leicht Memorial Festival Park; Resch Aquatic Center; four new buildings; nine splash pads; more parkland at Farlin Park, Beach Lane, Navarino Park, V.T. Pride Park, Eastman Park; several parcels along the Baird Creek Greenway; 16 acres of turf at Bay Beach Park; a new boarded hockey rink; a four ball diamond softball complex; a six-field soccer complex; the City Deck; the Zippin Pippin, Sea Dragon, Bay Beast, Rockin' Tug, and Falling Star amusement rides; as well as several miles of trails.

We have assumed the work at the additional facilities while seeing a reduction in staff of 6 Park Maintenance Workers and 12 fewer seasonal positions since 2006. With future maintenance responsibilities sure to come, we will fall further behind in our efforts to provide the most basic of services if we do not maintain our staffing levels accordingly.

**Position Fill Request
Justification Report
November 15, 2022**

Position Title: 4K Nature Teacher

- 1. If this position is a replacement position, please indicate the reasons for the vacancy. If this is not a replacement position, please indicate the reasons for requesting the position.**

 X **Replacement Position** **Not a Replacement Position**

This position is vacant due to the resignation of Emily Block effective at the end of the work day on November 23, 2022.

- 2. Is this position included in the current budget? If not, please list how this position will be funded (grant, internship, etc.). Please list the salary range of the position.**

This position is budgeted at \$2028 bi-weekly.

- 3. Please list the functions and any special information regarding this position.**

4K Teachers provide the essential functions and hold a teaching license and all applicable certifications necessary for the implementation of the Nature Based 4K program at the Wildlife Sanctuary. This program is a partnership with the Green Bay School district and as such needs to have 1 teacher and 1 naturalist per classroom. The Teacher is educated and experienced to provide the lessons and implementation of the 4K curriculum as well as to keep the focus of the program nature based and collaborate with the naturalists for lesson plans/curriculum.

- 4. Does the position generate revenue or reduce expenses? If so, provide an estimated amount.**

This position/program indirectly provides revenue through the per student reimbursement which helps fund the program.

- 5. Please explain why current staff is unable to absorb duties of this position.**

This position is focused on the 4K Oak learning center. It is a contracted position that has a particular skill set and certifications/licenses to help facilitate this program. Our other staff cannot absorb the duties of this position at this time because of their own roles/workloads.

- 6. If duties of position are presently being done, how are they done?**

The contract starts on Aug. 26 and the school year starts on Sept. 8 and will run until the end of the school year June 29th.

- 7. What service would be reduced or eliminated if this position is not filled?**

We would have to reduce the program by 1 classroom, which would result in 35-40 students being displaced. Per the Department of Instruction, we need to have a teacher in each classroom. The reduction of 1 classroom which would severely impact the success of the program.

8. What are the alternative methods and costs of accomplishing the work?

No alternatives at this time.

9. Are there union issues?

No

10. Other supporting comments.

**Position Fill Request
Justification Report
November 15, 2022**

Position Title: 4K Naturalist

- 1. If this position is a replacement position, please indicate the reasons for the vacancy. If this is not a replacement position, please indicate the reasons for requesting the position.**

 X **Replacement Position** **Not a Replacement Position**

This position will be vacant following the resignation of Logan Lasee effective at the end of the work day on December 2, 2022.

- 2. Is this position included in the current budget? If not, please list how this position will be funded (grant, internship, etc.). Please list the salary range of the position.**

This position is budgeted for in the current budget at \$19.47 per hour (\$33,488 per year).

- 3. Please list the functions and any special information regarding this position.**

Naturalists provide a vital function for the implementation of the Nature Based 4K program at the Wildlife Sanctuary. This program is a partnership with the Green Bay School district and as such needs to have 1 teacher and 1 naturalist per classroom. The naturalist is educated and experienced to provide the lessons and implementation to keep the focus of the program nature based as well as collaborate with the teacher for lesson plans/curriculum.

- 4. Does the position generate revenue or reduce expenses? If so, provide an estimated amount.**

This position/program indirectly provides revenue through the per student reimbursement which helps fund the program.

- 5. Please explain why current staff is unable to absorb duties of this position.**

This position is focused on the 4K Oak learning center. It is a contracted position that has a particular skill set to help facilitate this program. Our other staff cannot absorb the duties of this position at this time because of their own roles/workloads.

- 6. If duties of position are presently being done, how are they done?**

N/A – The contract starts on Aug. 26 and the school year starts on Sept. 3

- 7. What service would be reduced or eliminated if this position is not filled?**

1 classroom of the 4K Oak Learning Center could need to be reduced. 35-40 students would be displaced.

Per Department of Instruction we need to have a naturalist with each teacher in each classroom. We would have to reduce 1 classroom which would severely impact the success of the program.

8. What are the alternative methods and costs of accomplishing the work?

No alternatives at this time.

9. Are there union issues?

No

10. Other supporting comments.

**Position Fill Request
Justification Report
November 22, 2022**

Position Title: Buyer

- 1. If this position is a replacement position, please indicate the reasons for the vacancy. If this is not a replacement position, please indicate the reasons for requesting the position.**

 X **Replacement Position** **Not a Replacement Position**

This position will be vacant following the retirement of Diane Kruse effective at the end of the work day on November 28, 2022.

- 2. Is this position included in the current budget? If not, please list how this position will be funded (grant, internship, etc.). Please list the salary range of the position.**

Yes, the position is budgeted. The current wage range is \$25.49 - \$29.97/hour (Pay Grade H).

- 3. Please list the functions and any special information regarding this position.**

- Responsible for procurement of goods and services in accordance with applicable policies, ordinances and regulations.
- Assists departments with determining intended use; develops specifications for purchases, evaluates responses and provides cost figures for inclusion in budget.
- Researches and determines sources of supply; meets with vendors to evaluate abilities and resolve difficult problems. Authorizes routine and emergency purchase orders; expedites orders.
- Monitors contract file, initiates quotation/proposal process, determines sources of supply, evaluates responses and makes contractual awards. Through the term of the agreement, evaluates vendor performance and customer satisfaction and mediates problems as necessary.
- Assists Purchasing Manager with various procurement and surplus disposal projects, including cost savings projects.
- Identifies opportunities to obtain cost savings for the City. Works with City departments and vendors to accomplish and document savings.
- Assumes assigned duties of the Purchasing Manager in his/her absence.
- Performs other duties as assigned.

- 4. Does the position generate revenue or reduce expenses? If so, provide an estimated amount.**

This position does not generate revenue.

- 5. Please explain why current staff is unable to absorb duties of this position.**

Due to workload in the Department this is a critical position to accomplish tasks in a timely manner. Without this position completion of current workload would not be done in accordance with expectations. This will create efficiencies and potential mistakes that could be costly.

- 6. If duties of position are presently being done, how are they done?**

Duties are currently being performed by the Procurement Manager as of November 28, 2022.

- 7. What service would be reduced or eliminated if this position is not filled?**

Overall efficiency would be impacted, and the time needed for completion of tasks would be extended.

- 8. What are the alternative methods and costs of accomplishing the work?**

Decentralize Purchasing and have all employees do their own procurement.

- 9. Are there union issues?**

No.

- 10. Other supporting comments.**

It is critical that service departments have adequate staff to perform to expectations



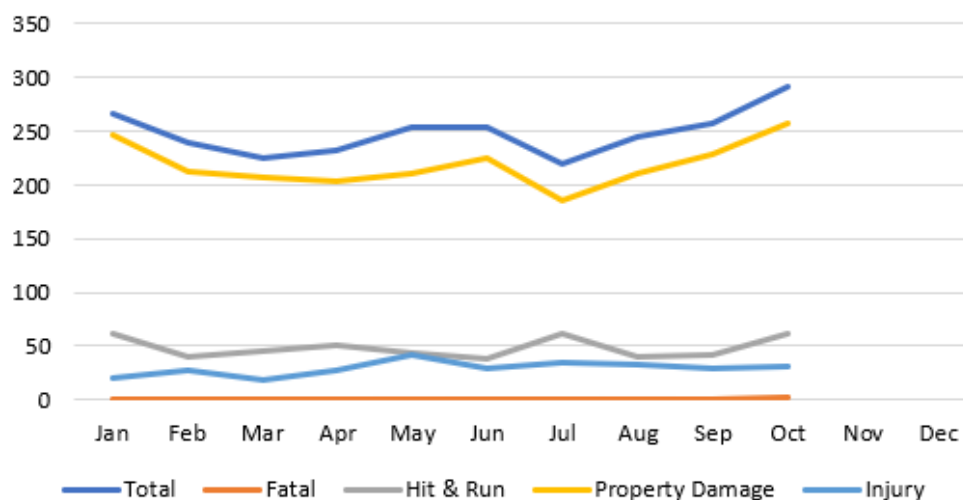
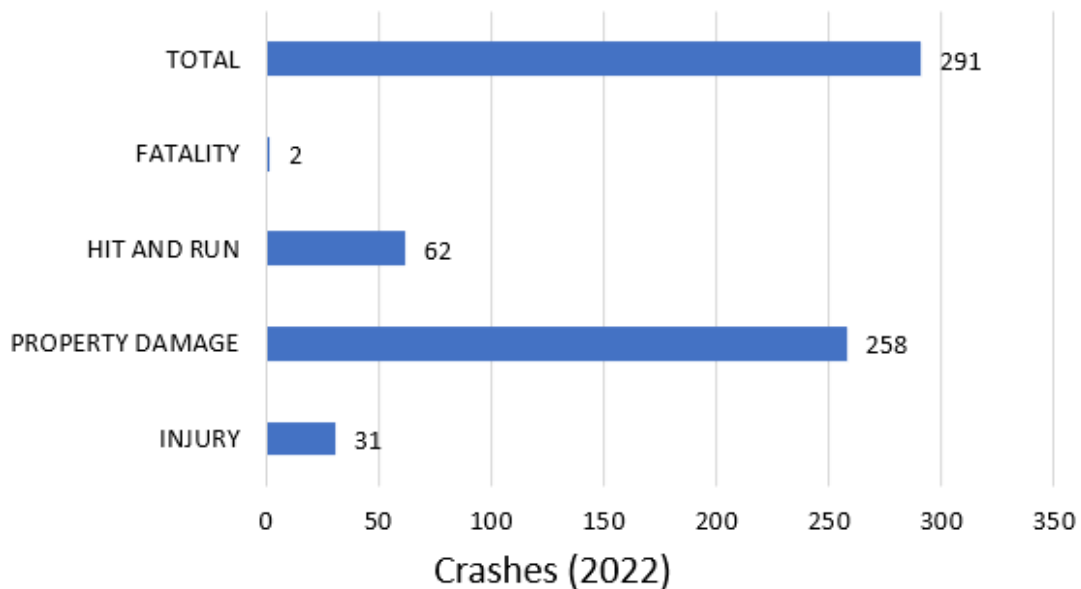
Green Bay Police Department

NOVEMBER 2022

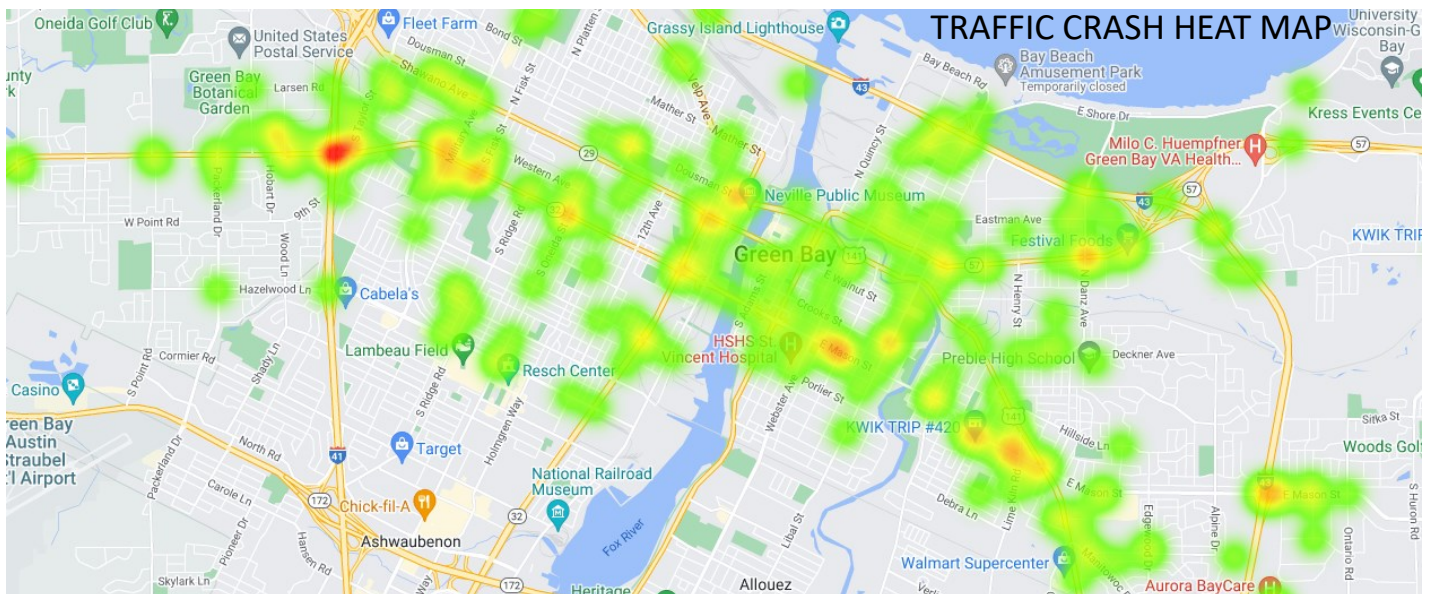
Traffic Safety Plan

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

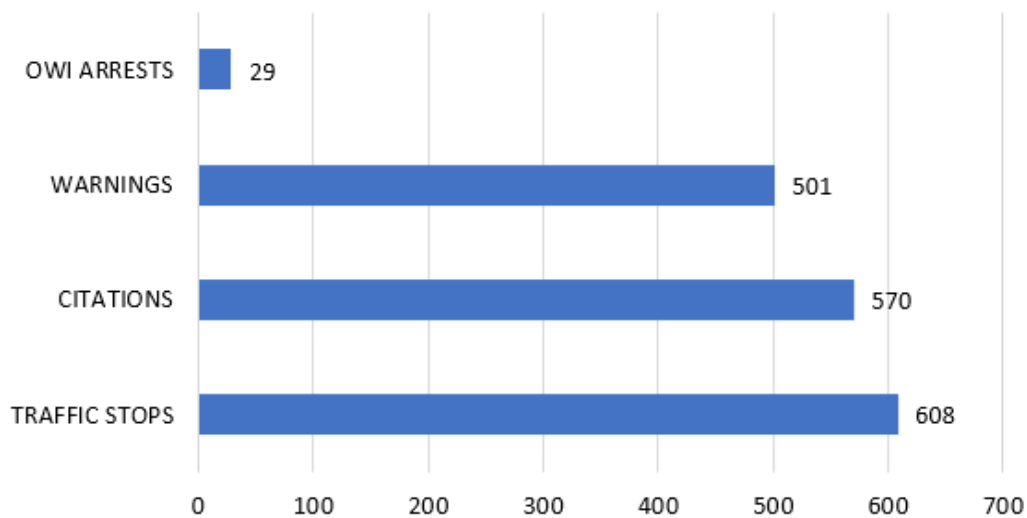
OCTOBER 2022 CRASH DATA



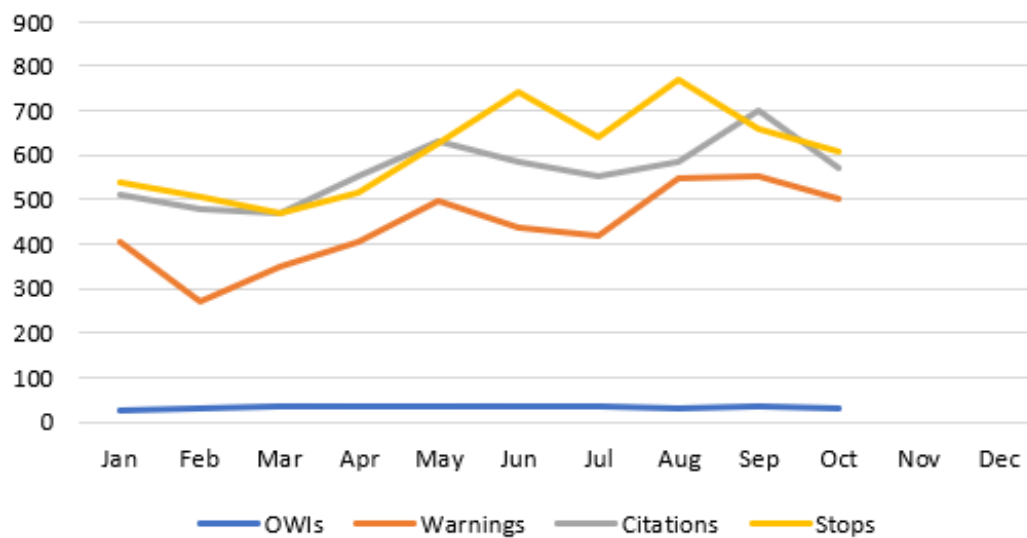
GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN



OCTOBER 2022 TRAFFIC STOPS



Traffic Stops (2022)

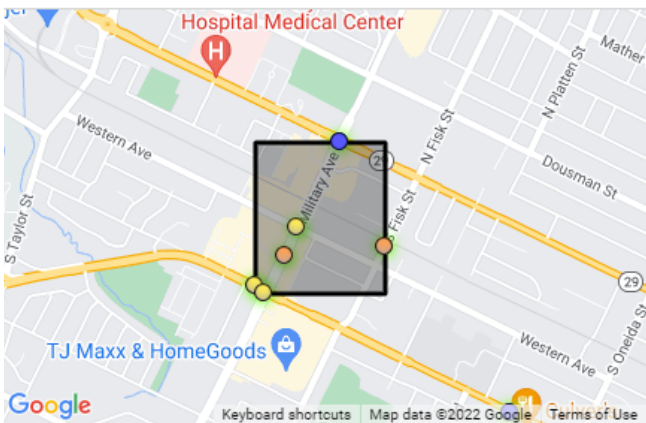


GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

UPCOMING TRAFFIC TASK FORCE DEPLOYMENTS

- * BROWN COUNTY OWI TASK FORCE— NOVEMBER 4 (DPPD), 19 (HLPD)
- * CLICK IT OR TICKET SEATBELT ENFORCEMENT— NOVEMBER 10 (ASPS), 23 (GBPD)
- * LOCAL ALCOHOL ENFORCEMENT— NOVEMBER 3 (DTF INTERDICTION)

ENFORCEMENT PRIORITY AREAS



Analysis Area #1: GREEN BAY (C)

Total Crashes: 6

Contributing Factors:

- Occp Protection (2)
- Speed (2)
- Impaired (1)
- Pedestrian (1)
- Teen Driver (1)

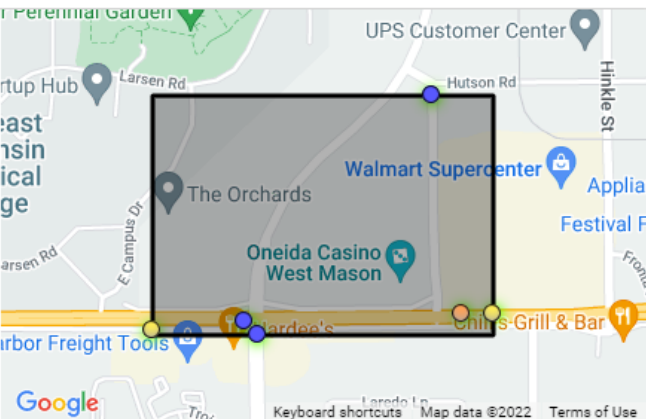


Analysis Area #2: GREEN BAY (C)

Total Crashes: 6

Contributing Factors:

- Distracted (2)
- Speed (1)
- Teen Driver (2)
- Bike (1)
- Impaired (1)
- Occp Protection (1)



Analysis Area #3: GREEN BAY (C)

Total Crashes: 6

Contributing Factors:

- Distracted (1)
- Pedestrian (1)
- Speed (1)

GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

TRAFFIC COMPLAINTS

District	Area	Complaint
B	100 N Maple	Speed
B	1200 13th	Speed
B	800 James	Speed
B	200 Allard	Speed
B	800 James	Speed
B	900 Holzer	Speed
B	13th/14th (alley)	Speed
C	Klaus/Clay	Stop Sign
C/D	400 S Baird	Speed
D	2600 Finger	Speed
D	1800 Newberry	Speed
D	Wayfarer Way	School zone (St. Bernard School)
D	2600 Newberry	Speed
D	1300 S Huron	Speed/Racing
D	1300 S Huron	Loud exhaust

SPEED BOARD DATA

Location	Average vehicles per hour	Compliant (speed limit)	Low Risk (1-9 over)	Medium Risk (10-19 over)	High Risk (20+ over)
S. Monroe Av/Emilie NB	153	10	135	8	0
S Ridge Rd/ Liberty St NB	122	8	106	8	0
Baird St/Stuard St NB	128	12	111	6	0
W. Mason St @ Ash-land Av WB	426	87	280	55	5
Huron Rd @ Sitka St NB	155	54	98	3	0



Report to the
Traffic, Bicycle and Pedestrian Commission
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

Dave Hansen, Traffic Engineer

AGENDA ITEM # S.2

To approve the request by the Department of Public Works that the city enter into a Memorandum Of Understanding (MOU) with Georgia-Pacific Broadway LLC for their request to install a Rectangular Rapid Flashing Beacon (RRFB) system on South Broadway.

BACKGROUND

Georgia-Pacific (G-P) and its Project Cinco contractor Boldt Construction approached DPW requesting modifications to an existing crosswalk and creating construction-related crosswalks to accommodate employee parking relocation and craft contractor parking. Part of their request was to install temporary and permanent rectangular rapid flashing beacons (RRFB) along S Broadway. DPW approves the request, and has worked out a memorandum of understanding (MOU) with G-P. In general, the MOU defines the terms of the purchasing and maintenance of the RRFB system. The work will take place by city crews and will be invoiced to G-P.

RECOMMENDATION

That the city enter into a Memorandum Of Understanding (MOU) with Georgia-Pacific Broadway LLC for their request to install a Rectangular Rapid Flashing Beacon (RRFB) system on South Broadway.

FISCAL IMPACT**ATTACHMENTS**

- I. Georgia Pacific Pedestrian Crossings MOU

AGREEMENT FOR SOUTH BROADWAY MIDBLOCK PEDESTRIAN CROSSINGS

This Agreement is entered into this 8 day of Nov. 2022, by and between the CITY OF GREEN BAY, a municipal corporation (hereinafter CITY), and GEORGIA-PACIFIC BROADWAY LLC (hereinafter GEORGIA-PACIFIC), collectively referred to as the Parties.

WHEREAS, GEORGIA-PACIFIC has requested the CITY to install a solar-powered Rectangular Rapid Flashing Beacon system (hereinafter RRFB) at a midblock pedestrian crossing of South Broadway at the GEORGIA-PACIFIC employee parking lot, Green Bay, Wisconsin.

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

1. GEORGIA-PACIFIC shall construct an RRFB at the new temporary midblock crosswalk of South Broadway at the GEORGIA-PACIFIC employee/contractor parking lot, located 135 feet south of Liberty Street in the City of Green Bay, Wisconsin (hereinafter CRAFT CROSSWALK).
2. The CRAFT CROSSWALK will be utilized by construction staff during the construction of the manufacturing expansion at GEORGIA-PACIFIC. Once construction is complete in mid-2024, GEORGIA-PACIFIC shall permanently relocate the CRAFT CROSSWALK and the CITY shall permanently relocate the RRFB to a point 575 feet south of Liberty Street (hereinafter PERMANENT CROSSWALK).
3. GEORGIA-PACIFIC shall relocate the current midblock crosswalk of South Broadway at the GEORGIA-PACIFIC employee/contractor parking lot south on Broadway located 430 feet south of Liberty Street (hereinafter EXISTING CROSSWALK) to a new temporary crosswalk location which will be located 450 feet north of Lombardi Avenue (hereinafter TEMPORARY CROSSWALK). The TEMPORARY CROSSWALK will be utilized by GEORGIA-PACIFIC employees during the construction of the manufacturing expansion at GEORGIA-PACIFIC. Once construction is complete in mid-2024, GEORGIA-PACIFIC shall remove the TEMPORARY CROSSWALK.
4. GEORGIA-PACIFIC shall reimburse the CITY for all costs incurred by the CITY associated with the furnishing, construction, and removal of the CRAFT CROSSWALK, PERMANENT CROSSWALK, EXISTING CROSSWALK, and TEMPORARY CROSSWALK, which includes the RRFB equipment.
5. The CITY shall perform all maintenance and repair to, and replacement of, the RRFB equipment as becomes necessary from time to time.
6. GEORGIA-PACIFIC shall reimburse the CITY for all such maintenance, repair, or replacement costs.

7. GEORGIA-PACIFIC shall assume responsibility for all electrical utility bills associated with the RRFB equipment, if ever it is converted from solar to electric utility provided power.
8. GEORGIA-PACIFIC further agrees that all reimbursement to the CITY shall be made in a timely manner. Failure to timely remit reimbursement to the CITY may result in termination of this Agreement. As used in this Agreement, "timely" means within thirty (30) days of invoice receipt by GEORGIA-PACIFIC.
8. GEORGIA-PACIFIC hereby agrees to indemnify, defend and hold harmless the CITY, its elected and appointed officials, officers, employees, agents, representatives and volunteers, and each of them, from and against any and all suits, actions, legal or administrative proceedings, claims, demands, damages, liabilities, interest, attorneys' fees, costs and expenses of whatsoever kind or nature in any manner directly or indirectly caused, occasioned, or contributed to in whole or in part or claimed to be caused, occasioned, or contributed to in whole or in part, by reason of any act, omission, fault, or negligence, whether active or passive, of GEORGIA-PACIFIC or of anyone acting under its direction or control or on its behalf, even if liability is also sought to be imposed on CITY, its elected and appointed officials, officers, employees, agents, representatives and volunteers. The obligation to indemnify, defend and hold harmless the CITY, its elected and appointed officials, officers, employees, agents, representatives and volunteers, and each of them, shall be applicable unless liability results from the sole negligence of the CITY, its elected and appointed officials, officers, employees, agents, representatives and volunteers. GEORGIA-PACIFIC shall reimburse the CITY, its elected and appointed officials, officers, employees, agent or authorized representatives or volunteers for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. In the event that GEORGIA-PACIFIC employs other persons, firms, corporations or entities (sub-contractor) as part of the work covered by this Agreement, it shall be GEORGIA-PACIFIC'S responsibility to require and confirm that each sub-contractor enters into an Indemnity Agreement in favor of the CITY, its elected and appointed officials, officers, employees, agents, representatives and volunteers, which is identical to this Indemnity Agreement. This indemnity provision shall survive the termination or expiration of this Agreement.
9. GEORGIA-PACIFIC shall provide the CITY with a certificate of insurance on a form approved by the CITY showing that GEORGIA-PACIFIC has adequate liability insurance as required by the CITY. The certificate of insurance shall give evidence of General Liability insurance with bodily injury limits of at least \$1,000,000 per occurrence and \$1,000,000 aggregate, and proof of Workers Compensation and Employers Liability insurance with limits meeting statutory requirements. The workers' compensation policy is to be endorsed with a waiver of subrogation. The insurance company, in its endorsement, agrees to waive all rights of subrogation against the CITY, its officers, officials, employees and volunteers for losses paid under the terms of the policy that arises from the work performed by the named insured for or on behalf of the CITY. Such insurance shall name the CITY as additionally insured and shall not be cancelled or reduced without 30 days prior written notice thereof to the City Clerk. Such notice shall suspend the Agreement until a new certificate

complying with this subsection has been filed with the City Clerk. The insurance limits stated herein may be updated from time to time by the City of Green Bay Common Council without approval of GEORGIA-PACIFIC. Cancellation or reduction of insurance shall automatically terminate this agreement.

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

If to City of Green Bay: Director of Public Works

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

If to GEORGIA-PACIFIC BROADWAY LLC: Georgia-Pacific Broadway LLC

1919 S. Broadway, Green Bay, WI 54303

IN WITNESS WHEREOF, the CITY OF GREEN BAY and GEORGIA-PACIFIC BROADWAY LLC have executed this agreement this 8 day of Nov, 2022, and hereby agrees to become bound by all provisions hereof.

GEORGIA-PACIFIC BROADWAY LLC

Tim R. Ellsworth
VP Manufacturing

Print or type name and title above

X Tim R Ellsworth
Tim R Ellsworth

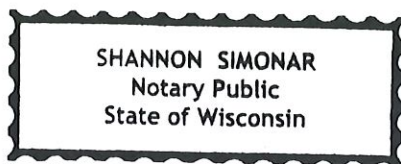
Print or type name and title above

STATE OF WISCONSIN)

) SS.

Brown COUNTY)

Personally came before me this 8th day of Nov, 2022, the above named Tim R Ellsworth, to me known to be the person who executed the forgoing instrument and acknowledge the same.



X Shannon Simonar
Shannon Simonar

(Print or Type name of notary above)

Notary Public, Brown County, Wisconsin

My Commission Expires: 06/02/2026

CITY OF GREEN BAY

X
Eric Genrich - Mayor

X
Celestine Jeffreys - Clerk

STATE OF WISCONSIN)

) SS.

BROWN COUNTY)

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

X

(Print or Type name of notary above)

Notary Public, _____ County, Wisconsin

My Commission Expires: _____

This instrument drafted by:

David J.A. Hansen – City Traffic Engineer

EXHIBIT A





Report to the
Traffic, Bicycle and Pedestrian Commission
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

Dave Hansen, Traffic Engineer

AGENDA ITEM # S.3

To remove the 2-HOUR 7 AM TO 4 PM SCHOOL DAYS parking zone on both sides of Hubbard Street from Allard Avenue to Woodlawn Avenue.

BACKGROUND**RECOMMENDATION**

To remove the 2-HOUR 7 AM TO 4 PM SCHOOL DAYS parking zone on both sides of Hubbard Street from Allard Avenue to Woodlawn Avenue.

FISCAL IMPACT**ATTACHMENTS**

None



Report to the
Traffic, Bicycle and Pedestrian Commission
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

Dave Hansen, Traffic Engineer

AGENDA ITEM # S.4

To establish a 2-HOUR 7 AM TO 4 PM SCHOOL DAYS parking zone on the north side of Hubbard Street from Allard Avenue to Woodlawn Avenue.

BACKGROUND**RECOMMENDATION**

To establish a 2-HOUR 7 AM TO 4 PM SCHOOL DAYS parking zone on the north side of Hubbard Street from Allard Avenue to Woodlawn Avenue, and adopt by ordinance.

FISCAL IMPACT**ATTACHMENTS**

None



Report to the
Traffic, Bicycle and Pedestrian Commission
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

Dave Hansen, Traffic Engineer

AGENDA ITEM # S.5

To establish a 2-HOUR 7 AM TO 4 PM SCHOOL DAYS parking zone on the south side of Hubbard Street from a point 55 feet east of Allard Avenue to Woodlawn Avenue.

BACKGROUND**RECOMMENDATION**

To establish a 2-HOUR 7 AM TO 4 PM SCHOOL DAYS parking zone on the north side of Hubbard Street from Allard Avenue to Woodlawn Avenue, and adopt by ordinance.

FISCAL IMPACT**ATTACHMENTS**

None



Report to the
Traffic, Bicycle and Pedestrian Commission
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

Dave Hansen, Traffic Engineer

AGENDA ITEM # S.6

To establish a NO PARKING zone on the south side of Hubbard Street from Allard Avenue to a point 55 feet east of Allard Avenue.

BACKGROUND**RECOMMENDATION**

To establish a NO PARKING zone on the south side of Hubbard Street from Allard Avenue to a point 55 feet east of Allard Avenue, and adopt by ordinance.

FISCAL IMPACT**ATTACHMENTS**

None



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

MEETING DATE

December 6, 2022

PREPARED BY

Matt Buchanan, Staff

AGENDA ITEM # T.1

To direct staff to proceed with completing and submitting the EPA Brownfields Cleanup Grant application.

BACKGROUND

City staff is currently preparing an application for a Brownfields Cleanup Grant to help facilitate the remediation and redevelopment of the former Badger Sheet Metal site at 402 and 420 S. Broadway, and 419 S. Maple Avenue. The 4.54-acre property is impacted by a variety of contaminants in building materials, soil, and groundwater, which were caused by former industrial uses of the site, as well as from historic fill material placed on the site in the early 1900s.

Remedial action activities are warranted to facilitate redevelopment of the property, including:

- Building demolition including abatement of asbestos containing materials and/or lead-based paint;
- Excavation and landfill disposal of petroleum impacted soil;
- Excavation of impacted soil to construct the proposed greenway and restoration of a dry or wet basin that duplicates the footprint of a portion of the former slough to help manage regional flood events;
- Onsite management and/or landfill disposal of RCRA metal, PAH, and/or VOC impacted soils excavated during greenway construction; and
- Installation of imported soil and/or impermeable surface (i.e. asphalt, concrete and/or pavers) caps

After remediation, the site will be considered "shovel-ready" for redevelopment. City staff is currently negotiating terms of a development agreement with developer Impact Seven Inc. The developer has proposed constructing a \$60 million mixed-income, multi-family development with 158 units and groundfloor commercial space along Broadway. The concept includes construction of a new public greenway which would provide a pedestrian connection through the site, connecting Seymour Park to the Shipyard. The greenway would follow the path of a former slough, and would serve as a green infrastructure corridor to collect runoff.

The anticipated cost for site remediation is \$1,248,000, plus an additional \$30,000 for grant administration and community outreach costs. If awarded, the Brownfield Cleanup Grant will provide \$1,000,000 for eligible cleanup activities and a local match/cost-share is not required by EPA. City staff intend to apply for other grants to cover cleanup costs that exceed the Cleanup Grant funds. Funds from Tax Increment District (TID) #22 may also be considered to cover costs if necessary.

As the property owner, the Green Bay Redevelopment Authority (RDA) is required to serve as the official applicant for this grant opportunity; however, in it's capacity as the Brownfields Advisory Committee (BAC), the Economic Development Authority (EDA) shall advise City staff on matters pertaining to EPA-funded brownfields projects and applications for EPA brownfield grants. As such, staff seeks input on the draft application from EDA as well as the general public.

RECOMMENDATION

Direct staff to proceed with completing and submitting the EPA Brownfields Cleanup Grant application based on the input provided at the EDA meeting.

FISCAL IMPACT

The Brownfields Cleanup Grant application does not require a local match/cost share. If funded in full, the \$1,000,000 grant is expected to cover approximately 78% of the estimated cleanup costs. Staff will seek other grants to cover the remaining 22% (\$278,000) of costs for site remediation.

ATTACHMENTS

1. DRAFT FY2023_Green Bay RDA_Cleanup_Grant_Narrative 20221103
2. DRAFT ABCA for Badger Sheet Metal 20221103

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a. Target Area & Brownfields:

1.a.i. Overview of Brownfield Challenges & Description of Target Area: The City of Green Bay (the City; population 107,395), is the third-largest municipality in Wisconsin and the flagship city of the larger Northeast Wisconsin (NEW North) region with a total population of 1.28 million people (U.S. Census, 2022). Green Bay is located at the mouth of the Fox River at the Bay of Green Bay, and is at the epicenter of the world's largest concentration of pulp and paper mills (U.S. EPA, 2022). While industry brought prosperity to this region, it also resulted in significant soil, groundwater, and surface water contamination as indicated in its status as both a Superfund site (the "Fox River NRDA/PCB Releases") and one of the US Great Lakes Areas of Concern ("Lower Green Bay and Fox River AOC") (U.S. EPA, 2022). This is especially the case along Green Bay's near west-side neighborhoods (Census Tract 8), which is the Target Area of the planned cleanup activities.

The Target Area is located on the western shore of the Fox River across from Green Bay's downtown core. From the 1800s to the late 1970s the waterfront in the Target Area was thriving with river-dependent industrial businesses that provided good working-class jobs to residents who lived in the adjacent neighborhoods to the west. Similar to other "rust belt" cities in the Midwest over the past several decades, Green Bay has been forced to transform its manufacturing-based economy toward a services-based economy. This economic shift led to disinvestment in the Target Area's industrial facilities which eventually became antiquated and closed. As a result, many Target Area residents became unemployed, and the former industrial properties became blighted brownfield sites that continue to pose an environmental risk and block public access to the river. This disinvestment has spread to residential and commercial areas within the Target Area which is home to Green Bay's highest concentration of poverty (U.S. Census, 2022).

In 2020, the EPA, Wisconsin Department of Natural Resources (WDNR), and local agencies oversaw the completion of a \$1.3 billion, 11-year cleanup project along the Fox River. As the health and safety of the river's water quality gradually improve, the demand for recreational activities on the water has substantially increased. Despite this environmental achievement, nearby brownfield properties draining to the river continue to hinder efforts to improve water quality. This is especially important to the Target Area's large Hmong refugee population who are subsistence fishers that value fishing as part of their cultural identity. Cleaning up the Target Area's brownfields, especially large properties like the former Badger Sheet Metal site (application project site), will allow the City and developers to facilitate reuse and neighborhood revitalization.

1.a.ii. Description of the Proposed Brownfield Site: The project will remediate what is known as the former Badger Sheet Metal site which is made up of 3 parcels totaling ±4.62-acres as described in Table A. The property lies west of South Broadway adjacent the Shipyard redevelopment site which received FY19 EPA cleanup grant funding. Specifically, the project includes conducting lead-based paint, asbestos, and restricted waste abatement, demolishing the blighted structures onsite, remediating contamination, and prepping the site for construction of a greenway and a 238-unit mixed-income housing development.

TABLE A – Property Details

Parcel #	Address	Acreage	Land Use	Existing Structures
3-572	402 S. Broadway	0.112	Barbershop (leased)	Brick commercial building
3-569	420 S. Broadway	2.195	Municipal storage	Metal warehouse (partial)
2-947	419 S. Maple St.	2.314	Municipal storage	Metal warehouse (partial)

Historic property records indicate that the property was primarily occupied by multiple residential homes with a former natural slough running through a large portion of the property from 1883 to 1907. The slough was filled sometime between 1907 and 1936 after which the southern portion of the property was used for industrial purposes which included a small tin shop, multiple warehouses, and at least four railroad spurs.

Between 1907 and 1936, a filling station was built onsite which remained in use until the mid to late 1960s. During this time, most of the site was occupied by Badger Sheet Metal Works which included large warehouses and shops until approximately 2010. After 2010 the warehouse building was sectioned off and rented to multiple small industrial and commercial tenants including two automotive repair shops, a crane company, and photo advertising company, until the City of Green Bay Redevelopment Authority (RDA) acquired the parcels in 2018.

The RDA's purpose of acquiring the parcels was to facilitate cleanup and reuse. Current structures onsite include a 42,000 square foot metal warehouse, and a 1,100 square foot brick commercial building. As an interim use, the City is currently using the metal warehouse building to store police evidence and equipment belonging the City's departments of Public Works, Fire, and Police. The brick commercial building is currently being leased to a local barbershop.

Environmental assessments conducted between 2018 and 2022 have identified the soil and groundwater contamination above Wisconsin Department of Natural Resources (WDNR) regulatory standard based on protection of groundwater and direct contact exposure. The contamination is also posing a vapor encroachment concern. Specifically, soil contamination containing polynuclear aromatic hydrocarbons (PAHs), Resource Conservation and Recovery Act (RCRA) metals, PCBs, and multiple volatile organic compounds (VOCs) including benzene and perchloroethylene (PCE) exceeding WDNR regulatory standards for groundwater protection and/or direct contact exposure. Arsenic, PAHs, and PVOCs remain in the groundwater in excess WDNR groundwater standards.

The contamination is believed to be primarily associated with historic urban fill utilized to fill in the former slough and a release of petroleum products on the eastern portion of the Property. which exceed regulatory thresholds. VOCs in groundwater are considered petroleum related compounds and correlate with areas of known soil impacted by the aforementioned petroleum release onsite.

In 2022, the City also assessed the existing structures onsite for asbestos, lead-based paint, and restricted waste. The assessment confirmed the presence of each hazard at multiple locations throughout both structures which will require proper abatement prior to their demolition.

The RDA requests \$1,000,000 in funding assistance from the EPA to clean up the former Badger Sheet Metal site. As indicated by the Analysis of Brownfield Cleanup Alternatives (ABCAs) (Attachment A), the preferred Alternative 3 is estimated to cost \$1,278,000. All cleanup costs exceeding the grant will be covered by the City's Tax Increment District (TID) #22. The City has approved a term sheet with a private developer (Impact Seven, Inc.) who intends to redevelop the site separately after the RDA completes the cleanup work to be funded by the grant.

1.b. Revitalization of the Target Area:

1.b.i. Reuse Strategy & Alignment with Revitalization Plans: As described in the attached ABCA, the reuse strategy of the Badger Sheet Metal site is part of a larger neighborhood revitalization effort that involves the cleanup and redevelopment of several area brownfield sites within Green Bay's Shipyard Corridor along South Broadway. The City/RDA developed this strategy using a variety of USEPA resources. The Shipyard Corridor has been identified as a target area in three of the City's last Communitywide Brownfields Assessment grants (FY13, FY17, and FY19). The FY19 grant funded a brownfields inventory of the entire Shipyard Corridor (113 parcels), with 47 being identified as a potential brownfield, including all parcels that makeup the former Badger Sheet Metal site.

The brownfield inventory was used to inform two USEPA-funded technical assistance grants that advance a reuse strategy for the Shipyard Corridor and the Badger site. The first was in March of 2020 with the Building Blocks for Neighborhood Revitalization Technical Assistance Grant. From this initiative, the City developed and adopted a list of implementation steps, including one to establish a long-term plan to reclaim, remediate, and redevelop the Badger Sheet Metal property (EPR, PC, 2020). That step was achieved in November 2020 after the City's adoption of the Shipyard Corridor Redevelopment Plan, which was prepared using the second USEPA technical assistance grant.

The Shipyard Corridor Redevelopment Plan which established a reuse strategy for priority brownfield sites, including Badger Sheet Metal (Stantec, 2020) (The Lakota Group, 2014). The plan establishes a clear vision for the Property that includes high density mixed-income housing over ground floor retail uses. The plan also envisions a greenway on the south end of the site that follows the path of a historic slough that was formerly on the property but was filled in the early 1900s. As a result, the area is prone to flooding. The greenway would incorporate green infrastructure to help alleviate flooding, while also providing a new pedestrian connection between the Seymour Park neighborhood to the City's planned Shipyard redevelopment located along the Fox River. The City has partnered with a private developer to implement the vision with the goal of starting redevelopment immediately after RDA completes the cleanup work to be funded by this USEPA grant request.

Planned Public improvements include:

- Brownfield Remediation – Previous industrial uses impacted the Property with significant levels of soil contamination. Starting in 2023, the City intends to begin demolition of the existing building structures and remediating contamination, with the assistance of state and federal grants when possible. This work will have a notable impact on the environment and residents' quality of life. It will reduce offsite migration of contaminants via airborne dust, stormwater, and groundwater migration, directly improving residents' health conditions, especially for the neighborhood's sensitive populations that makeup a significant proportion of area population.
- Green Infrastructure Corridor – A public greenway is planned along the path of a historical slough that once present at the property. This greenway would incorporate innovative green infrastructure for bioretention to improve stormwater runoff quality and help reduce flooding risks by providing temporary storage. The greenway would also offer an improved pedestrian connection between the Seymour Park neighborhood to the west and the Shipyard and Fox River to the east.

Private improvements (after USEPA grant closeout) include:

- Investments in Housing – In May 2022, the City approved a term sheet with Impact Seven that supports the construction of three four-story buildings consisting of 238 mixed-income apartments over ground-level structured parking and co-located businesses. The project also features a green roof courtyard over the parking structure. This \$60± million development will help the community address its housing shortage by providing a mix of affordable, workforce, and market-rate units.
- Neighborhood Business Support – Impact Seven's project includes ground floor commercial space along Broadway and intends to fill those spaces with established neighborhood businesses currently operating on brownfield sites. Specifically, a local barber shop and the Green Bay Bicycle Collective have been offered space within the development for rates comparable to what they're currently paying.

The specific reuse plans for the Badger site described above directly align/implement the two aforementioned USEPA-funded plans (2020 Building Blocks Neighborhood Revitalization Strategies Report and 2020 Shipyard Corridor Redevelopment Plan), as well as the City's 2014 Downtown AuthenticCity Plan where the site is specifically identified (pages 20 and 52) as representing "a future potential for mixed-use, residential, cultural campus, and/or recreation redevelopment" (The Lakota Group, 2014). The project also implements the City's Comprehensive Plan for future downtown land uses (cite source), as well as the City's current Parks, Recreation, and Open Space Plan that identifies a future public greenway through the Badger site (cite source).

1.b.ii. Outcomes and Benefits of Reuse Strategy: If awarded, this grant will allow for the abatement of lead-based paint, asbestos, and restricted waste; the demolition of blighted structures; and the remediation of soil and groundwater contamination at the former Badger Sheet Metal site. These cleanup activities will also allow for the subsequent construction of a public greenway and \$60± million redevelopment project proposed by Impact Seven Inc., a non-profit, affordable and workforce housing developer.

The public greenway is planned along the path of a historical slough that once flowed through the property. This greenway would incorporate innovative green infrastructure for bioretention to improve stormwater runoff quality and help reduce flooding risks by providing temporary storage. The greenway would also offer a pedestrian connection between the Seymour Park neighborhood to the west and the public Shipyard redevelopment and Fox River to the east.

As further described in Section II.A.2, residents of the neighborhood are significantly more likely to fall into sensitive population categories. According to USEPA's 2021 Social Vulnerability Report, the most severe impacts of climate change fall disproportionately upon underserved communities who are least able to prepare for, and recover from, heat waves, poor air quality, flooding, and other impacts. The degree to which four socially vulnerable populations— defined based on income, educational attainment, race and ethnicity, and age—may be more exposed to the highest impacts of climate change. EPA's analysis indicates that racial and ethnic minority communities are particularly vulnerable to the greatest impacts of climate change (U.S. EPA, 2021).

Using the U.S. EPA's Environmental Justice Screening and Mapping Tool (version 2.1), the population within one mile of the project site is in the 77th percentile nationally for low incomes, 71st percentile nationally for education less than a high school degree, and 62nd percentile nationally for being linguistically isolated. This one-mile area's population is also significantly more racially and ethnically diverse (56% people of color) in comparison to the the City average (31%) and State average (19%) (US EPA Environmental Justice, 2022). Therefore, the runoff collected by the new greenway will help make the neighborhood more resilient to flooding/climate change impacts and will provide residents with active transportation options that connect to public recreational facilities, natural resource amenities, and jobs along Broadway.

Impact Seven's private redevelopment that is planned after site cleanup includes the construction of three four-story buildings consisting of 238 mixed-income apartments over ground-level structured parking and co-located businesses. The project also features a green roof courtyard over the parking structure. This \$53± million development will help the community address its housing shortage by providing a mix of affordable units (below 80% area median income) and workforce units (between 80% and 120% area median income). The redevelopment is expected to increase property values on the site by \$18 million to \$20 million, yielding an estimated \$450,000 in local property taxes annually, enabling greater public investments in neighborhood infrastructure, amenities, and services.

Impact Seven Inc. also plans to provide 10,100 square feet of ground floor commercial space along Broadway. The developer has offered to provide 2,800 square feet to the barbershop business currently operating on the Badger Sheet Metal site, at a rental rate comparable their current rate with RDA. They are also in negotiations to lease 4,500 square feet to the Green Bay Bicycle Collective, a local non-profit organization located in the Shipyard Corridor. Another 2,800 square feet of commercial space will be made available for lease to another business that has yet to be identified.

Therefore, reuse strategy will result in clear outcomes and benefits that stimulate economic development through increases in property values, the creation of new affordable and workforce housing, and the retention and creation of temporary and permanent jobs. The community will also benefit from a new public greenway that will make the neighborhood more resilient to flooding, as well as more physically connected to jobs, services, and amenities on Broadway and at the Shipyard.

The proposed redevelopment will also incorporate building materials and design measures to maximize energy efficiency. Impact Seven Inc only develops properties it intends to own and maintain for years to come. They, therefore, have a vested interest in utilizing building methods and materials that create a building that is energy efficient and will withstand the test of time.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Characterization: Should additional resources be needed for further

site characterization the RDA may rely on several funding sources as further described under Table B below. These include bonded funds readily available from the established TIF District (TID #22) where the Badger Sheet Metal site is located. If necessary, the City may also rely on its Tax Increment District Affordable Housing (TIDAH) fund, which are locally collected, readily available funds meant to cover costs that support affordable housing projects. Ideally, the City/RDA will rely on USEPA's FY23 Assessment Grant funds, which the City is applying for concurrently with this Cleanup Grant application. Other potential resources include the Wisconsin Department of Natural Resources' Assessment Monies (WAM) program, the brownfields grant program through Wisconsin Economic Development Corporation (WEDC), or USEPA's Targeted Brownfields Assessment (TBA) program.

1.c.ii. Resources Needed for Site Remediation: As further described in Table B below, the City/RDA have identified several potential resources to leverage USEPA Cleanup Grant funds and complete the remediation activities described under Alternative 3 of the attached ABCA. The RDA may rely on readily available bonded funds from the established TIF District where the Badger Sheet Metal site is located. If necessary, the City may also rely on its Tax Increment District Affordable Housing (TIDAH) fund, which are locally collected, readily available funds meant to cover costs that advance affordable housing projects. As of the timing of this application, the City has access to **\$X in TIF District and TIDAH** funds that are readily accessible and authorized for use for remediation activities at the Badger Sheet Metal site.

During the construction of the future private redevelopment, Impact Seven Inc will incur additional remediation costs that will be separate from this grant and beyond the activities described in the ABCA. The City/RDA and Impact Seven have developed a remedial action plan which estimates **\$X** in additional remediation costs. Impact Seven, Inc intends to apply for a \$250,000 Brownfields grant from WEDC, and a \$400,000 loan through the City's USEPA-funded Brownfields Revolving Loan Fund (RLF) program. Applications for these funding programs have not yet been submitted but securing USEPA brownfield cleanup funds will significantly strengthen the RDA's and/or developer's ability to leverage additional grants.

The developer's future remediation costs may also be covered by their own cash contribution to the project, and through their anticipated TIF incentive from the City of Green Bay. In May of 2022, the City of Green Bay and RDA approved a term sheet with Impact Seven Inc detailing terms of a future development agreement for the Badger Sheet Metal site. The term sheet specifies that the City is prepared to commit 70% of new tax increment generated from the redevelopment toward certain eligible costs incurred by the developer, including expenses for remediation. **To document the City and RDA's financial commitment, the approved term sheet and meeting minutes have been included in the application packet.**

1.c.iii. Resources Needed for Site Reuse: The City, RDA, and private developer have identified several funding sources for reuse activities which will occur after the RDA completes the grant-funded remediation and transfers ownership of the property to Impact Seven. These funding sources are further detailed in Table B below.

To complete green infrastructure improvements for the proposed greenway, the City/RDA intend to apply for grants through the Fund for Lake Michigan program and USEPA's Great Lakes Restoration Initiative (GLRI). Public investments infrastructure and greenways are also eligible uses for the City's readily available bonded funds held by TID #22.

Impact Seven's current proforma includes several funding sources to cover the estimated \$60 million redevelopment cost for their 158-unit, mixed-use project. Beyond conventional financing

(\$X) and their own private investment (\$X), Impact Seven expects to utilize the City's TID #22 funds. The approved term sheet specifies that the City is prepared to commit 70% of new tax increment generated from the redevelopment toward certain eligible costs the developer incurs, including construction of their mixed-use buildings. This incentive is expected to yield \$X in property tax reimbursements to Impact Seven through 20XX.

Beyond TIF assistance, Impact Seven intends to apply for other City-controlled funds dedicated to affordable housing. These include the City's locally controlled TIDAH funds, the City's allocation of federal HOME funds, and the City's allocation of federal ARPA funds. In 2022, the Green Bay Common Council authorized \$1.5 million of ARPA be dedicated to affordable housing projects. As of this application, none of those funds have been committed to specific projects. City staff are currently coordinating with Impact Seven to determine the total amount of City assistance required and the most appropriate source.

Impact Seven is also considering other resources to fund their affordable housing project, including affordable housing vouchers through Brown County, and potentially tax credits through Wisconsin Housing and Economic Development Authority (WHEDA). Applications for these funding programs have not yet been submitted but securing USEPA brownfield cleanup funds will significantly strengthen the developer's ability to leverage additional grants.

TABLE B - Resources Needed for Site Characterization, Remediation, and Reuse

Name of Resource	Is the Resource for (1.c.i.) Assessment, (1.c.ii.) Remediation, or (1.c.iii.) Reuse Activities?	Is the Resource Secured or Unsecured?	Additional Detailed or Information About the Resource
Add rows as needed			

1.c.iv. Use of Existing Infrastructure: The Badger Sheet Metal project is an urban infill project that will use the existing infrastructure systems for transportation (roads, sidewalks, bike lanes, and transit), water, sewer, gas, and telecommunication. Certain roads and bike/pedestrian amenities within the project area will be enhanced to better accommodate the greater intensity of new land uses. These enhancements will be funded by a combination of sources, including the City's public works budget, Community Development Block Grant Funds, and/or TIF funds. The City is coordinating with the WEDC and Wisconsin Department of Transportation to identify potential grants for these transportation improvements. EPA cleanup funds would assist in leveraging these additional grant dollars.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding: Blight and environmental contamination has suppressed investment in the Shipyard Corridor for over 45+ years, which has led to degraded housing and limited access to quality jobs. The City's 2018 Shipyard Investment Strategy Report revealed that property values in the Target Area are depressed at 65% lower than the overall City, and 2/3rds of buildings are in need of exterior repair (cite Source). According to Census data, 46% of residents within the Target Area Census Tract live below the poverty line, as indicated in Table C below (U.S. Census, 2022). The City and RDA have been unable to attract developers to invest in cleanup and redevelopment of the area, so we made the initial investment by developing public recreational amenities at the adjacent Shipyard site to the east of Badger Sheet Metal. The Shipyard promises to be a prominent destination within the upper Midwest. Once a center for rail and water transport of raw materials, the now vacated brownfield is being dramatically transformed into a destination of recreation and tourism. With USEPA's assistance (FY19 Brownfields Cleanup Grant and FY22 GLRI grant), Phase 1 of the Shipyard redevelopment is

currently underway with the construction of waterfront improvements and is anticipated to be complete by the end of 2023.

By spearheading the investment in Shipyard, the City and RDA have been able to attract a partner, Impact Seven, to redevelop the adjacent Badger Sheet Metal property. Yet this private development is contingent upon the City/RDA first demolishing blighted structures and remediating contamination. Therefore, the RDA requires the assistance of EPA to address the contamination and remediate the site to catalyze future redevelopment in this low-income area.

2.a.ii. Threats to Sensitive Populations

2.a.ii(1): Health or Welfare of Sensitive Populations: As shown in Table C below, the Badger Sheet Metal project will remediate multiple contaminants from soil and groundwater that are known to cause serious health issues to people who are exposed. According to the Centers for Disease Control, these contaminants can enter the air, water, and land from wind-blown dust and may get into water from runoff and leaching.

TABLE C - Identified Contaminants and Health Impacts

Contaminant at One or more parcels	Identified in soil	Identified in groundwater	Potential Health Impacts
PAHs	X	X	Cancers, damage to kidney and liver
RCRA Metals	X	X	Cancers, infertility, damage to brain, lungs, kidneys, and nervous system
VOCs	X	X	Cancers, blood disorders, anemia, immune system deficiency

Source: U.S. Centers for Disease Control

Those at greatest risk of exposure are the sensitive populations who live alongside these properties that have grown accustomed to their presence and may not view them as dangerous. As shown in the Table E below, the area is home to the City's highest concentration of people living below the poverty line (46.2%) and a high concentration of racial/ethnic diversity, with roughly 43.5% being members of a racial or ethnic minority. Significant population groups within the neighborhoods include Blacks/African Americans (18.1%), Hispanics/Latinos (10.3%) and Asians (5.5%), which primarily include the neighborhood's large Hmong refugee population.

Lower literacy rates, lower income, and concentration in urban centers have made these sensitive populations more susceptible to the health and economic impacts of brownfields. In addition, a significant percentage of the Hmong who immigrated to the US were farmers and subsistence hunter/gatherers. The Hmong are also some of the region's most avid urban farmers and tend to cultivate small urban plots that have been cleared from intensively developed older urban neighborhoods. Many of these "SPIN" (Small Plot Intensive) farms occur on abandoned lots often without the permission of the owner or any environmental oversight. The cultural tendency toward "growing their own" makes the Hmong susceptible to environmental hazards via their consumption of home-grown food in potentially tainted soil.

TABLE D - Sensitive Populations

Demographic Indicators	CT 8 Target Area	Green Bay	Brown County	State of WI	U.S.
Poverty rate	46.2%	17.2%	11.3%	12.3%	14.6 %
Minority population	43.5%	28.9%	18.4%	18.2%	38.5%
Asian population	5.5%	4.5%	3.6%	3.1%	6.3%
Black/African American	18.1	6.2%	3.7%	7.4%	13.9%
Hispanic population	10.3%	14.4%	8.3%	6.6%	17.6%

English not spoken at home	17.3%	17%	10.6%	8.7%	21.3%
Per capita income	\$14,689	\$24,660	\$29,874	\$30,557	\$31,177
Median household income	\$21,979	\$43,063	\$56,775	\$56,759	\$57,652
Median home value	\$80,000	\$128,000	\$163,200	\$169,300	\$193,500
Age: Under 5 Years	5.5%	7.8%	6.6%	5.9%	6.2%
Age: 5 to 9 Years	12.5%	6.6%	6.9%	6.3%	6.4%

Source: (U.S. Census, 2022).

2.a.ii(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The best local health data offering information on the incidence of disease is only available at the county-scale. Brown County Health Department (BCHD) data from 2015 indicated that the County has higher asthma rates (40.4 ER visits per 10,000 residents) than the State (37.1 ER visits per 10,000) and that lung cancer is prevalent with 61.1 cases per 10,000 people compared to the national average of 56.3. In 2015, lung cancer caused more deaths (92) than any other type of cancer in the County. The most relevant health data that is localized to the Target Area comes from the EPA’s Environmental Justice Screening and Mapping Tool, provided in Table F below. This data demonstrates significantly higher risks several serious health conditions in the Target Area compared to the State of Wisconsin and the U.S., based on environmental health indicators. Proximity to contaminated sites and hazardous waste is also significantly higher in the Target Area.

TABLE E: Environmental Health Indicators

Environmental Health Indicators	Census Tract 8 (Target Area)	
	Percentile in State	Percentile in U.S.
Air Toxics Cancer Risk	73	<50th
Respiratory Hazard Index	81	50-60th
Traffic Proximity and Volume: High traffic volumes can result in worse air quality (volume/distance to roadway).	96	91
Lead Paint Indicator	85	89
Superfund Proximity: Superfund sites are especially contaminated sites that the USEPA has set aside special funding to clean. (sites/distance)	93	92
Hazardous Waste Proximity	92	91
Proximity to Risk Management Plan (RMP) Facilities: (sites/distance)	87	98

Source: (US EPA Environmental Justice, 2022)

Reproductive health in the City has also been compromised, potentially due to exposure to brownfields. In 2015, BCHD reported that 10.1% of births are pre-term and 6.4% of newborn babies have low birth weights. In addition, babies born to Asian mothers are disproportionately susceptible to low birth weights (10.1%). According to the [2015 Wisconsin Department of Health and Family Services \(WDHFS\)](#) data, Infant Mortality Rates for children with Hispanic mothers or of other ethnicity living in the City (47.6 per 1,000 live births) significantly exceed those for the State (5.7 deaths per 1,000 live births) (Source). To address these jarring health indicators it is critical that the City work to reduce exposure to contaminated sites and promote redevelopment of viable businesses that provide employment opportunities with health care benefits particularly targeted for the City’s minorities.

Furthermore, during [2001-2016](#), a total of 132 children with lead poisoning (blood levels of lead greater than or equal to five micrograms per deciliter) were recorded by the [State of Wisconsin Department of Health and Family Services](#) within the Target Area. The effects of lead poisoning are additive, and the additional environmental sources of lead associated with brownfield sites in these areas represents an acute threat for children already having elevated blood levels of lead. The blight associated with brownfields contributes to the low value of homes in the target areas, which in turn, reduces the incentive for owners to invest in renovations that could reduce exposure risks.

The EPA grant will assist the RDA in remediating 4.62-acres brownfields contaminated with substances

known to cause the health issues (cancers, fertility issues, respiratory issues) reported in the area. This cleanup effort should help improve health conditions, especially for the Target Area’s sensitive populations which makeup a considerable proportion of area residents, and who may struggle to pay for healthcare.

2.a.ii(3)Promoting Environmental Justice: The disinvestment in the Target Area since the 1970s has led to widespread blight, low quality housing, and a lack of quality jobs. As indicated in Table E above, the Target Area now has Green Bay’s highest concentration of poverty. According to Census data, 46% of residents live below the poverty line, and the area’s median household income (\$21,979) is just over half of the City’s (43,063) and just over one-third of the country’s median household income (\$57,652). As indicated in Table F above, these residents are disproportionately impacted by the negative environmental health conditions caused by the area’s brownfields. Remediation and redevelopment of the Badger Sheet Metal site will reduce the threat of direct contact with contaminants at the Site, as well as potential offsite migration of contaminants via airborne dust, stormwater and/or groundwater migration. If awarded, this grant would allow for the remediation of ±4.62 acres contaminated land. This will directly improve health conditions, especially for the Target Areas’ sensitive populations (Table D) which makeup a considerable proportion of area residents, and who may struggle to pay for healthcare.

2.b. Community Engagement:

2.b.i. Project Involvement:

2.b.ii. Project Roles:

TABLE F: Community Partners

Partner Name	Point of contact	Specific Role in the project
On Broadway, Inc./Broadway Business Improvement District	Brian Johnson, Director Brian@OnBroadway.org 920.437.2531	Business community outreach. Assist in site design, cleanup, and future programming.
Green Bay Neighborhood Leadership Council	Will Peters, Neighborhood Specialist WillPe@greenbaywi.gov 920.448.3150	Area resident outreach and assist in develop Public Participation Plan. Assist in site design, cleanup and future programming.
Seymour Park Neighborhood Association	Miriah Kelley, President Miriah.kelley@gmail.com 920.309.1549	Area resident outreach and providing input for site design and programming.
Impact Seven Inc	Carol Keen	Developer

2.b.iii. Incorporating Community Input: The RDA has worked extensively, and will continue to work closely with our community partner organizations (Table F) to reach individuals and families most affected by the project to share information and gain input that will guide decisions. The City’s vision for revitalizing the Shipyard Corridor and preparing reuse plans for the Badger Sheet Metal site were established through substantive input from stakeholders gathered through one of most comprehensive public engagement effort the City has coordinated in recent years. In close coordination with the Seymour Park Neighborhood Association and the Broadway Business Improvement District (BID), the City has held three public open house meetings in the Shipyard Corridor (over 300 attendees) and four focus group/stakeholder discussions (over 75 attendees). One of the public meetings and two of the stakeholder discussions were held in partnership with the USEPA, as part of two technical assistance grants (Building Blocks for neighborhood revitalization strategic plan in March 2020 and the Shipyard Corridor Redevelopment Plan in November 2020).

Furthermore, the RDA has held three public meetings on Impact Seven’s specific redevelopment proposal since May of 2021. RDA plans to hold at least one additional meeting in the coming months to

consider a final development agreement and receive additional community input on the redevelopment plans, site design, and programming.

The RDA and City's community engagement efforts will continue after design is complete and remediation and redevelopment are underway. The City of Green Bay Economic Development Authority (EDA) currently serves as the City's Brownfields Advisory Committee (BAC), providing guidance for the implementation of EPA Brownfields Assessment Grant funds. The BAC will continue to serve in this capacity with the implementation of cleanup funds. The BAC holds monthly public meetings where brownfield activities are regularly reported by staff, public input is sought, and direction is provided by the BAC. These meetings are held in a hybrid virtual/in-person format to maximize public participation.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Proposed Cleanup Plan: As shown in the Analysis of Brownfield Cleanup Alternatives (ABCAs) (Attachment A), the preferred Alternative 3 proposes onsite management and capping of RCRA metal, PAH, and VOC impacted soil generated during construction of the proposed green infrastructure corridor and petroleum release area. Alternative 3 also describes excess impacted soil, especially soils exhibiting petroleum odors will be transported offsite for landfill disposal. The proposed cleanup plan includes the installations and maintenance of engineering and institutional controls to prevent exposure to residual contaminants. Engineered controls will consist of clean soil caps that will consist of impermeable surfaces (i.e. asphalt and concrete) or a minimum 18-inches of clean soil in landscaped areas. Additional groundwater monitoring and completion of the hardscape engineered barriers/caps outside of the future greenway is beyond the scope of this proposed cleanup but will likely include Property amenities (e.g., buildings, parking lots, sidewalks, etc.) to be completed directly by the developer. The approach is expected to perform satisfactorily so long as monitoring and maintenance of the engineered barrier is conducted.

Maintenance of the engineered barrier and restriction of groundwater consumption at the Site will be accomplished through an institutional control (i.e. no further remediation Letter (NFR) letter). This approach is considered the most reliable and feasible to implement of the alternatives presented in the ABCA for the Property.

3.b. Description of Tasks/Activities & Outputs:

3.b.i. Project Implementation:

3.b.ii. Anticipated Project Schedule:

3.b.iii. Task/Activity Lead:

3.b.iv. Outputs:

Task 1: Grant Administration
i. Project Implementation: Procure QEP; Prepare quarterly reports; Annual financial reports; MBE/WBE Reports; Update ACRES; Grant closeout report.
ii. Anticipated Project Schedule: QEP procured by the time the Cooperative Agreement is issued (October 1, 2023). Quarterly progress reports will be January, April, June, and October 30 th of each year with the first due on January 30, 2024. Annual DBE reports will be submitted by October 30 th of each year with the first due in 2024. Grant closeout report expected to be completed for no later than October 30, 2027.
iii. Task/Activity Lead: The RDA Project Manager (PM) Matt Buchanan will oversee management of the Cooperative Agreement and serve as a liaison with EPA Region 5. Mr. Buchanan with assistance from the QEP will be responsible for assuring compliance with all grant requirements.
iv. Output: Administrative records; QEP procurement documentation; Quarterly reports (16); annual financial reports (3); MBE/WBE reports (3); Grant closeout report (1)
Task 2: Cleanup Activities
i. Project Implementation: Adapt existing QAPP for use on the project; Develop waste profiles; Prepare RAP/MMMP for reuse of materials onsite; Develop bid spec; retain remedial contractor(s); Implement cleanup plan described in Section 3.a.; Prepare construction documentation report; and develop institutional controls. Non-

EPA grant resources to be utilized include City approved funds from TID #22 to supplement cleanup after grant funding is exhausted (~ \$105,000).
ii. Anticipated Project Schedule: Prepare QAPP, SSSAP, and develop waste profiles (Q1-Q3 FY2024); Prepare RAP/MMP for WDNR approval (Q3-Q4 FY2024); Prepare bid specs and retain remedial contractor(s) (Q1-Q3 FY2025); Implement cleanup plan (Q4 2025 – Q1 FY2027); Prepare documentation report and develop institutional controls (Q2-Q3 FY2027).
iii. Task/Activity Lead: RDA PM along with the QEP with input from WDNR and USEPA project managers.
iv. Output: QAPP (1); SSSAP (s); Waste Profile(s); RAP/MMP (1); Bid documents; Construction Documentation Report; Institutional controls
Task 3: Community Outreach
i. Project Implementation: Prepare and implement a Site-Specific CIP. Activities will likely include hosting public meetings/forums to discuss site cleanup and redevelopment plans; development and distribution of marketing and informational materials, and joint outreach and education efforts with community partner organizations.
ii. Anticipated Project Schedule: For the purposes of this grant, scheduled outreach activities will begin as early as Q1 FY2024 and will end with completion of construction by Q1 FY2027.
iii. Task/Activity Lead: RDA PM and BAC with input from the QEP.
iv. Output: (1) CIP; Deliverables for meetings (8); Sign-in sheets; Handouts; and Factsheets

3.b. Description of Tasks/Activities and Outputs: Task 1 – Grant Administration): City staff will oversee management of the Cooperative Agreement. The City’s brownfields project manager will serve as a liaison with EPA Region 5 and be responsible for assuring compliance with grant requirements.

Task 2 – Remediation Activities: The draft ABCAs for the Site and will be submitted to the WDNR for review during the first half of 2023. Following execution of the cooperative agreement, the City/RDA will prepare final ABCAs and a detailed RAP and specifications. The final ABCAs and RAP will be submitted to USEPA and WDNR for review and approval. Cleanup activities will include procuring a Qualified Environmental Professional (QEP), submitting and obtaining approval of Quality Assurance Project Plan, health and safety plan and site preparation, site capping, groundwater monitoring, and engineering. These activities will be overseen by a QEP and are anticipated to start in July 2023 and be completed by December 2024. Following completion, the QEP will prepare a report documenting the remedial action activities and request WDNR case closure. City staff will oversee the entire cleanup process through site closure.

The total project cost is estimated to be \$1,278,000 for cleanup activities. The RDA seeks \$1,000,000 in USEPA assistance. The cost share total to be provided by the RDA/City includes \$248,000 which may be covered by other grants (yet to be secured) or either the City’s readily available bonded funds in TID #22 or secured TIDAH funds.

Task 3– Community Outreach: The City of Green Bay will lead in overseeing community outreach efforts. A Public Participation Plan will be drafted to guide engagement efforts during cleanup and construction. For the purposes of this grant, scheduled outreach activities will begin as early as June 2023 and will end with completion of remediation activities by December 2023. Outreach efforts will include additional public meetings and forums, development and distribution of marketing and informational materials, and joint outreach and education efforts with community partner organizations.

3.c. Cost Estimates:

Table H: Grant Funding

Budget Categories	Project Tasks
-------------------	---------------

		Task 1 Grant Administration	Task 2 Cleanup Activities	Task 3 Community Outreach	Total
Direct Costs	Travel	\$0	\$0	\$6,000	\$6,000
	Equipment	\$0	\$0	\$0	\$0
	Supplies	\$0	\$0	\$2,000	\$2,000
	Contractual	\$10,000	\$970,000	\$12,000	\$992,000
Total Direct Costs		\$10,000	\$970,000	\$20,000	\$1,000,000
Indirect Costs		\$0	\$0	\$0	\$0
Total Federal Funding (not to exceed \$1,000,000)		\$10,000	\$970,000	\$20,000	\$1,000,000
Cost share		\$0	\$278,000	\$0	\$278,000
Total Budget		\$10,000	\$1,248,000	\$20,000	\$1,278,000

Task 1 – Grant Administration (\$10,000): The City estimates \$10,000 (100 @\$100/hour) will be needed for QEP to assist with reporting requirements. Outputs will include: Quarterly progress reports (16); annual DBE reports (4); final closeout report (1); and ACRES updates (as needed).

Task 2 – Cleanup Activities (\$970,000): This budget includes all contractual costs for remediation activities and oversight developed as part of the City’s EPA cleanup grant with a detailed breakdown included in the attached ABCAs (Attachment A). Cleanup contractor costs include prevailing wages under the Davis-Bacon Act. The cost share of \$104,350 will be paid by the RDA through TID funds. Outputs will include: Final ACBAs; Final RAP/MMP; Final QAPP; Contractor RFPs and bid results; Contractor Pre-Work Submittals; and a Remedial Action Documentation Report.

Task 3 – Community Outreach (\$20,000): The budget includes \$12,000 (120@ \$100/hour) in contractual services to assist in facilitating community outreach efforts. In addition, \$6,000 in travel costs (\$1,500/person/conference) is budgeted for two City staff members to attend two National Brownfields conferences (or alternative relevant conferences) The budget also includes \$2,000 for supplies including \$500 for printing and \$1,500 for mailing expenses associated with public notices. Additional City staff time for public outreach efforts will not be reimbursed by the grant. Outputs will include: Outreach meetings (4 total) with notices, agendas, presentations, sign-in sheets, and meeting notes; and Outreach materials (fact sheets; results summary sheets; website updates w/ all materials prepared in both Spanish and English).

3.d. Measuring Environmental Results: Project outcomes include improved health and welfare in the Target Area, the creation of public greenway, development of the \$60 million mixed-use redevelopment by Impact Seven, and the promotion of further community revitalization.

Specifically, the RDA will measure the following:

Environmental Cleanup Results: The anticipated short-term cleanup results or outcomes for the project will include: 1) the quantity and mass of contaminated soil, and associated mass of individual contaminants of concern remediated, 2) the land area made safe for non-industrial/commercial use through installation of engineered caps.

Redevelopment Outcomes: The eventual long-term redevelopment outcomes that will be tracked, measured, and evaluated will include: 1) acres of land for which environmental issues have been resolved and made available for reuse, 2) dollars of public and private funding leveraged. Jobs created, and local neighborhood jobs created. All outputs and outcomes completed during and after the three-year grant period will be reported/updated in the ACRES database system.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4.a. Programmatic Capability:

4.a.i. Organizational Structure:

As the site's property owner, the City of Green Bay Redevelopment Authority (RDA) is serving as the official applicant. The RDA is a sub-entity operating under the City of Green Bay. The RDA is a Mayor-appointed Board, staffed by City employees within the Department of Community and Economic Development. Additionally, the City of Green Bay Economic Development Authority (EDA) currently serves as the City's Brownfields Advisory Committee (BAC), providing guidance for the implementation of EPA Brownfields Assessment Grant funds. The BAC will continue to serve in this capacity with the implementation of cleanup funds. The BAC holds monthly public meetings where brownfield activities are regularly reported by staff, public input is sought, and direction is provided by the BAC.

The project will be managed by the City's Community & Economic Development Department with support from the Department of Public Works; Parks, Recreation and Forestry Department; and the City's Finance Department.

4.a.ii. Description of Key Staff: This grant will be administered and financially managed by the City's Economic Development Specialist, Matt Buchanan. Mr. Buchanan will oversee implementation of all grant activities, including tracking, reporting, and coordinating with the USEPA and the Qualified Environmental Professional. Mr. Buchanan will serve as the USEPA's primary point of contact in implementation of the Cleanup grant award. Mr. Buchanan has managed U.S. EPA brownfield grants for nearly six years, including the City's FY17 and FY19 Communitywide Brownfield Assessment Grants, a FY19 Cleanup Grant, and a FY20 Brownfields RLF Grant. Matt Buchanan is a certified Planner (AICP) with the American Planning Association. He's earned a Master's degree in urban planning and a Bachelor's degree in geography and political science.

To assure project continuity and leadership, Mr. Buchanan's work will be overseen by Mr. Neil Stechschulte, the City's Development Director. Mr. Stechschulte has over 20 years of experience in urban development, including oversight of brownfield redevelopment projects and projects that incorporate green infrastructure. The team may also draw on the skills of additional staff, including three City Planners, one Urban Design and GIS Specialist, two Community Development Specialists, a Real Estate Specialist, one Department Manager, and four assistants. The City's Public Works Director, Utilities Manager, Parks Director, and Parks Planner, and Finance Director are also available to assist with project implementation and grant administration.

4.a.iii. Acquiring Additional Resources: The City/RDA procures hundreds of thousands of dollars in professional engineering and environmental services on an annual basis and has the ability to acquire any additional expertise or resources necessary to implement the USEPA Cleanup Grant and to successfully complete the project. The City/RDA will retain an environmental consultant per the requirements of 2 CFR 200.317 - 200.326 to assist with cleanup tasks. If needed, additional contractors can be procured following similar procurement methods.

4.b. Past Performance & Accomplishments:

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant:

This grant will be administered by City of Green Bay employees that have managed four USEPA Brownfields grants within the past five years. Detailed explanations of these grants are provided below.

BF 00E02894 (FY20): \$800,000 US EPA Brownfields Revolving Loan Fund Grant. The City was recently awarded an RLF grant. In this first year of the grant period, the City has successfully procured a qualified environmental professional, drafted and approved new policies/procedures and grant application forms, and developed program marketing materials. The City officially launched the new program in the Summer of 2021 and is currently meeting with potential

borrowers and sub-grantees. These outputs are accurately reflected in ACRES, which should also demonstrate that the City adequately completed all reporting requirements on time. The grant's workplan is expected to be successfully implemented with grant closeout anticipated by the end of the grant period.

BF 00E02716 (FY19): \$500,000 US EPA Brownfield Cleanup Grant for the Shipyard site. The grant has leveraged \$1 million in state brownfields cleanup grants. Those state grants have been used to fund the installation of a clean soil cap in 2020. EPA Cleanup Grant funds will be used to install hard surface capping costs in 2022. The grants are expected to leverage \$21 million more dollars in private investment in redevelopment (Merge Urban Development mixed-use workforce housing project). These outputs are accurately reflected in ACRES, which should also demonstrate that the City adequately completed all reporting requirements on time. The grant's workplan is expected to be successfully implemented with grant closeout anticipated by the end of 2023. A one-year grant period extension was requested due to impacts of the COVID-19 pandemic and has been approved.

BF 00E02715 (FY19): \$300,000 US EPA Community-wide Assessment grant for three Target Areas, one of which centers on the Badger Sheet Metal site. The grant was fully expended within the three-year grant period. Most of these funds were spent on sites associated with the Shipyard Corridor. This grant is expected to leverage over \$75 million in private investment for redevelopment. The grant funded the assessment of seven sites so far, four of which have immediate plans for cleanup and redevelopment. These outputs are accurately reflected in ACRES, which should also demonstrate that the City has adequately completed all reporting requirements on time.

BF 00E02279 (FY17): \$300,000 US EPA Community-wide Assessment Grant - This grant focused on assessing properties within three Target Areas, one of which centered around the Shipyard site. The grant was fully expended after the first two years of implementation. Most of these funds were spent on sites associated with the Shipyard redevelopment. This grant has leveraged \$1.5 million in state and federal grants for brownfield cleanup and is expected to soon leverage \$68.3 million more in private investment for redevelopment. The grant funded the assessment of 14 sites, three of which have been cleaned up/redeveloped, and seven of which are either in the process of being remediated or plans for remediation are in development. These outputs are accurately reflected in ACRES, which should also demonstrate that the City adequately completed all reporting requirements on time. The grant's workplan was successfully implemented and the grant was closed out by the end of the grant period.

4.b.i.(1) Accomplishments: NARRATIVE

4.b.i.(2) Compliance with Grant Requirements:

The City has received four USEPA Brownfields grants since 2017. All quarterly performance reports, technical reporting and ACRES reporting were acceptable to USEPA and submitted on time. Terms and conditions of all grants have been met. The FY19 Cleanup grant was approved for a one-year extension which occurred due to impacts from the COVID-19 pandemic. Remediation activities for the cleanup grant are currently underway and are expected to be complete by September 2023.

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ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES

**Former Badger Sheet Metal Site
Green Bay, Wisconsin**

402 & 420 South Broadway; 419 S Maple Avenue

BRRTS ID: 02-05-584381 (Open ERP)
03-05-001367 (Closed LUST)

ACRES ID: 236196

Evan J. Weber
Environmental Scientist

Lynelle P. Caine
Sr. Brownfields Project Manager

Stu J. Gross, PG
Sr. Brownfields Project Manager



**September 30, 2022
Project Number 193707526**

September 30, 2022

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES

Former Badger Sheet Metal Site, Green Bay, Wisconsin

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**ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES
Former Badger Sheet Metal Site, Green Bay, Wisconsin**

**CERTIFICATIONS
ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES
FORMER BADGER SHEET METAL SITE
GREEN BAY, WISCONSIN**

"I, Stuart J. Gross, hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, am registered in accordance with the requirements of ch. GHSS 2, Wis. Adm. Code, or licensed in accordance with the requirements of ch. GHSS 3, Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wisconsin Administrative Code (WAC)."

Stu J. Gross, PG No. 1201-13

September 30, 2022
Date

"I, Hiedi A. Waller, PE, hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E4, Wis. Adm. Code; that this document has been prepared in accordance with the Rules of Professional Conduct in ch. A-E8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code."

Hiedi A. Waller, PE

September 30, 2022
Date

September 30, 2022

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES**Former Badger Sheet Metal Site, Green Bay, Wisconsin****GENERAL INFORMATION**

FACILITY:	Former Badger Sheet Metal Site Green Bay, Wisconsin
PARCEL IDs	3-572, 3-569, 2-947
SIZE:	4.54-acres
USEPA ACRES ID:	236196
WDNR BRRTS NO.:	<u>Badger Sheet Metal Inc - 03-05-001367 (Closed LUST)</u> <u>Badger Sheet Metal Inc (Former) – LGU – 02-05-584381 (Open ERP)</u>
PROPERTY LOCATION:	SW 1/4 of the NW 1/4 of Section 36, Township 24 North, Range 20 East, Brown County, Wisconsin
PROPERTY OWNER:	Redevelopment Authority of the City of Green Bay City of Green Bay 100 North Jefferson Street Green Bay, WI 54301
Contact:	Mr. Matthew Buchanan Economic Development Specialist City of Green Bay 100 North Jefferson Street Green Bay, WI 54301 Phone: (920) 448-3396 Email: Matthew.buchanan@greenbaywi.gov
CONSULTANT:	Stantec Consulting Services Inc. 1165 Scheuring Road De Pere, Wisconsin 54115
Contact:	Lynelle Caine Sr. Brownfields Project Manager Phone: (920) 655-7211 Email: Lynelle.caine@stantec.com
WDNR OVERSIGHT:	Wisconsin Department of Natural Resources 2984 Shawano Avenue, Green Bay, Wisconsin 54313
Contact:	Mr. Keld Lauridsen Hydrogeologist Phone: (920) 510-8294 Email: Tauren.Beggs@wisconsin.gov

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ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES

Former Badger Sheet Metal Site, Green Bay, Wisconsin

1.0 EXECUTIVE SUMMARY

Stantec Consulting Services Inc. (Stantec) completed this Analysis of Brownfields Cleanup Alternatives (ABCA) on behalf of the City of Green Bay (hereinafter referred to as the City) and the Redevelopment Authority of the City of Green Bay (RDA) for the redevelopment of three parcels situated at 402 and 420 South Broadway and 419 South Maple Avenue in the City of Green Bay, Wisconsin (herein referred to as the “the Property”). The parcels make up what is known as the former Badger Sheet Metal redevelopment site which is bound by Arndt Street to the north, South Broadway to the east, South Maple Avenue to the west, and Wisconsin Central Limited railroad tracks to the south. This ABCA was prepared utilizing the framework provided in ch. NR 722 Wisconsin Administrative Code (WAC) (NR 722) for a Remedial Action Options Report (RAOR).

The Property, depicted on **Figure 1** is situated within the City of Green Bay, Wisconsin and is currently zoned for mixed-use allowing both commercial and residential use. In total, the Property occupies approximately 4.5-acres west of the Fox River between South Broadway to the East, Arndt Street north, South Maple Avenue West, and Wisconsin Central Limited Railroad tracks to the south. The parcel at 419 South Maple Avenue (Parcel #2-947), accounts for roughly 2.3-acres of the Property and contains one single-story building totaling approximately 2,300 square feet. The parcel at 420 South Broadway (Parcel #3-569) totals approximately 2.2-acres and is occupied by an approximately 39,000 square foot single-story building. Both structures are connected and designed primarily as metal sided warehouses. 402 South Broadway (Parcel 3-572) totals approximately 0.112-acres and contains one small, 1100 square foot commercial building. The layout of the Property parcels is depicted on **Figure 2**. The United States Environmental Protection Agency (USEPA) Assessment, Cleanup and Redevelopment Exchange System (ACRES) identification number associated with this Property is 236196.

As documented in previous environmental assessments conducted by Stantec between 2018 and 2022, residual soil and groundwater impacts associated with prior commercial/industrial use and placement of historic fill are present and will complicate redevelopment, as summarized below.

Soil - Soil contaminants, primarily polynuclear aromatic hydrocarbons (PAHs) and Resource Conservation and Recovery Act (RCRA) metals, are widespread across the Property at concentrations in excess of residual contaminant levels (RCLs) based on protection of groundwater and direct contact exposure. Multiple volatile organic compounds (VOCs) including benzene and perchloroethylene (PCE) were identified within soil on the approximate southern half of the Property exceeding respective ch. NR 720 WAC (NR 720) groundwater pathway RCLs. Benzene in one boring (B15) exceeded the non-industrial direct contact RCL. While no individual detections of polychlorinated bi-phenyl (PCB) compounds exceeded regulatory thresholds, two samples exceeded the groundwater pathway RCL for total PCBs.

Groundwater - Groundwater sampling results indicate that soil containing RCRA metals, PAHs, and PCBs in excess of RCLs based on groundwater protection are not having a significant adverse impact on groundwater quality. Arsenic was the only metal detected exceeding the ch. NR 140 WAC (NR 140) enforcement standard (ES) at one sampled location. Various PAHs have been identified in groundwater from three wells exceeding the NR 140 ESs but are relatively stable or decreasing. Petroleum VOCs identified in groundwater are limited to two wells (TW15 & TW16) near a former automotive maintenance shop and appear to be decreasing. To support case closure of the open Bureau of Remediation and Redevelopment Tracking System (BRRTS) case associated with the Property, a minimum of two additional rounds of groundwater monitoring from select wells for PAHs, arsenic, and/or petroleum volatile organic compounds (PVOCs) will likely be needed to document that contaminant concentrations in groundwater are stable or decreasing.

Vapor - The current use of the buildings was first evaluated to determine the potential exposure risk. It is our understanding the existing buildings are primarily used for storage with minimal day to day occupancy except for the barber shop on the northeast corner of the Property. This current barbershop is not considered to be at risk of vapor migration because of its distance from the areas of known VOC impacts. Given the extremely limited day to day occupancy of the other buildings, vapor intrusion does not currently appear to pose a concern.

Vapor intrusion concerns will be further addressed as part of the planned future use of the Property due to soil and/or groundwater with residual VOC impacts onsite which may extend beneath areas of

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ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES
Former Badger Sheet Metal Site, Green Bay, Wisconsin

proposed redevelopment. Depending on final reuse plans and building alignments, residual VOC impacts could pose a threat to indoor air quality due to vapor intrusion.

Asbestos, Lead-Based Paint, and Restricted Waste – Assessment activities identified asbestos containing materials (ACMs), lead based paint (LBP), and regulated waste (RW) at multiple locations throughout the property buildings at 402 and 420 South Broadway. The identified wastes will require abatement or proper handling and disposal prior to building demolition.

Remedial action activities are warranted to facilitate redevelopment at the Property. Based on the evaluation described herein, the selected remedial approach proposed to be funded under the FY2023 USEPA Brownfield Cleanup Grant includes:

- Building demolition including abatement of asbestos containing materials and/or lead based paint;
- Excavation and landfill disposal of petroleum impacted soil;
- Excavation of impacted soil to construct the proposed greenway and restoration of a dry or wet basin that duplicates the footprint of a portion of the former slough to help manage regional flood events;
- Onsite management and/or landfill disposal of RCRA metal, PAH, and/or VOC impacted soils excavated during greenway construction. Note all VOC impacted soil would need to be managed through off-site landfill disposal; and
- Installation of imported soil and/or impermeable surface (i.e. asphalt, concrete and/or pavers) caps associated with greenway construction.

Additional remedial activities which will not utilize potential FY2023 USEPA Brownfield Cleanup Grant funds and therefore not evaluated in this ABCA are likely to include:

- Excavation, reuse, and/or disposal of impacted materials to facilitate the proposed private mixed-use development north of the greenway;
- Installation of engineered caps consisting of imported soil or impermeable surfaces (i.e., turf, asphalt, concrete and/or buildings) as a part of the proposed private mixed-use development north of the greenway;
- Installation of clay plugs in new utility trenches to minimize preferred contaminant migration pathways;
- Installation of building control technologies (BCTs) in newly constructed buildings north of the greenway;
- Post-construction sub-slab vapor sampling in newly constructed buildings north of the greenway;
- Groundwater monitoring as needed following soil excavation; and
- Establishing additional institutional controls/continuing obligations and maintenance plans to provide for long-term operation of BCTs.

2.0 BACKGROUND INFORMATION

Stantec completed this ABCA on behalf of the City and the RDA for the Property utilizing the framework provided in NR 722 for a RAOR. The Property consists of all portions of three contiguous parcels of land owned by the RDA totaling approximately 4.54 acres in a former commercial and industrial portion of the City. The location of the Property is illustrated on **Figure 1** and in further detail on **Figure 2**. The table below summarizes the parcel identification numbers and addresses which compose the Property. The table also corresponds the Wisconsin Department of Natural Resources (WDNR) BRRS case numbers and existing USEPA ACRES identification number associated with the combined parcel.

402 South Broadway	420 South Broadway	419 South Maple Avenue
Parcel #3-572	Parcel #3-569	Parcel #2-947
BRRS ID: 02-05584381 (Open ERP)	BRRS ID: 03-05-001367 (Closed LUST)	BRRS ID: 02-05584381 (Open ERP)
ACRES ID: 236196		

The redevelopment will compliment work already occurring within the City's Downtown South Broadway corridor which includes the Shipyard Redevelopment Site, a 12.5 acre vacant former industrial coal yard being developed for mix-use redevelopment and public greenspace along the Fox River. The Shipyard is currently under construction utilizing awarded USEPA cleanup grant funds to aid project completion.

2.1 HISTORIC PROPERTY USE/OCCUPANCY

From at least 1883 to 1907, the Property was primarily occupied by multiple residential homes with a former slough running through a substantial portion of the Property connecting to the Fox River to the east. The slough was filled sometime between 1907 and 1936 after which the southern portion of the Property was used for industrial purposes including a small tin shop, multiple warehouses, and at least four railroad spurs. Between 1907 and 1936, a filling station was situated at 402 South Broadway which remained in use until the mid to late 1960s. 402 South Broadway hosted numerous small commercial businesses and is currently home to a barber shop. The remainder of the Property was occupied by Badger Sheet Metal Works which included large warehouses and shops until approximately 2010. The Property buildings were later sectioned off and rented out to multiple small industrial and commercial business tenants including two automotive repair shops, a crane company, and a photo advertising business.

Current Ownership and Use of the Former Badger Sheet Metal Site

A Phase I ESA which describes the Property was completed by Stantec per the All-Appropriate Inquiries rule detailed in 40 CFR §312.21 utilizing ASTM E1527-13 on behalf of the current owner (CDA) on February 26, 2018. A Phase II ESA of the Property was then completed by Stantec on June 8, 2018. Following the due diligence, the RDA acquired the Property on August 19, 2018, for the purpose of blight elimination and subsequently received a Local Governmental Unit (LGU) Environmental Liability Exemption from WDNR per ch. 292.11(9) WAC under WDNR BRRS Case Number 02-05-584381.

Since taking ownership, the RDA has maintained compliance with the LGU exemption required continuing obligations and no records have been identified indicating the RDA is considered potentially liable or known to be affiliated with any other person that is potentially liable for contamination at the Property. The proposed redevelopment for the Property is provided in **Appendix A** and includes mixed commercial/residential and greenspace reuse.

2.2 ENVIRONMENTAL SITE INVESTIGATIONS

2018 Phase I ESA - Stantec completed a Phase I ESA at the Property during February 2018 (Stantec, 2018a) and identified the following recognized environmental conditions (RECs) in connection with the Property:

- The historic use of the Property for sheet metal manufacturing, warehousing, automotive repair, and painting;

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ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES
Former Badger Sheet Metal Site, Green Bay, Wisconsin

- The historic transfer and storage of bulk petroleum products on the Property along with the potential presence of unabandoned underground storage tanks associated with the former filling and service station and sheet metal manufacturing facilities;
- Potential undocumented contamination from a release of paint and solvents during a 2016 fire on the Property;
- The historic presence of rail-road spurs on the Property and use of a railway immediately adjacent to the Property; and
- The presence of fill from an unknown source at the Property. Fill is well documented in this part of the City and has been found to contain PAHs and metals. Additional investigation is warranted to evaluate if potential industrial fill has impacted soil and groundwater at the Site.

Full findings and opinions of the Phase I ESA can be found in the assessment report dated February 26, 2018.

Phase II ESA and Site Investigations - Stantec completed multiple Site assessments/investigations at the Property using funds from two hazardous substance and petroleum brownfield assessment grants awarded to the City by the USEPA in FY2017 under Cooperative Agreement Number BF 00E02279-0 and in FY2019 under Cooperative Agreement Number BF 00E02715-0. Soil and groundwater sample locations performed at the Property are illustrated on **Figure 3** and **Figure 4**, respectively. Results from the Stantec 2018 through 2022 assessments are summarized below and impacts delineated on **Figures 5 - 8**.

Soil - Data collected during the SI and previous assessment activities indicates that soil contaminants, primarily PAHs and RCRA metals, are widespread across the Property at concentrations in excess of NR 720 RCLs based on protection of groundwater and direct contact exposure. Multiple VOCs including benzene and PCE were identified within soil on the approximate southern half of the Property where the slough is proposed to be reconstructed which exceed respective NR 720 groundwater pathway RCLs. Benzene in one boring (B15) exceeded the non-industrial direct contact RCL and is associated with a release of petroleum products identified at the Property. While no individual detections of PCB compounds exceeded regulatory thresholds, two samples exceeded the groundwater pathway RCL for total PCBs.

- The greatest impact to soil quality is the sitewide historic fill containing elevated levels of PAHs and various RCRA metals including arsenic and lead. Due to the large quantity of historic fill materials present across the Property, historic fill will require proper management and/or reuse onsite. Sitewide engineered barriers/caps will need to be constructed to prevent direct contact with residual soil impacts. The engineered barriers will be maintained with a continuing obligation/institutional control.
- VOC impacts to soil appear attributable to a historic release of petroleum on the southeastern portion of the Property and sporadic locations likely associated with historic fill. Based on future development plans, VOC impacted soil will require excavation and disposal to prevent the potential for vapor intrusion and soil acting as a continuing source of groundwater contamination. Sporadic detections of VOCs detected on the southern part of the Property will be excavated as a part of the slough reconstruction and prevent contaminant migration into future surface water.

Groundwater - Sampling results of the SI and previous assessments indicate that soil containing RCRA metals, PAHs, and PCBs in excess of RCLs based on groundwater protection are not having a significant adverse impact on groundwater quality. Arsenic in MW18 was the only metal detected exceeding the NR 140 ES. Various PAHs have been identified in groundwater from three wells exceeding the NR 140 ESs but are relatively stable or decreasing. Petroleum VOCs identified in groundwater are limited to two wells (TW15 & TW16) near a former automotive maintenance shop and appear to be decreasing. The estimated extent of groundwater contamination is provided on **Figure 9**.

Vapor Intrusion - The current use of the buildings was evaluated to determine the potential exposure risk. It is understood the existing buildings are primarily used for storage with minimal day to day occupancy except for the barber shop on the northeast corner of the Property. This barbershop is not considered to be a risk to vapor migration because of its distance from the areas of known VOC impacts. Given the extremely limited day to day occupancy of the other buildings, vapor intrusion does not currently appear to pose a concern. Vapor intrusion concerns will be further addressed as part of the planned future use of the Property. If soil and/or groundwater VOC impacts are not fully addressed as part of this cleanup, a BCT may be required in new public and private building construction projects.

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Pre-Demolition Assessment: Asbestos, Lead-Based Paint, and Restricted Waste: A pre-demolition assessment of ACM, LBP, and RW materials at 402 and 420 South Broadway in December 2021. Per the assessment results, ACM, LBP, and RW were identified at multiple locations throughout the property buildings at the Site. The identified wastes will require abatement or proper handling and disposal prior to building demolition

3.0 REMEDIAL ACTION OPTIONS EVALUATION

3.1 PROPOSED PROPERTY REDEVELOPMENT

The redevelopment of the Badger Sheet Metal site is part of a larger neighborhood revitalization effort that involves the cleanup and redevelopment of several area brownfield sites, including the Shipyard and C. Reiss coal pile properties along South Broadway in the City's Downtown Broadway District. In early 2021, the City of Green Bay approved a Brownfield Redevelopment Plan for the Shipyard Corridor, including the Badger Sheet Metal property. The plan was made possible through a technical assistance grant from the USEPA, and it establishes a clear vision for the Property that includes high density housing over ground floor retail uses. The plan also envisions a greenway on the south end of the site that follows the path of a historic slough that was formerly on the property but was filled in the early 1900s. As a result, the area is prone to flooding. The greenway would incorporate green infrastructure to help alleviate flooding, while also providing a new pedestrian connection between the local Seymour Park neighborhood, the City's planned Shipyard redevelopment, and ultimately the Fox River. The City has partnered with a private developer to implement the vision with the goal of starting redevelopment in 2023.

Planned Public improvements include:

- **Brownfield Remediation** – Previous industrial uses impacted the Property with significant levels of soil contamination. Starting in 2023, the City intends to begin demolition of the existing building structures and remediating contamination, with the assistance of state and federal grants when possible. This work will have a notable impact on the environment and residents' quality of life. It will reduce offsite migration of contaminants via airborne dust, stormwater, and groundwater migration, directly improving residents' health conditions, especially for the neighborhood's sensitive populations that makeup a significant proportion of area population.
- **Green Infrastructure Corridor** – A public greenway is planned along the path of a historical slough that once present at the property. This greenway would incorporate innovative green infrastructure to help alleviate flooding issues that have frequently impacted the area. The greenway would also offer an improved pedestrian connection between the Seymour Park neighborhood to the west and the Shipyard and Fox River to the east.

Private improvements include:

- **Investments in Housing** – In May 2021, the City approved a Planning Option with Impact Seven that supports the construction of three four-story buildings consisting of 238 apartments over ground-level structured parking and co-located businesses. The project also features a green roof courtyard over the parking structure. This \$53 million development will help the community address its housing shortage by directly reducing demand on middle-income units and indirectly reducing demand on low-income units.
- **Neighborhood Business Support** – Impact Seven's project includes ground floor commercial space along Broadway and intends to fill those spaces with established neighborhood businesses currently operating on brownfield sites. Specifically, a local barber shop and the Green Bay Bicycle Collective have been offered space within the development for rates comparable to what they're currently paying.

3.2 CLEANUP STANDARDS AND APPLICABLE LAWS

Although the City has an LGU exemption granted under ch. 292.11(9) WAC, remedial activities proposed under this ABCA will be completed per the requirements of ch. NR 700 WAC. The WDNR will provide regulatory oversight of the project, including reviewing/approving plans and reports described in Section 4 of this ABCA.

Cleanup soil quality standards are established in NR 720 and groundwater quality standards are established in NR 140 . Criteria for beneficial reuse of soil/fill at the Property are established under ch. NR 718 WAC. Toxicity

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thresholds specified in 40 CFR 261 will be used to determine proper waste/material management. Impacted soil/fill generated during excavation will be managed per ch. NR 600 WAC and ch. NR 500 WAC.

3.3 REMEDIAL ACTION OPTIONS EVALUATION

Based on impacts identified to date, remedial action activities are warranted to facilitate redevelopment at the Property described in Section 3.1. An evaluation of three remedial options to be funded under a proposed FY2023 USEPA Brownfield Cleanup Grant was conducted utilizing criteria presented in ch. NR 722.07(4) WAC and ch. NR 722.09(2m) WAC to address legacy environmental impacts to facilitate redevelopment for non-industrial purposes. Additional remedial activities not being funded under a future FY2023 USEPA Brownfield Cleanup Grant (and therefore not evaluated in detail in this ABCA) are summarized in Section 4.8. As summarized on **Table 1**, the remedial options evaluated under this ABCA for possible funding under a future FY2023 USEPA Brownfield Cleanup Grant included the following:

1. Natural Attenuation (no action).
2. Raze existing buildings including abatement/proper handling of asbestos containing materials (ACMs), lead based paint (LBP), and regulated waste (RW); excavate all PVOs impacted near the former automotive repair shop; excavate all impacted soils in the proposed greenway and transport offsite for disposal at a licensed solid waste landfill; backfill with clean fill materials to final grade.
3. Raze existing buildings including abatement/proper handling of ACM, LBP, and RW; excavate VOC impacted soil providing an ongoing source to groundwater contamination with off-site landfill disposal; limited excavation of soil with RCRA metals, PAH and/or PCB impacts with on-site management and installation of engineered caps and off-site disposal of excess material; followed by establishing institutional controls to manage residual soil and/or groundwater impacts.

In general, each remedial option is considered technically feasible; however, the short-term and long-term effectiveness of each remedial option's capability to be protective of public health, safety, or welfare or the environment, a reasonable alternative, resilient in addressing potential adverse impacts caused by extreme weather events, and the cost associated with each approach varies greatly.

Alternative 1 - Although the cost to implement remedial Alternative 1 is the least of the three options, constituents associated with residual impacts are considered reluctant to naturally attenuate. The overall magnitude, mobility, and toxicity of impacts would not decrease and Property restoration will not occur within a reasonable timeframe. Following redevelopment, impacts would be near sensitive receptors and impacts could be mobilized during extreme weather events. Therefore, Remedial Alternative 1 is not considered a prudent approach.

Alternative 2 - Excavation and offsite disposal of impacted soils proposed in Alternative 2 will be effective in long-term elimination of the mobility, toxicity, and magnitude of residual soil impacts and would not be impacted by extreme weather events. However, the cost for Alternative 2 is excessive (estimated \$2.3 million [MM]). Further, Alternative 2 will require hauling a considerable volume of soil for landfill disposal (estimated 18,500 cubic yards) and require an extraordinary volume of clean fill to be imported to the Property just to bring the Property back to current grade. Therefore, Alternative 2 is not considered a sustainable option.

Alternative 3 - Under Remedial Alternative 3, approximately 9,225 cubic yards of VOC, RCRA metal, PAH and/or PCB-impacted soil will be excavated and disposed of at a licensed solid waste landfill or reused as appropriate on-site. Clean fill would then be imported to achieve the desired grade of the Property and cap the remaining contamination remaining. Capping the Site with 18 inches of clean soil and/or impermeable surface (i.e., biking/pedestrian path) will result in creating an engineered barrier suitable to prevent direct contact with residual soil impacts while mitigating the risk for potential adverse impacts caused by extreme weather events (such as mobilization of impacts during flood events). Additional groundwater monitoring and completion of the hardscape engineered barriers/caps outside of the future greenway is beyond the scope of this proposed cleanup but will likely include Property amenities (e.g., buildings, parking lots, sidewalks, etc.) to be completed directly by the developer.

Remedial Alternative 3 will cost-effectively provide for long-term reduction in the mobility, toxicity, and magnitude of existing impacts. Institutional controls will provide for long-term maintenance of the engineered barrier and will prevent groundwater consumption. Remedial Alternative 3 is considered the most reasonable and cost-effective approach to facilitate proposed redevelopment. Remedial Alternative 3 is the selected

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remedial alternative based on its short-term and long-term effectiveness, ability to be implemented within the proposed development, restoration time frame, economic feasibility, and sustainability.

4.0 SELECTED REMEDIAL ACTION OPTION

4.1 SELECTED REMEDIAL ACTION OPTION TO BE FUNDED UNDER A FY2023 USEPA BROWNFIELD CLEANUP GRANT

The selected remedial action option to be funded under a future FY2023 USEPA Brownfield Cleanup Grant includes up to five elements described below:

Raze Site Buildings - The existing buildings are blighted and underutilized and will be demolished as part of this task. ACM, LBP, and RW will be abated as needed prior to demolition and/or properly managed during the demolition work. Removal of the buildings will also allow for access to petroleum impacted soil underlying the southernmost building and further assessment of underlying soil as needed in the future.

Excavation and Landfill Disposal of VOC impacted Soil –As part of this task VOC impacted soil acting as a continuing source of groundwater impacts will be excavated and hauled off-site for disposal at a solid waste facility. Select soil with perceived petroleum impacts may be placed on the landfill bio-pile to allow natural attenuation of residual petroleum impacts and beneficial reuse. Any VOC impacted soil identified within the footprint of the proposed greenway would be removed and transported for landfill disposal to address potential surface water impacts to restored dry/wet basin constructed within the footprint of a portion of the former slough. Prior to the start of excavation activities, representative samples of soil targeted for offsite disposal will be collected and submitted to an analytical laboratory for waste characterization. Based on the results of the sampling, one or more waste profiles will be established with a licensed solid waste landfill one for the VOC impacted soil and another for the remainder of the material.

Excavation and Offsite/Onsite Disposal of PAH, RCRA Metal and PCB Impacted Soil and Installation of Caps To facilitate the construction of the greenway, surficial soil will be excavated to allow for the placement of an engineered cap (i.e., asphalt bike path/pedestrian trail and/or 18 inches of clean soil cap). Soil will also be excavated in the greenway to create a depression, mimicking the flow path of the former slough, that will serve as a means to help reduce flooding risks by providing temporary storage, improve stormwater runoff quality, and enhance the aesthetics of the greenway. It is anticipated the depression would extend east to west for the length of the property and be excavated to approximately 7 feet below grade (fbg) to allow the installation of a 2 foot clay liner on the base and sides. All excavated soil containing PAHs, RCRA metals, and/or PCBs would first be reused on-site and capped with an engineered barrier with excess material disposed of off-site. A Material Management Plan (MMP) will be completed and submitted to WDNR for approval for managing PAH, RCRA metal, and PCB impacted soils on-site. The MMP will describe the soils targeted for reuse on-site with an engineered barrier (e.g., quality, placement location, placement depth, etc.) and outline contingency plans for managing fluids (e.g., infiltrated groundwater, stormwater, etc.) and/or other materials encountered during construction.

Remedial Action/Post Construction Documentation Report and Establishing Institutional Controls - A documentation report will be prepared following the excavation and offsite disposal of impacted soils and construction of the engineered barriers. Following construction of the engineered barrier, a request for closure for the greenway area will be prepared and the Site listed on the WDNR GIS Registry. The listing will serve as a continuing obligation/institutional control to restrict groundwater consumption and restrict disturbance of the engineered barrier. The GIS Registry will provide for notification of residual impacts to soil and groundwater and will include an annual engineered barrier maintenance plan.

Engineering, Permitting, Program Management, and Community Outreach - Engineering and design services, procurement of necessary permits to design the greenway, permit and complete the proposed cleanup activities, onsite oversight of contractor work, and cooperative agreement/grant management (including project progress reporting to USEPA), and community outreach activities will be performed.

4.2 SCHEDULE

A proposed schedule for the implementation of Remedial Alternative 3 is presented on the table below.

Schedule for Remedial Alternative 3

Task #	Task Description	Weeks to Complete
1	Raze Buildings and ACM, LBP, RW Abatement/Disposal	4 - 8 Weeks, Depending on Construction Schedule
2	Excavation and Landfill Disposal of VOC Impacted Soil	6 - 16 Weeks, Depending on Construction Schedule
3	Excavation and Offsite/Onsite Disposal of PAH, RCRA Metal and PCB Impacted Soil and Installation of Caps	6 - 16 Weeks, Depending on Construction Schedule, and Consecutively with Task 2.
4	Remedial Action/Post Construction Report and Establishing Institutional Controls	2–4 Weeks
5	Engineering, Permitting and Program Management, and Community Outreach	Duration of Remedial Alternative 3 (Anticipated to be 3-8 Months)

4.3 ESTIMATED COST

The FY2023 USEPA Brownfield Cleanup Grant will provide \$1,000,000 for eligible cleanup activities. Per USEPA FY2023 guidelines, the grantee is no longer required to provide a match. A preliminary estimate of the total cost for implementation of Remedial Alternative 3 (\$1M USEPA grant) is presented on the table below.

Cost Estimate for Remedial Alternative 3

Task #	Item	Estimated or Assumed Value
1	Raze Buildings and ACM, LBP, RW Abatement/Disposal	\$275,000
2	Excavation and Landfill Disposal of VOC Impacted Soil	\$390,000
3	Excavation and Offsite/Onsite Disposal of PAH, RCRA Metal and PCB Impacted Soil and Installation of Caps	\$480,000
4	Remedial Action/Post Construction Report and Establishing Institutional Controls	\$15,000
5	Engineering, Permitting and Program Management, and Community Outreach	\$88,000
	Total Remedial Cost	\$1,248,000

4.4 RESTORATION TIME FRAME

As described in Section 4.2, implementation of Remedial Alternative 3 is anticipated to take 5-8 months to complete, pending the construction schedule and contractor availability. Long-term maintenance may include annual inspections of the engineered barrier.

4.5 PERFORMANCE MEASURES

Confirmation samples will be collected from the areas where VOC impacted soil is removed to document the source soil has been adequately removed. Confirmation of cap installation and cap thickness in landscaped areas will be completed. Post-construction monitoring will be performed outside the scope of this work to document the impacts on source soil removal on groundwater quality.

4.6 TREATMENT RESIDUALS

No additional treatment of residuals is anticipated as part of the proposed work.

4.7 SUSTAINABLE REMEDIAL ACTION CONSIDERATIONS

The described remedial approach relies on utilizing an engineered barrier with minimal soil excavation and on-site reuse of impacted soil where feasible. This approach minimizes transporting soil for offsite disposal in a landfill. Petroleum soils that are removed from the Property may be added to a bio-pile at the solid waste

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landfill to facilitate natural attenuation of residual impacts. Low sulfur diesel can be used, and a no-idle policy will reduce the carbon footprint. The south end of the Property will be restored to a greenway which includes a public pedestrian walkway/bike path and restoration of a dry or wet basin that duplicates the footprint of a portion of the former slough to help manage regional flood events. The entire greenway will provide a means of green infrastructure within a highly developed area of the City.

4.8 ADDITIONAL REMEDIAL ACTIONS

This ABCA evaluated a set of remedial actions to be funded under a potential future FY2023 USEPA Brownfield Cleanup Grant to address residual soil and groundwater impacts at the former Badger Sheet Metal site. Additional remedial actions to be discussed in a RAP not described in this ABCA could, if required by WDNR, include:

- Excavation, reuse, and/or disposal of impacted materials to facilitate the proposed private mixed-use development north of the greenway;
- Installation of engineered caps consisting of imported soil or impermeable surfaces (i.e., turf, asphalt, concrete and/or buildings) as a part of the proposed private mixed-use development north of the greenway;
- Installation of clay plugs in new utility trenches to minimize preferred contaminant migration pathways;
- Installation of BCTs in newly constructed buildings north of the greenway;
- Post-construction sub-slab vapor sampling in newly constructed buildings north of the greenway;
- Groundwater monitoring as needed following soil excavation; and
- Establishing additional institutional controls/continuing obligations and maintenance plans to provide for long-term operation of BCTs.

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5.0 REFERENCES

Stantec, 2019, 10th Street Railroad Property, Green Bay, Wisconsin, Phase I Environmental Site Assessment, March 21, 2019.

Stantec, 2018a, Phase I Environmental Site Assessment, 402 & 420 South Broadway; 419 South Maple Avenue; Green Bay, Wisconsin, February 26, 2018.

Stantec, 2018b, Phase II Environmental Site Assessment, Badger Capital Investment Properties, 402 & 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin, June 8, 2018.

Stantec, 2021, NR716 Limited Site Investigation, Badger Sheet Metal Parcels, 420 South Broadway & 419 South Maple Avenue, Green Bay, Wisconsin, March 3, 2021.

Stantec, 2022, Site Investigation & Proposed Remedial Action Plan; Badger Sheet Metal Parcels, 402 & 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin, September 30, 2022.

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APPENDIX A

FIGURES

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TABLE

Detail Summary of Projects Issued

10/1/2022 to 10/31/2022

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
110087	3108 S GOTHIC CL..6H-4145	TZAR PROPERTIES LLC		\$1,293.60	\$350,000.00	Pending
	[1-101 - Residential - New - Single Family House] NEW SINGLE FAMILY HOUSE WITH ATTACHED GARAGE EC TO KELLI 9/22 APPROVED EC RETURNED 9/30 REVISED PLAN TO REVERSE BUILDING CONFIGURATION APPROVED - 10/10/2022					
108896	2747 LITTLE EDELWEISS DR..21-3476	THOMAS D GROSENICK		\$450.00	\$25,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] BASEMENT FINISH					
110332	127 ALLEN AV..21-88-7	PAULA A OLIG		\$155.00	\$2,500.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] REMOVAL OF NON-LOAD BEARING WALL					
110360	1258 9th ST..1-9-C	FREEDOM KEY PROPERTIES LLC		\$328.44	\$35,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] FINISH BASEMENT, INSTALL 2ND BATH AND EGRESS WINDOW. REMODEL MAIN FLOOR KITCHEN *HVAC PAID FOR, HOWEVER WAITING FOR PERMIT APP STILL					
110413	840 S JEFFERSON ST..16-13	JACQUELINE D FRANK		\$50.00	\$5,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] REMOVAL OF EXT DOOR AND DECK					
110442	1201 REDWOOD DR..1-1876	GINGER STR LLC		\$75.00	\$62,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] REMODEL					
110477	1053 ALPINE DR..21-152-3-A	STEVEN A & KATHLEEN L VLIES		\$180.00	\$50,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] 16' X 16' 3 SEASONS ROOM ADDITION					
110578	237 JACOB ST..21-1819	SEAN HEESACKER		\$205.00	\$14,500.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] ADD FULL BATHROOM AND LAUNDRY TO BASEMENT					
110694	1137 S MONROE AV..16-103	AMY S & JOHN F HURCKMAN		\$509.00	\$100,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] REMODEL *NEED SIGNED EC					
110696	1300 EDGEWOOD DR..21-3558	SHERRI M BUSTAMANTESALDANA		\$50.00	\$4,600.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] EGRESS WINDOW					
110767	1487 ELIZA ST..17-967	MICHAEL C HERMAN		\$50.00	\$2,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] REMODEL					
110514	941 SHAWANO AV..3-865	MOISES RODRIGUEZ VILLALPANDO, ETAL		\$180.00	\$21,000.00	Pending
	[4-438 - Residential - Addition - Garage, Carport] 26 X 30 FT GARAGE					
108907	1818 DEBRA LN..21-820-M-49	CESAR ARANDA SANCHEZ, ETAL		\$50.00	\$5,000.00	Pending
	[7-1 - Deck, Porch, Patio, Ramp (Residential)] EXTEND PATIO					
110289	1369 HARVEY ST..7-126	JERRY HOFFMAN		\$100.00	\$4,800.00	Pending
	[7-1 - Deck, Porch, Patio, Ramp (Residential)] DECK					
110430	2868 ST. ANTHONY DR..21-1111-D-55	DAVID L SHAFT		\$100.00	\$2,300.00	Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] REPLACE OLD DECK

110458	3108 WEST POINT RD..6H-4405	MOLLY K TREVER	\$75.00	\$18,000.00	Closed
[7-1 - Deck, Porch, Patio, Ramp (Residential)] DECK					
110465	1274 ELIZA ST..17-266	VICKI L MEDLAND, ETAL	\$100.00	\$13,000.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] DECK					
110592	837 SHAWANO AV..3-126	VINCENT R & SONIA M HULSE	\$100.00	\$10,750.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] REPAIR FRONT PORCH, BUILD NEW DECK IN REAR OF HOME.					
110600	465 MEADOW WIND DR..21-7777	LORI CRISPIGNA	\$100.00	\$17,500.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] DECK					
110603	1425 ELM ST..8-150	BULMARO & MARIA V CORONA	\$100.00	\$10,000.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] DEMO DECK - FRAME IN WINDOW - NEW STAIRS					
110609	3510 BARINA CREEK DR..22-1997	LEAH M & BRAD D VANDENBUSH	\$50.00	\$2,800.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] 20 X 20 CEMENT PATIO					
110619	1154 14th AV..1-1458	JAMES P LANDRY	\$75.00	\$6,500.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] REMOVE OLD DECK AND REPLACE WITH NEW DECK					
110626	809 S JACKSON ST..16-287	FANTA PROPERTIES LLC	\$50.00	\$600.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] DECK RAILNGS					
110659	415 WILSON AV..5-1559	JEFFREY R BORREMANS	\$50.00	\$5,862.41	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] ALUMINUM MODULAR RAMP					
110670	3387 LARGO RIDGE CT..21-8224	AMY J & GEORGE A CRAIG	\$50.00	\$2,700.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] 17 X 16 PATIO					
110675	2605 FORESTVILLE DR..6H-1783	HOFFMAN JOHN F REVOCABLE TRUST	\$75.00	\$10,000.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] REPLACEMENT OF FRONT COLUMNS & EXISTING 2ND FLOOR DECK					
110447	148 N OAKLAND AV..4-178	LUKE DAVID & ALEXA SIEBER	\$175.00	\$17,000.00	Pending
[9-645 - Raze - Building or Structure (Residential)] DEMO OF HOUSE & GARAGE Took to EC 9/29 EC Approved 10/41					
110678	610 S NORWOOD AV..2-412	LJD HOLDINGS LLC	\$50.00	\$6,000.00	Pending
[9-645 - Raze - Building or Structure (Residential)] RAZE					
109593	800-802 EDGEWOOD DR..21-4849	JOHN & JESSICA SWEENEY	\$125.00	\$4,000.00	Pending
[11-1 - Z - Misc Project Not Listed (Resiential)] REMOVE AND REPLACE GARAGE TRUSSES					
110275	1203 S BROADWAY..1-815	DIANE J WELHOUSE	\$50.00	\$15,345.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY/GARGE FLOOR REPLACEMENT - *WILL BE WORKING IN ROW - CONTRACTOR WILL BE OBTAINING PERMITS THROUGH DPW *PERMIT EMAILED TO OWNER AND CONTRACTOR - 10/25/22					
110276	844 NICOLET AV..2-743	CODY VINCENT DINATALE	\$50.00	\$12,432.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY/ GARAGE FLOOR - *PAID* *WILL BE WORKING IN ROW - CONTRACTOR WILL BE OBTAINING ROW PERMITS THROUGH DPW					
110292	2475 SUN TER..21-8432	MATTHEW SIMON	\$150.00	\$40,681.00	Pending
[11-1 - Z - Misc Project Not Listed (Resiential)] SOLAR PANELS					
110344	3078 SUNDANCE AV..6H-2971	DAWN M & PAUL E NUTHALS	\$50.00	\$3,456.00	Pending

[11-1 - Fence (Residential)] FENCE

110345	1425 ROSALIE LN..6-1012	TABITHA J BUGNI	\$50.00	\$2,000.00	Pending
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[11-1 - Garage/Carport/Shed (residential)] SHED

110399	3336 STAR CREEK CT..21-7576	ZHEN ZHEN SUN, ETAL	\$50.00	\$4,731.00	Closed
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[11-1 - Garage/Carport/Shed (residential)] 10 X 12 WOOD SHED

110402	1618 EASTMAN AV..19-448	MADALYN PAMPERIN	\$50.00	\$19,913.00	Closed
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[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR

110419	306 CHARITY LN..21-7739	OLIVIA & ALFONSO MACIAS	\$75.00	\$5,515.00	Pending
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[11-1 - Garage/Carport/Shed (residential)] SHED 12 X 16

110428	1301 CROOKS ST..14-1471	SHEBU ZHANG	\$50.00	\$5,500.00	Pending
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[11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY

110440	1260 LOCH DR..6-196-K	THOMAS E ELLISON, ETAL	\$100.00	\$6,155.00	Closed
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[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIRS

110444	521 4th ST..2-195-1	RICHARD H & BEVERLY E LENTZ	\$50.00	\$11,591.00	Pending
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[11-1 - Fence (Residential)] FENCE

110450	728 ELMORE ST..5-1079	DENISE C & ANDREW A CLARK	\$50.00	\$6,500.00	Pending
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[11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY

110452	925 LANGLADE AV..1-1429	RACHEL BALLAST, ETAL	\$50.00	\$16,000.00	Closed
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[11-1 - Foundation Repair (Residential)] REPLACE INTERIOR DRAIN TILE AND CHECK BACK PLASTER FOR CRACKS

110453	1020 CLEVELAND ST..2-837	JASON E SALINAS ESCALANTE	\$50.00	\$7,527.00	Pending
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[11-1 - Fence (Residential)] 6' VINYL FENCE

110466	999 BIEMERET ST..1-1427-A-2	LYNN MARIE & ARTHUR L REITEN	\$50.00	\$4,680.00	Closed
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[11-1 - Garage/Carport/Shed (residential)] 10 X 12 SHED

110480	1420 ALPINE DR..21-7639	RICARDO NUNEZ, ETAL	\$50.00	\$4,998.00	Pending
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[11-1 - Garage/Carport/Shed (residential)] SHED 10 X 12 PREFAB WOOD SHED

110484	816 MARQUETTE AV..2-1110	WHITNEY M WALCZYK	\$50.00	\$18,040.00	Closed
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[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR

110496	1006 GALLAGHER ST..18-38	RANDY ALBERTS	\$75.00	\$850.00	Pending
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[11-1 - Z - Misc Project Not Listed (Residential)] REPLACE FASCIA BOARDS, SOFIT PANELS AND ALUMINUM FASCIA

110501	1236 ST. CLAIR ST..14-114	ENRIQUE OROZCO	\$50.00	\$1,000.00	Pending
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[11-1 - Fence (Residential)] 6' WOOD FENCE

110503	105 S OAKLAND AV..3-64	SPRIGGS PROPERTIES LLC	\$50.00	\$3,300.00	Closed
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[11-1 - Driveway Replacement and/or Expansion (Residential)] PAVE DRIVEWAY

110504	3544 BAY HARBOR DR..22-1991	AARON R MILLER	\$50.00	\$8,300.00	Closed
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[11-1 - Fence (Residential)] 6' VINYL FENCE

110517	1279 DOUSMAN ST..5-669	PETER & STARR LYON	\$50.00	\$8,037.50	Pending
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[11-1 - Garage/Carport/Shed (residential)] TUFF SHED 10' x 14'

110519	1000 CORNELIUS DR..21-1111-D-259	CHRISTOPHER G & PAMELA A CLOUGH	\$50.00	\$4,900.00	Pending
[11-1 - Garage/Carport/Shed (residential)] VARIANCE REQUESTED APPROVED					
110520	2937 FERNDAL DR..6H-2855	MARK A MERTENS	\$50.00	\$1,000.00	Pending
[11-1 - Fence (Residential)] FENCE - 6' WOOD					
110521	2338 SUNRISE CT..21-100-14	ARTURO & JUAN & MARIA NAVARRO	\$50.00	\$7,683.00	Pending
[11-1 - Garage/Carport/Shed (residential)] 12 X 16 SHED					
110522	2814 DOE TRAIL..6H-3882	MARY K & PATRICK D SCHRICKEL	\$50.00	\$15,500.00	Closed
[11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY					
110524	1101 12th AV..1-655-A	KATHY L COIL	\$50.00	\$5,400.00	Pending
[11-1 - Fence (Residential)] FENCE					
110528	2565 N TRILLIUM CIR..6H-2538	ANDREW COLE & AMANDA JEAN VINCENT	\$50.00	\$2,000.00	Pending
[11-1 - Fence (Residential)] 6' WOOD FENCE					
110538	1695 JUNIPER DR..21-1110-M-83	ADAN I ALVAREZ	\$50.00	\$5,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] OK TO START DEMO PO					
110567	111 S CLAY ST..14-282	AARON J HOFFMAN	\$50.00	\$800.00	Pending
[11-1 - Fence (Residential)] FENCE - CHAINLINK					
110568	1526 ROCKDALE ST..6-1081	COLLEEN K ROE	\$150.00	\$16,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY REPLACEMENT AND SHED COMPLAINT 131675 - UNPERMITTED WORK - DOUBLE FEE					
110570	3480 WIGGINS WAY..22-1749	JUSTIN J DEQUAINE, ETAL	\$100.00	\$5,000.00	Closed
[11-1 - Z - Misc Project Not Listed (Residential)] EGRESS WINDOW					
110572	828 GROSS CT..2-1203	MARK L & JULIE A FRIEDMAN JOINT REVOCABLE LIVING TRUST	\$50.00	\$4,800.00	Pending
[11-1 - Garage/Carport/Shed (residential)] SHED 8 X 10					
110577	308 N ROOSEVELT ST..14-29	318 N ROOSEVELT LLC	\$50.00	\$20,000.00	Closed
[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR					
110591	935 VELP AV..18-831	SUNRISE INVESTMENT PROPERTIES LLC	\$50.00	\$7,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY					
110598	1753 FIESTA LN..21-1110-M-107	XIONG MOUA, ETAL	\$50.00	\$7,577.00	Pending
[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR					
110599	1137 S MONROE AV..16-103	JOHN F & AMY S HURCKMAN	\$100.00	\$11,122.78	Closed
[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR					
110605	421 CHERRY ST..11-182	DIVINE TEMPLE CHURCH OF GOD IN CHRIST	\$140.00	\$5,000.00	Pending
[11-1 - Fence (Residential)] FOR HOUSE ON THE PARCEL & NOT CHURCH NO COA NEEDED PER STEPH H.					
110608	1797 ST. AGNES DR..6-2759	EMILY A & VANESSA R MCCARTHY	\$50.00	\$3,400.00	Pending
[11-1 - Garage/Carport/Shed (residential)] SHED - TUFFSHED					
110618	1202 ELMORE ST..5-1312-A	TARA L ARNDT	\$50.00	\$7,500.00	Closed
[11-1 - Driveway Replacement and/or Expansion (Residential)] REPAIR DRIVEWAY					

110628	1180 LAWE ST..17-92 [11-1 - Fence (Residential)] FENCE - 4' CHAINLINK	PATRICK J METOXEN, ETAL	\$50.00	\$5,210.00	Pending
110629	100 GARDEN GATE CT..6H-3765 [11-1 - Garage/Carport/Shed (residential)] SHED - 8 x 12 tuffshed	WILLIAM & KATHRYN REYNDERS	\$50.00	\$6,000.00	Pending
110641	621 N LOCUST ST..6-1722 [11-1 - Garage/Carport/Shed (residential)] SHED 12 X 20	PATRICK S & BONNIE J MURPHY	\$75.00	\$8,000.00	Pending
110646	1379 HOLIDAY AV..6-2919 [11-1 - Fence (Residential)] FENCE	DALE H & SHELIE L BROTSKI	\$50.00	\$2,100.00	Pending
110669	740 NORTHERN AV..18-1441 [11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY EXPANSION	BUS VUE	\$50.00	\$4,822.00	Pending
110671	520 HUBBARD ST..4-96 [11-1 - Fence (Residential)] FENCE 6' CEDAR	KENNETH ROVINSKI	\$75.00	\$6,000.00	Pending
110673	2522 HEATHER RD..21-4287 [11-1 - Driveway Replacement and/or Expansion (Residential)] REPLACE DRIVEWAY & PATIO AREA - SAME SIZE EXCEPT SMALLER "GRILL" AREA WILL BE EXPANDED 1-2 FEET OUT FURTHER.	VANDENLANGENBERG DOUGLAS A REVOCABLE TRUST	\$50.00	\$15,000.00	Pending
110676	826 WILSON AV..18-358 [11-1 - Fence (Residential)] FENCE - 6' VINYL	SANDRA & JESSICA C RIVAS CASTANEDA	\$50.00	\$11,096.00	Pending
110683	1665 NANCY AV..6-1241 [11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY REPLACEMENT	ROSA RYLENE KING	\$50.00	\$11,100.00	Pending
110691	2910 SANDIA DR..6H-3548 [11-1 - Fence (Residential)] FENCE - 6' WOOD	MANNING MANOR TRUST	\$50.00	\$12,000.00	Pending
110693	824 N CHESTNUT AV..5-51 [11-1 - Fence (Residential)] FENCE - 5' CHAINLINK	AMELIA JORDAN	\$50.00	\$5,682.00	Pending
110700	1415 KATERS DR..6-1027-F [11-1 - Fence (Residential)] FENCE - 4'	JAMES A KOEHLER	\$50.00	\$2,100.00	Pending
110724	1003 S IRWIN AV..17-553 [11-1 - Fence (Residential)] 4' AND 5' ORNAMENTAL FENCING	WOOLVERTON J & K JOHNSON SUPPLEMENTAL NEEDS TRST	\$50.00	\$18,000.00	Pending
110725	110 S PLATTEN ST..6-249-B [11-1 - Fence (Residential)] 4' CHAINLINK FENCE	JUDITH M NELSON	\$50.00	\$2,000.00	Pending
110726	725 S IRWIN AV..17-478 [11-1 - Fence (Residential)] 6' CHAINLINK FENCE	PAUL D & CATHERINE J LEICHT	\$50.00	\$7,000.00	Pending
110728	2571 FORESTVILLE DR..6H-2220 [11-1 - Fence (Residential)] FENCE - 6' CEDAR	PATRICK E & LAVONNE & RICKY WITT	\$50.00	\$17,528.00	Pending
110744	1226 EMILIE ST..17-240 [11-1 - Garage/Carport/Shed (residential)] 10' X 14' UTILITY SHED	DAVID J MAY	\$50.00	\$4,800.00	Pending
105099	1400 S HURON RD..21-183 [30-105 - Commercial - New - 5 or More Family Building] 3-8 UNIT/2-15 / 1-18 UNTI APTS SWB \$25000 EC approved 7/15/21	MOSKI CORP	\$4,627.00	\$400,000.00	Pending

110658	1460 S HURON RD ..21-183	MOSKI CORP	\$310.00	\$62,000.00	Pending
[30-105 - Commercial - New - 5 or More Family Building] FOOTING/FOUNDATION ONLY - BLDG 6 - 15 UNIT APT					
110672	1430 S HURON RD ..21-183	MOSKI CORP	\$210.00	\$113,000.00	Pending
[30-105 - Commercial - New - 5 or More Family Building] FOOTING/FOUNDATION ONLY - BLDG 5 - 15 UNIT APT					
110702	2540 UNIVERSITY AV..21-301	UHAGB LLC	\$400.00	\$1,900,000.00	Pending
[30-105 - Commercial - New - 5 or More Family Building] Site work, driveways, external plumbing, stormwater and erosion control					
71868	1919 S BROADWAY..1-1407	GEORGIA PACIFIC CORP	\$920.00	\$684,906.00	Pending
[31-437 - Commercial - Addition - Non-Residence, Non-housekeeping] Adding a building area for the new dust collection system					
106593	514 S CLAY ST..14-861	SAINT PAUL EVANGELICAL LUTHERAN CHURCH	\$6,723.49	\$4,950,000.00	Pending
[31-437 - Commercial - Addition - Non-Residence, Non-housekeeping] \$5000 SWB					
107606	2380 E MASON ST , SUITE A..21-126-3	HOBLOB GREEN BAY EAST LLC	\$1,745.00	\$26,000.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] TENANT BUILDOUT - FIVE BELOW					
109371	1120 UNIVERSITY AV..7-706	FAMILY VIOLENCE CENTER INC	\$16,185.52	\$8,838,201.00	Pending
[31-214 - Commercial - New - Rooming Houses, Boarding Houses, Dormitories, Fraternity and Sority Houses for non Transient Accomodations] \$5000 SWB					
109927	437 S JACKSON ST..14-646	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC	\$360.00	\$0.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] LOBBY ALTERATIONS					
110181	1981 E MASON ST..21-1329-2	GENNY ANNE LLC	\$1,162.96	\$175,000.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] OPORTUN TENANT IMPROVEMENT					
110423	1201 MAIN ST..9-20	WOCHINSKE REALTY LLC	\$1,565.61	\$269,337.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] PHASE 4 BUILDOUT					
110518	1919 S BROADWAY..1-1407	GEORGIA PACIFIC CONSUMER PRODUCTS LP	\$380.00	\$0.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]					
110632	240 N BROADWAY..4-65	BFAM LLC	\$490.00	\$135,000.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] DEMO INTERIOR/BUILD STAIRS TO SECOND FLOOR - PHASE 1					
110682	857 SCHOOL PL..3-411	PICKLES MANUFACTURING LLC	\$686.73	\$1,369,271.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] PASTEURIZER FLOOR REPLACEMENT					
110649	1919 S BROADWAY..1-1407	GEORGIA PACIFIC CONSUMER PRODUCTS LP	\$210.00	\$22,600.00	Pending
[33-320 - Commercial - New - Industrial Buildings (factories, machine shops, paper mills, beverage plants, manufacturing plants, printing plants)] Temporary during construction for about 2 years.					
110654	1919 S BROADWAY..1-1407	GEORGIA PACIFIC CONSUMER PRODUCTS LP	\$1,478.35	\$604,588.00	Pending
[33-320 - Commercial - New - Industrial Buildings (factories, machine shops, paper mills, beverage plants, manufacturing plants, printing plants)] BLDG - 88 STORM WATER PUMP STATION					
108934	215 N HENRY ST..21-1210-2-3	STILLMANK BREWING COMPANY	\$120.00	\$2,750.00	Pending
[34-1 - Parking Lot - New & Reconstruction (Commerical)] NEW PARKING AREA AND ACCESS					
109690	1416 HURLBUT ST..6-3041	BROWN COUNTY	\$140.00	\$15,000.00	Pending
[34-1 - Cell Tower - Alteration to Existing (Commercial)] AT&T Antenna Mods w/ Generator					
109878	1160 KEPLER DR..21-155	BAYCARE AURORA LLC	\$765.00	\$120,000.00	Pending
[34-1 - Z - Misc Project Not Listed (Commercial)] EAST TRAIL- AURORA BAYCARE					
110311	1814 ELIZABETH ST..21-5713	1814 ELIZABETH STREET LLC	\$140.00	\$15,000.00	Pending

[34-1 - Cell Tower - Alteration to Existing (Commercial)] AT&T UPGRADE

110434	101 PACKERLAND DR..6H-1052-4	JAMES W MACHUT	\$70.00	\$170,000.00	Pending
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[34-1 - Parking Lot - New & Reconstruction (Commercial)] PARKING LOT

*Paid but permit not sent yet, waiting for signed EC

110435	1761 SHAWANO AV..6-259-D	WAGNER FAMILY LTD PARTNERSHIP ETAL	\$70.00	\$6,950.00	Pending
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[34-1 - Fence (Commercial)] FENCE

110456	514 W WALNUT ST..4-223	SORENSEN DEVELOPMENT INC	\$70.00	\$9,000.00	Pending
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[34-1 - Z - Misc Project Not Listed (Commercial)] REMOVE AND REPLACE APRON

110467	919 AUTO PLAZA DR..21-127-3	GANDRUD IVAN CHEVROLET INC	\$170.00	\$100,000.00	Pending
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[34-1 - Parking Lot - New & Reconstruction (Commercial)] REPAIR PARKING LOT

110478	NICOLET DR..22-146-2	UNIVERSITY OF WISCONSIN BOARD OF REGENTS	\$100.00	\$37,000.00	Pending
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[34-1 - Site (Erosion control, Fill, Excavation)(Commercial)] SHORLINE REPAIR CONT

110486	529 4th ST..2-195	VOICE OF FAITH INC	\$70.00	\$11,591.00	Pending
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[34-1 - Fence (Commercial)] 4' VINYL SILVERBELL FENCE

110526	1250 E MASON ST..14-1210	MANCHESKI PROPERTIES LLC	\$140.00	\$40,000.00	Pending
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[34-1 - Cell Tower - Alteration to Existing (Commercial)] VERIZON TOWER MODIFICATIONS

110557	800 UNIVERSITY AV..7-596	EAST RIVER OF GREEN BAY LLC	\$191.40	\$106,953.00	Pending
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[34-1 - Roofing (Commercial)] ROOFING PROJECT

110563	411 N MONROE AV..11-66	MP APARTMENTS LLC	\$480.00	\$82,000.00	Pending
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[34-1 - Fire Protection Sprinkler (Commercial)] FIRE PUMP UPGRADE

110569	2210 MAIN ST..21-455-1	DJL INVESTMENTS LLC	\$140.00	\$40,000.00	Pending
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[34-1 - Cell Tower - Alteration to Existing (Commercial)] VERIZON MODIFICATIONS

110573	933 W MASON ST..2-526	ESTRELA & FRANCISCO PEREZ	\$70.00	\$15,000.00	Pending
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[34-1 - Roofing (Commercial)] RE-ROOF - 18 SQUARE FEET OF RUBBER MATERIAL

110574	923 W MASON ST..2-525	FRANCISCO & ESTELA PEREZ	\$70.00	\$15,000.00	Pending
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[34-1 - Roofing (Commercial)] RE-ROOF 16 SQUARE FEET RUBBER MATERIAL

110579	1131 PINE ST..14-18	1138 MAIN LLC	\$70.00	\$80,609.00	Pending
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[34-1 - Parking Lot - New & Reconstruction (Commercial)] REPLACE/REPAIR CONCRETE PARKING LOT

110580	1138 MAIN ST..14-7	1138 MAIN LLC	\$140.00	\$80,609.00	Pending
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[34-1 - Parking Lot - New & Reconstruction (Commercial)] REPLACE/REPAIR CONCRETE PARKING LOT

110612	SHAWANO AV..6-259-E	& RUSSELL V & ROBERT E & MARY ANN WAGNER FAMILY LTD PARTNERSHIP	\$70.00	\$6,950.00	Pending
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[34-1 - Fence (Commercial)] 6' HIGH FENCE

110639	1814 ELIZABETH ST..21-5713	1814 ELIZABETH STREET LLC	\$140.00	\$15,000.00	Pending
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[34-1 - Cell Tower - Alteration to Existing (Commercial)] VERIZON UPGRADES

110652	500 BEVERLY RD..21-1243	GREEN BAY CITY OF	\$0.00	\$1.00	Pending
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[34-1 - Z - Misc Project Not Listed (Commercial)] TUBE/SKI CONVEYOR REPLACEMENT

110655	1331 PACKERLAND DR..6H-1127-3	GREEN BAY AREA PUBLIC SCHOOL DISTRICT SOUTHWEST	\$70.00	\$1.00	Pending
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[34-1 - Temporary Office/Trailer/Event (Commercial)] TEMPORARY EVENT

110735	1745 WESTERN AV..6-122-2	COVER RENTALS LLC	\$140.00	\$13,000.00	Pending
[34-1 - Parking Lot - New & Reconstruction (Commerical)] REMOVED AND REPLACED ASPHALT					
110794	1640 W MASON ST, SUITE A..6-150-1	NEUFELD ENTERPRISES II LLC	\$70.00	\$45,000.00	Pending
[34-1 - Fence (Commercial)] FENCE AROUND SW POND					
109085	901 UNIVERSITY AV..7-585	GREEN BAY CITY OF	\$0.00	\$923,890.00	Pending
[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] BUS LIFT REPLACEMENT					
110508	513 S MILITARY AV..6-1518-A	BAO QIN HE & TIAN-YOU HU REVOCABLE LIVING TRUST	\$70.00	\$1,000.00	Closed
[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] INSTALL 2 4-OUTLET BOXES FOR KIOSK, 1 20A CIRCUIT AND 1 POWER POLE					
110509	572 NEWTOLS ST..21-2678-M-2	NATASHA C & MIGUEL N REYES	\$50.00	\$2,500.00	Closed
[40-1 - Electrical Service - Change (Residential)] MOVE PANEL LOCATION					
110523	1751 LORETTA LN..21-2542-K-30	JOSEPH A & MICHELE M GERMAIN	\$50.00	\$1,000.00	Pending
[40-1 - Electrical Service - Repair (Residential)] SERVICE REPAIRS					
110540	1106 S MILITARY AV ..6-505	BROADWAY ENTERPRISES INC	\$140.00	\$33,000.00	Pending
[40-1 - Electrical Service - Change (Commercial)] SERVICE UPGRADE TO ACCOMMODATE ELECTRIC VEHICLES					
110576	525 14th AV..2-623	RANDAL T & LISA M BYNG	\$50.00	\$500.00	Pending
[40-1 - Electrical Service - Repair (Residential)] SERVICE REPAIRS					
110582	203 S BROADWAY..3-314	201 BUILDING LLC	\$70.00	\$2,000.00	Closed
[40-1 - New Electrical System (Commercial)] NEW SERVICE					
110587	3445 NICOLET DR..22-54	TERESA M & MICHAEL J BRAY	\$100.00	\$8,027.00	Pending
[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] GENERATOR					
110590	2657 APPIAN WAY..21-3344	ROBERT L & MARY T POLASKY	\$50.00	\$1,300.00	Closed
[40-1 - Electrical Service - Change (Residential)] 100 AMP PANEL CHANGE					
110602	1644 FOREST GLEN DR..6-1646	JASON MILLS	\$50.00	\$1,300.00	Pending
[40-1 - Electrical Service - Change (Residential)] PANEL CHANGE AND FIX MAST & REPAIR ELECTRICAL VIOLATIONS					
110611	1003 S IRWIN AV..17-553	WOOLVERTON J & K JOHNSON SUPPLEMENTAL NEEDS TRST	\$50.00	\$1,000.00	Closed
[40-1 - Electrical Service - Repair (Residential)] PANEL CHANGE					
110621	2115 MAIN ST..21-453	GREEN BAY PETROLEUM & INVESTMENTS LLC	\$70.00	\$900.00	Pending
[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] EXIT SIGN AND OUTLET WIRING PER FIRE INSPECTOR/CODE					
110633	1004 NICOLET AV..2-972	COLLEEN M & JOHN R RHOADES	\$50.00	\$1,500.00	Pending
[40-1 - Electrical Service - Change (Residential)] PANEL CHANGE					
110650	2214-2224 FARLIN AV..21-2769	JJP ACQUISITIONS LLC	\$70.00	\$1,000.00	Closed
[40-1 - Electrical Service - Repair (Commercial)] REPLACE ELECTRIC PANEL					
110651	613 MELROSE AV..5-213	BART ALSTEEN	\$50.00	\$3,500.00	Closed
[40-1 - Electrical Service - Change (Residential)] SERVICE CHANGE					
110667	1438 BAUMGART RD..6H-1122-8	WEBSTER PROPERTIES LLC	\$50.00	\$2,000.00	Pending

[40-1 - Electrical Service - Change (Residential)] 100 AMP PANEL REPLACEMENT

110668 2716 WEST POINT RD..6H-1122-8 WEBSTER PROPERTIES LLC \$50.00 \$2,000.00 Pending

[40-1 - Electrical Service - Change (Residential)] 100 AM PANEL REPLACEMENT

110680 1373 BIEMERET ST..6-910 GLEN G & DEBRA A CAVES \$50.00 \$1,000.00 Pending

[40-1 - Electrical Service - Repair (Residential)] REPAIR PARASCOPE

110690 200 N FISK ST..6-104 KEVIN & GLORIA SRENASKI \$50.00 \$1,500.00 Closed

[40-1 - Electrical Service - Change (Residential)] EMERGENCY PANEL CHANGE

110698 1124 N BAIRD ST..21-1199 WAEGHE PROPERTIES LLC \$70.00 \$10,000.00 Pending

[40-1 - Electrical Service - Temporary (Commercial)] TEMP SERVICE

110716 822 BOND ST..5-1214 AMY JO DE BRASKE \$50.00 \$1,800.00 Closed

[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] MAST AND METER SOCKET REPAIR

110717 1220 LORE LN..3-805-A FOX VALLEY MULTIFAMILY LLC \$70.00 \$1,800.00 Pending

[40-1 - Electrical Service - Change (Commercial)] PANEL CHANGE

110718 572 RUTH ST..21-2475-F-27 DONNA M PARHAM \$50.00 \$1,800.00 Pending

[40-1 - Electrical Service - Repair (Residential)] SERVICE REPAIRS

110719 3032 CONCORDIA LN..21-3707 LARI J & SHARON A WAGNITZ \$50.00 \$1,800.00 Pending

[40-1 - Electrical Service - Repair (Residential)] PANEL REPLACEMENT

110720 1100 DOTY ST..14-966 BARBARA J BROWN \$50.00 \$3,000.00 Pending

[40-1 - Electrical Service - Change (Residential)] SERVICE UPGRADE

110733 319 CROSSWINDS LN..21-7731 LYNN R & JOHN H PETERS \$100.00 \$10,124.00 Pending

[40-1 - New Electrical System (Residential)] GENERATOR

110747 1017 13th AV..2-859 KEITH A & WENDY A OUDENHOVEN \$50.00 \$950.00 Closed

[40-1 - Electrical Service - Repair (Residential)] REPAIR SERVICE MAST - 100 AMP OH

110758 1271 CROOKS ST..14-1327 CATHLEEN L & JASON K KELTGEN \$50.00 \$1,500.00 Closed

[40-1 - Electrical Service - Repair (Residential)] EMERGENCY REPAIR TO ELECTRICAL SERVICE THAT BURNT UP

110763 1672 E MASON ST ..21-1342-1 1807 MASON LLC \$70.00 \$2,000.00 Pending

[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] MINOR ELECTRICAL REPAIRS

110777 1524 ATKINSON DR..6-18-3 NORTHEAST ASPHALT INC \$210.00 \$30,000.00 Pending

[40-1 - Solar Panels - Electric] SOLAR PANELS - ROOFTOP

110803 708 S QUINCY ST..14-340 THOMAS GRANT P & HEIDI G JOINT REVOCABLE TRUST \$50.00 \$2,728.00 Pending

[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] UPGRADE SERVICE

109813 1711 13th AV..1-1605 CAROLYN A BICKEL \$50.00 \$7,900.00 Closed

[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER

110485 1506 7th ST..6-495-A JAMES W RHODES \$100.00 \$13,000.00 Closed

[50-1 - Repair/Alter Existing HVAC System (Residential)] GENERATOR

110505 2949 PAINTED TR..6H-3185 CONNOR WILLEMS \$50.00 \$3,000.00 Pending

[50-1 - Heating Unit Only (Residential)] SPACE HEATER

110506	3300 GERSHWIN DR..21-262-39	JOSEPH W & ROBIN D LASNOSKI LIVING TRUST	\$50.00	\$8,732.00	Pending
[50-1 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER					
110507	1643 RANCLAND DR..6-934	GERALDINE R PHILLIPS	\$50.00	\$5,000.00	Pending
[50-1 - Heating Unit Only (Residential)] A BOILER					
110510	1333 KELLOGG ST..5-1328-C-1	JAMES N & ANN MARIE TIMMERS	\$50.00	\$12,500.00	Closed
[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER					
110511	2824 MT CAROL DR..21-1111-D-12	ANDERAS PER R & SHERRYL R REVOCABLE TRUST	\$50.00	\$4,900.00	Closed
[50-1 - Heating Unit Only (Residential)] A FURNACE					
110513	1212 S BROADWAY..1-852	S BROADWAY HOLDINGS LLC	\$50.00	\$1,850.00	Closed
[50-1 - Heating Unit Only (Residential)] A FURNACE					
110516	805 CROCKER ST..18-669	ELIZABETH G GORDON	\$50.00	\$4,267.00	Pending
[50-1 - Heating Unit Only (Residential)] A FURNACE					
110529	1420 CROOKS ST..17-861	PAULA M TRAYWICK	\$50.00	\$16,559.00	Pending
[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER					
110530	218 N ADAMS ST..12-145	VICE ENTERPRISES LLC	\$140.00	\$30,393.00	Closed
[50-1 - AC Unit Only (Commercial)] 2 RTU AIR CONDITIONERS					
110548	732 S JEFFERSON ST..15-44	ALLYCE CAMPBELL	\$50.00	\$3,989.00	Pending
[50-1 - Heating Unit Only (Residential)] FURNACE					
110549	1338 WESTERN AV..3-814	NOU VANG LY	\$50.00	\$3,865.00	Closed
[50-1 - Heating Unit Only (Residential)] A FURNACE					
110551	2891 SHELTER CREEK CT..6H-4293	DOOLEY JOSEPH S & VICTORIA M TRUST	\$50.00	\$10,691.00	Closed
[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER					
110552	2747 DURHAM RD..22-1520	GARY L & KAREN K DALLMAN	\$50.00	\$4,692.00	Pending
[50-1 - Heating Unit Only (Residential)] A FURNACE					
110553	455 POLARIS RD..21-3824	JOSEPH G A & BROOKE E BRUETTE	\$50.00	\$5,196.00	Closed
[50-1 - AC Unit Only (Residential)] AN AIR CONDITIONER					
110564	1566 FOELLER DR..8-808	JAQUET FAMILY FARM LLP	\$50.00	\$10,783.00	Pending
[50-1 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER					
110565	2659 WILDFLOWER ROW..21-6919	SEAN T GAFFNEY	\$50.00	\$11,243.00	Closed
[50-1 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER					
110566	149 SHERIDAN DR..21-443-6	PAT CAVINS, ETAL	\$50.00	\$5,401.00	Closed
[50-1 - Heating Unit Only (Residential)] FURNACE					
110585	2113 PACKERLAND DR..6H-3417	DAVID E & JENNIFER H DECLERNE	\$50.00	\$3,500.00	Closed
[50-1 - Heating Unit Only (Residential)] A FURNACE					
110588	1149 LANGLADE AV..1-1925	KRISTEEN MCGLINN	\$50.00	\$2,983.00	Closed
[50-1 - Heating Unit Only (Residential)] FURNACE					
110594	644 S MADISON ST..15-88	PBB 642644 LLC	\$50.00	\$4,748.00	Pending

[50-1 - Heating Unit Only (Residential)] FURNACE

110615	615 ST. GEORGE ST..7-713	ZACHARY T & LEAH L SEIBEL	\$50.00	\$6,900.00	Closed
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[50-1 - Heating Unit Only (Residential)] A FURNACE

110616	959 DENIS PL..3-547	CAROLYN A DOAN	\$50.00	\$8,784.00	Closed
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[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER

110623	1008 SCHOOL PL..3-653	SUSAN L HILL	\$50.00	\$5,500.00	Closed
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[50-1 - Heating Unit Only (Residential)] FURNACE

110624	906 RAYMOND ST..2-1400	ERIC B & MARIA A FRIEDLANDER	\$50.00	\$10,600.00	Pending
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[50-1 - AC Unit Only (Residential)] AIR CONDITIONER

110625	3040 SONORAN CT..6H-4182	THOMAS J & CHRISTINE L K ROUTHAEU	\$50.00	\$8,700.00	Closed
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[50-1 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER

110627	3020 WALKER DR..21-162-6	PORT CITY BAKERY INC	\$70.00	\$20,000.00	Closed
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[50-1 - Heating and Air Conditioning Units (Commercial)] REPLACE ROOF TOP UNIT (1)

110635	1627 CAREFUL DR..6-1660-19	WILLIAM J & JEAN M CLEMENT	\$50.00	\$9,920.00	Pending
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[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER

110636	1110 EDGEWOOD DR..21-3516	SUSAN K & JOHN L STORZER	\$50.00	\$11,796.00	Closed
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[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER

110637	3144 SUNLAND CIR..6H-3541	AMY & JOHN R PENOKIE	\$50.00	\$16,946.00	Closed
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[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER

110638	2645 TERESA DR..21-6934	REBECCA R & JAMES N FITE	\$50.00	\$3,965.00	Pending
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[50-1 - Heating Unit Only (Residential)] SPACE HEATER

110640	3117 WEST POINT RD..6H-4137	DAVID J & KIMBERLY A CRAWFORD	\$50.00	\$7,075.00	Pending
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[50-1 - Heating Unit Only (Residential)] A FURNACE

110660	1434 BAUMGART RD..6H-1122	GER & MAITHAO LOR	\$50.00	\$9,300.00	Closed
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[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER

110661	1144 S NORWOOD AV..1-550	BRAD BILLODEAU	\$50.00	\$4,950.00	Pending
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[50-1 - Heating Unit Only (Residential)] A FURNACE

110662	916 STUART ST..14-746	ALICIA MAGOLAN	\$50.00	\$8,700.00	Closed
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[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITONER

110674	572 N DANZ AV..21-2274-1	NICOLE A WATERMOLEN	\$70.00	\$3,829.00	Pending
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[50-1 - Heating Unit Only (Commercial)] FURNACE

110689	2593 DUNBAR LN..6H-1970	WEBER TRUST	\$50.00	\$16,859.00	Pending
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[50-1 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER

110699	2639 WILDFLOWER ROW..21-6266	MICHAEL J MORAN, ETAL	\$50.00	\$4,800.00	Closed
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[50-1 - Heating Unit Only (Residential)] FURNACE

110701	2066 WINTER CRESS DR..6H-4044	JOHN E & NANCY A QUIRK	\$50.00	\$5,625.00	Pending
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[50-1 - Heating Unit Only (Residential)] FURNACE

110705	809 REBER ST..20-109 [50-1 - Heating Unit Only (Residential)] FURNACE	MARY R LEALIOU	\$50.00	\$4,800.00	Pending
110709	2478 WEST POINT RD..6H-1130-2-1 [50-1 - Heating Unit Only (Residential)] BOILER	KEITH W DENRUYTER, ETAL	\$50.00	\$4,875.00	Pending
110711	1040 LIBERTY ST..1-2124 [50-1 - Heating Unit Only (Residential)] A FURNACE	RACHEL L YOUNGELL	\$50.00	\$4,800.00	Closed
110722	1720 CHATEAU DR..6-1553 [50-1 - Heating Unit Only (Residential)] A FURNACE	STEVEN M COONEY	\$50.00	\$6,000.00	Pending
110723	1318-1320 ELMORE ST..5-1323 [50-1 - Heating Unit Only (Residential)] FURNACE	DAWN B DANIELS	\$50.00	\$4,200.00	Pending
110727	1247 N PLATTEN ST..6-1663 [50-1 - Heating Unit Only (Residential)] A FURNACE	ALLEN T & VICKY J CRIER	\$50.00	\$2,710.00	Pending
110738	853 S ONEIDA ST..2-1086 [50-1 - Heating Unit Only (Residential)] FURNACE	B & JEROME MEULEMANS	\$50.00	\$4,573.00	Pending
110742	2736 SHERRY LN..21-3412 [50-1 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER	JANAL J & GERALD R HENDRICKS	\$50.00	\$12,400.00	Closed
110749	1108 DOUSMAN ST..5-643 [50-1 - Heating Unit Only (Residential)] SPACE HEATER	DAVID L DELFOSSE	\$50.00	\$5,700.00	Pending
110769	134 S LOCUST ST..6-267-H [50-1 - Heating Unit Only (Residential)] A FURNACE	HADEY HEIDI YANG	\$50.00	\$5,254.00	Pending
110774	1190 KENWOOD ST..1-2674 [50-1 - Heating Unit Only (Residential)] A SPACE HEATER	MARK W & DAWN M PIERCE	\$50.00	\$4,400.00	Pending
110775	2360-2362 HAMPTON AV..21-3500 [50-1 - Heating Unit Only (Residential)] A FURNACE	SALVADOR PADILLA	\$50.00	\$4,573.00	Pending
110786	432 N LOCUST ST..6-69-E-1 [50-1 - Heating Unit Only (Residential)] FURNACE	JANIS CLOTHIER TRUST	\$50.00	\$4,800.00	Pending
110805	931 REDLEY CT..1-1295 [50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER	KELLY JOHN DUGAN	\$50.00	\$8,850.00	Pending
110806	1025 NICOLET AV..2-839 [50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER	ROSS H VANENKEVORT	\$50.00	\$9,250.00	Pending
110809	1444 KURTZ AV..17-1103 [50-1 - Heating Unit Only (Residential)] BOILER	SKYLER & COURTNEY KROLIKOWSKI	\$50.00	\$5,375.00	Pending
110482	937 ROSCOE ST..1-333 [60-1 - Storm Sewers - Connection/Repair (Redisential)] STORM SEWER CONNECTION	KIM COR PROPERTIES LLC	\$1,080.00	\$300.00	Closed
110483	229-231 S CLAY ST..14-983 [60-1 - Storm Sewers - Connection/Repair (Redisential)] INSTALL SUMP PUMP LINE FOR MINI SEWER PROGRAM	KIM COR PROPERTIES LLC	\$30.00	\$200.00	Closed
110502	1615 HAROLD ST..19-456	SALVADOR N MARTINEZ, ETAL	\$30.00	\$10,000.00	Closed

[60-1 - Sanitary Sewers - Connection/Repair (Residential)] REPAIR SANITARY SEWER LATERAL

110512 1544 SMITH ST..19-693 CYNTHIA A BOGDANSKI \$30.00 \$1,700.00 Pending

[60-1 - Water Heater (Residential)] A WATER HEATER

110525 339 SKYLINE BLVD..21-2886 ERNESTO AGUILERA \$30.00 \$1,000.00 Closed

[60-1 - Water Service - Connection/Repair (Residential)] INSTALL COATERLINES

110527 508 3rd ST..2-155 MEE WAGNER \$1,080.00 \$300.00 Closed

[60-1 - Storm Sewers - Connection/Repair (Residential)] STREET RELAY SUMP PUMP CONNECTION

110531 1129 LINCOLN ST..18-95 ANN L & THEODORE S HOLTERMAN \$30.00 \$1,000.00 Closed

[60-1 - Water Service - Connection/Repair (Residential)] REPLACE COATERLINES

110532 604 MELROSE AV..5-206 CECIL & BARBARA A RENNELLS \$30.00 \$1,000.00 Closed

[60-1 - Water Service - Connection/Repair (Residential)] REPLACE COATERLINES

110533 734 ELMORE ST..5-1080 REYMONTE PROPERTIES LLC \$30.00 \$1,000.00 Closed

[60-1 - Water Service - Connection/Repair (Residential)] REPLACE COATERLINES

110534 886 HOWARD ST..3-436 AMANDA RASMUSSEN \$30.00 \$1,000.00 Closed

[60-1 - Water Service - Connection/Repair (Residential)] REPLACE COATERLINES

110535 1539 ELM ST..19-66 J JUAN MANUEL & ELVA BARRERA \$30.00 \$1,000.00 Closed

[60-1 - Water Service - Connection/Repair (Residential)] REPLACE COATERLINES

110536 1230 CROOKS ST..14-1276 LAPIS PROPERTIES LLC \$30.00 \$1,000.00 Closed

[60-1 - Water Service - Connection/Repair (Residential)] REPLACE COATERLINES

110541 600 S MILITARY AV..6-149-5 COFFEE HOLDINGS LLC \$70.00 \$10,000.00 Pending

[60-1 - Lawn Sprinklers (Commercial)] UNDERGROUND SPRINKLERS - PLBG WAS ADDED WITH NEW CONSTRUCTION

110545 1125 DIVISION ST..5-647-A GB WRAYS HOME SERVICES LLC \$150.00 \$10,000.00 Pending

[60-1 - Repair/Alter Existing Plumbing System (Residential)] REMODEL W/ JUST PLBG, HVAC, ELEC

110546 2494 HEMLOCK DR..21-3577 MICHAEL P & MARIE H CHAPMAN \$50.00 \$8,344.00 Closed

[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER CONVERSION & REPLACE MIXER VALVE

110547 118 S WASHINGTON ST..12-341 KATHRYN L & MICHAEL P TUBBS \$70.00 \$8,344.00 Closed

[60-1 - Repair/Alter Existing Plumbing System (Commercial)] TUB TO SHOWER CONVERSION & REPLACE MIXER VALVE

110556 1037 PARK ST..18-1162 HAQIIR JOSEPH JARRELL \$50.00 \$1,300.00 Pending

[60-1 - Repair/Alter Existing Plumbing System (Residential)] ADDING PLUMBING FOR EXISTING HALF BATHROOM TO UPPER LEVEL

110558 973 SCHOOL PL..3-767 ROBERT J & CAROL R BOURGUIGNON \$30.00 \$3,900.00 Closed

[60-1 - Water Service - Connection/Repair (Residential)] LEAD WATER SERVICE

110559 501 N MAPLE AV..5-1012 GERALDINE A KRIGBAUM \$30.00 \$4,600.00 Closed

[60-1 - Water Service - Connection/Repair (Residential)] LEAD WATER SERVICE

110560 1267 CEDAR ST..8-349 CROOKEDWOOD INC \$30.00 \$4,200.00 Closed

[60-1 - Water Service - Connection/Repair (Commercial)] LEAD WATER SERVICE

110561 1423 CHICAGO ST..17-876 RUTH GARZA \$30.00 \$4,100.00 Closed

[60-1 - Water Service - Connection/Repair (Residential)] LEAD WATER SERVICE

110562	735 ST. GEORGE ST..7-731	ARELY LEON NEVAREZ	\$30.00	\$4,100.00	Closed
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[60-1 - Water Service - Connection/Repair (Residential)] LEAD WATER SERVICE

110584	741 ABRAMS ST..21-1343-3	PAUL E SOLETSKI	\$70.00	\$11,995.00	Pending
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[60-1 - Repair/Alter Existing Plumbing System (Commercial)] REPLACING 2 SINKS & ADDING A RECIRCULATION PUMP AND TIMER

110586	1706 CHATEAU DR..6-1555	BRUCE C & KAO SHOUA YANG	\$30.00	\$1,800.00	Closed
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[60-1 - Sanitary Sewers - Connection/Repair (Residential)] SANITARY SEWER REPAIR

110595	415 WILSON AV..5-1559	JEFFREY R BORREMANS	\$50.00	\$13,674.00	Closed
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[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER CONVERSION

110596	900 GALLAGHER ST..18-18	CLMBS LLC	\$30.00	\$3,800.00	Closed
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[60-1 - Water Service - Connection/Repair (Residential)] REPLACE GALVANIZED WATER SERVICE FROM CURB BOX TO METER

110601	1310 SWAMP RD..6H-1168-3-2	ANTHONY L & MARIA A FISCHER	\$100.00	\$3,500.00	Closed
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[60-1 - Lawn Sprinklers (Residential)] LAWN SPRINKLERS

110604	1151 REED ST..3-1142-A-1	DWIGHT W & DENISE L SUNDQUIST	\$50.00	\$14,501.00	Closed
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[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER CONVERSION INCLUDING MIXING VALVE AND TRAP

110607	1001 GROSS AV..2-788	DANIEL L TIMM	\$30.00	\$2,500.00	Closed
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[60-1 - Water Service - Connection/Repair (Residential)] REPLAY WATER SERVICE

110610	1397 ROCKDALE ST..6-873	DENNIS E & ELLEN J SCHMIDT	\$50.00	\$11,107.00	Pending
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[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER CONVERSION

110613	1007 TONY CANADEO RUN..1-1841-K	MCR GREEN BAY LLC	\$70.00	\$2,500.00	Closed
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[60-1 - Repair/Alter Existing Plumbing System (Commercial)] INSTALL 4 COMPARTMENT BAR SINK, INSTALL DRAIN, VENT AND WATER SUPPLY AND 2 ICE BINS

110622	2812 FINGER RD..21-148-3	DYLAN T & HOLLY L VERHEYEN	\$50.00	\$2,000.00	Pending
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[60-1 - Water Heater (Residential)] WATER HEATER REPLACEMENT

110630	1856 BADGER ST..6-1887	XAVIER E DIAZ SANTIAGO	\$50.00	\$9,907.00	Pending
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[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER CONVERSION

110631	1181 DOUSMAN ST..5-1531	AMY L BADILLO-BEYER	\$50.00	\$5,128.00	Closed
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[60-1 - Repair/Alter Existing Plumbing System (Residential)] REPLACE MIXER VALVE

110643	441 S VAN BUREN ST..14-776	MICHAEL R & MICHELLE M DEWHIRST	\$30.00	\$5,300.00	Closed
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[60-1 - Water Service - Connection/Repair (Residential)] REPLACE GALVANIZED WATER SERVICE

110647	935 VELD AV..18-831	SUNRISE INVESTMENT PROPERTIES LLC	\$30.00	\$4,200.00	Pending
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[60-1 - Water Service - Connection/Repair (Residential)] REPLACE GALVANIZED WATER SERVICE

110657	846 SPENCE ST..2-1370	BRUCE R LEAMAN, ETAL	\$50.00	\$13,683.00	Pending
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[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER CONVERSION INCLUDING MIXING VALVE AND TRAP

110663	1430 OAK RIDGE DR..6-1002	JUDITH R & PATRICK D SHIMON	\$50.00	\$9,524.00	Pending
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[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER CONVERSION INCLUDING MIXING VALVE & TRAP

110664	2650 OAKWOOD DR..6H-1225-6	SANDRA K P & GORDON M YEWMAN	\$50.00	\$19,239.00	Pending
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[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER INCLUDING MIXER VALVE & TRAP

110666	2945 BETH DR..21-3176	LORI G & MICHAEL J DEGRAVE	\$50.00	\$12,243.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER CONVERSION INCLUDING MIXER VALVE & TRAP					
110679	308 N ROOSEVELT ST..14-29	318 N ROOSEVELT LLC	\$30.00	\$1,500.00	Closed
[60-1 - Sanitary Sewers - Connection/Repair (Residential)] SEWER REPAIR					
110684	1340 HARVEY ST..8-575	ANDREA L VANDERMEULEN	\$30.00	\$1,000.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE WATER LINES					
110685	203 ALLARD AV..5-521	PETER M & MEGAN G WARE	\$30.00	\$1,000.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE WATER LINES					
110686	612 MELROSE AV..5-199	GOAD GARY TRUST	\$30.00	\$1,000.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE WATER LINES					
110687	926 S JACKSON ST..16-163	JONATHAN J GIGOT	\$30.00	\$1,000.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE WATER LINES					
110692	1799 SUSAN LN..6-2552	ZOLL ROBERT W & MARSHA C REVOCABLE TRUST	\$50.00	\$20,536.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER CONVERSION					
110695	1614 CARROLL AV..1-2122	JOHN L SCHROEDER	\$50.00	\$15,844.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER CONVERSION					
110710	1140 OREGON ST..5-694-A	CLEVEN JOYCE A REVOCABLE TRUST	\$50.00	\$850.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Residential)] REPLACE TUB WITH WALK IN SHOWER					
110713	980 SCHOOL PL..3-660	DONNA M & MELISSA M CORPUS	\$30.00	\$4,200.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE GALVANIZED WATER SERVICE					
110721	1035 WENTWORTH ST..6-2095	KRISTINE L ZERHOUNI	\$30.00	\$1,000.00	Pending
[60-1 - Storm Sewers - Connection/Repair (Redisential)] TAP CURB INLET AND INSTALL LATERAL TO HOUSE					
110745	410 FOREST ST..8-44	JONES PROPERTIES LLC	\$50.00	\$2,550.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Residential)] INTERIOR CONNECTION TO SEWER & WATER TRENCHLESS JOB					
110759	851 ELMORE ST..5-1430	CLOUD RENTALS LLC	\$50.00	\$2,000.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Residential)] MISC PLUMBING ALTERATIONS					
110760	1318 GRIGNON ST..17-612	KARI L SCHINDLER	\$1,080.00	\$2,500.00	Pending
[60-1 - Storm Sewers - Connection/Repair (Redisential)] STORM SEWER CONNECTION					
110795	1073 LANGLADE AV..1-1396	PAMELA MOMMAERTS	\$30.00	\$1,000.00	Pending
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE COATERLINES					
110109	2230 MAIN ST, SUITE B ..21-457-6	WEICHMAN LLC THE	\$104.80	\$4,500.00	Pending
[70-1 - Signs - Permanent] US Cellular					
110703	1979 MAIN ST..21-1328	HEAVEN SENT INVESTMENTS LLC	\$30.00	\$1,000.00	Pending
[70-1 - Signs - Temporary] Temporary Hot Air Balloon on site. Approx. 20 feet tall Held down to ground with stakes Located in the front of propey. MUST BE IN THE PROPERTY, NOT THE APRON ROW. MUST be outside of the vision triangle for driveways as defined by two 15 foot extending legs extending from the intersecting street and driveway as defined in Sec. 44-359, Green Bay Municipal Code					
Totals:	269 projects		\$59,866.90	\$23,635,290.69	

Summary of Projects Issued

10/1/2022 to 10/31/2022

Class of Work	Proj	Site	Plan	Bldg	Elec	HVAC	Plbg	EC	Fees Paid	Estimated Cost
1 Residential - New - Single Family House	1	1	2	1	1	1	1	1	\$1,293.60	\$350,000.00
2 Residential - Alteration - 1 -2 Family House	10	2	7	10	6	2	4	0	\$2,052.44	\$300,600.00
4 Residential - Addition - Garage, Carport	1	1	1	1	1	0	0	0	\$180.00	\$21,000.00
7 Deck, Porch, Patio, Ramp (Residential)	14	4	8	14	1	0	0	0	\$1,075.00	\$109,812.41
9 Raze - Building or Structure (Residential)	2	1	0	2	0	0	1	1	\$225.00	\$23,000.00
11 Driveway Replacement and/or Expansion (Residential)	13	1	0	13	0	0	0	0	\$750.00	\$124,999.00
11 Fence (Residential)	21	1	0	21	0	0	0	0	\$1,165.00	\$134,790.00
11 Foundation Repair (Residential)	7	0	0	7	0	0	2	0	\$450.00	\$98,807.78
11 Garage/Carport/Shed (residential)	13	2	0	13	0	0	0	0	\$700.00	\$69,544.50
11 Z - Misc Project Not Listed (Residential)	4	2	4	4	2	0	0	0	\$450.00	\$50,531.00
30 Commercial - New - 5 or More Family Building	4	1	4	4	2	0	4	2	\$5,547.00	\$2,475,000.00
31 Commercial - Addition - Non-Residence, Non-housekeeping	2	1	4	2	2	2	1	1	\$7,643.49	\$5,634,906.00
31 Commercial - Alteration - Non-Residence, Non-Housekeeping	7	0	9	7	5	4	2	0	\$6,390.30	\$1,974,608.00
31 Commercial - New - Rooming Houses, Boarding Houses, Dormitories, Fraternity and Sority Houses for non Transient Accomodations	1	1	4	1	1	1	1	1	\$16,185.52	\$8,838,201.00
33 Commercial - New - Industrial Buildings (factories, machine shops, paper mills, beverage plants, manufacturing plants, printing plants)	2	0	1	2	2	1	1	0	\$1,688.35	\$627,188.00
34 Cell Tower - Alteration to Existing (Commercial)	5	0	0	5	5	0	0	0	\$700.00	\$125,000.00
34 Fence (Commercial)	4	0	0	4	0	0	0	0	\$280.00	\$70,491.00
34 Fire Protection Sprinkler (Commercial)	1	0	1	1	1	0	1	0	\$480.00	\$82,000.00
34 Parking Lot - New & Reconstruction (Commerical)	6	1	1	6	1	0	0	1	\$710.00	\$446,968.00
34 Roofing (Commercial)	3	0	0	3	0	0	0	0	\$331.40	\$136,953.00
34 Site (Erosion control, Fill, Excavation)(Commercial)	1	0	1	0	0	0	0	1	\$100.00	\$37,000.00
34 Temporary Office/Trailer/Event (Commercial)	1	0	0	1	0	0	0	0	\$70.00	\$1.00
34 Z - Misc Project Not Listed (Commercial)	3	1	1	3	1	0	1	1	\$835.00	\$129,001.00
40 Electrical Service - Change (Commercial)	2	0	0	0	2	0	0	0	\$210.00	\$34,800.00
40 Electrical Service - Repair (Commercial)	1	0	0	0	1	0	0	0	\$70.00	\$1,000.00
40 Electrical Service - Change (Residential)	9	0	0	0	9	0	0	0	\$450.00	\$18,600.00
40 Electrical Service - Repair (Residential)	8	0	0	0	8	0	0	0	\$400.00	\$9,550.00
40 Electrical Service - Temporary (Commercial)	1	0	0	0	1	0	0	0	\$70.00	\$10,000.00
40 Electrical Wiring (Misc., Alteration, Repair) (Commercial)	4	0	1	1	4	0	0	0	\$210.00	\$927,790.00
40 Electrical Wiring (Misc., Alteration, Repair) (Residential)	3	0	0	0	3	1	0	0	\$200.00	\$12,555.00
40 New Electrical System (Commercial)	1	0	0	0	1	0	0	0	\$70.00	\$2,000.00
40 New Electrical System (Residential)	1	0	0	0	1	0	0	0	\$100.00	\$10,124.00
40 Solar Panels - Electric	1	0	0	1	1	0	0	0	\$210.00	\$30,000.00
50 AC Unit Only (Commercial)	1	0	0	0	0	1	0	0	\$140.00	\$30,393.00

50 AC Unit Only (Residential)	2	0	0	0	0	2	0	0	\$100.00	\$15,796.00
50 Heating and Air Conditioning Units (Commercial)	1	0	0	0	0	1	0	0	\$70.00	\$20,000.00
50 Heating and Air Conditioning Units (Residential)	18	0	0	0	0	18	0	0	\$900.00	\$199,913.00
50 Heating Unit Only (Commercial)	1	0	0	0	0	1	0	0	\$70.00	\$3,829.00
50 Heating Unit Only (Residential)	32	0	0	0	0	32	0	0	\$1,600.00	\$149,070.00
50 Repair/Alter Existing HVAC System (Residential)	1	0	0	0	1	1	0	0	\$100.00	\$13,000.00
60 Lawn Sprinklers (Commercial)	1	0	0	0	0	0	1	0	\$70.00	\$10,000.00
60 Lawn Sprinklers (Residential)	1	0	0	0	0	0	1	0	\$100.00	\$3,500.00
60 Repair/Alter Existing Plumbing System (Commercial)	3	0	0	0	0	0	3	0	\$210.00	\$22,839.00
60 Repair/Alter Existing Plumbing System (Residential)	17	0	0	0	1	1	17	0	\$950.00	\$170,430.00
60 Sanitary Sewers - Connection/Repair (Residential)	3	0	0	0	0	0	3	0	\$90.00	\$13,300.00
60 Storm Sewers - Connection/Repair (Redisential)	5	0	0	0	0	0	5	0	\$3,300.00	\$4,300.00
60 Water Heater (Residential)	2	0	0	0	0	0	2	0	\$80.00	\$3,700.00
60 Water Service - Connection/Repair (Commercial)	1	0	0	0	0	0	1	0	\$30.00	\$4,200.00
60 Water Service - Connection/Repair (Residential)	21	0	0	0	0	0	21	0	\$630.00	\$48,700.00
70 Signs - Permanent	1	1	0	1	0	0	0	0	\$104.80	\$4,500.00
70 Signs - Temporary	1	0	0	1	0	0	0	0	\$30.00	\$1,000.00
Totals:	269	21	49	129	64	69	73	9	\$59,866.90	\$23,635,290.69



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

County Name Brown		County Code Number 05		Report for Month/Year October, 2022	
Municipal Name Green Bay Municipal Court		Municipal Code Number 231		Telephone Number 920-448-3131	
I. MUNICIPAL COURT OFFICIAL	Total Amount Collected	Share to be retained by Municipality	Share to be sent to County	Share to be sent to State	
1. Forfeitures for Municipal Ordinance Violations (Except for Municipal Ordinances in Conformity with Ch 348, Stats.)	\$ 47,440.54	\$ 47,440.54			
Adjustment (if applicable)	\$.00	\$.00			
2. Municipal Court Costs (Chapter 814, Subchapter II, s. 814.65, Stats.)	\$ 20,851.48	\$ 18,076.29		\$ 2,775.19	
Adjustment (if applicable)	\$.00	\$.00		\$.00	
3. Penalty Surcharges (s. 757.05, Stats.)	\$ 12,264.63			\$ 12,264.63	
Adjustment (if applicable)	\$.00			\$.00	
4. County Jail Surcharges (s. 302.46(1)(a), Stats.)	\$ 5,494.24		\$ 5,494.24		
Adjustment (if applicable)	\$.00		\$.00		
5. Driver Improvement Surcharges (s. 346.655, Stats.)	\$ 7,476.75		\$ 3,901.10	\$ 3,575.65	
Adjustment (if applicable)	\$.00		\$.00	\$.00	
6. Crime Lab and Drug Enforcement Surcharges (s. 165.755(4), Stats.)	\$ 7,082.79			\$ 7,082.79	
Adjustment (if applicable)	\$.00			\$.00	
7. Domestic Abuse Surcharges (s. 973.055(2)(b), Stats.)	\$.00			\$.00	
Adjustment (if applicable)	\$.00			\$.00	
8. Truck Weight Restrictions (Municipal Ordinances in Conformity with Ch. 348, Stats., s. 66.12(3)(c))	\$.00	\$.00		\$.00	
Adjustment (if applicable)	\$.00	\$.00		\$.00	
9. Ignition Interlock Device Surcharge (s. 343.301(5), Stats.)	\$ 881.90		\$ 881.90		
Adjustment (if applicable)	\$.00		\$.00		
10. GPS Tracking Surcharge (for violations of ordinances conforming to s. 813.12 or s. 813.125, Stats.)	\$.00			\$.00	
Adjustment (if applicable)	\$.00			\$.00	
11. Safe Ride Program (s. 85.55, Stats.)	\$ 850.00			\$ 850.00	
Adjustment (if applicable)	\$.00			\$.00	
12. Totals	\$ 102,342.33	\$ 65,516.83	\$ 10,277.24	Pay This Amount \$ 26,548.26	

Continue onto the next page.



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

STATE CONTROLLER'S OFFICE-CMO
101 E. WILSON STREET, 5th FL
PO BOX 7932
MADISON, WI 53707-7932
(608) 261-7749

II. CERTIFICATION OF MUNICIPAL COURT OFFICIAL

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

Name: NEIL BASTEN Signature: [Signature] Date: 11-1-2022

III. TREASURER'S CERTIFICATION

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

Treasurer: Paul R. Manly Date: 11/2/22

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

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

Detail Summary of Projects Issued

11/1/2022 to 11/30/2022

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
108105	1177 SHAWANO AV..3-1019-1	STEVEN GRANT		\$424.50	\$0.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] REMODEL					
	*Need estimated cost					
	*PAYMENT PROCESSED, PERMIT NOT SENT UNTIL EST COST IS GIVEN					
110433	1593 FOELLER DR..8-798	BLIA & SHENG YANG		\$155.00	\$20,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] BATHROOM REMODEL					
110739	930 MT HOOD CT..21-6103	JEFFREY P & DEBARA L TUSHAUS		\$180.00	\$5,900.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] FOUR SEASONS ROOM					
110746	1500 HARVEY ST..19-597	JORGE OLAEZNUNEZ		\$280.00	\$5,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] BASEMENT REMODEL AND BASEMENT BATHROOM					
110751	2774 SUSSEX RD..22-1953	LINDSEY M & MASON LIEBERGEN		\$100.00	\$4,700.00	Closed
	[2-434 - Residential - Alteration - 1 -2 Family House] EGRESS WINDOW					
110755	721 GALLAGHER ST..18-832-B	JACQUELYNE M & MICHAEL P MALONEY		\$100.00	\$8,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] REMOVE WALLS & TUB TO SHOWER CONVERSION					
110764	3571 GLEN OAKS PS..22-2009	RAMON & CAROLINE CRISTINA CITELLI BOSCO		\$366.59	\$45,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] BASEMENT FINISH					
110812	2517 LAREDO LN..6H-2050	BRAD J KARBAN		\$255.00	\$3,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] INSTALL BATHROOM IN BASEMENT					
110827	1715 WOLVERINE TR..21-7498	NATHAN P HOLLY		\$255.00	\$30,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] BASEMENT FINISH					
110852	1635 FARLIN AV..19-553	GE & YIA V VANG		\$467.19	\$45,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] REMODEL - AFTER FIRE					
110858	521 NEWHALL ST..19-83	JOSHUA M SMITH		\$205.00	\$10,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] ADD BATHROOM IN BASEMENT					
110875	524 MASTERS LN..21-4145	STEPHEN & SUZANNE BENTLEY		\$205.00	\$23,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] CONVERT MASTER CLOSET TO MASTER BATH & CLOSET					
110882	376 MOON VALLEY DR..21-5015	DOUGLAS & WHITNEY BRUSICH		\$50.00	\$5,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] EGRESS WINDOW					
110915	725 FOREST HILL DR..21-1111-D-160	JAKE C & TAYLOR JOHNSTON		\$543.47	\$47,200.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House] REMODEL					
110961	828 N JACKSON ST..7-23	PHILLIP J SCHMITT		\$50.00	\$6,000.00	Pending

[2-434 - Residential - Alteration - 1 -2 Family House] REPAIR FLOOR JOISTS AND RIM BOARDS

110975 712 S ASHLAND AV..2-306 ROBERT CLARK \$230.00 \$30,000.00 Pending

[2-434 - Residential - Alteration - 1 -2 Family House] FIRE DAMAGE REPAIR

110976 228 N ASHLAND AV..4-119 ROBERT R & DAWN M VANBEEK \$155.00 \$10,000.00 Pending

[2-434 - Residential - Alteration - 1 -2 Family House] REPAIR FRONT OF HOME DAMAGED BY VEHICLE.

110998 1118 TARA MARIE CT..6H-4237 JEFFREY S & SUSAN L HOUSE \$75.00 \$24,250.00 Pending

[2-434 - Residential - Alteration - 1 -2 Family House] INSTALL SOLAR PV SYSTEM ON THE ROOF

109559 897 9th ST..1-1553-A CORNERSTONE PROPERTY HOLDINGS LLC \$150.00 \$1,000.00 Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] REPLACE RAMP WITH 4X4 FRONT DECK

110593 1283 DAY ST..7-183 ANDREW T SEILER \$100.00 \$8,000.00 Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] REBUILD PORCH DESTROYED BY CAR CRASH.

NEED REVISED PLANS! FRONT PORCH AND THE JUMP PORCH. POSTED A STOP WORK ORDER ON THE PROJECT. ERIK11/16/22

110653 122 S VAN BUREN ST..14-313 OAK ACQUISITIONS LLC \$100.00 \$6,000.00 Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] RESTORE/REPLACE DECK

110688 1079 SHAWANO AV..3-228 MORGAN PROPERTY HOLDINGS LLC \$150.00 \$1,000.00 Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] DECK - DECK ALREADY BUILT - DOUBLE FEE

110708 2522 HEATHER RD..21-4287 VANDENLANGENBERG DOUGLAS A REVOCABLE TRUST \$100.00 \$4,000.00 Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] REPLACE DECK WITH RETAINING WALL

110743 2556 HEATHER RD..21-4281 BRIANNE J & NICHOLAS J LABLANC \$50.00 \$900.00 Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] PATIO 12' X 16'

110757 130 N OAKLAND AV..4-251 CHRISTOPHER B & RENEE A YOUNG \$125.00 \$50,000.00 Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] REPAIR AND REBUILD PORCH AND REPLACE LIGHTING ON PORCH

**COA 22-42

110761 815 HARRISON ST..18-650 KAREN E MARCHANT \$50.00 \$1,650.00 Closed

[7-1 - Deck, Porch, Patio, Ramp (Residential)] REMOVE BROKEN FRONT CONCRETE PORCH UNIT AND REPLACE WITH NEW CONCRETE PORCH UNIT

110835 211 N ASHLAND AV..4-129 IRIS LLOVANNI MARIA CONNOLLY \$105.00 \$25,000.00 Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] REBUILD ENCLOSED PORCH THAT WAS STRUCK BY VEHICLE

*NO ELEC OR HVAC AT THIS TIME, MAY BE ADDED AT A LATER DATE

110863 1438 ROCKDALE ST..6-959 TIMOTHY P & COLLEEN M SAUER \$75.00 \$17,944.00 Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] NEW DECK WITH STAIRS AND RAMP FOR DISABILITY ACCESS

110899 108 ALLARD AV..3-30 BARBARA A FRYE \$75.00 \$4,250.00 Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] REPLACE PORCH

110910 611 N BROADWAY..5-900 D JONES PROPERTIES LLC \$75.00 \$5,000.00 Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] REPLACE STAIRS

110974 508 COUNTRY CLUB RD..6H-2467 KADIJA & ABDIKARIM Y AYNAN \$150.00 \$12,500.00 Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] BUILD PAVER PATIO WITH RETAINING WALLS AND DRAINS. WORK ALREADY NEARING COMPLETION

110979 911 S NORWOOD AV..2-936 KELLIE J & JEFFREY A SCHOEN \$75.00 \$100.00 Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] REPAIR STEPS ON FRONT PORCH

110208	1055 SHAWANO AV..3-244	DAVID L LOVE	\$75.00	\$6,600.00	Pending
[9-645 - Raze - Building or Structure (Residential)] REPAIR ROOF ON GARAGE					
110750	1439 W MASON ST..6-328	JOSEPH G RABIDEAU	\$175.00	\$5,000.00	Pending
[9-645 - Raze - Building or Structure (Residential)] RAZE HOME AND GARAGE. CAP SEWER AND WATER.					
110908	1419 CROOKS ST..17-895	GARY H JENSEN REVOCABLE TRUST	\$50.00	\$2,545.00	Closed
[9-645 - Raze - Building or Structure (Residential)] RAZE GARAGE					
110980	1695 BADGER ST..6-557	CAROL B SANTEE	\$175.00	\$12,267.25	Pending
[9-645 - Raze - Building or Structure (Residential)] RAZE HOUSE EC to DPW 11/18/2022					
108916	1779 ASBURY CIR..6-1792	JOSHUA B & KATIE R HUISHEERE	\$50.00	\$3,400.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY EXPANSION					
110493	2090 WEST POINT TERR..6H-1562	HARLEY DAVID & SALLY A MAES	\$100.00	\$5,200.00	Pending
[11-1 - Garage/Carport/Shed (residential)] 10' X 20' SHED					
110704	1188 DOUSMAN ST..5-863	GWENDOLYN A KRAMER	\$50.00	\$6,608.00	Pending
[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR					
110715	1738 11th AV..1-1271	WELTY PARTNERS LLC	\$50.00	\$6,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY EXPANSION & PATIO					
110729	1230 DOUSMAN ST..5-651	DANIEL C & PATRICIA M SMITH	\$50.00	\$38,000.00	Closed
[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR **Added to project: Excavating 27' of west wall					
110730	1013 CHRISTIANA ST..3-294	PAUL W CARTER	\$50.00	\$22,000.00	Closed
[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR					
110731	1118 KENWOOD ST..1-2262	BAILEY J MORSE	\$50.00	\$20,000.00	Pending
[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR					
110732	830 RAYMOND ST..2-1395	JUDITH A & DONALD E SCHNEIDER	\$50.00	\$19,000.00	Closed
[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR					
110787	1955 KNOTTY PINE DR..6H-3064	ADAM T & KATE E LEWITZKE	\$50.00	\$22,900.00	Pending
[11-1 - Fence (Residential)] FENCE - 6'					
110789	572 NEWTOLS ST..21-2678-M-2	DANIELLE MOSUPYE	\$50.00	\$2,500.00	Pending
[11-1 - Fence (Residential)] FENCE					
110838	832 ROY AV..18-1394	MATTHEW DANE & MALISSA CHRISTENSEN	\$50.00	\$23,000.00	Closed
[11-1 - Foundation Repair (Residential)] REPLACE DRAIN TILE AND CHECK BACK PLASTER FOR CRACKS					
110844	515 HARTUNG ST..8-491	LORETTA M STONEBURNER	\$0.00	\$4,000.00	Pending
[11-1 - Foundation Repair (Residential)] BACKFILL AROUND FNDN. AND INSTALL COLUMN SUPPORTS					
110847	541 LARSCHIED ST..21-2678-11	ADRIAN J & GRETCHEN A WANKE	\$50.00	\$2,430.00	Closed
[11-1 - Fence (Residential)] FENCE - 6' VINYL					
110849	1021 ROCKDALE ST..1-2049	BRANDON L & TAMIKA M HILL	\$50.00	\$7,000.00	Closed
[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR					
110853	800 EASTMAN AV..7-304	WISCONSIN PUBLIC SERVICE CORP	\$70.00	\$250,000.00	Pending

[11-1 - Fence (Residential)] FENCE - 7.5' metal with security wire on top

110871	2035 BASTEN ST..21-2678-M-12	MEG A & AARON M SCHNELL	\$50.00	\$1,500.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY EXPANSION					
110877	1032 S IRWIN AV..17-285	NANCY C COLFORD	\$150.54	\$31,600.00	Pending
[11-1 - Garage/Carport/Shed (residential)] GARAGE					
110898	827 HOLSCHUH LN..21-6254	BARRINGTON REVOCABLE LIVING TRUST	\$50.00	\$6,137.00	Pending
[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR					
110900	1346 MIRAGE DR..6H-2738	SHARON & SEAN MIKAL STEPANEK	\$50.00	\$6,110.00	Pending
[11-1 - Fence (Residential)] 6' WOOD FENCE 144'					
110901	807 ELMORE ST..5-1466	ALLIANCE REAL ESTATE MANAGEMENT LLC	\$75.00	\$10,000.00	Closed
[11-1 - Z - Misc Project Not Listed (Resiential)] VEHICLE DAMAGE REPAIR					
110904	910 S IRWIN AV..17-301	ANDRA J SIEDSMA	\$50.00	\$4,852.00	Closed
[11-1 - Fence (Residential)] 4' CHAINLINK FENCE					
110909	898 KELLOGG ST..5-1392	RICHARD K LONGCORE	\$125.00	\$37,140.00	Pending
[11-1 - Garage/Carport/Shed (residential)] DETACHED 2 CAR GARAGE					
110917	416 N MAPLE AV..5-984	EBINAL INVESTMENTS LLC	\$50.00	\$2,420.00	Pending
[11-1 - Fence (Residential)] 79' OF 6' WOOD FENCE					
110932	604 EDELWEISS DR..21-3447	MARY K & STEVEN K PRIBBERNOW	\$50.00	\$2,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] EXPAND DRIVEWAY					
110938	971 HICKORY HILL DR..1-22	TAMMY & RUSTIN CAMPSHURE	\$50.00	\$6,192.85	Pending
[11-1 - Garage/Carport/Shed (residential)] SHED 10' X 14'					
110962	2700 TERESA DR..21-7200	JORDAN & KATIE LORENZ	\$50.00	\$3,300.00	Pending
[11-1 - Fence (Residential)] 4' CHAIN LINK FENCE					
110963	390 E LE CAPITAINE CIR..21-4448	MARIA D SANCHEZMORA, ETAL	\$50.00	\$10,000.00	Pending
[11-1 - Fence (Residential)] 6' VINYL FENCE					
110966	933 SMITH ST..7-324	SMITH STREET HOLDINGS LLC	\$50.00	\$15,700.00	Pending
[11-1 - Foundation Repair (Residential)] INSTALL SMARTJACK SYSTEM TO STABILIZE WEAKENED FLOOR JOISTS					
110986	1611 ARGONNE DR..6-303-T	KARL R SCHROEDER	\$50.00	\$6,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] REPLACE EXISTING DRIVEWAY					
110993	820 S ONEIDA ST..2-1165	PETER A WILLIAMS	\$75.00	\$30,000.00	Pending
[11-1 - Foundation Repair (Residential)] TRUSS REPAIR					
111023	1301-1303 ARGONNE DR..6-1849	ROUSE HOLDINGS LLC	\$50.00	\$3,609.00	Closed
[11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY					
111025	3427 GOLF DR..21-5633	DEAN D & CYNTHIA E KELLNER	\$50.00	\$6,500.00	Pending
[11-1 - Fence (Residential)] FENCE					
104060	2447 REMINGTON RD, UNIT 1..21-7988	BLUE VIPER LLC	\$10,229.83	\$1,950,000.00	Pending
[30-105 - Commercial - New - 5 or More Family Building] Note all the fees are under this project, with the exception of the COs. ALL the inspection notes will be under each address.					

108992	110 S WASHINGTON ST..12-283	NICOLET NATIONAL BANK	\$3,170.80	\$583,637.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] 1st FLR ALTERATIONS					
110090	805 S MILITARY AV ..6-169	AAM GREEN BAY PLAZA LLC	\$4,024.98	\$296,000.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] TENANT BUILDOUT - FIVE BELOW					
110092	805 S MILITARY AV ..6-169	AAM GREEN BAY PLAZA LLC	\$1,813.44	\$643,725.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] LANDLORD BUILD - SHELL AND FASCADE ONLY - FIVE BELOW					
*PER NORTHCENTRAL, NO ADDITIONAL SPRINKLERS ADDED, JUST TURNING THEM ON.					
110762	1741-1743 UNIVERSITY AV..19-328	DEBAKER FAMILY PARTNERSHIP	\$120.00	\$1,500.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] RESTORING OPENING BETWEEN SIDES					
110792	200 S BROADWAY..3-317	GREEN BAY AREA PUBLIC SCHOOL DISTRICT	\$360.00	\$5,000.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] ROOMS 149-152 ALTERATIONS					
110793	1331 PACKERLAND DR..6H-1127-3	GREEN BAY AREA PUBLIC SCHOOL DISTRICT SOUTHWEST	\$190.00	\$10,000.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] BATHROOM REMODEL					
111020	840 S BROADWAY..2-188	MJELDE LLC	\$260.00	\$18,000.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] Plumbing Repair with Bar Work					
109951	1200 BLOCK ROBINSON AV..21-140-4	NORTHEASTERN LUTHERAN HIGH SCHOOL ASSN GB AREA	\$140.00	\$15,000.00	Pending
[34-1 - Cell Tower - Alteration to Existing (Commercial)] VERIZON WIRELESS ALTERATION					
109960	303 S TAYLOR ST..6-127-D	RUESCH PROPERTIES LLC	\$140.00	\$4,000.00	Closed
[34-1 - Parking Lot - New & Reconstruction (Commerical)] APRON					
110544	719 HARVEY ST ..7-22-B	LPG PLUS LLC	\$155.00	\$8,300.00	Pending
[34-1 - Parking Lot - New & Reconstruction (Commerical)] New Drive Lane					
110778	2475 UNIVERSITY AV..21-1251-1	CLUB CAR WASH GREEN BAY UNIVERSITY AVE LLC	\$240.00	\$45,000.00	Pending
[34-649 - Raze- Building or Structure (Commercial)] sent to EC 10/28/22					
110779	2447 REMINGTON RD, UNIT 2..21-7989	GREEN VIPER INC	\$50.00	\$1,500,000.00	Pending
[34-1 - Certificate of Occupancy (Commercial)] CONDO UNIT 2					
110780	2447 REMINGTON RD, UNIT 3..21-7990	GREEN VIPER INC	\$50.00	\$1,500,000.00	Pending
[34-1 - Certificate of Occupancy (Commercial)] CONDO UNIT 3					
110781	2447 REMINGTON RD, UNIT 4..21-7991	GREEN VIPER INC	\$50.00	\$1,500,000.00	Pending
[34-1 - Certificate of Occupancy (Commercial)] CONDO UNIT 4					
110782	2447 REMINGTON RD, UNIT 5..21-7992	GREEN VIPER INC	\$50.00	\$1,500,000.00	Pending
[34-1 - Certificate of Occupancy (Commercial)] CONDO UNIT 5					
110783	2447 REMINGTON RD, UNIT 6..21-7993	GREEN VIPER INC	\$50.00	\$1,500,000.00	Pending
[34-1 - Certificate of Occupancy (Commercial)] CONDO UNIT 6					
110784	2447 REMINGTON RD, UNIT 7..21-7993-1	GREEN VIPER INC	\$50.00	\$1,500,000.00	Pending
[34-1 - Certificate of Occupancy (Commercial)] CONDO UNIT 7					
110785	140 RESERVE ST..6-692	GERONDALE APARTMENTS LLC	\$72.00	\$25,000.00	Pending
[34-1 - Roofing (Commercial)] REROOF - METAL					
110790	2675 NEWBERRY AV..21-107-4	GREEN BAY CITY OF	\$140.00	\$15,000.00	Pending

[34-1 - Cell Tower - Alteration to Existing (Commercial)] VERIZON UPDATE

110804	500 N MONROE AV..11-102	GREEN BAY RADIATOR LLC	\$70.00	\$38,000.00	Pending
[34-1 - Roofing (Commercial)] REROOF - NORTH BUILDING					
110807	500 N MONROE AV..11-102	GREEN BAY RADIATOR LLC	\$70.00	\$16,000.00	Pending
[34-1 - Roofing (Commercial)] RE-ROOF SOUTH BUILDING					
110808	409 S WEBSTER AV..14-872	WP HART PROPERTIES LLC	\$469.20	\$273,000.00	Pending
[34-1 - Roofing (Commercial)] RE-ROOF					
110821	1726 E MASON ST ..21-1344	PIONTEK RANDALL J & MARY ELLEN A REV TRUST ETAL	\$70.00	\$47,396.00	Pending
[34-1 - Roofing (Commercial)] RE-ROOF					
110874	202 S OAKLAND AV..3-952-A	RICHARD ELM BROWN	\$70.00	\$4,285.71	Pending
[34-1 - Fence (Commercial)]					
110919	1285 MAIN ST..8-306	MOSKI CORP	\$70.00	\$25,000.00	Pending
[34-1 - Z - Misc Project Not Listed (Commercial)] FOUNDATION AND WINDOW DAMAGE REPAIR FROM VEHICLE HIT AND RUN					
110969	130 E WALNUT ST..12-38-2	BELLIN BUILDING LLC	\$70.00	\$59,500.00	Pending
[34-1 - Roofing (Commercial)] RE-ROOF					
110274	1412 SHANNON ST..6-2192	JOHN M BLACKBURN	\$50.00	\$900.00	Pending
[40-1 - Electrical Service - Change (Residential)] SERVICE CHANGE - CHANGE 200 AMP SERVICE FROM OH TO UG					
110776	1540 CAPITOL DR..6-2640	NEWCAP INC	\$140.00	\$12,000.00	Pending
[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] LIGHTING UPGRADE					
110802	1930 EVERBREEZE RD..6H-1985	ELIZABETH & LUKE SCHNEIDERWENT	\$50.00	\$920.00	Closed
[40-1 - Electrical Service - Repair (Residential)] REMOVE 16 SPACE 100 AMP BREAKER PANEL AND INSTALL 24 SPACE 100 AMP BREAKER PANEL					
110810	1627 CROOKS ST..21-1521	JACOB A GOEBEL	\$50.00	\$1,000.00	Closed
[40-1 - Electrical Service - Change (Residential)] SERVICE UPGRADE					
110814	949 TONY CANADEO RUN..1-1841-J	WHITE STARR DEVELOPMENT LLC	\$140.00	\$13,515.00	Pending
[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] INSTALL STREET LIGHT UG SERVICE AND METER BREAKER PEDESTAL FOR THE LEGENDS DISTRICT SIDEWALK PROJECT					
110822	812 PORLIER ST..16-268	NATIONAL PROPERTY SOLUTIONS LLC	\$50.00	\$500.00	Pending
[40-1 - Electrical Service - Change (Residential)] RECONNECT ELECTRICAL MAST TO HOUSE AND CONVERT 2 METERS TO 1					
110823	3507 GOLF DR..21-16-1-8	BRENDA L & MICHAEL S REHBERG	\$50.00	\$2,400.00	Closed
[40-1 - Electrical Service - Change (Residential)] SERVICE CHANGE - 100 AMP TO 200 AMP					
110837	519 S MILITARY AV..6-1517-B	LA CARRETA GREEN BAY LLC	\$70.00	\$1,000.00	Closed
[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] SERVICE REPAIR					
110843	1162 REED ST..5-1549	CRISTI & EDWARD ROBLERO ESCOBAR	\$50.00	\$1,500.00	Pending
[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] EMERGENCY SERVICE - REPAIR MAST					
110848	2346 UTAH AV..21-270-3	RONALD & LINDA & RONALD W SCHULTZ IRREVOCABLE TRUST	\$100.00	\$14,000.00	Closed
[40-1 - New Electrical System (Residential)] GENERATOR					
110860	1516 ATKINSON DR..6-18-2	TRIPLE P INC	\$70.00	\$3,076.00	Closed

[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] INSTALL ELEC SERVICE FOR TRUCK HEATERS

110872 806 10th AV..2-467 JENNY KLOPOTIC \$50.00 \$2,513.00 Pending

[40-1 - Electrical Service - Change (Residential)] SERVICE CHANGE AND HOUSE REPAIRS

110902 1803 EAST SHORE DR..21-1109 JOYCE J FRUHMANN \$100.00 \$1,200.00 Closed

[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] GENERATOR

110906 1078 LIME KILN RD..21-417-F CHESTER NOWAK \$100.00 \$500.00 Closed

[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] MINI-SPLIT AND ELEC WIRING FOR AC INSTALL

110922 2216 PREBLE AV..21-2713 PHILIP F & PETER S LEE \$50.00 \$2,500.00 Pending

[40-1 - Electrical Service - Change (Commercial)] PANEL CHANGE

110933 1138 BADGER ST..3-268 TIMOTHY C & DEBRA L STEVENS \$50.00 \$700.00 Closed

[40-1 - Electrical Service - Repair (Residential)] REPLACE OH METER BASE

110934 1016 COUNTRY CLUB RD..6H-1150-2 ROSE M & CHRISTOPHER J BRAUER \$50.00 \$2,000.00 Pending

[40-1 - Electrical Service - Change (Residential)] PANEL CHANGE

110935 2540 UNIVERSITY AV..21-301 UHAGB LLC \$70.00 \$500.00 Pending

[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] 100-AM UG TEMPORARY SERVICE

110937 1867 HAROLD ST..21-2167-10 GARY D & VICKI VERHEYDEN \$50.00 \$2,700.00 Withdrawn

[40-1 - Electrical Service - Change (Residential)] 60 TO 100 AMP OH SERVICE CHANGE

110944 1785 EDISON ST..21-1347 MADCO LLC \$70.00 \$500.00 Closed

[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] ASSESS AND REPAIR CEILING ELECTRICAL HEAT IN LIVING ROOM AND BATHROOM. INSTALL WALL ELECTRIC HEATER UNDER THERMOSTAT

110948 301 LEELAND ST..6-586 GRANT M HOLDINGS LLC \$70.00 \$2,000.00 Closed

[40-1 - Electrical Service - Temporary (Commercial)] TEMP POWER FOR FIRE RESTORATION

110950 1124 MEACHAM ST..1-1631 REMEDY PROPERTY GROUP LLC \$50.00 \$500.00 Closed

[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] ELEC WIRING FOR DETACHED GARAGE

110965 3066 SANDIA DR..6H-3001 JOSEPH R & DAWN L GIESBERS \$50.00 \$2,725.00 Pending

[40-1 - Electrical Service - Change (Residential)] SERVICE UPGRADE - 200 AMP

111000 119 S JACKSON ST..14-323 JOEL R & CHRISTINA H JOSKI \$50.00 \$1,659.00 Pending

[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] ELEC REPAIRS

111002 1073 CLAYTON PL..21-417-1 NHIA XIONG \$50.00 \$1,800.00 Pending

[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] ELEC REPAIRS

111009 1208 DOTY ST..14-1356-1 NEIGHBORWORKS GREEN BAY \$50.00 \$400.00 Closed

[40-1 - Electrical Service - Temporary (Residential)] TEMPORARY SERVICE - 1208 DOTY ST

111031 202 ALLEN AV..21-1112 KATHRYN M SCHMITZ \$50.00 \$500.00 Closed

[40-1 - Electrical Service - Repair (Residential)] SERVICE REPAIRS

108849 2057 PREBLE AV..21-2202-11 MARCO A GAMBOA GUZMAN \$250.00 \$25,000.00 Pending

[50-1 - Heating Unit Only (Residential)] GARAGE 24 x 36
*HVAC DOUBLE FEE

110788 2009 HAROLD ST..21-2445-N-8 CHRISTOPHER A & SUSAN M LOCH \$100.00 \$8,792.00 Closed

[50-1 - Repair/Alter Existing HVAC System (Residential)] GENERATOR

110825	1333 LAWE ST..17-470	NANCY L & ROGER A TIMM	\$50.00	\$8,006.00	Closed
[50-1 - AC Unit Only (Residential)] AN AIR CONDITIONER					
110826	145 OAK GROVE AV..21-2381	ERIN M & GERALD A HERAN	\$50.00	\$9,602.00	Closed
[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER					
110828	1695 BEAVER DAM DR..6-2325	BRENT A CRIER	\$50.00	\$6,254.00	Pending
[50-1 - AC Unit Only (Residential)] AN AIR CONDITIONER					
110832	1423 ELIZA ST..17-721	JERABEK JERRY J & NANCY M REVOCABLE TRUST	\$50.00	\$4,298.00	Closed
[50-1 - Heating Unit Only (Residential)] FURNACE					
110836	1810 WOOD LN..6H-1219-5	COURTNEY M AYALA	\$50.00	\$15,500.00	Closed
[50-1 - Repair/Alter Existing HVAC System (Residential)] A BOILER					
110841	125 S JEFFERSON ST..11-269	UIRC-GSA GREEN BAY WI LLC	\$140.00	\$49,313.00	Pending
[50-1 - Repair/Alter Existing HVAC System (Commercial)] COOLING TOWER REPLACEMENT					
110845	802-804 N CHESTNUT AV..5-48	JOANNE L TRAVERSA	\$50.00	\$8,600.00	Closed
[50-1 - Heating Unit Only (Residential)] A BOILER					
110846	805 WILSON AV..18-397	WILLIAM J MATT	\$50.00	\$9,025.00	Closed
[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER					
110850	1311 WESTERN AV..3-811-A	JOAN NEUMAN BARBEAU	\$50.00	\$7,900.00	Closed
[50-1 - Heating Unit Only (Residential)] BOILER					
110851	902 ELIZABETH ST..19-545	HAIDA TAPIA GUERRERO, ETAL	\$50.00	\$6,320.00	Pending
[50-1 - Heating Unit Only (Residential)] A FURNACE					
110854	903 LA COUNT RD..6H-1180	WILLIAM F & SUSAN L PETERS	\$50.00	\$14,550.00	Closed
[50-1 - Heating Unit Only (Residential)] FURNACE					
110862	1210 SAND HILL DR..6H-3616	SHERYL L & TODD J MEYER	\$50.00	\$6,650.00	Closed
[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER					
110879	810 OREGON ST..4-3	MIRANDA L PANGRAZZI	\$50.00	\$115.00	Closed
[50-1 - Heating Unit Only (Residential)] PELLET STOVE PIPE INSTALL					
110885	509 S FISK ST..6-143-1	BRIANNA N ZEVIK	\$50.00	\$5,401.00	Closed
[50-1 - Heating Unit Only (Residential)] A FURNACE					
110886	1854 VAN DEUREN ST..21-2234-2	CHERYL SPRAGUE	\$50.00	\$12,858.00	Closed
[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER					
110888	2837 EAST SHORE DR..21-270-1-2	ANDREW K & SHARI J KANGAS	\$80.00	\$3,574.00	Pending
[50-1 - Heating Unit Only (Residential)] WATER HEATER AND FURNACE					
110889	463 ST. BERNARD DR..21-446-6	DARIN A & DIANE L WAUGH REVOCABLE TRUST	\$50.00	\$6,850.00	Pending
[50-1 - Heating Unit Only (Residential)] BOILER					
110892	405 CAMBRIDGE ST..5-377	JAHNKE CHARLES G & DENISE L LIVING TRUST	\$50.00	\$7,000.00	Pending
[50-1 - Heating Unit Only (Residential)] A BOILER					

110893	1202 MATHER ST..18-390 [50-1 - Heating Unit Only (Residential)] A FURNACE	KEITH J CHRISTNOT	\$50.00	\$6,562.00	Pending
110894	1200 MATHER ST..18-390 [50-1 - Heating Unit Only (Residential)] A FURNACE	KEITH J CHRISTNOT	\$50.00	\$6,562.00	Pending
110895	306 N TAYLOR ST..6-225-A [50-1 - Heating Unit Only (Residential)] A FURNACE	LORI GOEMANS	\$50.00	\$7,069.00	Pending
110905	1140 OREGON ST..5-694-A [50-1 - Heating Unit Only (Residential)] A FURNACE	CLEVEN JOYCE A REVOCABLE TRUST	\$50.00	\$5,950.00	Closed
110931	130 S WEBSTER AV..14-712-A [50-1 - Heating Unit Only (Residential)] A FURNACE	AARON ZALESKI	\$50.00	\$4,573.00	Closed
110936	3169 DAYS END LN..6H-3835 [50-1 - Heating Unit Only (Residential)] A FURNACE	KELLEY S OCONNOR	\$50.00	\$5,950.00	Closed
110939	2579 DELWOOD DR..21-4868 [50-1 - Heating Unit Only (Residential)] A FURNACE	WILLA B M & KELD B LAURIDSEN	\$50.00	\$5,401.00	Closed
110941	983 DENIS PL..3-540 [50-1 - Heating Unit Only (Residential)] A FURNACE	MUSWEE PAW, ETAL	\$50.00	\$1,900.00	Pending
110942	1452 E MASON ST..17-786 [50-1 - Heating Unit Only (Residential)] A FURNACE	JAMES CLAYBROOKS	\$50.00	\$7,500.00	Pending
110943	118 S WASHINGTON ST..12-341 [50-1 - Heating and Air Conditioning Units (Commercial)] A FURNACE AND AIR CONDITIONER	LARA SUTTON	\$140.00	\$13,392.00	Pending
110947	3495 GLEN ABBEY DR..22-1932 [50-1 - Heating Unit Only (Residential)] A FURNACE	STEVEN & NICOLE QUERIO	\$50.00	\$4,250.00	Closed
110952	728 GREEN RIDGE DR..6H-2618 [50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER	TREVOR W & FRANCESCA MARIE HERDT	\$50.00	\$8,150.00	Closed
110953	1005 WENTWORTH ST..6-2100 [50-1 - Heating Unit Only (Residential)] A FURNACE	MATTHEW E & LEANN B MEVERDEN	\$50.00	\$4,450.00	Closed
110954	2777 QUEEN ANN CT..6H-3355 [50-1 - Heating Unit Only (Residential)] A FURNACE	ERICA L & ADAM S FARIS	\$50.00	\$4,450.00	Pending
110959	126 S JACKSON ST..14-446 [50-1 - Heating Unit Only (Residential)] A FURNACE	MARLENE L MUELLER, ETAL	\$50.00	\$6,472.00	Pending
110970	2010 HILLVIEW DR..21-2445-P-10 [50-1 - Heating Unit Only (Residential)] A FURNACE	KAYLA M PASTERSKI, ETAL	\$50.00	\$6,305.00	Closed
110972	1078 LIME KILN RD..21-417-F [50-1 - Heating Unit Only (Residential)] A BOILER *Double fee and no need for another inspection per Jason	CHESTER NOWAK	\$100.00	\$5,082.00	Closed
110983	435 JOHN ST..8-537-A [50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER *DOUBLE FEE - CASE 132108	RONALD V ROSINSKI	\$100.00	\$8,027.00	Pending
110984	2776 ST. ANN DR..21-5475	TODD R CAMPBELL	\$50.00	\$3,800.00	Pending

[50-1 - Heating Unit Only (Residential)] A FURNACE

110989	2553 INDIAN HILL DR..6H-1053-5	CHRISTOPHER LEE	\$50.00	\$8,117.00	Closed
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[50-1 - Heating Unit Only (Residential)] FURNACE

110990	981 BOND ST..5-1292-A	LUECKE PROPERTIES LLC	\$50.00	\$4,000.00	Pending
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[50-1 - Heating Unit Only (Residential)] A FURNACE

110991	305 S MAPLE AV..3-603	DANIEL GOMEZ	\$50.00	\$4,000.00	Pending
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[50-1 - Heating Unit Only (Residential)] A FURNACE

110994	1507 ROSALIE LN..6-1985	MICHAEL J & SUSAN K ESMAY	\$50.00	\$7,500.00	Closed
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[50-1 - Heating Unit Only (Residential)] A FURNACE

110995	1146 STATE ST..1-804	SHANON D GILMET	\$50.00	\$9,300.00	Pending
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[50-1 - Heating Unit Only (Residential)] A FURNACE

111003	1741 WESTFIELD AV..6-2330	PATRICK & JODI GERING	\$50.00	\$9,900.00	Pending
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[50-1 - Heating Unit Only (Residential)] BOILER

111005	2497 WEST POINT RD..6H-1221-2	LISA A BARINOTTI	\$50.00	\$1,600.00	Pending
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[50-1 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER

111006	2603 RADINZ RD..21-5210	ROBERT J & JEAN M LOTTER	\$50.00	\$5,401.00	Pending
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[50-1 - Heating Unit Only (Residential)] FURNACE

111015	1225 S RIDGE RD..1-9-J	JALONEN TOIVO C & CAROL M REVOCABLE LIVING TRUST	\$50.00	\$13,803.00	Pending
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[50-1 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER

111018	455 WELLAND AV..21-7522	EDWIN A & THERESA M KIPPLEY	\$50.00	\$4,400.00	Pending
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[50-1 - Heating Unit Only (Residential)] FURNACE

111026	1400 N BAIRD ST..21-1198-6	PERRY PARK PARTNERS ETAL	\$50.00	\$4,853.00	Pending
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[50-1 - Heating Unit Only (Residential)] FURNACE

111028	1513 7th ST..6-520	RONALD J & KATHLEEN H FADALE	\$50.00	\$3,200.00	Pending
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[50-1 - Heating Unit Only (Residential)] FURNACE

111029	519 N MAPLE AV..5-1017	KRISTIN G METOXEN	\$50.00	\$3,200.00	Pending
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[50-1 - Heating Unit Only (Residential)] FURNACE

110791	1305 LAWE ST..17-474	DANA VAUGHAN	\$30.00	\$4,200.00	Closed
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[60-1 - Water Service - Connection/Repair (Residential)] RELAY WATER SERVICE

110813	1099 LIBERTY ST..1-2588	DEBRA L KRINKE	\$30.00	\$10,595.00	Closed
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[60-1 - Sanitary Sewers - Connection/Repair (Residential)] SANITARY SEWER REPAIR

110815	1210 13th AV..1-725	HOLLY M OLSON	\$30.00	\$4,500.00	Closed
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[60-1 - Water Service - Connection/Repair (Residential)] REPLACE GALVANIZED WATER SERVICE

110816	1073 SHAWANO AV..3-230	JESSE A & EVA P MEISTER	\$30.00	\$4,850.00	Closed
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[60-1 - Water Service - Connection/Repair (Residential)] REPLACE GALVANIZED WATER SERVICE

110817	615 VAN CASTER DR..21-1111-D-183	LEE & MARILYN A REMINGTON	\$30.00	\$2,000.00	Closed
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[60-1 - Water Service - Connection/Repair (Residential)] REPAIR WATER SERVICE

110818	400 12th AV..3-830	JUDITH A & JASON A STUBBLE	\$30.00	\$4,200.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE GALVANIZED WATER SERVICE					
110819	412 12th AV..3-834	KARI L HANEY	\$30.00	\$3,995.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE GALVANIZED WATER SERVICE					
110820	1460 ELM ST..8-135	JOSE ALCARAZ, ETAL	\$30.00	\$4,695.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE GALVANIZED WATER SERVICE					
110834	123 S VAN BUREN ST..14-310	ATA PROPERTIES LLC	\$30.00	\$5,000.00	Closed
[60-1 - Storm Sewers - Connection/Repair (Redisential)] RELAY STORM LATERAL TO BACK ALLEY					
110861	1725 BRIQUELET ST..6-1483	CHRISTOPHER & HEATHER VANDEVYVER	\$50.00	\$13,140.00	Closed
[60-1 - Repair/Alter Existing Plumbing System (Residential)] INTERIOR SEWER & EXTERIOR SEWER DRAIN LINING					
110870	1648 DECKNER AV..21-2390	CHRISTOPHER & MARGARET M LAWS	\$1,080.00	\$1,600.00	Closed
[60-1 - Storm Sewers - Connection/Repair (Redisential)] STORM SEWER CONNECTION					
110878	327 S WEBSTER AV..14-902	EBINAL RENTALS LLC	\$30.00	\$3,050.00	Closed
[60-1 - Storm Sewers - Connection/Repair (Redisential)] REPLACE 10' OF 6" SEWER PIPE					
110880	847 S CLAY ST..17-124	LISA L & ERNEST W BROOKS	\$30.00	\$4,395.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE GALVANIZED WATER LINE					
110881	632 S ROOSEVELT ST..14-1118	DOLLY & ERIC J DRZEWIECKI	\$30.00	\$4,325.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE GALVANIZED WATER LINE					
110883	1004 S WEBSTER AV..16-298	GUINNESS DEVELOPMENT LLC	\$30.00	\$4,995.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE GALVANIZED WATER LINE					
110884	814-816 S QUINCY ST..16-128	VANESSA L BLANCHETTE	\$30.00	\$4,395.00	Pending
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE GALVANIZED WATER LINE					
110887	837 DIVISION ST..5-485	ROSHAWN SMITH	\$80.00	\$3,674.00	Pending
[60-1 - Water Heater (Residential)] WATER HEATER AND FURNACE					
110891	1019 12th AV..2-848	RANDALL L & GAIL R OLEJNICZAK	\$30.00	\$10,000.00	Closed
[60-1 - Storm Sewers - Connection/Repair (Redisential)] REPAIR SEWER LATERAL DAMAGED BY AT&T					
110903	1145 APHRODITE RD..21-5186	GUILLERMO O QUINTANILLA	\$50.00	\$850.00	Closed
[60-1 - Repair/Alter Existing Plumbing System (Residential)] CHANGE OUT TUB ON 2ND FLOOR					
110907	364 HUTH ST..21-2827-H-3	MAI XIONG	\$50.00	\$8,167.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Residential)] REPLACE TUB, WALL UNIT AND MIXER VALVE					
110911	805 S CLAY ST..17-105	KYLIE & JASON & CARRIE VANCLEAVE	\$30.00	\$3,890.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE GALVANIZED WATER SERVICE					
110913	134 S IRWIN AV..14-1376	DAWN & JAMES KAYE	\$50.00	\$5,100.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER CONVERSION					
110921	1013 CHRISTIANA ST..3-294	PAUL W CARTER	\$30.00	\$3,200.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] RELAY WATER SERVICE					
110927	605 S GREENWOOD AV..2-320	YEE KEING & CHEE VONG YANG	\$30.00	\$4,100.00	Closed

[60-1 - Water Service - Connection/Repair (Residential)] RELAY WATER SERVICE

110928	1456 ELM ST..8-134	RAMIRO & AMELIA ROBLES	\$30.00	\$4,200.00	Closed
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[60-1 - Water Service - Connection/Repair (Residential)] RELAY WATER SERVICE

110929	1162 9th ST..1-6-A	NEW ERS LLC	\$30.00	\$4,300.00	Closed
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[60-1 - Water Service - Connection/Repair (Residential)] RELAY WATER SERVICE

110930	2845 GREENBRIER RD..21-161-2	BAYCARE AURORA LLC	\$470.00	\$50,955.00	Pending
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[60-1 - New Plumbing System (Commercial)] NEW PATIENT HAND SINKS

110940	2115 FARLIN AV..21-2153	LINDA K LEE	\$30.00	\$800.00	Pending
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[60-1 - Water Heater (Residential)] WATER HEATER

110945	818 N BROADWAY..5-136	CAROL L WANEK	\$50.00	\$15,350.00	Pending
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[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER CONVERSION INCLUDING MIXING VALVE AND TRAP

110946	1676 JUNIPER DR..21-1110-M-47	RANDALL T & MARY L GILSOUL REVOCABLE TRUST	\$50.00	\$18,198.00	Pending
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[60-1 - Repair/Alter Existing Plumbing System (Residential)] JETTED BATHTUB TO SHOWER CONVERSION INCLUDING MIXING VALVE AND TRAP

110964	1819 MAIN ST..21-1325	REALTY INCOME PROPERTIES 3 LLC	\$70.00	\$1,000.00	Pending
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[60-1 - Repair/Alter Existing Plumbing System (Commercial)] INSTALL ONE CROSS CONNECTION BACKFLOW PREVENTER ON THE HOSE AND SPRAY ON THE DISHWATER

110968	320 HARVARD ST..5-407	LINDA S FALK, ETAL	\$30.00	\$5,000.00	Closed
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[60-1 - Water Service - Connection/Repair (Residential)] REPLACE LEAKING WATER SERVICE

110977	1644 FOREST GLEN DR..6-1646	JASON MILLS	\$50.00	\$500.00	Closed
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[60-1 - Repair/Alter Existing Plumbing System (Residential)] REPLACE KITCHEN SINK & 2 LAV SINKS, Sump pump discharge CASE 131895

110985	1307 ST. CLAIR ST..14-34	JANE M JUZA	\$30.00	\$2,000.00	Closed
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[60-1 - Sanitary Sewers - Connection/Repair (Residential)] REPAIR SANITARY SEWER

110992	1164 CHICAGO ST..14-1067	JOSE G LOPEZ	\$30.00	\$1,724.00	Closed
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[60-1 - Water Heater (Residential)] A WATER HEATER

111004	1167 STUART ST..14-972	L&R ENTERPRISES LLC	\$30.00	\$3,500.00	Closed
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[60-1 - Water Heater (Residential)] WATER HEATER

111016	726 ELMORE ST..5-1078	JANET A & RAMON A HILARIO	\$30.00	\$4,100.00	Pending
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[60-1 - Water Service - Connection/Repair (Residential)] RELAY WATER SERVICE

111017	1238 ELIZA ST..17-272	ANTONIO & JAMI HUBBARD	\$30.00	\$4,200.00	Closed
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[60-1 - Water Service - Connection/Repair (Residential)] RELAY WATER SERVICE

111019	1818 LILAC LN..21-2895	JULIE M SMITH	\$30.00	\$1,500.00	Closed
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[60-1 - Storm Sewers - Connection/Repair (Redisential)] REPAIR SUMP PUMP LATERAL

109359	1110 KEPLER DR..21-153-2	BCO HOLDINGS LLC	\$263.76	\$25,400.00	Pending
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[70-1 - Signs - Permanent] 2 BCOS
1 Caribou Coffiee

109664	1110 KEPLER DR..21-153-2	BCO HOLDINGS LLC	\$106.40	\$90,000.00	Pending
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[70-1 - Signs - Permanent] Parcel: 21-153-2

110833	1420 HARVEY ST..8-188	SAINT PETER & PAUL CONGREGATION OF GREEN BAY	\$89.67	\$4,860.00	Pending
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[70-1 - Signs - Permanent] New 14'4" X 2'3" (32 sq ft) wall sign on south facade for "St Thomas More Catholic School". Also includes a cross that is not signage.

110926	DEUCHERT ST..21-1229	PARKWAY HIGHLANDS III LLC	\$30.00	\$250.00	Pending
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[70-1 - Signs - Temporary] Temporary Sign Parcel 21-1226

110955	2015 UNIVERSITY AV..21-2201	GREAT LAKES COMMERCIAL LLC	\$85.40	\$1,200.00	Pending
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[70-1 - Signs - Permanent] Monument Sign

*Told the company to schedule a footing and a final.

110960	1981 E MASON ST..21-1329-2	GENNY ANNE LLC	\$124.38	\$10,000.00	Pending
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[70-1 - Signs - Permanent] Oportun Wall Signs

111032	520 S OAKLAND AV..2-328-A	SAMARITANS HEART INC	\$30.00	\$200.00	Pending
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[70-1 - Signs - Temporary] Temp 32 sf marquee sign. Portable from Kimps Hardware. Sign up through Dec. 30 2022

Totals:	220 projects		\$38,602.15	\$15,036,636.81	
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Summary of Projects Issued

11/1/2022 to 11/30/2022

Class of Work	Proj	Site	Plan	Bldg	Elec	HVAC	Plbg	EC	Fees Paid	Estimated Cost
2 Residential - Alteration - 1 -2 Family House	18	4	14	18	13	8	12	0	\$4,096.75	\$322,050.00
7 Deck, Porch, Patio, Ramp (Residential)	14	4	11	14	1	0	0	0	\$1,380.00	\$137,344.00
9 Raze - Building or Structure (Residential)	4	2	1	4	0	0	2	2	\$475.00	\$26,412.25
11 Driveway Replacement and/or Expansion (Residential)	6	0	0	6	0	0	0	0	\$300.00	\$22,509.00
11 Fence (Residential)	10	0	0	10	0	0	0	0	\$520.00	\$311,012.00
11 Foundation Repair (Residential)	11	0	1	11	0	0	0	0	\$525.00	\$191,445.00
11 Garage/Carport/Shed (residential)	4	2	3	4	2	0	0	0	\$425.54	\$80,132.85
11 Z - Misc Project Not Listed (Residential)	1	0	1	1	0	0	0	0	\$75.00	\$10,000.00
30 Commercial - New - 5 or More Family Building	1	0	3	1	1	1	1	1	\$10,229.83	\$1,950,000.00
31 Commercial - Alteration - Non-Residence, Non-Housekeeping	7	0	5	7	5	3	4	0	\$9,939.22	\$1,557,862.00
34 Cell Tower - Alteration to Existing (Commercial)	2	0	0	2	2	0	0	0	\$280.00	\$30,000.00
34 Certificate of Occupancy (Commercial)	6	0	0	6	0	0	0	0	\$300.00	\$9,000,000.00
34 Fence (Commercial)	1	0	0	1	0	0	0	0	\$70.00	\$4,285.71
34 Parking Lot - New & Reconstruction (Commerical)	2	1	0	2	0	0	0	0	\$295.00	\$12,300.00
34 Raze- Building or Structure (Commercial)	1	0	1	1	0	0	1	1	\$240.00	\$45,000.00
34 Roofing (Commercial)	6	0	0	6	0	0	0	0	\$821.20	\$458,896.00
34 Z - Misc Project Not Listed (Commercial)	1	0	0	1	0	0	0	0	\$70.00	\$25,000.00
40 Electrical Service - Change (Commercial)	1	0	0	0	1	0	0	0	\$50.00	\$2,500.00
40 Electrical Service - Change (Residential)	8	0	0	0	8	0	0	0	\$400.00	\$14,738.00
40 Electrical Service - Repair (Residential)	3	0	0	0	3	0	0	0	\$150.00	\$2,120.00
40 Electrical Service - Temporary (Commercial)	1	0	0	0	1	0	0	0	\$70.00	\$2,000.00
40 Electrical Wiring (Misc., Alteration, Repair) (Commercial)	6	0	0	0	6	0	0	0	\$560.00	\$30,591.00
40 Electrical Wiring (Misc., Alteration, Repair) (Residential)	6	0	0	0	6	2	0	0	\$400.00	\$7,159.00
40 Eletrical Service - Temporary (Residential)	1	0	0	0	1	0	0	0	\$50.00	\$400.00
40 New Electrical System (Residential)	1	0	0	0	1	1	0	0	\$100.00	\$14,000.00
50 AC Unit Only (Residential)	2	0	0	0	0	2	0	0	\$100.00	\$14,260.00
50 Heating and Air Conditioning Units (Commercial)	1	0	0	0	0	1	0	0	\$140.00	\$13,392.00
50 Heating and Air Conditioning Units (Residential)	8	0	0	0	0	8	0	0	\$450.00	\$69,715.00
50 Heating Unit Only (Residential)	38	1	1	1	1	38	1	0	\$2,180.00	\$239,755.00
50 Repair/Alter Existing HVAC System (Commercial)	1	0	0	0	1	1	0	0	\$140.00	\$49,313.00
50 Repair/Alter Existing HVAC System (Residential)	2	0	0	0	1	2	0	0	\$150.00	\$24,292.00
60 New Plumbing System (Commercial)	1	0	2	1	1	0	1	0	\$470.00	\$50,955.00
60 Repair/Alter Existing Plumbing System (Commercial)	1	0	0	0	0	0	1	0	\$70.00	\$1,000.00
60 Repair/Alter Existing Plumbing System (Residential)	7	0	0	0	0	0	7	0	\$350.00	\$61,305.00
60 Sanitary Sewers - Connection/Repair (Residential)	2	0	0	0	0	0	2	0	\$60.00	\$12,595.00
60 Storm Sewers - Connection/Repair (Redisential)	5	0	0	0	0	0	5	0	\$1,200.00	\$21,150.00
60 Water Heater (Residential)	4	0	0	0	0	1	4	0	\$170.00	\$9,698.00

60 Water Service - Connection/Repair (Residential)	19	0	0	0	0	0	19	0	\$570.00	\$79,540.00
70 Signs - Permanent	5	5	0	5	0	0	0	0	\$669.61	\$131,460.00
70 Signs - Temporary	2	0	0	2	0	0	0	0	\$60.00	\$450.00
Totals:	220	19	43	104	55	68	60	4	\$38,602.15	\$15,036,636.81

FINAL PAYMENTS RESOLUTION
December 6, 2022

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That the City Clerk be and is hereby instructed to draw FINAL ORDERS in favor of the following contractors for their projects in the amounts listed as follows:

**1. PAVEMENT 4-21 SOUTH MAPLE AVENUE RECONSTRUCTION
DE GROOT, INC.**

TOTAL AMOUNT EARNED:	\$ 1,676,732.64
LESS AMOUNT RETAINED:	\$ 0.00
	\$ 1,676,732.64
LESS AMOUNT PREVIOUSLY PAID:	\$ 1,634,440.74
AMOUNT DUE THIS PAYMENT:	\$ 42,291.90

ACCOUNT NUMBER
403500-55355-65041: \$42,291.90
PO #2100070

**2. ESG 2-22 WINDOW REPLACEMENT
IEI GENERAL CONTRACTORS**

TOTAL AMOUNT EARNED:	\$ 83,984.00
LESS AMOUNT RETAINED:	\$ 0.00
	\$ 83,984.00
LESS AMOUNT PREVIOUSLY PAID:	\$ 81,884.40
AMOUNT DUE THIS PAYMENT:	\$ 2,099.60

ACCOUNT NUMBER
404503-55201-69022: \$2,099.60
PO #2200038

**3. ESG 3-22 OFFICE REROOF
NORTHEASTERN ROOFING, INC.**

TOTAL AMOUNT EARNED:	\$ 116,839.00
LESS AMOUNT RETAINED:	\$ 0.00
	\$ 116,839.00
LESS AMOUNT PREVIOUSLY PAID:	\$ 113,918.02
AMOUNT DUE THIS PAYMENT:	\$ 2,920.98

ACCOUNT NUMBER
404500-55201-69122: \$2,920.98
PO #2200100

4. **BRIDGE 1-21 (ATKINSON DRIVE OVER CN/WC RAILROAD B-5-225
EXPANSION JOINT REPLACEMENT)
HIGHWAY LANDSCAPERS**

TOTAL AMOUNT EARNED:	\$ 196,524.00
LESS AMOUNT RETAINED:	<u>\$ 0.00</u>
	\$ 196,524.00
LESS AMOUNT PREVIOUSLY PAID:	<u>\$ 191,610.90</u>
AMOUNT DUE THIS PAYMENT:	\$ 4,913.10

ACCOUNT NUMBER
401500E-55311-69021: \$4,913.10
PO #2100074

5. **BRIDGE 2-22 EAST RIVER PEDESTRIAN BRIDGE B-5-376 (OVERLAY AND
STEEL REPAIRS)
NORCON CORPORATION**

TOTAL AMOUNT EARNED:	\$ 348,971.15
LESS AMOUNT RETAINED:	<u>\$ 0.00</u>
	\$ 348,971.15
LESS AMOUNT PREVIOUSLY PAID:	<u>\$ 339,366.87</u>
AMOUNT DUE THIS PAYMENT:	\$ 9,604.28

ACCOUNT NUMBER
401500E-55311-69082: \$9,604.28
PO #2200070

6. **BRIDGE 4-22 (MONROE AVENUE OVER EAST RIVER B-5-255 EXPANSION
JOINT RECONSTRUCTION)
ZENITH TECH, INC.**

TOTAL AMOUNT EARNED:	\$ 193,285.00
LESS AMOUNT RETAINED:	<u>\$ 0.00</u>
	\$ 193,285.00
LESS AMOUNT PREVIOUSLY PAID:	<u>\$ 188,452.87</u>
AMOUNT DUE THIS PAYMENT:	\$ 4,832.13

ACCOUNT NUMBER
401500E-55311-69102: \$4,832.13
PO #2200081

7. **PAVEMENT 1-21 GRAY STREET RECONSTRUCTION
DE GROOT, INC.**

TOTAL AMOUNT EARNED:	\$ 2,695,794.60
LESS AMOUNT RETAINED:	<u>\$ 0.00</u>
	\$ 2,695,794.60
LESS AMOUNT PREVIOUSLY PAID:	<u>\$ 2,627,802.28</u>
AMOUNT DUE THIS PAYMENT:	\$ 67,992.32

ACCOUNT NUMBER
401500E-55305-65011: \$67,992.32
PO #2100037

8. **PAVEMENT 2-21 JACKSON STREET RECONSTRUCTION
SOPER SEWER & WATER LLC**

TOTAL AMOUNT EARNED:	\$ 2,285,374.35
LESS AMOUNT RETAINED:	<u>\$ 0.00</u>
	\$ 2,285,374.35
LESS AMOUNT PREVIOUSLY PAID:	<u>\$ 2,221,869.81</u>
AMOUNT DUE THIS PAYMENT:	\$ 63,504.54

ACCOUNT NUMBERS
403500-55355-65021: \$1,312.65
412500E-55355-65021: \$58,739.54
401500E-55305-65021: \$3,452.35
PO #2100049

Adopted _____, 2022

Approved _____, 2022

Mayor

ATTEST:

City Clerk

EJNS

**RESOLUTION AUTHORIZING CONDITIONAL USE
PERMIT AT 1330 Tomlin Street
(ZP 22-38)**

DECEMBER 06, 2022

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 22-38 and the recommendation of the Plan Commission on November 07, 2022, the City of Green Bay authorizes a Conditional Use Permit (CUP) to allow Automobile Salvage operations in a General Industrial (GI) District at 1330 Tomlin Street, submitted by Robert, Theodore & Eric Burrows, petitioner, Sal Bs Scrap Metals on Velp, LLC, property owner:

MILITARY RESERVE LOT 55 EX RR R-O-W & EX 172 D 326 & EX 646 R
194 & EX 692 R 595 & EX S 145 FT & EX HWY & EX RDS, 13.869 AC M/L
Tax Parcel No. 18-11

Said conditional-use permit shall be granted, subject to Compliance with all regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval.

Adopted _____

Approved _____

Mayor

Clerk

db:

Attachment – Map



- Proposed CUP
- 400' Property Owner Notice

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

**Zoning Petition (ZP 22-38)
Proposed Conditional Use
Permit (CUP) at
1330 Tomlin Street**



**RESOLUTION AUTHORIZING SIGNAGE FOR LAMBEAU FIELD, 1265 LOMBARDI AVENUE
(PP 22-06)**

DECEMBER 6, 2022

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Planning Project 22-06 and the recommendation of the Plan Commission on November 28, 2022, the City of Green Bay does authorize new signage for the proposed north endzone scoreboard expansion at Lambeau Field property located at 1265 Lombardi Avenue, submitted by Jerry Hansen, Green Bay Packers:

Legal Description:

Lot 1, Volume 14 Certified Survey Maps, Page 109, Map No. 2826, Document Number 1037667, said map being part of Lot 10 of Morris & Bromley Subdivision of the South ½ of Private Claim 13 and part of Private Claims 14 and 15, West Side of Fox River, except road in Document Number 2259544 and include part of vacated Valley View Road in Document Number 2629904, in the City of Green Bay, Brown County, Wisconsin.

Tax Parcel No. 1-1841-A

Adopted _____

Approved _____

Mayor

Clerk

jel

Attachment – Signage Packet (North Endzone Scoreboard)

**RESOLUTION AUTHORIZING CONDITIONAL USE
PERMIT AT 411-427 ST. JOHN STREET
(ZP 22-38)**

DECEMBER 06, 2022

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 22-39 and the recommendation of the Plan Commission on November 28, 2022, the City of Green Bay authorizes a Conditional Use Permit (CUP) to allow continued Shelter operations at 411 St John Street, submitted by St John's Ministries, Petitioner, St John's Congregation, Property Owner:

PLAT OF ASTOR LOTS 4-5-6-7-8-9-10-11 & 12 BLOCK 22, 69,478 SF M/L
Tax Parcel No. 13-106

Said conditional-use permit shall be granted, 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 the St. John the Evangelist Homeless Shelter.
8. St. John's shall meet annually with the Downtown Neighborhood Association, if active.

Adopted _____

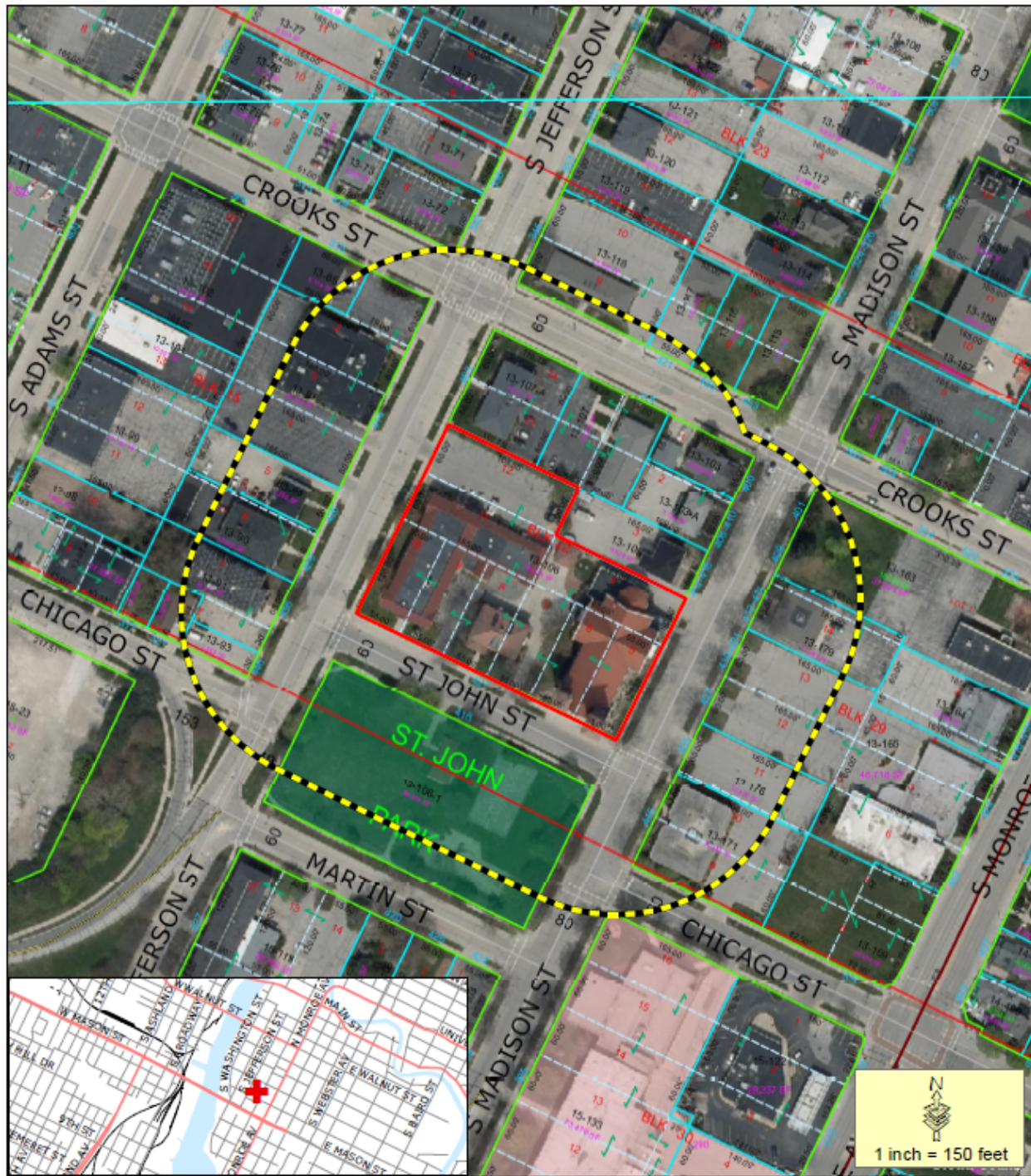
Approved _____

Mayor

Clerk

db:

Attachment – Map



- 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**



**RESOLUTION AUTHORIZING CONDITIONAL USE
APPROVAL AT 430 SOUTH CLAY STREET FOR A SHELTER FACILITY
(ZP 22-40)**

December 6, 2022

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 22-40 and the recommendation of the Plan Commission on November 28, 2022, the City of Green Bay does authorize a conditional use permit for a shelter facility within an Office Residential (OR) District located on the following described property at 430 South Clay Street:

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

Tax Parcel: 14-882

Said conditional-use permit shall be granted subject to the following conditions:

- A. The maximum capacity of the shelter shall not exceed 49 individual residents. This number may be reduced during Site Plan Review based on building capacity. The Zoning Administrator may decrease the maximum number of residents allowed. Any increase in resident capacity 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 to ensure compliance with this conditional use permit, and to identify areas of concerns with the rooming & boarding house, including, but not limited to:
 - 1. Police calls and other documented safety concerns.
 - 2. Adequacy of the shelter.
- 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. Adherence to the operating plan as submitted by the applicant.
- G. Approval by the Community Development Review Team (CDRT) of the site plan.
- H. An annual meeting shall be held with whichever recognized Neighborhood Association's boundaries include 430 S Clay Street.
- I. Compliance with all other regulations of the Green Bay Municipal Code.

Adopted _____

Approved _____

Mayor

Clerk

sjh

Attachment – Location Map

**RESOLUTION ACCEPTING STREETS FOR CONCRETE PAVEMENT,
ASPHALT PAVEMENT OR ASPHALT RESURFACING
December 6, 2022**

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That the Director of Public Works has reported on and recommends the acceptance of the following streets for concrete pavement, asphalt pavement or asphalt resurfacing.

PAVEMENT 1-21

GRAY STREET – Dousman Street to Mather Street

PAVEMENT 2-21

JACKSON STREET – Bodart Street to E. Mason Street

PAVEMENT 3-21

S. JACKSON STREET – E. Mason Street to south City limits

PAVEMENT 4-21

S. MAPLE AVENUE – Railroad tracks to Howard Street

RESURFACING 1-21

**HARVEST ROAD – Finger Road to Crest Lane
EDGEWOOD COURT – Edgewood Drive to cul-de-sac west
EDGEWOOD DRIVE – Hillside Lane to Edgewood Court
GUNS ROAD – City limits to Main Street
PROPER STREET – Wegner Street to Elizabeth Street
IRENE STREET – Crooks Street to Main Street
FARLIN AVENUE – Day Street to Elizabeth Street
DIVISION STREET – N. Platten Street to Gray Street
MURPHY DRIVE – Dousman Street to Nancy Avenue
OREGON STREET – N. Platten Street to Gray Street
N. PLATTEN STREET – Dousman Street to Oregon Street
N. ONEIDA STREET – Division Street to Dousman Street
DAVID DRIVE – Dousman Street to Nancy Avenue
FOREST GLEN DRIVE – Argonne Drive to Arnold Drive
CAREFUL DRIVE – Argonne Drive to Arnold Drive
SAHARA DRIVE – Careful Drive to Kennedy Drive
ASPEN LANE – Burns Avenue (W) to Burns Avenue
SOUTHVIEW LANE – Careful Drive to Kennedy Drive
BADGER STREET – Taylor Street to Blithe Street**

BLITHE STREET – Badger Street to Christiana Street
CHRISTIANA STREET – Blithe Street to Regan Street
REGAN STREET – Christiana Street to Badger Street

NOW, THEREFORE, BE IT RESOLVED, that the above streets be and are hereby accepted and that the City Clerk be and is hereby instructed to issue statements against the abutting property in accordance with the final resolutions and the final assessments on file.

Adopted _____, 2022

Approved _____, 2022

Mayor

ATTEST:

City Clerk

skc

**RESOLUTION ACCEPTING STREETS FOR
SANITARY SEWERS AND STORM SEWERS
December 6, 2022**

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That the Director of Public Works has reported on and recommends the acceptance of the following streets for sanitary sewer and laterals and/or storm sewer and laterals:

SEWERS 3-21

N. DANZ AVENUE – University Avenue to Farlin Avenue

NOW, THEREFORE, BE IT RESOLVED, that the above streets be and are hereby accepted and that the City Clerk be and is hereby instructed to issue statements against the abutting property in accordance with the final resolutions and the final assessments on file.

Adopted _____, 2022

Approved _____, 2022

Mayor

ATTEST:

City Clerk

skc



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # V.8

Resolution authorizing a budget amendment for Fire Overtime reimbursement for \$2,556.69 for unbudgeted community events.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. BA RESOLUTION \$2556.69

**RESOLUTION AUTHORIZING
TO BUDGET AMENDMENT**

December 6, 2022

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of November 29, 2022, the following 2022 amendment of funds is hereby authorized:

	<u>ACCOUNT</u>	<u>AMOUNT</u>
Increase:	101400 50501 Fire-Overtime	\$2,556.69
Increase:	101400 46223 Fire Overtime Reimbursement	\$2,556.69

**This budget amendment is for 2022 unbudgeted overtime for staffing at the Hot Cider Hustle and overtime reimbursement for the Brown County Fire Investigation Task Force.

Adopted _____

Approved _____

Mayor

Clerk



GREEN BAY CITY TREASURER

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

INVOICE

Invoice Date	Invoice No.
10/12/2022	161580
Customer Number	
90	
Invoice Total Due	
\$416.18	
Customer PO	Due Date
	11/11/2022

BROWN COUNTY SHERIFFS DEPT
2684 DEVELOPMENT DR
GREEN BAY, WI 54311

Fire-OT

✂ Please Detach and return top portion with your payment ✂

City of Green Bay, Green Bay, WI 54301

Invoice Date: 10/12/2022

Customer Number: 90

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
BROWN COUNTY FIRE INVESTIGATION TASK FORCE OVERTIME REIMBURSEMENT - COOLMAN 1436 MESA DR ON 9/19/22.	1.00	\$134.65	EACH	\$134.65	\$0.00	\$0.00	\$134.65
BROWN COUNTY FIRE INVESTIGATION TASK FORCE OVERTIME - G DOUGHERTY - PROGRAM ADMINISTRATION FOR PR #21 - 2022.	1.00	\$191.53	EACH	\$191.53	\$0.00	\$0.00	\$191.53
IAAI FIT EXAM FOR CORY ZEGERS 8/21/22.	1.00	\$90.00	EACH	\$90.00	\$0.00	\$0.00	\$90.00
Please put Invoice Number on your check. Make checks payable to City of Green Bay.				Invoice Total:		\$416.18	

FOR QUESTIONS PLEASE CALL LYNN AT GREEN BAY METRO FIRE DEPARTMENT (920) 448-3277.

ORIGINAL
COPY



GREEN BAY CITY TREASURER

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

INVOICE

Invoice Date	Invoice No.
10/25/2022	162263
Customer Number	
52545	
Invoice Total Due	
\$1,863.87	
Customer PO	Due Date
	11/24/2022

ALL COMMUNITY EVENTS
1152 ENSELL RD
LAKE ZURICH, IL 60047

Fire OT

✂ Please Detach and return top portion with your payment ✂

City of Green Bay, Green Bay, WI 54301

Invoice Date: 10/25/2022

Customer Number: 52545

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
GREEN BAY METRO FIRE DEPARTMENT OVERTIME TO STAFF HOT CIDER HUSTLE 10-23-22.	1.00	\$1,863.87	EACH	\$1,863.87	\$0.00	\$0.00	\$1,863.87
Please put Invoice Number on your check. Make checks payable to City of Green Bay.				Invoice Total:	\$1,863.87		

FOR QUESTIONS PLEASE CALL LYNN AT GREEN BAY METRO FIRE DEPARTMENT (920) 448-3277.

ORIGINAL
COPY



GREEN BAY CITY TREASURER

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

INVOICE

Invoice Date	Invoice No.
11/09/2022	162960
Customer Number	
90	
Invoice Total Due	
\$276.64	
Customer PO	Due Date
	12/09/2022

BROWN COUNTY SHERIFFS DEPT
2684 DEVELOPMENT DR
GREEN BAY, WI 54311

✂ Please Detach and return top portion with your payment ✂

City of Green Bay, Green Bay, WI 54301

Invoice Date: 11/09/2022

Customer Number: 90

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
BROWN COUNTY FIRE INVESTIGATION TASK FORCE OVERTIME FOR GREG DOUGHERTY - PAYROLL #22 - 2022.	1.00	\$170.24	EACH	\$170.24	\$0.00	\$0.00	\$170.24
BROWN COUNTY FIRE INVESTIGATION TASK FORCE OVERTIME FOR GREG DOUGHERTY - PAYROLL #23 - 2022.	1.00	\$106.40	EACH	\$106.40	\$0.00	\$0.00	\$106.40
Please put Invoice Number on your check. Make checks payable to City of Green Bay.				Invoice Total:		\$276.64	

FOR QUESTIONS PLEASE CALL LYNN AT GREEN BAY METRO FIRE DEPARTMENT (920) 448-3277.

ORIGINAL
COPY



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # V.9

Resolution authorizing a budget amendment for Fire Overtime reimbursement for \$2,145.00 for unbudgeted state reimbursement training.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. BA RESOLUTION \$2145.00

**RESOLUTION AUTHORIZING
TO BUDGET AMENDMENT**

December 6, 2022

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of November 29, 2022, the following 2022 amendment of funds is hereby authorized:

	<u>ACCOUNT</u>	<u>AMOUNT</u>
Increase:	101400 50501 Fire-Overtime	\$2,145.00
Increase:	101400 43611 Fire-State Overtime Reimbursement	\$2,145.00

**This budget amendment is for August 2022 unbudgeted state reimbursements of costs incurred for employees to attend USAR (Urban Search & Rescue) trainings.

Adopted _____

Approved _____

Mayor

Clerk

State of Wisconsin

52597122

Check Date: 9/29/2022

Supplier Number: 0000071787

Check No: 1002577102

HC: CM

AP Unit	Voucher ID	Invoice Number	Invoice Date	Gross Amount	Discount Amount	Paid Amount
DMA	00117575	I-2022-03-04-04	7/27/2022	\$220.00	\$0.00	\$220.00
TF1 Rescue Spec Trng 7/26/22 - Lucier						

USAR

QUESTIONS? Contact wivendors@wi.gov or 608-264-6600 with check and amt

Check Number	Date	Total Gross Amount	Total Discounts	Total Paid Amount
1002577102	9/29/2022	\$220.00	\$0.00	\$220.00

1002577102

Dept of Administration - State Controller
PO Box 7932
Madison WI 53707-7932

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

State of Wisconsin
General Operations

1002577102

US Bank, Milwaukee N.A.

12-2/750

Void one year after date

September 29, 2022

\$ *** 220.00

Pay to the order of: GREEN BAY METRO FIRE DEPT

Pay Exactly: ****TWO HUNDRED TWENTY AND XX/100 DOLLAR

000441

GREEN BAY METRO FIRE DEPT
501 SOUTH WASHINGTON STREET
GREEN BAY WI 54301-4218

52597122

Secretary of Administration

State Treasurer

DOCUMENT CONTAINS WATERMARK - HOLD AT AN ANGLE TO VIEW

1002577102 075000022 182380581401

State of Wisconsin						
Check Date: 9/19/2022		Supplier Number: 0000071787		Check No: 1002568422		HC: CM
AP Unit	Voucher ID	Invoice Number	Invoice Date	Gross Amount	Discount Amount	Paid Amount
DMA	00116931	I-2022-03-04-01	7/13/2022	\$935.00	\$0.00	\$935.00
TF1 Rescue Spec Trng 7/13/22 - Bauer & Lucier						
USAR						
QUESTIONS? Contact wivendors@wi.gov or 608-264-6600 with check and amt						
Check Number	Date	Total Gross Amount		Total Discounts	Total Paid Amount	
1002568422	9/19/2022	\$935.00		\$0.00	\$935.00	

1002568422
 Dept of Administration - State Controller
 PO Box 7932
 Madison WI 53707-7932

State of Wisconsin
 General Operations

1002568422

US Bank, Milwaukee N.A.

12-2/750

Void one year after date

September 19, 2022

\$ *** 935.00

Pay to the order of: GREEN BAY METRO FIRE DEPT

Pay Exactly: ****NINE HUNDRED THIRTY-FIVE AND XX/100 DOLLAR

000433
 GREEN BAY METRO FIRE DEPT
 501 SOUTH WASHINGTON STREET
 GREEN BAY WI 54301-4218

Kathy K. Blumberg

Secretary of Administration

Sarah Jodkowski
 State Treasurer

52575408

DOCUMENT CONTAINS WATERMARK - HOLD AT AN ANGLE TO VIEW

1002568422 075000022 182380581401

State of Wisconsin

52575409

Check Date: 9/19/2022

Supplier Number: 0000071787

Check No: 1002568423

HC: CM

AP Unit	Voucher ID	Invoice Number	Invoice Date	Gross Amount	Discount Amount	Paid Amount
DMA	00116943	I-2022-03-04-05	7/27/2022	\$605.00	\$0.00	\$605.00
TF1 Search/Canine 7/27/22 - Lucier						

USAR

QUESTIONS? Contact wivendors@wi.gov or 608-264-6600 with check and amt

Check Number	Date	Total Gross Amount	Total Discounts	Total Paid Amount
1002568423	9/19/2022	\$605.00	\$0.00	\$605.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

1002568423

Dept of Administration - State Controller
PO Box 7932
Madison WI 53707-7932

State of Wisconsin
General Operations

1002568423

US Bank, Milwaukee N.A.

12-2750

Void one year after date

September 19, 2022

\$ *** 605.00

Pay to the order of: GREEN BAY METRO FIRE DEPT

Pay Exactly: ****SIX HUNDRED FIVE AND XX/100 DOLLAR

000434

GREEN BAY METRO FIRE DEPT
501 SOUTH WASHINGTON STREET
GREEN BAY WI 54301-4218

Secretary of Administration

State Treasurer

52575409

DOCUMENT CONTAINS WATERMARK - HOLD AT AN ANGLE TO VIEW

1002568423 075000022 182380581401

State of Wisconsin

52587077

Check Date: 9/23/2022

Supplier Number: 0000071787

Check No: 1002572901

HC: CM

AP Unit	Voucher ID	Invoice Number	Invoice Date	Gross Amount	Discount Amount	Paid Amount
DMA	00117120	I-2022-03-04-06-A TF1 Planning Trng - 8/11/22 - Waack	8/11/2022	\$385.00	\$0.00	\$385.00

USAR

QUESTIONS? Contact wivendors@wi.gov or 608-264-6600 with check and amt

Check Number	Date	Total Gross Amount	Total Discounts	Total Paid Amount
1002572901	9/23/2022	\$385.00	\$0.00	\$385.00

1002572901
Dept of Administration - State Controller
PO Box 7932
Madison WI 53707-7932

State of Wisconsin
General Operations

1002572901

US Bank, Milwaukee N.A.

12-2/750

Void one year after date

September 23, 2022

\$ *** 385.00

Pay to the order of: GREEN BAY METRO FIRE DEPT

Pay Exactly: ****THREE HUNDRED EIGHTY-FIVE AND XX/100 DOLLAR

000767
GREEN BAY METRO FIRE DEPT
501 SOUTH WASHINGTON STREET
GREEN BAY WI 54301-4218

Kathy K. Blumenfeld

Secretary of Administration

Sarah Jodkowski
State Treasurer

52587077

DOCUMENT CONTAINS WATERMARK - HOLD AT AN ANGLE TO VIEW

1002572901 075000022 182380581401



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # V.10

Resolution authorizing a budget amendment for Police Overtime reimbursement for \$32,650.53 for unbudgeted community events.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. BA RESOLUTION \$32650.53

**RESOLUTION AUTHORIZING
TO BUDGET AMENDMENT**

December 6, 2022

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of November 29, 2022, the following 2022 amendment of funds is hereby authorized:

	<u>ACCOUNT</u>	<u>AMOUNT</u>
Increase:	101300 50501 Police-Overtime	\$32,650.53
Increase:	101300 46223 Police Overtime Reimbursement	\$32,650.53

**This budget amendment is for 2022 unbudgeted overtime for staffing at events such as the Farmer's Markets, Lambeau Field Kick-Off Concert, Friday's On the Fox, Rock the Dock, Octoberfest, Beja Shriners Parade, Alzheimer's Association Walk and others.

Adopted _____

Approved _____

Mayor

Clerk

Kim Rivest

From: Rick Jurkanis
Sent: Tuesday, October 25, 2022 1:52 PM
To: Kim Rivest
Subject: RE: OT Reimbursements
Attachments: Scan_009261.pdf

Here you go Kim

From: Kim Rivest <Kim.Rivest@greenbaywi.gov>
Sent: Monday, October 3, 2022 2:38 PM
To: Rick Jurkanis <Rick.Jurkanis@greenbaywi.gov>
Subject: OT Reimbursements

Hi Rick.

I see that your overtime reimbursement account (46223) has surpassed the \$100,000 mark. Once you pass that I need to begin doing budget amendment journal entries. Can you please forward me copies of the invoices that make up the \$20,601.90 (or close to that amount)? Once I receive these I can create the resolution to submit to the next Finance Committee agenda. Going forward can you please send me a copy of the invoices as they are prepared? Thanks for your help with this!

Kim

Kim Rivest
Senior Accountant
City of Green Bay
Finance Department
920.448.3027
greenbaywi.gov

New budget amendments for
PD Overtime Reimb-



GREEN BAY CITY TREASURER

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

INVOICE

Invoice Date	Invoice No.
09/08/2022	160176
Customer Number	
60844	
Invoice Total Due	
\$4,489.13	
Customer PO	Due Date
	10/08/2022

WISCONSIN POLICE LEADERSHIP FOUNDATION
PETE PETERS
3028 S. POPLAR RIVER ROAD
POPLAR, WI 54864

✂ Please Detach and return top portion with your payment ✂

City of Green Bay, Green Bay, WI 54301

Invoice Date: 09/08/2022

Customer Number: 60844

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
SPECIAL PROJECT OVERTIME WI POLICE LEADERSHIP FOUNDATION CONFERENCE 8/7/22, 8/8/22, 8/9/22, 8/10/22 SEE ATTACHED	1.00	\$4,489.13	EACH	\$4,489.13	\$0.00	\$0.00	\$4,489.13

Please put Invoice Number on your check.
Make checks payable to City of Green Bay.

Invoice Total:

\$4,489.13

FOR QUESTIONS ON THIS INVOICE PLEASE CALL LISA AT 920-448-3188.

ORIGINAL
COPY



GREEN BAY CITY TREASURER

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

INVOICE

Invoice Date	Invoice No.
09/08/2022	160175
Customer Number	
55413	
Invoice Total Due	
\$11,494.40	
Customer PO	Due Date
	10/08/2022

ON BROADWAY INC
ALLIE THUT
340 N BROADWAY STE 165
GREEN BAY, WI 54301

✂ Please Detach and return top portion with your payment ✂

City of Green Bay, Green Bay, WI 54301

Invoice Date: 09/08/2022

Customer Number: 55413

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
SPECIAL PROJECT OVERTIME WEDNESDAY NIGHT FARMERS MARKET ON BROADWAY 5/25/22, 6/1/22, 6/8/22, 6/15/22, 6/22/22, 6/29/22, 7/6/22, 7/13/22, 7/20/22, 7/27/22, 8/3/22, 8/10/22, 8/17/22, 8/24/22, 8/31/22 SEE ATTACHED	1.00	\$11,494.40	EACH	\$11,494.40	\$0.00	\$0.00	\$11,494.40
Please put Invoice Number on your check. Make checks payable to City of Green Bay.				Invoice Total:	\$11,494.40		

FOR QUESTIONS ON THIS INVOICE PLEASE CALL LISA AT 920-448-3188.

ORIGINAL
COPY



GREEN BAY CITY TREASURER

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

INVOICE

Invoice Date	Invoice No.
09/08/2022	160174
Customer Number	
8400	
Invoice Total Due	
\$6,634.73	
Customer PO	Due Date
	10/08/2022

DOWNTOWN GREEN BAY INC
JEN METCALF
130 E WALNUT ST #501
GREEN BAY, WI 54301

✂ Please Detach and return top portion with your payment ✂

City of Green Bay, Green Bay, WI 54301

Invoice Date: 09/08/2022

Customer Number: 8400

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
SPECIAL PROJECT OVERTIME DOWNTOWN FARMERS MARKET (SATURDAY MORNINGS) 5/28/22, 6/4/22, 6/11/22, 6/18/22 6/25/22, 7/2/22, 7/9/22, 7/16/22, 7/23/22, 7/30/22, 8/6/22, 8/13/22, 8/20/22, 8/27/22 SEE ATTACHED	1.00	\$6,634.73	EACH	\$6,634.73	\$0.00	\$0.00	\$6,634.73
Please put Invoice Number on your check. Make checks payable to City of Green Bay.				Invoice Total:		\$6,634.73	

FOR QUESTIONS ON THIS INVOICE PLEASE CALL LISA AT 920-448-3188.

ORIGINAL
COPY

Kim Rivest

From: Rick Jurkanis
Sent: Wednesday, October 26, 2022 8:19 AM
To: Kim Rivest
Subject: FW: GBPD Special Event Invoices
Attachments: Scan_009271.pdf

\$12,682.15 total

From: Rick Jurkanis
Sent: Wednesday, October 26, 2022 8:17 AM
To: Kim Rivest <Kim.Rivest@greenbaywi.gov>
Subject: GBPD Special Event Invoices

Hi Kim:

Attached are the special events invoices I emailed Lisa yesterday to create. Thanks.



Rick Jurkanis
Business Manager
Green Bay Police Department
920.448.3237 | rick.jurkanis@greenbaywi.gov

New budget amendments for
PD OT Reimb



GREEN BAY CITY TREASURER

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

INVOICE

Invoice Date	Invoice No.
10/26/2022	162268
Customer Number	
8400	
Invoice Total Due	
\$3,330.03	
Customer PO	Due Date
	11/25/2022

DOWNTOWN GREEN BAY INC
ATTN: ALISSA COTTER
130 E WALNUT ST #501
GREEN BAY, WI 54301

✂ Please Detach and return top portion with your payment ✂

City of Green Bay, Green Bay, WI 54301

Invoice Date: 10/26/2022

Customer Number: 8400

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
SPECIAL PROJECT OVERTIME FRIDAYS ON THE FOX 6/10/22 SEE ATTACHED	1.00	\$546.12	EACH	\$546.12	\$0.00	\$0.00	\$546.12
SPECIAL PROJECT OVERTIME FRIDAYS ON THE FOX 6/17/22 SEE ATTACHED	1.00	\$548.10	EACH	\$548.10	\$0.00	\$0.00	\$548.10
SPECIAL PROJECT OVERTIME FRIDAYS ON THE FOX 6/24/22 SEE ATTACHED	1.00	\$548.10	EACH	\$548.10	\$0.00	\$0.00	\$548.10
SPECIAL PROJECT OVERTIME FRIDAYS ON THE FOX 7/1/22 SEE ATTACHED	1.00	\$559.69	EACH	\$559.69	\$0.00	\$0.00	\$559.69
SPECIAL PROJECT OVERTIME FRIDAYS ON THE FOX 7/8/22 SEE ATTACHED	1.00	\$567.34	EACH	\$567.34	\$0.00	\$0.00	\$567.34
SPECIAL PROJECT OVERTIME FRIDAYS ON THE FOX 7/15/22 SEE ATTACHED	1.00	\$560.68	EACH	\$560.68	\$0.00	\$0.00	\$560.68
Please put Invoice Number on your check. Make checks payable to City of Green Bay.				Invoice Total:	\$3,330.03		

FOR QUESTIONS ON THIS INVOICE PLEASE CALL LISA AT 920-448-3188.

ORIGINAL
COPY



GREEN BAY CITY TREASURER

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

INVOICE

Invoice Date	Invoice No.
10/26/2022	162269
Customer Number	
55413	
Invoice Total Due	
\$2,567.64	
Customer PO	Due Date
	11/25/2022

ON BROADWAY INC
ALLIE THUT
340 N BROADWAY STE 165
GREEN BAY, WI 54301

✂ Please Detach and return top portion with your payment ✂

City of Green Bay, Green Bay, WI 54301

Invoice Date: 10/26/2022

Customer Number: 55413

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
SPECIAL PROJECT OVERTIME WEDNESDAY NIGHT FARMERS MARKET 9/7/22 SEE ATTACHED	1.00	\$641.91	EACH	\$641.91	\$0.00	\$0.00	\$641.91
SPECIAL PROJECT OVERTIME WEDNESDAY NIGHT FARMERS MARKET 9/14/22 SEE ATTACHED	1.00	\$641.91	EACH	\$641.91	\$0.00	\$0.00	\$641.91
SPECIAL PROJECT OVERTIME WEDNESDAY NIGHT FARMERS MARKET 9/21/22 SEE ATTACHED	1.00	\$641.91	EACH	\$641.91	\$0.00	\$0.00	\$641.91
SPECIAL PROJECT OVERTIME WEDNESDAY NIGHT FARMERS MARKET 9/28/22 SEE ATTACHED	1.00	\$641.91	EACH	\$641.91	\$0.00	\$0.00	\$641.91
Please put Invoice Number on your check. Make checks payable to City of Green Bay.				Invoice Total:	\$2,567.64		

FOR QUESTIONS ON THIS INVOICE PLEASE CALL LISA AT 920-448-3188.

ORIGINAL
COPY



GREEN BAY CITY TREASURER

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

INVOICE

Invoice Date	Invoice No.
10/26/2022	162270
Customer Number	
59427	
Invoice Total Due	
\$641.91	
Customer PO	Due Date
	11/25/2022

GREEN BAY FIRST CHURCH
MATT MILLER
1460 SHAWANO AV
GREEN BAY, WI 54303

✂ Please Detach and return top portion with your payment ✂

City of Green Bay, Green Bay, WI 54301

Invoice Date: 10/26/2022

Customer Number: 59427

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
SPECIAL PROJECT OVERTIME TRAFFIC CONTROL 8/21/22 SEE ATTACHED	1.00	\$641.91	EACH	\$641.91	\$0.00	\$0.00	\$641.91

Please put Invoice Number on your check.
Make checks payable to City of Green Bay.

Invoice Total:

\$641.91

FOR QUESTIONS ON THIS INVOICE PLEASE CALL LISA AT 920-448-3188.

ORIGINAL
COPY



GREEN BAY CITY TREASURER

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

INVOICE

Invoice Date	Invoice No.
10/26/2022	162271
Customer Number	
62946	
Invoice Total Due	
\$3,161.16	
Customer PO	Due Date
	11/25/2022

ROCK THE DOCK
DAWN PARADISO-HANSEN
1050 S GRIDER ST
APPLETON, WI 54914

✂ Please Detach and return top portion with your payment ✂

City of Green Bay, Green Bay, WI 54301

Invoice Date: 10/26/2022

Customer Number: 62946

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
SPECIAL PROJECT OVERTIME ROCK THE DOCK 8/20/22	1.00	\$3,161.16	EACH	\$3,161.16	\$0.00	\$0.00	\$3,161.16

Please put Invoice Number on your check.
Make checks payable to City of Green Bay.

Invoice Total:

\$3,161.16

FOR QUESTIONS ON THIS INVOICE PLEASE CALL LISA AT 920-448-3188.

ORIGINAL
COPY



GREEN BAY CITY TREASURER

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

INVOICE

Invoice Date	Invoice No.
10/26/2022	162272
Customer Number	
62288	
Invoice Total Due	
\$962.87	
Customer PO	Due Date
	11/25/2022

JESS MILLER LLC
2263 MEADOW RIDGE DR
DE PERE, WI 54115

✂ Please Detach and return top portion with your payment ✂

City of Green Bay, Green Bay, WI 54301

Invoice Date: 10/26/2022

Customer Number: 62288

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
SPECIAL PROJECT OVERTIME OKTOBERFEST 9/17/22 SEE ATTACHED	1.00	\$962.87	EACH	\$962.87	\$0.00	\$0.00	\$962.87
Please put Invoice Number on your check. Make checks payable to City of Green Bay.				Invoice Total:	\$962.87		

FOR QUESTIONS ON THIS INVOICE PLEASE CALL LISA AT 920-448-3188.

ORIGINAL
COPY



GREEN BAY CITY TREASURER

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

INVOICE

Invoice Date	Invoice No.
10/26/2022	162273
Customer Number	
63237	
Invoice Total Due	
\$882.53	
Customer PO	Due Date
	11/25/2022

BRAD SCHLOSSTEIN
2166 BARBERRY LA
GREEN BAY, WI 54304

✂ Please Detach and return top portion with your payment ✂

City of Green Bay, Green Bay, WI 54301

Invoice Date: 10/26/2022

Customer Number: 63237

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
SPECIAL PROJECT OVERTIME BEJA SHRINERS PARADE 8/20/22 SEE ATTACHED	1.00	\$882.53	EACH	\$882.53	\$0.00	\$0.00	\$882.53

Please put Invoice Number on your check.
Make checks payable to City of Green Bay.

Invoice Total:

\$882.53

FOR QUESTIONS ON THIS INVOICE PLEASE CALL LISA AT 920-448-3188.

ORIGINAL
COPY



GREEN BAY CITY TREASURER

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

INVOICE

Invoice Date	Invoice No.
10/26/2022	162274
Customer Number	
62936	
Invoice Total Due	
\$735.52	
Customer PO	Due Date
	11/25/2022

THE FAMILY RADIO NETWORK
1909 W 2ND STREET
APPLETON, WI 54914

✂ Please Detach and return top portion with your payment ✂

City of Green Bay, Green Bay, WI 54301

Invoice Date: 10/26/2022

Customer Number: 62936

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
SPECIAL PROJECT OVERTIME BAY BEACH EVENT 8/28/22 SEE ATTACHED	1.00	\$735.52	EACH	\$735.52	\$0.00	\$0.00	\$735.52

Please put Invoice Number on your check.
Make checks payable to City of Green Bay.

Invoice Total:

\$735.52

FOR QUESTIONS ON THIS INVOICE PLEASE CALL LISA AT 920-448-3188.

ORIGINAL
COPY



GREEN BAY CITY TREASURER

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

INVOICE

Invoice Date	Invoice No.
10/26/2022	162275
Customer Number	
63238	
Invoice Total Due	
\$400.49	
Customer PO	Due Date
	11/25/2022

CARI JOSEPHSON
2700 VERNON DR #340
GREEN BAY, WI 54304

✂ Please Detach and return top portion with your payment ✂

City of Green Bay, Green Bay, WI 54301

Invoice Date: 10/26/2022

Customer Number: 63238

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
SPECIAL PROJECT OVERTIME ALZHEIMER'S ASSOCIATION WALK 9/24/22 SEE ATTACHED	1.00	\$400.49	EACH	\$400.49	\$0.00	\$0.00	\$400.49
Please put Invoice Number on your check. Make checks payable to City of Green Bay.				Invoice Total:	\$400.49		

FOR QUESTIONS ON THIS INVOICE PLEASE CALL LISA AT 920-448-3188.

ORIGINAL
COPY



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 6, 2022

PREPARED BY

AGENDA ITEM # V.II

Resolution authorizing a budget amendment for Police Overtime reimbursement for \$1,281.88 for unbudgeted costs offset by invoices.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. BA RESOLUTION \$1281.88

**RESOLUTION AUTHORIZING
TO BUDGET AMENDMENT**

December 6, 2022

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of November 29, 2022, the following 2022 amendment of funds is hereby authorized:

	<u>ACCOUNT</u>	<u>AMOUNT</u>
Increase:	101300 54051 Police-Medical Supplies	\$1,281.88
Increase:	101160 45110 Muni Court-Ordinance Violations	\$1,281.88

**This budget amendment is for September and October 2022 unbudgeted costs to offset the expenses paid to local hospitals for blood draws resulting from the police department's OWI arrests-1st offense that are collected from invoicing the person that was arrested.

Adopted _____

Approved _____

Mayor

Clerk

MONTHLY REPORT FOR Sep, 2022

TOTAL MONEY COLLECTED:

Fines/Costs:	\$90,538.55
Blood Draw Fees:	\$491.88
Reopen Fees:	\$100.00
TOTAL:	\$91,130.43

LESS MONIES PD TO COUNTY:

Jail Fees:	\$4,769.95
Driver Improvement Surcharge:	\$2,576.30
IID Surcharge:	\$550.00
TOTAL:	\$7,896.25

TOTAL PAID TO CITY:	\$83,234.18
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Total collected less total pd to County

RECEIPTS:

<i>WEEK</i>	<i>Receipt #</i>	<i>Amount</i>
9/1 - 9/14/21		\$45,254.70
9/15 - 9/30/21		\$37,979.48

TOTAL RECEIPTS:	\$83,234.18
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MONTHLY REPORT FOR Oct, 2022

TOTAL MONEY COLLECTED:	
Fines/Costs:	\$102,342.33
Blood Draw Fees:	\$790.00
Reopen Fees:	\$148.80
TOTAL:	\$103,281.13

LESS MONIES PD TO COUNTY:	
Jail Fees:	\$5,494.24
Driver Improvement Surcharge:	\$3,901.10
IID Surcharge:	\$881.90
TOTAL:	\$10,277.24

TOTAL PAID TO CITY:	\$93,003.89
Total collected less total pd to County	

RECEIPTS:

<i>WEEK</i>	<i>Receipt #</i>	<i>Amount</i>
10/1 - 10/15/21		\$47,220.50
10/16 - 10/31/21		\$45,783.39

TOTAL RECEIPTS:	\$93,003.89
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GENERAL ORDINANCE NO. 24-22

AN ORDINANCE
AMENDING SECTION 40-3(b)(2),
GREEN BAY MUNICIPAL CODE,
RELATING TO TEMPORARY PARKING REGULATIONS

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

SECTION 1. Section 40-3(b), Green Bay Municipal Code, is hereby amended to read:

Sec. 40-3. Traffic, Bicycle and Pedestrian Commission.

(b) *Powers and duties.*

- (1) *General.* The Traffic, Bicycle and Pedestrian Commission gives due consideration to both motorized and non-motorized traffic within the City. The Commission shall coordinate traffic, bicycle and pedestrian activities; carry out educational activities in traffic, bicycle and pedestrian matters; supervise the preparation and publication of traffic, bicycle and pedestrian reports; reference existing transportation, pedestrian and bicycle plans; receive complaints having to do with traffic, bicycle and pedestrian matters; and recommend to the Council and other City officials ways and means for improving traffic, bicycle and pedestrian conditions, including the acquisition of off-street parking and the administration and enforcement of traffic regulations.
- (2) *Temporary regulations.* To test proposed regulations under actual conditions, the Traffic, Bicycle and Pedestrian Commission may make temporary regulations governing traffic for trial periods ~~not to exceed~~ of 90 days. **The Commission shall reconsider such temporary regulations prior to the expiration of the 90-day period or at the first meeting practicable thereafter.** If such trial periods are deemed successful by the Commission, it shall make its recommendations accordingly to the Council, ~~so the Council may consider legislation to make such temporary regulations permanent.~~ **Any such temporary regulation shall remain in effect until Council takes action on legislation to make such temporary regulations permanent.**
- (3) *Self-government.* The Traffic, Bicycle and Pedestrian Commission shall make its own rules regarding meetings and procedures and may enact such rules for attendance as to declare any of the civilian offices on the Commission vacant because of violation thereof.
- (4) *Residential parking districts.* Subject to Council approval, the Traffic, Bicycle and Pedestrian Commission may promulgate regulations to implement and amend provisions relating to Residential Parking Districts as defined in Section 40-27. Such regulations shall become effective upon Common Council approval.

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

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

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

APPROVED:

Mayor

ATTEST:

Clerk

ljm

12/6/2022

GENERAL ORDINANCE NO. 29-22

**AN ORDINANCE
AMENDING SECTION 40-34,
GREEN BAY MUNICIPAL CODE,
RELATING TO PARKING REGULATIONS**

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

SECTION 1. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the following 2-HOUR PARKING 7 AM TO 4 PM SCHOOL DAYS zone:

HUBBARD STREET, both sides, from Allard Avenue to Woodlawn Avenue.

SECTION 2. Section 40-34, Green Bay Municipal Code, is hereby amended to establish the following NO PARKING zone:

HUBBARD STREET, south side, from Allard Avenue to a point 55 feet east of Allard Avenue.

SECTION 3. Section 40-34, Green Bay Municipal Code, is hereby amended to establish the following 2-HOUR PARKING 7 AM TO 4 PM SCHOOL DAYS zones:

HUBBARD STREET, north side, from Allard Avenue to Woodlawn Avenue.

HUBBARD STREET, south side, from a point 55 feet east of Allard Avenue to Woodlawn Avenue.

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

SECTION 5. Effective date. This ordinance shall take effect on and after its passage and publication.

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

APPROVED:

Mayor

ATTEST:

City Clerk

DJAH
12/6/22