



AGENDA OF THE COMMON COUNCIL

TUESDAY, JANUARY 17, 2023, 6:00 PM

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

Virtual attendance also available via Zoom.

A. Zoom Meeting Information.

- I. This item contains information and instructions for the virtual Zoom meeting. A comment form link is also included.

B. Roll Call.

C. Pledge of Allegiance.

D. Invocation.

E. Approval of Minutes.

- I. December 20, 2022.

F. Approval of the Agenda.

G. Report by the Mayor.

H. Announcements.

I. Recognitions and Awards.

- I. In recognition of life-saving efforts of Jody Cooney, Andrew Theis, Tom Weis and Jake VandenHeuvel, Department of Public Works Staff members.

J. Appointments.

I. Reappointments:

Olde Main Street Business Improvement District

Joan Johnson, 1244 Main Street, Green Bay, WI 54302

Term to expire: January 1, 2026

Paul Kosmoski, 1270 Main Street, Green Bay, WI 54302

Term to expire: January 1, 2026

Appointments:

Transit Commission

Terri Refsguard, 1342 11th Avenue, Green Bay, WI 54304

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

Green Bay Area Room Tax Commission

Jessica Shelby, 333 Main St, Green Bay, WI 54301

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

K. Public Hearing.

1. Resolution regarding vacation of an unimproved public right-of-way southern portions of East Shore Drive.

L. Ordinances - Second Reading for Adoption.

1. General Ordinance 26-22
An ordinance amending section 36-278, Green Bay municipal code, relating to condominiums.
2. General Ordinance 28-22
An Ordinance Amending Section 2-290(A), Green Bay Municipal Code, Relating To Board Of Absentee Ballot Canvassers.
3. General Ordinance 27-22
An Ordinance Amending Section Code Section 2-122, Green Bay Municipal Code, Relating To Elected Officials.

M. Landmark's Commission (November 16, 2022).

1. To deny the Certificate of Appropriateness (COA, 22-41) on the design review for window replacements located at 240 N. Broadway (referred from the 12/20/22 Council meeting).

The Council may convene in closed session pursuant to Section 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Council will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

N. Report of the Improvement & Services Committee (January 11, 2023).

1. To approve the 2023 Special Assessment factors and rates.
2. To approve the request by Speedy Clean, Inc. and KS Energy Services to enter into an annual Hold Harmless Agreement for access to the City of Green Bay sewer system to conduct inspection of the sewer mains and laterals.

3. To approve the request by Green Viper, LLC to rescind the previously deferred storm sewer and sanitary sewer special assessments against Parcels 21-8400, 21-8401, and 21-8402 resulting from double-frontage conditions on each parcel.
4. To approve the request by Department of Public Works to enter into a State/Municipal Agreement with Wisconsin Department of Transportation for design and construction services associated with the replacement of the Ashland Avenue bridge, WisDOT Structure B-05-0018.
5. To approve the request by Department of Public Works to replace two lift station pumps for the Parkwood Sanitary Sewer Lift Station at a cost of \$21,604.35 each for a total of \$43,208.70.
6. To approve the award of contract BRIDGE 7-22 MAIN STREET BRIDGE B-5-311 (HYDRAULIC REHABILITATION PHASE I).
7. To receive and place on file the actions taken by Department of Public Works.

A. Granting of Licenses

1. Sidewalk Builder

- a. The Boldt Company
- b. Bryan McEwen Concrete, LLC
- c. Dorner Equipment Sales and Service, LLC
- d. Highway Landscapers
- e. Helme Construction & Concrete, LLC
- f. Howard Immel, Inc.
- g. Martell Construction, Inc.
- h. Pro 1 Property Services, LLC
- i. Quinn & Sons Concrete Construction, LLC
- j. Rabine America Maintenance, LLC
- k. Tilson Technology, Inc.
- l. Titledown Construction, LLC
- m. Utility Traffic & Restoration

2. Tree & Brush Trimmer

- a. A Four Season Tree Care
- b. A to Z Tree Service
- c. A-I Tree Service, Inc.
- d. Asplundh Tree Expert, LLC
- e. BEST Enterprises, LLC
- f. Economy Tree Service, LLC
- g. Epic Innovations, LLC
- h. Fall-Rite Services, LLC
- i. Fox Valley Tree Care & Landscape
- j. Highway Landscapers, Inc.
- k. Holtger Bros., Inc.

- l. R&J Tree Services, LLC
- m. Rigo's Landscaping, LLC
- n. Selner Tree & Shrub Care
- o. Tree-B-Gone, LLC
- p. Urban Tree Service
- q. Yesterdays Trees, LLC

O. Report of the Protection & Policy Committee (January 9, 2023).

1. To approve an application for a "Class B" (Wine Only) Winery license for SIP LLC at 345 S. Adams St. with a license premises description as "INS BLDG (2NDFLR LOUNGES/RMS ON MAIN FL/1/2 CELLAR SP&BARREL AREA,PORCH/PRK LOT/FRONT LAWN, subject to the approval of the proper authorities and requires a waiver in the 6' fencing ordinance (Previously licensed as Von Stiehl Winery, LTD).
2. To approve an application for a Reserve "Class B" Combination License for Vast Properties Group, LLC at 401 N. Washington St. with a license premises description as "STE 2: 2LG RMS,1400SQ FT EACH, SHELVING, BTHRM, MECHANICAL RM, OFFICE W/JANITORIAL SINK," subject to the approval of the proper authorities.
3. To grant a request by Footbowl LLC (1st and Bowl) at 301 N. Washington St. to approve a change to the business security plan for the possibility of allowing patrons under 21 into the establishment based on its determination of exemption as a bowling center.
4. To approve an appeal for the denial of Demardo Echols' operator's licence.
5. To deny a request by Stephen Preisler at 826 S. Baird St. to appeal invoices (previously discussed at the 12/12/2022 Protection & Policy Committee Meeting).
6. To refer to staff for a report a request by Ald. Wery (District 8), "To request a written and verbal report of the 11/1/22 election. Explain the Early Absentee Voting handling of ballots. What is the chain of custody procedure until election day counting?"
7. Informational Only: The Liquor Violation Report
8. Informational Only: The Clerk's Office Liquor Licensing Report

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

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

Q. Report of the Plan Commission (January 9, 2023).

1. To vacate unimproved portions of roadways known as Rona Lane and an unnamed street east of Crestwood Drive and south of W. Mason Street.
2. To amend the City's Comprehensive Plan for properties located at 3251, 3263, 3279 Nicolet Drive, Tax Parcels 22-64, 22-65, and 22-66-1, from a mixture of Low Density Residential Uses, Commercial Uses, and Park Uses to solely Park Uses. (Public Hearing held 01/09/22)

3. To rezone properties located at 3251, 3263, 3279 Nicolet Drive from General Commercial (CI) and Low-Density Residential (RI) to Public Institutional (PI). (Public Hearing held 01/09/22)
4. To amend the City's Comprehensive Plan for a portion of properties located in the 600 Block of Adams Street, from Park to Downtown. (Public Hearing held 01/09/22)
5. To rezone the 600 Block of S. Adams Street from Light Industrial (LI) and Public/Institutional (PI) to Downtown (DI) and Public Institutional (PI). (Public Hearing held 01/09/22)
6. To hold over the request to establish a Planned Unit Development at 216 S. Military Avenue to permit the development of multiple-family residential use. (Public Hearing held 01/09/22)
7. To hold over the request to amend a Planned Unit Development at 216 S. Military Avenue to amend the boundaries of the PUD. (Public Hearing held 01/09/22)

R. Report of the Finance Committee (January 10, 2023).

1. To rescind real estate taxes for parcel 22-SC480-I Richard & Linda Farley at 4177 Algoma Road for a total of \$2,733.14.
2. To rescind real estate taxes for parcel #18-269 Christopher Woodke at 1029 Neville Ave for a total of \$347.48.
3. To rescind personal property taxes for account #27624 UP Properties II / Fazoli's previously at 2400 E Mason for a total of \$1,135.85.
4. In response to a request by Ald. Brian Johnson to the Finance Committee which states: "For consideration and possible action to direct staff to draft an ordinance that defines the frequency by which the city must conduct revaluations with a more stringent requirement than currently mandated by state law." To refer to staff to inquire with the top 10 cities in the state of Wisconsin and a couple of our nearby municipalities to determine how frequently they do their revaluations and if it's by ordinance, policy, or they just do it. And also to inquire what the presumed cost might be for the City to do it on a more frequent basis.
5. In response to a request by Ald. Brian Johnson to the Finance Committee which states: "For consideration and possible action on the adoption of a resolution urging local government funding reform including but not limited to shared revenue; and requesting the state consider surplus distributions to local municipalities for investments in public safety and infrastructure needs." To refer to staff to come back to the next Finance Committee to modify the League of WI Municipalities resolution to either add or remove anything that wouldn't necessarily be appropriate for Green Bay. And to draft a resolution regarding the state surplus that would allow a distribution to local municipalities for public safety and infrastructure needs.
6. In response to a request by Ald. Brian Johnson to the Finance Committee which states: "For consideration and possible action to direct staff to draft a resolution appealing the state to contemplate a modification in the TID statutes to permit the use of TIF to aid in the funding of public safety buildings." To refer to staff to draft a resolution.

S. Report of the Personnel Committee.

1. To approve the request to fill the following replacement positions and all subsequent vacancies resulting from internal transfers.
 - a. Accounting Assistant - Parks Department
 - b. Administrative Clerk - Community and Economic Development
2. To approve the request to reorganize the Public Works Parking Division.

T. Report of the Public Arts Commission (January 12, 2023).

1. To approve the resolution to apply for a Vibrant Spaces grant.
2. To approve the acceptance of the NEA Grants for Arts Projects Grant for up to \$10,000 for the Shipyard Murals project.

U. Informational.

1. Building Report for December 2022
2. MuniCtReportDec2022

V. Committee of the Whole.

1. Consideration with possible action on approval of polling locations for the Spring Primary and Spring General Elections, February 21, 2023 and April 4, 2023.

W. Resolutions.

1. Preliminary resolution declaring intent to exercise special assessment powers under section 66.0703, Wisconsin statutes.
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4. Preliminary resolution declaring intent to exercise special assessment powers under section 66.0703, Wisconsin statutes.
5. Resolution drawing final orders to contractors for January 17, 2023.
6. Resolution authorizing cancelation of 2022 real estate property taxes, parcel 22-SC480-1.
7. Resolution authorizing cancelation of 2022 real estate property taxes, parcel 18-269.
8. Resolution authorizing cancelation of 2022 personal property taxes, account 27624.
9. Resolution authorizing the submission of a Vibrant Spaces Grant application for 109 Dousman Street.
10. Resolution authorizing rescinding deferred special assessments for sanitary sewer and storm sewer.

11. Resolution approving polling locations for the Spring Primary and Spring General Elections, February 21, 2023 and April 4, 2023.
12. Resolution regarding vacation of an unimproved public right-of-way southern portions of East Shore Drive.

X. Ordinances - First Reading.

1. Zoning Ordinance No. 02-23
An ordinance rezoning property located at 3251 Nicolet Drive, 3263 Nicolet Drive, and 3279 Nicolet Drive from a combination of General Commercial (CI) and Low-Density Residential (RI) to Public Institutional (PI).
2. Miscellaneous Ordinance No. 02-22
An Ordinance adopting an amendment to the Smart Growth 2022 Comprehensive Plan of the City of Green Bay pertaining to properties located at 3251, 3263, 3279 Nicolet Drive.
3. Miscellaneous Ordinance No. 01-23
An ordinance adopting an amendment to the Smart Growth 2022 Comprehensive Plan of the City of Green Bay pertaining to properties located in the 600 Block South Adams Street.
4. Zoning Ordinance No. 01-23
An ordinance rezoning property located along the 600 Block of South Adams Street from Light Industrial (LI) and Public/Institutional (PI) to Downtown (DI) and Public Institutional (PI).

Y. Referral of Petitions & Communications.

Z. Adjournment.

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

Virtual Meeting Instructions



2023-01-17 Common Council

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/89395205323>

Meeting ID: 893 9520 5323

Passcode: 563416

One tap mobile

+19292056099,,89395205323#,,,,*563416# US (New York)

+13017158592,,89395205323#,,,,*563416# 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: 893 9520 5323

Passcode: 563416

Find your local number: <https://us02web.zoom.us/j/89395205323>

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.

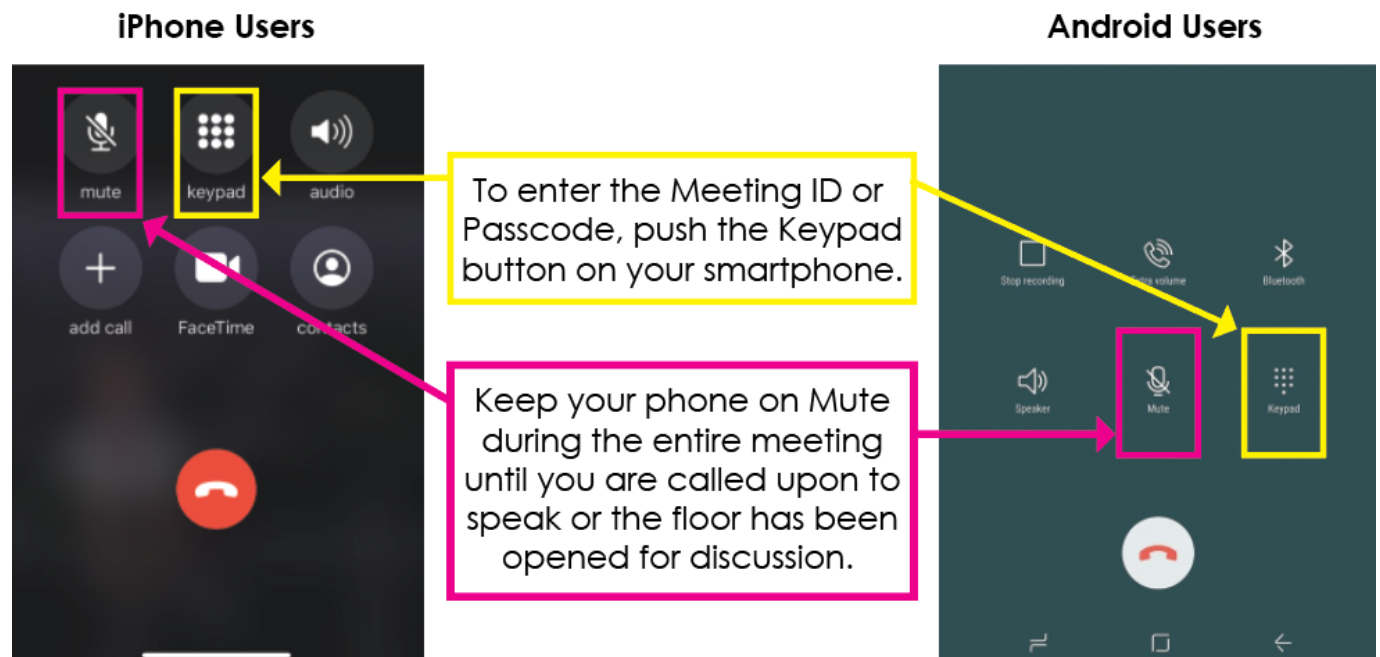
Additional Information

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





Report to the
Common Council
of the City of Green Bay

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # I.I

In recognition of life-saving efforts of Jody Cooney, Andrew Theis, Tom Weis and Jake VandenHeuvel, Department of Public Works Staff members.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

**RESOLUTION REGARDING VACATION
OF AN UNIMPROVED PUBLIC RIGHT-OF-WAY
SOUTHERN PORTIONS OF EAST SHORE DRIVE
(SV 22-01)**

January 17, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS, a request has been filed with the Common Council requesting vacation of an uncompleted Kalcik Ave., Raphael St., Kentucky Ave., Florida Ave., California Ave., Minnesota Ave., and Wisconsin Ave.; as depicted on the attached map; and

WHEREAS, the public interest may require that the aforesaid street be abandoned, vacated, and discontinued; and

WHEREAS, the Plan Commission of the City of Green Bay has given approval to such abandonment, vacation, and discontinuance.

NOW, THEREFORE, BE IT RESOLVED that it appears to be in the public interest that the uncompleted right-of-way of Kalcik Ave., Raphael St., Kentucky Ave., Florida Ave., California Ave., Minnesota Ave., and Wisconsin Ave. be abandoned, vacated, and discontinued by the City of Green Bay subject to the above-referenced conditions, and that a hearing be held on the abandonment, vacation, and discontinuance of the same on January 17, 2023 at 6:00 p.m. in the Council Chambers, City Hall, 100 North Jefferson Street, Green Bay, Wisconsin.

BE IT FURTHER RESOLVED that a notice of such hearing be served on the owners of the frontage of the lots and lands abutting on the portion of the street sought to be abandoned, vacated, and discontinued at least 30 days before such hearing, and that notice of such hearing be published in the official newspaper of the City of Green Bay once a week for three successive weeks before the date of hearing.

BE IT FURTHER RESOLVED that the City Attorney, upon adoption of this resolution, cause a lis pendens to be prepared and filed with the Register of Deeds for Brown County, Wisconsin, pursuant to §840.11, Wis. Stats.

BE IT FURTHER RESOLVED that the City Clerk shall cause a certified copy of this Resolution to be filed with the Register of Deeds for Brown County, Wisconsin.

Adopted _____

Approved _____

Mayor

Clerk

Attachments (legal description and map)

DESCRIPTION OF KALICK AVENUE RIGHT-OF-WAY TO BE VACATED

That part of the Kalcik Avenue right-of-way dedicated to the public in the recorded plat of the Second Addition to Lakeside Plat as recorded in Volume 5 of Plats, Page 17 as Document Number 234140, lying southerly of and adjacent to Block 5 and the platted Antonia Park and the platted George Park, in said Second Addition to Lakeside Plat, all located in the City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the southwest corner of Lot 10, Block 5, said Second Addition to Lakeside Plat;
thence S65°-08'-10"E, 659.56 feet along the north right-of-way line of Kalcik Avenue, to the west right-of-way line of Danz Avenue (formerly known as Ohio Avenue);
thence S05°-46'-01"W, 63.49 feet along said west right-of-way line of Danz Avenue, to the south right-of-way line of Kalcik Avenue;
thence N65°-08'-10"W, 1473.64 feet along said south right-of-way line of Kalcik Avenue, to the south right-of-way line of East Shore Drive (formerly known as Nicolet Drive);
thence S79°-09'-39"E, 247.59 feet along said south right-of-way line of East Shore Drive, to the north right-of-way line of Kalcik Avenue;
thence S65°-08'-10"E, 553.09 feet along said north right-of-way line of Kalcik Avenue, to the point of beginning.

Parcels affected being tax parcel numbers: 21-1062 and 21-429.

All above referenced parcels are owned by the City of Green Bay, a Wisconsin Municipal Corporation and are part of the Green Bay Wildlife Sanctuary.

DESCRIPTION OF RAPHAEL STREET RIGHT-OF-WAY TO BE VACATED

That part of the Raphael Street right-of-way dedicated to the public in the recorded plat of the Second Addition to Lakeside Plat as recorded in Volume 5 of Plats, Page 17 as Document Number 234140, lying southerly of and adjacent to Blocks 1, 2, 3, and 4, in said Second Addition to Lakeside Plat, all located in the City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the southwest corner of Lot 12, Block 4, said Second Addition to Lakeside Plat;
thence S86°-20'-59"E, 423.17 feet along the north right-of-way line of Raphael Street;
thence continuing along said north right-of-way line of Raphael Street, S88°-33'-59"E, 726.28 feet;
thence continuing along said north right-of-way line of Raphael Street, S89°-19'-59"E, 1708.27 feet, to the east right-of-way line of Wisconsin Avenue;
thence S00°-14'-01"W, 60.00 feet, along said east right-of-way line of Wisconsin Avenue, to the south right-of-way line of Raphael Street;
thence N89°-19'-59"W, 1709.13 feet, along said south right-of-way line of Raphael Street;
thence continuing along said south right-of-way line of Raphael Street, N88°-33'-59"W, 727.84 feet;
thence continuing along said south right-of-way line of Raphael Street, N86°-20'-59"W, 426.55 feet, to the east right-of-way line of Danz Avenue, (formerly known as Ohio Avenue);
thence N05°-46'-01"E, 60.04 feet, along said east right-of-way line of Danz Avenue, to the point of beginning.

ALSO that part of the Raphael Street right-of-way dedicated to the public in the recorded plat of the Second Addition to Lakeside Plat as recorded in Volume 5 of Plats, Page 17 as Document Number 234140, lying southerly of and adjacent to Block 5, in said Second Addition to Lakeside Plat, all located in the City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the southeast corner of Lot 16, Block 5, said Second Addition to Lakeside Plat;
thence N87°-00'-45"W, 249.97 feet, along the north right-of-way line of Raphael Street, to the north right-of-way line of Kalcik Street;
thence S65°-08'-10"E, 161.03 feet along said north right-of-way line of Kalcik Street, to the northwest corner of George Park as platted in said Second Addition to Lakeside Plat;

thence S87°-00'-45"E, 97.63 feet, along the south right-of-way line of Raphael Street (also being the north line of said George Park), to the west right-of-way line of Danz Avenue, (formerly known as Ohio Avenue);

thence N05°-46'-01"E, 60.07 feet, along said west right-of-way line of Danz Avenue, to the point of beginning.

Parcels affected being tax parcel numbers: 21-1062, 21-1040, 21-1018, 21-996, 21-972 and 21-286.

All above referenced parcels are owned by the City of Green Bay, a Wisconsin Municipal Corporation and are part of the Green Bay Wildlife Sanctuary.

DESCRIPTION OF KENTUCKY AVENUE RIGHT-OF-WAY TO BE VACATED

That part of the Kentucky Avenue right-of-way dedicated to the public in the recorded plat of the Second Addition to Lakeside Plat as recorded in Volume 5 of Plats, Page 17 as Document Number 234140, lying west of Block 5 and east of the platted Antonia Park in said Second Addition to Lakeside Plat, all located in the City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the southwest corner of Lot 10, Block 5, said Second Addition to Lakeside Plat;
thence $N65^{\circ}-08'-10''W$, 63.49 feet along the north right-of-way line of Kalcik Avenue, to the southeast corner of said Antonia Park;
thence $N05^{\circ}-46'-01''E$, 113.83 feet, along the west right-of-way line of Kentucky Avenue (also being the east line of said Antonia Park), to the south right-of-way line of East Shore Drive (formerly known as Nicolet Drive);
thence $S79^{\circ}-47'-58''E$, 60.18 feet along said south right-of-way line of East Shore Drive, to the west line of said Lot 10, Block 5, Second Addition to Lakeside Plat;
thence $S05^{\circ}-46'-01''W$, 129.95 feet, along said west line of said Lot 10, Block 5, Second Addition to Lakeside Plat, to the point of beginning.

Parcels affected being tax parcel number: 21-1062.

The above referenced parcel is owned by the City of Green Bay, a Wisconsin Municipal Corporation and is part of the Green Bay Wildlife Sanctuary.

DESCRIPTION OF FLORIDA AVENUE RIGHT-OF-WAY TO BE VACATED

That part of the Florida Avenue right-of-way dedicated to the public in the recorded plat of the Second Addition to Lakeside Plat as recorded in Volume 5 of Plats, Page 17 as Document Number 234140, lying west of Block 3 and east of Block 4 in said Second Addition to Lakeside Plat, located in the City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the southwest corner of Lot 12, Block 3, said Second Addition to Lakeside Plat;
thence N88°-33'-59"W, 60.00 feet along the north right-of-way line of Raphael Street, to the southeast corner of Lot 22, Block 4, said Second Addition to Lakeside Plat;
thence N01°-26'-01"E, 267.06 feet, along the west line of said Block 4, to the south right-of-way line of East Shore Drive (formerly known as Nicolet Drive);
thence S89°-12'-09"E, 60.00 feet along said south right-of-way line of East Shore Drive, to the west line of Lot 11, Block 3, Second Addition to Lakeside Plat;
thence S01°-26'-01"W, 267.73 feet, along said west line of said Block 3, Second Addition to Lakeside Plat, to the point of beginning.

Parcels affected being tax parcel numbers: 21-1018 and 21-1040.

The above referenced parcel is owned by the City of Green Bay, a Wisconsin Municipal Corporation and is part of the Green Bay Wildlife Sanctuary.

DESCRIPTION OF CALIFORNIA AVENUE RIGHT-OF-WAY TO BE VACATED

That part of the California Avenue right-of-way dedicated to the public in the recorded plat of the Second Addition to Lakeside Plat as recorded in Volume 5 of Plats, Page 17 as Document Number 234140, lying west of Block 2 and east of Block 3, in said Second Addition to Lakeside Plat located in the City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the southwest corner of Lot 12, Block 2, said Second Addition to Lakeside Plat;
thence N89°-19'-59"W, 60.00 feet along the north right-of-way line of Raphael Street, to the southeast corner of Lot 22, Block 3, said Second Addition to Lakeside Plat;
thence N00°-40'-03"E, 271.22 feet, along the west line of said Block 3, to the south right-of-way line of East Shore Drive (formerly known as Nicolet Drive);
thence S89°-06'-57"E, 60.00 feet along said south right-of-way line of East Shore Drive, to the west line of Lot 11, Block 2, Second Addition to Lakeside Plat;
thence S00°-40'-03"W, 270.99 feet, along said west line of said Block 2, Second Addition to Lakeside Plat, to the point of beginning.

Parcels affected being tax parcel numbers: 21-1018 and 21-996.

All above referenced parcels are owned by the City of Green Bay, a Wisconsin Municipal Corporation and are part of the Green Bay Wildlife Sanctuary.

DESCRIPTION OF MINNESOTA AVENUE RIGHT-OF-WAY TO BE VACATED

That part of the Minnesota Avenue right-of-way dedicated to the public in the recorded plat of the Second Addition to Lakeside Plat as recorded in Volume 5 of Plats, Page 17 as Document Number 234140, lying west of Block 1 and east of Block 2, in said Second Addition to Lakeside Plat located in the City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the southwest corner of Lot 12, Block 1, said Second Addition to Lakeside Plat;
thence N89°-19'-59"W, 60.00 feet along the north right-of-way line of Raphael Street, to the southeast corner of Lot 22, Block 2, said Second Addition to Lakeside Plat;
thence N00°-40'-03"E, 268.56 feet, along the west line of Block 2, to the south right-of-way line of East Shore Drive (formerly known as Nicolet Drive);
thence S89°-06'-57"E, 60.00 feet along said south right-of-way line of East Shore Drive, to the west line of Lot 11, Block 1, Second Addition to Lakeside Plat;
thence S00°-40'-03"W, 268.34 feet, along said west line of said Block 2, Second Addition to Lakeside Plat, to the point of beginning.

Parcels affected being tax parcel numbers: 21-996 and 21-972.

All above referenced parcels are owned by the City of Green Bay, a Wisconsin Municipal Corporation and are part of the Green Bay Wildlife Sanctuary.

DESCRIPTION OF WISCONSIN AVENUE RIGHT-OF-WAY TO BE VACATED

That part of the Wisconsin Avenue right-of-way dedicated to the public in the recorded plat of the Second Addition to Lakeside Plat as recorded in Volume 5 of Plats, Page 17 as Document Number 234140, lying east of Block 1, in said Second Addition to Lakeside Plat located in the City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the southeast corner of Lot 22, Block 1, said Second Addition to Lakeside Plat;
thence N00°-14'-01"E, 265.93 feet, along the east line of said, Block 1, to the south right-of-way line of East Shore Drive (formerly known as Nicolet Drive);
thence S89°-32'-57"E, 60.00 feet along said south right-of-way line of East Shore Drive, to the east right-of-way line of Wisconsin Avenue (also being the east line of said Second Addition to Lakeside Plat);
thence S00°-14'-01"W, 266.16 feet, along said east right-of-way line of Wisconsin Avenue, to the north right-of-way line of Raphael Street;
thence N89°-19'-59"W, 60.00 feet along the north right-of-way line of Raphael Street, to the point of beginning.

Parcels affected being tax parcel numbers: 21-972, and 21-285.

All above referenced parcels are owned by the City of Green Bay, a Wisconsin Municipal Corporation and are part of the Green Bay Wildlife Sanctuary.



 = STREET R/W TO BE VACATED





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

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # L.I

General Ordinance 26-22

An ordinance amending section 36-278, Green Bay municipal code, relating to condominiums.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Draft G.O. 26-22 Relating to Condominiums

GENERAL ORDINANCE NO. 26-22

AN ORDINANCE
AMENDING SECTION 36-278,
GREEN BAY MUNICIPAL CODE,
RELATING TO CONDOMINIUMS

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

SECTION 1. Article X of Chapter 36 Green Bay Municipal Code, is hereby amended to read:

Sec. 36-278. Application of ownership; design standard and improvement compliance; condominium conversions exempt.

This chapter applies to the division of land where condominium ownership is involved and where the division will result in two or more building sites, lot equivalents, or separate principal structures on any parcel. A condominium plat prepared by a land surveyor registered in Wisconsin is required for all condominium plats or any amendments or expansions thereof, where an amendment is a change to a previously recorded condominium plat, and an expansion is the creation of additional units in a previously recorded condominium plat.

- (1) It is the intent of these regulations, consistent with Wis. Stats. Ch. 703, that projects utilizing the condominium form of ownership shall be subject to no more or no less restrictive rules than are projects that are physically equivalent and that utilize other forms of ownership.
- (2) Timing of review.
 - a. Review of condominium instruments shall be conducted within ten working days following complete submission of a condominium plat and related instruments to the Planning Department.
 - b. ~~Where the Community and Economic Development Director or their designee finds that the review cannot be completed within ten working days due to the complexity of the submission, including, but not limited to, utility coordination, engineering design, ESAs, or other such issues that complicate the proposed development, the Community and Economic Development Director or their designee shall submit to the subdivider a request for an extension of the review period for a reasonable period of time not to exceed 60 days. Such request shall not be unreasonably denied by the subdivider.~~
 - e. ~~If more than 60 days are needed to review the condominium plat and related instruments, then the review time may be reasonably extended by agreement with the subdivider.~~
 - db. In the event the review is not completed within this period, ~~or as reasonably extended,~~ the condominium instrument is approved for recording.

- (3) Prior to approval, such condominium instruments shall comply in all respects with the requirements of Wis. Stats. §§ 703.095, 703.11(2)(a), (c), and (d), (3) and (4), 703.275(5), and 703.28(1m), and, based on the number of lot equivalents, shall be reviewed and approved or denied in the same manner either as a land division as set forth in Article IV of Chapter 44, or as a subdivision plat as set forth in Article III of Chapter 44.
- (4) With regard to features that may be dedicated to the public (e.g., streets, rights-of-way, etc.) and provision of public services and utilities, such plat shall comply with the design standards, improvements, and all other requirements of this chapter that would otherwise apply to certified survey maps (CSMs) and subdivision plats, including, but not limited to, those set forth in Articles VII and VIII of Chapter 44.
- (5) Condominium conversions of existing structures where no additional dwelling units, building sites, or lot equivalents are being created are exempt from this chapter.

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 20th day of December, 2022.

APPROVED:

Mayor

ATTEST:

Clerk

law

December 20, 2022



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

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # L.2

General Ordinance 28-22

An Ordinance Amending Section 2-290(A), Green Bay Municipal Code, Relating To Board Of Absentee Ballot Canvassers.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. DRAFT G.O. 28-22 Board of Absentee Ballot Canvassers

GENERAL ORDINANCE NO. 28-22

**AN ORDINANCE
AMENDING SECTION 2-290(a),
GREEN BAY MUNICIPAL CODE,
RELATING TO BOARD OF ABSENTEE BALLOT CANVASSERS**

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

SECTION 1.

Section 2-290(a), Green Bay Municipal Code, is hereby amended to read:

(a) The Common Council hereby establishes the Municipal Board of Absentee Ballot Canvassers as designated under Wis. Stats. § 7.53(2m). The Board of Absentee Ballot Canvassers shall be composed of the City Clerk, or a qualified elector of the City designated by the Clerk, and two (2) other qualified electors of the ~~County~~ City appointed by the ~~City~~ Clerk. ~~The first term for the members of the Board of Absentee Canvassers will expire on December 31, 2016. For subsequent terms, the members of the Board of Absentee Ballot Canvassers shall serve two-year terms commencing on January 1 of each odd~~ even-numbered year, except that any member appointed to fill a permanent vacancy shall serve for the unexpired term of the original appointee.

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 20th day of December 2022.

APPROVED:

Mayor

ATTEST:

Clerk

law
December 20, 2022



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

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # L.3

General Ordinance 27-22

An Ordinance Amending Section Code Section 2-122, Green Bay Municipal Code, Relating To Elected Officials.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Draft G.O. 27-22 Relating to Elected Officials

GENERAL ORDINANCE NO. 27-22

AN ORDINANCE
AMENDING SECTION CODE SECTION 2-122,
GREEN BAY MUNICIPAL CODE,
RELATING TO ELECTED OFFICIALS

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

SECTION 1. Section 2-122(b), Green Bay Municipal Code, is hereby amended to read:

Election; term. The Municipal Judge shall be elected at large and shall be an attorney at law licensed to practice in the State of Wisconsin. The term shall be four years commencing ~~May 1 succeeding the election~~ **on the third Tuesday of April in the year of election.** Mid-term vacancies in the office of Municipal Judge shall be filled by special election to be held not less than 55 days nor more than 70 days after the Council has ordered such election.

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 20th day of December, 2022.

APPROVED:

Mayor

ATTEST:

Clerk

Law
December 20, 2022



CERTIFICATE OF APPROPRIATENESS APPLICATION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

All fields must be completed before application will be processed.

File Number: _____

1. Address: 240 N. Broadway (317 Dousman Street), Green Bay, WI 54303

2. Parcel #: 4-65

3. Owner of record: BFAM, LLC Phone: (813) 500-0296

<u>300 N. Van Buren Street</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Garritt R. Bader, Managing Member, BFAM, LLC

<u>300 N. Van Buren Street</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

<u>813-500-0296</u>	<u>gb@gb-re.com</u>
(Office Phone #)	(E-mail Address)

5. Present use of Property: Vacant

6. Description of Project: Describe each item of the project separately. Include existing condition(s) when describing item. Also, describe the proposed work, material(s) to be used and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)

This project is the complete renovation of the former Bangkok Garden/Baxter's property at the
SEC of N. Broadway and Dousman Streets. The first floor will be renovated for (likely) two retail/
commercial users; the second floor will be gutted, with structural reinforcement added to afford
residential use on the second floor. The exterior will receive new windows, paint and signage.

7. Attachments:

- ☒ Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- ☒ Sketches, drawings, building and streetscape elevations, and/or annotated photos
- ☒ Exterior photos
- ☒ Specifications (materials) for the project
- ☐ Phased development plan for the project (if proposed in phases)
- ☐ Inspection report (required for demolition requests only)
- ☐ Cost estimates for all the proposed work
- ☐ Other (please explain): _____

CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

8. The following action is requested:

☒ **Approval of COA by Landmarks Commission** (projects not listed below)

☐ **Approval of COA by staff:** (Check all that apply)

- ☐ Roof repair/replacement
- ☐ Gutter repair/replacement
- ☐ Private sidewalk and driveway repair/replacement of the same dimensions and orientation
- ☐ Chimney repair and tuckpointing according to the Secretary of the interior standards and in appropriate color and design
- ☐ Installation of fences
- ☐ Storm window or storm door installation, repair, or replacement
- ☐ Installation of glass blocks in basement window openings
- ☐ Painting of existing unpainted brick
- ☐ Unattached nonvisible accessory structures
- ☐ Replacement of identical siding
- ☐ Replacement or repair to porches identical to existing style and materials
- ☐ Commercial sign replacement of identical dimensions

Petitioner Signature: _____

Owner Signature: _____

Date Received: _____ Staff: _____

TRIFAB® VG (VERSAGLAZE®)
TRIFAB® VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &
TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM



Design + Performance

Versatility with Unmatched Fabrication Flexibility



Geisinger Professional Building
Jenkins Township, Pennsylvania
ARCHITECT
Mericle Commercial Real Estate Services
Wilkes-Barre, Pennsylvania
GLAZING CONTRACTOR
Sterling Glass, Inc., Scranton, Pennsylvania
PHOTOGRAPHER
© Perzel Photography Group

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone

glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)



Brighton Landing
Cambridge, Massachusetts
ARCHITECT
ADD Inc., Cambridge, Massachusetts
GLAZING CONTRACTOR
Ipswich Bay Glass Company, Inc., Rowley, Massachusetts
PHOTOGRAPHER
© Gordon Schenck, Jr.

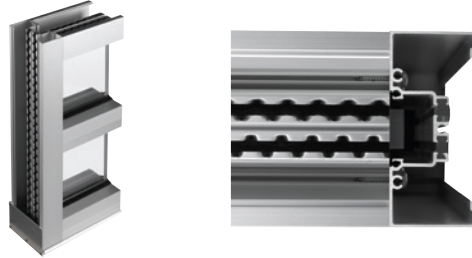
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

PERFORMANCE

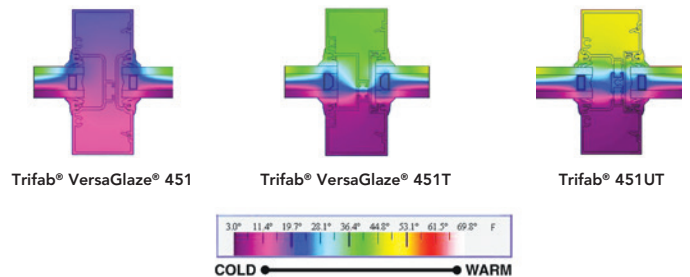
Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.



Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

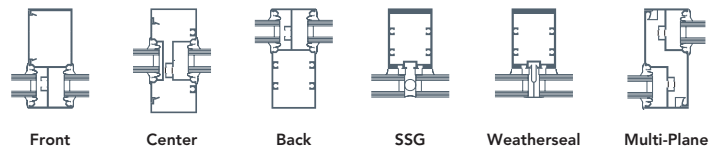
U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425











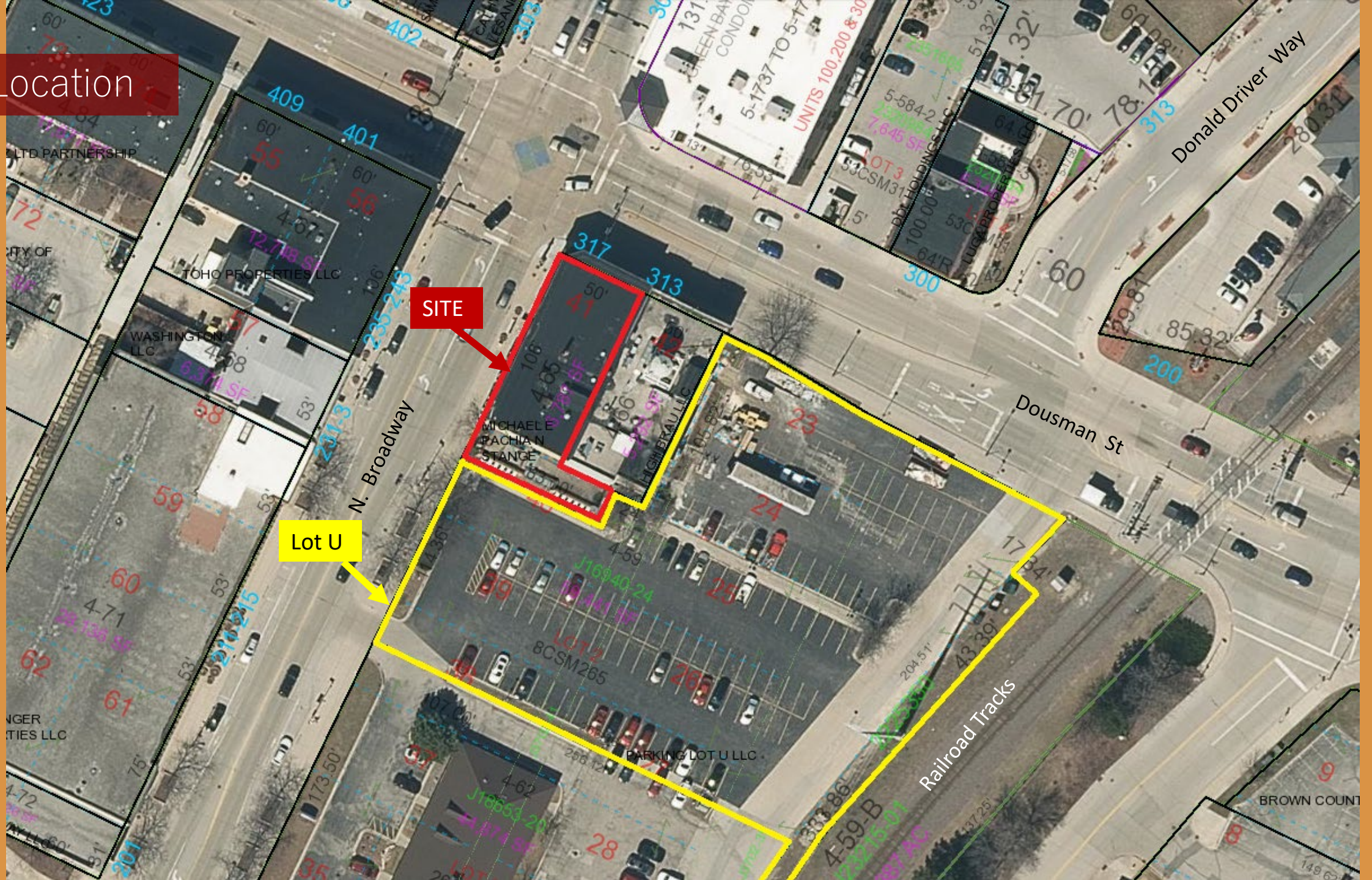




Landmarks Commission Submittal

240 N. Broadway / 317 Dousman Street, Green Bay

Location



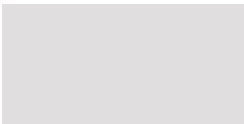
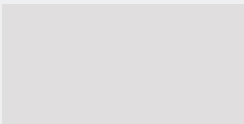
Current 2nd Floor



KAWNEER ANODIZED FINISHES

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41	Architectural Class I (0.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (0.4 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44	Architectural Class I (0.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (0.7 mils minimum)



VISION
ARCHITECTURE, LLC

P.O. Box 224
Neenah, WI 54956
920-904-4300

www.vision-architecture.net

Proposed Renovation For:

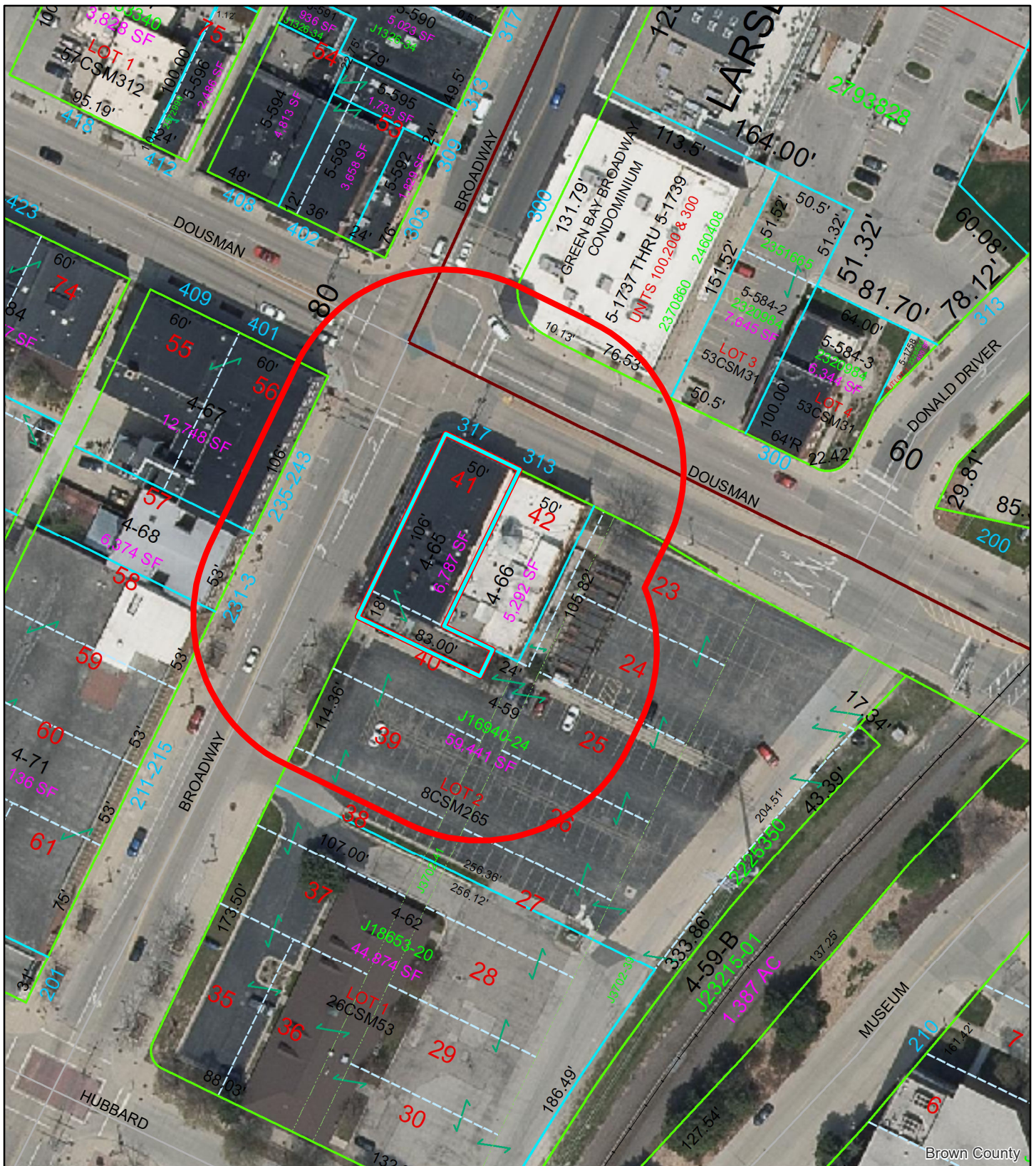
240 N. Broadway

Green Bay, Wisconsin

Issue Date: 10/3/2022

Revisions:

A2.0



Brown County



(COA 22-41) Window Replacement 240 N Broadway

0 20 40 80 Feet



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 11 Oct 2022 X:\Planning\Basemaps\template_8.5x11.mxd

- 240 N Broadway
- 100-ft. Notification Area



Community & Economic Development Department
100 North Jefferson Street - Room 608
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3400
Fax 920.448.3426

November 21, 2022

BFAM, LLC
300 N Van Buren Street
Green Bay, WI 54301

Re: Certificate of Appropriateness, Updated Partial Approval

Dear Applicant:

Please be informed that the City of Green Bay's Landmark Commission has approved a portion the Certificate of Appropriateness (COA) for work at 240 N Broadway.

Replacement of the second-floor windows, the painting of the wood facade features, and renovation to the single-story building at the rear of the property were approved in October. **Replacement of the existing first-floor windows along the north façade and the southwest façade were approved November, 16, 2022.**

Please note that this approval expires one year from the date of this COA. If the project as described above has not been started by the above date, a new COA will be required. Any changes to the project should be reported to the Landmark Commission's staff prior to work being done. If substantial changes are proposed, a new COA may be required.

The creation of a new storefront at the northwest corner along Broadway was denied.

You have the right to appeal this decision as detailed in Section 44-1552(3) of the Green Bay Municipal Code:

(3) Appeals. Should the LC or their designee fail to issue a COA due to the failure of the proposal to conform to the requirements and guidelines of this article and Division 5 of Article II of this chapter and applicable guidelines, the applicant may appeal such decision to the Common Council within 30 days. In addition, if the LC fails to issue a COA, the LC shall, with the cooperation of the applicant, work with the applicant in an attempt to obtain a COA within the requirements and guidelines of this article and Division 5 of Article II of this chapter.

Any permits required for your project as required by the City's Municipal Code can now be applied for. For questions regarding building permits, please contact our Inspection Division at (920) 448-3300. To request an appeal, please contact me directly.

Sincerely,

Stephanie Hummel, AICP
Planner II

sjh

cc: Pete O'Connor, Inspection Division



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

November 16, 2022

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 22-41) Consideration with possible action on a design review for window replacements located at 240 N. Broadway - Held from October 19, 2022 meeting.

BACKGROUND

Update from Applicant for 11/16/22 Meeting:

The existing first floor windows would be replaced because (a) code requires an exit door for the new residential access stairwell on the Dousman Street side, far east end of the building, and thus, (b) moving that existing door east 15-20 feet to meet this results in a new storefront system there and a subsequent desire for all the glass to then match as a result. On the Broadway side of the building, and as previously discussed, it's a developer and tenant desire for aesthetic, neighborhood, and functional improvement. (My identified user has indicated that it will pull out of the deal without the visibility that the glass will afford.)

240 N. Broadway (aka. 315-317 Dousman, the historic Felix DuChateau Saloon, more recently the Bangkok Garden & Baxter's) is a contributing property in the Broadway-Dousman NRHP Historic District built in 1909. This building occupies a prominent corner of the district, with primary façades along both Dousman and N Broadway. This district was added to the NRHP in 1999. At that time the district consisted of 15 buildings (12 contributing, 3 non-contributing)—today there are 11 contributing buildings and 2 non-contributing buildings.

Per the 1999 NRHP nomination (which remains true today):

"This building has undergone few exterior alterations, and retains a high level of integrity. Two stories tall and constructed of red brick, the building has two storefronts facing Dousman and one at the rear of the building facing Broadway. The storefronts are relatively intact, although the glass itself appears to have been replaced; all of the storefronts are surmounted by original transom beams with rosettes. The second floor is dominated by four projecting bay windows: one located at the rear and one near the center of the Broadway side, one located at the corner of the building, and one located at the east corner of the Dousman façade. All four have hipped roofs, flat projecting floors, and pressed metal paneling in a delicate curvilinear pattern immediately beneath the windows. All of the bays also have double-hung one-over-one sash, which appear to be original but are obscured by aluminum storm panes. With the exception of the bay projecting from the corner, all of the bays are semi-hexagonal; the bay over the corner entry has five sides and is suspended above a cutaway entry. The remaining windows of the second floor are all singly-set, glazed in the same manner as the windows in the bays, and are surmounted by stone keystones set into their slightly arched plain surrounds. The building is crowned with a simple cornice consisting of pressed-metal brackets under a plain overhang. An excellent example of commercial vernacular architecture in the early twentieth century, this building retains a high level of integrity."

The COA application calls for exterior changes, including new windows, paint, and signage. The proposed new windows will require substantial alteration of the fenestration along the N Broadway façade as well as

removal of a storefront doorway on the Dousman façade (both are primary façades). A rendering of the two primary façades (Dousman & N Broadway) and window manufacturer information has been provided. At present, the COA application lacks detailed information on the following:

- details on the signage (design, foundation, attachment points, illumination, etc)
- info on the rear addition and secondary façades
- replacement window finish (anodized vs. powder coat)
- replacement window visual light transmittance value
- operability of the second story windows
- paint (confirmation that no unpainted brick is to be painted)
- potential impact to the original transom beams

The COA includes some information on proposed interior changes. Interiors are beyond the jurisdiction of the City of Green Bay's Landmarks Commission and are not addressed in this report.

With regard to the proposal to replace windows and remove storefront doorway(s)—altering the building's fenestration—LC staff refers to the following requirements and guidance. The most relevant, high-level portions of the Secretary of the Interior's Standards include the following:

- "1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."*

Per the Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines For Preserving, Rehabilitating, Restoring & Reconstructing Buildings, some recommended practices regarding WINDOWS warrant careful consideration. The following is from page 109 of those Guidelines:

"RECOMMENDED - Adding new window openings on rear or other secondary, less visible elevations, if required by a new use. The new openings and the windows in them should be compatible with the overall design of the building but, in most cases, not duplicate the historic fenestration.

NOT RECOMMENDED - Changing the number, location, size, or glazing pattern of windows on primary or highly-visible elevations which will alter the historic character of the building.

Cutting new openings on character-defining elevations or cutting new openings that damage or destroy significant features.

RECOMMENDED - Replacing windows that are too deteriorated to repair using the same sash and pane configuration, but with new windows that operate differently, if necessary, to accommodate a new use. Any change must have minimal visual impact. Examples could include replacing hopper or awning windows with casement windows, or adding a realigned and enlarged operable portion of industrial steel windows to meet life-safety codes.

NOT RECOMMENDED - Replacing a window that contributes to the historic character of the building with a new window that is different in design (such as glass divisions or muntin profiles), dimensions, materials (wood, metal, or glass), finish or color, or location that will have a noticeably different appearance from the historic windows, which may negatively impact the character of the building."

The Wisconsin Historical Society / SHPO has established several window requirements for historic storefronts. Those requirements include a visual light transmittance of 72 or higher (a VT rating of 0.72) for each window. Also, metal framed windows must not have an anodized finish. These requirements are particularly applicable to storefront windows. Reference:
<https://www.wisconsinhistory.org/Records/Article/CS4308> --and--
<https://www.wisconsinhistory.org/pdfs/hp/HPR-Guidelines-Tax-Credit-Projects-for-Income-Producing-Properties.pdf>

Additionally, the Wisconsin Historical Society / SHPO is clear on how to treat the building exterior:
"BUILDING EXTERIOR

A primary facade is one that is visible from public rights-of-way and, in most cases, has significant architectural detailing. A secondary facade is one that is generally visible from public view, but may not contain as many distinguishing architectural features. A rear facade is one that is usually not seen by the public and contains little architectural detailing. As a rule, primary facades should be left intact, while rear facades may sometimes be altered more substantially."

Reference: <https://www.wisconsinhistory.org/pdfs/hp/HPR-Guidelines-Tax-Credit-Projects-for-Income-Producing-Properties.pdf>

LC staff notes that the proposal to alter the building's fenestration (window opening size) along N Broadway will have a substantial negative impact to the integrity of the building. The Department of the Interior, via their National Register of Historic Places eligibility requirements, defines seven aspects of integrity. Those aspects of integrity, their brief definitions (as succinctly summarized in the article, "Seven Aspects of Integrity" by Patricia L. Duncan, National Register Coordinator, Division of Historic Preservation – Louisiana SHPO), and how altering the fenestration will impact those aspects are detailed below:

LOCATION – "the particular point or position where the historic property was constructed, the significant person made their contribution, or the historic event occurred." Altering the fenestration will not impact the integrity of location.

SETTING – "the character of the place where the historic resource is located." Altering the fenestration will not impact the integrity of the setting for this property, but the setting of other historic buildings within this district will be impacted by changes to this building.

DESIGN – "the combination of elements that creates the form, plan, space, structure, and style of a property." Altering the fenestration will have a significant, negative impact to this building's integrity of design. Specifically, the existing window openings along N Broadway, which are relatively small and at a high elevation in the first story façade, are historic, character-defining features of this building. This building was built primarily to accommodate the Felix DuChateau saloon in this corner storefront (the building was built with four (4) storefronts – two (2) on Dousman and two (2) on N Broadway, near the rear of the building). The historic window openings reflect the history of the building and society by providing natural light inside the historic saloon space while effectively shielding the patrons and their actions from public display. Enlarging these window openings would effectively erase this critical aspect of the building's historic design and create a false sense of historical development. Removal of the doorway on the Dousman façade alters the historic two-storefront design of the building on that side. The negative impact to the building's integrity of design resulting from altered fenestration on primary façades is difficult to overstate.

MATERIALS – "the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property." Enlarging windows on a primary façade requires the removal of historic material. This removal of historic material (the bricks in the wall) is not only a loss of material, but a reimagining of that material's pattern and configuration. The negative impact to the building's integrity of materials resulting from altered fenestration on the primary façades is very significant.

WORKMANSHIP – "the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory." Altering the fenestration will have some negative impact upon the integrity of workmanship as significant portions of the visible brick façade will be cut open, requiring some measure of

effort to disguise the resulting scars to remaining material that was cut through, and discarded along with the fine mortar lines that exemplify the masons' workmanship on this building.

FEELING – “a property’s expression of the aesthetic or historic sense of a particular period of time. To have the aspect of feeling, a property must have surviving physical features that express its historic character and help the visitor experience an awareness of its history and importance.” As noted in the ‘design’ section above, the existing window openings along N Broadway, which are relatively small and at a high elevation in the first story façade, are historic, character-defining features of this building. This building was built primarily to accommodate a saloon in this corner storefront. These historic window openings reflect the history of the building and society by providing natural light inside the historic saloon space while effectively shielding the patrons from public display. Enlarging these window openings would effectively erase this critical aspect of the building’s historic feeling. Additionally, removal of a storefront doorway largely erases the feeling that this building had when constructed to accommodate four (4) storefronts.

ASSOCIATION – “the direct link between an important historic event or person and a historic property. This connection can occur only if the property’s historic physical features, or character, survives.” Currently, this property maintains a clear association with its builder, Felix DuChateau, and his saloon for which this building was built. Altering the fenestration will have some negative impact upon the integrity of association as significant physical features, and character, will no longer survive.

Two members of LC staff conducted a site visit with the COA applicant on September 21. The above concerns were, at a high level, conveyed to the applicant at that time.

LC staff appreciates this opportunity to refer to the City of Green Bay Municipal Code, Chapter 44, Article XV, Section 44-1552, “Powers and duties of Landmarks Commission”, part (2), subpart b., which states the following:

(2) Regulation of construction, reconstruction, alteration, and demolition.

b. Upon filing of any application for a COA with the LC, the LC shall approve the application unless:

- 1. In the case of a designated historic structure or designated historic site, the proposed work would detrimentally change, destroy, or adversely affect any exterior feature of the improvement or site upon which said work is to be done;*
- 2. In the case of construction of a new improvement upon a designated historic site or within a designated historic district, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site or within the district;*
- 3. In the case of any property located in a designated historic district, the proposed construction, reconstruction, exterior alteration, or demolition does not conform to the purpose and intent of this article and Division 5 of Article II of this chapter, or to the objectives and design criteria of the historic preservation plan for said district;*
- 4. The building or structure is of such architectural or historical significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City or State;*
- 5. In the case of a request for the demolition of a deteriorated building or structure, any economic hardship or difficulty claimed by the owner is self-created or is the result of any failure to maintain the property in good repair.*

RECOMMENDATION

LC staff recommends denial of the COA application. As proposed, the COA application proposes work that “would detrimentally change, destroy, or adversely affect any exterior feature of the improvement or site upon which said work is to be done”. Furthermore, “the proposed...exterior alteration...does not conform to the purpose and intent” of Municipal Code Chapter 44, Article II, Division 5 which creates the City’s Landmarks Commission. This recommendation is based upon an analysis of the character-defining features of this designated historic property, the building’s historic context and significance, the Secretary of the Interior’s Standards (notably, at a high level, numbers 1, 2, 3, 5, 6, & 9 are all effectively violated under the proposed scope of work), and the Wisconsin SHPO rules (including that “primary façades should be left intact”). Additionally, the proposal to alter the building’s fenestration is specifically identified and described as “NOT RECOMMENDED” in the ‘Secretary of the Interior’s Standards...With Guidelines’ book. The

damage to this particular building's historic integrity that would result from altering the fenestration on a primary façade (particularly the N Broadway façade with enlarged windows, to a lesser extent the Dousman façade with substitution of a window for a historic doorway) is substantial and irreversible.

LC staff recommends tabling any action on other aspects of this COA application until further details are provided by the applicant. Current unknowns include:

- details on the signage (design, foundation, attachment points, illumination, etc)
- info on the rear addition and secondary façades
- replacement window finish (anodized vs. powder coat)
- replacement window visual light transmittance value
- operability of the second story windows
- paint (confirmation that no unpainted brick is to be painted)
- potential impact to original transom beams

LC staff recognizes that the LC has typically looked favorably on replacing windows where the proposed replacements are identical in size, arrangement, and general appearance to those already present. As such, LC staff is happy to endorse, conceptually, replacement of existing windows with appropriate replacements.

FISCAL IMPACT

ATTACHMENTS

1. COA 22-41 Map
2. COA 22-41 Renderings
3. COA 22-41 Renderings 2
4. COA 22-41, Anodize-finish-chart--F
5. COA 22-41 Manuf. Details
6. COA 22-41, Applicant PP Slides
7. COA 22-41 Application



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

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # N.1

To approve the 2023 Special Assessment factors and rates.

BACKGROUND

Pursuant to Chapter 34, Green Bay Municipal Code, the Department of Public Works develops assessment factors (A.F.) for pavement construction/reconstruction, pavement resurfacing, sanitary sewer main, sanitary sewer connections, storm sewer main, and storm sewer connections. Additionally, DPW staff coordinates with Green Bay Water Utility staff who develop assessment factors for water main and water service connections. These assessment factors are intended to represent the cost of infrastructure construction that results in benefit to the adjoining property owners.

To develop these assessment factors, staff reviews actual construction cost to build these facilities from prior year construction contracts. Previous year special assessment factors are also reviewed and adjusted using the Engineering News Record Construction Cost Index (ENR – CCI), and industry standard for public infrastructure costs. Based upon a review of all data generated, staff then makes our recommendation to the Improvement & Services Committee regarding assessment factors to be adopted for the year.

RECOMMENDATION

Staff recommends approval of the special assessment factors and rates for 2023 provided in the attached table.

FISCAL IMPACT

ATTACHMENTS

1. 2023 Assessment Rates-GBWU Attachment
2. 2023 Factors & Rates



GREEN BAY WATER

631 South Adams Street
Green Bay, WI 54301
(920) 448-3480

1/3/2023

Mr. Mark Steuer, Chairperson
Improvement and Service Committee
100 North Jefferson Street
Green Bay, WI 54301

Dear Chairperson Steuer:

The Green Bay Water Utility recommends the following assessment rates for 2023:

Residential and other ordinary users	\$75.00/front foot
Residential and other ordinary users (Project requiring rock excavation)	\$105.00/front foot
Users requiring larger than 8" diameter mains (commercial and industrial)	\$85.00/front foot
Users requiring larger than 8" diameter mains (commercial and industrial) (Project requiring rock excavation)	\$115.00/front foot
1" water lateral installed with new water main	\$2,300.00/lateral
1" water lateral installed with new water main (Project requiring rock excavation)	\$3,300.00/lateral
1" water lateral installed on existing main in conjunction with street reconstruction	\$3,300.00/lateral
1" water lateral installed on existing main in conjunction with street reconstruction (Project requiring rock excavation)	\$4,300.00/lateral
New 1" service connection on existing main requested by owner	Actual cost
New larger than 1" service connection on existing main requested by owner	Actual cost

Sincerely,

THE GREEN BAY WATER UTILITY

Kristin Romanowicz, P.E.
Engineering Services Supervisor

cc: Steve Grenier, Brian Powell

CITY OF GREEN BAY		
SPECIAL ASSESSMENT FACTORS AND RATES		
2023 FACTORS AND RATES		
I. <u>SANITARY SEWER</u>	<u>2022 RATES</u>	<u>2023 RATES</u>
Sewer	\$65.00 Per Front Foot	\$65.00
Sewer with Rock Excavation	\$95.00 Per Front Foot	\$100.00
4" Sanitary Connection with Rock Excavation	\$1,590.00 Each \$2,590.00 Each	\$1,700.00 \$2,800.00
6" Sanitary Connection with Rock Excavation	\$1,875.00 Each \$2,875.00 Each	\$2,000.00 \$2,875.00
II. <u>STORM SEWER</u>		
Sewer	\$65.00 Per Front Foot (New Streets, and Type B Streets in Urban Expansion & Reserve Districts and new main installation)	\$65.00
6" Storm Connection	\$1,050.00 Each	\$1,100.00
12" Storm Connection	\$1,875.00 Each	\$2,000.00
Stormwater Management (Fee in lieu of)	\$3,900.00 Per ERU	\$4,175.00 Per ERU
III. <u>WATER</u>		
Residential and Other Ordinary Users with Rock Excavation	\$75.00 Per Front Foot \$105.00 Per Front Foot	\$75.00 Per Front Foot \$105.00 Per Front Foot
User Requiring Larger Than 8" Mains with Rock Excavation	\$85.00 Per Front Foot \$115.00 Per Front Foot	\$85.00 Per Front Foot \$115.00 Per Front Foot
1" Lateral with New Water Main with Rock Excavation	\$2,300.00 Each \$3,300.00 Each	\$2,300.00 Each \$3,300.00 Each
1" Lateral on Existing Water Main with Rock Excavation	\$3,300.00 Each \$4,300.00 Each	\$3,300.00 Each \$4,300.00 Each
New 1" Service Connection	Actual Cost	Actual Cost
New Larger than 1" Service Connection	Actual Cost	Actual Cost

IV. <u>STREET CONSTRUCTION</u>	<u>2022 RATES</u>		<u>2023 RATES</u>	
	<u>ASPHALT PAVEMENT</u>	<u>CONCRETE PAVEMENT</u>	<u>ASPHALT PAVEMENT</u>	<u>CONCRETE PAVEMENT</u>
	Assessment Factor = \$155.00	\$230.00	\$175.00	\$245.00
1. <u>Type "A" Street</u> (New Street, Not Previously Open to Traffic)				
Residential Zones	\$155.00	\$155.00	\$175.00	\$175.00
All Other Zone Classifications (1 and 2 Family Use Apply Residential Zones Rate)	\$155.00	\$230.00	\$175.00	\$245.00
2. <u>Type "B" Street</u> (Existing Street, No Curb & Gutter)				
Residential Zones	\$93.00	\$93.00	\$105.00	\$105.00
All Other Zone Classifications (1 and 2 Family Use Apply Residential Zones Rate)	\$139.50	\$207.00	\$157.50	\$220.50
3. <u>Type "C" Street</u> (Existing Street, Has Pavement and Curb & Gutter)				
A. Local Streets				
Residential Zones	\$46.50	\$46.50	\$52.50	\$52.50
Residential Zones on Bus and/or Heavy Traffic Routes	\$41.85	\$41.85	\$47.25	\$47.25
All Other Zone Classifications (1 and 2 Family Use Apply Residential Zones Rate)	\$100.80	\$149.50	\$113.80	\$159.30
B. STP and NHS Streets				
Residential Zones	\$31.00	\$31.00	\$35.00	\$35.00
Residential Zones on Bus and/or Heavy Traffic Routes	\$27.90	\$27.90	\$31.50	\$31.50
All Other Zone Classifications (1 and 2 Family Use Apply Residential Zones Rate)	\$100.80	\$149.50	\$113.80	\$159.30

V. <u>ASPHALT RESURFACING</u> <u>ALL STREET TYPES</u> Assessment Factor =	2022 RATES <u>ASPHALT RESURFACING</u> \$32.00	2023 RATES <u>ASPHALT RESURFACING</u> \$40.00
Residential Zones	\$19.20	\$24.00
Residential Zones on Bus and/or Heavy Traffic Routes	\$17.28	\$21.60
All Other Zone Classifications (1 and 2 Family Use Apply Residential Zones Rate)	\$28.80	\$36.00
INTEREST RATE FOR UNPAID SPECIAL ASSESSMENTS	<u>2022 RATES</u> 3.75%	<u>2023 RATES</u> 6.50%



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

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # N.2

To approve the request by Speedy Clean, Inc. and KS Energy Services to enter into an annual Hold Harmless Agreement for access to the City of Green Bay sewer system to conduct inspection of the sewer mains and laterals.

BACKGROUND

Speedy Clean, Inc. and KS Energy Services are contracted by utility service providers like Wisconsin Public Service to perform Subsurface Utility Engineering (SUE) services. Among the SUE services provided, these firms locate City-owned sewer mains and laterals by inserting closed circuit television (CCTV) camera and locating devices into City sewers, which can then be detected by their staff within the public right-of-way. This benefits the utility company, the City, and our property owners by accurately locating these buried facilities, significantly reducing the number of sewers being cross-bored by utility installation across the City. It further benefits the City by providing another inspection of the City sewer as the SUE firm is completing the CCTV inspection, who will then alert City staff if any pipe defects or potential blockages are encountered, minimizing the potential for sewer backups. Both firms have been completing these services inside City-owned sewers for several years, and it has been a relationship of mutual benefit.

RECOMMENDATION

Staff recommends approval of the annual Hold Harmless Agreements between the City of Green Bay and Speedy Clean, Inc and the City of Green Bay and KS Energy Services for access to the City of Green Bay sewer system to conduct inspection of the sewer mains and laterals.

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # N.3

To approve the request by Green Viper, LLC to rescind the previously deferred storm sewer and sanitary sewer special assessments against Parcels 21-8400, 21-8401, and 21-8402 resulting from double-frontage conditions on each parcel.

BACKGROUND

In 2019, Sitka Street between Superior Road and Ontario Road was reconstructed. At the time of reconstruction, sanitary sewer and storm sewer were extended along Sitka to provide for development of currently undeveloped parcels both north and south of Sitka Street. As part of this project, and in accordance with municipal ordinance, the special assessments for sanitary sewer and storm sewer levied against parcel 21-68-3 were deferred until the property was sold or developed.

In 2021, the property owner subdivided parent parcel 21-68-3 into the subdivision shown on the attached graphic, creating parcels 21-8392 through 21-8405, inclusive. This subdivision triggered the “development” clause of the deferred assessments, resulting in assessments for sanitary and storm sewer to be reinstated against new parcels 21-8400, 21-8401, and 21-8402, which represent the frontage of former parcel 21-68-3 on Sitka Street. However, given how the new subdivision laid out, sanitary sewer and storm sewer service are being provided from Brady Court. The sewers on Sitka Street now represent a double frontage as defined under section 30-40 (b), Green Bay Municipal Code. The cost to provide sanitary and storm sewer service to these three parcels is being charged to the parcels on the Brady Court frontage.

RECOMMENDATION

Pursuant to the conditions of Section 30-40 (b), Green Bay Municipal Code, staff recommends that parcels 21-8400, 21-8401, and 21-8402 be considered fronted on Brady Court, any frontage on Sitka Street for each of these parcels be deemed double frontage, and the previous assessments for sanitary and storm sewer be rescinded due to double frontage conditions.

FISCAL IMPACT

ATTACHMENTS

1. Green Viper - Code of Ordinances
2. Green Viper - Map

Sec. 34-40. - Exemptions from special assessments.

(a) *Corner lot exemptions.*

- (1) *Sanitary sewers.* Corner lots shall be exempt one-half of the total lot frontage, up to a maximum of 100 feet. The full assessment shall be levied on the first side served up to a maximum of one-half of the total frontage.
- (2) *Storm sewers.* Corner lots shall be exempt one-half of the total lot frontage, up to a maximum of 100 feet. The full assessment shall be levied on the first side served up to a maximum of one-half of the total frontage.
- (3) *Water main.* Corner lots shall be exempt one-half of the total lot frontage, up to a maximum of 100 feet. The full assessment shall be levied on the first side served up to a maximum of one-half of the total frontage.
- (4) *Street improvements.*
 - a. Corner lots shall be exempt one-half of the total lot frontage, up to a maximum of 100 feet for any type of street improvement for which an assessment is levied, including curb and gutter and surfacing and resurfacing installations.
 - b. When the street right-of-way for both streets is owned by the City, the exemption shall be prorated for each side, up to a maximum of 100 feet.
 - c. When the street right-of-way for the second street is not owned by the City, the full assessment shall be levied on the first street paved, and the exemption shall not be granted until the second street is paved. At that time, the property shall be exempt one-half of the total lot frontage, up to a maximum of 100 feet, and the assessment prorated for each side.
- (5) *Sidewalks.* No exemptions shall be allowed for sidewalk assessments levied against corner lots, since assessments are levied for the full cost and the full frontage on all lots.
- (6) *Unplatted areas.* In unplatted areas, corner lot size shall be assumed to be 80 feet by 120 feet of total lot frontage.

(b) *Double frontage exemptions.*

- (1) Any property fronting on two streets shall be assessed only for the first street installed, provided such property is not of sufficient depth to be divided into two lots of reasonable size, or provided a dwelling is located upon the property so as to prevent such division. Sufficient depth shall be considered to be any depth in excess of 200 feet.
- (2) Any property meeting the requirements for double frontage, as defined in subsection (b)(1) of this section, shall only be assessed for the first sidewalk installed, unless access is restricted.

(c)

Payment of development fees. If property has been subdivided in accordance with Chapter 36 and the development fees have been paid, the property shall be exempted from paying special assessments for the initial improvements for which the payment of the development fees was made. For property that has been subdivided and the development fees have been postponed or deferred, the special assessment shall not be exempted.

(Code 1984, § 9.40; Ord. No. 15-94)



Parcels 21-8400, 21-8401, 21-8402

Map printed on 1/4/2023

1:2,400

1 inch = 200 feet*

1 inch = 0.0379 miles*

**original page size: 8.5"x11"*

Appropriate format depends on zoom level

Parcel ownership key

Parcel Boundary

Condominium

Gap or Overlap

"hooks" indicate parcel ownership crosses a line

Parcel line

Right of Way line

Meander line

Lines between deeds or lots

Historic Parcel Line

Vacated Right of Way

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend



(920) 448-6480
www.browncountywi.gov

This is a custom map created by an online user of GIS map services provided by Brown County, Brown County WI



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

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # N.4

To approve the request by Department of Public Works to enter into a State/Municipal Agreement with Wisconsin Department of Transportation for design and construction services associated with the replacement of the Ashland Avenue bridge, WisDOT Structure B-05-0018.

BACKGROUND

Ashland Avenue is a 4-lane, divided connecting highway. Bridge structure B-05-0018 was originally constructed in 1955. The proposed replacement improvement was identified within the Wisconsin Structures Asset Management System (WiSAMS). This project will include a planning study and the design (and ultimately the construction) of a bridge replacement improvement project. The project details will be further defined as this project continues through the planning, scoping and design process.

The Municipality will be responsible for 25% of the planning and design for the anticipated bridge replacement improvement project. It is anticipated the planning and design contract will be completed in stages. The amount shown on the table above will be further defined as this project continues through the planning, scoping and design process. Non-participating construction costs and cost share will be further defined as this project continues through the planning, scoping and design process. Any additional work per the request of the Municipality will be funded by the Municipality.

RECOMMENDATION

Staff recommends approving the State/Municipal Agreement and authorizing the Director of Public Works to execute the document.

FISCAL IMPACT

ATTACHMENTS

- I. DOT Financial Agreement



**Original
STATE/MUNICIPAL FINANCIAL
AGREEMENT FOR A STATE- LET
HIGHWAY PROJECT**

Date: October 17, 2022
I.D.: 4190-20-00/70
Road Name: State Highway 32, Ashland Avenue
Title: STH 32, Ashland Ave Bridge
Limits: 9th Street – STH 54
County: Brown
Roadway Length: TBD

The signatory **city of Green Bay**, hereinafter called the Municipality, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and affect the highway or street improvement hereinafter described.

The authority for the Municipality to enter into this agreement with the State is provided by Section 86.25(1), (2), and (3) of the Statutes.

NEEDS AND ESTIMATE SUMMARY:

Existing Facility - Describe and give reason for request: Ashland Avenue is a 4-lane, divided connecting highway. Bridge structure B-05-0018 was originally constructed in 1955. The proposed replacement improvement was identified within the Wisconsin Structures Asset Management System (WiSAMS).

Proposed Improvement - Nature of work: This project will include a planning study and the design (and ultimately the construction) of a bridge replacement improvement project. The project details will be further defined as this project continues through the planning, scoping and design process.

Describe non-participating work included in the project and other work necessary to finish the project completely which will be undertaken independently by the municipality: Non-participating construction costs and cost share will be further defined as this project continues through the planning, scoping and design process.

TABLE 1: SUMMARY OF ESTIMATED COSTS

Phase	Total Estimated Cost	Federal/State Funds	%	Municipal Funds	%
¹ Preliminary Engineering:					
4190-20-00 Planning Investigation/Plan Development	\$ 1,050,000	\$ 787,500	75%	\$ 262,500	25%
Real Estate Acquisition:					
Acquisition: TBD	\$ -	\$ -		\$ -	
¹ Construction:					
4190-20-70					
Participating:	\$ 9,000,000	\$ 9,000,000	100%	\$ -	
Non-Participating: TBD	\$ -	\$ -	0%	\$ -	100%
Total Cost Distribution	\$ 10,050,000	\$ 9,787,500		\$ 262,500	
1. Costs shown are estimates only and will be updated throughout planning, scope and design					

This request shall constitute agreement between the Municipality and the State; is subject to the terms and conditions that follow (pages 3 – 4); is made by the undersigned under proper authority to make such request for the designated Municipality, upon signature by the State and delivery to the Municipality. The initiation and accomplishment of the improvement will be subject to the applicable federal and state regulations. No term or provision of neither the State/Municipal Financial Agreement nor any of its attachments may be changed, waived or terminated orally but only by an instrument in writing executed by both parties to the State/Municipal Financial Agreement.

Signed for and in behalf of the City of Green Bay (please sign in blue ink)	
Name (print)	Title
Signature	Date
Signed for and in behalf of the State (please sign in blue ink)	
Name	Title
Signature	Date

TERMS AND CONDITIONS:

1. The Municipality shall pay to the State all costs incurred by the State in connection with the improvement which exceeds federal/state financing commitments or are ineligible for federal/state financing. Local participation shall be limited to the items and percentages set forth in the Summary of Costs table, which shows Municipal funding participation. In order to guarantee the Municipality's foregoing agreements to pay the State, the Municipality, through its above duly authorized officers or officials, agrees and authorizes the State to set off and withhold the required reimbursement amount as determined by the State from General Transportation Aids or any moneys otherwise due and payable by the State to the Municipality.
2. Funding of each project phase is subject to inclusion in an approved program and per the State's Facility Development Manual (FDM) standards. Federal aid and/or state transportation fund financing will be limited to participation in the costs of the following items as specified in the Summary of Costs:
 - (a) Design engineering and state review services.
 - (b) Real Estate necessitated for the improvement.
 - (c) Compensable utility adjustment and railroad force work necessitated for the project.
 - (d) The grading, base, pavement, curb and gutter, and structure costs to State standards, excluding the cost of parking areas.
 - (e) Storm sewer mains, culverts, laterals, manholes, inlets, catch basins, and connections for surface water drainage of the improvement; including replacement and/or adjustments of existing storm sewer manhole covers and inlet grates as needed.
 - (f) Construction engineering incidental to inspection and supervision of actual construction work, except for inspection, staking, and testing of sanitary sewer and water main.
 - (g) Signing and pavement marking necessitated for the safe and efficient flow of traffic, including detour routes.
 - (h) Replacement of existing sidewalks necessitated by construction and construction of new sidewalk at the time of construction. Sidewalk is considered to be new if it's constructed in a location where it has not existed before.
 - (i) Replacement of existing driveways, in kind, necessitated by the project.
 - (j) New installations or alteration resulting from roadway construction of standard State street lighting and traffic signals or devices. Alteration may include salvaging and replacement of existing components.
3. Work necessary to complete the improvement to be financed entirely by the Municipality or other utility or facility owner includes the following items:
 - (a) New installations of or alteration of sanitary sewers and connections, water, gas, electric, telephone, telegraph, fire or police alarm facilities, parking meters, and similar utilities.
 - (b) New installation or alteration of signs not necessary for the safe and efficient flow of traffic.
 - (c) Roadway and bridge width in excess of standards.
 - (d) Construction inspection, staking, and material testing and acceptance for construction of sanitary sewer and water main.
 - (e) Provide complete plans, specifications, and estimates for sanitary sewer and water main work. The Municipality assumes full responsibility for the design, installation, inspection, testing, and operation of the sanitary sewer and water system. This relieves the State and all of its employees from the liability for all suits, actions, or claims resulting from the sanitary sewer and water system construction.
 - (f) Parking lane costs.

- (g) Coordinate, clean up, and fund any hazardous materials encountered during construction. All hazardous material cleanup work shall be performed in accordance to state and federal regulations.
 - (h) Damages to abutting property due to change in street or sidewalk widths, grades, or drainage.
 - (i) Conditioning, if required, and maintenance of detour routes.
 - (j) Repair of damages to roads or streets caused by reason of their use in hauling materials incidental to the improvement.
- 4. As the work progresses, the Municipality will be billed for work completed which is not chargeable to federal/state funds. Upon completion of the project, a final audit will be made to determine the final division of costs.
 - 5. If the Municipality should withdraw the project, it shall reimburse the State for any costs incurred by the State on behalf of the project.
 - 6. The work will be administered by the State and may include items not eligible for federal/state participation.
 - 7. The Municipality shall assume general responsibility for all public information and public relations for the project and to make a fitting announcement to the press and such outlets as would generally alert the affected property owners and the community of the nature, extent, and timing of the project and arrangements for handling traffic within and around the projects.
 - 8. Basis for local participation:
 - (a) The Municipality will be responsible for 25% of the planning and design for the anticipated bridge replacement improvement project. It is anticipated the planning and design contract will be completed in stages. The amount shown on the table above will be further defined as this project continues through the planning, scoping and design process.
 - (b) Non-participating construction costs and cost share will be further defined as this project continues through the planning, scoping and design process. Any additional work per the request of the Municipality will be funded by the Municipality.

Comments and Clarification: This agreement is an active agreement that may need to be amended as the project is designed. It is understood that these amendments may be needed as some issues have not been fully evaluated or resolved. The purpose of this agreement is to specify the local and state involvement in funding the project. A signed agreement is required before the State will prepare or participate in the preparation of detailed designs, acquire right-of-way, or participate in construction of a project that merits local involvement.



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

MEETING DATE

January 17, 2023

PREPARED BY**AGENDA ITEM # N.5**

To approve the request by Department of Public Works to replace two lift station pumps for the Parkwood Sanitary Sewer Lift Station at a cost of \$21,604.35 each for a total of \$43,208.70.

BACKGROUND

The City of Green Bay Sanitary Sewer Utility operates 14 sanitary sewer lift stations. The purpose of a lift station is to pump sanitary sewerage from a regional low point to a higher elevation, allowing for continued gravity drainage along the system. These sanitary sewer lift stations are critical infrastructure and without their proper and continuing operation, significant sanitary sewer backups to properties upstream from the station is guaranteed.

The Parkwood Drive lift station is located on the west side of Green Bay, near the intersection of Parkwood Drive and Fawn Lane. In addition to servicing residential neighborhoods to the north and west, this lift station also receives flow from the Georgia Pacific landfill on STH 172. During periods when Georgia Pacific is discharging leachate from the landfill, flow through the lift station is heavy and constant.

One existing pump at the lift station is damaged and currently emitting sounds and vibration consistent with a bearing failure. Staff has obtained quotes from Xylem, our local Flygt pump distributor, on both rehabilitation and replacement of the pumps. Quotes for each option have been provided.

RECOMMENDATION

Staff recommends replacing both pumps at the Parkwood Sanitary Sewer Lift Station with new Flygt pumps as quoted by Xylem.

FISCAL IMPACT**ATTACHMENTS**

1. Xylem Quote
2. Xylem Quote (2)



**Xylem Water Solutions USA, Inc.
Flygt Products**

January 5, 2023

CITY OF GRN BAY
RM 300
100 N JEFFERSON ST
GREEN BAY WI 54301

N26 W23445 Paul Road
Pewaukee, WI 53072
Tel (262) 544-1922
Fax (262) 544-1399

Quote # 2023-PEW-0018
Project Name: CITY OF GREEN BAY
Job Name: 3152 PUMP REPL

Xylem Water Solutions USA, Inc. is pleased to provide a quote for the following Flygt equipment.

REPL FOR 3152.181-0968 S/N: 0050341

Qty	Part Number	Description	Disc.%	Unit Price
1	3153.185-1008	Flygt Model NP-3153.185 6" volute Submersible pump equipped with a 208 Volt / 3 phase / 60 Hz 15 HP 1750 RPM motor, 436 impeller, 1 x 50 Ft. length of SUBCAB 4G16+S(2x0,5) submersible cable, FLS leakage detector, volute is prepared for Flush Valve	15.00	\$ 20,545.35

Total Price **\$ 20,545.35**

Freight Charge **\$ 1,059.00**

Total Price **\$ 21,604.35**

Terms & Conditions

This order is subject to the Standard Terms and Conditions of Sale – Xylem Americas effective on the date the order is accepted which terms are available at <http://www.xyleminc.com/en-us/Pages/terms-conditions-of-sale.aspx> and incorporated herein by reference and made a part of the agreement between the parties.

Purchase Orders: Please make purchase orders out to: Xylem Water Solutions USA, Inc.

Freight Terms: 3 DAP - Delivered At Place 08 - Jobsite (per Incoterms 2020)
See Freight Payment (Delivery Terms) below.

Taxes: State, local and other applicable taxes are not included in this quotation.

Back Charges: Buyer shall not make purchases nor shall Buyer incur any labor that would result in a back charge to Seller without prior written consent of an authorized employee of Seller.

Shortages: Xylem will not be responsible for apparent shipment shortages or damages incurred in shipment that are not reported within two weeks from delivery to the jobsite. Damages should be noted on the receiving slip and the truck driver advised of the damages. Please contact our office as soon as possible to report damages or shortages so that replacement items can be shipped and the appropriate claims made.



Schedule: Submittals are not applicable. **Delivery lead times are 14-weeks** after order acceptance.

Terms of Payment: 100% N30 after invoice date.
Xylem's payment shall not be dependent upon Purchaser being paid by any third party unless Owner denies payment due to reasons solely attributable to items related to the equipment being provided by FLYGT.

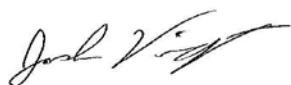
Terms of Delivery: PP/Add Order Position

Validity: This Quote is valid for sixty (60) days.

COVID 19: Our current delivery lead-times are forecasted estimates only due to the outbreak of the COVID-19 virus pandemic and its global effects on commerce, supply chain, and logistics. Xylem will, however, use all commercially reasonable efforts to minimize any delivery delay impacts.

I hope that this information is helpful to you. Should you require additional information or have any questions, please do not hesitate to contact me.

Sincerely,



Joshua Voigt
Sales Representative

Phone: 262/506-2343
Cell: 414/719-5567
joshua.voigt@xylem.com
Fax: 262/544-1399



Theresa Pirozzoli
Senior Customer Support Specialist, Central
US

Phone: 262/506-2349

theresa.pirozzoli@xylem.com
Fax: 262/544-1399



***Xylem Water Solutions USA, Inc.
Flygt Products***

Customer Acceptance

This order is subject to the Standard Terms and Conditions of Sale – Xylem Americas effective on the date the order is accepted which terms are available at <http://www.xyleminc.com/en-us/Pages/terms-conditions-of-sale.aspx> and incorporated herein by reference and made a part of the agreement between the parties.

A signed copy of this Quote is acceptable as a binding contract.

Purchase Orders: Please make purchase orders out to: Xylem Water Solutions USA, Inc.

Quote #: 2023-PEW-0018
Customer Name: CITY OF GRN BAY
Job Name: 3152 PUMP REPL
Total Amount: \$ 20,545.35
(excluding freight)

Signature: _____	Name: _____ (PLEASE PRINT)
Company/Utility: _____	PO: _____
Address: _____	Date: _____
_____	Phone: _____
_____	Email: _____
_____	Fax: _____





**Xylem Water Solutions USA, Inc.
Flygt Products**

January 5, 2023

CITY OF GRN BAY
RM 300
100 N JEFFERSON ST
GREEN BAY WI 54301

N26 W23445 Paul Road
Pewaukee, WI 53072
Tel (262) 544-1922
Fax (262) 544-1399

Quote # 2023-PEW-0016
Project Name: GREEN BAY
Job Name: PARTS FOR 3152

Xylem Water Solutions USA, Inc. is pleased to provide a quote for the following Flygt equipment.

REPAIR PARTS 3152.181-0968 S/N: 0050341

Qty	Part Number	Description	Unit Price
1	381 18 00	IMPELLER,C MT CODE 436 CI	\$ 4,365.00
1	345 25 02	RING,WEAR ROTATING 304	\$ 607.00
1	606 50 20	VOLUTE,MT 6" UVF FV CI	\$ 4,755.00
1	601 89 21	KIT,REPAIR BASIC+ 3152.091,181	\$ 4,111.00
8	14-69 00 02	LABOR,SERVICE FLYGT Z3-TP MODELS: 3000,7000,8000	\$ 140.00

Total Price **\$ 14,958.00**

Freight Charge **\$ 655.00**

Total Price **\$ 15,613.00**

Terms & Conditions

This order is subject to the Standard Terms and Conditions of Sale – Xylem Americas effective on the date the order is accepted which terms are available at <http://www.xyleminc.com/en-us/Pages/terms-conditions-of-sale.aspx> and incorporated herein by reference and made a part of the agreement between the parties.

Purchase Orders: Please make purchase orders out to: Xylem Water Solutions USA, Inc.

Freight Terms: 3 DAP - Delivered At Place 08 - Jobsite (per Incoterms 2020)
See Freight Payment (Delivery Terms) below.

Taxes: State, local and other applicable taxes are not included in this quotation.

Back Charges: Buyer shall not make purchases nor shall Buyer incur any labor that would result in a back charge to Seller without prior written consent of an authorized employee of Seller.

Shortages: Xylem will not be responsible for apparent shipment shortages or damages incurred in shipment that are not reported within two weeks from delivery to the jobsite. Damages should be noted on the receiving slip and the truck driver advised of the damages. Please contact our office as soon as possible to report damages or shortages so that replacement items can be shipped and the appropriate claims made.



Schedule: Submittals are not applicable. **Delivery lead times are STOCK "except" Pump Housing will be 11-12 weeks** after order acceptance.

Terms of Payment: 100% N30 after invoice date.
Xylem's payment shall not be dependent upon Purchaser being paid by any third party unless Owner denies payment due to reasons solely attributable to items related to the equipment being provided by FLYGT.

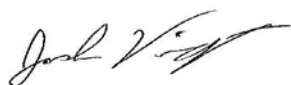
Terms of Delivery: PP/Add Order Position

Validity: This Quote is valid for sixty (60) days.

COVID 19: Our current delivery lead-times are forecasted estimates only due to the outbreak of the COVID-19 virus pandemic and its global effects on commerce, supply chain, and logistics. Xylem will, however, use all commercially reasonable efforts to minimize any delivery delay impacts.

I hope that this information is helpful to you. Should you require additional information or have any questions, please do not hesitate to contact me.

Sincerely,



Joshua Voigt
Sales Representative

Phone: 262/506-2343
Cell: 414/719-5567
joshua.voigt@xylem.com
Fax: 262/544-1399



Theresa Pirozzoli
Senior Customer Support Specialist, Central
US

Phone: 262/506-2349

theresa.pirozzoli@xylem.com
Fax: 262/544-1399



***Xylem Water Solutions USA, Inc.
Flygt Products***

Customer Acceptance

This order is subject to the Standard Terms and Conditions of Sale – Xylem Americas effective on the date the order is accepted which terms are available at <http://www.xyleminc.com/en-us/Pages/terms-conditions-of-sale.aspx> and incorporated herein by reference and made a part of the agreement between the parties.

A signed copy of this Quote is acceptable as a binding contract.

Purchase Orders: Please make purchase orders out to: Xylem Water Solutions USA, Inc.

Quote #: 2023-PEW-0016
Customer Name: CITY OF GRN BAY
Job Name: PARTS FOR 3152
Total Amount: \$ 14,958.00
(excluding freight)

Signature: _____	Name: _____ (PLEASE PRINT)
Company/Utility: _____	PO: _____
Address: _____	Date: _____
_____	Phone: _____
_____	Email: _____
_____	Fax: _____





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

MEETING DATE

January 17, 2023

PREPARED BY**AGENDA ITEM # N.6**

To approve the award of contract BRIDGE 7-22 MAIN STREET BRIDGE B-5-311 (HYDRAULIC REHABILITATION PHASE I).

BACKGROUND

The hydraulic system that operates the opening and closing of the Ray Nitschke Memorial (Main Street) Bridge, WisDOT Structure ID B-5-311, has been in need of repair or replacement for several years. Staff first noticed metal flakes in the hydraulic fluid, confirming undue wear of internal pump components, several years ago. The pump in question was taken out of service, leaving one of the lift spans with no redundant hardware in case of a pump failure or malfunction. Also, as all of the pumps are of the same vintage, any of the three remaining pumps could be similarly impacted in the future.

Staff began evaluation of hydraulic system replacement as the entire hydraulic system was approaching (no exceeding) 20 years of operation. However, due to the high cost of complete system replacement, DPW has been unsuccessful in securing the necessary funding. Beginning in late 2021, DPW staff investigated a new approach of splitting the necessary work into several phases and completing the hydraulic system replacement over time, as opposed to all at once. This multi-phased approach is more economically sustainable, spreading the project costs out over multiple years. This project represents the first phase of the hydraulic system replacement.

RECOMMENDATION

Staff recommends awarding Contract Bridge 7-11 MAIN STREET BRIDGE B-5-311 (HYDRAULIC REHABILITATION PHASE I) to Drax, Inc. in the amount of \$67,762.

FISCAL IMPACT**ATTACHMENTS**

- I. [View Results](#)

BRIDGE 7-22 MAIN STREET BRIDGE B-5-311 (HYDRAULIC REHABILITATION PHASE I)

Quest Number: 8348729

Closing Date: Tue, 01/03/2023 02:00 PM CST

Posting Type: Construction Project

Owner Name:	Green Bay WI, City of
Owner Contact:	Steven Grenier, P.E.
Owner Phone:	920-448-3100
Solicitor Name:	Green Bay WI, City of
Contact:	Kayla Wasielewski
Email:	kaylawasielewski@greenbaywi.gov
Phone:	920-448-3134
Award Date:	
Comments:	
Award Status:	Pending
Letting Bid Tabulation:	View on vBid

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
Drax Inc.	Scott Langum	608-692-5650	scottlangum@draxco.com	\$ 67,762.00		
Zenith Tech, INC. bridge	JASON SAMZ	715-241-6992	ztiquote@zenithtechinc.com	\$ 224,002.00		
LUNDA CONSTRUCTION	Lunda Estimating	715-284-9491	wiquotes@lundaconstruction.com	\$ 280,450.00		



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

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # N.7

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

A. Granting of Licenses

1. Sidewalk Builder

- a. The Boldt Company
- b. Bryan McEwen Concrete, LLC
- c. Dorner Equipment Sales and Service, LLC
- d. Highway Landscapers
- e. Helme Construction & Concrete, LLC
- f. Howard Immel, Inc.
- g. Martell Construction, Inc.
- h. Pro 1 Property Services, LLC
- i. Quinn & Sons Concrete Construction, LLC
- j. Rabine America Maintenance, LLC
- k. Tilson Technology, Inc.
- l. Titledown Construction, LLC
- m. Utility Traffic & Restoration

2. Tree & Brush Trimmer

- a. A Four Season Tree Care
- b. A to Z Tree Service
- c. A-I Tree Service, Inc.
- d. Asplundh Tree Expert, LLC
- e. BEST Enterprises, LLC
- f. Economy Tree Service, LLC
- g. Epic Innovations, LLC
- h. Fall-Rite Services, LLC
- i. Fox Valley Tree Care & Landscape
- j. Highway Landscapers, Inc.
- k. Holtger Bros., Inc.
- l. R&J Tree Services, LLC
- m. Rigo's Landscaping, LLC
- n. Selner Tree & Shrub Care
- o. Tree-B-Gone, LLC
- p. Urban Tree Service
- q. Yesterdays Trees, LLC

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # O.I

To approve an application for a "Class B" (Wine Only) Winery license for SIP LLC at 345 S. Adams St. with a license premises description as "INS BLDG (2NDFLR LOUNGES/RMS ON MAIN FL/1/2 CELLAR SP&BARREL AREA,PORCH/PRK LOT/FRONT LAWN, subject to the approval of the proper authorities and requires a waiver in the 6' fencing ordinance (Previously licensed as Von Stiehl Winery, LTD).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. APPLICATION-345 S ADAMS ST
2. STIPULATION AGREEMENT.CARLSONC.374-345 S ADAMS ST BUSINESS PLAN
3. WINERY QUALIFICATIONS 345 S ADAMS



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

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # O.2

To approve an application for a Reserve "Class B" Combination License for Vast Properties Group, LLC at 401 N. Washington St. with a license premises description as "STE 2: 2LG RMS, 1400SQ FT EACH, SHELIVING, BTHRM, MECHANICAL RM, OFFICE W/JANITORIAL SINK," subject to the approval of the proper authorities.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Wisconsin Alcohol Server Seller Certificate - 2022-401 N WASHINGTON ST
2. SIGNED STIPULATION AGREEMENT.CARLSONC.374-401 N WASHINGTON ST.
3. APPLICAITON-401 N WASHINGTON ST.
4. 401N WASHINGTON (300')

Jaime Fuge

From: Jon LeRoy
Sent: Wednesday, October 26, 2022 3:45 PM
To: Jaime Fuge; Paul Van Calster
Subject: RE: 300'

Follow Up Flag: Follow up
Flag Status: Flagged

401 N Washington is not within 300 feet.

From: Jaime Fuge <Jaime.Fuge@greenbaywi.gov>
Sent: Wednesday, October 26, 2022 10:13 AM
To: Paul Van Calster <Paul.VanCalster@greenbaywi.gov>; Jon LeRoy <Jon.LeRoy@greenbaywi.gov>
Subject: 300'

Would 401 N Washington St. within 300 feet of a church, school or hospital?

Thank you,

Jaime Fuge
Deputy City Clerk
Clerk's Office
920.448.3010
greenbaywi.gov/Clerk



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

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # O.3

To grant a request by Footbowl LLC (1st and Bowl) at 301 N. Washington St. to approve a change to the business security plan for the possibility of allowing patrons under 21 into the establishment based on its determination of exemption as a bowling center.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. COMMUNICATION-1ST AND BOWL
2. Security Plan Updated 1-4-23
3. Security Plan Updated 11-14-22 (002)
4. 3119AlcoholBeverageRegulations-Underage
5. Security Plan Updated 1-12-23

Underage Persons

Alcohol Beverage Laws

Fact Sheet 3119

revenue.wi.gov

This fact sheet provides information about Wisconsin alcohol beverage laws for underage persons. The legal drinking age in Wisconsin is 21 years of age or older. An "underage person" is any person under the age 21.

Possession and Consumption of Alcohol Beverages by Underage Persons

Possession, consumption, purchase, or procurement of alcohol beverages by an underage person is illegal, unless an exception applies. An underage person that is accompanied by a parent, guardian, or spouse of legal drinking age may possess, consume, purchase, or procure alcohol beverages. Additionally, alcohol beverages may be sold or served to accompanied underage persons in any licensed premises, at the discretion of the licensee.

Underage Persons Entering a Licensed Premises

Underage persons not accompanied by a parent, guardian, or spouse of legal drinking age are prohibited from attempting to enter, entering, or being on any premises for which a retail alcohol beverage license or permit has been issued. However, there are many exceptions to this prohibition. Below are some exceptions. Find a complete list of exceptions in sec. [125.07\(3\)\(a\)](#), Wis. Stats.

An unaccompanied underage person may enter a retail licensed or permitted premises that is a:

- hotel
- grocery store
- bowling center
- movie theater
- painting studio, as defined in sec. [125.02\(11m\)](#), Wis. Stats.
- billiards center having on the premises 12 or more billiards tables that are not designed for coin operation and that are 8 feet or longer in length
- indoor golf simulator facility
- outdoor volleyball court that is contiguous to a licensed establishment
- service station
- vessel (boat), see vessel requirements found in secs. [125.27\(2\)](#), and [125.51\(5\)\(c\)](#), Wis. Stats.
- private tennis or soccer club
- curling club
- ski chalet
- golf course and golf clubhouse

- railcar
- regularly established athletic field
- racetrack licensed under Chapter 562 of the Wisconsin Statutes
- center for visual or performing arts or
- municipal or county-owned public facility (arena, coliseum, related exposition facilities), as defined in sec. [125.51\(5\)\(b\)\(1\)\(d\)](#), Wis. Stats.
- Class "B" beer, "Class B" liquor, or "Class C" wine premises where the "principal business" conducted is that of a restaurant
- "Class A" liquor or Class "A" beer premises and the underage person is present to purchase items other than alcohol beverages
- dance hall attached to a Class "B" beer or "Class B" liquor premises for the purpose of attending a banquet, reception, dance, or other similar event
- temporary Class "B" beer premises, if authorized by the municipality
- temporary "Class B" wine premises under the terms found in sec. [125.51\(10\)\(b\)](#), Wis. Stats., commonly referred to as a "wine walk", and all of the following apply:
 - o The municipality authorizes the licensee to permit underage persons on the licensed premises for the purpose of acting as designated drivers;
 - o The licensee permits, on the licensed premises, unaccompanied underage persons to be present only for the purpose of acting as designated drivers and provides a means of identification, such as a wrist band, to identify these underage persons as designated drivers; and
 - o The underage person is present on the licensed premises to act as a designated driver and displays the identification provided by the licensee.

Employment of Underage Persons

An underage person may possess or handle alcohol beverages in the course of employment during working hours if employed by any of the following:

- brewer or brewpub
- beer wholesaler
- alcohol beverage warehouse
- winery
- liquor manufacturer/rectifier (distillery)
- liquor wholesaler
- facility for the production of alcohol fuel
- retail licensee or permittee, if the underage person is at least 18 years of age and is a licensed operator (bartender), working under the immediate supervision of a licensed operator, or an immediate family member of the licensee or permittee

Note: Additional exceptions to underage persons possessing alcohol beverages in the course of employment is in sec. [125.07\(4\)\(bm\)](#), Wis. Stats.

Employment of "Minors" (Under the Age of 18 Years)

The Department of Workforce Development regulates employment of minors. Minors 14 to 17 years of age may be employed in places where alcohol beverages are present provided the minors are not serving, selling, dispensing, or giving away alcohol beverages or acting as bouncers, crowd controllers, or identification checkers (sec. [DWD 270.12\(15\)](#), Wis. Adm. Code). Underage children of an alcohol beverage licensee or permittee are also subject to these regulations.

Any Questions?

If you are unable to find an answer to your question about alcohol beverage regulations for underage persons on the department's website, you may email, write, or call the department.

Visit our website: revenue.wi.gov

Email: DORAlcoholTobaccoEnforcement@wisconsin.gov

Write: Wisconsin Department of Revenue
Alcohol & Tobacco Enforcement
P.O. Box 8933
Madison, WI 53708-8933

Telephone: (608) 264-4573

Applicable Laws and Rules

This document provides statements or interpretations of the following laws and regulations enacted as of August 15, 2022: secs. 125.02, 125.04, 125.07, 125.32, 125.51, and 125.68, [Wis. Stats.](#), and sec. DWD 270.12(15), [Wis. Adm. Code](#).

Laws enacted and in effect after this date, new administrative rules, and court decisions may change the interpretations in this document. Guidance issued prior to this date, that is contrary to the information in this document is superseded by this document, according to sec. 73.16(2)(a), Wis. Stats.

Created August 15, 2022



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

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # O.4

To approve an appeal for the denial of Demardo Echols' operator's licence.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 2022-12-27 Echols Appeal Op Lic Ltr
2. APPLICATION
3. Letters of Support



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

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # O.5

To deny a request by Stephen Preisler at 826 S. Baird St. to appeal invoices (previously discussed at the 12/12/2022 Protection & Policy Committee Meeting).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Photographs
2. Invoices
3. LF Preisler
4. PRESENCE REQUESTED
5. History of Invoices 826 S. Baird St. E-mail
6. RE202217-479
7. OUTSTANDING INVOICES-17-479



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

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # O.6

To refer to staff for a report a request by Ald. Wery (District 8), "To request a written and verbal report of the 11/1/22 election. Explain the Early Absentee Voting handling of ballots. What is the chain of custody procedure until election day counting?"

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 2022-11-28 Dist 8 to P and P

From: noreply@civicplus.com
To: [Celestine Jeffreys](#)
Subject: Online Form Submittal: Alders' Petitions and Communications
Date: Wednesday, November 16, 2022 8:18:04 PM

Alders' Petitions and Communications

Name	Chris Wery
Committee Name	Protection and Policy Committee
Text of Communication	Request a written and verbal report of the 11/1/22 election. Explain the Early Absentee Voting handling of ballots. What is the chain of custody procedure until election day counting? Respectfully Submitted, Alderman Chris Wery

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



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

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # O.7

Informational Only: The Liquor Violation Report

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Report January 9 2023
2. 23LiqVio
3. 22LiqVio

CITY OF GREEN BAY POLICE DEPARTMENT

TO: PROTECTION AND POLICY COMMITTEE

FROM: COMMUNITY POLICING

DATE: January 9, 2023

From December 12, 2022, to January 9, 2023, there have been no liquor violations, no DA referrals, no ordinance violations and no property referrals.

Sincerely,

**LT. STEVE MAHONEY & LT. ERIN BLOCH
DISTRICT POLICING**

sp

2023 LIQUOR VIOLATIONS

[illegible]

2022 LIQUOR VIOLATIONS

[illegible]



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

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # O.8

Informational Only: The Clerk's Office Liquor Licensing Report

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. I.9.2023 CLERK'S OFFICE LIQUOR LICENSING REPORT

**Licenses Granted By Common Council, but not yet
Issued as of (1/4/2023):**

COMPANY NAME	TRADE NAME	ADDRESS	TYPE	APPROVER	LICENSE GRANTED
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
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
R&D and Restaurant Holdings LLC	Delilah's	115 N. Adams	"Class B" Liquor and Class "B" Beer License	Inspections	Granted 12/6/2022
Allegedly LLC	Allegedly	2056 Main St.	Class "B" Beer License	Inspections	Granted 12/20/2022

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 167 of the 172 available Class B Combination Liquor and Beer licenses.

The City granted 5 licenses that have not yet been issued (see page 1).

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 City of Green Bay has 1 Class B Combination Liquor and Beer Reserve license pending.

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**

January 17, 2023

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

Abel, Tiffany M	Orgeman, Noah T
Baron, Bailey M	Patel, Dharmi A
Beaudoin, Caron A	Pauls, Jodie L
Boesen, Olivia G	Ramirez, Diana
Buie, Sarai N	Ramos Garcia, Christmarie
Bunchek, Isabella C	Robinson, Camillia W.
Campbell, Nichole K	Samarzia, Saige L
Clover, Larry M	Schmidtke, Kaitlyn E
Crutcher, Stephanie N	Schwartz, Kayla M
Delvaux, Graham L	Singh, Sandeep
Dobbins, Cathryn E	Smith, Nathaniel A
Eibenholz, Taylor W	Snyder, Courtney R
Glaubitz, Rebecca M	Sorensen, Elisabeth H
Graziano, Alexander R	Villa Lozano, Luis A
Hilbelink, Richard J	Wright, Lynn F
Hommerding, Jenna L	Xolot Triana, Brenda I
Johnson, Andrea L	Younk, Kelsey C
Johnson, Rita M	Zittlow, Christopher J
Keller, Hannah C	
Kocken, Chelsea A	
Kuhlow, Andrea S	
Kunze, Stacey R	
Loeffler, Sophia R	
MacKenzie, Bryan T	
Menke, Briana L	
Miller, Jacob J	
Monge, Jackeline M	
Moon, Cara J	
Nettesheim, Emily E	
Norenberg, Erich A	
O'Donoghue, Annaka CJ	



Report to the Green Bay Plan Commission

MEETING DATE

January 17, 2023

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # Q.1

To vacate unimproved portions of roadways known as Rona Lane and an unnamed street east of Crestwood Drive and south of W. Mason Street.

BACKGROUND

Reason for Request: To vacate unimproved right-of-ways

Aldersperson/District: Ald. Jesse Brunette / District 12

Surrounding Zoning and Land Uses:

North: R1, Vacant Land

South: R1, Vacant Land

East: R1, Vacant Land

West: R1, Single-Family Homes

Report: This request concerns two unimproved sections of right-of-way located between Crestwood Drive and Chief Hill Drive, just south of West Mason Street. An Unnamed Street is located just north of parcel 6H-1155-8. Rona Lane is located between parcels 6H-1167-4 and 6H-1167-5. See attached exhibit for location details. Both right-of-way segments are unused and no longer needed by the City. A vacation is required to release this land from right-of-way and reattach it to the adjacent parcels. There is an existing Storm and Sanitary Sewer facility within the Unnamed Street right-of-way. The City will retain easement rights for these sewers at the time of vacation.

Ald. J. Brunette, adjoining property owners, and reviewing agencies were informed of this request. No objections were received.

RECOMMENDATION

Staff is recommending approval of the request contingent upon waiting period and public hearing and subject to the following condition:

1. The City will retain easement rights for the existing Storm and Sanitary Sewer within the Unnamed Street area.

FISCAL IMPACT

ATTACHMENTS

1. SV 22-02 Application, Exhibit, Details
2. SV 22-02 Resolution - Vacating Rona Ln and Unnamed Street
3. SV 22-02 Full Exhibit
4. SV 22-02 Legals



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: Rona Lane and Unnamed Street east of Crestwood Drive and south of West Mason Street

Parcel Number(s): 6h-1167-4, 6h-1167-5 and 6H-1155-8

Petitioner(s): Dept of Public Works on behalf of Oneida Nation Date: 12-8-2022

Email: tom.giese@greenbaywi.gov Phone Number: 920-448-3111

Address: 100 N Jefferson Street City: Green Bay State: WI Zip: 54301

Property Owner: Oneida Nation - Diane Wilson Phone Number: 920-869-6500

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, Steven M. Grenier - Director of Public Works, 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: _____

Petitioner Signature(s): Steven M. Grenier 12/08/2022

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

Checklist of required attachments:

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

For office use only:

Review Fee: Waiver Requested

Receipt No.: _____

Zoning Petition No.: _____

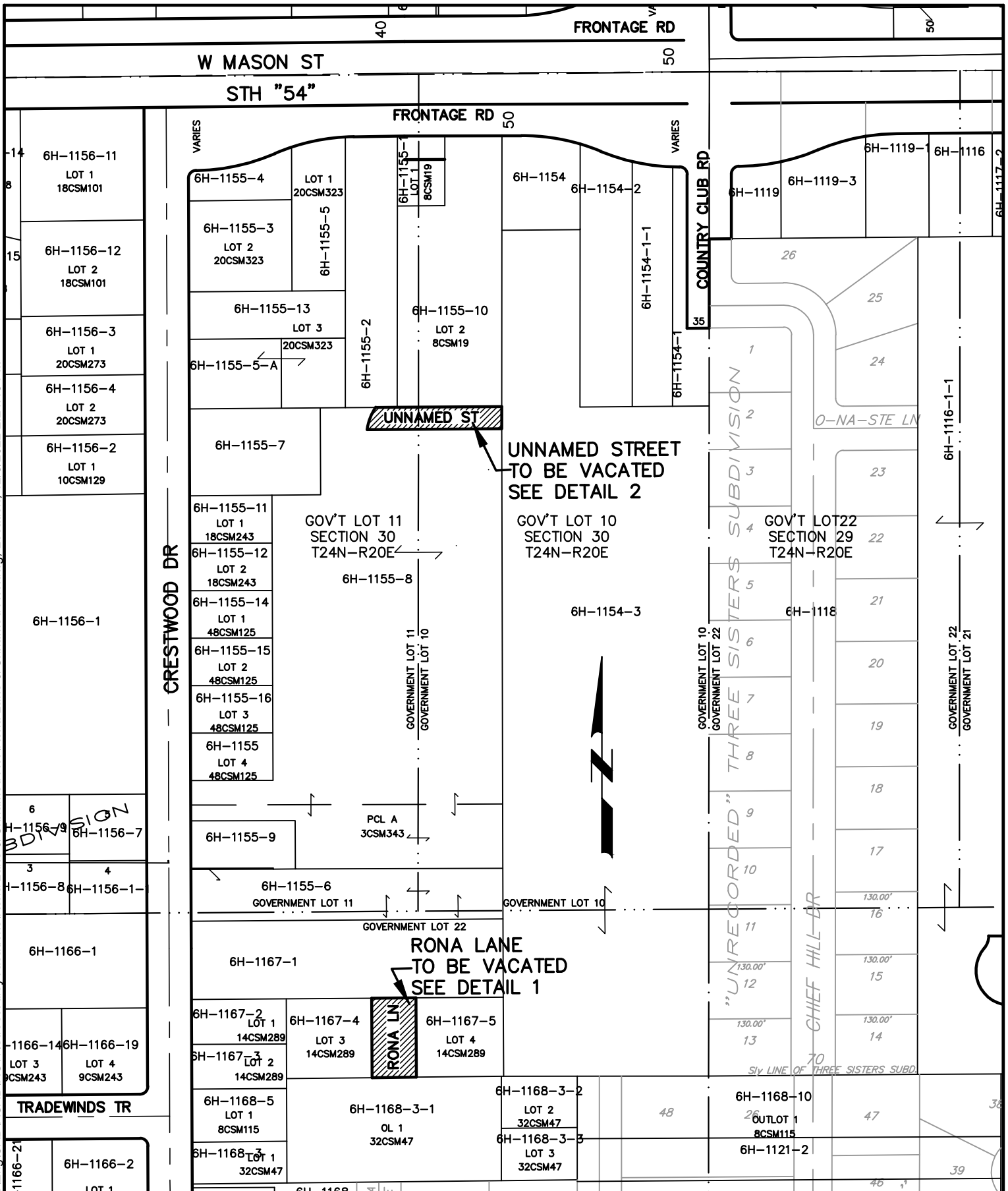
NARRATIVE OF REQUEST TO VACATE RONA LANE
AND UNNAMED STREET RIGHTS-OF-WAY

This request is being made by the Department of Public Works on behalf of the Oneida Nation which will allow the Oneida Nation to utilize this area for potential future development.

The Rona Lane rights-of-way was dedicated to the public by a Certified Survey Map in 1885. There are no improvements within this rights-of-way.

The Unnamed Street was conveyed by deed to the City of Green Bay for street purposes in 1986. There is existing Storm and Sanitary Sewer within the Unnamed Street rights-of-way. The City of Green Bay will retain easement rights for these sewers at the time of vacation.

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DISCLAIMER

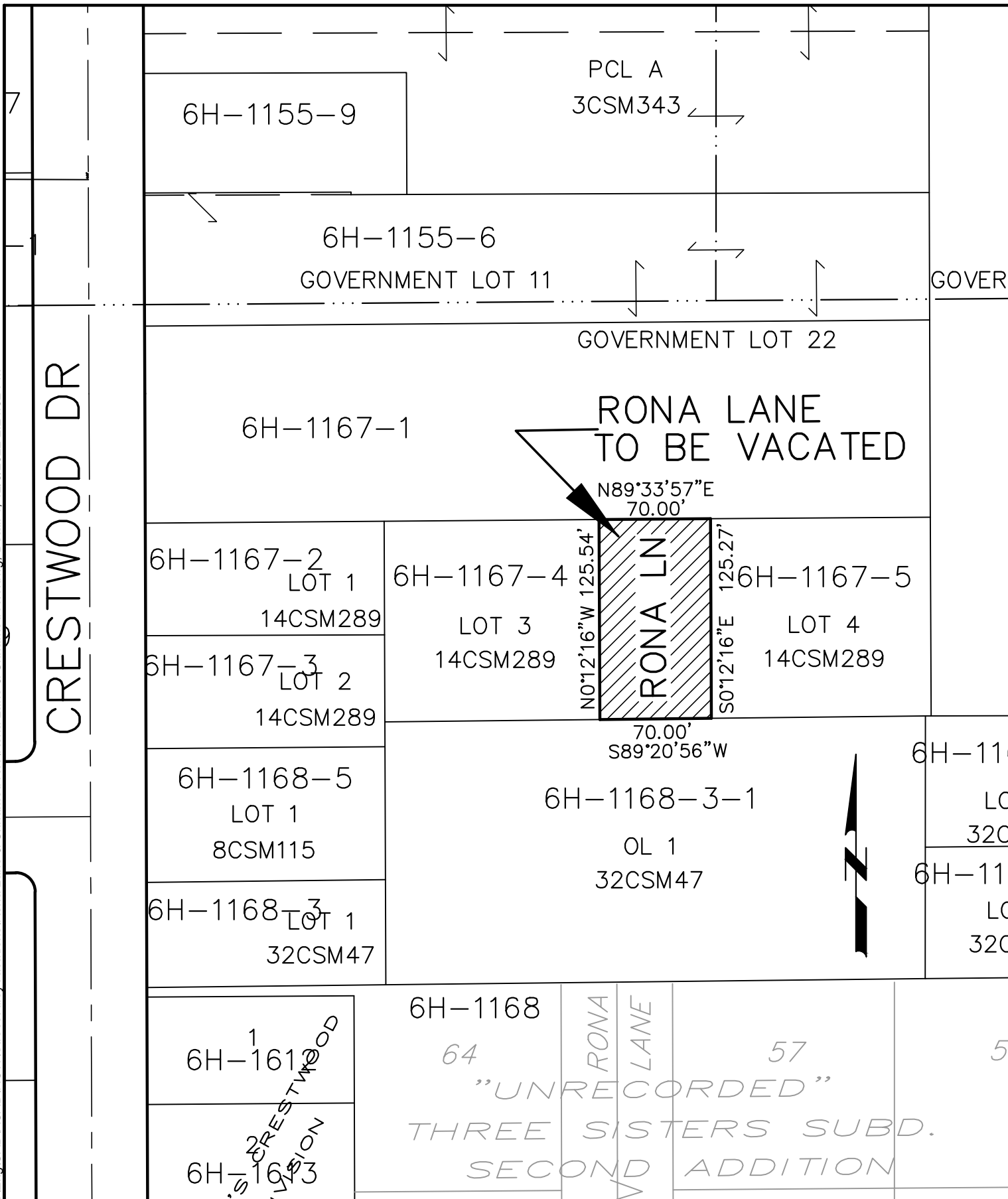
This Computer Aided Drafting and Design (CADD) drawing is a compilation of records and data located in various Public and Private offices. Bearings and distances on this map are based on Brown County basemap. A field survey has not been completed. Brown County and/or City of Green Bay are not responsible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

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

RONA LANE AND UNNAMED STREET
UNIMPROVED RIGHTS-OF-WAY TO BE VACATED

DATE	BY	CHKD
12/28/2022		

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	BY	DATE
DRAWN	THG	00/00/00
REVISED		
REVISED		
REVISED		
REVISED		

DESCRIPTION OF RONA LANE TO BE VACATED

All of the Rona Lane right-of-way as dedicated to the public in Brown County Certified Survey Map Number 2887 recorded in Volume 14 of Certified Survey Maps, Page 289 as Document Number 1046577, (being part of Government Lot 22, Section 30, Township 24 North, Range 20 East), City of Green Bay, Brown County Wisconsin, described as follows:

Beginning at the northeast corner of Lot 3, said Certified Survey Map Number 2887;

thence N89°-33'-57"E, 70.00 feet to the northwest corner of Lot 4 said Certified Survey Map Number 2887;

thence S00°-12'-16"E, 125.27 feet, to the southwest corner of said Lot 4, Certified Survey Map Number 2887;

thence S89°-20'-56"W, 70.00 feet to the southeast corner of said Lot 3, Certified Survey Map Number 2887;

thence N00°-12'-16"E, 125.54 feet, along the east line of said Lot 3, Certified Survey Map Number 2887, to the northeast corner of said Lot 3, and the point of beginning.

Parcels affected being tax parcel numbers 6H-1167-4, 6H-1167-5, 6H-1167-1 and 6H-1168-3-1.

DESCRIPTION OF UNNAMED STREET TO BE VACATED

All of the parcel conveyed for street purposed recorded on July 9, 1986 in Jacket 10540, as Image 10, Document Number 1087383, being part of Government Lots 10 and 11, Section 30, Township 24 North, Range 20 East, City of Green Bay, Brown County Wisconsin, described as follows:

Beginning at the southeast corner of Lot 2, Brown County Certified Survey Map Number 1855 recorded in Volume 8 of Certified Survey Maps, Page 19 as Document Number 921027, (being part of Government Lots 10 and 11, Section 30, Township 24 North, Range 20 East);

thence S89°-38'-33"W, 165.13 feet, along the south line of said Lot 2, Certified Survey Map Number 1855, to the southwest corner of said Lot 2;

thence S89°-32'-31"W, 34.12 feet;

thence southwesterly along the arc of an 82.00 foot radius curve to the left, 37.93 feet, said curve having a chord which bears S21°-18'-33"W, 37.60 feet;

thence N89°-38'-33"E, 213.00 feet;

thence N00°-08'-19"W, 35.00 feet to the point of beginning.

Parcels affected being tax parcel numbers 6H-1155-8 6H-1155-10 and 6H-1155-2.

**RESOLUTION REGARDING VACATION
OF AN UNIMPROVED PUBLIC RIGHT-OF-WAYS
EAST OF CRESTWOOD DRIVE, SOUTH OF WEST MASON STREET
(SV 22-02)**

March 7, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS, a request has been filed with the Common Council requesting vacation of an unimproved Rona Lane and Unnamed Street; as depicted on the attached map; and

WHEREAS, the public interest may require that the aforesaid street be abandoned, vacated, and discontinued; and

WHEREAS, the Plan Commission of the City of Green Bay has given approval to such abandonment, vacation, and discontinuance, with the condition that the City will retain easement rights for the existing Storm and Sanitary Sewer within the Unnamed Street area; and

NOW, THEREFORE, BE IT RESOLVED that it appears to be in the public interest that the unimproved right-of-way for Rona Lane and Unnamed Street be abandoned, vacated, and discontinued by the City of Green Bay subject to the above-referenced conditions, and that a hearing be held on the abandonment, vacation, and discontinuance of the same on March 7, 2023 at 6:00 p.m. in the Council Chambers, City Hall, 100 North Jefferson Street, Green Bay, Wisconsin.

BE IT FURTHER RESOLVED that a notice of such hearing be served on the owners of the frontage of the lots and lands abutting on the portion of the street sought to be abandoned, vacated, and discontinued at least 30 days before such hearing, and that notice of such hearing be published in the official newspaper of the City of Green Bay once a week for three successive weeks before the date of hearing.

BE IT FURTHER RESOLVED that the City Attorney, upon adoption of this resolution, cause a lis pendens to be prepared and filed with the Register of Deeds for Brown County, Wisconsin, pursuant to §840.11, Wis. Stats.

BE IT FURTHER RESOLVED that the City Clerk shall cause a certified copy of this Resolution to be filed with the Register of Deeds for Brown County, Wisconsin.

Adopted _____

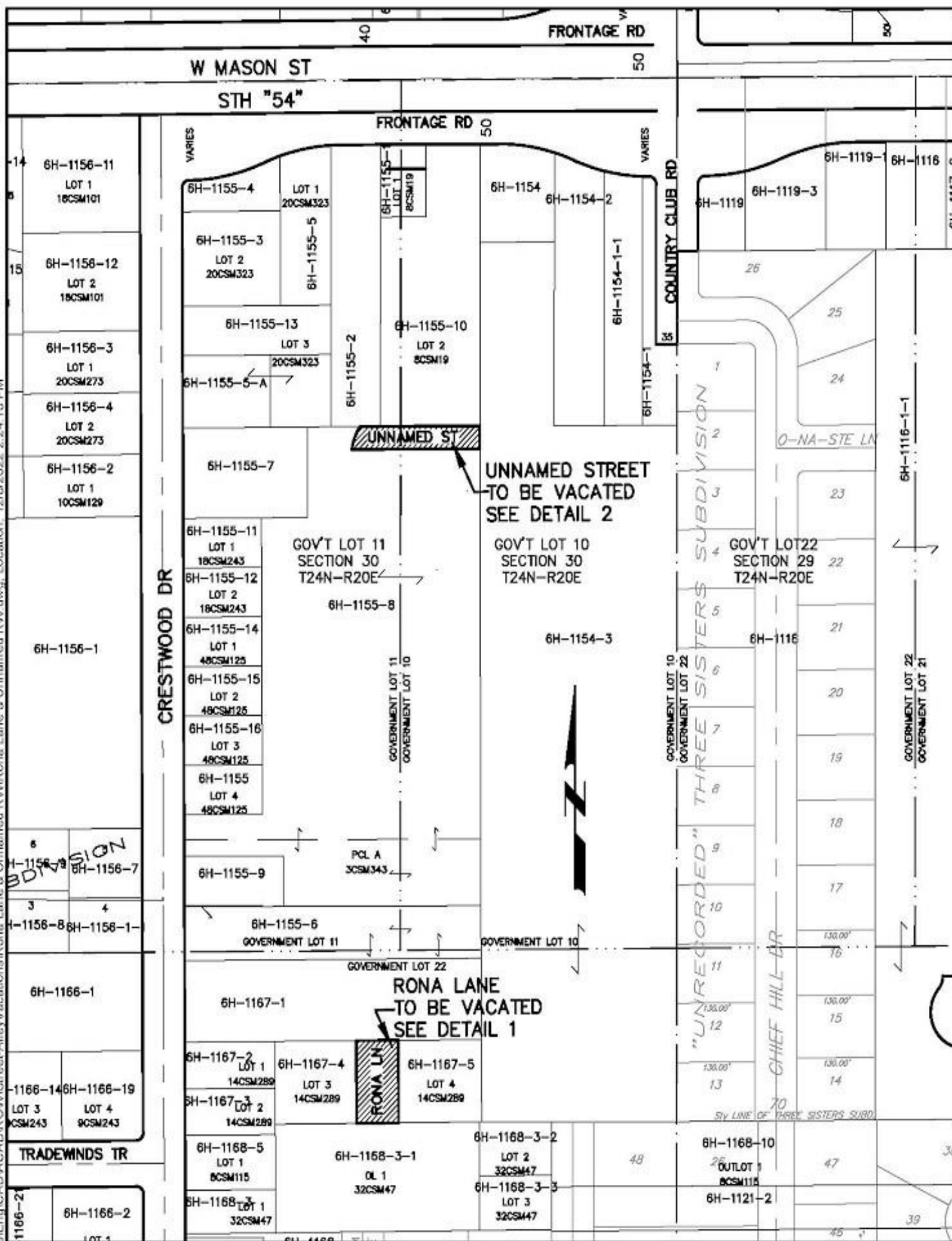
Approved _____

Mayor

Clerk

Attachments (legal description and exhibit)

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

RONA LANE AND UNNAMED STREET
UNIMPROVED RIGHTS-OF-WAY TO BE VACATED

DATE	12/8/2022
BY	JD
CHECKED	
APPROVED	

DESCRIPTION OF UNNAMED STREET TO BE VACATED

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Parcels affected being tax parcel numbers 6H-1155-8 6H-1155-10 and 6H-1155-2.

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thence $N00^{\circ}-12'-16''E$, 125.54 feet, along the east line of said Lot 3, Certified Survey Map Number 2887, to the northeast corner of said Lot 3, and the point of beginning.

Parcels affected being tax parcel numbers 6H-1167-4, 6H-1167-5, 6H-1167-1 and 6H-1168-3-1.



Report to the Green Bay Plan Commission

MEETING DATE

January 17, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # Q.2

To amend the City's Comprehensive Plan for properties located at 3251, 3263, 3279 Nicolet Drive, Tax Parcels 22-64, 22-65, and 22-66-1, from a mixture of Low Density Residential Uses, Commercial Uses, and Park Uses to solely Park Uses. (Public Hearing held 01/09/22)

BACKGROUND

RECOMMENDATION

Staff recommends approval of the request.

FISCAL IMPACT

Primary Address: 3251, 3263, 3279 Nicolet Drive

Aldersperson / District: Ald. Jennifer Grant / District I

Reason for Request: The proposed Comprehensive Plan amendment would allow for the rezone of the property located at 3251, 3263, and 3279 Nicolet Drive from Low Density Residential (RI), General Commercial (CI) to Public Institutional (PI). The future land use of the Comprehensive Plan is a mixture of Low Density Residential, Commercial, and Park uses. This request would change all parcels to Park use for the ability to redevelop and create a public boat launch/park.

Surrounding Zoning and Land Uses:

SUBJECT: General Commercial (CI) and Low- Density Residential (RI) - Parking lot, County land

NORTH: Low-Density Residential (RI) - Single-Family Dwelling

SOUTH: Low-Density Residential (RI) - Single-Family Dwelling

EAST: Low-Density Residential (RI) - Single-Family Dwellings and wooded land

WEST: No zoning - Bay of Green Bay

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Park, Commercial, or Low Density Residential. This request is partially consistent with the Comprehensive Plan. The property is currently three parcels; the former Eagle's Nest, parcel at 3263 Nicolet, and two parcels adjoining to the north and south which were single family homes. The former Eagle's Nest parcel is primarily Park use with some Commercial. The other properties are currently classified as Low-Density Residential. None of the former buildings on the properties remain. The comprehensive plan amendment to switch all the properties to Park use is running concurrently with a rezone request to change the property designation to Public Institutional District (PI).

Report: The subject parcels are located on the bay between Church Road and Van Laanen Road. The site is the former Eagle's Nest and two former single-family residences. All parcels are owned by Brown County. The County acquired the properties in 2020, and demolished the existing structures in 2021. The property

has been working with JSD to create a master plan for the site to utilize and improve the existing marina and boat launch. Commercial activity at the site has ceased since 2011.

The rezone will facilitate a transition and reinvestment of the properties by the County to create a public space with a boat launch with parking, kayak launch, restrooms, picnic areas, and greenspace. The hodgepodge of existing zoned uses (C1, R1, P1) allow for park, playground, recreation center uses, but this rezone will formalize the entire area for park, playground, recreation center, and other recreational facility uses under a single umbrella for the area. The County has engaged with the public and conducted a total of three public open houses. Two were held outside of the City, at Resch Expo and Pamperin Park. A final open house was held at the site in September. A number of concept plans were shared and revised until the County and JSD came forth with their current submission. The site plan concepts that are included in the application are a reference, and are not formally submitted for review to this commission. The County is looking to submit a plan similar to site concept #3. If zoning is approved, review will come forth through the Department of Community & Economic Development for a standard review for site plans to ensure the development meets bulk requirement standards. The three parcels will need to be combined to create a single parcel to meet setback requirements.

The Smart Growth 2022 Comprehensive Plan establishes the following review criteria for periodic amendments:

1. The change is consistent with the goals and objectives or other elements of The Smart Growth 2022 Comprehensive Plan.

Staff feels the proposed amendment is consistent with the goals and objectives of the Comprehensive Plan.

2. The change does not create an adverse impact on public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire, and parks.

The proposed amendment should have no impact on public facilities and services. The update will facilitate expanded options for parks and public facilities.

3. Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.

The proposed change in land use would not create a detriment to the surrounding neighborhood. The existing site is a blighted, non-used parking lot. The rezone/comp plan amendment can facilitate a site plan which brings reinvestment to allow public use. Conceptual landscaping and site plans indicate improvements to the overall look and function of the area.

4. The change allows a more viable transition to the planned uses on adjacent properties than the current land use.

The proposed amendment provides a singular land use, compared to the mixed bag of the prior use. The land use facilitates public access to the single marina located along the east side of the bay within city limits.

5. The change does not have a significant adverse impact on the natural environment including trees, slopes, and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.

Initial concepts call for improvements to the natural environment. P1 use has more encompassing bulk requirements compared to existing uses.

6. There is a change in city policies or neighborhood characteristics that would justify a change.
Not applicable.

7. The change corrects an error made in the original plan.

Not applicable.

8. There is a community or regional need identified in the Comprehensive Plan for the proposed land use or service.

The Comprehensive Plan calls for public use within the parcels.

9. The change helps the City meet its life-cycle and affordable housing goals.

Not applicable.

10. The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration, or dedication.

The comp plan change does not affect significant historical structures. The concept plans note archaeological artifacts in the southwest corner of the property and will not be disturbed.

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

ATTACHMENTS

1. ZP 22-42 Applicaton
2. ZP 22-42, CPA 22-02 Map
3. ZP 22-42 Existing Site Survey and Legal Description
4. ZP 22-42 Concept Site Plan
5. ZP 22-42 Narrative Packet



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: 3251, 3263, 3279 Nicolet Drive, Green Bay, WI

Parcel Number(s): 22-66-1, 22-65, 22-64

Petitioner(s): Matt Kriese, Brown County Parks Director

Date: December 14, 2022

Email: Matt.Kriese@browncountywi.gov

Phone Number: 920-448-4464

Address: 305 E. Walnut Street

City: Green Bay

State: WI

Zip: 54301

Property Owner: Brown County

Phone Number: 920-448-4470

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, Matt Kriese, Brown County Parks Director, 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)
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- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official Map Amendment (\$200.00 Administration Fee)
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- ☐ 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 (\$200.00 Administration Fee) - PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☒ Comprehensive Plan Amendments (\$200.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee)

Owner Signature: _____

Date: 12/13/22

Petitioner Signature(s): Matt Kriese

Checklist of required attachments:

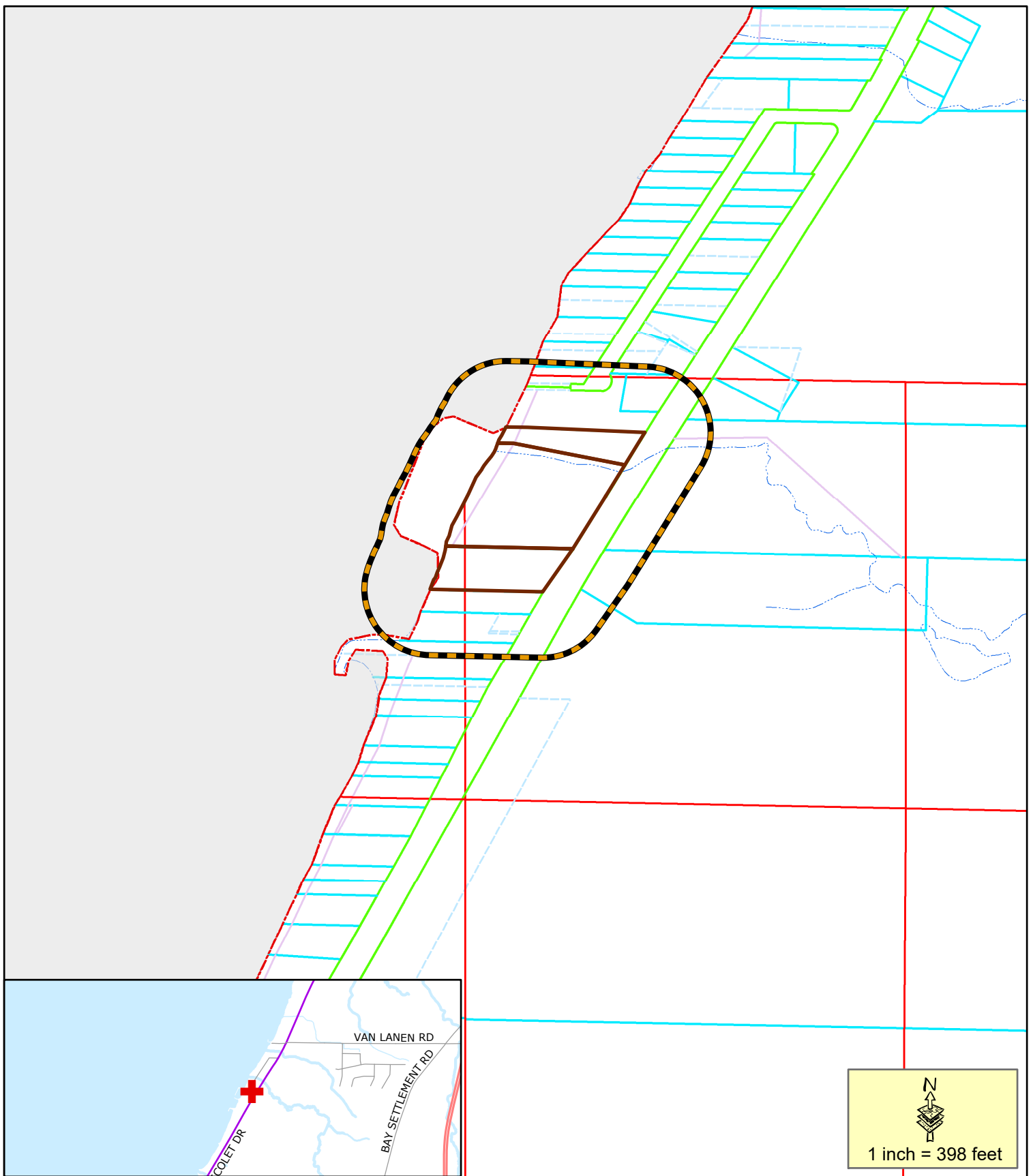
- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____

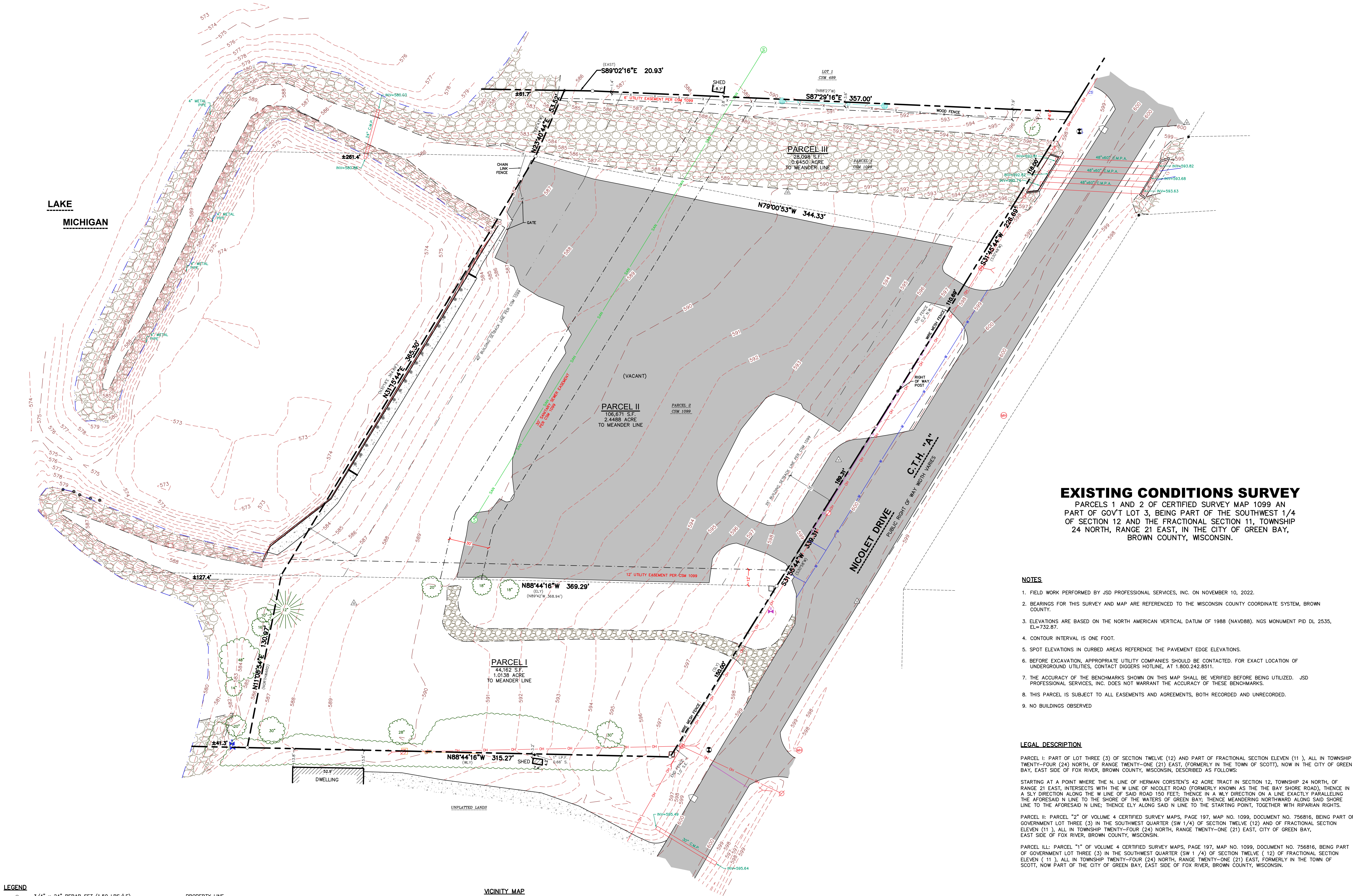


-  Proposed CPA and Rezone
-  200' Property Owner Notice

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

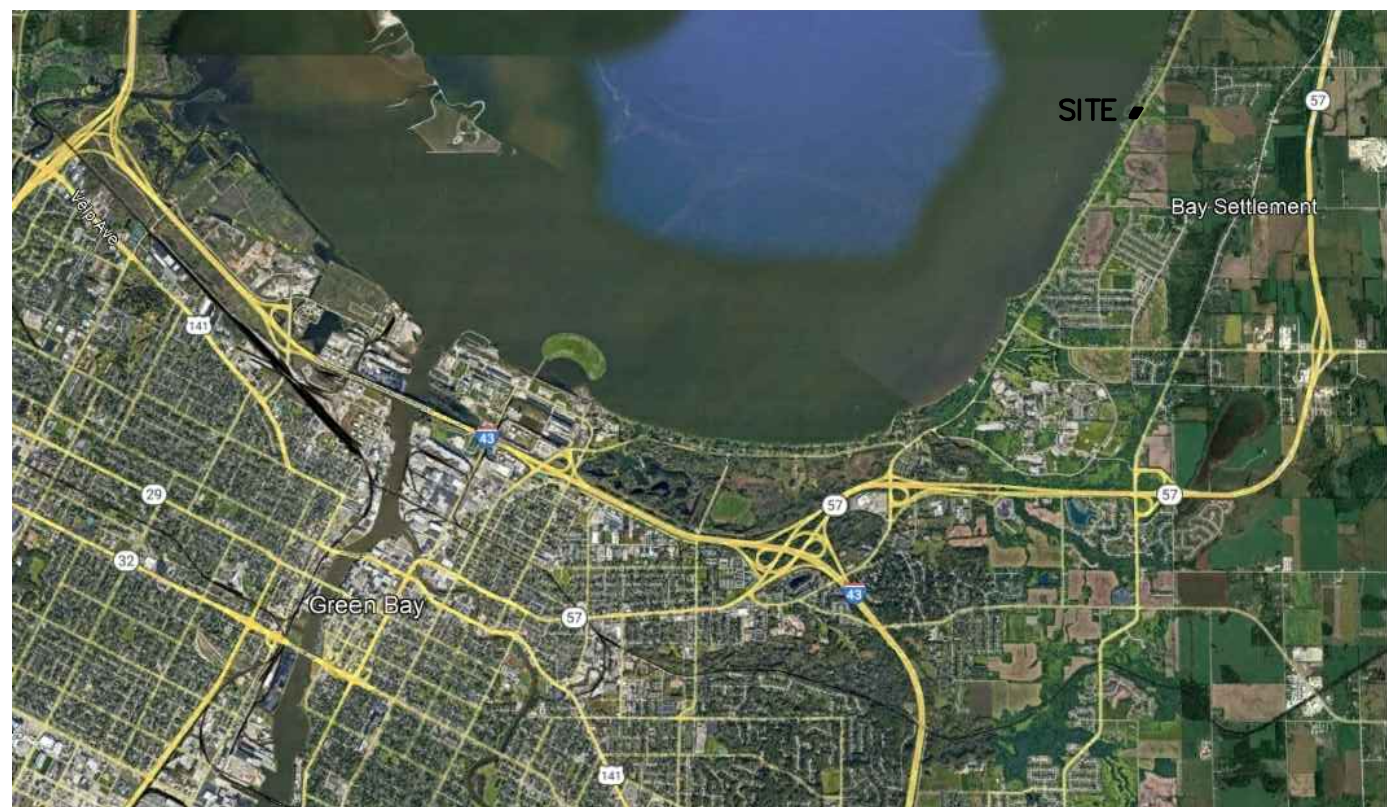
**Zoning Petition (ZP 22-42) and
Comp Plan Amendment (CPA 22-02)
Proposed Comp Plan Amendment and Rezone
at 3251, 3263, 3279 Nicolet Drive**

File: N:\PROJECTS\2022\21138\DWG\Survey\21138.dwg User: dmpgajal Printed: Dec 07, 2022, 7:24am, Xref:



LEGEND	
	3/4" x 24" REBAR SET (1.50 LBS/LF)
	1" IRON PIPE FOUND
	CONTROL POINT
	BENCHMARK
	BOLLARD
	MAIL BOX
	POST
	SIGN
	SANITARY MANHOLE
	HYDRANT
	WATER VALVE
	CURB STOP/SERVICE VALVE
	ROUND STOP
	GAS VALVE
	MANHOLE - UNVERIFIED TYPE
	POWER POLE
	POWER POLE W/GUY
	TELEPHONE PEDESTAL
	DECIDUOUS TREE
	CONIFEROUS TREE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	PARCEL BOUNDARY
	PROPERTY LINE
	EASEMENT LINE
	FENCE LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	SANITARY SEWER
	WATER LINE
	STORM SEWER
	UNDERGROUND CABLE
	STEAM LINE
	NATURAL GAS
	OVERHEAD LINE
	BUILDING
	WALL LINE
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	EDGE OF WATER
	SPOT ELEVATION
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	GRAVEL
	EDGE OF BITUMINOUS
	DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

VICINITY MAP



EXISTING CONDITIONS SURVEY

PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP 1099 AN PART OF GOVT LOT 3, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE FRACTIONAL SECTION 11, TOWNSHIP 24 NORTH, RANGE 21 EAST, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 10, 2022.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, BROWN COUNTY.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), NOS MONUMENT PID DL 2535, EL=732.87.
4. CONTOUR INTERVAL IS ONE FOOT.
5. SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
6. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
7. 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.
8. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
9. NO BUILDINGS OBSERVED

LEGAL DESCRIPTION

PARCEL I: PART OF LOT THREE (3) OF SECTION TWELVE (12) AND PART OF FRACTIONAL SECTION ELEVEN (11), ALL IN TOWNSHIP TWENTY-FOUR (24) NORTH, OF RANGE TWENTY-ONE (21) EAST, (FORMERLY IN THE TOWN OF SCOTT), NOW IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

STARTING AT A POINT WHERE THE N. LINE OF HERMAN CORSTEN'S 42 ACRE TRACT IN SECTION 12, TOWNSHIP 24 NORTH, OF RANGE 21 EAST, INTERSECTS WITH THE W LINE OF NICOLET ROAD (FORMERLY KNOWN AS THE BAY SHORE ROAD), THENCE IN A SLY DIRECTION ALONG THE W LINE OF SAID ROAD 150 FEET; THENCE IN A WLY DIRECTION ALONG A LINE EXACTLY PARALLELING THE AFORESAID N LINE TO THE SHORE OF THE WATERS OF GREEN BAY; THENCE MEANDERING NORTHWARD ALONG SAID SHORE LINE TO THE AFORESAID N LINE; THENCE ELY ALONG SAID N LINE TO THE STARTING POINT, TOGETHER WITH BRIARIAN RIGHTS.

PARCEL II: PARCEL "2" OF VOLUME 4 CERTIFIED SURVEY MAPS, PAGE 197, MAP NO. 1099, DOCUMENT NO. 756816, BEING PART OF GOVERNMENT LOT THREE (3) IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWELVE (12) AND OF FRACTIONAL SECTION ELEVEN (11), ALL IN TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE TWENTY-ONE (21) EAST, CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

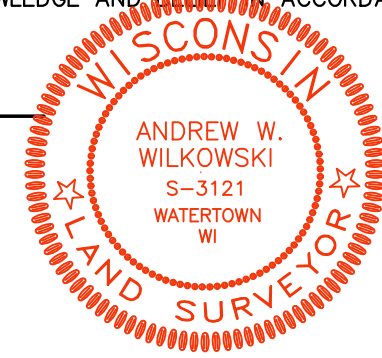
PARCEL III: PARCEL "1" OF VOLUME 4 CERTIFIED SURVEY MAPS, PAGE 197, MAP NO. 1099, DOCUMENT NO. 756816, BEING PART OF GOVERNMENT LOT THREE (3) IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWELVE (12) OF FRACTIONAL SECTION ELEVEN (11), ALL IN TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE TWENTY-ONE (21) EAST, FORMERLY IN THE TOWN OF SCOTT, NOW PART OF THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, ANDREW W. WILKOWSKI, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-3121, HEREBY CERTIFY THAT UNDER THE DIRECTION OF BROWN COUNTY PARKS THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLES WITH WISCONSIN ADMINISTRATIVE CODE A-ET AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

ANDREW W. WILKOWSKI, S-3121
PROFESSIONAL LAND SURVEYOR

NOVEMBER 28, 2022
DATE



CREATE THE VISION TELL THE STORY

jsdinc.com

WAUSAU REGIONAL OFFICE
7402 STONE RIDGE DRIVE, SUITE 4
WESTON, WI 54476
P. 715.296.6330

CLIENT:

BROWN
COUNTY
PARKS

CLIENT ADDRESS:

2024 SUAMICO, WI 54173

PROJECT:

H.J. BAKER
EAGLES NEST PARK
AND BOAT LAUNCH

PROJECT LOCATION:

3263 NICOLET DRIVE
GREEN BAY, WI
BROWN COUNTY



SCALE IN FEET
30' 0 30'



MODIFICATIONS:

#	Date	Description
1		
2		
3		
4		
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12		
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15		

Designed By: DHS 11-28-22
Reviewed By: AWW 11-28-22
Approved By: AWW 11-28-22

SHEET TITLE:

EXISTING
CONDITIONS
SURVEY

SHEET NUMBER:

1 OF 1

PROJECT NO: 22-11388



H.J. DeBaker Eagles Nest Park Boat Launch

MASTERPLAN

December 14, 2022

Contents

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Section 1: Introduction & History

Beginning in 2018, Brown County documented interest in purchasing additional lands to provide much needed safe harbor and boat launching facilities as defined by recommendations found in comprehensive plans, county studies, plans identifying a strong need for increased public access to area water resources.

In 2020, by resolution, Brown County agreed to purchase the former Eagles Nest Supper Club & Marina with the intention of developing additional water access for motorized and non-motorized watercraft users on the shores of Lake Michigan located at 3265 Nicolet Dr. in the City of Green Bay, Wisconsin.

Project / Site Location



The site sits on a County Trunk Highway to the east and Lake Michigan to the west. This site was pursued by Brown County based on its location approximately mid-point between Bay Shore Park and Boat Landing and Metro Landing. Historically, the site has been operated as a supper club, tavern, wedding and event facility, boat rental and mooring facility for more than 60 years.

Historical documents show the breakwater was installed in the 1940's to provide safe harbor and to allow watercraft to moor boats at the site location. In 1961, a small Marina was constructed on the property and a few years later in 1978, a large new supper club building was constructed.

The supper club was lost in a fire in 1985 shortly after a wedding reception concluded. The owners rebuilt the structure and kept it open before officially closing the doors in 2011.



Former Eagles Nest site and structure(s) prior to demolition in April 2021



Project site after demolition of structure(s)



Section 2: Concept & Master Plan Process

Introduction

Brown County has identified the need for additional water resource access and safe harbor on Lake Michigan through case studies and data collection efforts. The County filed a grant application to purchase the named H.J. Debaker Eagles Nest Park and Boat Launch project site to develop a newly proposed park and boat launch. A meeting was held with local neighbors to garner feedback from community members for their input on the proposed project. Ultimately, the acquisition of the property was approved in 2020 with demolition of existing structures in 2021. JSD was contracted in May 2022 to prepare a Master Plan to facilitate the County's Goals and Objectives as described:

- Goal 1: Facilitate a public engagement process for community input
- Goal 2: Develop and provide adequate green space
- Goal 3: Designate space and uses for each identified user group
- Goal 4: Maximize site design for truck and boat trailer as well as standard vehicles
- Goal 5: Develop a Master Plan that encompasses and meets community needs

Methodology

Brown County contracted with JSD Professional Services, Inc. to continue public engagement efforts and develop a Concept & Master Plan for the H.J. Debaker Eagles Nest Park & Boat Launch. As part of the initial public engagement process, JSD assisted the County in hosting three (3) public open houses to help guide the framework of the Master Plan.

The Master Plan process focused on gaining community input by providing public information and providing multiple opportunities for feedback from a diverse group of residents, stakeholders and local residents. The information gathered was used to define community goals and objectives for the future park and boat launch.

The project has been developed through a series of milestones in order to achieve a consensus on the H.J. Debaker Eagles Nest Park & Boat Launch Master Plan. This process included visioning with key County Staff and multiple public open houses to present information to stakeholders, user groups and local residents.

Project Phasing

Brown County staff and the project planning team utilized a traditional Master Plan phased project approach to meet the goals and objectives of the project.

A phased project approach follows a two-step process in developing the Master Plan:

- Step 1: Concept Plan – Prepare and present multiple concepts for public engagement
- Step 2: Refine a final Concept Plan for Master Plan documentation

Tasks

As part of the planning process, the following tasks and efforts have been completed:

- A. Review Reports & Documentation
- B. Inventory & Analysis
- C. Concept Plan(s)
- D. Public Open House Presentation(s)
- E. Master Plan

A. Review Reports & Documentation

As of May 2022, and throughout the Master Plan process, Brown County staff provided JSD with documents for review for park planning efforts having been completed to date. Documents include relevant property information records, site plans and surveys, community input and survey results, County acquisition documentation as well as environmental and bathymetric site studies.

Brown County provided JSD with a number of supplemental sources of information regarding comprehensive project feasibility and impact studies. These articles provide insight into the background of the documented need for the Eagles Nest Park & Boat launch project.

Documentation included a study from the University of Wisconsin- Whitewater “The Economic and Fiscal Impact of Green Bay Recreational Fishing” & a study from Brown County Planning Commission “Inventory and Analysis of Brown County Marinas, Launches, and Harbors for Watercraft Safe Refuge.”

“The Economic and Fiscal Impact of Green Bay Recreational Fishing”

The University of Whitewater assisted in researching the economic and fiscal impact recreational fishing has on the Green Bay community. The article prepared for Walleyes for Tomorrow & WDNR, used studies provided by the WDNR and additionally surveyed a wide variety of anglers at multiple boat launches and fishing areas in Brown, Door, Kewaunee, Marinette, and Oconto counties.

Based on their findings the economic impact of recreational sport fishing contributes \$264.3 million annually in economic benefits, \$14.8 million annually in state/local taxes, and supports +2,711 full-time jobs. A detailed breakdown of the economic impact can be found in the report listed in the references section.

“Inventory and Analysis of Brown Count Marinas, Launches, and Harbors for Watercraft Safe Refuge”

Brown County Planning Commission contacted a wide variety of groups and organizations to complete their study. The document studied existing boat launches in the bay area and provided their findings to determine whether there is sufficient safe harbor refuge for boaters. In their

findings they determined a lack of safe harbor options exist for boaters in the Southern portion of the bay.

Additionally, the study found that the existing boat launches are over populated and limit the number of people able to enjoy water-based recreation opportunities. Findings show a lack of useable boat launches and parking. Additional findings can be found in the report listed in the references section.

Additional, specific planning documents developed to date provided by Brown County and reviewed by the project team include:

- A. Frequently Asked Questions with Responses
- B. 2017 Brown County Parks and Outdoor Recreation Plan 2017-2022
- C. 2019 Brown County resolution/ordinance for WDNR grant application for acquisition of approx. 4.54 acres of land on Nicolet Dr. for a Public Safe Harbor Boat Landing
- D. 2020 Brown County resolution/ordinance creating the official name of the “Eagle’s Nest site to H.J. Debaker Eagles Nest Park and Boat Launch”
- E. 2021 CTH A Stream Realignment Exhibits
- F. 2021 Wisconsin Public Lands Field Archaeological Permit for Phase I Survey of site

B. Inventory & Analysis

On June 2, 2022 JSD attended an initial site visit and project kick-off meeting with Brown County Parks staff. JSD made observations, took measurements and performed an initial site evaluation of existing site conditions though note taking and photography. Site features and constraints were documented and presented at an initial Public Open House held on June 29, 2022. Photos from the site visit can be found in the Appendix A. For more detailed information see **Section 3: Inventory and Analysis**.

C. Concept Plan

For visual representation, JSD prepared the information gathered to develop two (2) concepts that obtained key community goals identified. The concepts were utilized as a milestone in the Concept Plan process for feedback to ensure JSD was achieving all practical goals to the maximum extent practicable. For more information see **Section 4: Community Engagement** and **Section 5: Master Plan**.

D. Public Open House & Presentation

In an effort to provide opportunities for public community engagement for the project, Brown County & JSD hosted three (3) Public Open House meetings to gather community input on features and design considerations to be included in the overall site plan. The first open house was hosted on June 29, 2022 with the intent of gathering community input on site analyses, opportunities and constraints, goals and objectives to build framework for the initial plan concepts. The second open house was hosted on August 23, 2022 where two concepts were

presented to the public with the intent of gaining a general consensus on key concept plan objectives. A third open house was hosted at the proposed project site on September 20, 2022 to present and gain feedback based on the evolution of a final concept plan. Input and feedback received at these key public engagement opportunities has been documented and incorporated into the Concept and Master Plan. For more detailed information see **Section 4: Community Engagement**.

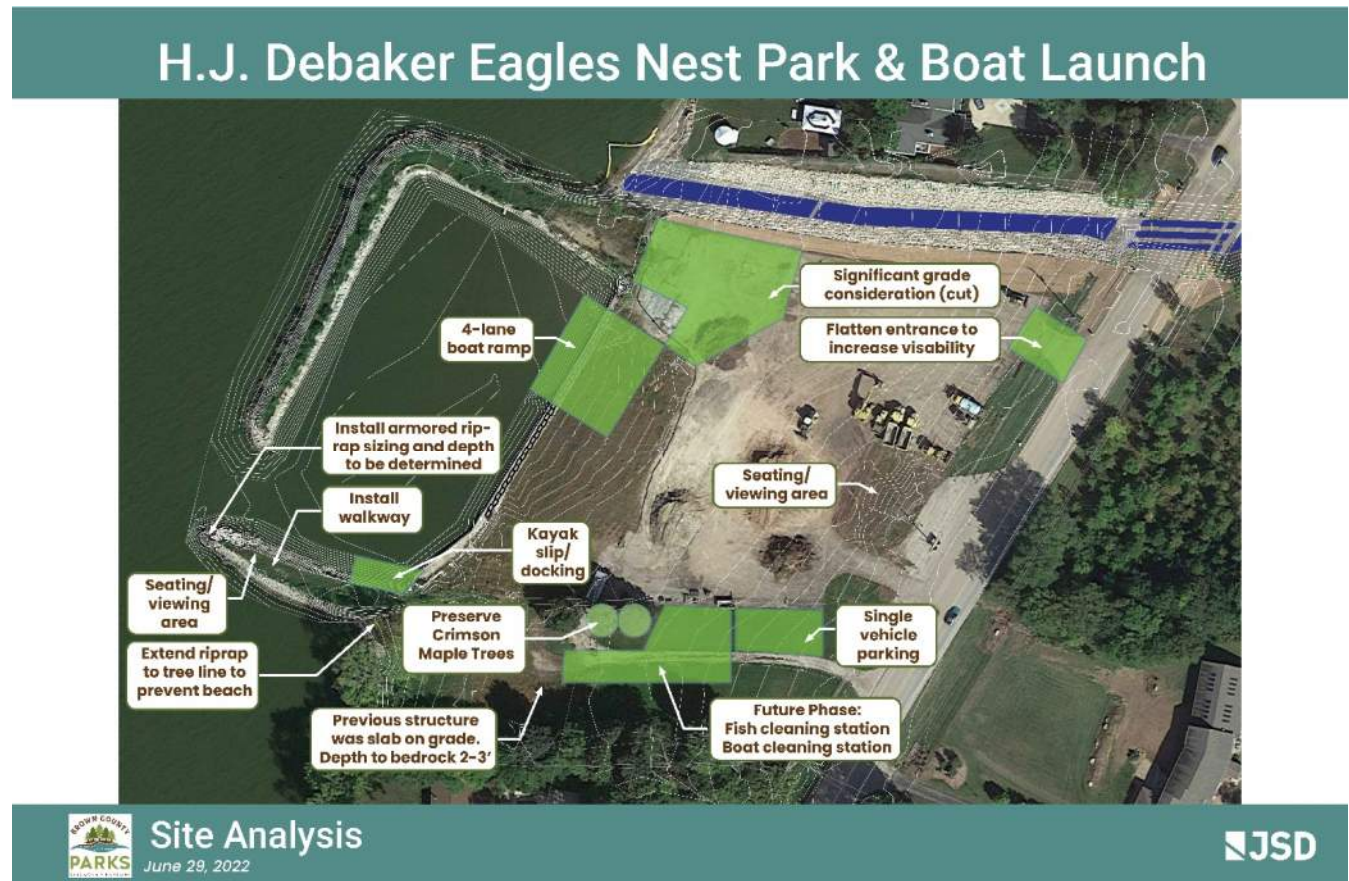
E. Master Plan

JSD Professional Services, Inc. was contracted in May 2022 to prepare multiple concept plans for public engagement and feedback to inform and provide the framework for the Master Plan project phase. The purpose of this Master Plan report is to document key goals and objectives, user groups, and community input which facilitated the development of Concept Plans as documented within the Master Plan to be presented at The Brown County Education & Recreation Committee for approval.

Section 3: Inventory and Analysis

Site analysis includes review and inventory of existing physical features including topography, current land cover, access, environmental site conditions, shoreline, breakwater and jetty access, vegetation and views.

As part of the inventory and analysis, site analyses are defined and discussed as opportunities and constraints for key site planning considerations. Based on the opportunities and constraints as presented, recommendations are provided for the planning of key site features.



Topography & Utilities

A continuous grade transition (up to 15 feet) exists from east to west from Nicolet Drive to the shoreline and mooring wall. Existing concrete surfaces are in varying degrees of decline and degradation. Additionally, the project team is aware of limited and varying depths to bedrock which will become a limiting factor for site excavation and proposed grading in accommodating new improvements to include parking, stormwater management and utility design. A sanitary sewer main is existing and bisects the site with a recorded sanitary sewer easement.

Recommendation(s)

Procure a detailed site geotechnical investigation from a qualified geotechnical consultant prior to the preparation of construction drawings. Maintain existing site drainage patterns while limiting any proposed, deep excavations for new improvements. Maintain property connections to a newly construction drainageway on the north side of the proposed site. Careful attention will be required to design any subsurface utilities for storm and sanitary connections and to

establish stormwater management devices to meet local and state standards for redevelopment. Maintain and preserve the existing sanitary sewer main and easement that bisects the site.

Access

An important factor for site ingress and egress will be maintaining site and non-site user's awareness and visibility of the project location as well as proposed access points. Currently, two main access points to the site exist from Nicolet Drive. The property is sited between residential properties to the north and south. The profile of Nicolet Drive as well as vegetation within the right-of-way reduce sight lines when existing the site onto Nicolet Drive. Currently bicycle and pedestrian access is very limited and not well defined in the form of gravel driveways.



Recommendation(s)

Site access in the form of ingress and egress driveways should follow practical transportation engineering standards and recommendations for improving driver visibility for both entering and exiting the site. Verification of stopping site distance is also recommended for Nicolet Drive for site ingress. Site design should make driveway locations to Nicolet Drive as level as possible. Careful attention to location of proposed driveways and the potential for one-way vs. two-way circulation should be considered to improve sight lines and increase safety for proposed site access. Bicycle and pedestrian connections shall be well defined and at separate points of ingress to the site from vehicular driveways as possible.

Environmental Site Conditions

The site has been identified as a newly recorded archaeological site in a report dated June 1, 2021 based on shovel tests in the southwest corner of the site between 8 and 12 meters from the shoreline. Artifacts encountered and present from the Woodland Period include earthenware pottery body sherds, chert flakes and thermal shatter, fire cracked rock, faunal (fish and mammal) bones.

Recommendation(s)

Proposed plans will require protection of excavation in specific positive shovel test areas in the southwest corner of the property. These areas shall be preserved as an open space buffer. These areas may not be excavated to support structures, surfacing or stormwater management areas.



Shoreline, Breakwater & Jetty

Significant erosion over the years has impacted the condition of the existing shoreline. The base of the breakwater exhibits miscellaneous concrete waste and a variety of unstable rocks spread around the edges of the breakwater. Shoreline, breakwater and jetty edges are in varying states of erosion from the current water level to the top of grade in these areas. Vegetation on the breakwater is overgrown with invasive species and is not facilitating erosion control in its current state.





Recommendation(s)

Remove and replace existing rock materials with proper armored rip-rap per Wisconsin Department of Natural Resources (WDNR) and United States Army Corps of Engineers (USACE) technical standards. Extend rip-rap along southern shoreline of property to provide additional erosion protection for the project site. Design for use of shoreline protection areas should consider technical standards to preserve and protect the shoreline while balancing site user access and WDNR & USACE technical standards for permitting.

Open Space Areas

Open space on site exists as a combination of paved, gravel and grass/turf areas with minimal vegetation and/or mature trees present. There is an existing vegetative buffer along the southern property boundary with mature trees and ground level vegetation present. A grouping of Crimson Maple trees is present at the southern edge of the existing paved, gravel surface. There are no existing seating or specific viewing areas defined on site. Additionally, there is currently an abandoned road within a southerly grass area. It is noted that existing green space is not currently intended for use by the community.



Recommendation(s)

Due to the presence of archeological artifacts in the southwesterly corner of the site, a specific area will need to be preserved as open space. The remaining green space on site should be maximized and improved with landscaping and grassy/turf areas for community use. Additional site features should include benches, picnic tables, and walking trails for equitable use by specific site user groups. The plan should encourage preservation of a southern vegetative buffer and development of a northerly edge of property buffer for screening of the site to adjacent properties to reduce the impact of noise, sound and light. The plan shall not exceed the maximum lot coverage as set forth by zoning requirements at the local authority having jurisdiction.

Mooring Wall

Upon visual inspection, the existing concrete mooring wall appears to be in good condition. Significant cracking or degradation was not observed. There are existing studs in the concrete left from previous structure. This report did not analyze the base or subsurface condition of the mooring wall as a full structural analysis.



Recommendation(s)

Subject to final verification of the mooring wall, it is recommended to preserve and protect the existing mooring wall during construction. Grading designs should utilize the top of wall elevation for the mooring wall tie-in. Cleaning and potential resurfacing of the concrete is recommended. Contractor will need to take caution when sectioning the wall for the launch. Verification of ADA

compliance is recommended as it is preferred to have ADA accessible docking on site via the existing mooring wall.

Water Between Breakwater and Mooring Wall

JSD observed sediment build up and allege pooling in stagnant water locations. The team was unable to determine maximum depth of the bay, or the extents of the break water. Remnants of old mooring docks, concrete and stone were identified in areas of the water between the existing breakwater and mooring wall as well.



Recommendation(s)

Verification of the bottom of the bay is recommended and any obstructions should be removed, dredging may be required in addition to removing obstructions, spillage from the breakwater stone may have reduced the required width of the breakwater and should be confirmed to maximize width and usability of mooring wall and proposed boat launches. To address stagnant water consideration should be given to redevelopment of the breakwater should allow water to circulate through the bay, such as a culvert.

Section 4: Community Engagement

The overall project approach emphasized community involvement to facilitate the planning process. The Master Plan process was designed to provide multiple opportunities for the community to provide input at key milestones within the concept planning timeline. Prior to starting the Master Plan process, Brown County Staff also provided the project team with a previous public survey conducted with input documented.

The Master Plan process is designed to build on the information gathered based on public inputs from residents to Brown County stakeholders. The information provided identified resident concerns and documented needs and priorities to be included in the overall Master Plan process.

In addition to coordination through Brown County Staff and an online forum (Google Jam Board), public open house opportunities were the public facilitation methods utilized to engage with the community and specific user groups on the following dates:

- Public Open House #1 was held on June 29, 2022 at Resch Expo Center in Green Bay, WI
- Public Open House #2 was held on August 23, 2022 at Pamperin Park, Green Bay, WI
- Public Open House #3 was held on September 20, 2022 on-site at the project site in Green Bay, WI

The objective was to present current project information and gather community input to facilitate the development of the Concept Plan and Master Plan phases of work associated with this project.

Participants included:

- Community members
- Specific user groups
- County representatives
- Local news stations



Public Open House # 1 – June 29, 2022

An overview of the project master plan process was provided for the development of the proposed park and boat launch. Community members were able to attend in person or virtually. Presentations included a site inventory and analysis as well as precedent studies and information to gain feedback on goals and objectives for specific user groups. The presentation included multiple presentation boards. Community members were encouraged to verbally provide input as well as write comments on sticky notes and attach them to the boards. Project team staff documented comments with photography and created a separate document recording each comment included as Appendix B. In summary, and based on public feedback received during public open house #1, goals and objectives were defined.

Plan & Precedent Imagery

Visual representation of park components was presented for public input to demonstrate and consider features encountered at similar project locations.



Precast Restroom Structure



CD3 Boat Cleaning Station

*On-site facilities are to be determined and provided by owner. Figures 1 and 2 are two examples of precast restrooms and boat cleaning stations.

Key goals and objectives summarized by specific user groups:

- Fishing Users
 - Sufficient Parking
 - Mooring locations
 - Accessibility
 - User friendly site plan
 - Staging area
 - Boat cleaning station
 - ADA accessibility
 - Fishing Pier
 - Designated access from land to the water
- Recreational & Non-Motorized watercraft users
 - Kayak access and landing



- Parking
- Integrate useable green space
- Consider seating & picnic areas
- Community Users
 - Walking access through site
 - Viewing area(s)
 - Buffer space on both ends of the property
 - Design consideration for entrance and exits to increase safety
 - Consideration to minimize and avoid light pollution & dark sky compliance

Highlighted comments from Public Open House #1:

- An AIS clean station should be 1st phase priority, Door County is installing these with coastal management funding: CD3 Model System
- Add walking trail to this area, perhaps the perimeter, to provide safe place to walk as Nicolet has become less safe for walkers
- Picnics, sunset viewing and photo opportunities should be preserved
- Wake control near shore to preserve opportunities for kayakers, canoe, paddle boards
- Boat launch access should include no less than four (4) lanes

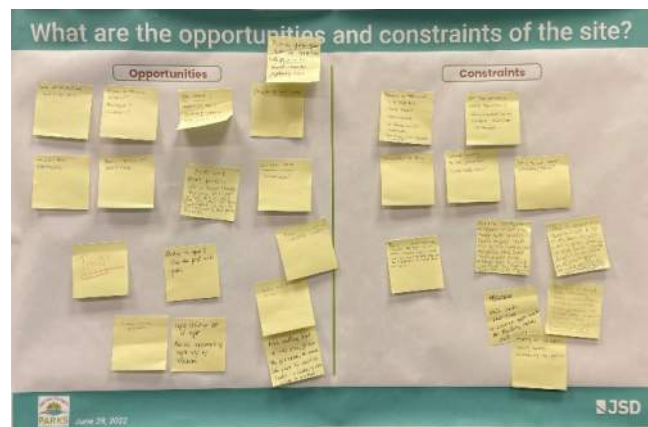
For a full list of comments refer to Appendix B: Public Open House #1 Comments.

Public Open House # 2 – August 23, 2022

Based on inputs received from Public Open House #1, the project team presented two (2) Concept Plans at the Public Open House #2 hosted at Pamperin Park. The objective of this public forum was to gain feedback on the two distinctive site concepts from community user groups.

Community Survey

Survey responses received from community members, raised concerns of additional traffic, littering, noise, and loitering. Design considerations should focus on mitigating community disturbance, providing opportunities for multiple user groups, and emphasis on including practices that reduce effects of activity on adjacent properties to include noise, sound and light.



Concept 1

Concept 1 was designed as a traditional circulatory boat launch layout with the intent of maximizing the site's parking efficiencies, while obtaining key goals set forth from the community.



Key Objectives

- Boat Cleaning Station
- Community Seating Locations
- 84 Boat Parking Stalls
- Staging Area for Boats
- Restroom
- Walkway Through the Site
- Fishing Pier
- Restoration of Breakwater
- Designated Green Space
- Kayak Landing

Concept 2

Concept 2 was designed with the intent of achieving additional open space within interior parking areas of the boat launch facility, with an emphasis on maximizing and dispersing green space while maintaining functional design.



Key Objectives

- Boat Cleaning Station
- Community Seating Locations
- 66 Boat Parking Stalls
- Increased Open Space (in comparison to Concept Plan #1)
- Staging Area for Boats
- Restroom
- Walkway Through the Site
- Fishing Pier
- Restoration of Breakwater
- Designated Green Space
- Kayak Landing

Section 5: Master Plan

Concept Plan #3 was presented at Public Open House #3 held on September 20, 2022 on-site at the proposed project location. Information and input gathered from Concept Plans #1 & #2 were hybridized in developing a final Concept Plan as the basis for the Master Plan. Information received from a variety of community engagement and public input sessions directed the refinement of Concepts as presented at Public Open House #2 to form the basis of Concept Plan #3.

Concept 3

The final concept captures feedback received, along with survey results and community input. Concept 3 was able to achieve key goals identified below including maximizing parking efficiencies while maintaining significant green space.



Key Objectives

- Boat Cleaning Station
- Community Seating Locations
- 70 Boat Parking Stalls
- Increased Open Space-52% (in comparison to Concept Plan #1)
- Staging Area for Boats
- Restroom
- Walkway Through the Site
- Fishing Pier
- Restoration of Breakwater
- Designated Green Space
- Kayak Landing
- Buffers to the North & South

Section 6: Summary Recommendations & Implementation

Based on the Master Plan process as defined and facilitated with Brown County stakeholders, community members and the project team to date, a recommended hybridized Concept Plan #3 has been developed to date.

As a summary of steps to implement a construction plan associated with the Master Plan's vision for this project, the following will be recommended information for documentation:

Additional Recommended Technical Studies

Prior to final construction plans, the following items are recommended:

- Geotechnical Investigation for Site Design
 - To determine bedrock depths
 - To determine foundation bearing potential
 - To determine recommended pavement design
 - To determine required hydraulic infiltration rates for stormwater management design
- Bathymetric Survey Confirmation
 - Additional transects within breakwater to determine specific water depths
 - To determine whether additional dredging efforts are required for boat launch function
- Additional Field Survey
 - Verification of utility connections
 - Verification of as-built condition or post-demolition and drainageway grading tie-ins

Recommended Action with Authorities Having Jurisdiction (AHJ)

As part of the Master Plan process, the project team has communicated with specific Authorities Having Jurisdiction (AHJ) including City of Green Bay, Brown County, Wisconsin Department of Natural Resources (WDNR) and United States Army Corps of Engineers (USACE). As part of next steps for implementation of construction plans, the following processes will be required for review:

- City of Green Bay Zoning
 - Current Zoning for subject site includes C-1 (Commercial) for the primary lot & R-1 (Residential) for the southernmost lot
 - Anticipated Rezoning Requirement for Single Family Residential Lot
 - Zoning Lot / Bulk Requirements (Lot Coverage) maximum requirements
- Municipal Approval Process
 - City of Green Bay
 - Brown County

- Permitting Process
 - Local (City of Green Bay)
 - Rezone Application
 - Site Plan Approval
 - Municipal
 - Building Inspection
 - City of Green Bay Approved DSPS Delegated Authority
 - Utility
 - Any Commercial Structure(s)
 - State (Wisconsin Department of Natural Resources)
 - NR 151 & 216 Stormwater Requirements for Redevelopment
 - Regulated Discharge
 - Federal (United States Army Corps of Engineers)
 - Reciprocal review – Federal Waterway

Section 7: Probable Cost of Construction (Pending)

**More information to be provided for Opinion of Probable Cost of Construction.*

Section 8: Supplemental Project Documentation

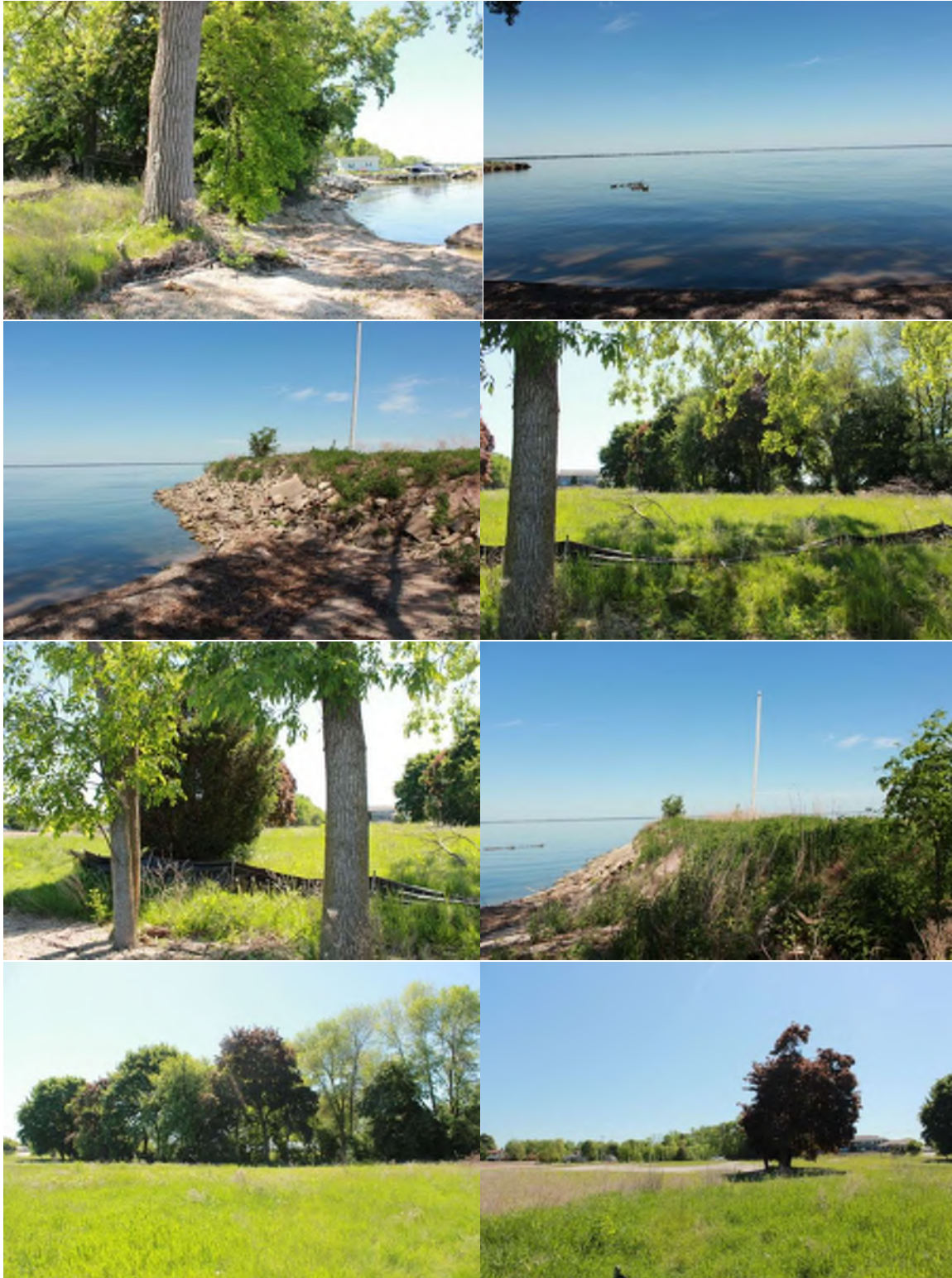
List of Appendices

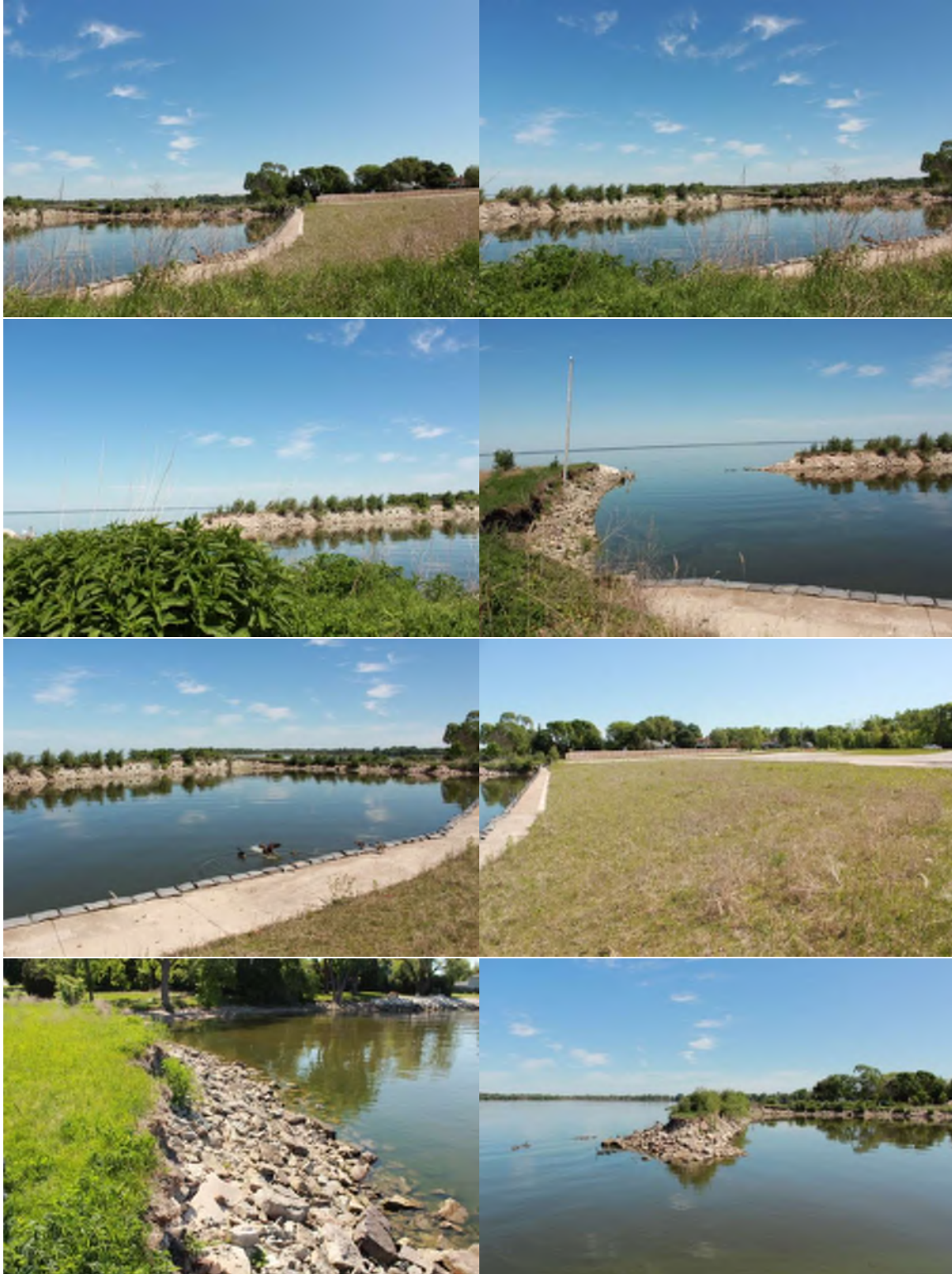
- A. Site Photography
- B. Public Open House Comments
- C. Conceptual Site Plans

List of References

- A. Winden, Mathew, and John Stoll. "The Economic and Fiscal Impact of Green Bay Recreational Fishing." *GB-Economic- Report*, <https://greenbaywalleyesfortomorrow.com/wp-content/uploads/2021/11/GB-Economic-Report.pdf>.
- B. "Inventory and Analysis of Brown County Marinas, Launches, and Harbors for Watercraft Safe Refuge." *Brown County WI.*, <https://www.browncountywi.gov/i/f/files/Planning-and-Land-Services/Coastal/Final%20Document.pdf>.
- D. 2017 Brown County Parks and Outdoor Recreation Plan 2017-2022
- E. 2019 Brown County resolution/ordinance for WDNR grant application for acquisition of approx. 4.54 acres of land on Nicolet Dr. for a Public Safe Harbor Boat Landing
- F. 2020 Brown County resolution/ordinance creating the official name of the "Eagle's Nest site to H.J. Debaker Eagles Nest Park and Boat Launch"
- G. 2021 CTH A Stream Realignment Exhibits
- H. 2021 Wisconsin Public Lands Field Archaeological Permit for Phase I Survey of site

Appendix A: Site Photography













Appendix B: Public Open House #1

Open House Review Comments:

Public Open house held on June 29, 2022 at the Resch Expo Center in Green Bay, WI. Along with a virtual option.

(Board) H.J. DeBaker Eagles Nest Park & boat Launch

- Please, no curbs or trees in the parking area
- 40 ft doc for landing and preparing for landing
- Vegetation buffer along southern property line
- Seasonal Kayak Storage
- Daily Slips or Seasonal Slips
- No parking on Road For Anyone
- Parking on one side for everyone
- Web Cam
- Fish Cleaning Station
- An AIS clean station should be 1st phase priority Door Co is installing these with coastal management funding: CD3 Model System
- Why wouldn't you put Kayak/Canoe launch to the south of breakwater off the grassy area that already exists? I don't think kayakers would like being in the same boat area as the motor boats. Plus, more Riprap is ugly
- I really value the opportunity for as much shore fishing access as possible. It is the equitable piece of this! The majority of this project is benefiting white men who own boats. Design for others.
- County: Please think more broadly about traffic safety. This the most bicycled road in county. People are walk all the time, many families. In last few years neighbors on both sides and out mailboxes were run over. Please work on creating a much safer biking/walking corridor for all of Nicolet Dr.
- Space for Food truck
- No landscape in middle of lot-difficult with trailer

(Board) What are the opportunities and constraints of the site?

- **Opportunities**
 - Shoreline fishing: Access? How Much? Lighting?
 - Open Space: Impervious Patio: Access and safety site lines, driveway access points
 - Access of Four lanes
 - Restore Green space lost my demolition 1 off of prior trees- should consider replacing some
 - Playground- Lashoda Park
 - Make it a marine not a boat launch
 - Gates on entrance and exits
 - Extra police patrols
 - Light pollution late at night, maintain enjoyment of night sky by residents
 - Add walking trail to this area, perhaps the perimeter, to provide safe place to walk as Nicolet is becoming more unsafe to walkers
 - Ability to open and close the park with gates
 - Trails allow people to experience the environment better
 - Assist rails on each doc
- **Constraints**
 - Parking on the road is a problem, high speed motorcycles
 - No parking on roadway, beyond Van Lanen Roadway
 - Sediments Testing
 - Larger boats to be launched- Cigarette Boat
 - Why do we want launches here?
 - Safety of Nicolet County access, on roadway
 - This is a residential area and is not like Bayshore or metro. Create spaces that don't just cater to the extremely small portion of people that own boats
 - Sunrise starts at 3:45 am in summer. Please have park hours respect that this is in a neighborhood and people value sleep. A large boat launch is not quiet. You know this because of all the issues at Sawamico Launch.
 - This is located in a neighborhood. A lot of residents do not want a giant parking lot style launch. Please design it as an asset to neighborhood and not reduce quality of life for those who us Nicolet Dr.
 - This is a residential area. Increasing traffic, noise, pollution should be minimized. Bikes, Pedestrians, ETC. should always be priority of pickups and boats. Your stated most important is boat launch. "Park" is placating the residents.
 - Wake Control near shore to preserve opportunities for Kayakers, Canoe, Paddle Boards

(Board) How would you use the park?

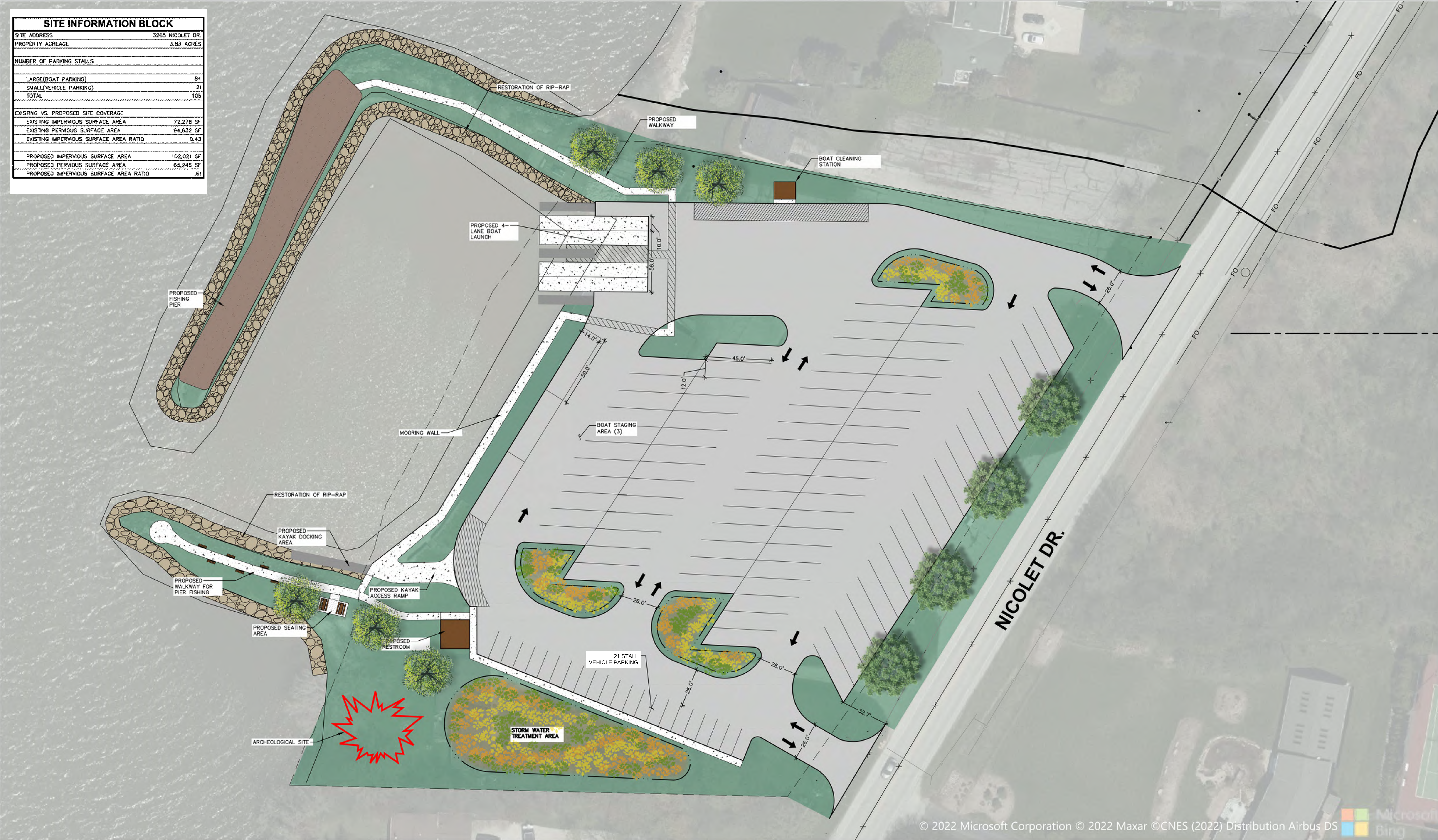
- Playground place for families to gather
- Kayak launching area
- Picnics, sunset picture

(Board) Bay Shore Park

- Paving and Fishing material lost within Rip Rap

Appendix C: Concept Plans

SITE INFORMATION BLOCK	
SITE ADDRESS	3265 NICOLET DR.
PROPERTY ACREAGE	3.83 ACRES
NUMBER OF PARKING STALLS	
LARGE(BOAT PARKING)	84
SMALL(VEHICLE PARKING)	21
TOTAL	105
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	72,278 SF
EXISTING PERVIOUS SURFACE AREA	94,832 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.43
PROPOSED IMPERVIOUS SURFACE AREA	102,021 SF
PROPOSED PERVIOUS SURFACE AREA	65,246 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	.61



SITE INFORMATION BLOCK	
SITE ADDRESS	3265 NICOLET DR.
PROPERTY ACREAGE	3.83 ACRES
NUMBER OF PARKING STALLS	
LARGE(BOAT PARKING)	66
SMALL(VEHICLE PARKING)	23
TOTAL	89
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	72,278 SF
EXISTING PERVIOUS SURFACE AREA	94,632 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.43
PROPOSED IMPERVIOUS SURFACE AREA	97,589 SF
PROPOSED PERVIOUS SURFACE AREA	89,245.8 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.56





Report to the Green Bay Plan Commission

MEETING DATE

January 17, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # Q.3

To rezone properties located at 3251, 3263, 3279 Nicolet Drive from General Commercial (CI) and Low-Density Residential (RI) to Public Institutional (PI). (Public Hearing held 01/09/22)

BACKGROUND

Primary Address: 3251, 3263, 3279 Nicolet Drive

Aldersperson / District: Ald. Jennifer Grant / District I

Reason for Request: The proposed request to rezone the property located at 3251, 3263, and 3279 Nicolet Drive from Low Density Residential (RI), General Commercial (CI) to Public Institutional (PI). The future land use of the comprehensive plan is a mixture of Low Density Residential, Commercial, and Park uses and is running concurrently with this rezone request. This request would change all parcels to Park use for the ability to redevelop and create a public boat launch/park.

Surrounding Zoning and Land Uses:

SUBJECT: General Commercial (CI) and Low-Density Residential (RI) - Parking lot, county land

NORTH: Low-Density Residential (RI) - Single-Family Dwelling

SOUTH: Low-Density Residential (RI) - Single-Family Dwelling

EAST: Low-Density Residential (RI) - Single-Family Dwellings and wooded land

WEST: No zoning - Bay of Green Bay

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Park, Commercial, or Low Density Residential. This request is partially consistent with the Comprehensive Plan. The property is currently three parcels, the former Eagle's Nest parcel at 3263 Nicolet and two parcels adjoining to the north and south which were single family homes. The former Eagle's Nest parcel is primarily Park Use with some Commercial. The other properties are currently classified as Low-Density Residential. None of the former buildings on the properties remain. The Comprehensive Plan amendment is to switch all the properties to Park use and is running concurrently with a rezone request to change the property designation to Public Institutional District (PI).

Report: The subject parcels are located on the bay between Church and Van Laanen Roads. The site is the former Eagle's Nest and two former single-family residences. All parcels are owned by Brown County. The County acquired the properties in 2020, and demolished the existing structures in 2021. The County has been working with JSD to create a master plan for the site to utilize and improve the existing marina and boat launch. Commercial activity at the site has ceased since 2011.

The rezone will facilitate a transition and reinvestment of the properties by the County to create a public space with a boat launch with parking, kayak launch, restrooms, picnic areas, and greenspace. The hodgepodge of existing zoned uses (CI, RI, PI) allows for park, playground, recreation center uses, but this rezone will formalize the entire area for park, playground, recreation center, and other recreational facility

uses under a single umbrella for the area.

The County has engaged with the public and had a total of three public open houses. Two were held outside of the City, at Resch Expo and Pamperin Park. A final open house was held at the site in September. A number of concept plans were shared and revised until the County and JSD came forth with their current submission.

These site plan concepts are included in the application are a reference, and are not formally submitted for review to this commission. The County is looking to submit a plan similar to site concept #3. If zoning is approved, review will come forth through the Department of Community and Economic Development for a standard review for site plans to ensure the development meets bulk requirement standards. The three parcels will need to be combined to create a single parcel to meet setback requirements.

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

RECOMMENDATION

Approval of the request to rezone the property from General Commercial (C1) and Low-Density Residential (R1) to Public Institutional.

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-42 Application
2. ZP 22-42 Narrative Packet
3. ZP 22-42 Existing Site Survey and Legal Description
4. ZP 22-42 Concept Site Plan
5. ZP 22-42, CPA 22-02 Map



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: 3251, 3263, 3279 Nicolet Drive, Green Bay, WI

Parcel Number(s): 22-66-1, 22-65, 22-64

Petitioner(s): Matt Kriese, Brown County Parks Director

Date: December 14, 2022

Email: Matt.Kriese@browncountywi.gov

Phone Number: 920-448-4464

Address: 305 E. Walnut Street

City: Green Bay

State: WI

Zip: 54301

Property Owner: Brown County

Phone Number: 920-448-4470

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, Matt Kriese, Brown County Parks Director, 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 (\$200.00 Administration Fee) - PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☒ Comprehensive Plan Amendments (\$200.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee)

Owner Signature: _____

Date: 12/13/22

Petitioner Signature(s): Matt Kriese

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.: _____



H.J. DeBaker Eagles Nest Park Boat Launch

MASTERPLAN

December 14, 2022

Contents

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Section 1: Introduction & History

Beginning in 2018, Brown County documented interest in purchasing additional lands to provide much needed safe harbor and boat launching facilities as defined by recommendations found in comprehensive plans, county studies, plans identifying a strong need for increased public access to area water resources.

In 2020, by resolution, Brown County agreed to purchase the former Eagles Nest Supper Club & Marina with the intention of developing additional water access for motorized and non-motorized watercraft users on the shores of Lake Michigan located at 3265 Nicolet Dr. in the City of Green Bay, Wisconsin.

Project / Site Location



The site sits on a County Trunk Highway to the east and Lake Michigan to the west. This site was pursued by Brown County based on its location approximately mid-point between Bay Shore Park and Boat Landing and Metro Landing. Historically, the site has been operated as a supper club, tavern, wedding and event facility, boat rental and mooring facility for more than 60 years.

Historical documents show the breakwater was installed in the 1940's to provide safe harbor and to allow watercraft to moor boats at the site location. In 1961, a small Marina was constructed on the property and a few years later in 1978, a large new supper club building was constructed.

The supper club was lost in a fire in 1985 shortly after a wedding reception concluded. The owners rebuilt the structure and kept it open before officially closing the doors in 2011.



Former Eagles Nest site and structure(s) prior to demolition in April 2021



Project site after demolition of structure(s)



Section 2: Concept & Master Plan Process

Introduction

Brown County has identified the need for additional water resource access and safe harbor on Lake Michigan through case studies and data collection efforts. The County filed a grant application to purchase the named H.J. Debaker Eagles Nest Park and Boat Launch project site to develop a newly proposed park and boat launch. A meeting was held with local neighbors to garner feedback from community members for their input on the proposed project. Ultimately, the acquisition of the property was approved in 2020 with demolition of existing structures in 2021. JSD was contracted in May 2022 to prepare a Master Plan to facilitate the County's Goals and Objectives as described:

- Goal 1: Facilitate a public engagement process for community input
- Goal 2: Develop and provide adequate green space
- Goal 3: Designate space and uses for each identified user group
- Goal 4: Maximize site design for truck and boat trailer as well as standard vehicles
- Goal 5: Develop a Master Plan that encompasses and meets community needs

Methodology

Brown County contracted with JSD Professional Services, Inc. to continue public engagement efforts and develop a Concept & Master Plan for the H.J. Debaker Eagles Nest Park & Boat Launch. As part of the initial public engagement process, JSD assisted the County in hosting three (3) public open houses to help guide the framework of the Master Plan.

The Master Plan process focused on gaining community input by providing public information and providing multiple opportunities for feedback from a diverse group of residents, stakeholders and local residents. The information gathered was used to define community goals and objectives for the future park and boat launch.

The project has been developed through a series of milestones in order to achieve a consensus on the H.J. Debaker Eagles Nest Park & Boat Launch Master Plan. This process included visioning with key County Staff and multiple public open houses to present information to stakeholders, user groups and local residents.

Project Phasing

Brown County staff and the project planning team utilized a traditional Master Plan phased project approach to meet the goals and objectives of the project.

A phased project approach follows a two-step process in developing the Master Plan:

- Step 1: Concept Plan – Prepare and present multiple concepts for public engagement
- Step 2: Refine a final Concept Plan for Master Plan documentation

Tasks

As part of the planning process, the following tasks and efforts have been completed:

- A. Review Reports & Documentation
- B. Inventory & Analysis
- C. Concept Plan(s)
- D. Public Open House Presentation(s)
- E. Master Plan

A. Review Reports & Documentation

As of May 2022, and throughout the Master Plan process, Brown County staff provided JSD with documents for review for park planning efforts having been completed to date. Documents include relevant property information records, site plans and surveys, community input and survey results, County acquisition documentation as well as environmental and bathymetric site studies.

Brown County provided JSD with a number of supplemental sources of information regarding comprehensive project feasibility and impact studies. These articles provide insight into the background of the documented need for the Eagles Nest Park & Boat launch project.

Documentation included a study from the University of Wisconsin- Whitewater “The Economic and Fiscal Impact of Green Bay Recreational Fishing” & a study from Brown County Planning Commission “Inventory and Analysis of Brown County Marinas, Launches, and Harbors for Watercraft Safe Refuge.”

“The Economic and Fiscal Impact of Green Bay Recreational Fishing”

The University of Whitewater assisted in researching the economic and fiscal impact recreational fishing has on the Green Bay community. The article prepared for Walleyes for Tomorrow & WDNR, used studies provided by the WDNR and additionally surveyed a wide variety of anglers at multiple boat launches and fishing areas in Brown, Door, Kewaunee, Marinette, and Oconto counties.

Based on their findings the economic impact of recreational sport fishing contributes \$264.3 million annually in economic benefits, \$14.8 million annually in state/local taxes, and supports +2,711 full-time jobs. A detailed breakdown of the economic impact can be found in the report listed in the references section.

“Inventory and Analysis of Brown Count Marinas, Launches, and Harbors for Watercraft Safe Refuge”

Brown County Planning Commission contacted a wide variety of groups and organizations to complete their study. The document studied existing boat launches in the bay area and provided their findings to determine whether there is sufficient safe harbor refuge for boaters. In their

findings they determined a lack of safe harbor options exist for boaters in the Southern portion of the bay.

Additionally, the study found that the existing boat launches are over populated and limit the number of people able to enjoy water-based recreation opportunities. Findings show a lack of useable boat launches and parking. Additional findings can be found in the report listed in the references section.

Additional, specific planning documents developed to date provided by Brown County and reviewed by the project team include:

- A. Frequently Asked Questions with Responses
- B. 2017 Brown County Parks and Outdoor Recreation Plan 2017-2022
- C. 2019 Brown County resolution/ordinance for WDNR grant application for acquisition of approx. 4.54 acres of land on Nicolet Dr. for a Public Safe Harbor Boat Landing
- D. 2020 Brown County resolution/ordinance creating the official name of the “Eagle’s Nest site to H.J. Debaker Eagles Nest Park and Boat Launch”
- E. 2021 CTH A Stream Realignment Exhibits
- F. 2021 Wisconsin Public Lands Field Archaeological Permit for Phase I Survey of site

B. Inventory & Analysis

On June 2, 2022 JSD attended an initial site visit and project kick-off meeting with Brown County Parks staff. JSD made observations, took measurements and performed an initial site evaluation of existing site conditions through note taking and photography. Site features and constraints were documented and presented at an initial Public Open House held on June 29, 2022. Photos from the site visit can be found in the Appendix A. For more detailed information see **Section 3: Inventory and Analysis**.

C. Concept Plan

For visual representation, JSD prepared the information gathered to develop two (2) concepts that obtained key community goals identified. The concepts were utilized as a milestone in the Concept Plan process for feedback to ensure JSD was achieving all practical goals to the maximum extent practicable. For more information see **Section 4: Community Engagement** and **Section 5: Master Plan**.

D. Public Open House & Presentation

In an effort to provide opportunities for public community engagement for the project, Brown County & JSD hosted three (3) Public Open House meetings to gather community input on features and design considerations to be included in the overall site plan. The first open house was hosted on June 29, 2022 with the intent of gathering community input on site analyses, opportunities and constraints, goals and objectives to build framework for the initial plan concepts. The second open house was hosted on August 23, 2022 where two concepts were

presented to the public with the intent of gaining a general consensus on key concept plan objectives. A third open house was hosted at the proposed project site on September 20, 2022 to present and gain feedback based on the evolution of a final concept plan. Input and feedback received at these key public engagement opportunities has been documented and incorporated into the Concept and Master Plan. For more detailed information see **Section 4: Community Engagement**.

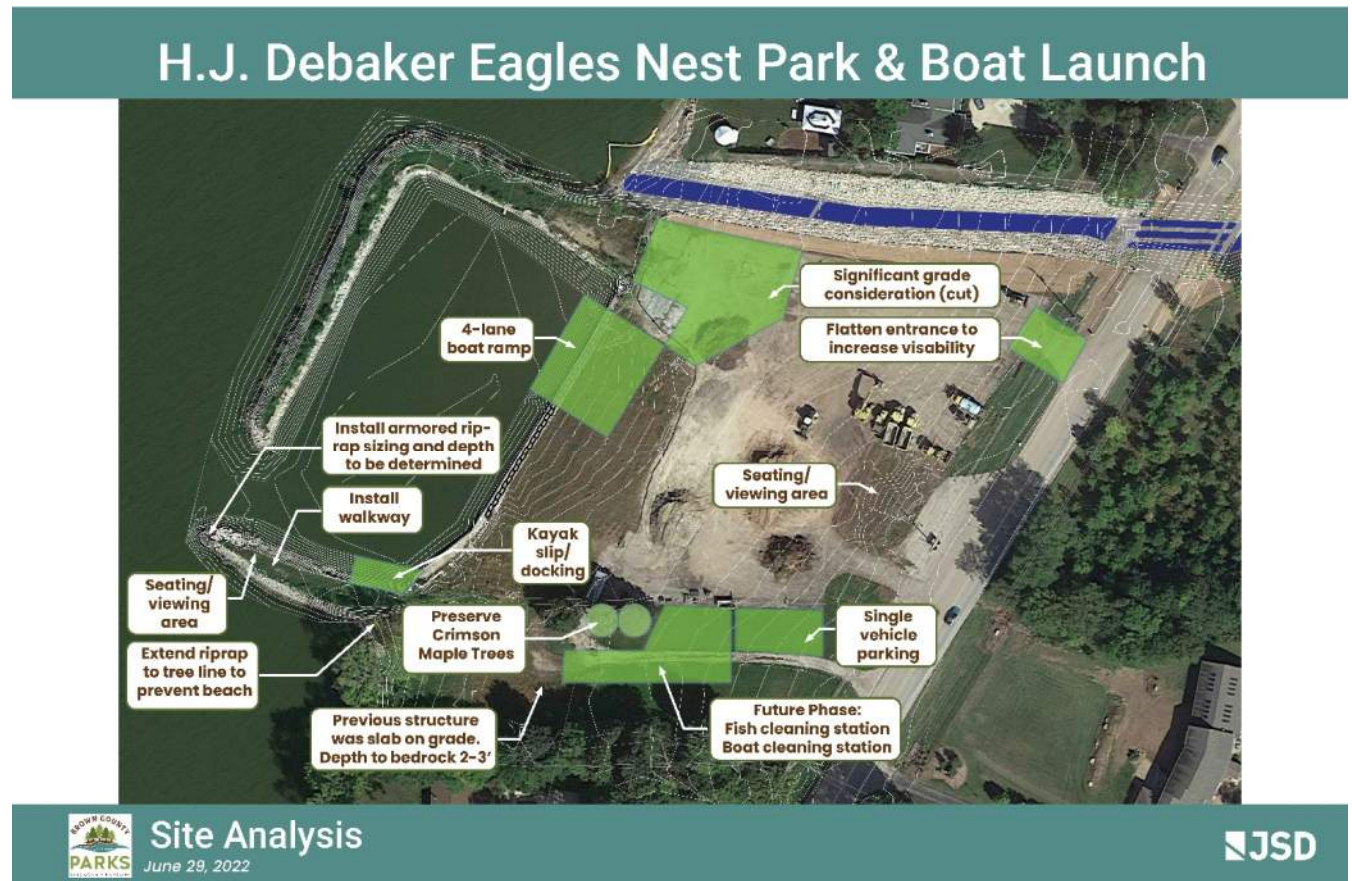
E. Master Plan

JSD Professional Services, Inc. was contracted in May 2022 to prepare multiple concept plans for public engagement and feedback to inform and provide the framework for the Master Plan project phase. The purpose of this Master Plan report is to document key goals and objectives, user groups, and community input which facilitated the development of Concept Plans as documented within the Master Plan to be presented at The Brown County Education & Recreation Committee for approval.

Section 3: Inventory and Analysis

Site analysis includes review and inventory of existing physical features including topography, current land cover, access, environmental site conditions, shoreline, breakwater and jetty access, vegetation and views.

As part of the inventory and analysis, site analyses are defined and discussed as opportunities and constraints for key site planning considerations. Based on the opportunities and constraints as presented, recommendations are provided for the planning of key site features.



Topography & Utilities

A continuous grade transition (up to 15 feet) exists from east to west from Nicolet Drive to the shoreline and mooring wall. Existing concrete surfaces are in varying degrees of decline and degradation. Additionally, the project team is aware of limited and varying depths to bedrock which will become a limiting factor for site excavation and proposed grading in accommodating new improvements to include parking, stormwater management and utility design. A sanitary sewer main is existing and bisects the site with a recorded sanitary sewer easement.

Recommendation(s)

Procure a detailed site geotechnical investigation from a qualified geotechnical consultant prior to the preparation of construction drawings. Maintain existing site drainage patterns while limiting any proposed, deep excavations for new improvements. Maintain property connections to a newly construction drainageway on the north side of the proposed site. Careful attention will be required to design any subsurface utilities for storm and sanitary connections and to

establish stormwater management devices to meet local and state standards for redevelopment. Maintain and preserve the existing sanitary sewer main and easement that bisects the site.

Access

An important factor for site ingress and egress will be maintaining site and non-site user's awareness and visibility of the project location as well as proposed access points. Currently, two main access points to the site exist from Nicolet Drive. The property is sited between residential properties to the north and south. The profile of Nicolet Drive as well as vegetation within the right-of-way reduce sight lines when existing the site onto Nicolet Drive. Currently bicycle and pedestrian access is very limited and not well defined in the form of gravel driveways.



Recommendation(s)

Site access in the form of ingress and egress driveways should follow practical transportation engineering standards and recommendations for improving driver visibility for both entering and exiting the site. Verification of stopping site distance is also recommended for Nicolet Drive for site ingress. Site design should make driveway locations to Nicolet Drive as level as possible. Careful attention to location of proposed driveways and the potential for one-way vs. two-way circulation should be considered to improve sight lines and increase safety for proposed site access. Bicycle and pedestrian connections shall be well defined and at separate points of ingress to the site from vehicular driveways as possible.

Environmental Site Conditions

The site has been identified as a newly recorded archaeological site in a report dated June 1, 2021 based on shovel tests in the southwest corner of the site between 8 and 12 meters from the shoreline. Artifacts encountered and present from the Woodland Period include earthenware pottery body sherds, chert flakes and thermal shatter, fire cracked rock, faunal (fish and mammal) bones.

Recommendation(s)

Proposed plans will require protection of excavation in specific positive shovel test areas in the southwest corner of the property. These areas shall be preserved as an open space buffer. These areas may not be excavated to support structures, surfacing or stormwater management areas.



Shoreline, Breakwater & Jetty

Significant erosion over the years has impacted the condition of the existing shoreline. The base of the breakwater exhibits miscellaneous concrete waste and a variety of unstable rocks spread around the edges of the breakwater. Shoreline, breakwater and jetty edges are in varying states of erosion from the current water level to the top of grade in these areas. Vegetation on the breakwater is overgrown with invasive species and is not facilitating erosion control in its current state.





Recommendation(s)

Remove and replace existing rock materials with proper armored rip-rap per Wisconsin Department of Natural Resources (WDNR) and United States Army Corps of Engineers (USACE) technical standards. Extend rip-rap along southern shoreline of property to provide additional erosion protection for the project site. Design for use of shoreline protection areas should consider technical standards to preserve and protect the shoreline while balancing site user access and WDNR & USACE technical standards for permitting.

Open Space Areas

Open space on site exists as a combination of paved, gravel and grass/turf areas with minimal vegetation and/or mature trees present. There is an existing vegetative buffer along the southern property boundary with mature trees and ground level vegetation present. A grouping of Crimson Maple trees is present at the southern edge of the existing paved, gravel surface. There are no existing seating or specific viewing areas defined on site. Additionally, there is currently an abandoned road within a southerly grass area. It is noted that existing green space is not currently intended for use by the community.



Recommendation(s)

Due to the presence of archeological artifacts in the southwesterly corner of the site, a specific area will need to be preserved as open space. The remaining green space on site should be maximized and improved with landscaping and grassy/turf areas for community use. Additional site features should include benches, picnic tables, and walking trails for equitable use by specific site user groups. The plan should encourage preservation of a southern vegetative buffer and development of a northerly edge of property buffer for screening of the site to adjacent properties to reduce the impact of noise, sound and light. The plan shall not exceed the maximum lot coverage as set forth by zoning requirements at the local authority having jurisdiction.

Mooring Wall

Upon visual inspection, the existing concrete mooring wall appears to be in good condition. Significant cracking or degradation was not observed. There are existing studs in the concrete left from previous structure. This report did not analyze the base or subsurface condition of the mooring wall as a full structural analysis.



Recommendation(s)

Subject to final verification of the mooring wall, it is recommended to preserve and protect the existing mooring wall during construction. Grading designs should utilize the top of wall elevation for the mooring wall tie-in. Cleaning and potential resurfacing of the concrete is recommended. Contractor will need to take caution when sectioning the wall for the launch. Verification of ADA

compliance is recommended as it is preferred to have ADA accessible docking on site via the existing mooring wall.

Water Between Breakwater and Mooring Wall

JSD observed sediment build up and allege pooling in stagnant water locations. The team was unable to determine maximum depth of the bay, or the extents of the break water. Remnants of old mooring docks, concrete and stone were identified in areas of the water between the existing breakwater and mooring wall as well.



Recommendation(s)

Verification of the bottom of the bay is recommended and any obstructions should be removed, dredging may be required in addition to removing obstructions, spillage from the breakwater stone may have reduced the required width of the breakwater and should be confirmed to maximize width and usability of mooring wall and proposed boat launches. To address stagnant water consideration should be given to redevelopment of the breakwater should allow water to circulate through the bay, such as a culvert.

Section 4: Community Engagement

The overall project approach emphasized community involvement to facilitate the planning process. The Master Plan process was designed to provide multiple opportunities for the community to provide input at key milestones within the concept planning timeline. Prior to starting the Master Plan process, Brown County Staff also provided the project team with a previous public survey conducted with input documented.

The Master Plan process is designed to build on the information gathered based on public inputs from residents to Brown County stakeholders. The information provided identified resident concerns and documented needs and priorities to be included in the overall Master Plan process.

In addition to coordination through Brown County Staff and an online forum (Google Jam Board), public open house opportunities were the public facilitation methods utilized to engage with the community and specific user groups on the following dates:

- Public Open House #1 was held on June 29, 2022 at Resch Expo Center in Green Bay, WI
- Public Open House #2 was held on August 23, 2022 at Pamperin Park, Green Bay, WI
- Public Open House #3 was held on September 20, 2022 on-site at the project site in Green Bay, WI

The objective was to present current project information and gather community input to facilitate the development of the Concept Plan and Master Plan phases of work associated with this project.

Participants included:

- Community members
- Specific user groups
- County representatives
- Local news stations



Public Open House # 1 – June 29, 2022

An overview of the project master plan process was provided for the development of the proposed park and boat launch. Community members were able to attend in person or virtually. Presentations included a site inventory and analysis as well as precedent studies and information to gain feedback on goals and objectives for specific user groups. The presentation included multiple presentation boards. Community members were encouraged to verbally provide input as well as write comments on sticky notes and attach them to the boards. Project team staff documented comments with photography and created a separate document recording each comment included as Appendix B. In summary, and based on public feedback received during public open house #1, goals and objectives were defined.

Plan & Precedent Imagery

Visual representation of park components was presented for public input to demonstrate and consider features encountered at similar project locations.



Precast Restroom Structure



CD3 Boat Cleaning Station

*On-site facilities are to be determined and provided by owner. Figures 1 and 2 are two examples of precast restrooms and boat cleaning stations.

Key goals and objectives summarized by specific user groups:

- Fishing Users
 - Sufficient Parking
 - Mooring locations
 - Accessibility
 - User friendly site plan
 - Staging area
 - Boat cleaning station
 - ADA accessibility
 - Fishing Pier
 - Designated access from land to the water
- Recreational & Non-Motorized watercraft users
 - Kayak access and landing



- Parking
- Integrate useable green space
- Consider seating & picnic areas
- Community Users
 - Walking access through site
 - Viewing area(s)
 - Buffer space on both ends of the property
 - Design consideration for entrance and exits to increase safety
 - Consideration to minimize and avoid light pollution & dark sky compliance

Highlighted comments from Public Open House #1:

- An AIS clean station should be 1st phase priority, Door County is installing these with coastal management funding: CD3 Model System
- Add walking trail to this area, perhaps the perimeter, to provide safe place to walk as Nicolet has become less safe for walkers
- Picnics, sunset viewing and photo opportunities should be preserved
- Wake control near shore to preserve opportunities for kayakers, canoe, paddle boards
- Boat launch access should include no less than four (4) lanes

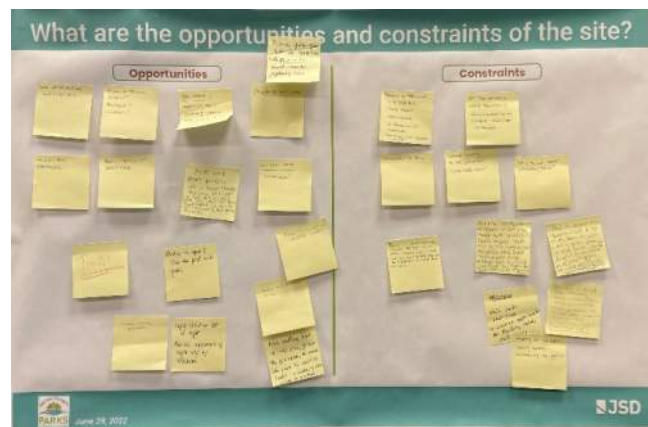
For a full list of comments refer to Appendix B: Public Open House #1 Comments.

Public Open House # 2 – August 23, 2022

Based on inputs received from Public Open House #1, the project team presented two (2) Concept Plans at the Public Open House #2 hosted at Pamperin Park. The objective of this public forum was to gain feedback on the two distinctive site concepts from community user groups.

Community Survey

Survey responses received from community members, raised concerns of additional traffic, littering, noise, and loitering. Design considerations should focus on mitigating community disturbance, providing opportunities for multiple user groups, and emphasis on including practices that reduce effects of activity on adjacent properties to include noise, sound and light.



Concept 1

Concept 1 was designed as a traditional circulatory boat launch layout with the intent of maximizing the site's parking efficiencies, while obtaining key goals set forth from the community.



Key Objectives

- Boat Cleaning Station
- Community Seating Locations
- 84 Boat Parking Stalls
- Staging Area for Boats
- Restroom
- Walkway Through the Site
- Fishing Pier
- Restoration of Breakwater
- Designated Green Space
- Kayak Landing

Concept 2

Concept 2 was designed with the intent of achieving additional open space within interior parking areas of the boat launch facility, with an emphasis on maximizing and dispersing green space while maintaining functional design.



Key Objectives

- Boat Cleaning Station
- Community Seating Locations
- 66 Boat Parking Stalls
- Increased Open Space (in comparison to Concept Plan #1)
- Staging Area for Boats
- Restroom
- Walkway Through the Site
- Fishing Pier
- Restoration of Breakwater
- Designated Green Space
- Kayak Landing

Section 5: Master Plan

Concept Plan #3 was presented at Public Open House #3 held on September 20, 2022 on-site at the proposed project location. Information and input gathered from Concept Plans #1 & #2 were hybridized in developing a final Concept Plan as the basis for the Master Plan. Information received from a variety of community engagement and public input sessions directed the refinement of Concepts as presented at Public Open House #2 to form the basis of Concept Plan #3.

Concept 3

The final concept captures feedback received, along with survey results and community input. Concept 3 was able to achieve key goals identified below including maximizing parking efficiencies while maintaining significant green space.



Key Objectives

- Boat Cleaning Station
- Community Seating Locations
- 70 Boat Parking Stalls
- Increased Open Space-52% (in comparison to Concept Plan #1)
- Staging Area for Boats
- Restroom
- Walkway Through the Site
- Fishing Pier
- Restoration of Breakwater
- Designated Green Space
- Kayak Landing
- Buffers to the North & South

Section 6: Summary Recommendations & Implementation

Based on the Master Plan process as defined and facilitated with Brown County stakeholders, community members and the project team to date, a recommended hybridized Concept Plan #3 has been developed to date.

As a summary of steps to implement a construction plan associated with the Master Plan's vision for this project, the following will be recommended information for documentation:

Additional Recommended Technical Studies

Prior to final construction plans, the following items are recommended:

- Geotechnical Investigation for Site Design
 - To determine bedrock depths
 - To determine foundation bearing potential
 - To determine recommended pavement design
 - To determine required hydraulic infiltration rates for stormwater management design
- Bathymetric Survey Confirmation
 - Additional transects within breakwater to determine specific water depths
 - To determine whether additional dredging efforts are required for boat launch function
- Additional Field Survey
 - Verification of utility connections
 - Verification of as-built condition or post-demolition and drainageway grading tie-ins

Recommended Action with Authorities Having Jurisdiction (AHJ)

As part of the Master Plan process, the project team has communicated with specific Authorities Having Jurisdiction (AHJ) including City of Green Bay, Brown County, Wisconsin Department of Natural Resources (WDNR) and United States Army Corps of Engineers (USACE). As part of next steps for implementation of construction plans, the following processes will be required for review:

- City of Green Bay Zoning
 - Current Zoning for subject site includes C-1 (Commercial) for the primary lot & R-1 (Residential) for the southernmost lot
 - Anticipated Rezoning Requirement for Single Family Residential Lot
 - Zoning Lot / Bulk Requirements (Lot Coverage) maximum requirements
- Municipal Approval Process
 - City of Green Bay
 - Brown County

- Permitting Process
 - Local (City of Green Bay)
 - Rezone Application
 - Site Plan Approval
 - Municipal
 - Building Inspection
 - City of Green Bay Approved DSPS Delegated Authority
 - Utility
 - Any Commercial Structure(s)
 - State (Wisconsin Department of Natural Resources)
 - NR 151 & 216 Stormwater Requirements for Redevelopment
 - Regulated Discharge
 - Federal (United States Army Corps of Engineers)
 - Reciprocal review – Federal Waterway

Section 7: Probable Cost of Construction (Pending)

**More information to be provided for Opinion of Probable Cost of Construction.*

Section 8: Supplemental Project Documentation

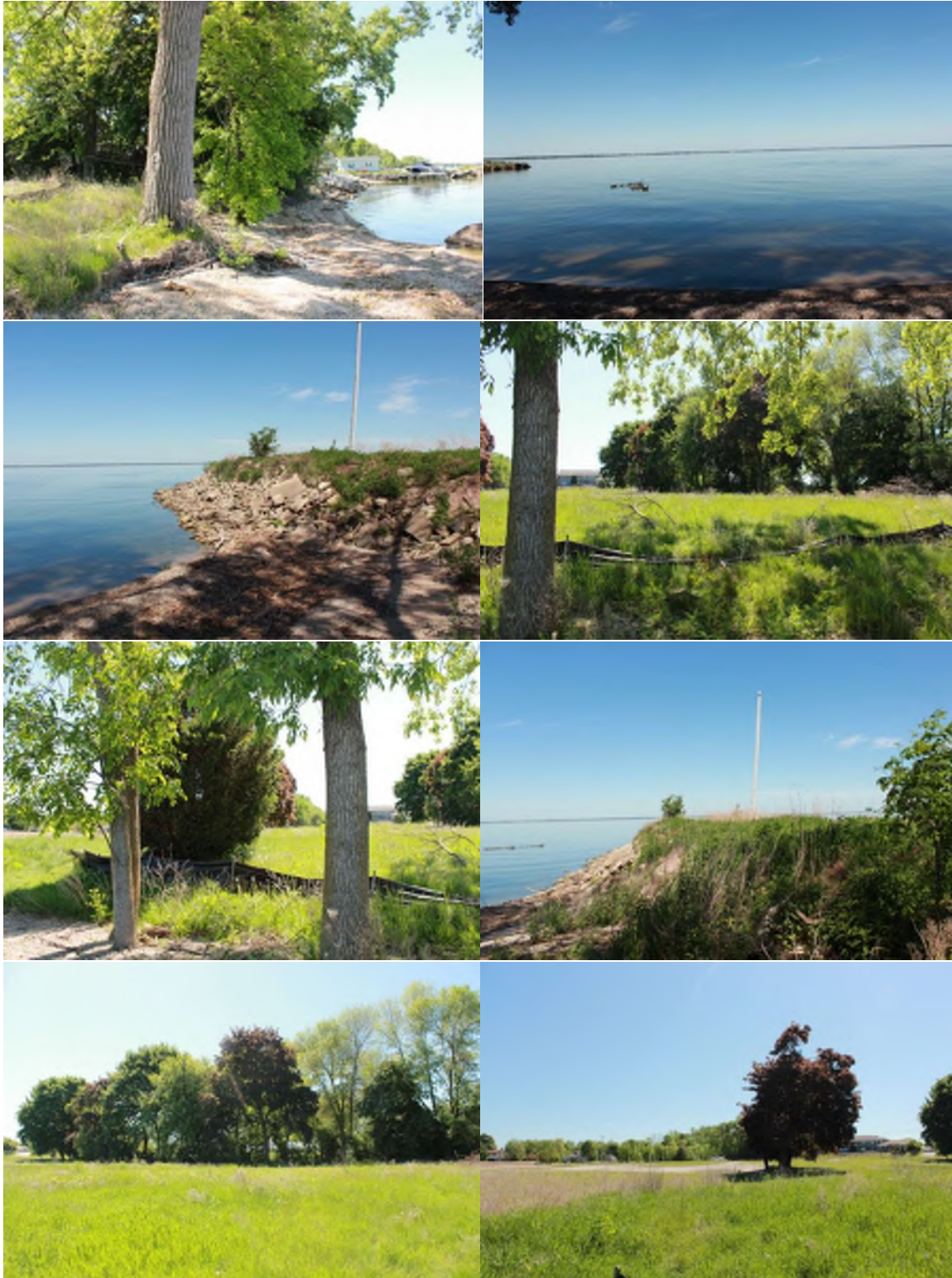
List of Appendices

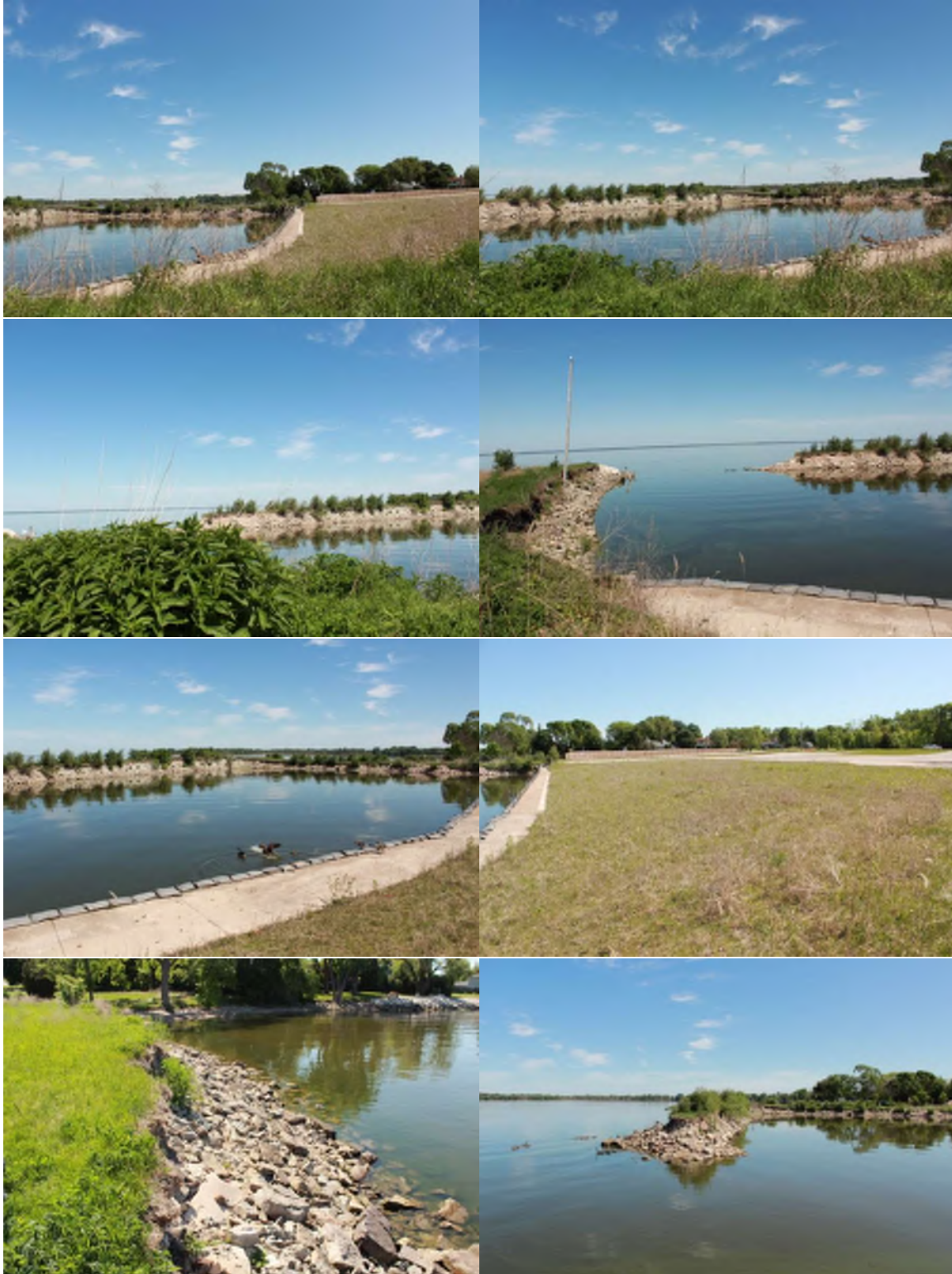
- A. Site Photography
- B. Public Open House Comments
- C. Conceptual Site Plans

List of References

- A. Winden, Mathew, and John Stoll. "The Economic and Fiscal Impact of Green Bay Recreational Fishing." *GB-Economic- Report*, <https://greenbaywalleyesfortomorrow.com/wp-content/uploads/2021/11/GB-Economic-Report.pdf>.
- B. "Inventory and Analysis of Brown County Marinas, Launches, and Harbors for Watercraft Safe Refuge." *Brown County WI.*, <https://www.browncountywi.gov/i/f/files/Planning-and-Land-Services/Coastal/Final%20Document.pdf>.
- D. 2017 Brown County Parks and Outdoor Recreation Plan 2017-2022
- E. 2019 Brown County resolution/ordinance for WDNR grant application for acquisition of approx. 4.54 acres of land on Nicolet Dr. for a Public Safe Harbor Boat Landing
- F. 2020 Brown County resolution/ordinance creating the official name of the "Eagle's Nest site to H.J. Debaker Eagles Nest Park and Boat Launch"
- G. 2021 CTH A Stream Realignment Exhibits
- H. 2021 Wisconsin Public Lands Field Archaeological Permit for Phase I Survey of site

Appendix A: Site Photography













Appendix B: Public Open House #1

Open House Review Comments:

Public Open house held on June 29, 2022 at the Resch Expo Center in Green Bay, WI. Along with a virtual option.

(Board) H.J. DeBaker Eagles Nest Park & boat Launch

- Please, no curbs or trees in the parking area
- 40 ft doc for landing and preparing for landing
- Vegetation buffer along southern property line
- Seasonal Kayak Storage
- Daily Slips or Seasonal Slips
- No parking on Road For Anyone
- Parking on one side for everyone
- Web Cam
- Fish Cleaning Station
- An AIS clean station should be 1st phase priority Door Co is installing these with coastal management funding: CD3 Model System
- Why wouldn't you put Kayak/Canoe launch to the south of breakwater off the grassy area that already exists? I don't think kayakers would like being in the same boat area as the motor boats. Plus, more Riprap is ugly
- I really value the opportunity for as much shore fishing access as possible. It is the equitable piece of this! The majority of this project is benefiting white men who own boats. Design for others.
- County: Please think more broadly about traffic safety. This the most bicycled road in county. People are walk all the time, many families. In last few years neighbors on both sides and out mailboxes were run over. Please work on creating a much safer biking/walking corridor for all of Nicolet Dr.
- Space for Food truck
- No landscape in middle of lot-difficult with trailer

(Board) What are the opportunities and constraints of the site?

- **Opportunities**
 - Shoreline fishing: Access? How Much? Lighting?
 - Open Space: Impervious Patio: Access and safety site lines, driveway access points
 - Access of Four lanes
 - Restore Green space lost my demolition 1 off of prior trees- should consider replacing some
 - Playground- Lashoda Park
 - Make it a marine not a boat launch
 - Gates on entrance and exits
 - Extra police patrols
 - Light pollution late at night, maintain enjoyment of night sky by residents
 - Add walking trail to this area, perhaps the perimeter, to provide safe place to walk as Nicolet is becoming more unsafe to walkers
 - Ability to open and close the park with gates
 - Trails allow people to experience the environment better
 - Assist rails on each doc
- **Constraints**
 - Parking on the road is a problem, high speed motorcycles
 - No parking on roadway, beyond Van Lanen Roadway
 - Sediments Testing
 - Larger boats to be launched- Cigarette Boat
 - Why do we want launches here?
 - Safety of Nicolet County access, on roadway
 - This is a residential area and is not like Bayshore or metro. Create spaces that don't just cater to the extremely small portion of people that own boats
 - Sunrise starts at 3:45 am in summer. Please have park hours respect that this is in a neighborhood and people value sleep. A large boat launch is not quiet. You know this because of all the issues at Sawamico Launch.
 - This is located in a neighborhood. A lot of residents do not want a giant parking lot style launch. Please design it as an asset to neighborhood and not reduce quality of life for those who us Nicolet Dr.
 - This is a residential area. Increasing traffic, noise, pollution should be minimized. Bikes, Pedestrians, ETC. should always be priority of pickups and boats. Your stated most important is boat launch. "Park" is placating the residents.
 - Wake Control near shore to preserve opportunities for Kayakers, Canoe, Paddle Boards

(Board) How would you use the park?

- Playground place for families to gather
- Kayak launching area
- Picnics, sunset picture

(Board) Bay Shore Park

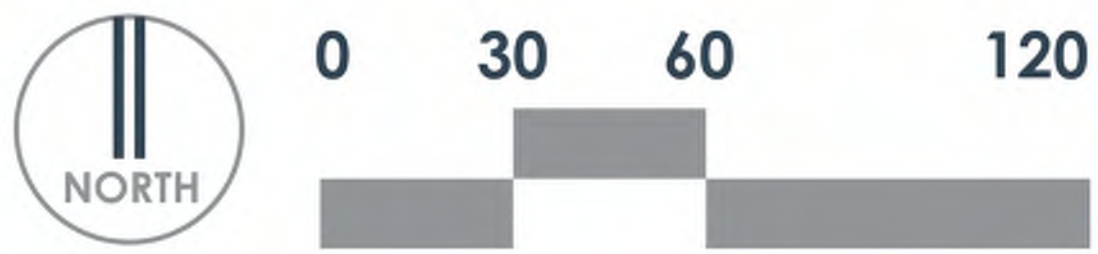
- Paving and Fishing material lost within Rip Rap

Appendix C: Concept Plans

SITE INFORMATION BLOCK	
SITE ADDRESS	3265 NICOLET DR.
PROPERTY ACREAGE	3.83 ACRES
NUMBER OF PARKING STALLS	
LARGE(BOAT PARKING)	84
SMALL(VEHICLE PARKING)	21
TOTAL	105
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	72,278 SF
EXISTING PERVIOUS SURFACE AREA	94,832 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.43
PROPOSED IMPERVIOUS SURFACE AREA	102,021 SF
PROPOSED PERVIOUS SURFACE AREA	65,246 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	.61



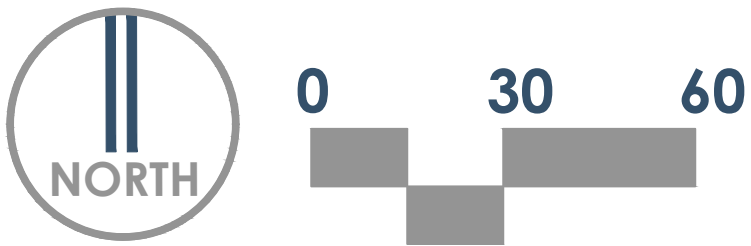
© 2022 Microsoft Corporation © 2022 Maxar ©CNES (2022) Distribution Airbus DS



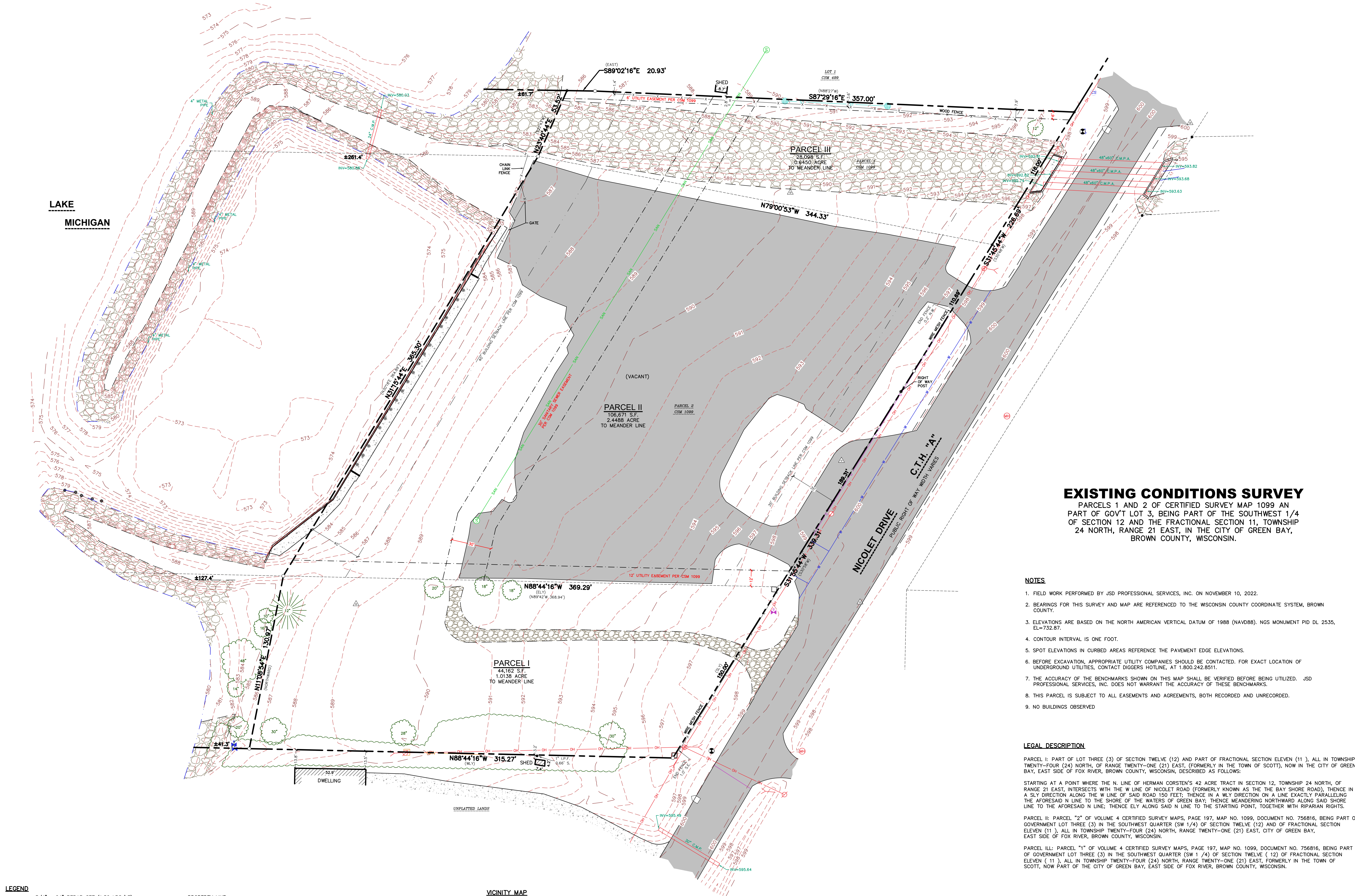
SITE INFORMATION BLOCK	
SITE ADDRESS	3265 NICOLET DR.
PROPERTY ACREAGE	3.83 ACRES
NUMBER OF PARKING STALLS	
LARGE(BOAT PARKING)	66
SMALL(VEHICLE PARKING)	23
TOTAL	89
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	72,278 SF
EXISTING PERVIOUS SURFACE AREA	94,632 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.43
PROPOSED IMPERVIOUS SURFACE AREA	97,589 SF
PROPOSED PERVIOUS SURFACE AREA	89,245.8 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.56



SITE INFORMATION BLOCK	
SITE ADDRESS	3265 NICOLET DR.
PROPERTY ACREAGE	4.54 ACRES
NUMBER OF PARKING STALLS	
LARGE (BOAT PARKING)	74
SMALL (VEHICLE PARKING)	26
TOTAL	100
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	73,209 SF
EXISTING PERVIOUS SURFACE AREA	124,801 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.36
SITE AREA	198,010 SF
PROPOSED IMPERVIOUS SURFACE AREA	107,131 SF
PROPOSED PERVIOUS SURFACE AREA	90,879 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	.54
ADDITIONAL SITE AREA	31,764 SF
PROPOSED IMPERVIOUS SURFACE AREA	3,174 SF
PROPOSED PERVIOUS SURFACE AREA	28,590 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	.09
TOTAL SITE AREA	229,774 SF
PROPOSED IMPERVIOUS SURFACE AREA	110,305 SF
PROPOSED PERVIOUS SURFACE AREA	119,469 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	.48

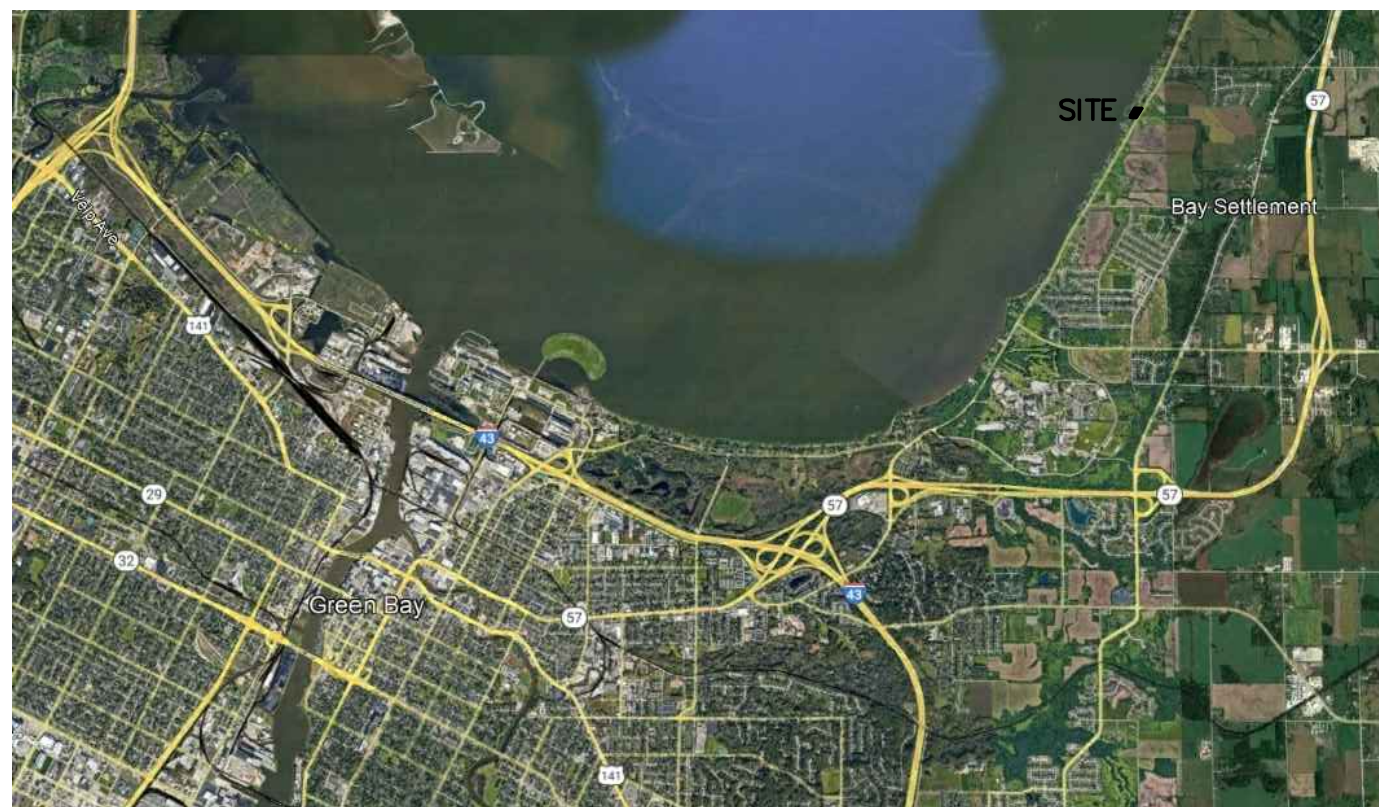


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- LEGEND**
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
 - 1" IRON PIPE FOUND
 - CONTROL POINT
 - BENCHMARK
 - BOLLARD
 - MAIL BOX
 - POST
 - SIGN
 - SANITARY MANHOLE
 - HYDRANT
 - WATER VALVE
 - CURB STOP/SERVICE VALVE
 - ROUND STOP INLET
 - GAS VALVE
 - MANHOLE - UNVERIFIED TYPE
 - POWER POLE
 - POWER POLE W/GUY
 - TELEPHONE PEDESTAL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - RIGHT-OF-WAY LINE
 - SETBACK LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EASEMENT LINE
 - FENCE LINE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - SANITARY SEWER
 - WATER LINE
 - ST - STORM SEWER
 - CaTV - UNDERGROUND CABLE
 - STW - STEAM LINE
 - NATURAL GAS
 - OVERHEAD LINE
 - BUILDING
 - WALL LINE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - EDGE OF WATER
 - SPOT ELEVATION
 - BITUMINOUS PAVEMENT
 - CONCRETE PAVEMENT
 - GRAVEL
 - EDGE OF BITUMINOUS
 - DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

VICINITY MAP



EXISTING CONDITIONS SURVEY

PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP 1099 AN PART OF GOVT LOT 3, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE FRACTIONAL SECTION 11, TOWNSHIP 24 NORTH, RANGE 21 EAST, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 10, 2022.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, BROWN COUNTY.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), NOS MONUMENT PID DL 2535, EL=732.87.
- CONTOUR INTERVAL IS ONE FOOT.
- SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- 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.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- NO BUILDINGS OBSERVED

LEGAL DESCRIPTION

PARCEL I: PART OF LOT THREE (3) OF SECTION TWELVE (12) AND PART OF FRACTIONAL SECTION ELEVEN (11), ALL IN TOWNSHIP TWENTY-FOUR (24) NORTH, OF RANGE TWENTY-ONE (21) EAST, (FORMERLY IN THE TOWN OF SCOTT), NOW IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

STARTING AT A POINT WHERE THE N. LINE OF HERMAN CORSTEN'S 42 ACRE TRACT IN SECTION 12, TOWNSHIP 24 NORTH, OF RANGE 21 EAST, INTERSECTS WITH THE W. LINE OF NICOLET ROAD (FORMERLY KNOWN AS THE BAY SHORE ROAD), THENCE IN A SLY DIRECTION ALONG THE W. LINE OF SAID ROAD 150 FEET; THENCE IN A WLY DIRECTION ALONG A LINE EXACTLY PARALLELING THE AFORESAID N. LINE TO THE SHORE OF THE WATERS OF GREEN BAY; THENCE MEANDERING NORTHWARD ALONG SAID SHORE LINE TO THE AFORESAID N. LINE; THENCE ELY ALONG SAID N. LINE TO THE STARTING POINT, TOGETHER WITH BRIARIAN RIGHTS.

PARCEL II: PARCEL "2" OF VOLUME 4 CERTIFIED SURVEY MAPS, PAGE 197, MAP NO. 1099, DOCUMENT NO. 756816, BEING PART OF GOVERNMENT LOT THREE (3) IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWELVE (12) AND OF FRACTIONAL SECTION ELEVEN (11), ALL IN TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE TWENTY-ONE (21) EAST, CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

PARCEL III: PARCEL "1" OF VOLUME 4 CERTIFIED SURVEY MAPS, PAGE 197, MAP NO. 1099, DOCUMENT NO. 756816, BEING PART OF GOVERNMENT LOT THREE (3) IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWELVE (12) OF FRACTIONAL SECTION ELEVEN (11), ALL IN TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE TWENTY-ONE (21) EAST, FORMERLY IN THE TOWN OF SCOTT, NOW PART OF THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, ANDREW W. WILKOWSKI, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-3121, HEREBY CERTIFY THAT UNDER THE DIRECTION OF BROWN COUNTY PARKS THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLES WITH WISCONSIN ADMINISTRATIVE CODE A-ET AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

ANDREW W. WILKOWSKI, S-3121
PROFESSIONAL LAND SURVEYOR

NOVEMBER 28, 2022
DATE



CREATE THE VISION TELL THE STORY

jsdinc.com

WAUSAU REGIONAL OFFICE
7402 STONE RIDGE DRIVE, SUITE 4
WESTON, WI 54476
P. 715.296.6330

CLIENT:

BROWN
COUNTY
PARKS

CLIENT ADDRESS:

2024 SUAMICO, WI 54173

PROJECT:

H.J. BAKER
EAGLES NEST PARK
AND BOAT LAUNCH

PROJECT LOCATION:

3263 NICOLET DRIVE
GREEN BAY, WI
BROWN COUNTY



SCALE IN FEET

30' 0 30'



MODIFICATIONS:

#	Date	Description
1		
2		
3		
4		
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12		
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15		

Designed By: DHS 11-28-22
Reviewed By: AWW 11-28-22
Approved By: AWW 11-28-22

SHEET TITLE:

EXISTING
CONDITIONS
SURVEY

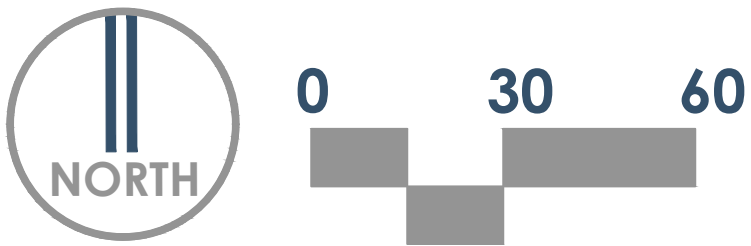
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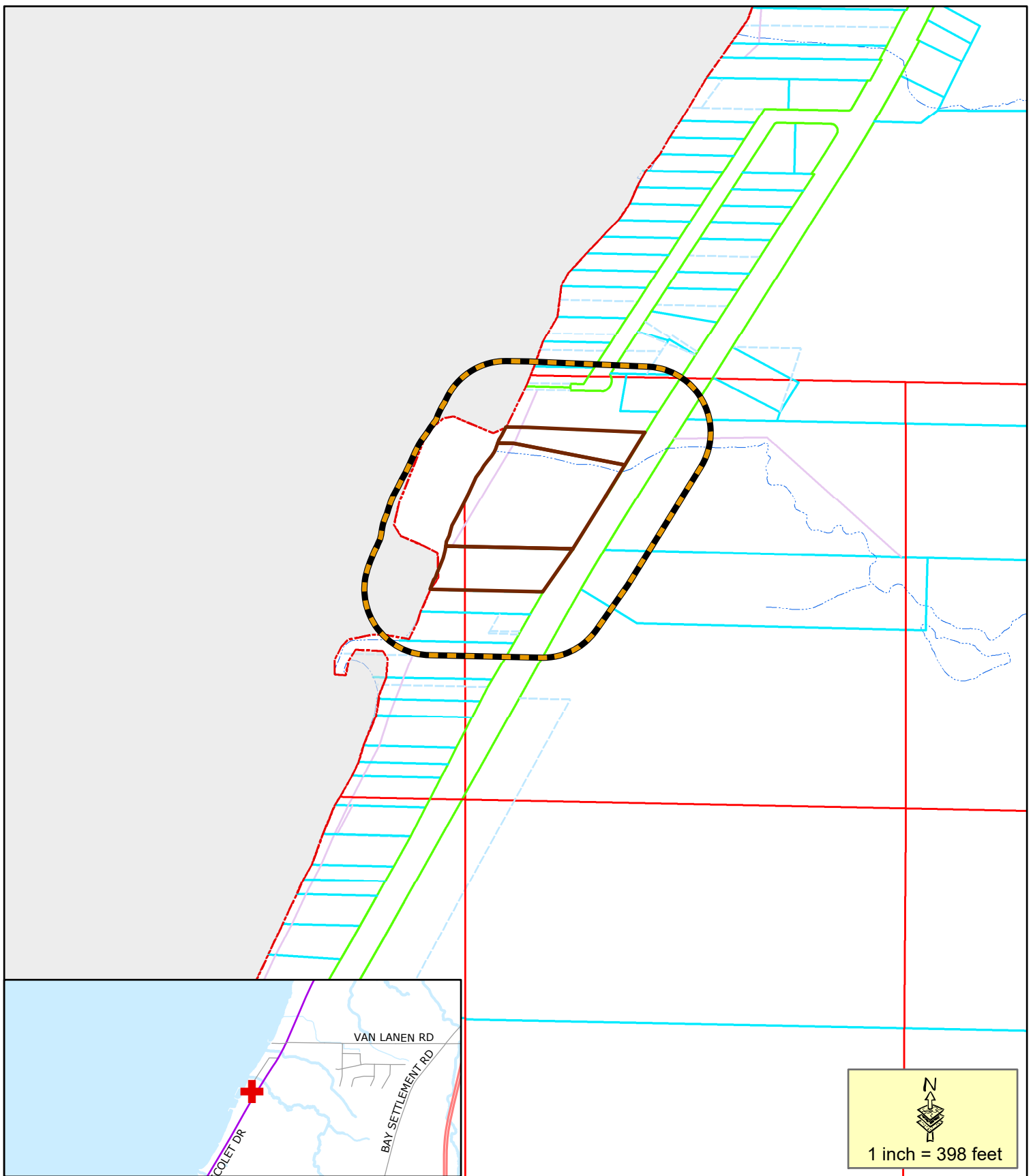
1 OF 1

PROJECT NO:

22-11388

SITE INFORMATION BLOCK	
SITE ADDRESS	3265 NICOLET DR.
PROPERTY ACREAGE	4.54 ACRES
NUMBER OF PARKING STALLS	
LARGE (BOAT PARKING)	74
SMALL (VEHICLE PARKING)	26
TOTAL	100
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	73,209 SF
EXISTING PERVIOUS SURFACE AREA	124,801 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.36
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PROPOSED IMPERVIOUS SURFACE AREA	110,305 SF
PROPOSED PERVIOUS SURFACE AREA	119,469 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	.48





-  Proposed CPA and Rezone
-  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 22-42) and
Comp Plan Amendment (CPA 22-02)
Proposed Comp Plan Amendment and Rezone
at 3251, 3263, 3279 Nicolet Drive**



Report to the Green Bay Plan Commission

MEETING DATE

January 17, 2023

PREPARED BY

David Buck, Staff

AGENDA ITEM # Q.4

To amend the City's Comprehensive Plan for a portion of properties located in the 600 Block of Adams Street, from Park to Downtown. (Public Hearing held 01/09/22)

BACKGROUND

Primary Address: 600 Blk of S. Adams Street

Aldersperson / District: Ald. Brian Johnson / District 9

Reason for Request: To allow for a future rezoning of a portion of the property for commercial, mixed-use, or multi-family development as well as permanently establish the Fox River Trail along the riverbank.

Surrounding Zoning and Land Uses:

Subject Properties: Public/Institutional (PI) and Light Industrial (LI)-vacant & Conservancy (C) – former Fox River Trail along the right-of-way

North: Downtown Two (D2) - Office and retail uses

South: Light Industrial (LI)/Conservancy (C) - Vacant

East: Public Institutional (PI) - Green Bay Water Utility

West: N/A - Fox River

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Parks. The Plan identifies this area as Special Park area 5 (between the Fox River and Porlier Street south of Mason Street) to include a Linear, decorative open space, bicyclist and pedestrian path and potential fishing pier.

Report: This request is in response to allow the future redevelopment of the west side of the 600 Block of South Adams Street. The site is currently comprised of three parcels: one, owned by the City of Green Bay along the Fox River, the second, middle parcel, is privately owned, and a third is owned by the Green Bay Redevelopment Authority. Each parcel also has its own zoning district. The amendment will facilitate a proposed rezoning within this agenda. The subject area is approximately 3.9 acres in size. The proposed amendment will keep Parkway uses along the waterfront as depicted on the draft Certified Survey Map as Outlot 1 and already includes the physical relocation of the Fox River Trail to the waterfront from the street right-of-way.

The Smart Growth 2022 Comprehensive Plan establishes the following review criteria for periodic amendments:

1. The change is consistent with the goals and objectives or other elements of Smart Growth 2022. Staff feels the proposed amendment is compliant.
2. The change does not create an adverse impact on public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire, and

parks.

The proposed development is located within the Urban Service Area and there are no significant issues relative to services or facilities.

3. Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.

The proposed change in land use represents a much higher intensity use relative to the surrounding properties. However, the subject area can be considered an extension of the downtown area and is located adjacent to a major arterial street. The change will also encourage redevelopment of the currently underutilized property.

4. The change allows a more viable transition to the planned uses on adjacent properties than the current land use.

The commercial, mixed-use, or multi-family land-use component is more compatible than the former industrial use and forms well with the existing green space and trail.

5. The change does not have a significant adverse impact on the natural environment including trees, slopes, and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.

There are no known environmental impacts. Measures will be taken to flood-proof any proposed redevelopment at this location.

6. There is a change in city policies or neighborhood characteristics that would justify a change.

Not applicable.

7. The change corrects an error made in the original plan.

Though not an error, the proposed land-use changes designate uses more compatible with the size and location of the subject properties that were not likely analyzed in such detail when the Comprehensive Plan was developed.

8. There is a community or regional need identified in the Comprehensive Plan for the proposed land use or service.

Not applicable.

9. The change helps the City meet its life-cycle and affordable housing goals.

Not directly, but the ability to provide housing on this site, especially as part of a mixed-use development project, has the ability to increase housing options within the City and could include affordable units or free up units already in the community as new ones come online.

10. The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration, or dedication.

There are no landmarks or historically significant features that are being modified as part of the request.

This land-use designation change will allow the area to be reconfigured to allow for an expanded public riverwalk area as depicted on the draft Certified Survey Map as Outlot 1 and retain the objectives as identified in the Comprehensive Plan. Staff also contends that the expansion of the downtown land-use designation acts as a transitional area between the Fox River and the commercial uses to the north, west and east and the lower density residential areas to the southeast on Adams Street. A request is contained within this meeting packet for a rezoning (ZP 22-43) of property on the eastern portion of the amended area, adjacent to South Adams Street.

The Public Participation Plan for Periodic Comprehensive Plan Amendments is being followed for this

request and notices have been provided regarding the public hearings for this meeting. Ald. Brian Johnson, Downtown Green Bay Inc, and neighbors within 200 ft. were notified of the meeting based on Plan Commission policy. Staff has taken information related calls on the request but has received no objections to the request as of the drafting of this report.

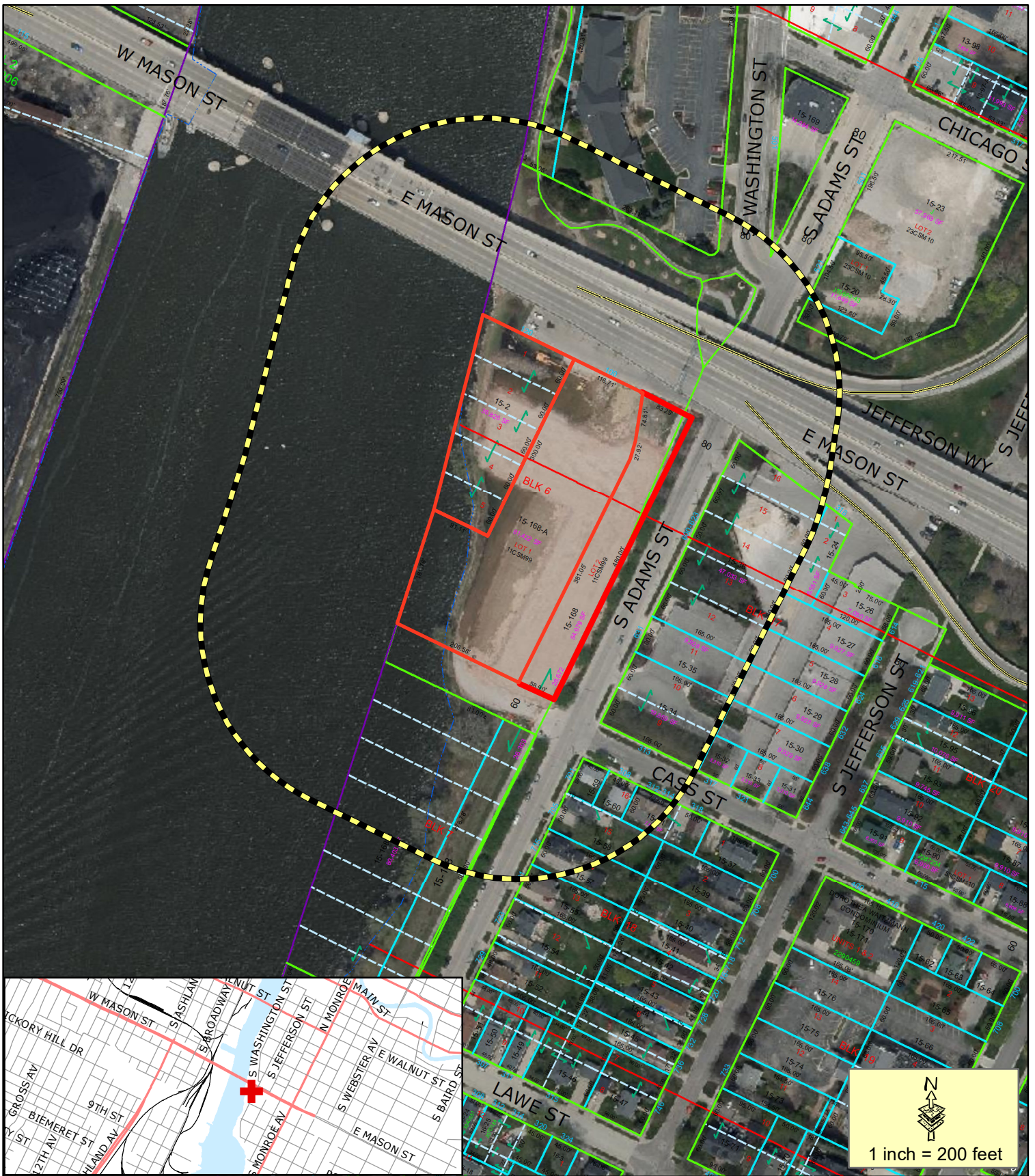
RECOMMENDATION

Approval of the request to amend the City's Comprehensive Plan for portion of properties from Park to Downtown.

FISCAL IMPACT

ATTACHMENTS

1. CPA 22-03 & ZP 22-43 PropMap
2. CPA 22-03 & ZP 22-43 LU & Zoning Designation Map
3. CSM 22-15 Preliminary CSM S Adams Street



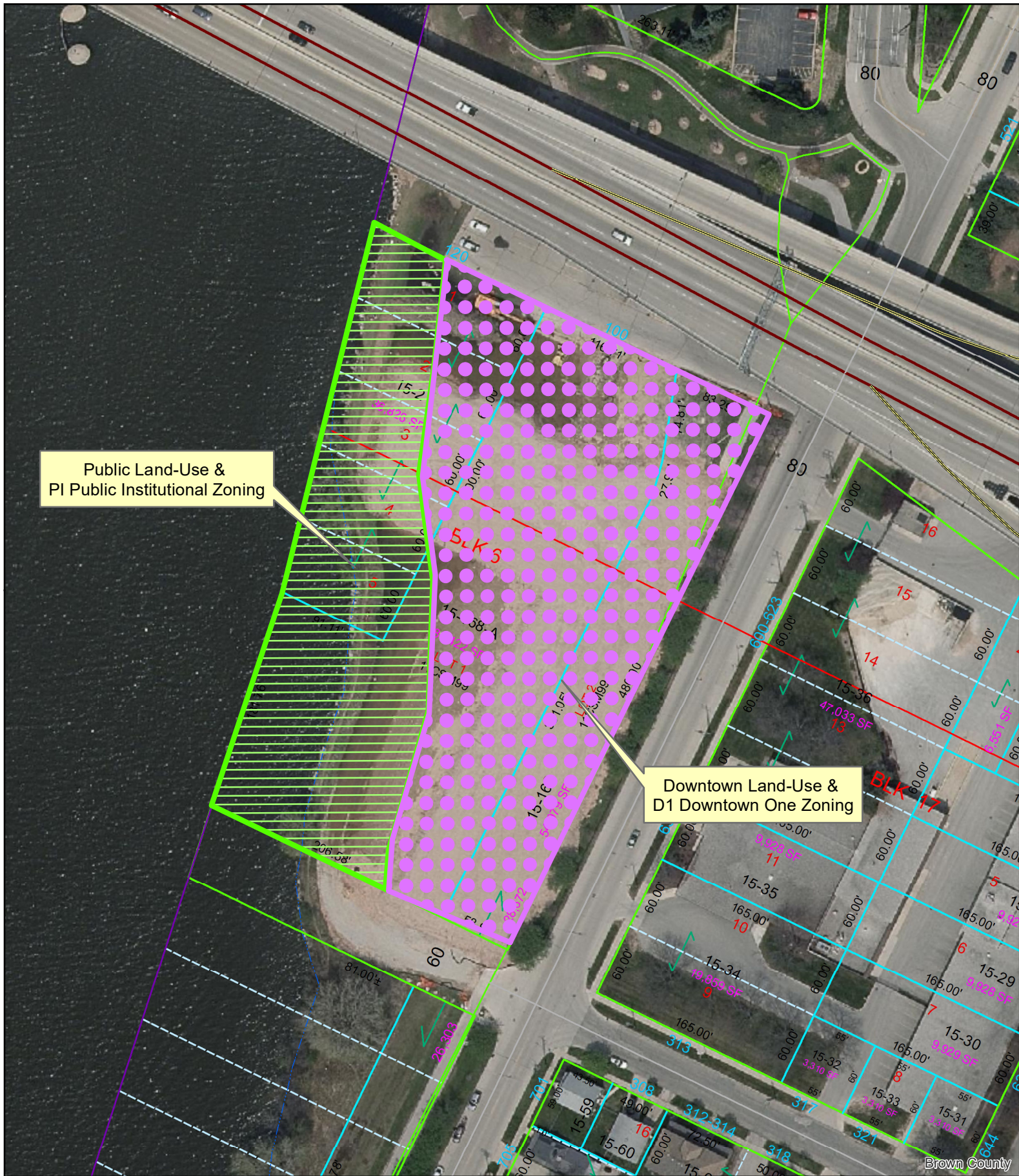
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- 200' Property Owner Notice

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Map prepared by DB

Comprehensive Plan Amendment (CPA 22-03) & Zoning Petition (ZP 22-43)

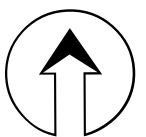
600 Block S Adams





CPA 22-03 & ZP 22-43 Public/Parks & Downtown Designation

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The City makes no claims regarding the accuracy or completeness of the image or data presented.

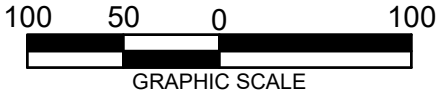


1 in = 100 ft

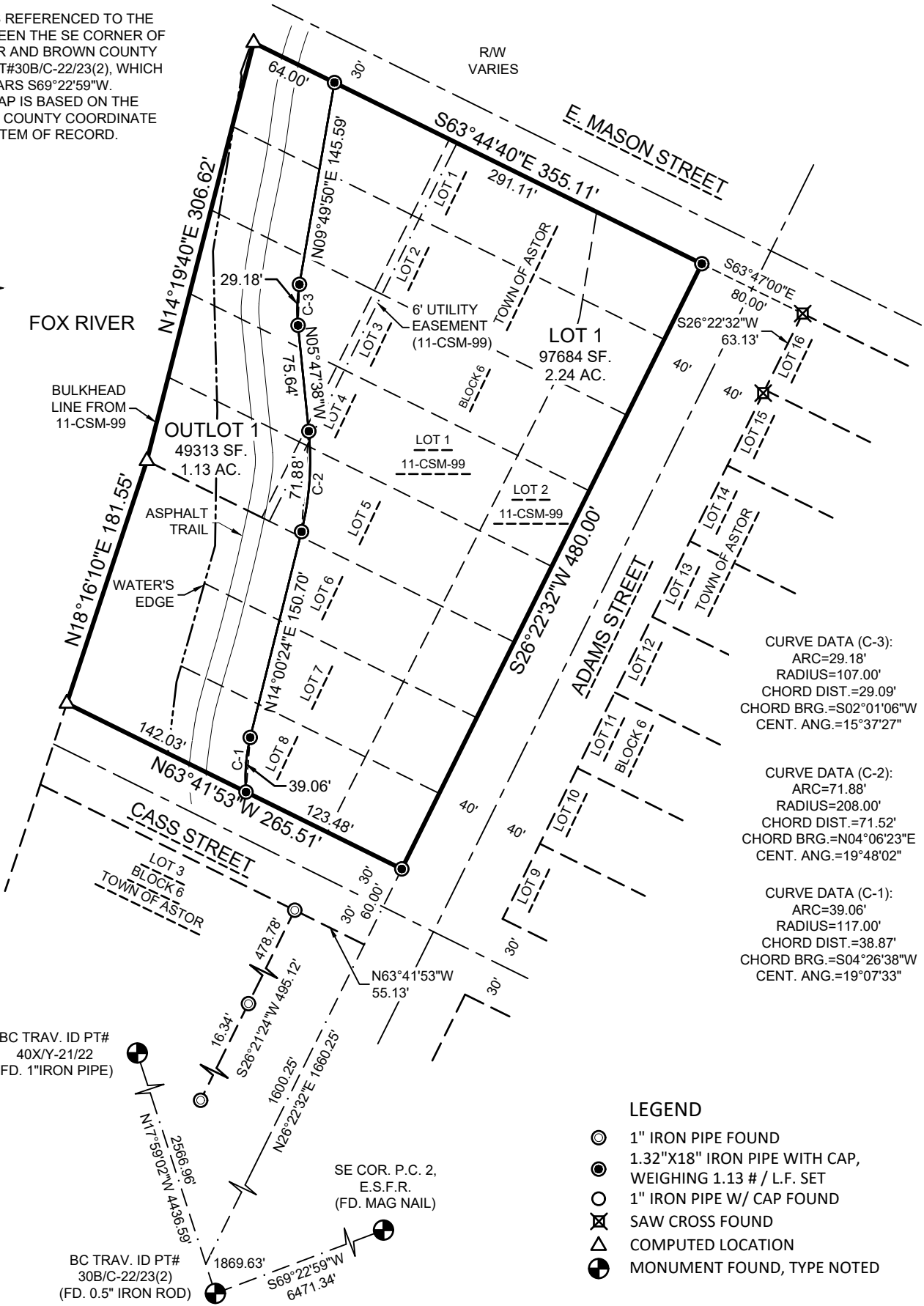
PRELIMINARY

CERTIFIED SURVEY MAP

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NORTH IS REFERENCED TO THE LINE BETWEEN THE SE CORNER OF PC 2, ESFR AND BROWN COUNTY TRAV. ID PT#30B/C-22/23(2), WHICH BEARS S69°22'59"W. THIS MAP IS BASED ON THE CURRENT COUNTY COORDINATE SYSTEM OF RECORD.



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ASTOR, BROWN COUNTY RECORDS, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, RANDALL OETTINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND
MAPPED PART OF LOTS 1, 2, 3, 4 AND 5 OF BLOCK 6, PLAT OF THE TOWN OF ASTOR AND ALL OF LOTS 1 AND 2 OF VOLUME 11,
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COMMENCING AT THE SOUTHEAST CORNER OF PRIVATE CLAIM 2, EAST SIDE OF THE FOX RIVER; THENCE S69°22'59"W, 6471.34
FEET ALONG THE LINE BETWEEN SAID POINT AND BROWN COUNTY SURVEY ID POINT #30B/C-22/23(2); THENCE N17°59'02"W,
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FEET ALONG THE WEST RIGHT OF WAY OF ADAMS STREET TO THE POINT OF BEGINNING; THENCE N63°41'53"W, 265.51 FEET
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SAID PARCEL CONTAINS 146,997 SQ. FT. \ 3.37 ACRES OF LAND, MORE OR LESS.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEY AND THE
DIVISION THEREOF. THAT I HAVE MADE SUCH A SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF THE OWNERS
LISTED HEREON. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236, SECTION 236.34 OF THE WISCONSIN
STATUTES, THE CITY OF GREEN BAY, AND THE BROWN COUNTY PLANNING COMMISSION IN SURVEYING, DIVIDING AND
MAPPING THE SAME.

RANDALL OETTINGER S-2349
SEPTEMBER 27, 2022
REVISED DECEMBER 02, 2022 (MOVE LOT LINE)

CITY OF GREEN BAY PLANNING COMMISSION

APPROVED FOR THE CITY OF GREEN BAY PLAN COMMISSION THIS ____ DAY OF _____, 20 ____.

NEIL STECHSCHULTE
DEVELOPMENT DIRECTOR

CERTIFICATE OF THE GREEN BAY CITY CLERK

AS DULY APPOINTED CITY CLERK FOR THE CITY OF GREEN BAY, I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO
UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY
MAP (PARCEL #(S)) AS OF THE DATE LISTED BELOW.

CELESTINE JEFFREYS DATE
GREEN BAY CITY CLERK

TREASURER'S CERTIFICATE

AS DULY ELECTED BROWN COUNTY TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO
UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS
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PAUL ZELLER DATE
BROWN COUNTY TREASURER

PRELIMINARY

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CORPORATE OWNER'S CERTIFICATE

THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY, A MUNICIPAL CORPORATION DULY ORGANIZED AND
EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT WE CAUSED
THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED
HEREON. THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY ALSO CERTIFIES THAT THIS CERTIFIED SURVEY
MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF GREEN BAY

IN WITNESS WHEREOF, THE SAID CITY OF GREEN BAY HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, IT'S _____ ON THIS ____ DAY OF _____, 20____.
(PRINT NAME)

(SIGN HERE)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20____, THE ABOVE NAMED OFFICER OF SAID
CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED
OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF WISCONSIN]
] SS
COUNTY OF _____]

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY:

THE CITY OF GREEN BAY, GRANTOR, TO:

WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, GRANTEE;
WISCONSIN BELL INC.. D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE;
PAETEC USA TELECOM SERVICES, GRANTEE;
BROWN COUNTY C-LEC, LLC, GRANTEE;
US EXCHANGE/RVP FIBER, GRANTEE;
CHARTER TELECOMMUNICATIONS OPERATING, LLC, GRANTEE:

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE
FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND
DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR
SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND
UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" AND
THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER
WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH
LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES,
BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO
ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE
TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR
TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE
INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS
FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED
AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEES'
FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT
THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE
SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN SIX INCHES WITHOUT WRITTEN CONSENT OF
GRANTEES.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND
ASSIGNS OF ALL PARTIES HERETO.



Report to the Green Bay Plan Commission

MEETING DATE

January 17, 2023

PREPARED BY

David Buck, Staff

AGENDA ITEM # Q.5

To rezone the 600 Block of S. Adams Street from Light Industrial (LI) and Public/Institutional (PI) to Downtown (DI) and Public Institutional (PI). (Public Hearing held 01/09/22)

BACKGROUND

Primary Address: 600 Blk S. Adams Street

Aldersperson / District: Ald. Brian Johnson / District 9

Reason for Request: The proposed rezoning will permit future commercial, mixed-use, or multi-family development on the eastern half of the land area as well as to permanently establish the Fox River Trail along the riverbank.

Surrounding Zoning and Land Uses:

Subject Properties: Public/Institutional (PI) and Light Industrial (LI) - vacant

Conservancy (C) – former Fox River Trail along the right-of-way

North: Downtown Two (D2) - Office and retail uses

South: Light Industrial (LI)/Conservancy (C) - Vacant

East: Public Institutional (PI) - Green Bay Water Utility

West: N/A - Fox River

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Parks. The Plan goes on to identify this area as SP5 (between the Fox River and Porlier Street south of Mason Street) to include a linear decorative open space, bicyclist and pedestrian path and a potential fishing pier.

Report: The subject property is 3.9 acres and is located on the west side of the 600 Block of S. Adams Street, south of East Mason Street, and north of Cass Street. The subject area site is currently comprised of three parcels. The first is a 0.85 acre vacant parcel (#15-2) that is owned by the City of Green Bay and is located along the Fox River. The second parcel (#15-168-A) is a 1.87 acre vacant lot that's privately owned and formerly used for warehousing. The third parcel is 1.26 acres (#15-168) and is owned by the Green Bay Redevelopment Authority and the location of the Fox River Riverwalk along the area's entire right-of-way frontage. The intent is to reconfigure these three lots into one 1.13 acre outlot along the river and create a 2.24 lot for future unknown redevelopment.

The property is currently zoned with three different zoning designations following existing property lines. The 0.85 acre vacant parcel owned by the City is within the Public Institutional (PI) Zoning District, which reflects the City's goal of continuing the parkway along the riverfront. The largest portion of the subject area, at 1.87 acres, is zoned Light Industrial (LI), which reflects the former warehousing operations that were discontinued in 2018. The 1.13 acre parcel that runs parallel with and adjacent to the S. Adams Street right-of-way is zoned Conservancy (C) as it contains the Fox River Trail. Following the removal of the warehouses in 2018, the City, Redevelopment Authority and private property owner entered into an

agreement to reconfigure the overall land area into two lots as depicted on the draft Certified Survey Map (included in your packet) with the goal of relocating the Fox River Trail from the roadside to the riverside and creating a parcel of adequate size and frontage to be redeveloped. Since that agreement took place, the property owner and the city have physically relocated the trail to the riverfront. The proposed zone change is the next step in the process of finalizing this overall trail relocation and ultimately redevelopment of the vacant land area.

If approved, the rezoning request will establish the Public Institutional District (PI) district along the entire river approximately 50 ft. inward from the bank and will place the Downtown One (DI) district for the remainder of the property. These designations are currently only partially consistent with the Comprehensive Plan. However, a Comprehensive Plan amendment is also on the Plan Commission agenda and, if approved, will match with the rezone request. Staff believes the DI designation is appropriate given the location of the proposed land area directly south of E. Mason Street and the formal central business district and west of the Water Utility offices. Staff contends that the expansion of the downtown land-use designation allows for an appropriate variety of uses while also limiting heights and density that acts as a transitional area between the Fox River and the commercial uses to the north, west and east and the lower density residential areas to the southeast on Adams Street.

Ald. Brian Johnson, Downtown Green Bay Inc, and neighbors within 200 ft. were noticed of the meeting based on Plan Commission policy. Staff has taken information related calls on the request but has received no objections to the request as of the drafting of this report.

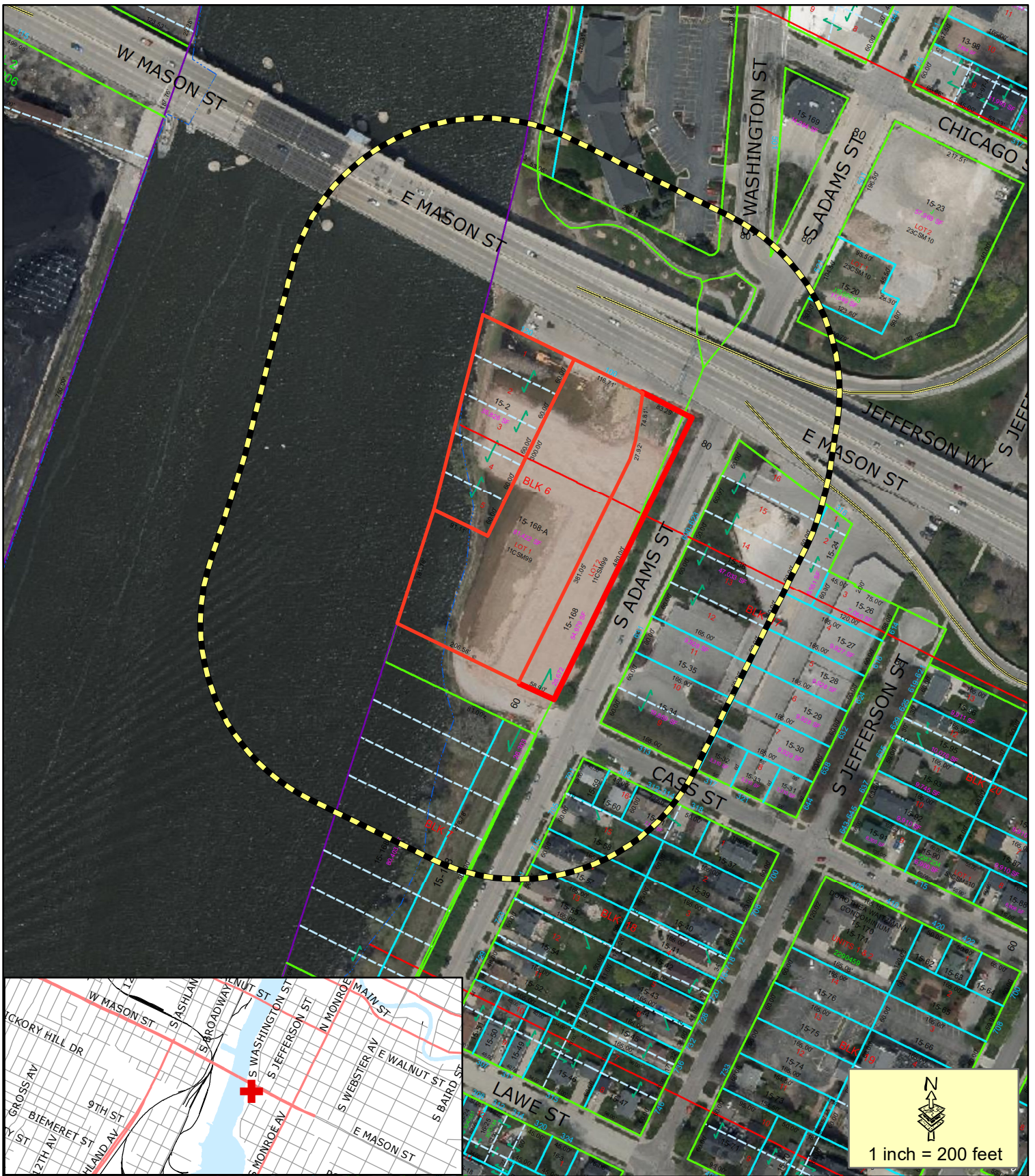
RECOMMENDATION

Approval of the request to rezone the property from Light Industrial (LI) and Public/Institutional (PI) to Downtown (DI) and Public Institutional (PI).

FISCAL IMPACT

ATTACHMENTS

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3. CSM 22-15 Preliminary CSM S Adams Street



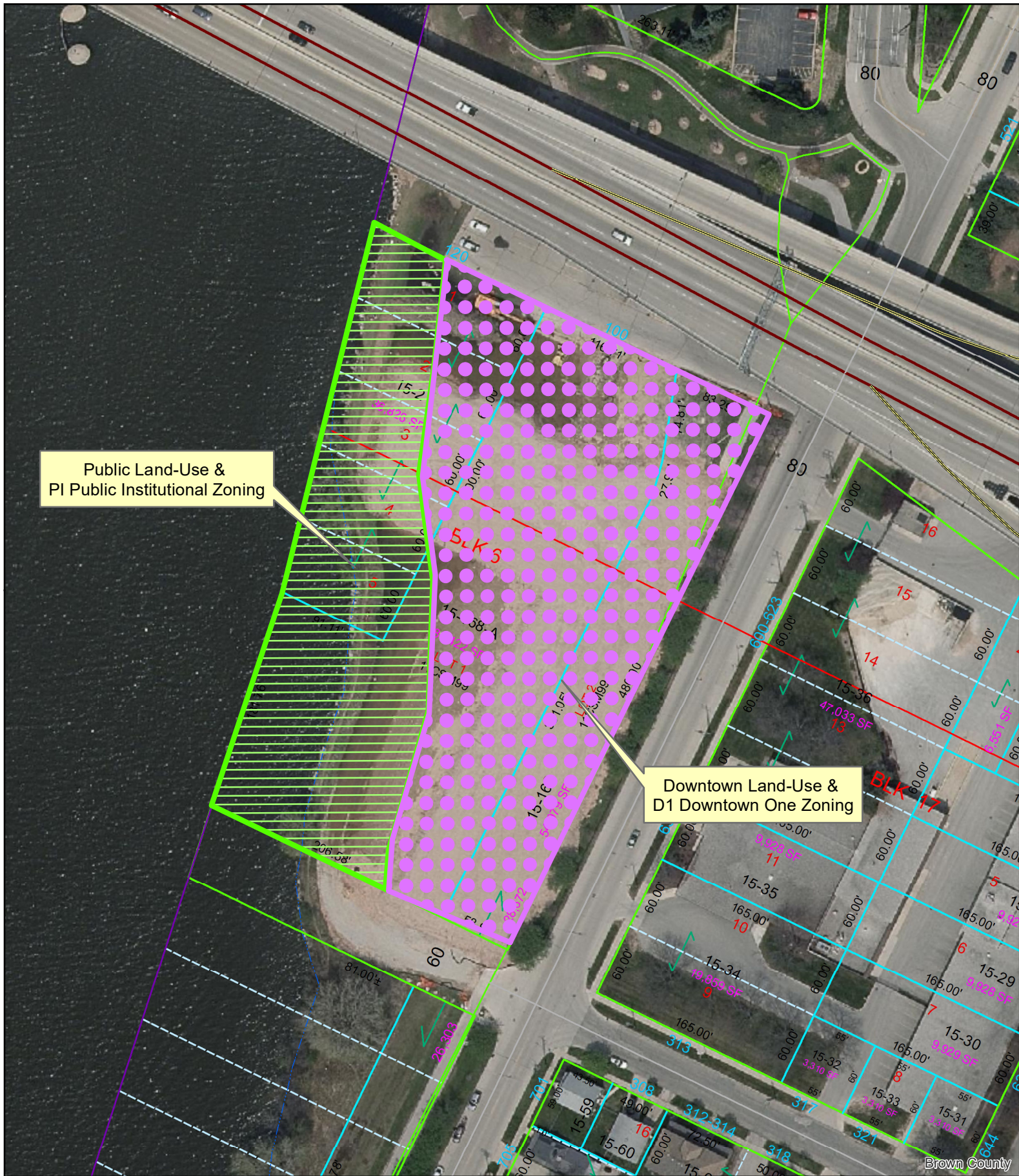
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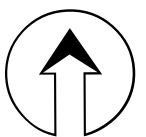
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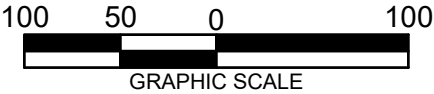


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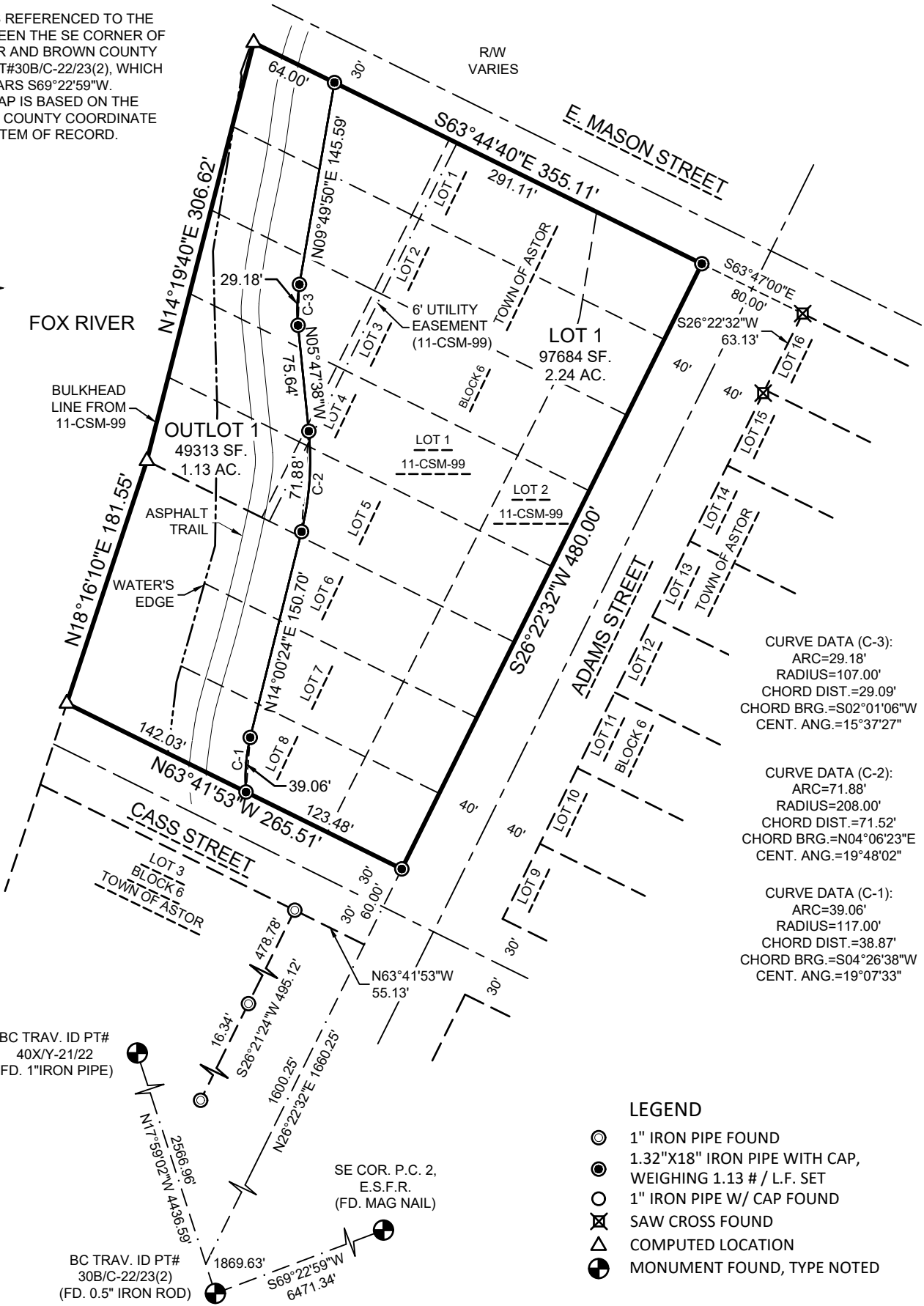
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SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEY AND THE DIVISION THEREOF. THAT I HAVE MADE SUCH A SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF THE OWNERS LISTED HEREON. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236, SECTION 236.34 OF THE WISCONSIN STATUTES, THE CITY OF GREEN BAY, AND THE BROWN COUNTY PLANNING COMMISSION IN SURVEYING, DIVIDING AND MAPPING THE SAME.

RANDALL OETTINGER S-2349
SEPTEMBER 27, 2022
REVISED DECEMBER 02, 2022 (MOVE LOT LINE)

CITY OF GREEN BAY PLANNING COMMISSION

APPROVED FOR THE CITY OF GREEN BAY PLAN COMMISSION THIS ____ DAY OF _____, 20 ____.

NEIL STECHSCHULTE
DEVELOPMENT DIRECTOR

CERTIFICATE OF THE GREEN BAY CITY CLERK

AS DULY APPOINTED CITY CLERK FOR THE CITY OF GREEN BAY, I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP (PARCEL #(S)) AS OF THE DATE LISTED BELOW.

CELESTINE JEFFREYS DATE
GREEN BAY CITY CLERK

TREASURER'S CERTIFICATE

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PAUL ZELLER DATE
BROWN COUNTY TREASURER

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CORPORATE OWNER'S CERTIFICATE

THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY, A MUNICIPAL CORPORATION DULY ORGANIZED AND
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CITY OF GREEN BAY

IN WITNESS WHEREOF, THE SAID CITY OF GREEN BAY HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, IT'S _____ ON THIS ____ DAY OF _____, 20____.
(PRINT NAME)

(SIGN HERE)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20____, THE ABOVE NAMED OFFICER OF SAID
CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED
OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF WISCONSIN]
COUNTY OF _____] SS

UTILITY EASEMENT PROVISIONS

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BROWN COUNTY C-LEC, LLC, GRANTEE;
US EXCHANGE/RVP FIBER, GRANTEE;
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DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR
SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND
UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" AND
THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER
WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH
LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES,
BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO
ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE
TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR
TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE
INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS
FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED
AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEES'
FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT
THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE
SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN SIX INCHES WITHOUT WRITTEN CONSENT OF
GRANTEES.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND
ASSIGNS OF ALL PARTIES HERETO.



Report to the Green Bay Plan Commission

MEETING DATE

January 17, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # Q.6

To hold over the request to establish a Planned Unit Development at 216 S. Military Avenue to permit the development of multiple-family residential use. (Public Hearing held 01/09/22)

BACKGROUND

Primary Address: Southwest corner of S. Military Avenue and Leo Street

Aldersperson / 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 Street.

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 fully 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 Planned Unit Development (PUD) request as this new PUD meets the 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 S. Military Avenue on the east. It is currently an underused surface parking lot, apart from 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. The 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, remains under the existing PUD for the site for HJ Martin and Bellin Health and concurrently has a separate PUD for both C3 and limited LI land uses submitted.

Report: This project includes the development of a single 4-story, 48-unit apartment building with 13 one-bedroom units, 24 two-bedroom units, one (1) three-bedroom unit and 10 three-bedroom townhome units. Ground floor uses include common spaces for residents, private residences, and office space. The building is shaped in such a way as to provide a building wall relief and articulation, especially along S. 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 pedestrian public entry door is identified at the northeast corner of the building. Building materials are intentionally varied to provide increased aesthetics, including brick, metal panels, 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 ingress/egress easement from S. Military Avenue. A recorded shared access agreement between Bay City Lofts and HJ Martin is required. Pedestrian/bicycle access from S. Military Avenue to all public entry doors on the building is also required. The project, with 48 stalls, will require 60 parking stalls to meet the code. The current plans must be updated to reach 60 stalls or an agreement for shared parking must be made with other parcels within 1000 ft. of the property to share parking to reach a minimum of 60 total stalls. 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 the 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 S. Military Avenue setback from 51 ft. to 10 ft.
- 1b. A maximum setback along S. Military of 15 ft.
2. Reduction of the minimum Leo Street setback from 15 ft. to 7 ft.
3. Reduction of rear yard surface parking setback (west lot line) from 25 ft. to 0 ft.
4. Reduction of the side yard setback from 10 ft. to 7 ft.
5. The maximum impervious surface requirement is 86 percent. Any paved sidewalk which leads from the public right of way to a public building entrance, may be excluded from the overall requirement. Additional landscaping must occur within the interior parking lot islands beyond trees and grass to create additional landscape interest.
6. Maximum building height of 50 ft. from 35 ft.

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. Ground floor space is a mixture of private residences, common space for residents, and office space which will be used by Lutheran Family Services. The office space could be converted to other C3 uses in the future.

A neighborhood meeting was held for this and concurrent PUD on the property on Thursday, December 22, 2022, at 630 p.m. during the snowstorm. Six members of the public along with Leah Weycker, Military

Avenue BID, Alder Melinda Eck, David Martin, HJ Martin, and Brad Rymer, Mau & Associates attended. Most attending expressed concerns about the role of both industrial and residential uses within the parcel and alongside the Military Avenue corridor. Most inputs are about using the frontage along S. Military for uses other than ground level commercial. Some inputters questioned 'low-income housing' in the Military BID. Many neighbors did not see an issue with residential on the site but questioned if the area slated for multi-family redevelopment would better be used as commercial.

Staff believe the reduced setbacks are warranted in light of creating a defined streetscape presence along S. Military within areas which have typically been underused surface parking. The Military Avenue corridor has a variety of spaces in which the primary use has become vast, underused surface parking areas. Staff believes the addition of higher density, well-designed multi-family apartment units 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, parking requirements, ingress/egress agreements recorded between Lots 1 and 2 and administrative review of a site plan and building permit.

RECOMMENDATION

Staff recommends approval of the PUD text

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-31 Bay City Lofts Request for City Action Application - Signed
2. ZP 22-31 Map
3. ZP 22-31 PUD Narrative (2022-11-21)
4. ZP 22-31 Draft PUD



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: 216 South Military Avenue

Parcel Number(s): 6-266-E

Petitioner(s): Gorman & Company Date: 10/11/2022

Email: tmatkom@gormanusa.com Phone Number: 608-835-3455

Address: 200 N Main Street City: Oregon State: WI Zip: 53575

Property Owner: Henry Real Estate Development, LLC Phone Number: _____

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, Ted Matkom, 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: 10/21/2022

Petitioner Signature(s): _____

Checklist of required attachments:

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

For office use only:

Review Fee: _____ Receipt No.: _____ Zoning Petition No.: _____

REQUEST FOR CITY ACTION PLAN COMMISSION

PLEASE FILL OUT FOR: VACATE OR CLOSE STREET/ALLEY/PEDESTRIAN WAY

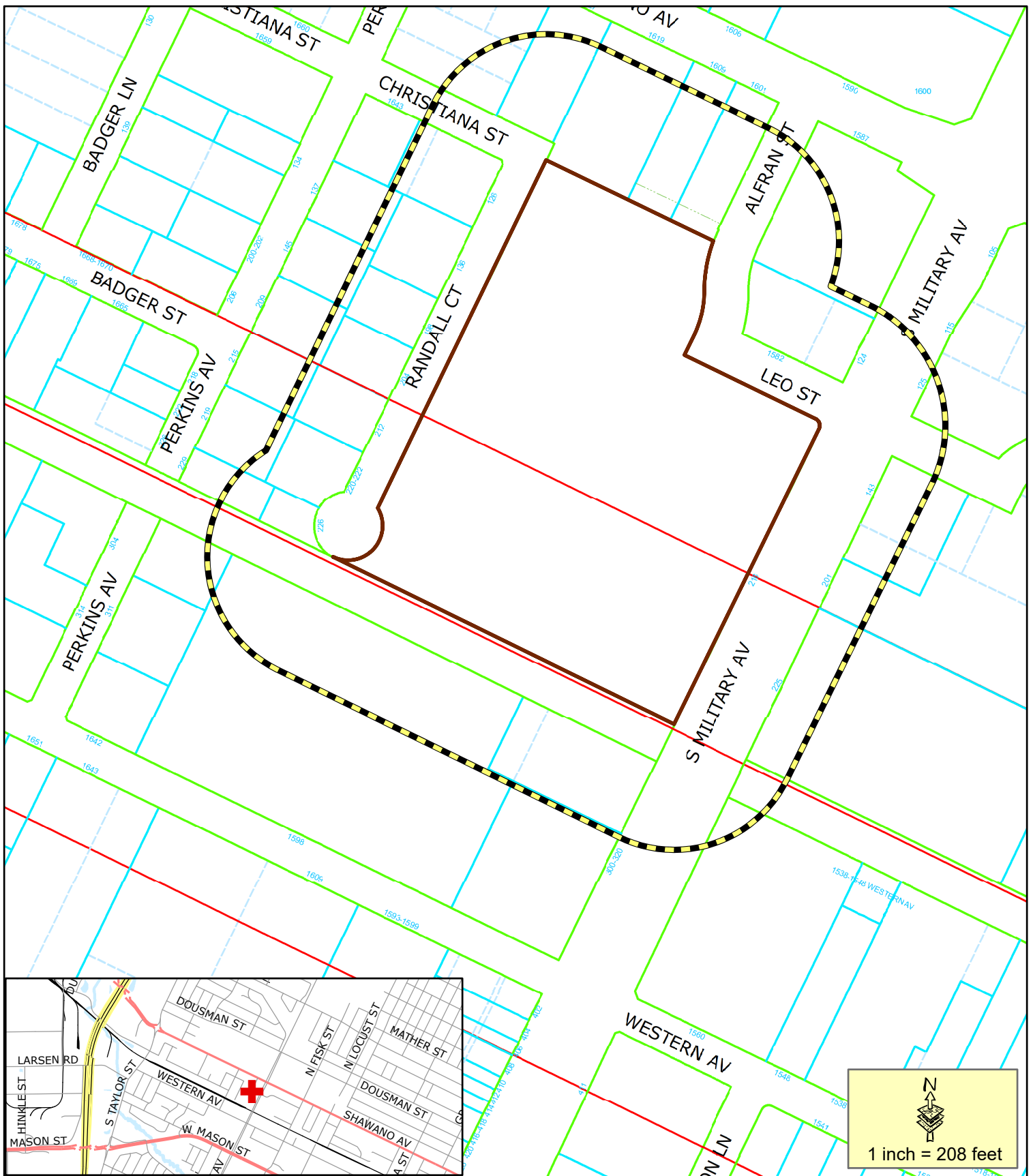
Per WI State Statue 66.1003:

All owners who abut the area proposed for vacation or closure, including all members of LLCs or ownership groups, must sign below before submitting this application.

If you are **NOT** vacating or closing a full street/alley/pedestrian way, you must also get signatures from one-third of owners of parcels within 2,650 ft. of the end of the vacation/closure area.

SIGNATURE	PRINTED NAME	ADDRESS

Please contact the Community and Economic Development Department at (920) 448-3400 with any questions.



- Proposed PUD
- 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 22-31) and (ZP 22-41) Proposed Planned Unit Developments (PUD) at 216 S Military



November 21, 2022

RE: Bay City Lofts PUD Submittal Narrative

The Bay City Lofts project is a four-story multi-family apartment building with ground floor resident amenities and surface level parking. A total of 48 affordable housing apartments are planned including one-, two-, and three-bedroom apartments, including 2-story three-bedroom townhomes. Each townhome includes their own exterior entry as well as an accessible entry from within the building.

First-floor amenities include a community room, fitness room, on-site management, bike storage and secure parcel holding room. An office is provided to the partnership with Lutheran Family Services, which also has direct access to the community room for events.

The primary façade of the building fronts Military Avenue with access to the site both Military Ave. and Leo Street. The exterior is a combination of brick, metal panel and cement board siding. Second and third story bump-outs provide additional articulation along the front and rear elevations. A vertical masonry element also provides building identity and signage.

The surface parking lot provides 54 parking stalls and a secure trash and recycling outdoor enclosure. Indoor and outdoor bike storage is also provided.

The project site is being developed in the old Shopko parking lot, providing new activity and life to the corner of Military Ave. and Leo Street.

Site development summary

Site area:	1.10 acres
Dwelling units:	48
Density:	43 units per acre
Building height:	4 stories

Apartment unit mix

One bedroom	13
Two bedroom	24
Three bedroom	1
<u>Three bedroom townhome</u>	<u>10</u>
Total units:	48

Parking

<u>Surface spaces</u>	<u>54</u>
Total spaces:	54

Bicycle Parking

Exterior	6
<u>Interior</u>	<u>16</u>
Total:	22

ZONING ORDINANCE NO. XX-22 (APARTMENT)

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, four-story 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 on the accompanying Certified Survey Map (Exhibit A). The existing parcel located at the southwest South Military Avenue and Leo Street will be divided into a separate 1.11 acre/48,215 square feet parcel. The multi-family residential development will be located fronting South Military Avenue 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 have shared access from commonway.
 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), as determined by the Department of Economic and Community Development.
 4. Prohibited Uses. The PUD prohibits 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 for 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: 86%
 2. 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 Setback (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 shall be located along street.

- b. Side Yard Setback
 - 1. (South lot line): 7 feet
- c. Rear Yard Setbacks
 - 1. (West lot line) 0 feet

E. Access Circulation and Parking. Access, circulation, and parking within the PUD area shall meet the standards as set forth within Chapter 44, 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 at least one of the 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) (Refer to Exhibit A). 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:
- c. Exterior building façades shall be predominately (minimum of 90%):
 - II. Brick or brick veneer
 - III. Cementitious panels/siding
 - IV. Architectural/decorative metal panels
 - V. Wood or wood composite
 - VI. Windows and doors
- d. Windows and doors. Windows shall be include trim and all building entrances shall include a canopy or other roofing element over the doorway.
- e. A minimum of one public entryway to the principal building must be accessible from South Military Avenue.
- f. 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 Municipal Code.

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

Municipal 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 86% Any paved sidewalk which leads from the public right of way to a public building entrance may be excluded from this calculation.
- d. Landscape islands in center of parking lot shall have additional landscaping beyond grass and trees, determined per review by Community and Economic Development.

J. 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 Municipal Code.
- b. Landscape plans shall be in general compliance of the conceptual landscape plans (Exhibit B)

K. 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.

L. 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 _____, 2023.

APPROVED:

Mayor Eric Genrich

ATTEST:

Clerk

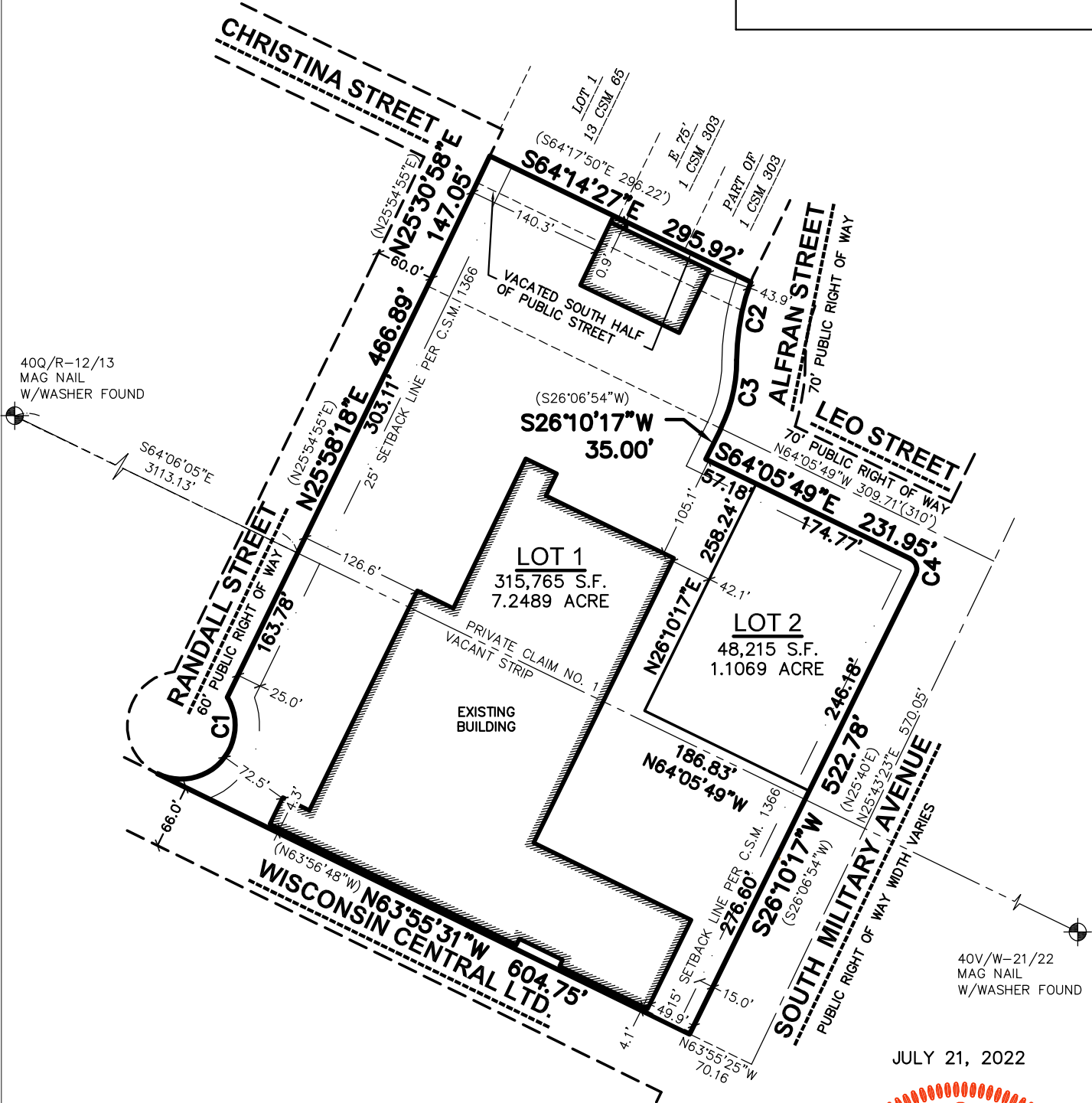
Attachments:

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

Exhibit C

CERTIFIED SURVEY MAP
NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 1366 RECORDED IN VOLUME 5 ON
PAGE 177 AS DOCUMENT NO. 802454, 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



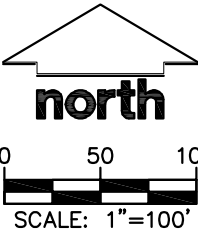
LEGEND

- 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
- (XXX) RECORDED AS

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
		FIELD BOOK/PG:	-	DRAWN BY:	DHS
		SHEET NO:	1 OF 3	CHECKED BY:	AWW
				APPROVED BY:	AWW

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 1366 RECORDED IN VOLUME 5 ON PAGE 177 AS DOCUMENT NO. 802454, 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 RECORDED IN VOLUME 5 ON PAGE 177 AS DOCUMENT NO. 802454, 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

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 1366 RECORDED IN VOLUME 5 ON PAGE 177 AS DOCUMENT NO. 802454, 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.

DATE

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	

File: N:\PROJECTS\2022\2211365\DWG\Survey Sheets\2211365 CSM.dwg Layout: CSM 3 of 3 User: dspanjar Plotted: Nov 21, 2022 - 8:28am

Exhibit B

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, B11 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. 80245A.
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. 80245A, 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:

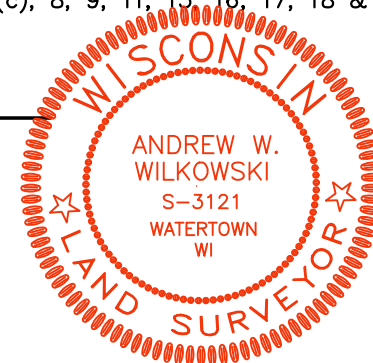
- GORMAN & COMPANY,
- KNIGHT BARRY TITLE, INC.,
- MARTIN NEUFELD, LLC, A WISCONSIN LIMITED LIABILITY COMPANY,

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
- 3" REBAR FOUND
- CONTROL POINT
- FINISHED FLOOR SHOT LOCATION
- BOLLARD
- MAIL BOX
- POST
- SIGN
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- CURB STOP/SERVICE VALVE
- SIAMSE 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

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.

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

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.
		SE	602.01	24"	R.C.P.
		SW	602.11	20"x36"	R.C.P.A.
STM-2	608.48	NE	599.86	8"	P.V.C.
		SW	604.28	24"	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.
		NW	598.93	8"	P.V.C.
		SE	598.73	8"	P.V.C.
SAN-3	608.52	NE	599.84	8"	P.V.C.
		SE	599.86	8"	P.V.C.
SAN-4	608.18	NW	600.21	8"	P.V.C.
		SW	600.21	8"	P.V.C.

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	608.38	NE	605.63	12"	C.M.P.
		SW	605.83	6"	P.V.C.
INL-2	607.71	NE	605.01	12"	R.C.P.
INL-3	609.29	NE	601.69	54"	R.C.P.
		SW	601.79	54"	R.C.P.
INL-4	610.04	NE	606.52	8"	P.V.C.
		SW	606.39	8"	P.V.C.
		NW	606.29	3"	P.V.C.
		SE	602.94	6"	P.V.C.
INL-5	609.31	NW	606.37	6"	P.V.C.
INL-6	608.94	NW	606.14	10"	P.V.C.
INL-7	609.26	SE	605.18	18"	R.C.P.
		SW	605.19	24"	R.C.P.
		NE	605.17	12"	R.C.P.
INL-8	608.19	NE	604.29	9"	R.C.P.
INL-9	613.03	SE	607.63	12"	R.C.P.
INL-10	608.73	NW	606.94	10"	P.V.C.
INL-11	607.60	NW	604.80	10"	P.V.C.
INL-12	608.59	NE	606.64	10"	P.V.C.
INL-13	608.46	SW	605.61	10"	METAL
INL-14	608.63	N	605.53	8"	P.V.C.
		NW	605.78	8"	P.V.C.
		SE	605.33	18"	P.V.C.
		SW	605.33	15"	P.V.C.
		SE	604.12	12"	R.C.P.
		SW	604.04	10"	R.C.P.
		NE	603.77	10"	R.C.P.
INL-B	609.74	NE	607.95	10"	R.C.P.
		SW	607.90	10"	R.C.P.



CREATE THE VISION TELL THE STORY

jdsinc.com

WAUSAU REGIONAL OFFICE
7402 STONE RIDGE DRIVE, SUITE 4
WESTON, WI 54475
P. 715.298.6330

CLIENT:

GORMAN &
COMPANY

CLIENT ADDRESS:

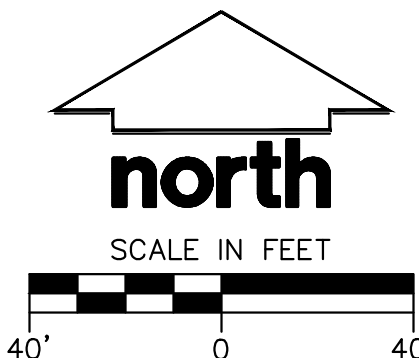
200 NORTH MAIN STREET
OREGON, WI 53575

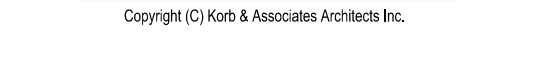
PROJECT:

SO. MILITARY AVENUE

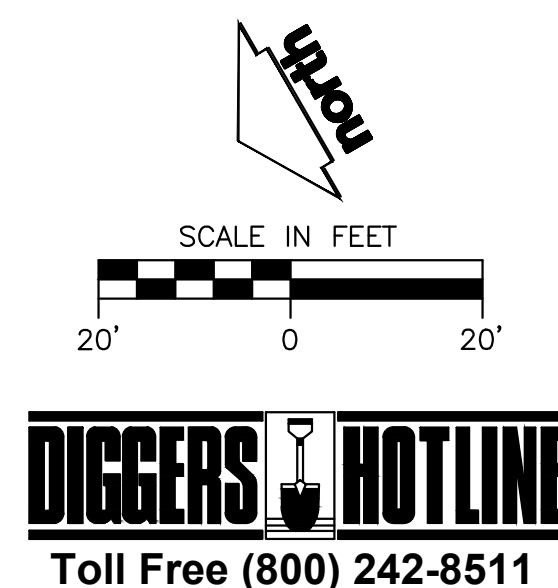
PROJECT LOCATION:

216 SOUTH MILITARY AVENUE
GREEN BAY, WI
BROWN COUNTY

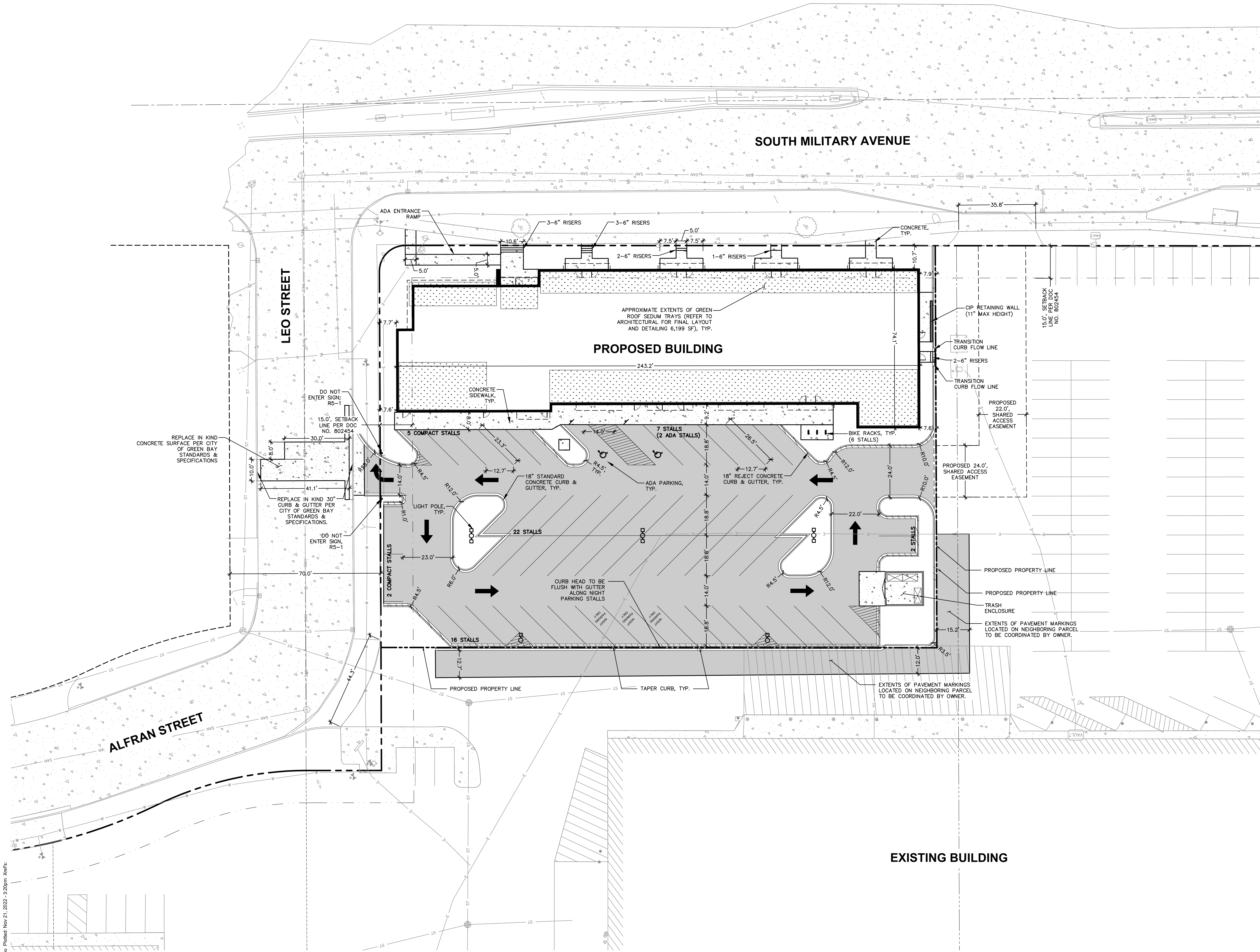




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GENERAL NOTES

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 BROOK FINISHED.
 - 3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-280V 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
○	LIGHT POLE (REFER TO PHOTOMETRIC PLAN*)
▲	ADA PARKING SIGN
—	BIKE RACK

*LIGHTING PROVIDED BY CRESENT ELECTRIC SUPPLY COMPANY.
FOR MORE INFORMATION ON PRODUCT QUOTE, PLEASE CONTACT
LENNY MEYER AT (920) 734-4517 OR Len.Meyer@cesco.com

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	52
ACCESSIBLE	2
TOTAL SURFACE	54
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	35,198 SF
PROPOSED PERVIOUS SURFACE AREA	13,017 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.73



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

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

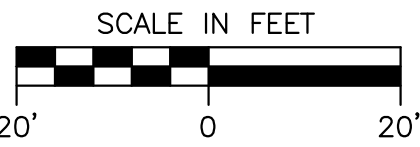
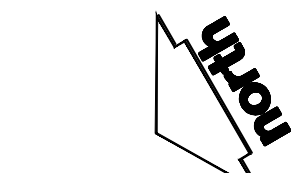
ARCHITECT:
KORB + ASSOCIATES
ARCHITECTS
648 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

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
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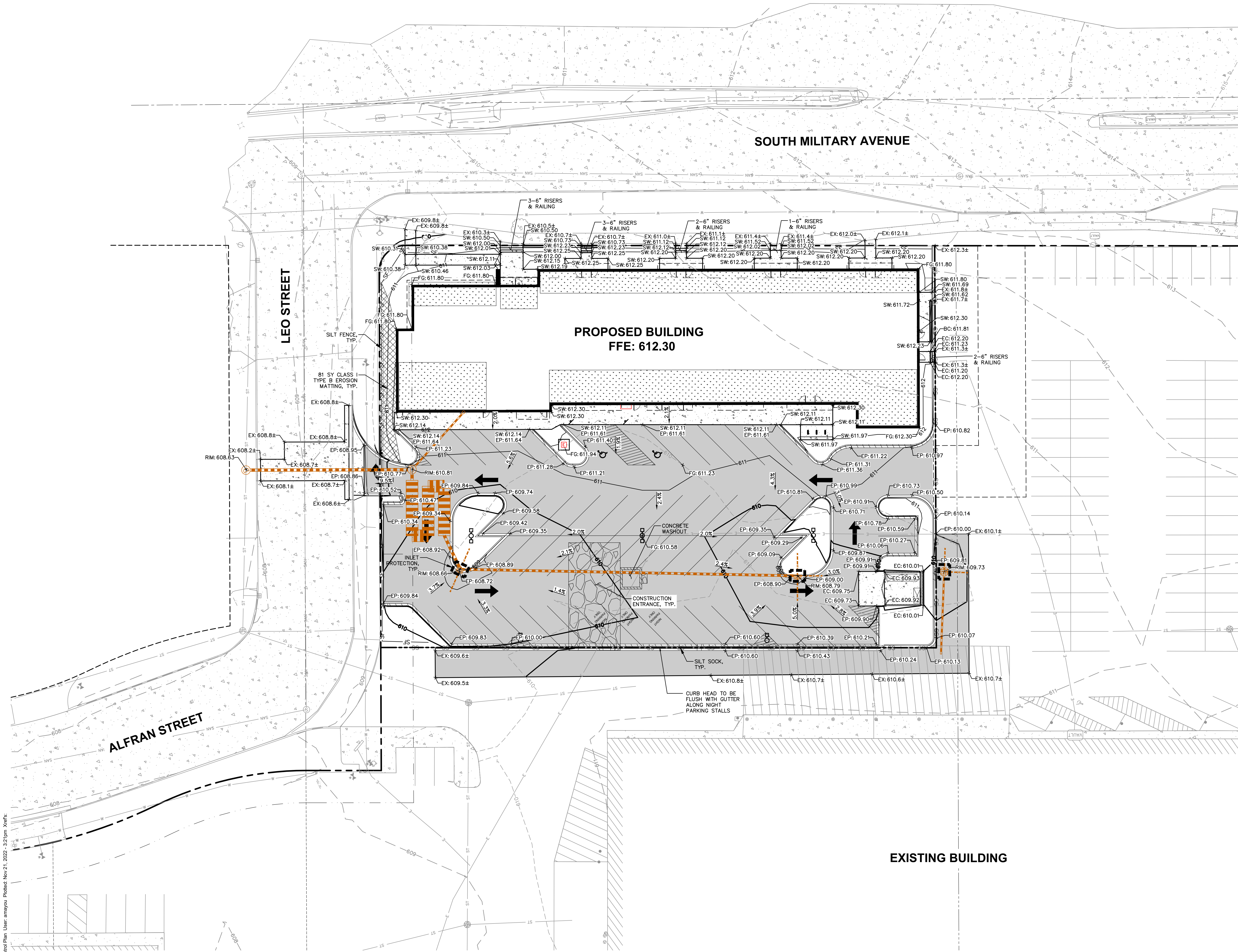
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PHASE	95% CONSTR. DOC.
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SITE PLAN	
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EROSION CONTROL NOTES

- 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 Dewatering 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

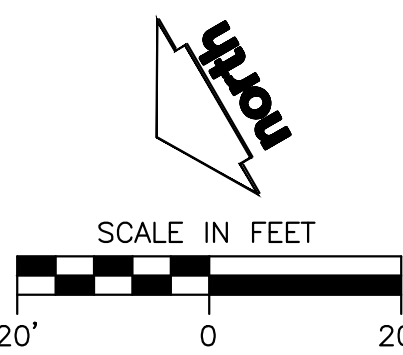
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - THE INITIATION STABILIZATION 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



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
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
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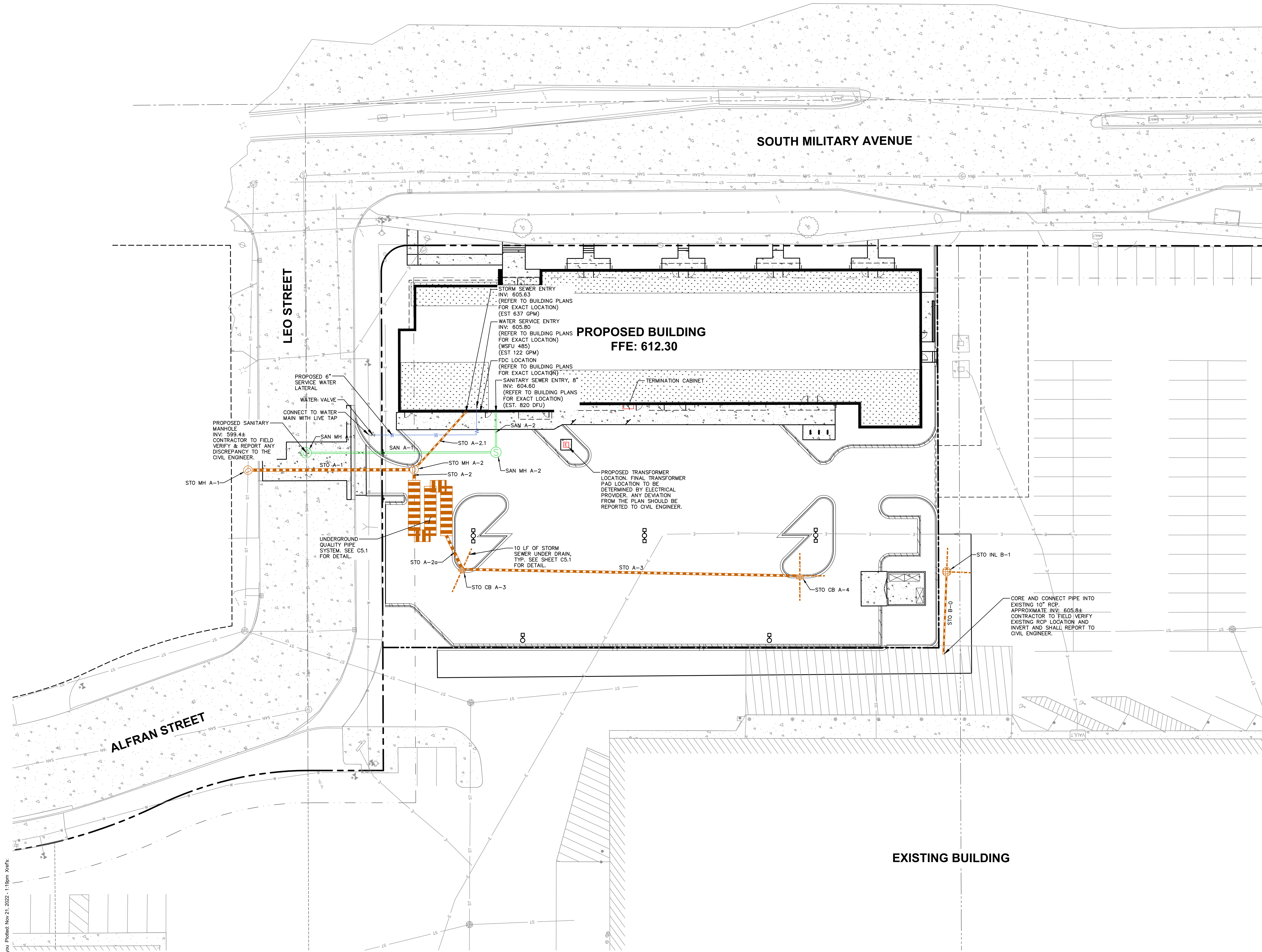
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GRADING & EROSION
CONTROL PLAN

C3.0

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PROPOSED STORM SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO CB A-3	608.66	E INV: 604.21 (15") SW INV: 604.46 (12")	4.4	2 x 3 INLET	R-3067 TYPE L
STO CB A-4	608.79	NE INV: 605.21 (12")	3.6	2 x 3 INLET	R-3067 TYPE L
STO INL B-1	609.73	NW INV: 607.08 (8")	2.6	36 IN MH (FLAT)	R-2050 TYPE D
STO MH A-1	608.64	SE INV: 603.47 (30") SW INV: 603.57 (15") NW INV: 603.47 (30")	5.2	72 IN MH (FLAT)	R-1556 SOLID LID
STO MH A-2	610.81	NE INV: 603.96 (15") NW INV: 604.08 (15") S INV: 605.26 (8")	6.9	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	17'	604.21	604.08	0.76%	15 IN
STO A-3	STO CB A-4	STO CB A-3	157'	605.21	604.46	0.48%	12 IN
STO B-0	STO INL B-1	10" RCP	38'	607.08	605.87	3.17%	8 IN

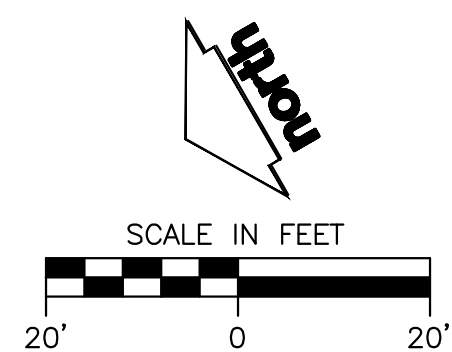
PROPOSED SANITARY SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
SAN MH A-1	609.03	SE INV: 599.41 (8") NW INV: 599.41 (8") SW INV: 602.36 (8")	9.6	48 IN MH	R-1556 SOLID LID
SAN MH A-2	611.00	NE INV: 604.13 (8") SE INV: 604.23 (8")	6.9	48 IN MH	R-1556 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

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)



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 W-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 362.30(11)(n).

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 8.43.2 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 8.43.2 (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.).

KA
KORB + ASSOCIATES ARCHITECTS

JSD

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

OWNER:
GORMAN & COMPANY
200 N Main Street
Oregon, WI 53755

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

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DESIGN REVIEW - NOT FOR CONSTRUCTION -

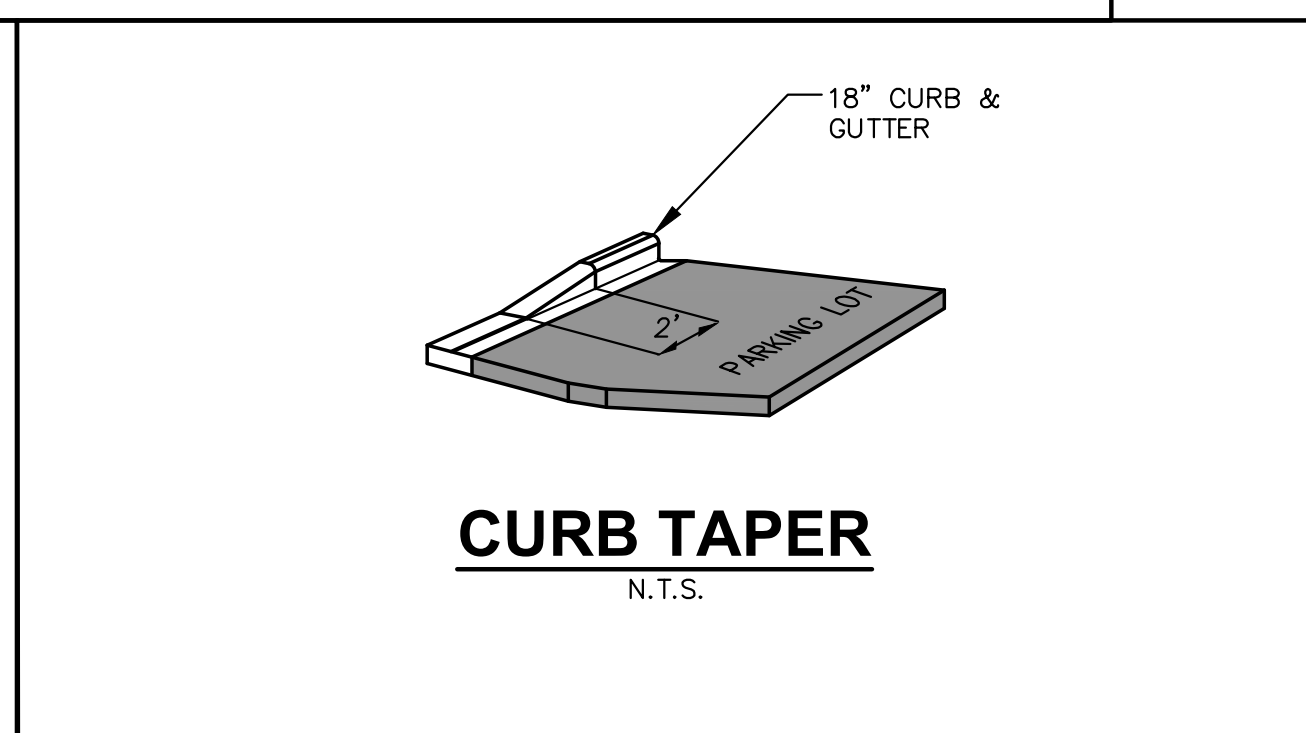
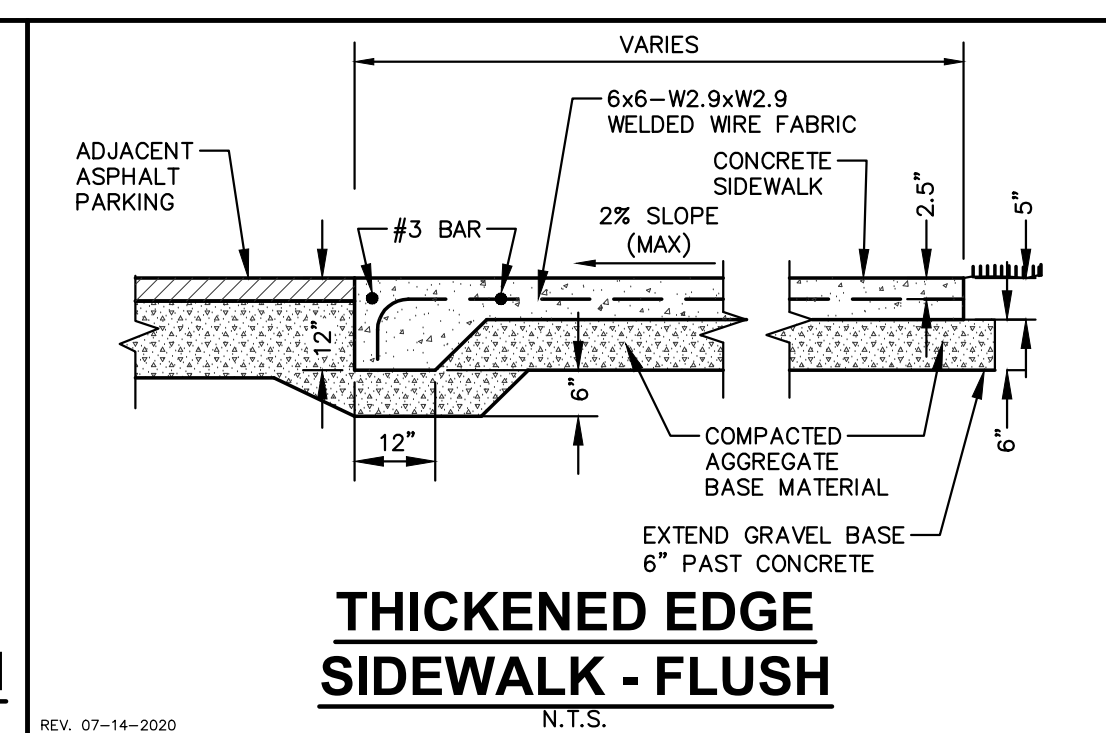
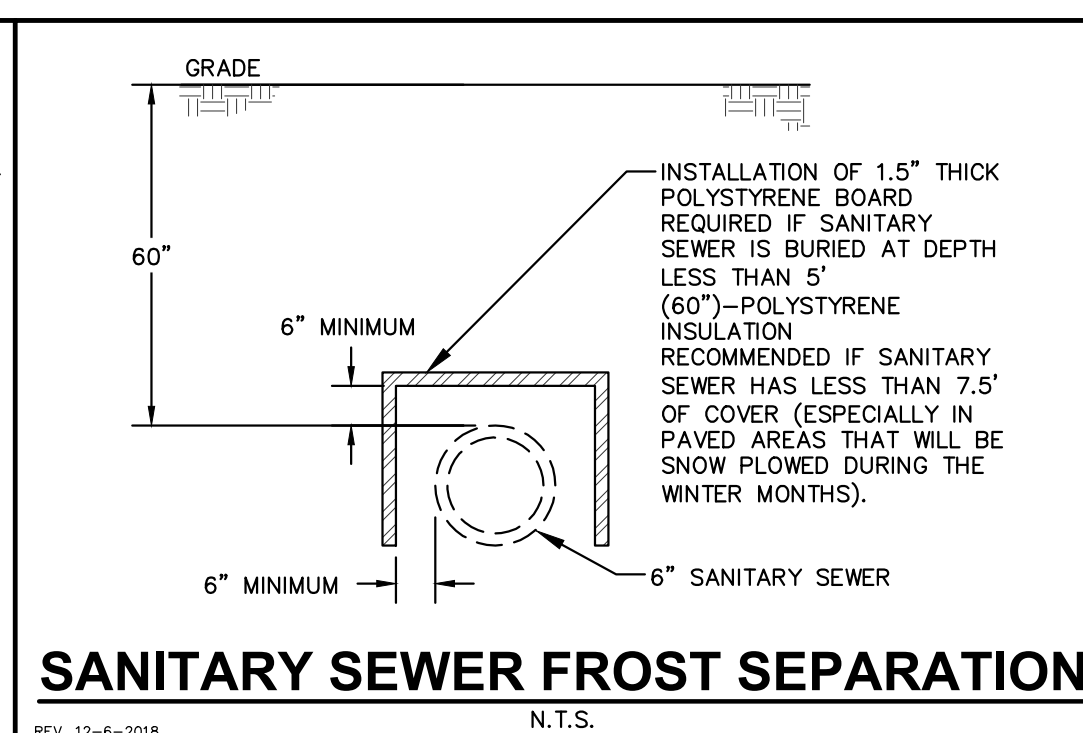
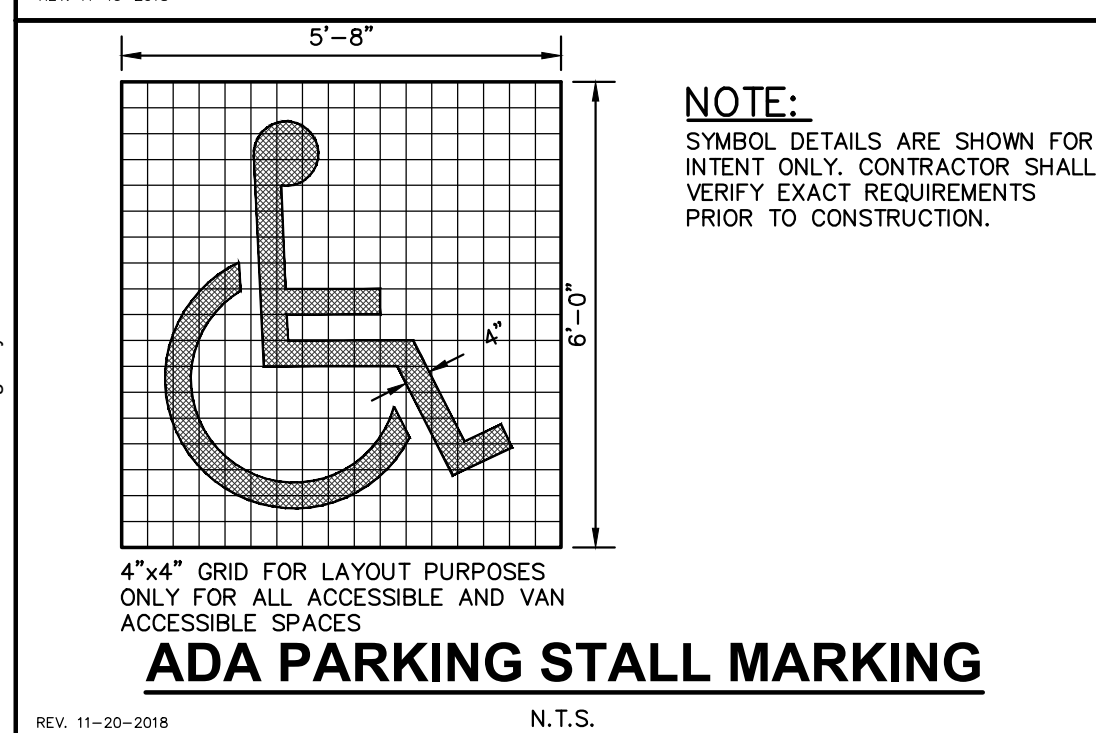
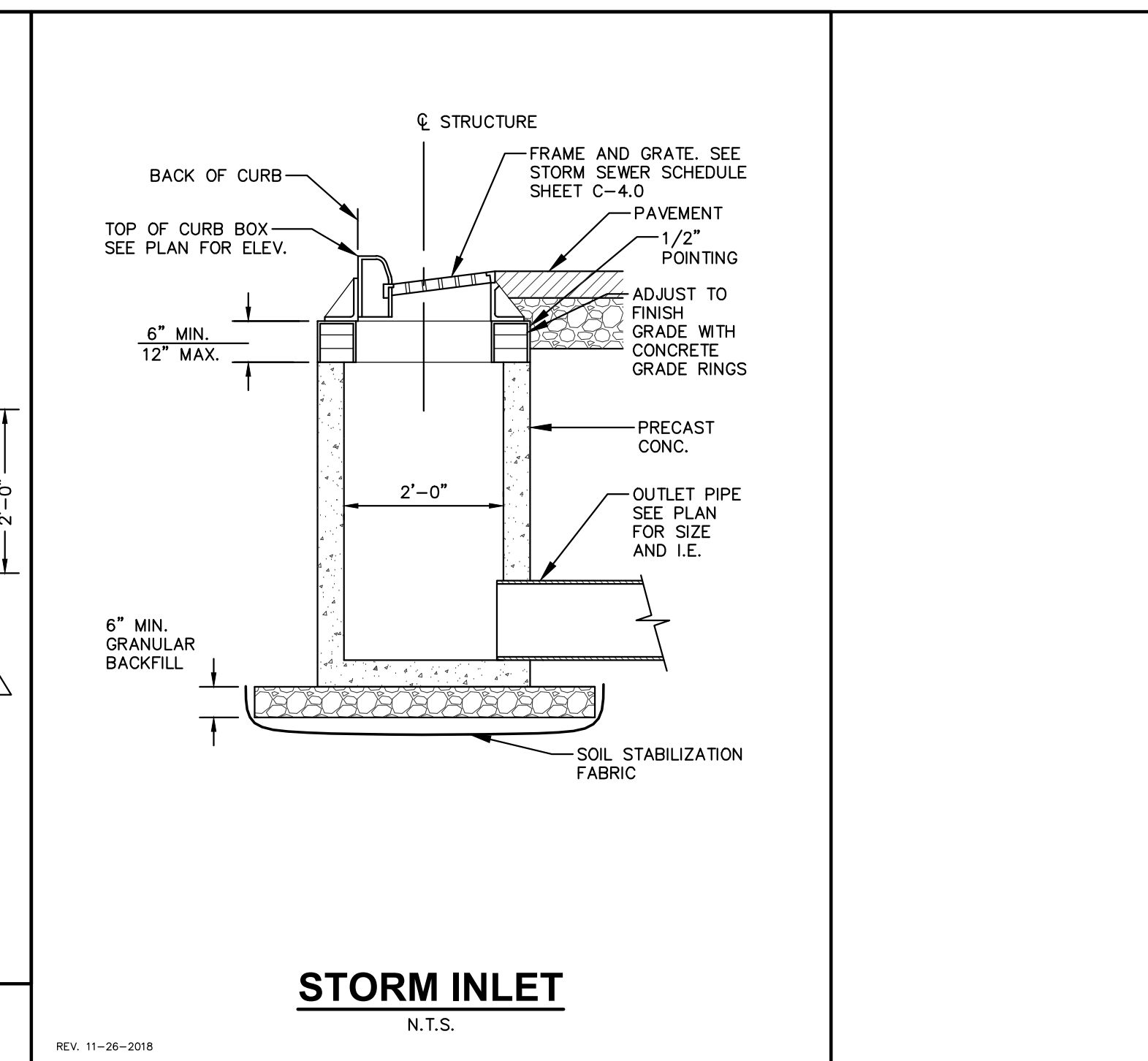
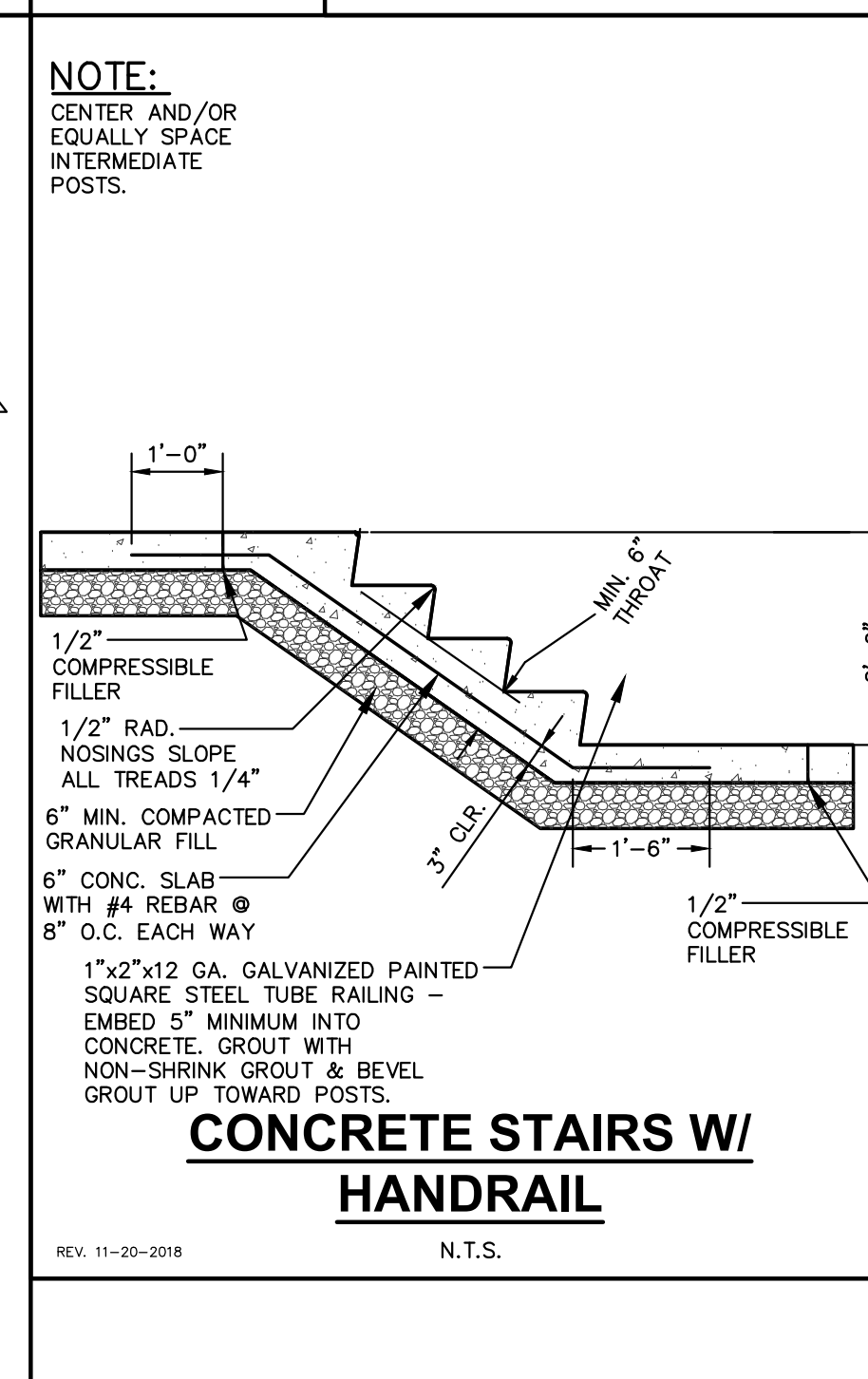
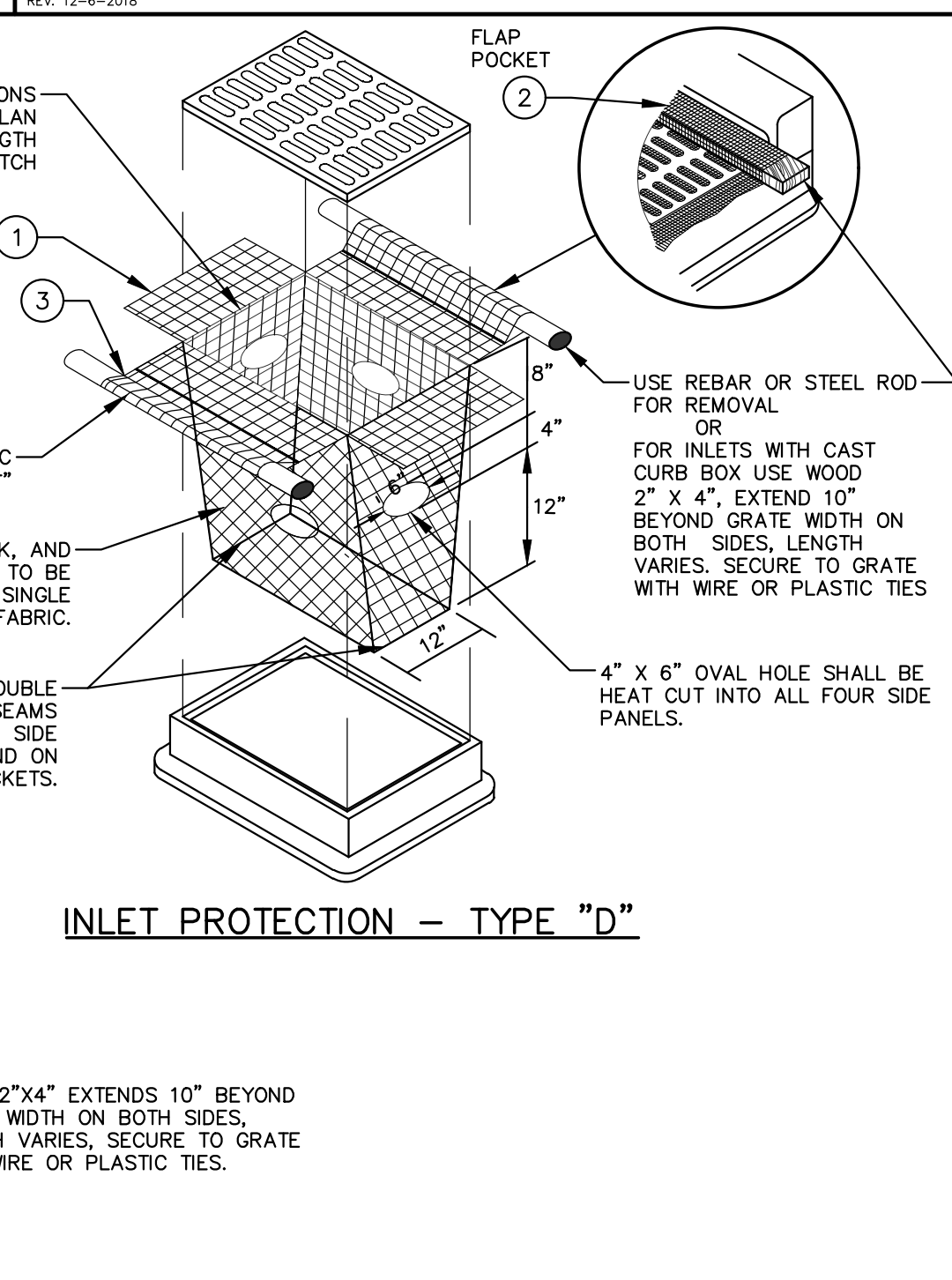
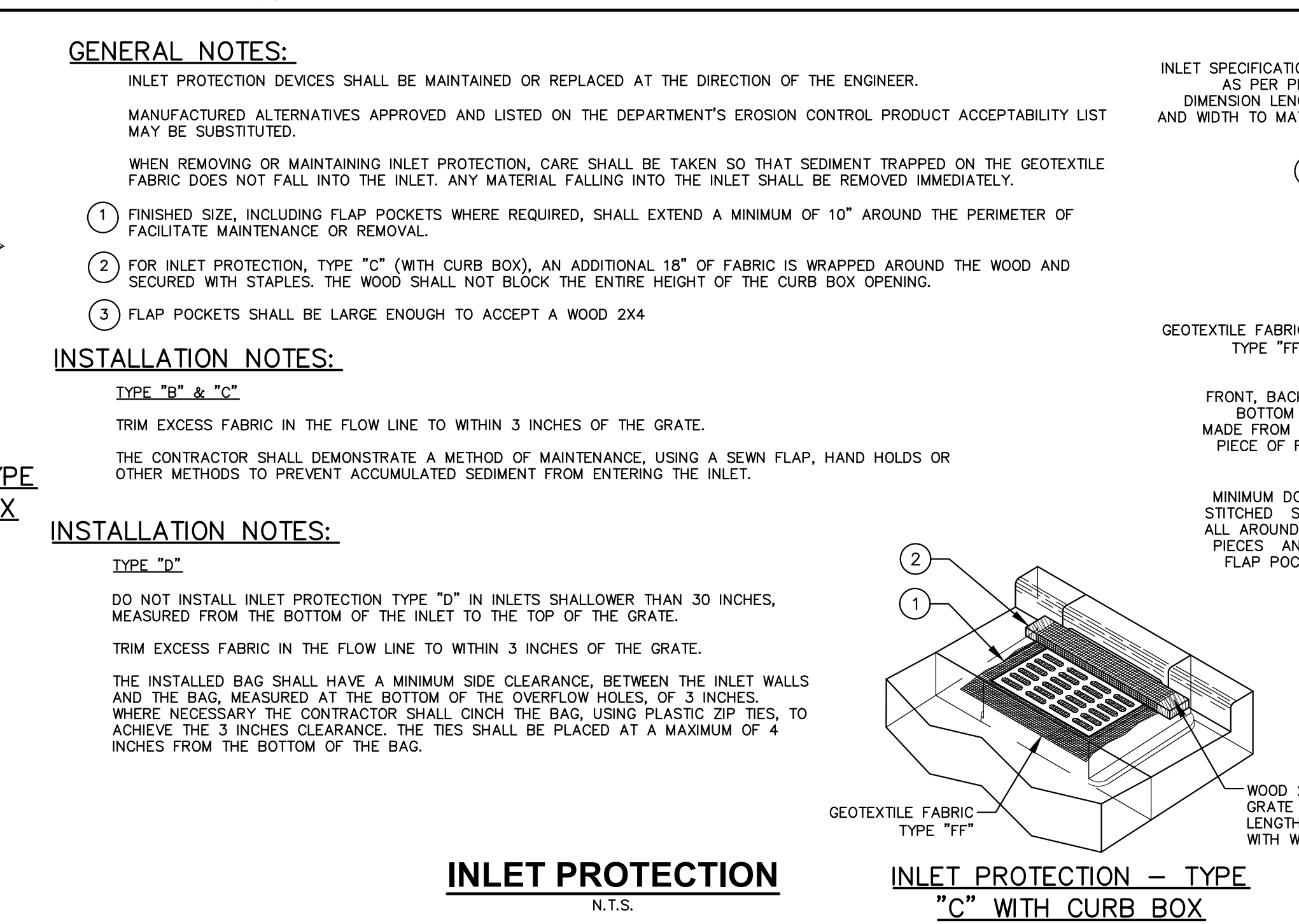
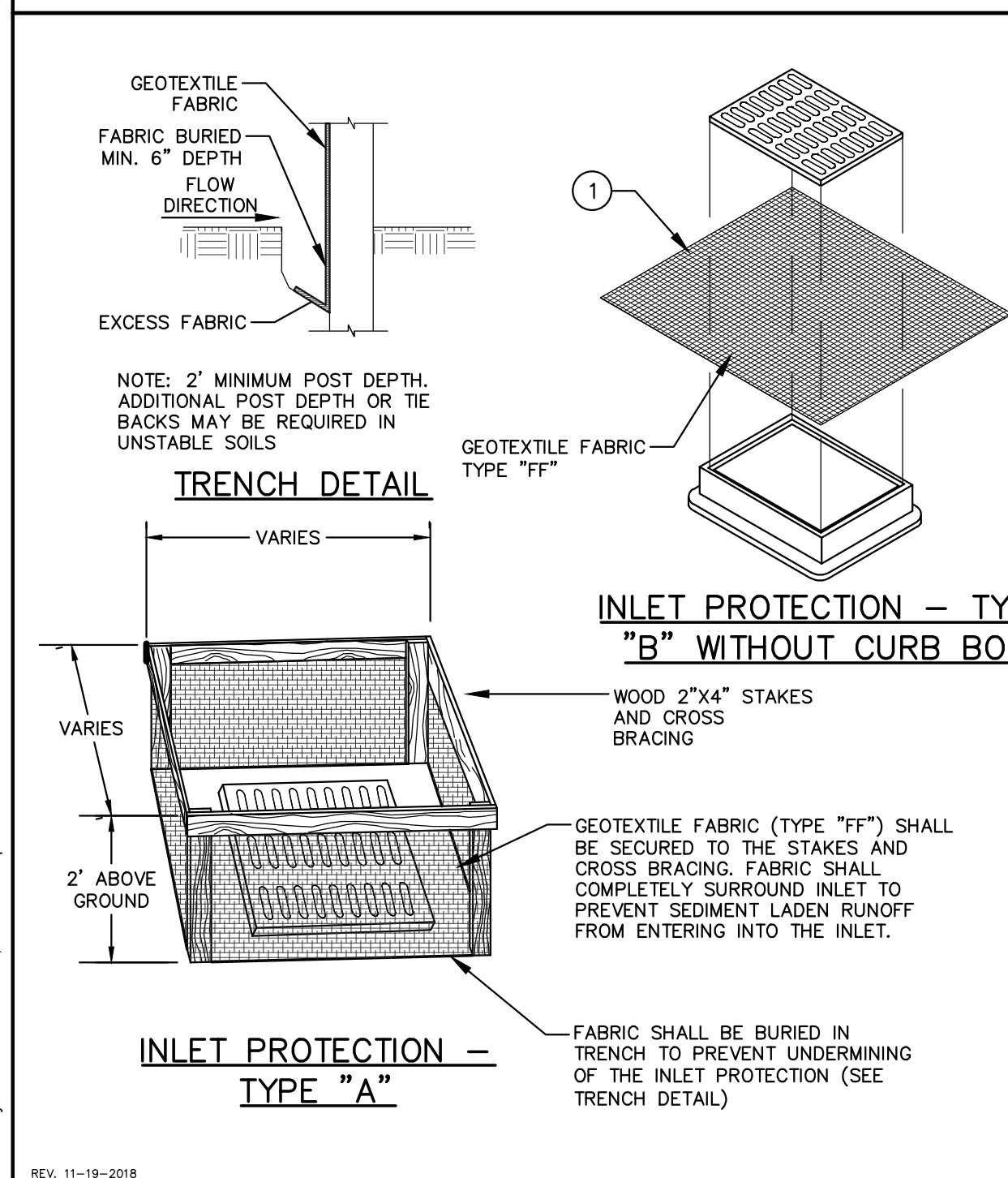
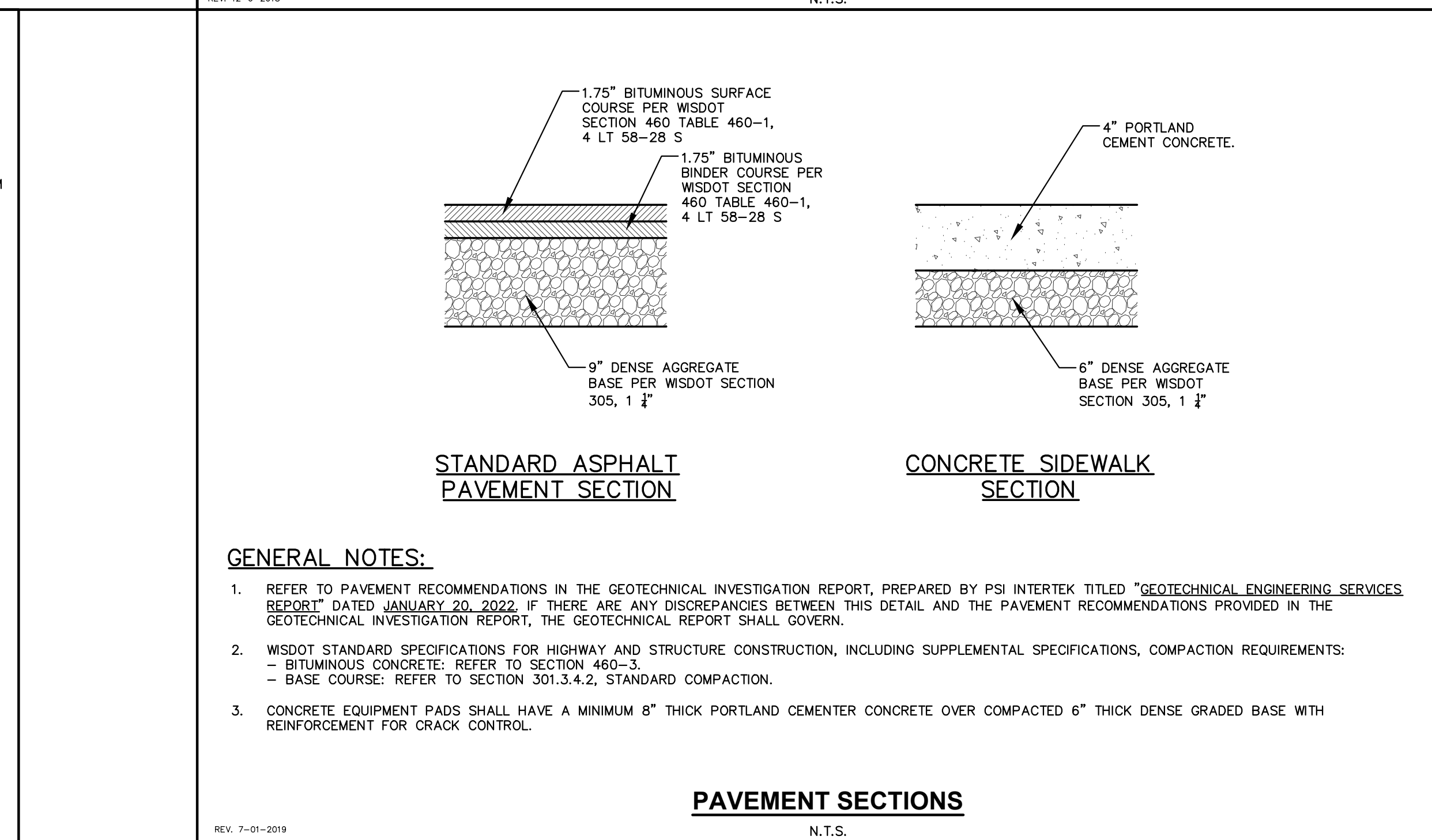
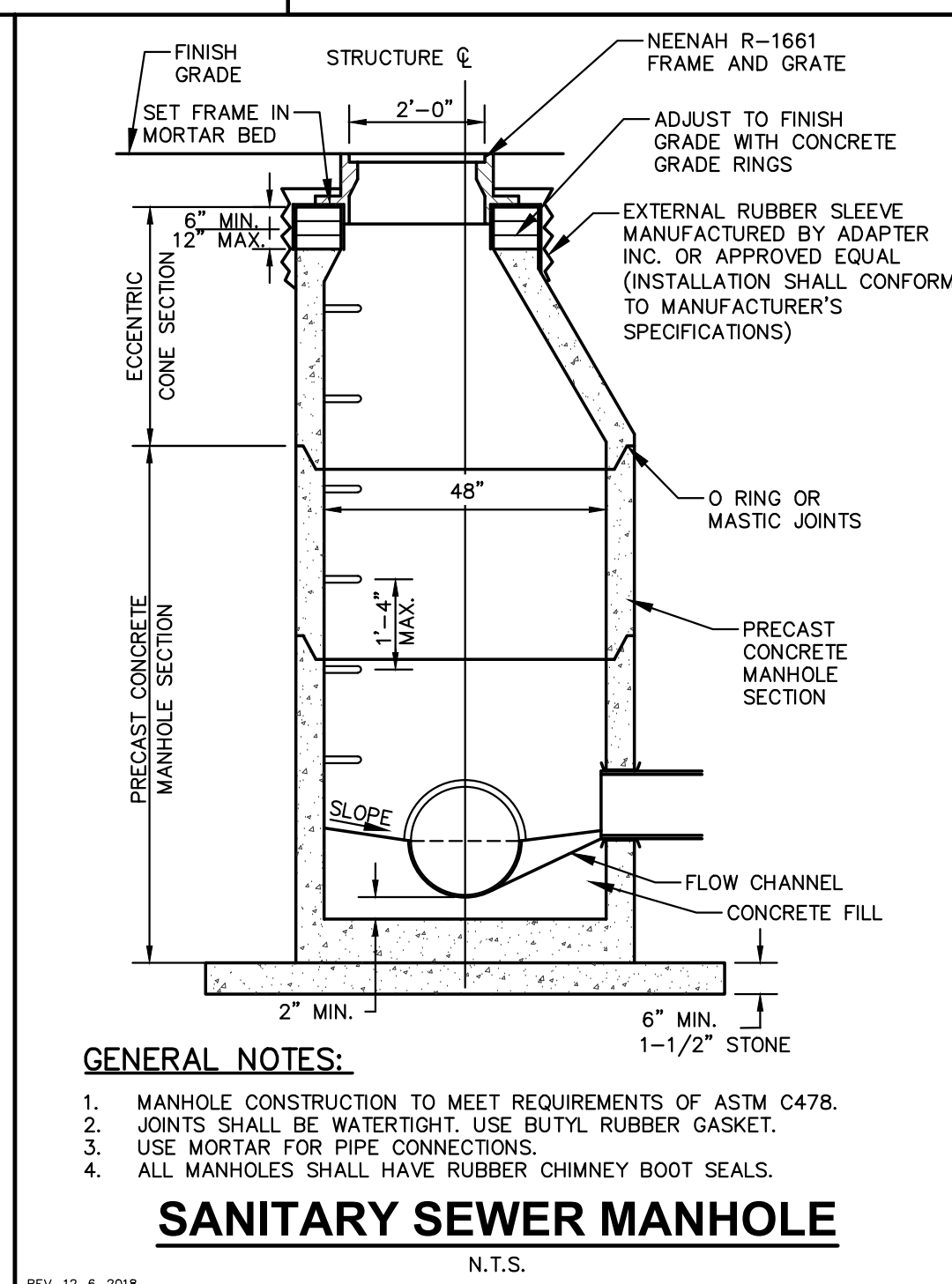
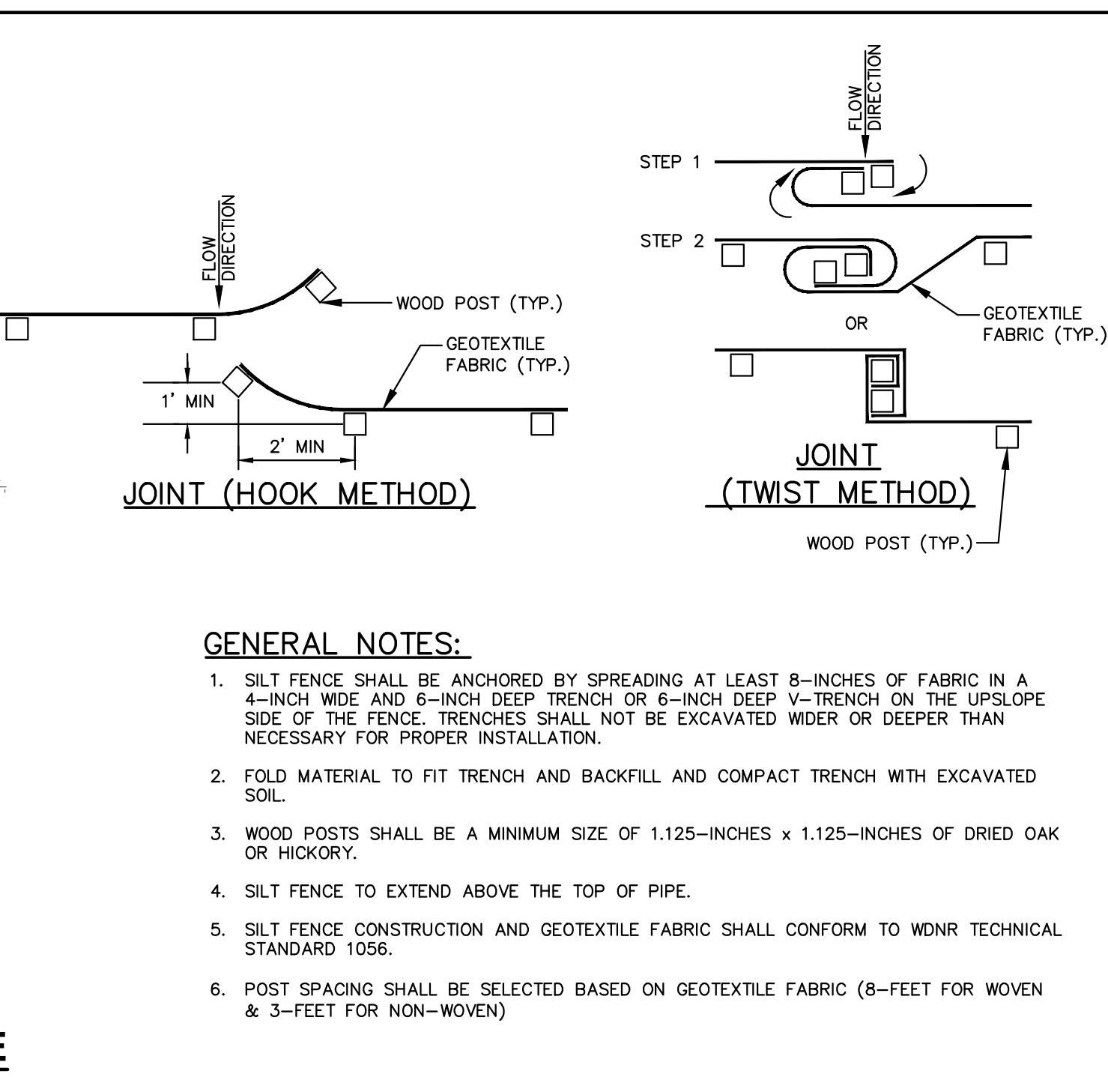
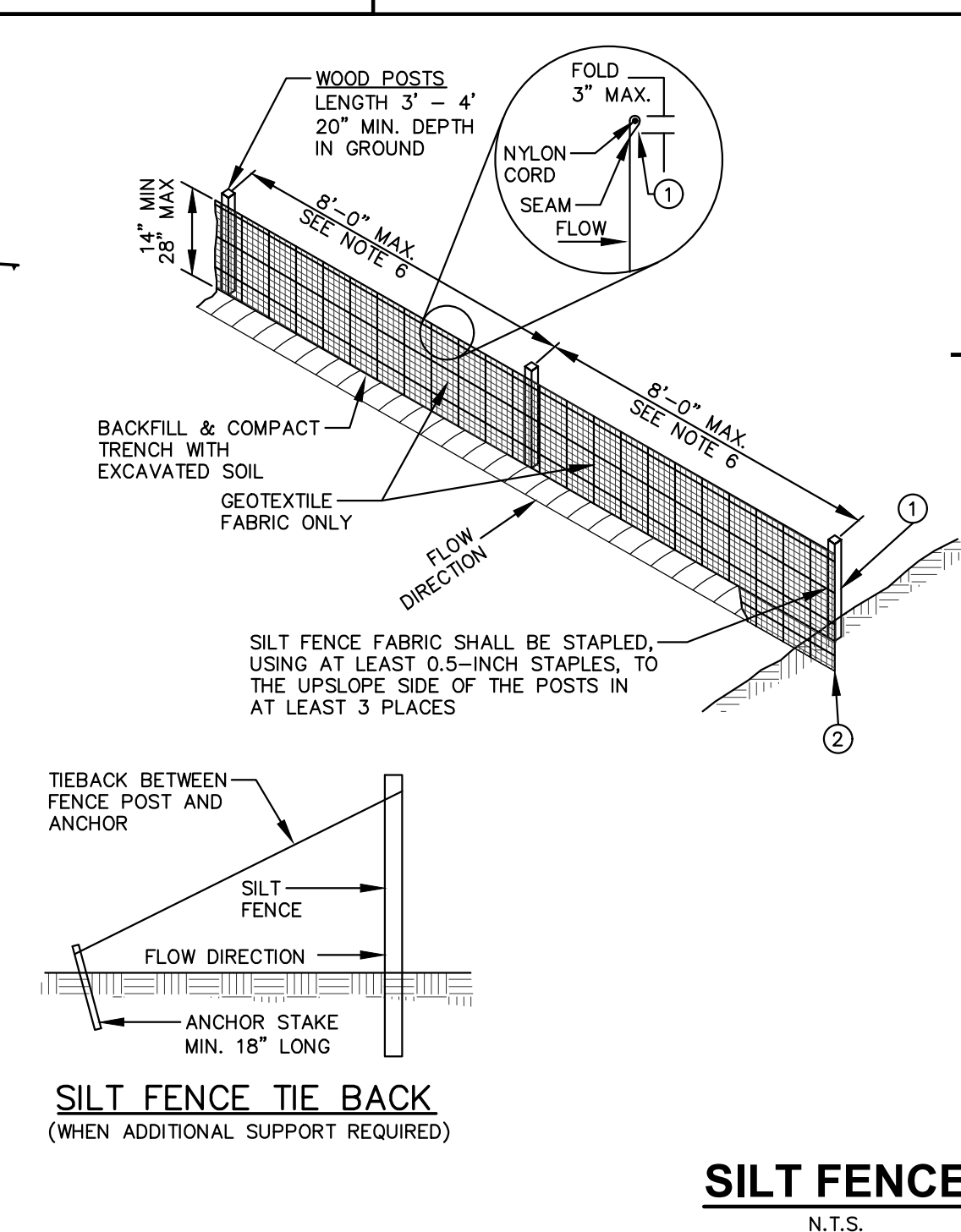
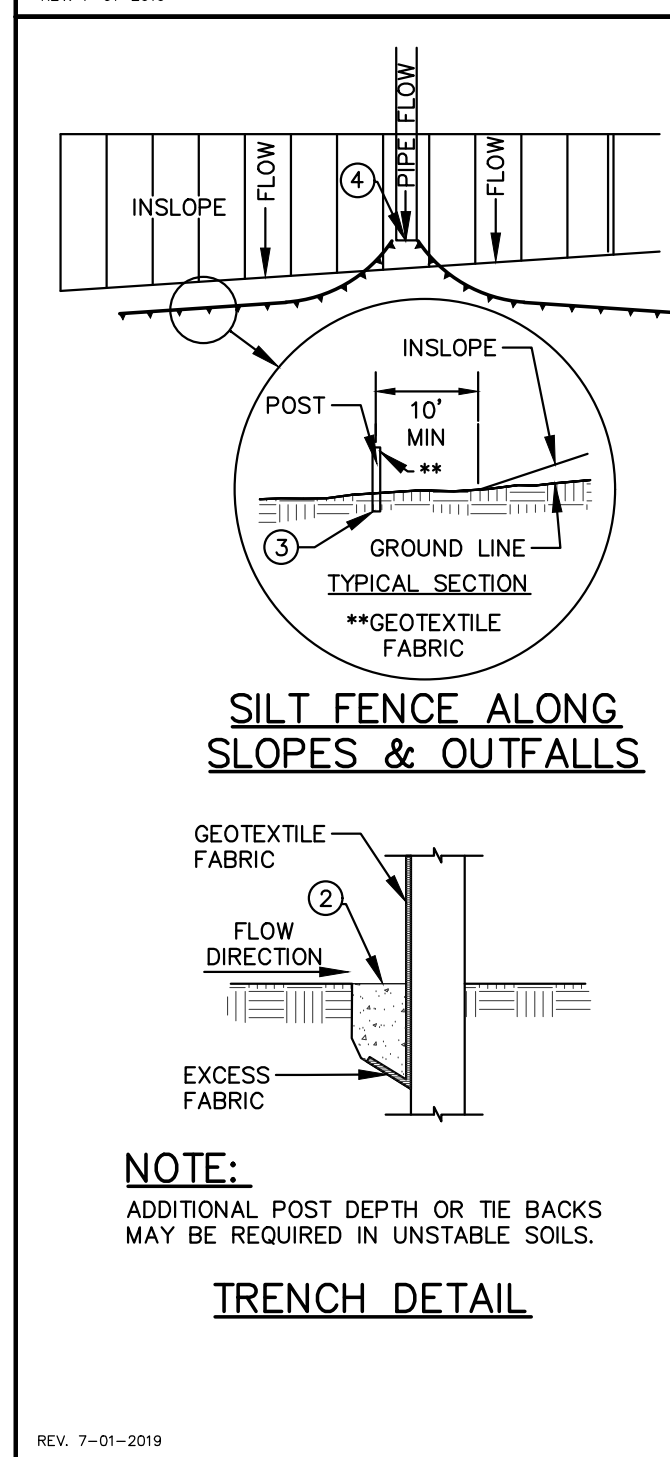
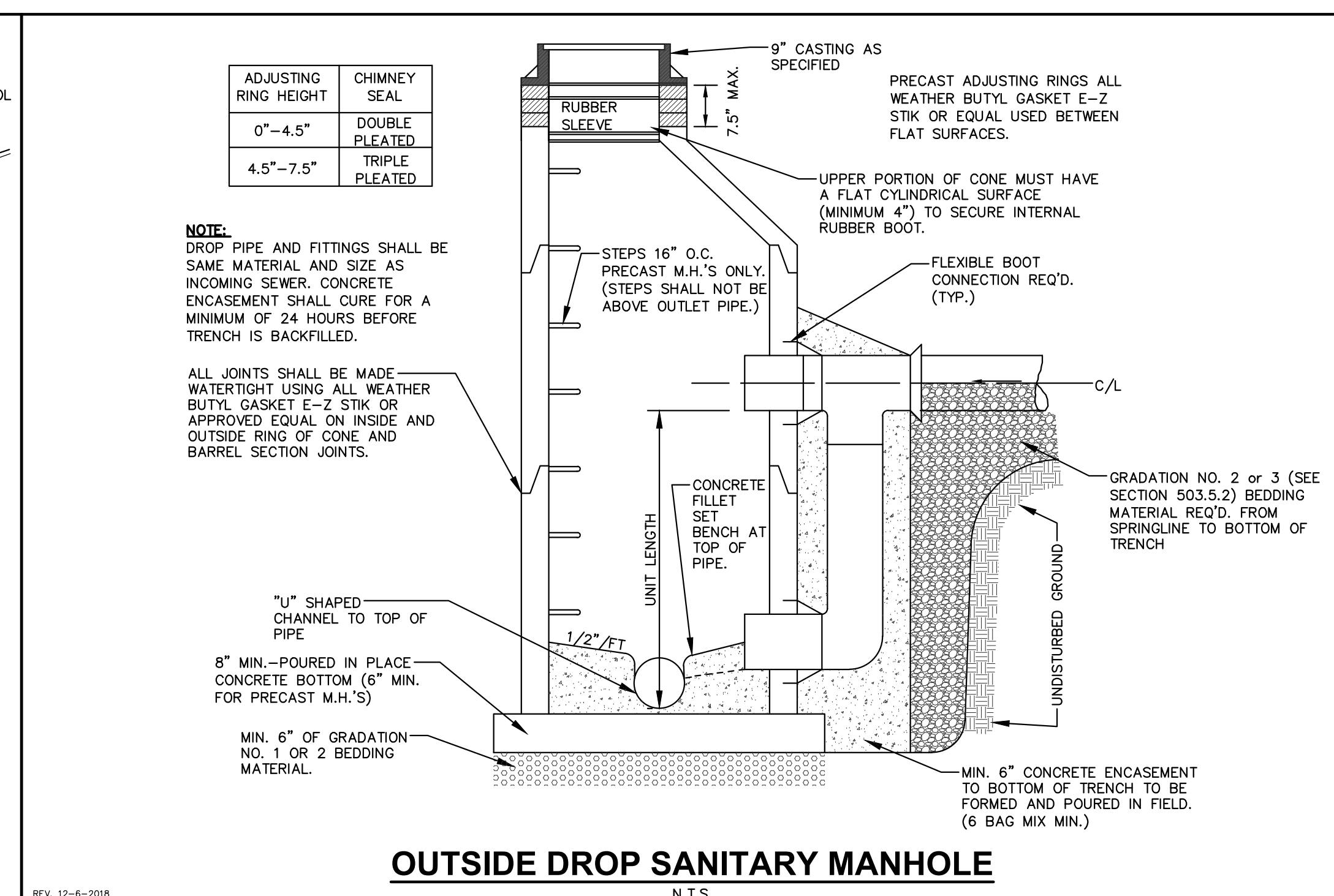
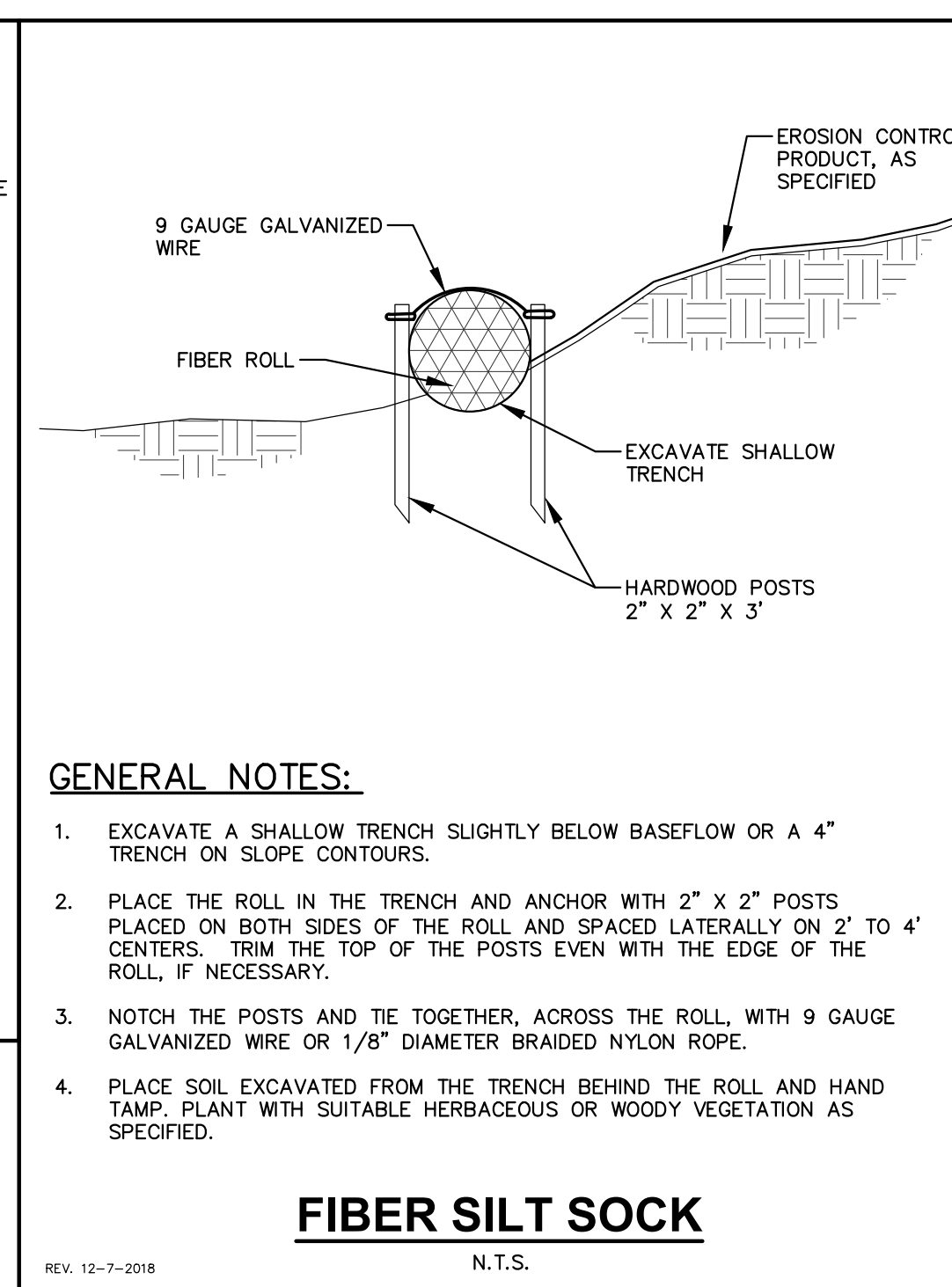
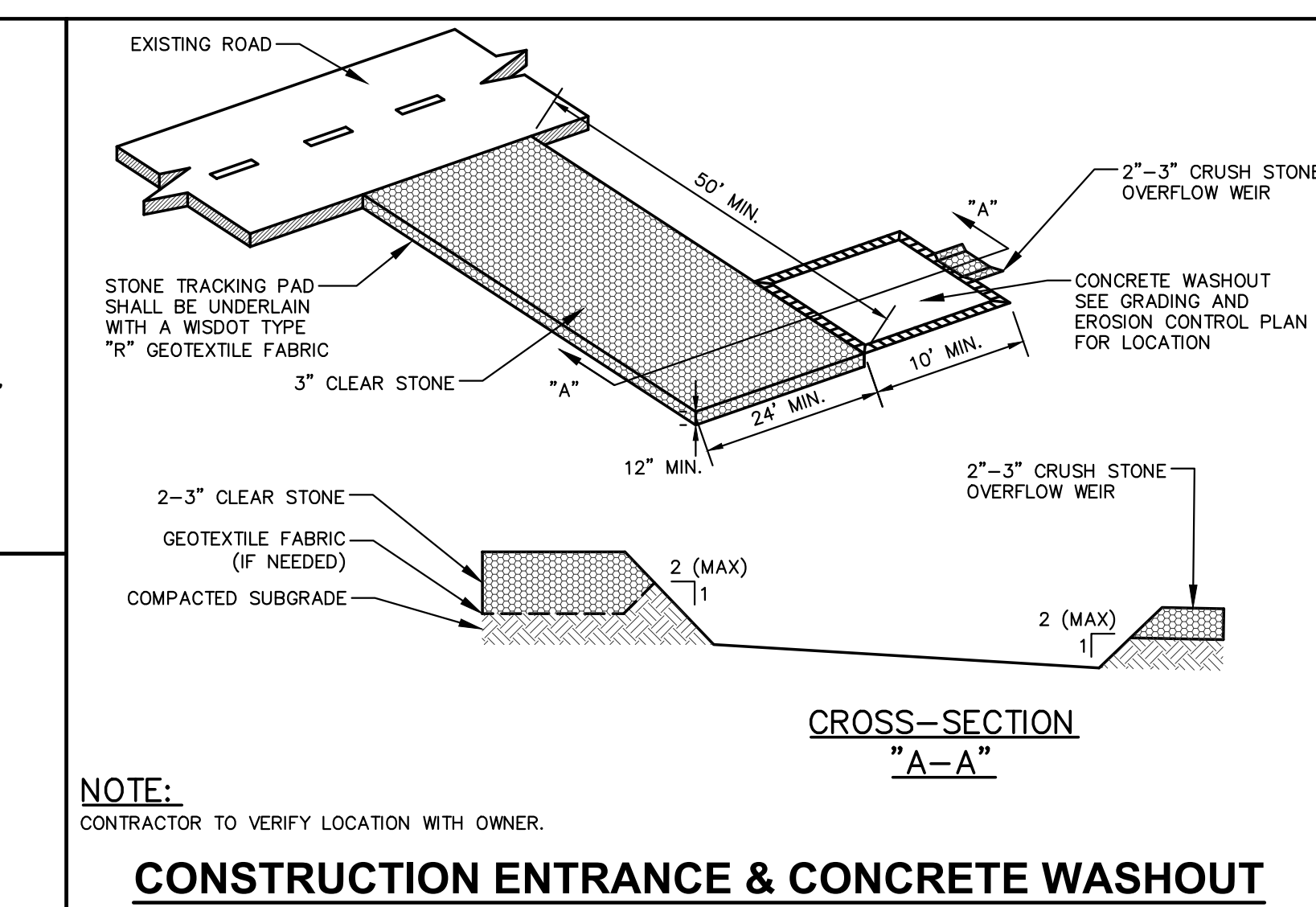
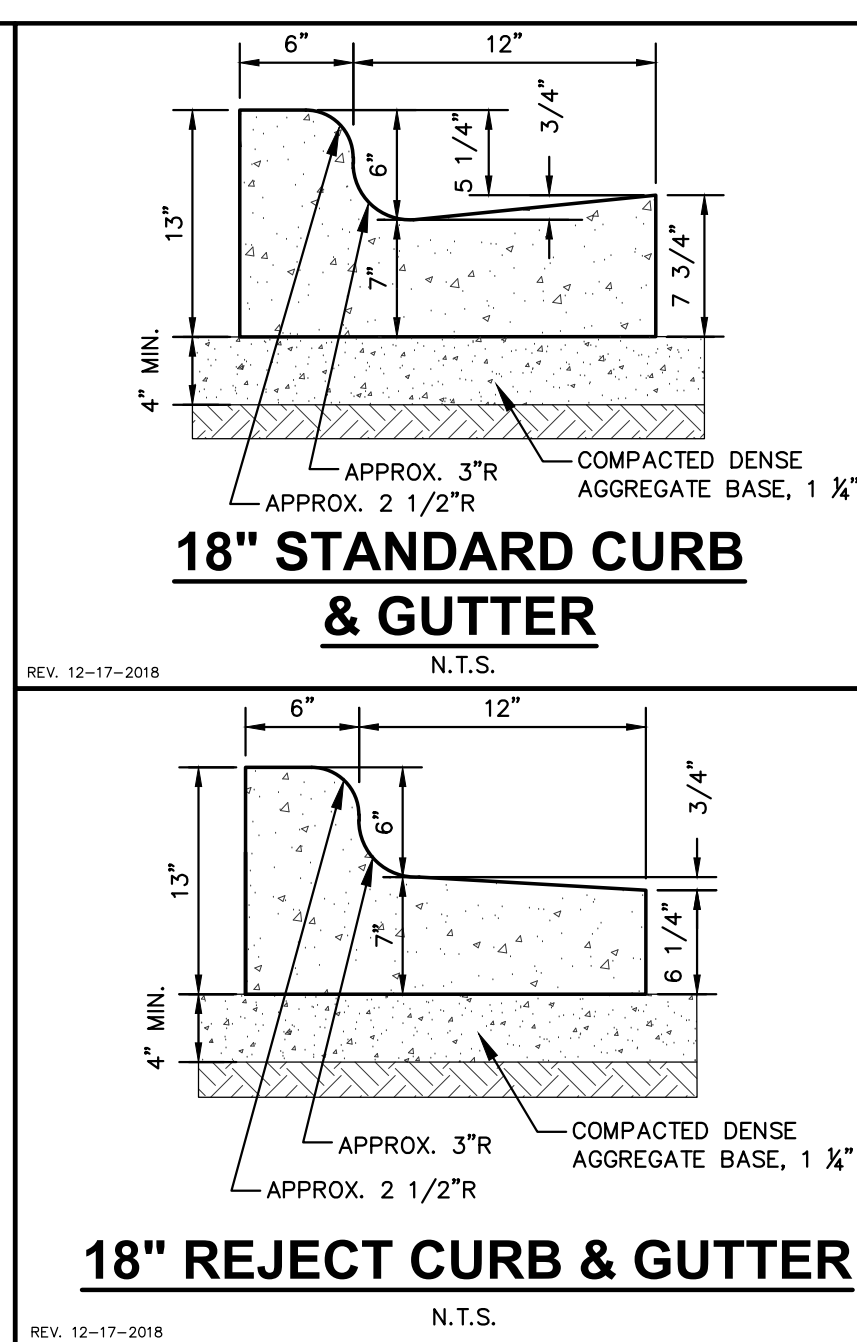
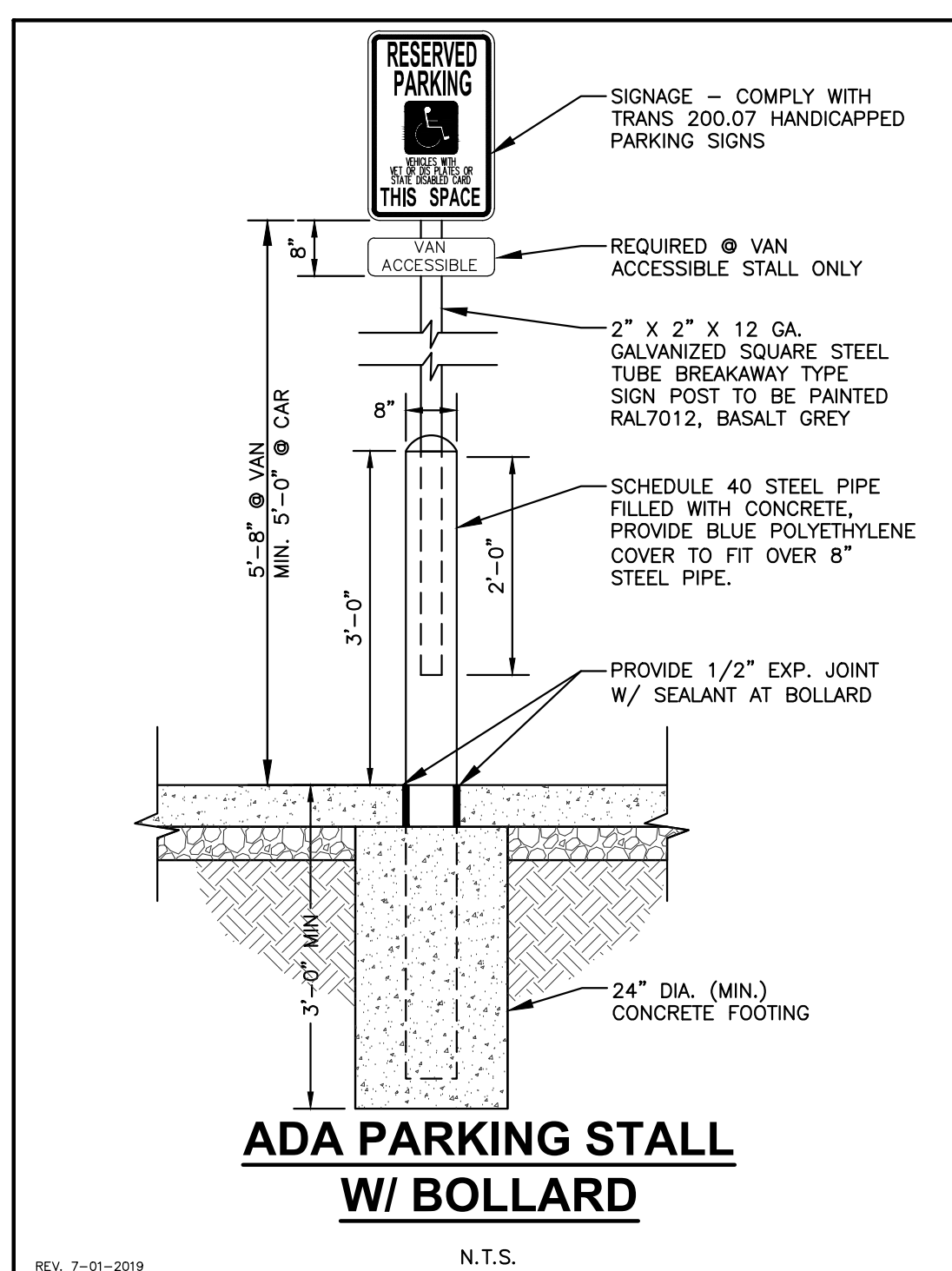
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PHASE	95% CONSTR. DOC.
DATE	10.14.2022

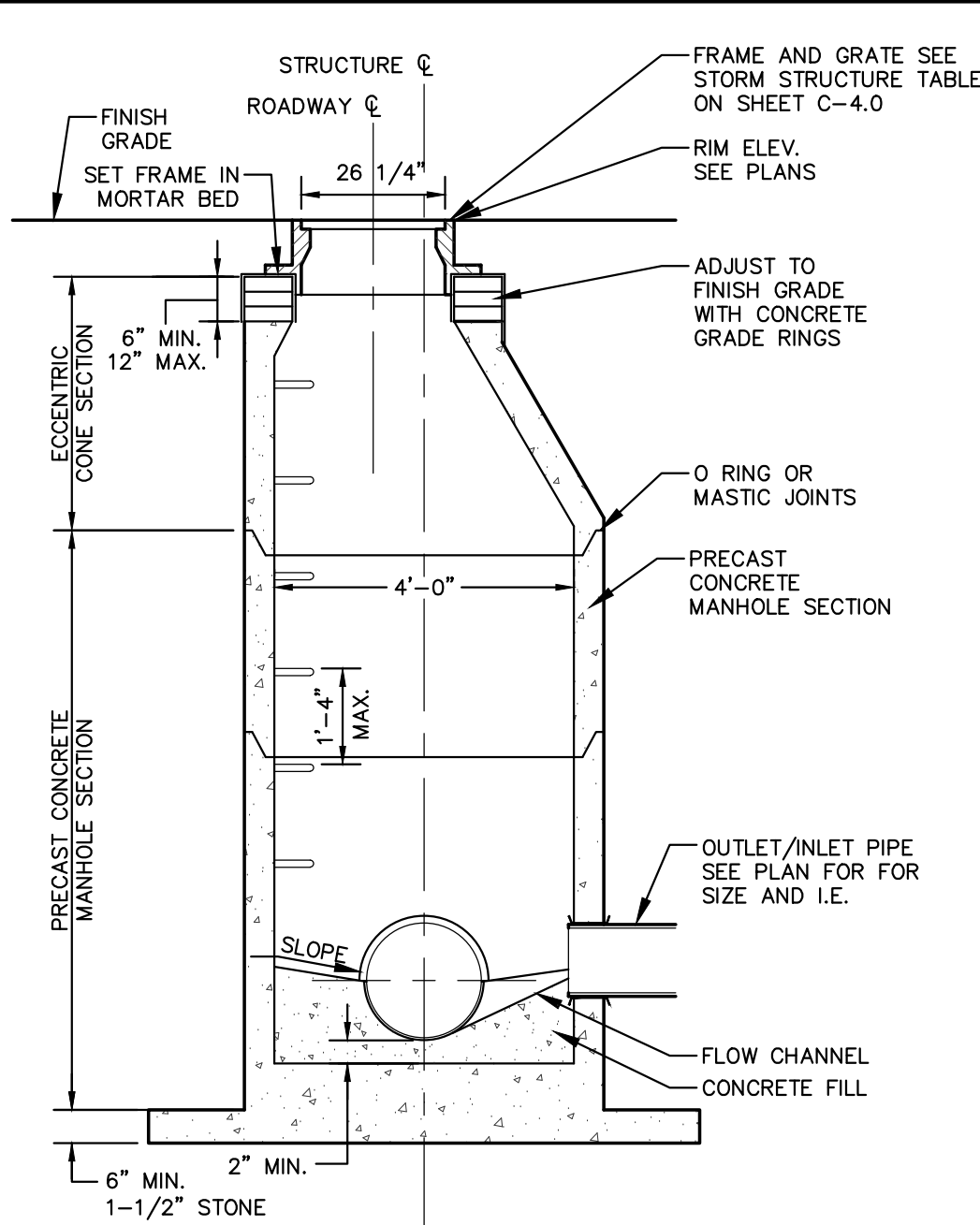
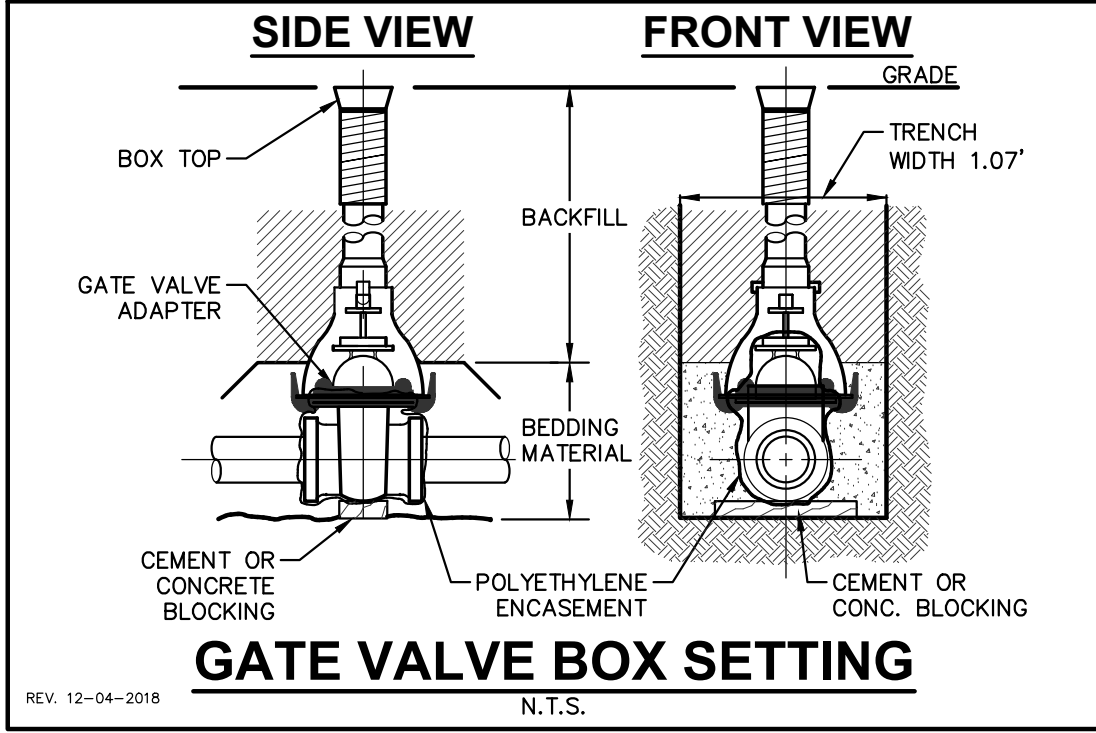
UTILITY PLAN

C4.0

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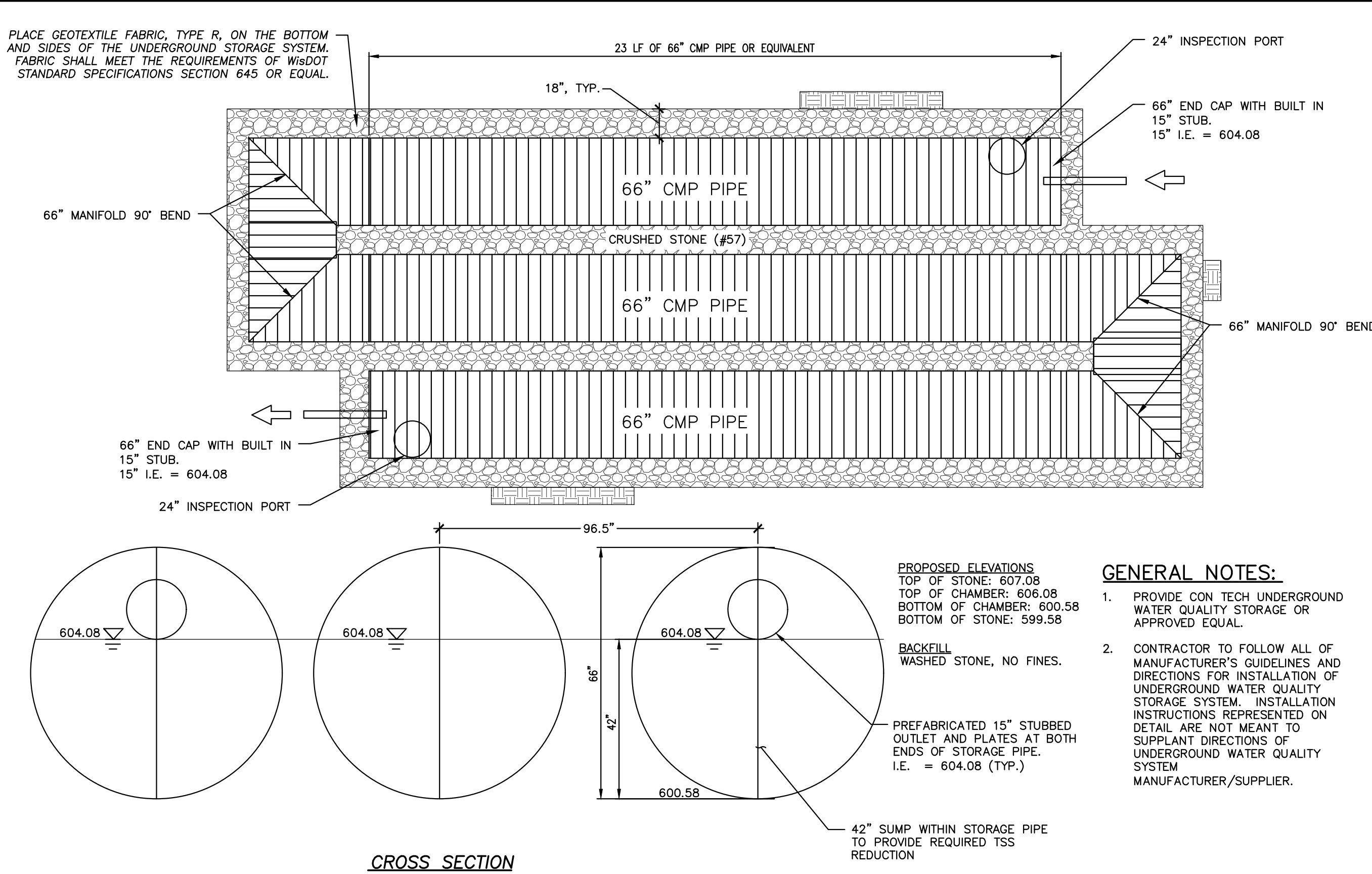
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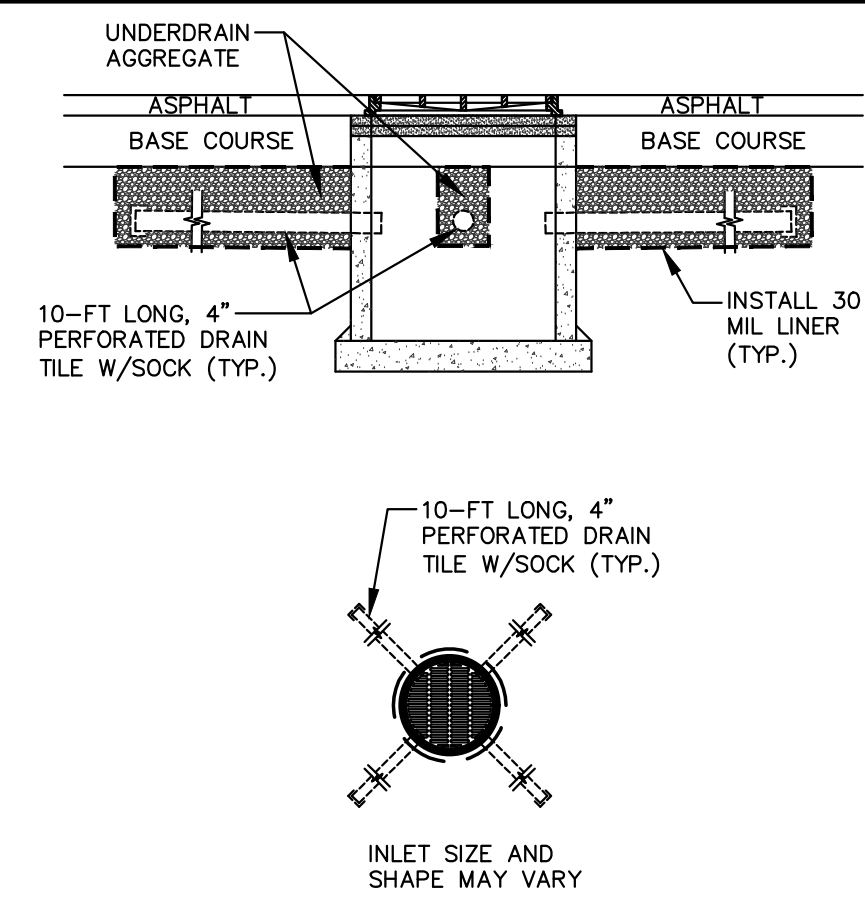


- GENERAL NOTES:**
1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
 2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
 3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
 4. USE MORTAR FOR PIPE CONNECTIONS.
 5. ECCENTRIC CONE SECTION OF MANHOLE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

FLAT TOP SLAB

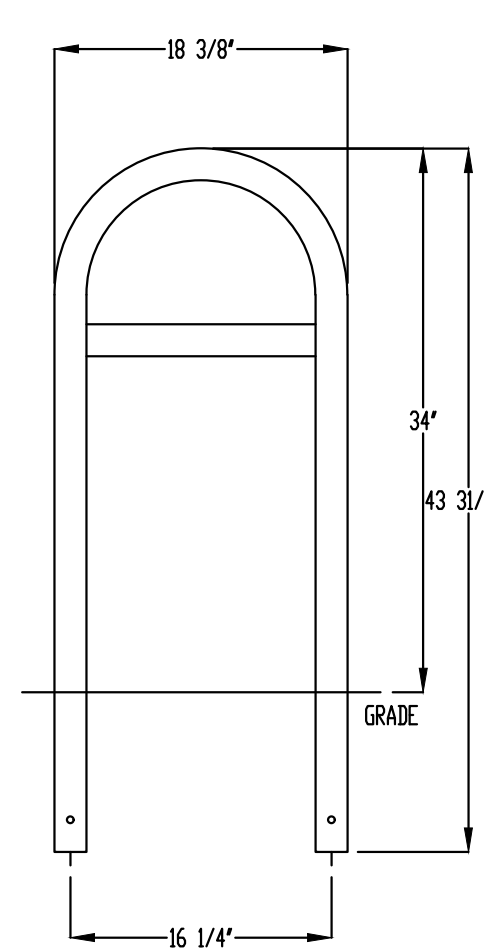
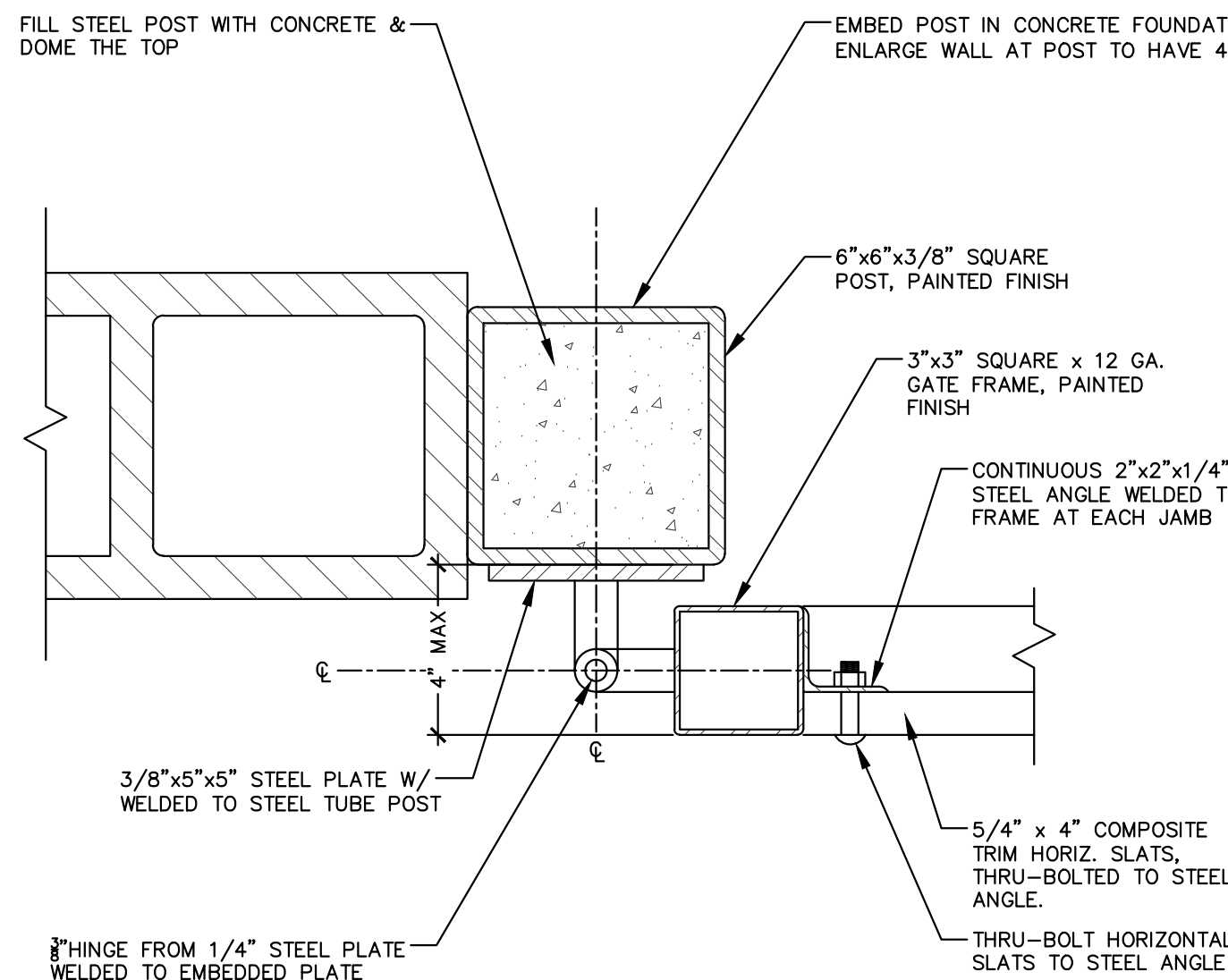
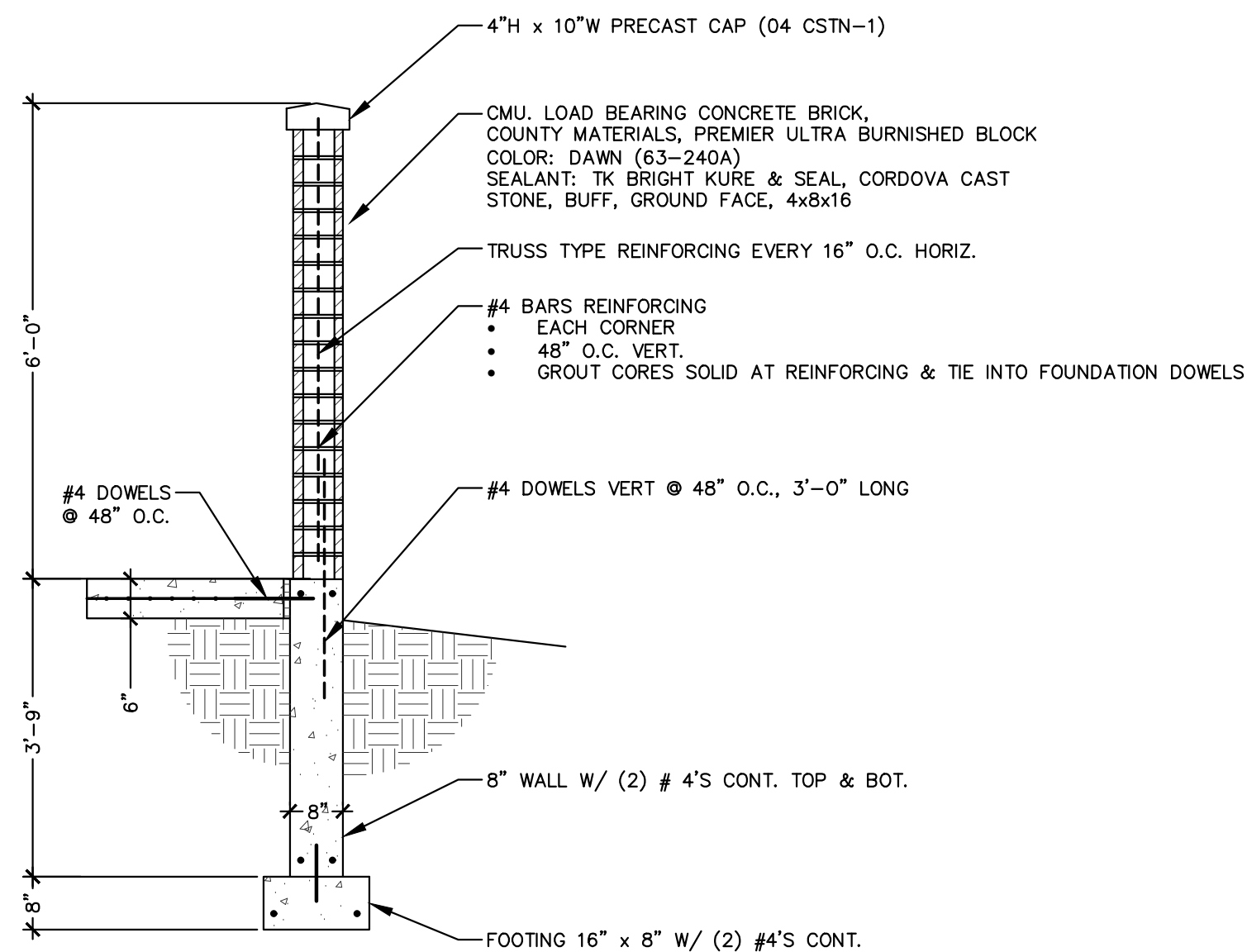
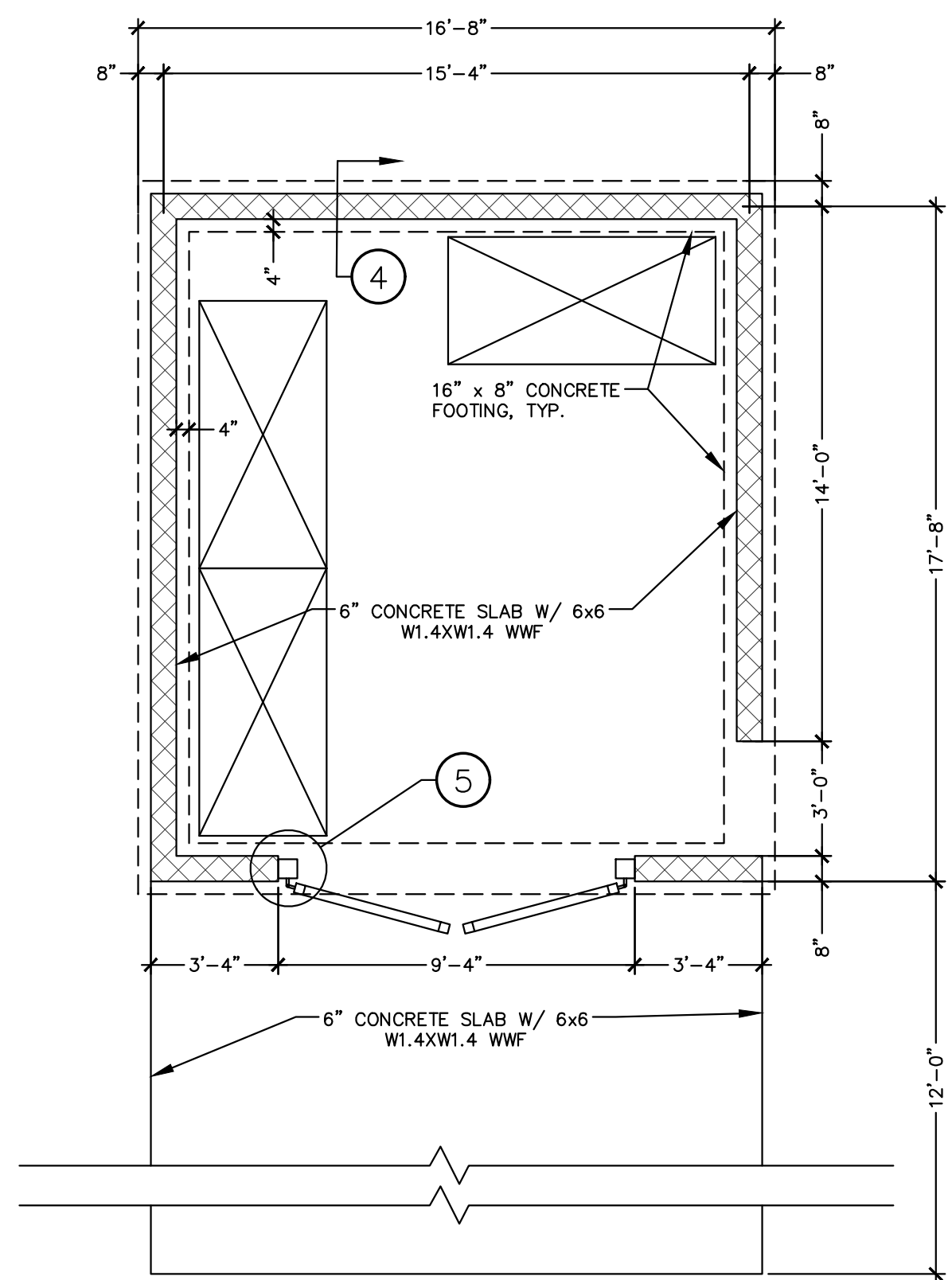


- GENERAL NOTES:**
1. PROVIDE CON TECH UNDERGROUND WATER QUALITY STORAGE OR APPROVED EQUAL.
 2. CONTRACTOR TO FOLLOW ALL OF MANUFACTURER'S GUIDELINES AND DIRECTIONS FOR INSTALLATION OF UNDERGROUND WATER QUALITY STORAGE SYSTEM. INSTALLATION INSTRUCTIONS REPRESENTED ON DETAIL ARE NOT MEANT TO SUPPLANT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

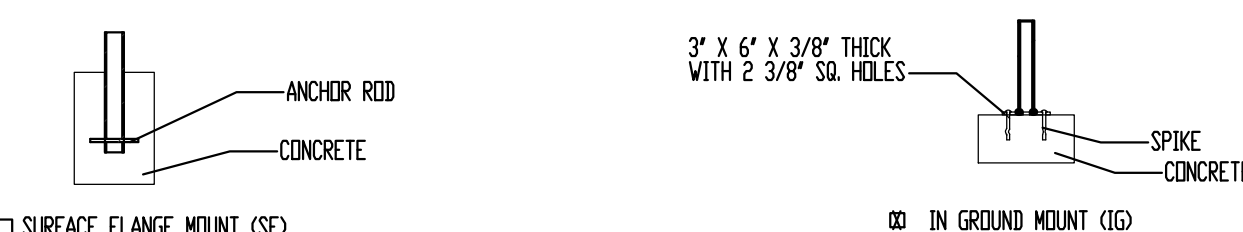


- GENERAL NOTES:**
1. UNDERDRAINS SHALL BE INSTALLED ON ALL INLET/CATCH BASINS LOCATED WITHIN IMPERVIOUS PAVEMENTS.
 2. UNDERDRAIN CONNECTIONS SHALL BE CORED ONSITE.
 3. UNDERDRAIN VERTICAL LOCATION MAY VARY DEPENDING ON STORM SEWER PIPE LOCATION.
 4. ALTERNATIVE DESIGN MAY BE SUBSTITUTED IF SHOP DRAWINGS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

CATCH BASIN/INLET UNDERDRAIN



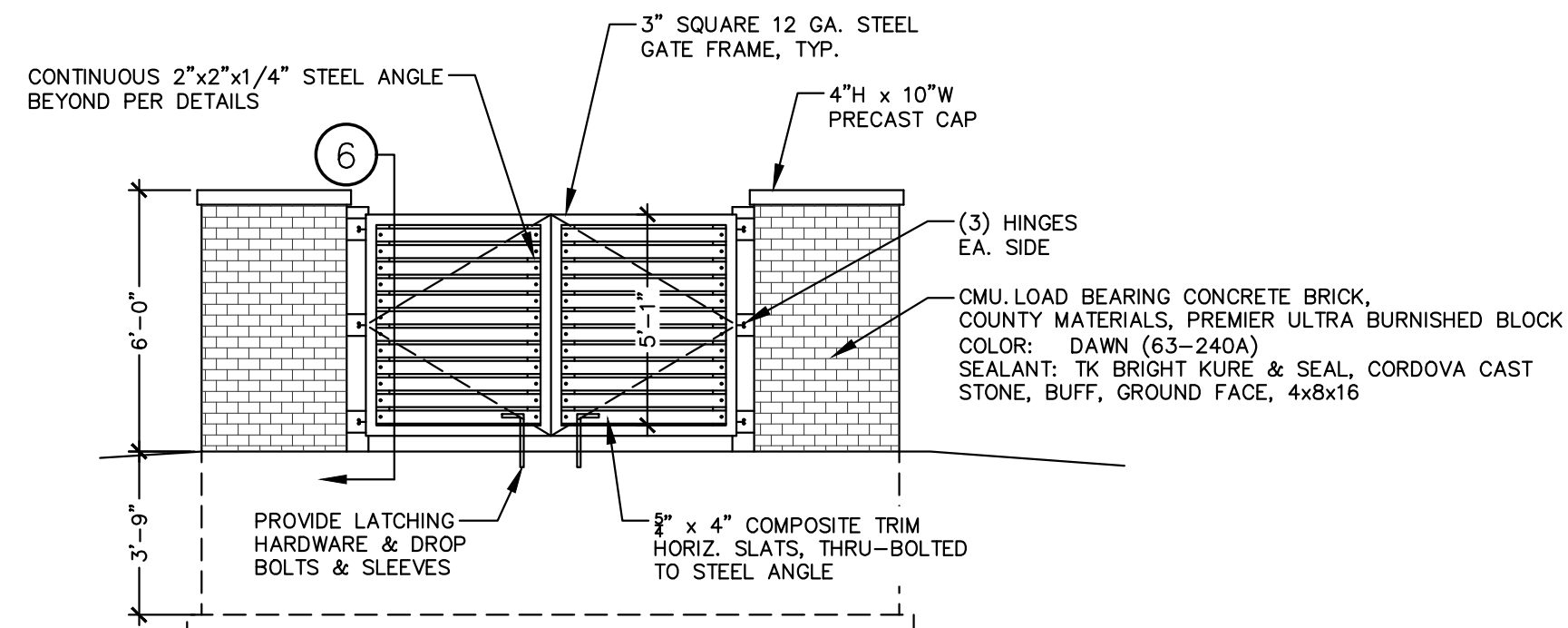
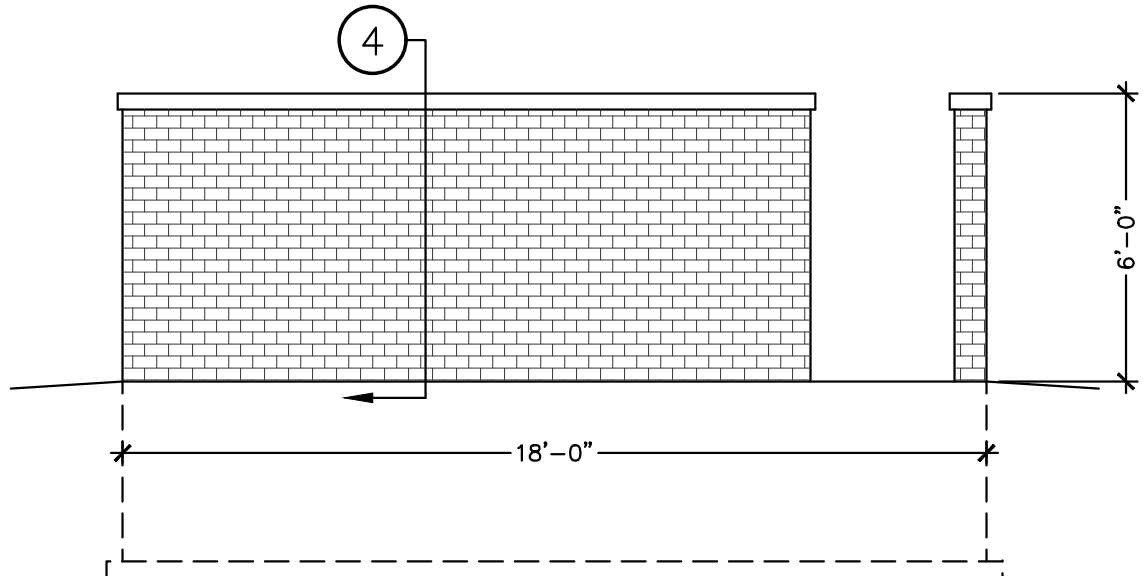
CHECK DESIRED MOUNT



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

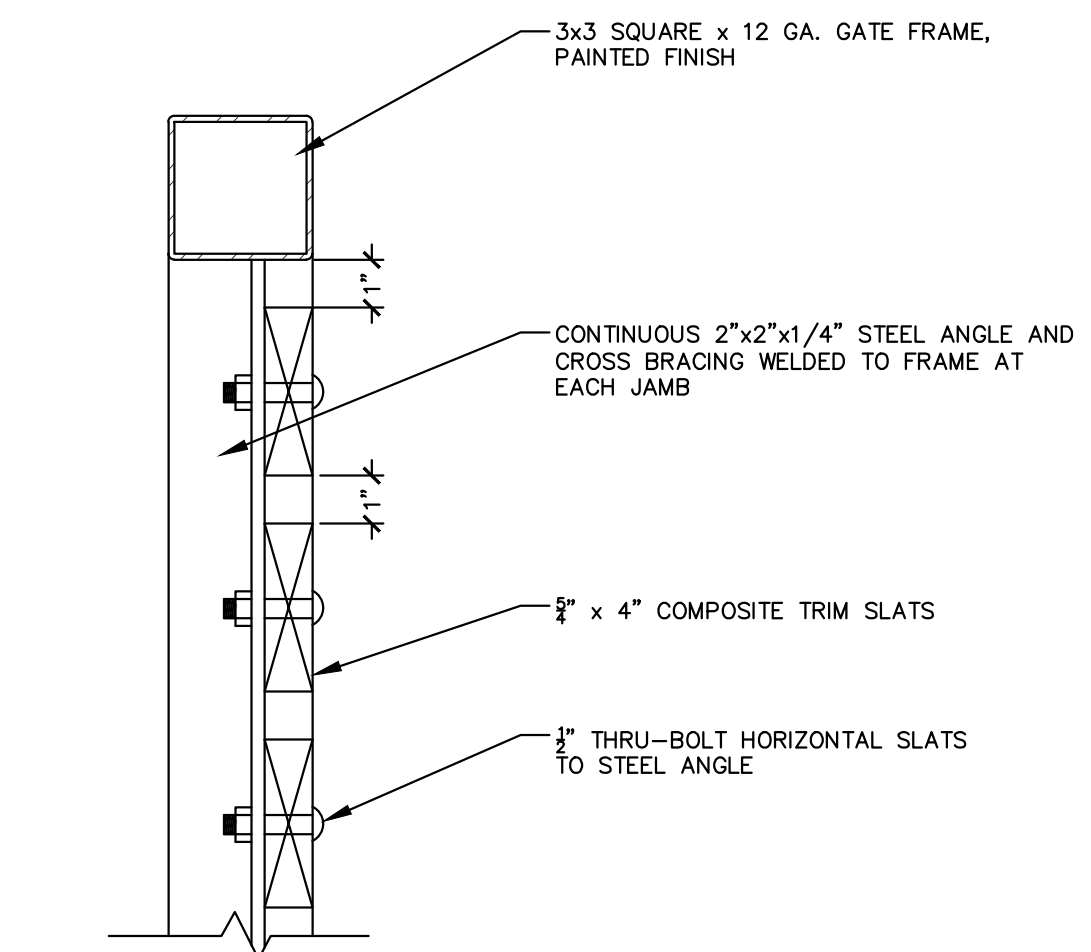
NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. COLOR SHALL BE BLACK POWDER COATED. SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OF CONDUIT RUNS.
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SQUARE 'U' BIKE RACK
N.T.S.



TRASH ENCLOSURE DETAIL
N.T.S.

TRASH ENCLOSURE GATE JAMB



TRASH ENCLOSURE GATE HEAD



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
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DESIGN REVIEW - NOT FOR CONSTRUCTION -

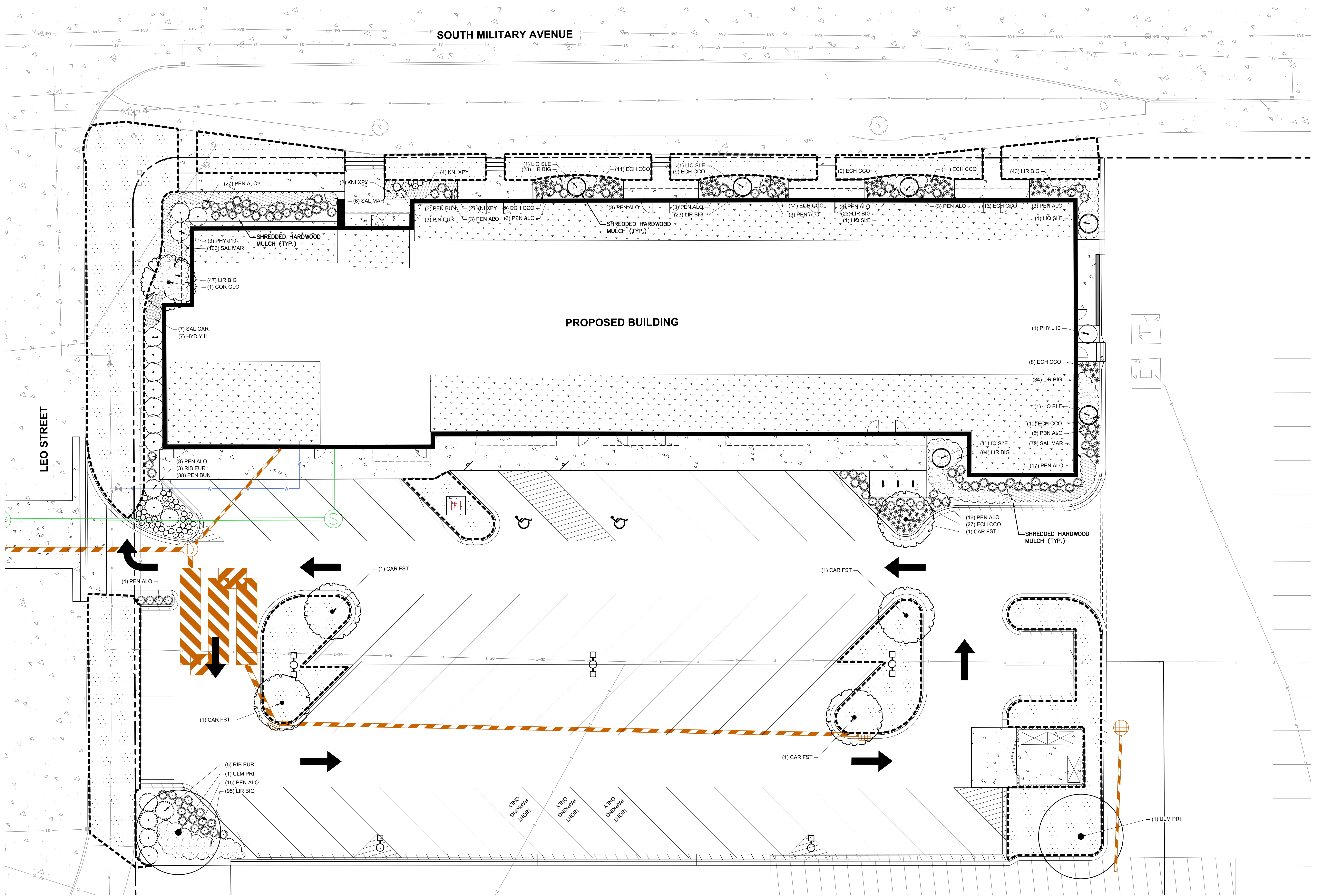
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DATE	10.14.2022

CONSTRUCTION
DETAILS

C5.1



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- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - 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.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
 - REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
 - 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
 - DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.

LEGEND

	KENTUCKY BLUEGRASS BLEND (SOD)
--	--------------------------------

Scale bar: 10' 0 10'

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

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Oregon, WI 53575

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

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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 -

LANDSCAPE PLAN

L1.0

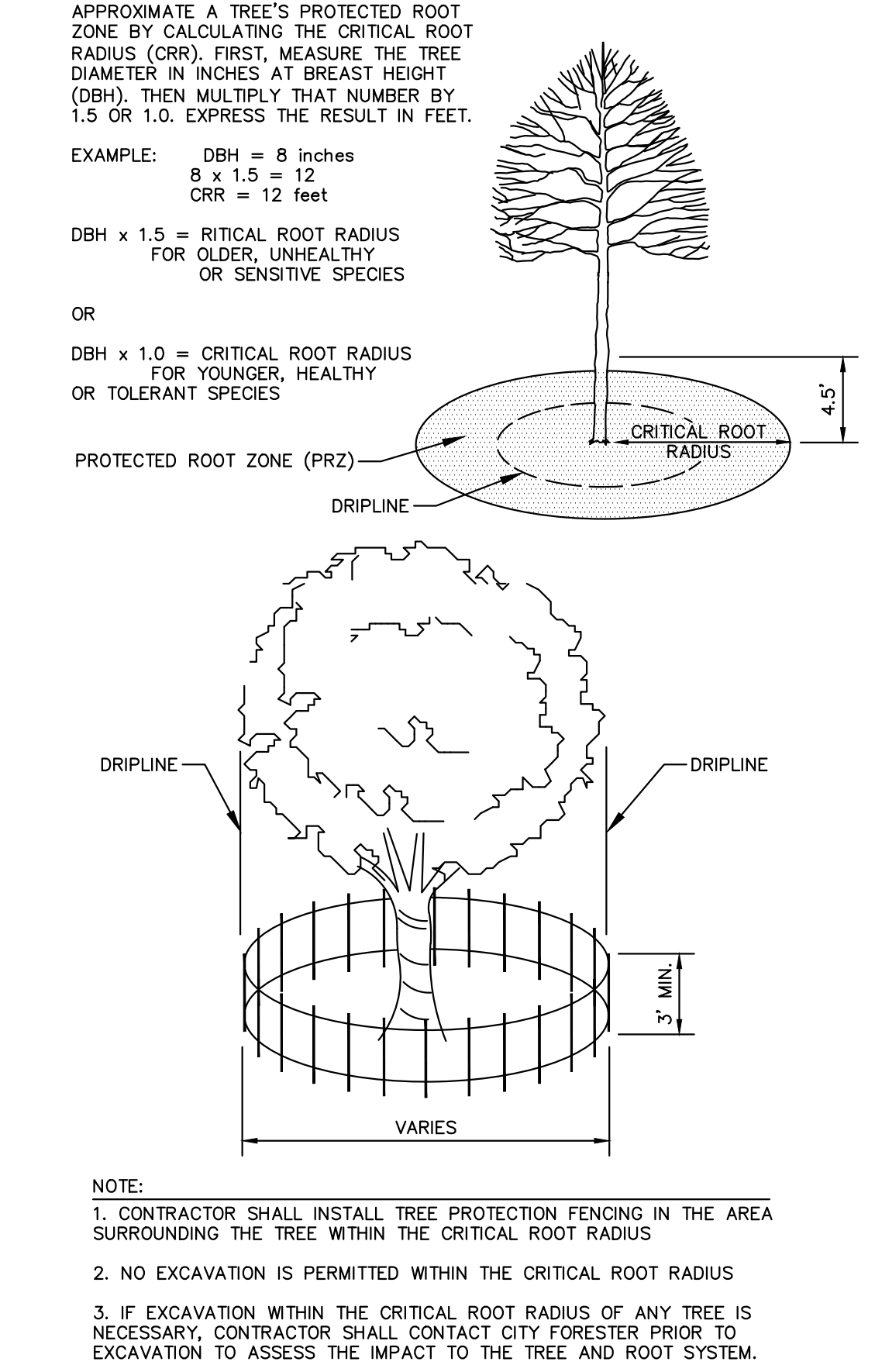
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LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
INTERIOR PARKING LOT LANDSCAPING 10% OF INTERIOR PARKING LOT DEVOTED TO LANDSCAPE PLANTINGS	2,349 SF (23,486)(.10)=2,348.6	3,187 SF
25-100 PARKING SPACES (1 TREE PER 10 SPACES)	6 TREES (54 SPACES/10=5.4)	6 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



1

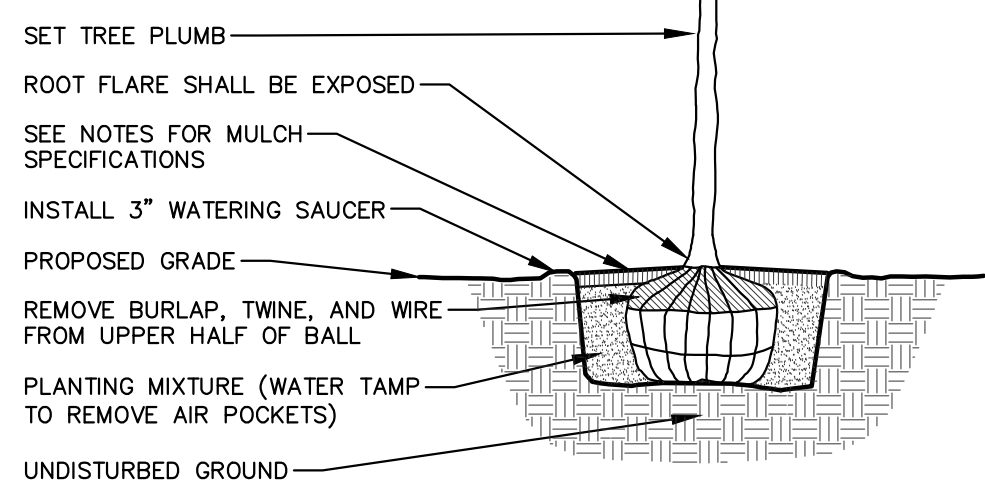
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TREE PROTECTION FENCING

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.



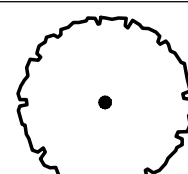
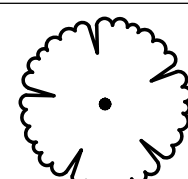
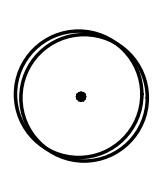
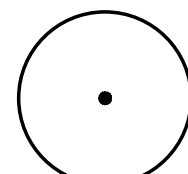
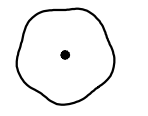
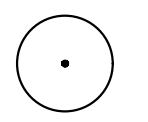
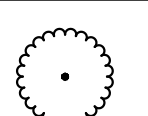
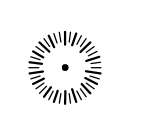
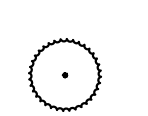
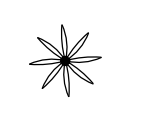
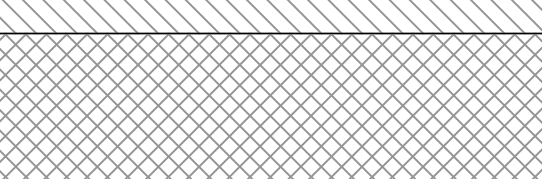
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DECIDUOUS TREE

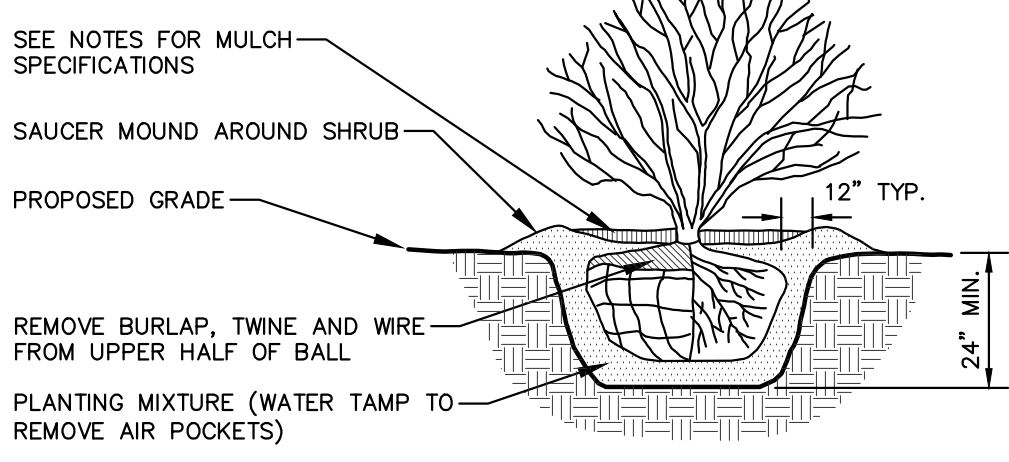
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PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING		QTY
	CAR FST	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B & B	3"Cal		5
	COR GLO	Cornus mas 'Golden Glory' / Golden Glory Cornelian Cherry	B & B	2"Cal		1
	LIQ SLE	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	B & B	3"Cal		6
	ULM PRI	Ulmus americana 'Princeton' / Princeton American Elm	B & B	3"Cal		2
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING		QTY
	HYD YIH	Hydrangea paniculata 'SMNHPPH' TM / Limelight Prime Panicle Hydrangea	#05/5 gal.			7
	PHY J10	Physocarpus opulifolius 'Jefam' TM / Amber Jubilee Ninebark	#05/5 gal.			4
	PIN CUS	Pinus mugo 'Valley Cushion' / Valley Cushion Mugo Pine	#05/5 gal.			3
	RIB EUR	Ribes alpinum 'Europa' / Europa Alpine Currant	#05/5 gal.			8
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING		QTY
	PEN ALO	Pennisetum alopecuroides / Fountain Grass	#01/1 gal.			111
	PEN BUN	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	#01/1 gal.			41
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING		QTY
	ECH CCO	Echinacea x 'Cleopatra' / Cleopatra Butterfly Coneflower	#01/1 gal.			118
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING	SPACING	QTY
	LIR BIG	Liriope muscari 'Big Blue' / Big Blue Lilyturf	#01 (gal)		15" o.c.	382
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING	SPACING	QTY
	KNJ XPY	Kniphofia x 'Backdraft' TM / Backdraft Pyromania Red Hot Poker	#01/1 Gal.		30" o.c.	8
	SAL CAR	Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage	#01/1 Gal.		24" o.c.	7
	SAL MAR	Salvia nemorosa 'Haeumanarc' TM / Marcus Meadow Sage	#01/1 Gal.		12" o.c.	203

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE:** (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



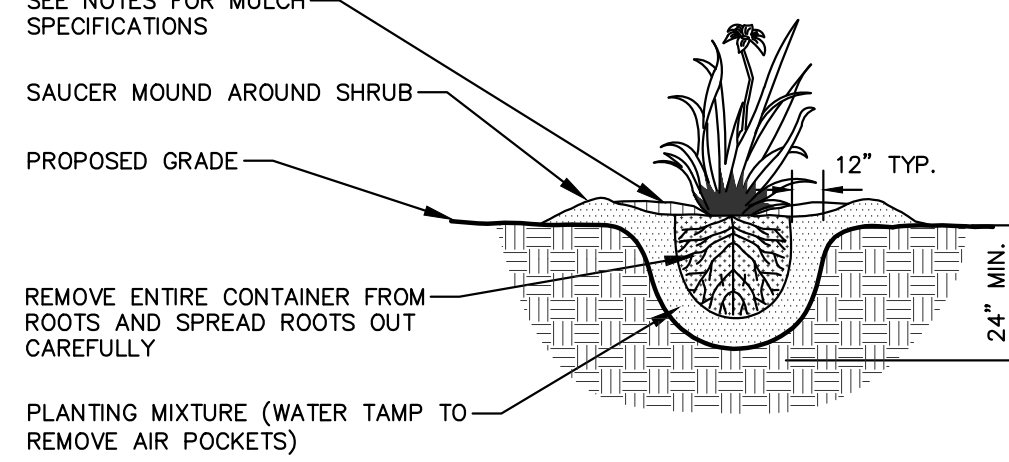
- NOTE:
- ROOT FLARE TO BE EXPOSED.

3

L2.0

DECIDUOUS/EVERGREEN SHRUB

NTS



- NOTE:
- ROOT FLARE TO BE EXPOSED

4

L2.0

PERENNIAL/ORNAMENTAL GRASS

NTS

GENERAL NOTES

- GENERAL: ALL WORK IN THE R-O-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 REGULATORY AGENCIES. COARF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. 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 PESTS 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 TOP. 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, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" 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 SEEDED 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 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, AT 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 EDGES 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 REPRESENTATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

5

L2.0

NATURAL SPADE EDGE

NTS

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
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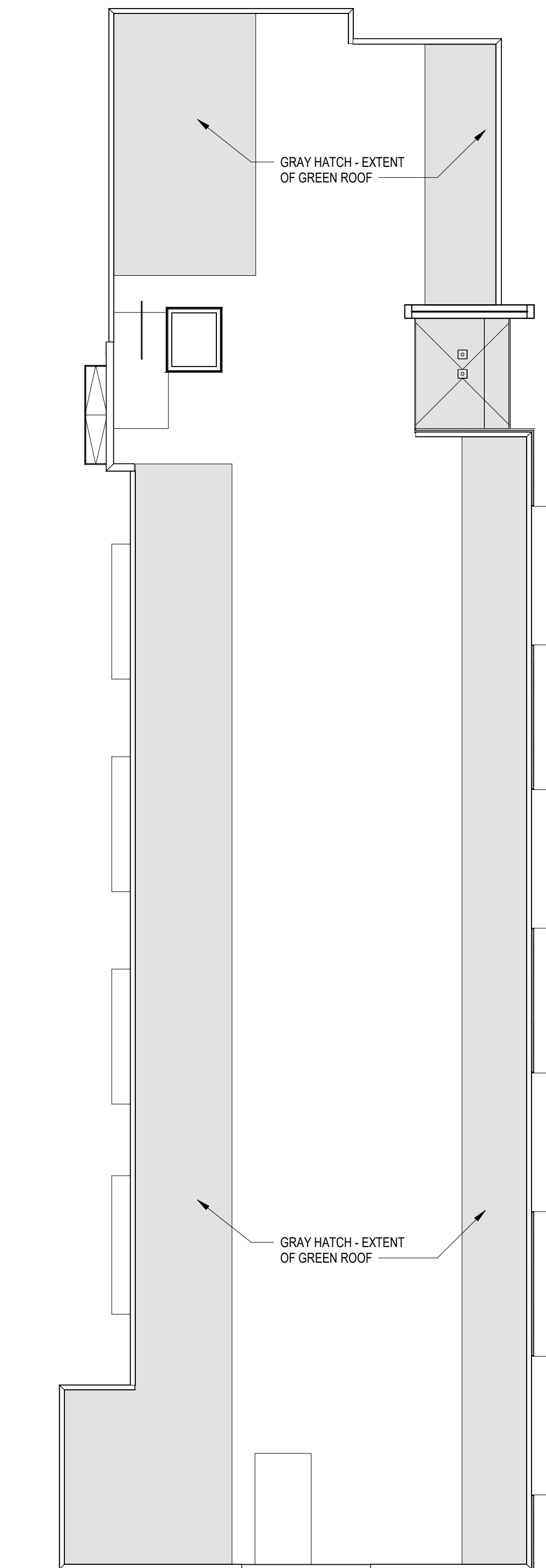
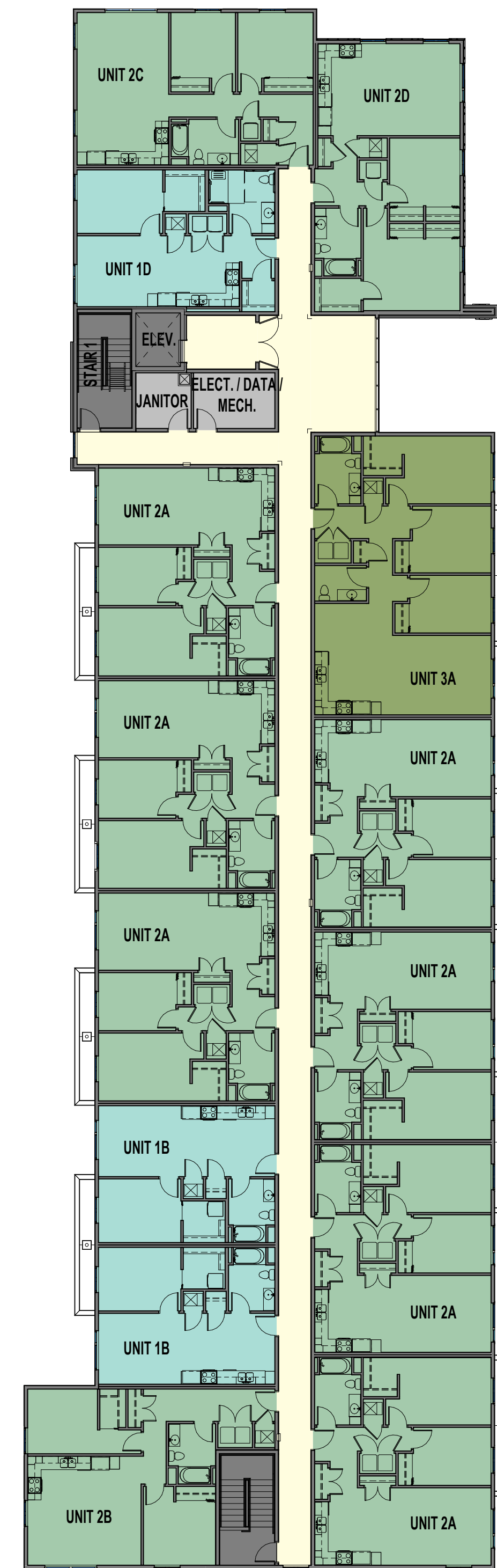
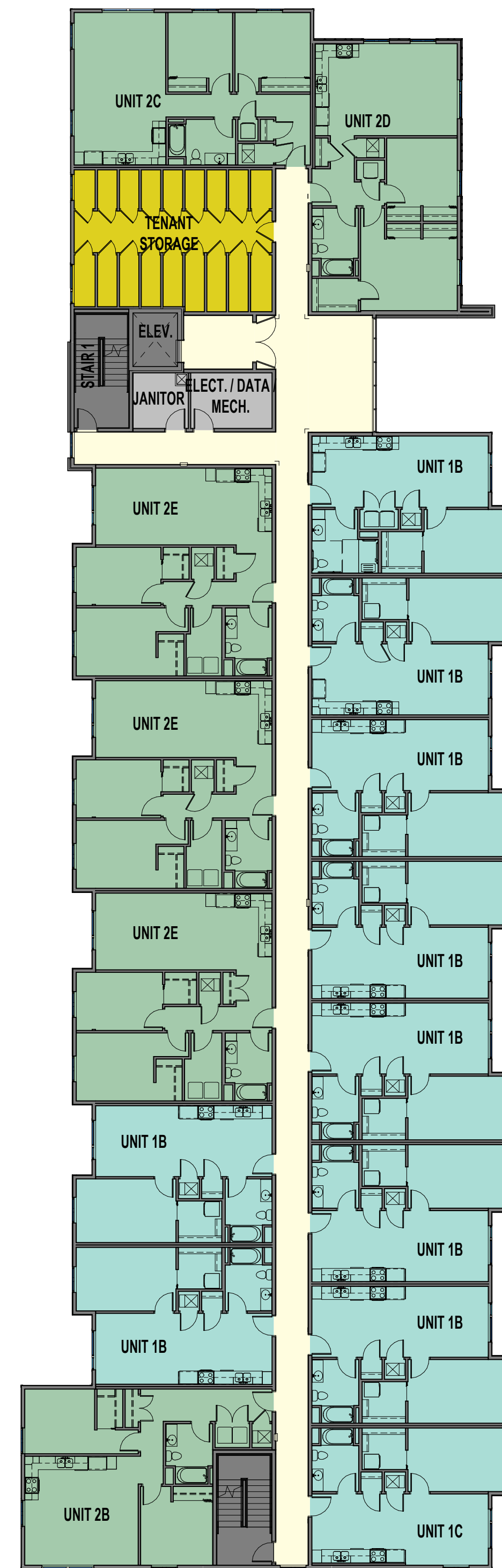
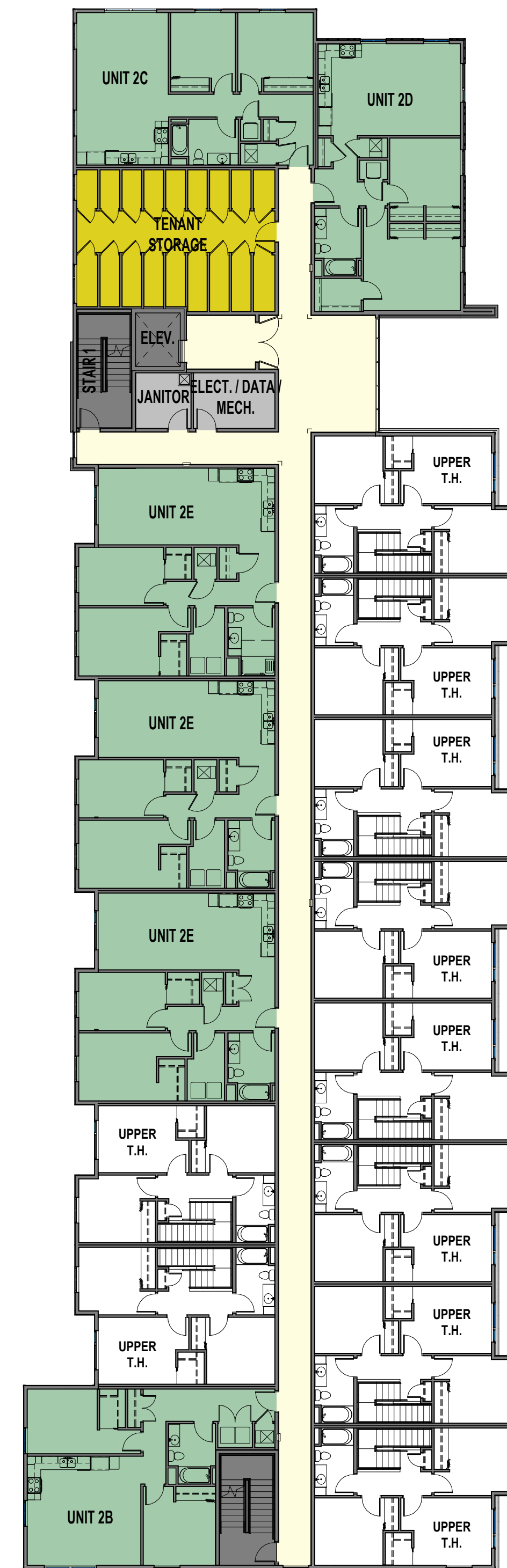
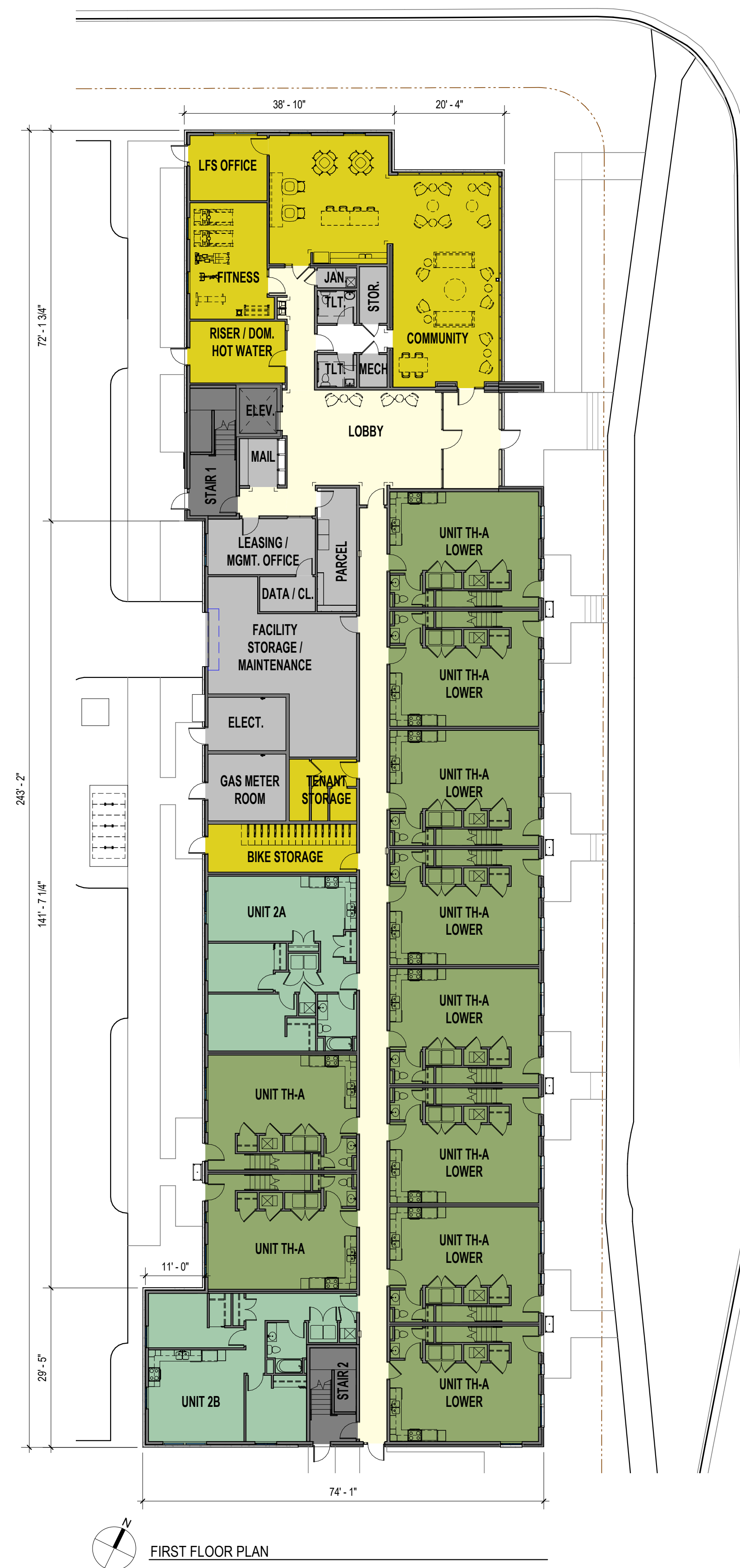
DESIGN REVIEW - NOT FOR CONSTRUCTION -

PROJ. NO.	220204
SCALE	AS INDICATED
PHASE	85% CONSTR. DOC.
DATE	10.14.2022

LANDSCAPE
NOTES & DETAILS

L2.0

Exhibit A



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	THA
UNIT 102.1 (LOWER)	3BR 1.5BA	THA
UNIT 103.1 (LOWER)	3BR 1.5BA	THA
UNIT 104.1 (LOWER)	3BR 1.5BA	THA
UNIT 105.1 (LOWER)	3BR 1.5BA	THA
UNIT 106.1 (LOWER)	3BR 1.5BA	THA
UNIT 107.1 (LOWER)	3BR 1.5BA	THA
UNIT 108.1 (LOWER)	3BR 1.5BA	THA
UNIT 110.1 (LOWER)	3BR 1.5BA	THA
UNIT 111.1 (LOWER)	3BR 1.5BA	THA
UNIT 401	3BR 1.5BA	3A
3BR 1.5BA: 11		
TOTAL OF ALL UNITS: 48		

NOT FOR CONSTRUCTION



KEYNOTE	DESCRIPTION
04 CSTN-1	04 T2 00 / CAST STONE SILL - TO MATCH CORDOVA BUFF
04 FBR-1	04 26 13 / FACE BRICK - UTILITY SIZE
04 STN-1	04 43 13 13 / ANCHORED STONE MASONRY VENEER
07 FCB-1	07 46 46 / FIBER CEMENT RAINSCREEN
07 MP-1	07 46 19 / METAL PANEL
07 SDG-1	07 46 46 / FIBER CEMENT LAP SIDING
07 SMF-2	07 62 00 / SHEET METAL FLASHING - PREFINISHED ALUMINUM
08 AFS-2	08 41 13 / ALUMINUM FRAMING SYSTEM - EXTERIOR, THERMALLY BROKEN
08 VWS-1	08 53 13 / VINYL WINDOW SYSTEM





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



Report to the Green Bay Plan Commission

MEETING DATE

January 17, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # Q.7

To hold over the request to amend a Planned Unit Development at 216 S. Military Avenue to amend the boundaries of the PUD. (Public Hearing held 01/09/22)

BACKGROUND

Primary Address: 216 S Military Ave

Aldersperson / District: Ald. Melinda Eck / District 11

Reason for Request: To permit the permanent expansion of limited Light Industrial (LI) and Community Center Commercial (C3) uses, (7.25 acres) at 216 S. Military, the former ShopKo site.

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: General Commercial (C1) and Light Industrial (LI) - HJ Martin showroom and HJ Martin installation service center and flooring distribution center

EAST: General Commercial (C1) – Bay Area Diamond Company and BMO Harris Bank

WEST: Varied Density Residential (R3) – Mixture of single, two, and multi-family residences

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 (PUD), as drafted, is not fully consistent with the recommendation of the Comprehensive Plan for the particular property which calls for commercial use. However, the draft PUD designates three separate development areas: Development A, B, and C. These are discussed further in the analysis. Areas A and B are located along S. Military Avenue and Alfran and call for commercial use in the future with redevelopment.

Analysis: This request allows a permanent status for limited LI uses and C3 use within Development Area C and C3 uses within the entire site. The existing parcel is being split into two lots via a Certified Survey Map. Lot 2 is a concurrent PUD for multi-family housing. Lot 1 is the larger, remainder portion of the existing site which was formerly a ShopKo department store and is currently used by HJ Martin and Bellin Health for warehousing, limited production, and training purposes. The existing building is in full use.

Report: This request stems from an approved PUD which allowed for limited LI uses for the site in a PUD approved in 2021. Said PUD allowed for 3 years of temporary LI uses on the site in an attempt to continue redevelopment of the site. The concurrent multi-family PUD is part of the overall transformation of the site. This new PUD request for the remainder of the site calls for permanent allowance of limited LI uses within Development Area C. During this PUD submittal, HJ Martin initially requested having limited LI uses for the

entirety of the Lot 1 site. Staff does not believe the LI use along S. Military Avenue is in alignment with the comprehensive plan or Military Avenue. Staff proposes having three separate development areas for the site to distinguish the different roles frontage can have within such a large parcel as this.

Development Area A:

Area along S. Military Avenue, south of the multi-family PUD. The western boundary is defined by the parking lot in line with the western edge of the multi-family PUD to the existing building and then wrapping around to include “the annex”. The annex is the taller, approximately 100 ft. x 101 ft. wide portion of the existing building. This area is to remain Community Commercial Center C3 uses. The existing portion of the existing building on site can remain the following uses as per the existing PUD:

- Warehousing, limited production, and educational/training facility uses contained within the building.

Any new building plans submitted which exceed routine maintenance to keep the building in good repair shall require the annex part of the building to either come into C3 use/form or not have any improvements associated with industrial use, e.g. dock doors, lifts, mechanicals.

Development Area B:

Area currently containing Superior Discount Liquor store: This area north of the southern right-of-way of Leo Street, extending west to Randall Court. The existing use is a permitted use within C3 districts. This distinction limits any LI uses within the area of the existing building and parking for the existing store and provides sufficient dimensional standards for potential future commercial redevelopment along the frontage in the future.

Development Area C:

The remaining area of the parcel is primarily the existing former department store and parking spaces. This area is bounded by rail road tracks to the south, the edge of commercial areas to the east and north and Randall Court to the west. With the existing parcel being as large as it is, this creates an interior to the commercial corridor to the north and east. Staff believes a limited light industrial use can be compatible with other uses so long as the uses are limited and any new development on the site meets site plan standards for industrial use alongside residential uses.

This development area is permitted in all C3 uses and the following LI uses.

- Limited production and processing
- Contractor yard (Must be fully enclosed within building)
- Dry cleaning establishment, commercial laundry
- Research and development facility
- Material recovery facility (minor)*
- Ground transportation service *
- Package delivery service *
- Public safety/service facility
- Telecommunication tower, wireless communication facility *
- General office
- Government office
- Bank or other financial institution
- Clinic, health care facility
- Artist's studio
- Dwelling in conjunction with business *
- Live work unit *
- Warehousing
- Educational/training facility

**Conditional use subject to approval by the Common Council.*

Staff received a request to allow all LI uses for the site, but recommend the uses listed above after considering the impacts of such uses and the relative compatibility with other LI uses which exist south of this property along Western, which also have large parcels with limited industrial type uses alongside residential use. Because the applicant is requesting industrial uses to become permanent in nature, staff recommends the site comply with landscape buffers detailed in Section 44-1964 in timely a matter as a condition of the PUD alongside the western parcel line with Development Area C along the eastern right-of-way of Randall Court and the existing residential homes on other side of the street. This must be completed within 12 months of council approval. Any improvements to the site in future beyond typical maintenance are subject to the standards of the Green Bay Municipal Code for C3 standards.

Staff believes by having the parcel distinguished into three different development zones, appropriate conditions can occur to continue redevelopment of the larger parcel into the future. By distinguishing continued redevelopment and form along the commercial corridor, require sufficient buffering between existing residential uses alongside industrial use and allows for defined industrial uses.

Staff believes separating uses, form, and developable area within this large property can continue redevelopment along the Military corridor and measured limited industrial use within the interior of the large block.

A neighborhood meeting was held for this and concurrent PUD on the property on Thursday, December 22, 2022, at 6:30 p.m. during the snowstorm of late December. Six members of the public along with Leah Weycker of Military Avenue BID, Alder Melinda Eck, David Martin from HJ Martin, and Brad Rymer from Mau & Associates attended. Most attending expressed concerns about the role of both industrial and residential uses within the parcel and alongside the Military Avenue corridor. Most inputters questioned using the frontage along S. Military for uses other than ground level commercial. Some inputters questioned 'low-income housing' in the Military BID. Many neighbors did not see an issue with residential on the site but questioned if the area slated for multi-family redevelopment would better be used as commercial.

If the draft PUD is approved with conditions, the final step for the development of the proposed apartment will be a lot split, recording of an ingress/egress agreement for multi-family residential purposes if the concurrent PUD is approved, and administrative review/approval of a site plan which updates the landscape buffer in alignment with industrial uses for all areas within Development Area C within 12 months of Council approval.

RECOMMENDATION

Staff recommends approval of the amended PUD language.

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-41 Application
2. ZP 22-41 Narrative
3. ZP 22-41 PUD



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: 216 South Military Avenue

Parcel Number(s): 6-266-E

Petitioner(s): Mau & Associates LLP Date: 11/14/2022

Email: sbieda@mau-associates.com Phone Number: 920-434-9670

Address: 400 Security Blvd City: Green Bay State: WI Zip: 54313

Property Owner: Henry Real Estate Development LLC Phone Number: 920-321-3013

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, Steve Bieda of Mau & Associates LLP, 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: _____

Petitioner Signature(s): _____

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.: _____

Here is a brief timeline of the conditions leading to the current request. An affiliated entity of HJ Martin ("HJ Martin") purchased the old Shopko building to use for expanded warehouse space to their headquarters just South of the site. HJ Martin then entered into Lease Agreement with Bellin Health for medical storage and medical restoration uses. A Conditional Use Permit for Bellin's uses was applied for and following the application, a Development Agreement was entered into granting the conditional use with the stipulation that within 3 years (with two, one-year extensions) a "concept plan" be submitted for further development of this site. The City suggested a concept involving residential affordable housing between Military Avenue and the existing Shopko building. HJ Martin pursued Gorman to develop affordable housing along the Military Avenue portion of site. Part of the Offer to Purchase with Gorman contains a contingency that HJ Martin's conditional uses become permanent through a Planned Unit Development, as well as truck access to the old Shopko building being relocated to better suit the existing owners/tenants, as shown on the PUD. If ANY of these contingencies are not granted, the Offer will be terminated. Access from the new apartment site will also need to be granted for the proposed apartments to Leo Street. The access and allowable uses through the PUD are major contingencies in the Offer to Purchase. The Development Agreement with the City of Green Bay spells out the uses for the existing old Shopko building. These uses will become permanent zoning conditions to the property once the PUD is approved. This PUD, along with the PUD submitted by Gorman, jointly comprise the Developer's "concept plan" as required by the Development Agreement and should be considered for approval together as the Gorman PUD is contingent upon this PUD application being approved.

-The requested PUD shall address the storage of the following materials to be stored in the existing building, including but not limited to:

- i. Flooring Materials (Hardwood, Ceramic Tile, Vinyl, Carpet, Carpet Pad)
- ii. Flooring Sundries (Adhesive, Caulk, Grout, Metals)
- iii. Tools & Equipment (Power tools, Hand tools)
- iv. Acoustical Ceiling Tile & Grid
- v. Shower Doors & Mirrors
- vi. Wheelchairs
- vii. Oxygen Tanks
- viii. Other Medical Equipment

-Training facility to include, but not be limited to, fixture installation, case work mockups, shower mockups, stair mockups and classrooms with chairs.

-The permanent future use of the structure with the proposed temporary use will be determined in a future rezoning and/or land division of the Property.

ZONING ORDINANCE NO. XX-22 (MARTIN PORTION OF BLOCK)

AN ORDINANCE

REPEALING AND RECREATING A PLANNED UNIT DEVELOPMENT (PUD)
OVERLAY DISTRICT FOR PROPERTY LOCATED AT 216 SOUTH MILITARY
AVENUE

(ZP 22-41)

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: 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 except Commencing at the Southeast Corner of said Lot 1 of Certified Survey Map No. 1366, 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 permanent use of both Community Center Commercial (C3) and targeted Light Industrial (LI) uses in the 7.25 acres bounded by South Military Avenue on the east, Green Bay and Western Rail Road on the south, Randall Street on the west, Alfran Street, and Leo Street on the north. PUD addresses targeted development areas with differing use and design standards along commercial and residential corridors and the interior of the block. To meet the distinctions in targeted development, the site is separated into three development areas

Development Area A: Starting at the Southeast Corner of Lot 2 on the accompanying CSM (Exhibit A); the area identified in the development area map (Exhibit C) which is generally south of Lot 2 until the wall of the existing building, thence east until the part of the existing area of the building referred

to as “the annex” The annex is the taller addition of the existing building which measures approximately 101 by 100 feet along South Military Avenue. Then including all lands of the annex, south to the railroad tracks and east to Military Avenue.

Development Area B. All areas north of the plane of the southerly right of way of Leo Street extended westerly to Randall Court noted on said attached development area (Exhibit C)

Development Area C. Remaining areas on Lot 1 of said attached development area. (Exhibit C)

- B. Development Site. Area included within this PUD is proposed as Lot 1 of an 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 7.25 acres/315,765 square feet. The existing site has a building with warehousing, educational/training facility and parking lot uses as well as a separate building with a liquor store use.

C. Land Use Regulation.

1. Permitted Uses.
Development Area A:
 - a. Uses as allowed under the Community Center Commercial (C3) district.
 - b. Existing warehouse use
Development Area B:
 - a. Uses as allowed under the Community Center Commercial (C3) district.
Development Area C:
 - a. Uses as allowed under the Community Center Commercial (C3) district.
 - b. Limited production and processing
 - c. Contractor yard (Must be fully enclosed within building)
 - d. Dry cleaning establishment, commercial laundry
 - e. Research and development facility
 - f. Material recovery facility (minor)*
 - g. Ground transportation service *
 - h. Package delivery service *
 - i. Public safety/service facility
 - j. Telecommunication tower, wireless communication facility *
 - k. General office
 - l. Government office
 - m. Bank or other financial institution
 - n. Clinic, health care facility
 - o. Artist's studio

- p. Dwelling in conjunction with business *
 - q. Live work unit *
 - r. Warehousing
 - s. Educational/training facility
- *Conditional use subject to approval by Common Council

2. Prohibited Uses.

- a. Outdoor storage and display of product/material/equipment
- b. Sale or display of vehicles/equipment
- c. Accessory Structures Uses
- d. Self-service storage warehousing

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

- a. Development Area A,B and C: Dimensional and area requirements for principal structures on subject property shall be compliant with Community Center (C3) district.

F. Access Circulation and Parking. Access, circulation, and parking within the PUD area shall meet the standards as set forth within the Chapter 44, Article XVIII of the Green Bay Municipal Code, and as modified as follows:

- a. Access to the site shall be maintained through a shared access easement between Lot 1 of attached proposed Certified Survey Map and Lot 2 of said Certified Survey Map. Shared access easement must be recorded with the Brown County Register of Deeds prior to the issuance of building permits.

G. Building and Site Maintenance. Existing buildings and grounds shall be maintained in good repair.

- a. Development Area A, B, and C: No other new loading dock/services may face South Military Avenue. Service and loading is permitted along Randall Court.
- b. No improvements to the annex building associated with industrial uses shall be permitted e.g. dock doors, lifts, mechanicals or other such similar design features as determined by the Development Director or their designee.

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

I. Signage. All signage shall be regulated as follows:

- a. New signs, including but not limited to freestanding and wall signs, shall conform to C3 Zoning District requirements, as specified in Chapter 30, Signs, Green Bay Municipal Code in addition with the

following:

- b. One (1) pole/pylon directory sign or one (1) monument directory sign is permitted to display the whole of the tenants within Development Area A, B, and C campus.
 - i. Any tenant within Development Area A, B, or C may be apart of signage
 - ii. Freestanding signage to display the whole of tenants is limited to either one (1) pylon directory sign or one (1) monument directory sign.
 - iii. Either pole/pylon sign or monument sign must meet height and size standards of C3 Zoning District requirements.
- c. Any changes to the design, location, or size of the existing freestanding signs require review and approval of a Sign Permit and must conform to the following:
 - i. These signs must remain perpendicular to the nearest public right-of-way.
 - ii. Pole signs shall be no higher than existing conditions at the time of PUD approval.
 - iii. Tenant panels on directory signs may be internally illuminated. No exterior lighting is permitted.
 - iv. If existing signage is used as a directory sign for two or more tenants within Development Areas A, B, or C; that sign will become the single pylon or directory sign or monument directory sign for the entire PUD.

J. 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 Municipal Code.
- b. All service, loading, and refuse areas shall be screened in accordance with Chapter 44, Section 44-1917, Green Bay Municipal Code.
- c. Any ground-mounted and/or roof mounted mechanicals shall be screened in accordance with Chapter 44, Section 44-1917, Green Bay Municipal Code.

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 Municipal Code.
- b. Within 12 months of approval of PUD by Common Council, Development Area C must be improved to meet standards of Article XIX, Division 5, Section 44-1964, Green Bay Municipal Code along the right of way adjacent to Randall Court.

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 _____, 2023.

APPROVED:

Mayor Eric Genrich

ATTEST:

Clerk

Attachments:

Exhibit A – Proposed Certified Survey Map

Exhibit B – Existing Site Survey Map

Exhibit C – Development Area Map

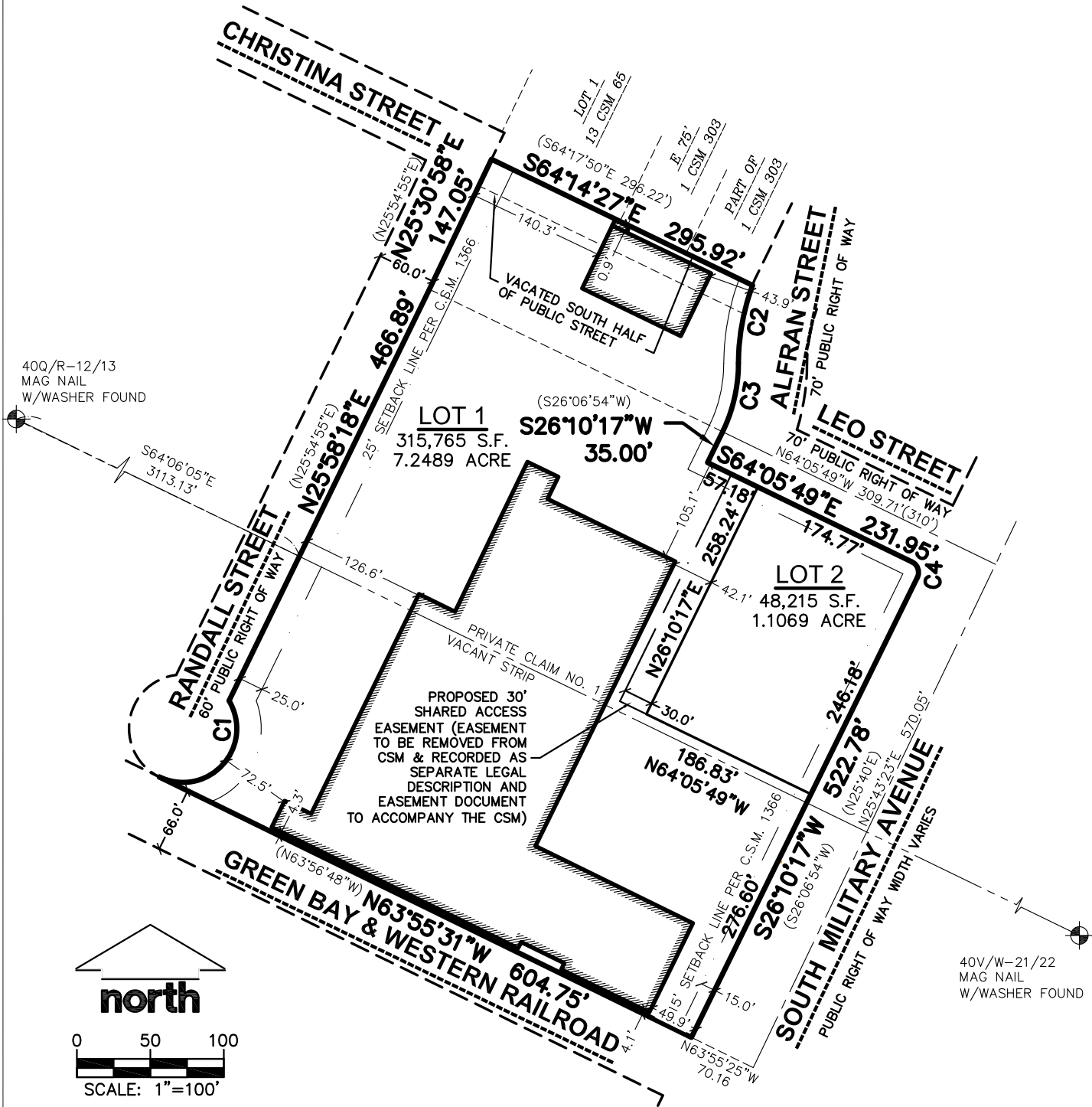
DRAFT

Exhibit A

PRELIMINARY

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 CURVEY TABLE.

JULY 21, 2022



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

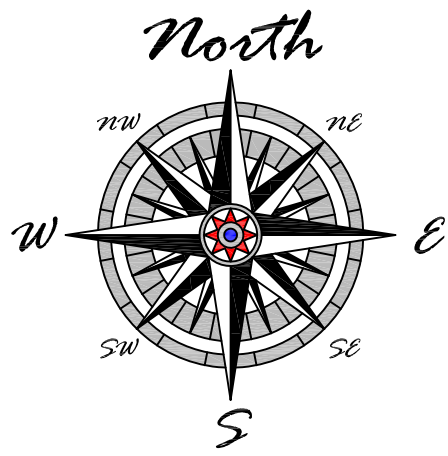
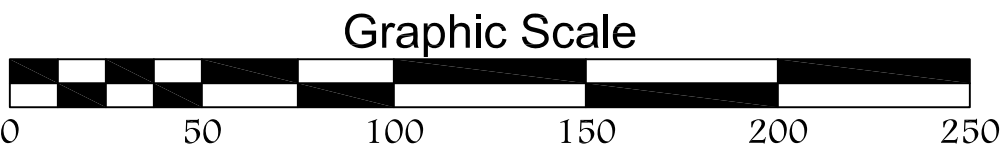
SURVEYED BY:	SURVEYED FOR:	PROJECT NO:	22-11365	SURVEYED BY:	JSD
 WAUSAU REGIONAL OFFICE 7402 STONE RIDGE DRIVE, SUITE 4 WESTON, WISCONSIN 54476 P. 715.298.6330	-	FIELDBOOK/PG:	-	DRAWN BY:	DHS
	-	SHEET NO:	1 OF 3	CHECKED BY:	AWW
	-			APPROVED BY:	AWW
	-				

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

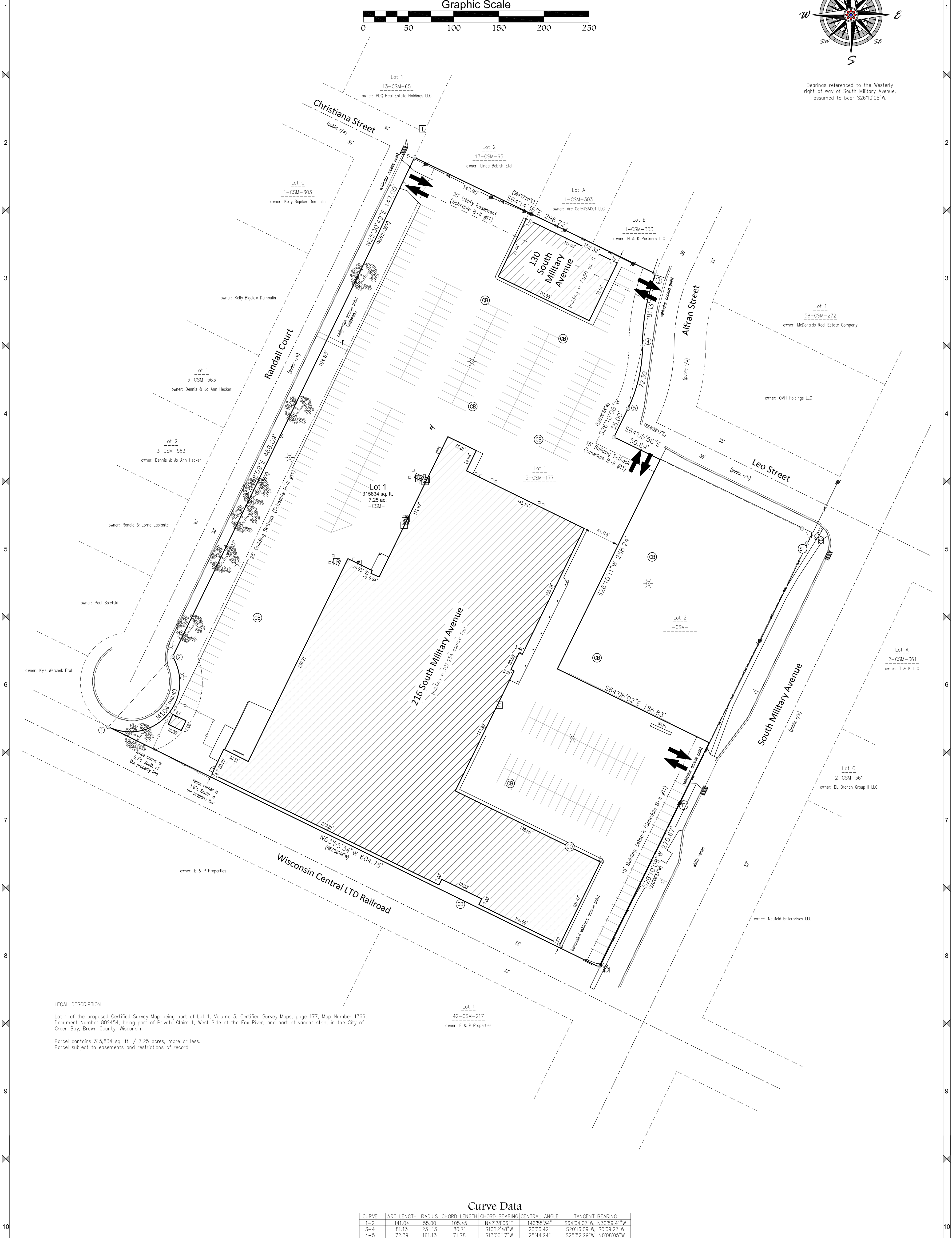
Exhibit B

- Planned Unit Development -

Lot 1 of the proposed Certified Survey Map being part of Lot 1, Volume 5, Certified Survey Maps, page 177, Map Number 1366, Document Number 802454, being part of Private Claim 1, West Side of the Fox River, and part of vacant strip, in the City of Green Bay, Brown County, Wisconsin.



Bearings referenced to the Westerly right of way of South Military Avenue, assumed to bear S26°10'08"W.



LEGAL DESCRIPTION

Lot 1 of the proposed Certified Survey Map being part of Lot 1, Volume 5, Certified Survey Maps, page 177, Map Number 1366, Document Number 802454, being part of Private Claim 1, West Side of the Fox River, and part of vacant strip, in the City of Green Bay, Brown County, Wisconsin.

Parcel contains 315,834 sq. ft. / 7.25 acres, more or less.
Parcel subject to easements and restrictions of record.

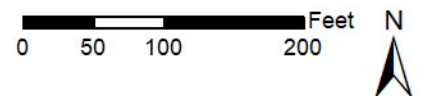
Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	141.04	55.00	105.45	N42°28'06"E	146°55'34"	S64°04'07"W, N30°59'41"W
3-4	81.13	231.13	80.71	S10°12'48"W	20°06'42"	S2016°09'W, S039°27'W
4-5	72.39	161.13	71.78	S13°00'17"W	25°44'24"	S25°52'29'W, N03°08'05'W

Exhibit C



216 S Military Ave Parcel 6-266-E



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. 05 Jan 2023 X:\Planning\Work Order Requests\2023\23.01 Office Maps\200 Block S Military.mxd



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # R.4

In response to a request by Ald. Brian Johnson to the Finance Committee which states: "For consideration and possible action to direct staff to draft an ordinance that defines the frequency by which the city must conduct revaluations with a more stringent requirement than currently mandated by state law." To refer to staff to inquire with the top 10 cities in the state of Wisconsin and a couple of our nearby municipalities to determine how frequently they do their revaluations and if it's by ordinance, policy, or they just do it. And also to inquire what the presumed cost might be for the City to do it on a more frequent basis.

BACKGROUND

Attached is the Revaluation Policy approved by Common council on 5/1/2018.

The most recent revaluation cycle was for 2022 tax year, 2023 budget.

Typical timeline to complete a revaluation is 24-36 months.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. ALD. JOHNSON COMMUNICATION
2. Revaluation Policy - CC approved 5-1-2018

From: noreply@civicplus.com
To: [Celestine Jeffreys](#)
Subject: Online Form Submittal: Alders' Petitions and Communications
Date: Monday, January 2, 2023 5:43:45 PM

Alders' Petitions and Communications

Name	Brian Johnson
Committee Name	Finance Committee
Text of Communication	For consideration and possible action to direct staff to draft an ordinance that defines the frequency by which the city must conduct revaluations with a more stringent requirement than currently mandated by state law.

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



Office of the City Assessor

"BETTER BY THE BAY"

Russell L. Schwandt
City Assessor

MEMO

TO: DIANA ELLENBECKER, FINANCE DIRECTOR

FROM: RUSS SCHWANDT, CITY ASSESSOR 

RE: REVALUATION POLICY

IT WILL BE THE POLICY OF THE CITY ASSESSOR'S OFFICE TO CONDUCT A REVALUATION OF GREEN BAY EVERY 5 YEARS STARTING WITH THE 2021 ASSESSMENT CYCLE. THIS REVALUATION WILL BE SUBJECT TO APPROVAL OF THE CITY COUNCIL AND BASED UPON CURRENT MARKET CONDITIONS AND BUDGET RESTRICTIONS.

THE REVALUATION WILL UTILIZE THE THREE APPROACHES TO VALUE (SALES, COST, AND INCOME WHERE APPROPRIATE), TO DETERMINE MARKET VALUE ASSESSMENTS FOR ALL THE LOCALLY ASSESSED PROPERTY.

THE 5 YEAR REVALUATION CYCLE WILL CONTINUE AS LONG AS THE COUNCIL DEEMS IT IN THE BEST INTEREST OF THE PROPERTY OWNERS OF THE CITY OF GREEN BAY.



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

January 17, 2023

PREPARED BY**AGENDA ITEM # R.5**

In response to a request by Ald. Brian Johnson to the Finance Committee which states: "For consideration and possible action on the adoption of a resolution urging local government funding reform including but not limited to shared revenue; and requesting the state consider surplus distributions to local municipalities for investments in public safety and infrastructure needs." To refer to staff to come back to the next Finance Committee to modify the League of WI Municipalities resolution to either add or remove anything that wouldn't necessarily be appropriate for Green Bay. And to draft a resolution regarding the state surplus that would allow a distribution to local municipalities for public safety and infrastructure needs.

BACKGROUND

Attached is a draft resolution from the League of Municipalities as a starting point.

RECOMMENDATION**FISCAL IMPACT****ATTACHMENTS**

1. 2023-01-04 Dist 9 to Finance 2
2. 2023-2024 reform local government funding sample resolution

From: noreply@civicplus.com
To: [Celestine Jeffreys](#)
Subject: Online Form Submittal: Alders' Petitions and Communications
Date: Monday, January 2, 2023 5:48:49 PM

Alders' Petitions and Communications

Name	Brian Johnson
Committee Name	Protection and Policy Committee
Text of Communication	For consideration and possible action on the adoption of a resolution urging local government funding reform including but not limited to shared revenue; and requesting the state consider surplus distributions to local municipalities for investments in public safety and infrastructure needs.

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

League of Wisconsin Municipalities
Sample Resolution

**Urging Legislature and Governor to Fix Broken System of Funding Critical
Local Services**

Whereas, Wisconsin's system for funding vital local services like police, fire protection, EMS, well maintained streets, parks and libraries is broken, unsustainable, and needs to be reformed; and

Whereas, communities are forced to rely on property taxes and flat or declining state aid to pay for critical local services that residents and businesses need; and

Whereas, state sales and income tax revenues have tripled in the last 30 years, but the share of those taxes going to support police, fire, EMS, and other local services has gone DOWN; and

Whereas, over the last 20 years, state aid for police, fire, and other critical services has steadily declined in real dollars, while inflation has caused average prices to increase by 51 percent. (The funding level for County and Municipal Aid in 2003 was \$938,529,507. Today, it is \$753,032,613); and

Whereas, County and Municipal Aid payments to the village/city of _____ has dropped from _____ in 2003 to _____ in 2022;

Whereas, the steady decline in the state's contribution to the cost of critical local services has forced communities to rely more heavily on property taxes to maintain police, fire, and EMS service levels; and

Whereas, the over reliance on property taxes to pay for critical local services must end; and

Whereas, to compete globally, Wisconsin needs to develop and maintain quality communities that can attract and retain talent and enterprise and spur job creation; and

Whereas, for local communities to flourish and the state's economy to grow, state and local leaders must work collaboratively; and

Whereas, Local governments need reliable, growing, sustainable, and diverse sources of revenue to continue to deliver police, fire protection, ambulance services and safe streets now and into the future.

Now, Therefore, Be It Resolved, that the (City/Village of ____) urges the Legislature and the Governor to work collaboratively with the League of Wisconsin Municipalities, Wisconsin Counties Association, Wisconsin Towns Association, other local government leaders, and business leaders to create a better way of funding local governments that includes revenue options other than property taxes to continue delivering police, fire, EMS, and other critical services.

Upon adoption, please send a copy to your Legislative Delegation - addresses here: <http://legis.wisconsin.gov/> to the Governor at 115 East Capitol, Madison, WI 53702 and to the League at 316 West Washington, Suite 600, Madison, WI 53703, or email to league@lwm-info.org

Questions? Contact Toni Herkert at the League at 608-716-8215 (direct) or therkert@lwm-info.org.



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # R.6

In response to a request by Ald. Brian Johnson to the Finance Committee which states: "For consideration and possible action to direct staff to draft a resolution appealing the state to contemplate a modification in the TID statutes to permit the use of TIF to aid in the funding of public safety buildings." To refer to staff to draft a resolution.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 2023-01-04 Dist 9 to Finance 3

From: noreply@civicplus.com
To: [Celestine Jeffreys](#)
Subject: Online Form Submittal: Alders' Petitions and Communications
Date: Monday, January 2, 2023 5:40:29 PM

Alders' Petitions and Communications

Name	Brian Johnson
Committee Name	Protection and Policy Committee
Text of Communication	For consideration and possible action to direct staff to draft a resolution appealing the state to contemplate a modification in the TID statutes to permit the use of TIF to aid in the funding of public safety buildings.

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



Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE

January 17, 2023

AGENDA ITEM # S.I

To approve the request to fill the following replacement positions and all subsequent vacancies resulting from internal transfers.

- a. Accounting Assistant - Parks Department
- b. Administrative Clerk - Community and Economic Development

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Personnel Committee Request to Fill Memo - 1-10-2023
2. Accounting Assistant - L. Destree 02.16.23
3. Admin Clerk Request Beilke 2023

MEMORANDUM



Human Resources Department

To: Personnel Committee

From: Joe Faulds
Chief of Operations

Re: Request to Fill Vacant Positions

Date: January 10, 2023

The Human Resources Department is requesting authorization to fill the following replacement positions approved as part of the 2023 budget and all subsequent vacancies resulting from internal transfers. The justification reports are attached.

- Accounting Assistant – Replacement position due to the retirement of Lori Destree effective at the end of the day on February 16, 2023. This position is budgeted at \$25.49-\$29.97/hour (Pay Grade H).
- Administrative Clerk – Replacement position due to the transfer of Pam Beilke to the Water Utility effective January 13, 2023. The position is budgeted at \$18.19-\$21.39/hour (Pay Grade D).

**Position Fill Request
Justification Report
January 3rd, 2023**

Position Title: Accounting Assistant

- 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 retirement of Lori Destree effective at the end of the work day on February 16, 2023.

- 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 \$25.49 - \$29.97 per hour (Pay Grade H).

- 3. Please list the functions and any special information regarding this position.**

The Accounting Assistant position is responsible for performing work of considerable difficulty for all accounts payable and receivable transactions, deposits and balancing of revenue, administration of Department's recreation software program, procurement coordination, daily cash receipting and deposits, monthly sales tax reconciliation.

- 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.**

Currently within the Administrative Division of the Park and Recreation Department all of the hiring of seasonal staff, in addition to all of the budgetary functions are performed by Supervisor to this position. This is the start of the busy season for hiring seasonal positions, therefore the Supervisor is not able to take on these functions. Because of the technical aspect of all of the duties related to the Assistant position there is no way other staff would be able to absorb these duties. This position processes deposits and reconciles revenue receipts with Associated Bank, Rectrac and Tyler Munis for 3 aquatic facilities, Bay Beach Amusement Park, Park Office, Wildlife Sanctuary, Metro Boat Launch, web sales and Special Events. In addition to what is listed in the revised job description, additional job duties associated with this include: Prepares and audits change funds, prepares invoices, develops and maintains accurate revenue, attendance, and sales tax reports, tracks open receivables and coordinates the collections process, manages the WPRA ticket sales and annual boat launch program.

6. If duties of position are presently being done, how are they done?

This position has been occupied without a gap for the last 20 years, it's impossible to speculate how the duties will be able to be accomplished and prioritized as they must be performed on a daily basis.

7. What service would be reduced or eliminated if this position is not filled?

The overall service would be reduced. We will try to lessen the obvious impact by reprioritization.

8. What are the alternative methods and costs of accomplishing the work?

There are no viable alternative methods for accomplishing this work.

9. Are there union issues?

No.

10. Other supporting comments.

The total expenses for the 2023 Park budget is over \$9,700,000 and the total budgeted revenues are over \$1,600,000. One of the primary responsibilities for this position is to reconcile all of the accounts payables and account receivables on a daily basis for the entire Parks, Recreation and Forestry Department. This is an extremely large task for one person to perform. It is imperative to fill this position quickly in order to keep the department running smooth and provide adequate customer service.

**Position Fill Request
Justification Report
12/27/22**

Position Title: Administrative Clerk
Community & Economic Development (CED)

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 vacated on January 13, 2023, due to the transfer of Pam Beilke to the Executive Assistant position at the Water Utility.

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 included in the 2023 CED budget at Pay Grade D, which has a range of \$18.19 - \$21.39. A request has been submitted to have the position reviewed for a possible reclass and is under review.

3. **Please list the functions and any special information regarding this position.**

The position is critical in performing a great deal of customer service work both over the phone and at the counter using specialized knowledge of the department, as well as providing high level administrative support services for inspection/code enforcement staff. Some specifics of the position include receiving and entering complaints for building, housing, zoning, plumbing, heating, and electrical code violations; creating projects and processing applications for building, heating, plumbing, electrical, and sewer permits; scheduling inspections for residential and commercial construction projects for building, heating, plumbing, and electrical inspectors, as well as liquor license renewal inspections; processing and receipting payments, entering building permit application data, and scanning related documents; and generating and reviewing reports, that are used by city staff and the public, to verify accuracy of financial and project/permit information.

4. **Does the position generate revenue or reduce expenses? If so, provide an estimated amount.**

The CED generates revenue through permit fees, building and site plan review, appeals, re-inspection fees, rezoning requests, platting/CSM fees, and many other planning related administration fees. The estimated revenue for 2022 is approximately \$1,726,000. This position provides administrative support for the staff whose work generates the revenue, including receipting payments, processing permits, invoicing, and committee meeting agendas and minutes.

5. **Please explain why current staff is unable to absorb duties of this position.**

The workload in the CED front office requires three full-time Administrative Clerks. Two are required to meet the needs of our inspection/code enforcement staff and one to meet the needs of planning, neighborhoods, and housing staff. Staff was reduced from four to three when Inspection was combined with the Planning office. Any further reduction in front office staff will negatively affect our ability to meet the needs of the community. All three Administrative Clerks provide customer service via phone, counter, and email.

6. If duties of position are presently being done, how are they done?

The daily duties of the position will be covered by the two other Administrative Clerks and the Administrative Assistant in the interim until the vacated position is filled. Depending how long it takes to fill the position, some duties may fall on the Inspectors or Planners.

7. What service would be reduced or eliminated if this position is not filled?

Higher paid staff would have to perform tasks previously done by the Administrative Clerk, which would reduce the ability of those staff to conduct their work. Overall, the customer service will be less efficient and affected by delays in processing complaints, permits, and other requests.

8. What are the alternative methods and costs of accomplishing the work?

Using temporary employees or interns would be possible, but training will become a regular occurrence as those employees find permanent jobs. Due to the complexity of the training and department knowledge required for the position, the result will be less efficient service with not much savings.

9. Are there union issues?

No.

10. Other supporting comments.

The CED front office is staffed with three Administrative Clerk positions. Two are funded 100% in the CED Operations budget and one is funded 40% in the CED Operations budget and 60% in the CDBG Federal program budget. The vacant position is funded 100% in the CED Operations budget.

Due to the high volume of phone calls and permit activity during the spring and summer months and the complexity of the training involved, the department would like to fill the position as soon as possible.



Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # S.2

To approve the request to reorganize the Public Works Parking Division.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Parking Division Reorg Memo to Personnel FINAL
2. Parking Division Reorganization Fiscal Impact



Human Resources Department
100 North Jefferson Street - Room 500
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3147
Fax 920.448.3128

To: Personnel Committee
Joseph Faulds, Chief of Operations

From: Adam Reidinger
Human Resources Generalist

Re: Request to Reorganize the Public Works Parking Division

Date: January 6, 2022

RECOMMENDATION

- I. The Public Works Department and Human Resources is recommending that the following reorganization plan and reclassifications be approved:
 - A. Elimination of two (2) vacant Parking Building Technician positions (Grade E, \$19.30 - \$22.71/hour) from the Public Works Parking Division's table of organization.
 - B. Reclassify two (2) Parking Building Technician positions (Grade E, \$19.30 - \$22.71/hour) to two (2) Parking Maintenance Technician positions (Grade F, \$20.97/hour - \$24.68/hour).

BACKGROUND

- II. The City of Green Bay-DPW Parking System Division is an enterprise fund, not supported by the City tax levy. To sustain the Parking Division's business plan, the parking system must generate enough revenue to cover all operating and capital expenses. Because of this, Parking Division management must track revenue and expense flow, and adjust operations to maximize efficiency of the parking system while providing the best value to parking patrons.

Shortly after the COVID-19 pandemic began in early 2020, Parking Division patronage plunged to 30% of pre-pandemic occupancy. Since that time, patronage has risen to approximately 60% of pre-pandemic levels. Based on current national remote-work business models and current parking trends, the Parking Division anticipates it will take years to return to pre-pandemic parking occupancy levels. It is possible that downtown parking patronage will not return to previous levels unless more development occurs.

Several consequences of the pandemic identified by Parking Division are 1) less staff is needed to effectively clean and maintain parking facilities due to lower occupancy, and 2) Parking Building

Technician (PBT) and Parking Maintenance Technician (PMT) staff must assist with each other's duties due to ongoing employee recruitment issues and associated vacancies.

The Parking Maintenance Technician is responsible for the maintenance and repairs of Parking equipment, routine cleaning and maintenance of parking facilities, troubleshooting minor elevator issues, snow removal during winter months, issuance of citations for overnight parking violations, collection from parking meters, setting up and taking down barricades, and assisting the general public and vehicular traffic within the parking ramps. These technicians perform numerous maintenance functions during the overnight hours when the parking ramps are relatively empty. Parking Maintenance Technicians currently work schedules of either five 8-hour shifts per week between 6:00 a.m. and 2:30 p.m., five 8-hour shifts per week between 12:00 p.m. and 8:30 p.m., or four 10-hour shifts per week between 8:00 p.m. and 6:30 a.m.

The Parking Building Technician is responsible for routine cleaning and maintenance of parking areas, maintenance of outdoor grass areas, snow removal during winter months, assisting vehicular traffic, putting up and taking down barricades, and assisting the public with various requests including vehicle lockouts and accident reports. Parking Building Technicians currently work five 8-hour shifts per week with shifts beginning as early as 6:30 a.m. and ending as late as 8:30 p.m.

Because of the considerable amount of overlap in maintenance related duties that the two positions share, the Parking division recommends reclassifying all maintenance staff as Parking Maintenance Technicians. At present time, Parking Building Technician employees are assisting the Parking Maintenance Technicians with their job duties. With additional training, Parking Building Technician employees are anticipated to easily assume the role of Parking Maintenance Technicians. As a result, it is projected that operational efficiencies can be realized by classifying all maintenance staff as Parking Maintenance Technicians.

In addition, by reclassifying the Parking Building Technician positions to Parking Maintenance Technicians and reducing overall staff, the positions are expected to be more appealing to both current and potential employees because of fewer required weekends worked in each rotation. Currently staff is required to work one out of every four (4) weekends. With the proposed changes, staff would be required to work one out of every six (6) weekends.

Over the past year the Parking division has been staffed 24/7 with the exception of the hours of 2:30 p.m. to 8:00 p.m. on Saturday and Sunday. Parking gates have been raised during the hours with no staffing. With the proposed organizational changes, staffing will be 24/7 with the exception of the hours of 3:00 p.m. to 8:00 p.m. on Saturday and Sunday of each week. Parking gates will continue to be raised during those hours.

It is also important to note that during 2022 there has been very minimal overtime incurred that can be attributed to shift coverage (approximately 47.5 hours or \$1,459.61), despite not being fully staffed the entire year. Based upon this and the substantial decrease in parking volume, the Parking division is confident that staffing levels will be sustainable unless there is a large increase in parking volumes. At present time, monthly and short-term parking remains decreased by approximately 40%. If a large increase were to occur, Parking division would re-evaluate their needs.

As a result of the background information outlined above, the Parking Division has determined that it can operate effectively with two (2) less employees in its Table of Organization if all maintenance employees are re-classified as Parking Maintenance Technicians. The current Table of Organization contains the following positions:

<u>Position</u>	<u>2023 Budgeted Positions</u>	<u>Currently Vacant</u>
Parking Maintenance Technician (Days)	4	0
Parking Maintenance Technician (Nights)	4	2
Parking Building Technician	4	2
	12 - TOTAL	4 - TOTAL

Based on current staffing levels, the Parking Division is able to reduce the Table of Organization while two Parking Building Technician positions are vacant so that no employees would need to be laid off. As noted in the table above, there are currently four (4) Parking Division maintenance staff vacancies. By reclassifying all maintenance employees to Parking Maintenance Technicians, staffing can be reduced from 12 to 10. Below is a summary of the proposed Table of Organization changes:

<u>Position</u>	<u>Current Staffing</u>	<u>Proposed Staffing</u>
Parking Maintenance Technician (Days)	4	6
Parking Maintenance Technician (Nights)	4	4
Parking Building Technician	4	0
	12 - TOTAL	10 - TOTAL

FISCAL IMPACT

- III. Parking Division budget reduction (in 2023 dollars) for the proposed Table of Organization change is estimated at \$126,406. Total savings includes wages and associated fringe benefits (see attached for detail). Below is a summary of that cost reduction:

<u>Item</u>	<u>Cost</u>
Eliminate 2 Parking Building Technician positions	-\$131,786
Reclassify 2 Parking Building Technician positions to Parking Maintenance Technician positions	\$5,380
TOTAL COST SAVINGS =	-\$126,406

c: Steve Grenier, Public Works Director
Chris Pirlot, Operations Director
Justin Linzmeier, Public Works Superintendent



PARKING DIVISION REORGANIZATION FISCAL IMPACT

CURRENT PARKING BUILDING TECHNICIAN POSITIONS					PROPOSED REORGANIZATION				
POSITION TITLE	PAY GRADE	SALARY	BENEFIT COST	TOTAL COST	POSITION TITLE	PAY GRADE	SALARY	BENEFIT COST	TOTAL COST
Parking Building Technician	E	\$41,309	\$24,584	\$65,893	Eliminate Position	-	-	-	-
Parking Building Technician	E	\$41,309	\$24,584	\$65,893	Eliminate Position	-	-	-	-
Parking Building Technician	E	\$41,309	\$24,584	\$65,893	Parking Maintenance Technician	F	\$44,928	\$25,107	\$70,035
Parking Building Technician	E	\$47,715	\$25,511	\$73,226	Parking Maintenance Technician	F	\$48,796	\$25,668	\$74,464
Current Structure Cost				\$270,905	Proposed Structure Cost				\$144,499
Reorganziation Cost Savings					(\$126,406)				



Report to the
Public Arts Commission
of the City of Green Bay

MEETING DATE

January 17, 2023

PREPARED BY

Laura Schley, Staff

AGENDA ITEM # T.1

To approve the resolution to apply for a Vibrant Spaces grant.

BACKGROUND

Wisconsin Economic Development Corporation (WEDC) is offering Vibrant Spaces grants to assist with placemaking and creating vibrant and engaging communities that make it easier to recruit and retain residents, sustain a robust labor force and enhance local quality of life. The grant is intended to transform vacant or underused spaces into multi-purpose community gathering spaces.

On Broadway, Inc. (OBI) proposes to facilitate a place-making project at 109 Dousman Street that includes improvements to provide a public plaza with unique interactive seating and art and has requested the City submit an application for a Vibrant Spaces grant to assist with the project costs.

Grant applications are due on January 31, 2023, and awards will be made by May 1, 2023. The grant requires a 1:1 funding match, with grant dollars provided on a reimbursement basis, and awarded projects are expected to begin construction in 2023.

A resolution authorizing the submission of a grant application by the City of Green Bay is a prerequisite for the submission of a Vibrant Spaces grant application.

RECOMMENDATION

Approve the resolution to apply for a Vibrant Spaces grant.

FISCAL IMPACT**ATTACHMENTS**

- I. Vibrant Spaces Grant Insert

NEW PROGRAM ALERT

VIBRANT SPACES GRANT



PILOT GRANT TO ASSIST WITH PLACEMAKING EFFORTS

Creating vibrant and engaging communities helps communities recruit and retain residents, sustaining a robust labor force and enhancing the quality of life. Creating public gathering places in the heart of our communities fosters community connections and creates accessible locations for programming and amenities desired by local residents, with the additional benefit of boosting foot traffic for nearby businesses.

If your community has a vacant or underutilized space within a key commercial corridor, this grant could be your opportunity to create a community gathering space.

Competitive projects will:

- » Incorporate multiple improvements within or associated with one public space
- » Demonstrate community engagement and support via a community document/plan and/or letters of support from public, private and civic partners
- » Be ready to begin construction during 2023
- » Increase the number and types of audiences using the space
- » Create visible and lasting transformation that fosters public activity

Review criteria:

- » Creation of visible and pedestrian-oriented public space
- » Potential of the space to attract multiple user groups and activities
- » Impact of the project on the community, district and nearby businesses
- » Demonstrated community support for the project (multiple funding partners, civic organization participation)
- » Ability of the project to be started in 2023



**GRANTS OF
\$25,000-\$50,000**
to help local communities
develop and enhance
public spaces

KEY PROGRAM FACTS

- » 1:1 match required
- » **Application deadline:**
Jan. 31, 2023
- » Local government applicants only
- » One application per community
- » Competitive application cycle with up to 30 grants awarded



NEW PROGRAM ALERT

VIBRANT SPACES GRANT



APPLICATION PROCESS

Those interested in applying for the Vibrant Spaces Grant should:

- 1) Talk to your local municipality, since they will need to serve as the lead applicant.
- 2) To access more information, FAQ page and the webinar recording, visit <https://wedc.org/programs-and-resources/vibrant-spaces/>
- 3) Reach out to your WEDC regional economic development director for a program application. Map and contact info: wedc.org/inside-wedc/contact-us/#regional
- 4) Collect relevant documents:
 - a. Municipal resolution to apply
 - b. Community plan, community document and/or letters of support that identify the project as a positive community investment
 - c. Completed budget and cost estimates
 - d. Photos and plans for the space (pictures of the amenities to be installed or project renderings)
- 5) Write a narrative about the space. Who uses it now? What is the vision for the space? How will the district and community benefit from the public space transformation?
- 6) Upload application to Network Wisconsin by Jan. 31, 2023.

THE FINE PRINT:

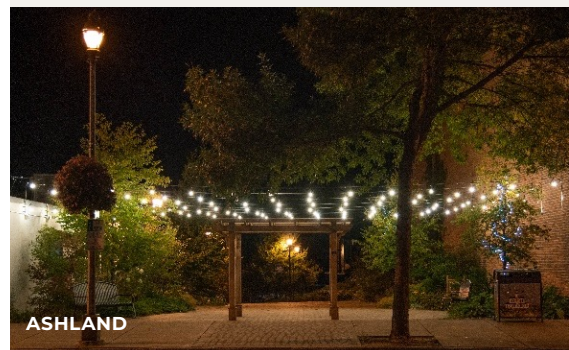
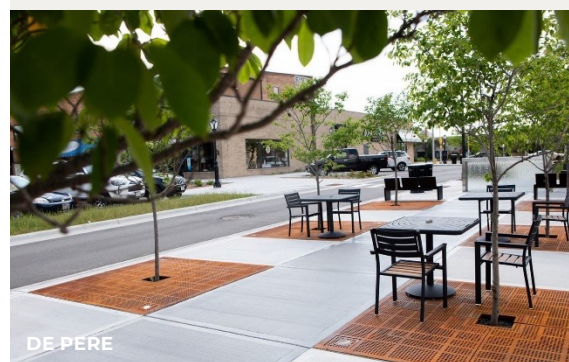
» Eligible activities include:

- o Public space improvements (projects activating alleys, programmable park spaces, vacant parcels and underutilized parking lots)
- o Public space enhancements (e.g., public art, landscaping, benches, bike racks)
- o Public signage (wayfinding, interpretive signage, kiosks associated with the space)
- o Public infrastructure (restrooms, water features, electrical, lighting)
- o Seasonal equipment with the intent to use annually (tables, chairs, umbrellas, heaters)

» Ineligible activities and costs include:

- o Building improvements, other than restrooms for public space use
- o District- or community-wide improvement projects
- o Events, staffing, programming, ongoing maintenance
- o Private spaces not accessible to the public
- o Activities eligible to be funded through other WEDC programs
- o Ineligible for grant or match: Past costs, in-kind contributions, indirect expenses/soft costs

EXAMPLE PROJECTS





Report to the
Public Arts Commission
of the City of Green Bay

MEETING DATE

January 17, 2023

PREPARED BY

Laura Schley, Staff

AGENDA ITEM # T.2

To approve the acceptance of the NEA Grants for Arts Projects Grant for up to \$10,000 for the Shipyard Murals project.

BACKGROUND

On March 24, 2021, the National Endowment for the Arts (NEA) notified the City of Green Bay that it was awarded a Grants for Arts Projects Grant of up to \$10,000. The City's grant application was prepared by City staff, proposing to support the commission and installation of public art in downtown Green Bay. The proposal includes the commission of four artists to create site-specific exterior murals to aesthetically enhance select vertical support structures of the Don A. Tillman Bridge next to The Shipyard. The project is estimated to cost \$80,000. To match the NEA grant, the City is contributing \$10,000 of Neighborhood Enhancement Funds. The remaining project costs will be sourced from Community Development Block Grant Funds.

The NEA supports arts and arts education in communities nationwide and is a catalyst of public and private support for the arts. The NEA's activities support bringing meaningful arts experiences to all Americans, helping to ensure that everyone in the country has the opportunity to live artful lives.

RECOMMENDATION

To accept the \$10,000 Grants for Arts Projects grant award from the National Endowment for the Arts (NEA) for the enhancement of select vertical support structures of the Don A. Tillman Bridge next to The Shipyard.

FISCAL IMPACT

Grant recipients are required to provide a non-federal cost share 1:1 match.

ATTACHMENTS

- I. 03.24.2021 NEA Grant Tracking Form



GRANT TRACKING FORM

PART #1: Notification of Grant Funds

(emailto:Kim.Rivest@greenbaywi.gov)

APPLICANT DEPARTMENT: DCED

DATE: 1/10/2023

APPLICANT DEPARTMENT GRANT CONTACT NAME/TITLE: Laura Schley/Public Arts Coordinator

APPROPRIATE COMMITTEE: Finance and/or GBPAC

NAME OF GRANT/FUNDING SOURCE: Grants for Arts Projects/NEA

AMOUNT OF GRANT REQUEST: \$10,000

LOCAL MATCH REQUIREMENT: \$10,000

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

TIMEFRAME OF GRANT: 1/1/2021 through 2/28/2024

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

PURPOSE OF GRANT (summary): The City's grant application was prepared by City staff, proposing to support the commission and installation of public art in downtown Green Bay. The proposal includes the commission of four artists to create site-specific exterior murals to aesthetically enhance select vertical support structures of the Don A. Tillman Bridge next to The Shipyard.

How does the grant meet City/Department needs? The project will improve the surrounding area near The Shipyard development and create new public art for the community.

What are the personnel requirements (include both existing and new staff) of the grant? Personnel from DCED will manage the grant project. The City's Public Arts Coordinator will serve as the primary contact. All grant activities will be conducted under the direction of the Development Director. The following staff will have minor supporting roles to assist with grant management: Public Works Director, Public Works Engineer.

Deputy
DEPARTMENT HEAD SIGNATURE: Cheryl Benier-Wigg

PART #2: Request to Accept Grant Funds

(complete after notification of grant award; emailto:Kim.Rivest@greenbaywi.gov)

AMOUNT OF GRANT AWARD: \$10,000

CFDA/STATE ID #: 45.024

LOCAL MATCH REQUIREMENT: \$10,000

Please describe the source of match, if applicable: The project is estimated to cost \$80,000. To match the NEA grant, the City is contributing \$10,000 of Neighborhood Enhancement Funds. The remaining project costs will be sourced from Community Development Block Grant Funds.

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



GRANT TRACKING FORM

Please describe any major changes in proposed grant-funded activities: None

Please describe what the grant money will be spent on: The grant may be used to support the commission and installation of public art murals on select vertical support structures of the Don A. Tillman bridge. Eligible costs may include site preparation, artist payment, and project supplies. Matching funds may also be used for above expenses.

<i>PART</i>	<i>TO:</i>	<i>DATE:</i>	<i>TO:</i>	<i>DATE:</i>
#1: Request to Apply	Finance Dept		FC – Info/Action	
#2: Request to Accept	Finance Dept		FC – Action	

FC = Finance Committee

Detail Summary of Projects Issued

12/1/2022 to 12/31/2022

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
108949	2737 CRESTWOOD SPRINGS CT..6H-4430	TYCORE BUILT LLC		\$1,087.37	\$355,000.00	Pending
[1-101 - Residential - New - Single Family House] NEW SINGLE FAMILY HOME W/ATTACHED GARAGE **UPDATED TO NEW DESIGN - 12/10/2022** TOOK TO EC - 6/6/2022 EC APPROVED 6/13/22 - UPDATED - 12/14/2022						
110500	1208 DOTY ST..14-1356-1	GREEN BAY REDEVELOPMENT AUTHORITY		\$899.15	\$215,000.00	Pending
[1-101 - Residential - New - Single Family House] NEW SINGLE FAMILY HOME WITH DETACHED GARAGE						
110971	3091 BAY VIEW DR..21-1111-D-294	RENEE & SCOTT JANSSEN		\$1,399.36	\$422,000.00	Pending
[1-101 - Residential - New - Single Family House] NEW SINGLE FAMILY HOME WITH ATTACHED GARAGE						
111014	1118 LAKE LARGO DR..21-8442	LARGO RIDGE DEVELOPMENT LLC		\$1,189.80	\$400,000.00	Pending
[1-101 - Residential - New - Single Family House] NEW SINGLE FAMILY HOME W/ ATTACHED GARAGE						
111130	433 BRADLY CT..21-8404	GREEN VIPER INC		\$1,369.99	\$400,000.00	Pending
[1-101 - Residential - New - Single Family House] NEW SINGLE FAMILY HOME WITH ATTACHED GARAGE						
110221	1137 EASTMAN AV..7-477	TREVA RAY		\$180.00	\$35,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] KITCHEN REMODEL						
110681	851 ELMORE ST..5-1430	CLOUD RENTALS LLC		\$80.00	\$5,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] ROOF & REMOVE UNUSED CHIMNEY, REPAIR DECKING, REPAIR FLOOR FRAMING						
110876	1904 DECKNER AV..21-2289	SCOTT B MARTEL		\$301.14	\$158,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] REBUILD HOME THAT WAS DAMAGED BY FIRE						
110918	1226 PORLIER ST..17-310	FREDERICK P HANEY		\$50.00	\$190.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] ADD GUARD RAIL ON FRONT JUMP PORCH CHANGING TO 4 FT WIDE TO BE ABLE TO FASTEN TO STUDS RATHER THAN SIDING. OK P.O.						
110973	142 MANDRAKE DR..21-8132	MATTHEW A SCHMIDT		\$250.00	\$85,000.00	Pending
[2-434 - Residential - Addition - Single Family House] HOME AND GARAGE ADDITION AND ALTERATION						
111008	1509 NELSON ST..6-1162	ANDREW SCHARINE		\$50.00	\$10,500.00	Closed
[2-434 - Residential - Alteration - 1 -2 Family House] EGRESS WINDOWS						
111010	959 SCHOOL PL..3-754	CHARLES J SWOBODA		\$125.00	\$9,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] SOLAR PANEL						
111039	2478 SUNRISE CT..21-3746	ROBERT J & LARK D WARTENBERG		\$205.00	\$40,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] KITCHEN RENOVATION						
111047	849 RAYMOND ST..2-1379	RICHARD M LOCKSTEIN		\$256.95	\$90,000.00	Pending
[2-434 - Residential - Addition - Single Family House] HOUSE ADDITION - ZONED HEAT SYSTEM						
111093	2727 DURHAM RD..22-1517	MARIA & JOSE GUADALUPE MACIAS SANCHEZ		\$255.00	\$20,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] BASEMENT REMODEL						

111105	1428 WIESNER ST..6-2212	SCOTT J FROSCH	\$155.00	\$48,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] REPAIR DAMAGE FROM TREE					
111110	1505 S FISK ST..6-894	MARK D & ELLEN M GOLTZ	\$205.00	\$50,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] REMODELING 3 BATHROOMS					
111111	147 RACCOON BERRY WY..21-8345	DEBRA JO NYS	\$180.00	\$10,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] FINISH ROUGHED IN BASEMENT BATH WALK IN TILE SHOWER					
111127	1140 MARQUETTE AV..1-1486	LIFETIME HOME REPAIR LLC	\$205.00	\$15,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] BASEMENT FINISH					
111143	1007 REDWOOD DR..1-1857	ADLER THOMAS A & SUZANNE M REVOCABLE TRUST	\$75.00	\$20,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] REPAIR FRONT OF GARAGE DAMAGED BY VEHICLE					
109695	912 AMBERLY TR..21-4977	CALEB J & STACI L HOFFARTH	\$200.00	\$15,000.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] DECK *double fee - deck already built					
110323	1336 E MASON ST..17-440	LEE LLC	\$50.00	\$1,100.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] REPLACE BALCONY					
110923	1360 CHICAGO ST..17-408-A	TIMOTHY E ROE	\$100.00	\$1,300.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] BACK PORCH					
110949	2975 SHELTER CREEK LN..6H-4270	IAN A SPROAT	\$75.00	\$57,000.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] NEW DECK IN SAME PLACE AS EXISING DECK					
110956	830 7th ST..1-471	JACOB R CHAMBERS	\$75.00	\$2,000.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] REBUILD DECK					
110982	303 N ASHLAND AV..5-617	MR BRIGHTSIDE LLC	\$50.00	\$2,200.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] RAILINGS ON 2ND FLOOR					
110997	1257 ELMORE ST..5-1334-B	BARBARA J & NORBERT G OLSON	\$50.00	\$4,588.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] ALUMINUM RAMP					
111035	1125 S CHESTNUT AV..1-776	K&EM INVESTMENTS LLC	\$150.00	\$1,500.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] NEW FRONT PORCH - ALREADY BUILT					
111055	2488 MORGAN LN..21-3287	MEE X & LENG YANG	\$100.00	\$780.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] RAMP					
111078	1735 S NORWOOD AV..1-1142	DENISE A MCGINNIS	\$75.00	\$2,500.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] 6' X 7' FRONT PORCH					
110987	1204 S OAKLAND AV..1-592	KEITH P HAZEN	\$50.00	\$1,500.00	Pending
[9-645 - Raze - Building or Structure (Residential)] RAZE DETACHED GARAGE					
110988	2234 MICHIGAN AV..21-828-1	SMITH 2005 REVOCABLE TRUST	\$50.00	\$55,000.00	Pending
[9-645 - Raze - Building or Structure (Residential)] RAZE					
111164	1566 E MASON ST..8-404	D JONES PROPERTIES LLC	\$50.00	\$2,500.00	Pending
[9-645 - Raze - Building or Structure (Residential)] RAZE GARAGE					
111199	1141 UNIVERSITY AV..7-673	MATTHEW J & MELISSA M UMENTUM	\$100.00	\$3,000.00	Pending

[9-645 - Raze - Building or Structure (Residential)] RAZE HOUSE

110554	511 NEWTOLS ST..21-2678-M-15-A	ZACHARY BORNEMANN	\$50.00	\$2,200.00	Pending
[11-1 - Fence (Residential)] 4 FT CHAIN LINK FENCE					
110571	571 PETERS ST..21-2218	CHOUA CHAI YANG	\$50.00	\$2,000.00	Pending
[11-1 - Z - Misc Project Not Listed (Residential)] 10 X 10 X 8 GREENHOUSE 90 DAYS PER YEAR					
110839	1053-1055 EDGEWOOD DR..21-3931	ANTHONY R & SARAH R ORLANDO	\$50.00	\$24,000.00	Pending
[11-1 - Z - Misc Project Not Listed (Residential)] REPAIR SOUTH WALL AFTER VEHICLE DAMAGE ***Note contractor does not have his DCC and DCQ (Closed and Expired) Emailed out on 11/16/22 Erik					
110897	3132 TOBERMORY DR..21-5423	CARL D HANDTKE	\$50.00	\$1,000.00	Closed
[11-1 - Garage/Carport/Shed (residential)] SHED					
110967	606 N ASHLAND AV..5-1030-1	N BROADWAY HOLDINGS LLC	\$75.00	\$17,886.96	Pending
[11-1 - Foundation Repair (Residential)] INSTALL SMARTJACK SYSTEM TO STABILIZE WEAKENED FLOOR JOISTS					
110999	1312 WESTERN AV..3-816-F	RAYMOND G HANSEN	\$50.00	\$9,600.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] REPLACE DRIVEWAY AND SIDEWALK FROM HOUSE TO PORCH WORK IS ALREADY DONE **See Mike V prior to inspecting SEE COMPLAINT 131610					
111011	212 WOODLAWN AV..5-573	THOMAS A ORYALL	\$50.00	\$8,450.00	Pending
[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR					
111024	841 RAYMOND ST..2-1380	PAULA J & PATRICK A WALLACE	\$50.00	\$4,200.00	Closed
[11-1 - Fence (Residential)] FENCE					
111027	716 S QUINCY ST..14-341	KATHLEEN A BENNETT	\$50.00	\$9,865.00	Closed
[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR					
111037	522 IRENE ST..21-2523-1	ELLEN LOFTIS	\$50.00	\$16,845.00	Closed
[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR					
111041	1771 CHATEAU DR..6-1536	BADREDDIEN HAMMAD	\$50.00	\$500.00	Pending
[11-1 - Fence (Residential)] FENCE FENCE HEIGHT CHANGE TO 8FT IN GROUND POOL ON PROPERTY					
111062	1838 BURNS AV..6-153-G	PURPLE LION INVESTMENTS LLC	\$50.00	\$2,000.00	Pending
[11-1 - Fence (Residential)] 6' WOOD FENCE					
111081	1849 EAST SHORE DR..21-1095	LORI A PARKS	\$50.00	\$2,495.00	Pending
[11-1 - Fence (Residential)] FENCE - 4' CHAIN LINK					
111091	1417-1419 WIESNER ST..6-293-A-3	RYAN T & HEATHER M LOOCK	\$50.00	\$9,340.00	Pending
[11-1 - Z - Misc Project Not Listed (Residential)] TRUSS REPAIR, SHEATHING, SHINGLE REPLACEMENT. REPAIR/REPLACE FLOORING AND DRYWALL.					
111094	1174 GRIGNON ST..17-200	EMILY M NEU	\$50.00	\$6,045.00	Pending
[11-1 - Fence (Residential)] FENCE - 5' ORNAMENTAL					
111113	1705 SPENCE ST..1-2455	PATRICK & EMILY SMITS	\$50.00	\$5,752.00	Pending
[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR					
111124	1118 THORNDAL ST..1-2280	ROGER A MYERS	\$50.00	\$9,308.00	Pending
[11-1 - Fence (Residential)] FENCE - 6' VINYL					
111151	2061 RED OAK DR..6H-1596	RUTH M SCHUMAL	\$50.00	\$9,784.00	Pending

[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR

111155 207 N ASHLAND AV..4-130 ELIZABETH A GRETZON \$50.00 \$20,978.00 Pending

[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR

111156 2820 UNIVERSITY AV..21-429-7 TERESA A & PATRICK D BORZICK \$50.00 \$22,000.00 Pending

[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR

111157 1215 COLONIAL AV..1-1820 STEPHANIE M & ROBERT E DEER \$50.00 \$28,000.00 Pending

[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR

111175 1128 NEVILLE AV..18-244 CAROL MARIE BIRR \$50.00 \$2,000.00 Pending

[11-1 - Fence (Residential)] FENCE
*PAID ALREADY

111205 1354 WESTERN AV..3-813-A WENDY KAMPEN \$50.00 \$3,487.71 Pending

[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR - INSTALL WALL ANCHORS FOR FOUNDATION WALL STABILIZATION

111216 1391 9th ST..6-547 ALLAN G SEIDLER \$50.00 \$1,000.00 Pending

[11-1 - Fence (Residential)] FENCE 4 FT CHAIN LINK

111221 703 HARRISON ST..5-155 DANIEL RITTER, ETAL \$50.00 \$22,000.00 Pending

[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR

111182 933 SMITH ST..7-324 SMITH STREET HOLDINGS LLC \$330.00 \$65,000.00 Pending

[30-434 - Commercial - Alteration - Multi-Family of 3 or more units] FIRE DAMAGE REPAIR

110036 744 S WEBSTER AV..14-825 BELLIN MEMORIAL HOSPITAL \$930.00 \$1,130,000.00 Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] 2ND FLR - NUCLEAR MEDICINE MS2

110194 610 MARYHILL DR..6-140 PREMONSTRATENSIA FATHERS \$20,141.00 \$4,000,000.00 Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] HVAC UPGRADES & INTERIOR REMODEL

110196 1678 E MASON ST ..21-1342-1 1807 MASON LLC \$930.00 \$35,000.00 Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] DIVIDING SPACE INTO 2 AREAS - Different from approved plans: building only the bathroom the left side, stubs for the future bathroom and putting in a 36" door in the opening, rather than closing it off. A HVAC balance statement in lue of of plans is required, bing the door and transfer grates are being added. - PVC 12/16/2022

110310 2253 MAIN ST..21-127-5 BROWN COUNTY \$7,501.00 \$3,499,000.00 Pending

[31-437 - Commercial - Addition - Non-Residence, Non-housekeeping] LIBRARY ADDITIONS AND DRIVE THRU

110515 1215 ONTARIO RD..21-180-5 DEAN BOYS THE LLC \$1,192.24 \$135,431.00 Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] OFFICE ALTERATION

110866 2740 W MASON ST..6H-1752 NORTHEAST WISCONSIN TECHNICAL COLLEGE \$1,327.00 \$226,300.00 Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] TACTICAL TRAINING CENTER RENOVATION
*NEED HVAC PERMIT APP - DUE BY 1/13/23

111048 2010 ANGIE AV ..20-694 MCDONALD LUMBER CO \$610.00 \$30,000.00 Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] OFFICE ALTERATION - BLDG 8, SECTION 1

111056 618 GRAY ST..5-800 ROBERT & CATHY PHILLIPS \$1,509.20 \$35,000.00 Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] ALLSTAR CATERING BUILDOUT

111208 1860 SHAWANO AV..6-263-1 ST VINCENT HOSPITAL OF THE HOSPITAL SISTERS ... \$570.00 \$104,550.00 Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] SMALL ALTERATIONS

110197 1674 E MASON ST , Unit: UPPER..21-1342-1 1807 MASON LLC \$290.00 \$5,000.00 Pending

[34-1 - Z - Misc Project Not Listed (Commercial)] STAIR REPAIR/WINDOWS

110873	808 PACKERLAND DR..6H-1744	PACKERLAND COLD STORAGE LLC	\$140.00	\$25,000.00	Pending
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[34-1 - Cell Tower - Alteration to Existing (Commercial)] VERIZON EQUIPMENT MODIFICATION

111012	338 S CHESTNUT AV..3-580	TRINITY EVANGELICAL LUTHERAN CHURCH	\$140.00	\$40,000.00	Pending
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[34-1 - Cell Tower - Alteration to Existing (Commercial)] VERSIZON TOWER MODIFICATIONS

111013	1590 STILES RD..6-57	A T & T COMMUNICATIONS OF WISCONSIN	\$140.00	\$40,000.00	Pending
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[34-1 - Cell Tower - Alteration to Existing (Commercial)] VERIZON TOWER MODIFICATIONS

111034	2990 CURRY LN..21-282	BROWN COUNTY MENTAL HEALTH CENTER	\$310.00	\$400,000.00	Pending
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[34-1 - Z - Misc Project Not Listed (Commercial)] COMMUNICATION TOWER

111038	424 S MONROE AV..13-165	MOSKI CORP	\$140.00	\$4,500.00	Closed
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[34-1 - Z - Misc Project Not Listed (Commercial)] MINOR ALTERATIONS

111040	123 N OAKLAND AV..3-1068	A COMMUNITY OF HEALING LLC	\$70.00	\$5,600.00	Pending
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[34-328 - Shed, Yard Building (Commercial)] 10 x 12 SHED

111057	1661T E MASON ST ..21-1283	GREEN BAY CITY OF	\$140.00	\$16,000.00	Pending
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[34-1 - Z - Misc Project Not Listed (Commercial)] TDS METROCOM - CABINET 0913PA

111058	1241T CHANTEL ST ..6-275-A	GREEN BAY CITY OF	\$140.00	\$16,000.00	Pending
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[34-1 - Z - Misc Project Not Listed (Commercial)] TDS METROCOM - CABINET 0913JA

111059	1101T E MASON ST ..14-1094	GREEN BAY CITY OF	\$140.00	\$16,000.00	Pending
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[34-1 - Z - Misc Project Not Listed (Commercial)] TDS METROCOM - CABINET 0913NA

111064	2430 E MASON ST..21-126-11	SALVATION ARMY	\$70.00	\$1.00	Pending
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[34-1 - Temporary Office/Trailer/Event (Commercial)] SALVATION ARMY/ TOY FOR TOTS

111080	1629 MAIN ST..21-2005-3	TODD W JEROVETZ	\$140.00	\$10,000.00	Pending
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[34-1 - Cell Tower - Alteration to Existing (Commercial)] AT&T MODIFICATIONS

111084	301 N WASHINGTON ST..12-368	FE WATERMARK LLC	\$140.00	\$10,000.00	Pending
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[34-1 - Temporary Office/Trailer/Event (Commercial)] TEMPORARY USE - 1ST & BOWL

111176	209 S ADAMS ST..13-56	PREMONSTRATENSIAN FATHERS THE	\$70.00	\$85,155.00	Pending
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[34-1 - Roofing (Commercial)] ROOF

111181	1138 MAIN ST..14-7	1138 MAIN LLC	\$70.00	\$27,000.00	Pending
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[34-1 - Fence (Commercial)] 4' METAL AND 6' TREX FENCE

111187	118 S WASHINGTON ST..12-341	DAVID KEMPPAINEN	\$70.00	\$10,930.00	Closed
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[34-1 - Window, Door - Replacement (Commercial)] UNIT 228A - 2 windows & 1 door replacement

111191	118 S WASHINGTON ST..12-341	BARBARA ERICKSON	\$70.00	\$5,498.00	Closed
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[34-1 - Window, Door - Replacement (Commercial)] UNIT 213B -4 NEW WINDOWS - REPLACEMENTS

111231	2480 LARSEN RD..6H-4216	JUST 4 KIDS PROPERTIES LLC	\$70.00	\$40,000.00	Pending
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[34-1 - Z - Misc Project Not Listed (Commercial)] VEHICLE DAMAGE REPAIR

109837	3397 HAVEN PL..6H-831-2	CASSITI A & CHRISTOPHER D OLSON	\$150.00	\$42,290.00	Pending
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[40-1 - Solar Panels - Electric] GROUND MOUNTED SOLAR PANELS

110957	509 N MAPLE AV..5-1015	LUKE W VANNOIE	\$100.00	\$3,500.00	Pending
[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] REPAIR FIRE DAMAGE RE-WIRE DAMAGED GARAGE					
111001	1265 LOMBARDI AV..1-1841-A	GREEN BAY CITY OF LAMBEAU FIELD	\$70.00	\$7,000.00	Closed
[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] TEMP LIGHT SHOW TRAILER GENERATOR					
111036	2585 MARY JO DR..21-3976	PACKERLAND CAPITAL PROPERTIES LLC	\$100.00	\$2,000.00	Pending
[40-1 - Electrical Service - Change (Residential)] ELEC CHANGES/UPDATES & MISC PLBG WORK					
111053	1112 DIVISION ST..5-1352-B	ROBERT R & CAROL J WEHRLE	\$50.00	\$1,500.00	Closed
[40-1 - Electrical Service - Repair (Residential)] PANEL REPLACEMENT - 100 AMP					
111082	566 NEWTOLS ST..21-2678-M-3	JO ANN ELLIOTT	\$50.00	\$2,895.00	Pending
[40-1 - Electrical Service - Change (Residential)] 100A OH SERVICE UPGRADE- REMOVE EXISTING SERVICE AND PANELS, INSTALL NEW 100A METERBASE, RELOCATE OUTDOORS, INSTALL NEW 100A 30-CIRCUIT PANEL, INSTALL NEW RECEPTACLE FOR SUMP PUMP					
111102	413 S TAYLOR ST..6-126-A	EMILY & ZACHARY LINCOLN	\$50.00	\$2,000.00	Closed
[40-1 - Electrical Service - Change (Residential)] REMOVE OH SERVICE AND INSTALL UG SERVICE WITH PANEL CHANGE					
111117	1400 N BAIRD ST..21-1198-6	PERRY PARK PARTNERS ETAL	\$50.00	\$1,900.00	Pending
[40-1 - Electrical Service - Repair (Residential)] REPLACE METER PEDESTAL					
111118	1400 N BAIRD ST..21-1198-6	PERRY PARK PARTNERS ETAL	\$50.00	\$1,900.00	Pending
[40-1 - Electrical Service - Change (Residential)] REPLACE METER PEDESTAL					
111119	1400 N BAIRD ST..21-1198-6	PERRY PARK PARTNERS ETAL	\$50.00	\$1,900.00	Pending
[40-1 - Electrical Service - Change (Residential)] REPLACE METER PEDESTAL					
111120	1400 N BAIRD ST..21-1198-6	PERRY PARK PARTNERS ETAL	\$50.00	\$1,900.00	Pending
[40-1 - Electrical Service - Change (Residential)] REPLACE METER PEDESTAL					
111129	549 EDGEWOOD DR..21-502	ALAN J & MADELINE M HEYRMAN	\$50.00	\$3,155.00	Closed
[40-1 - Electrical Service - Change (Residential)] SERVICE UPGRADE TO THE 100A OH SERVICE TO GET POWER TURNED BACK ON. RANGE WIRING, FURNACE WIRING, ELEC PANEL SURGE SUPPRESSOR					
111131	1865 DECKNER AV..21-2597	JOAQUIN TABARES MORA	\$50.00	\$500.00	Pending
[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] SERVICE ALTERATION - HAVING 2 PANELS ADDED TOGETHER					
111142	600 N JEFFERSON ST ..11-134	WISCONSIN PUBLIC SERVICE CORP	\$70.00	\$8,000.00	Pending
[40-1 - Electrical Service - Temporary (Commercial)] TEMP POWER FEED FOR 4 CONTRACTOR TRAILERS					
111153	1609 WESTERN AV..6-119-A	E & P PROPERTIES	\$70.00	\$1,500.00	Pending
[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] ELEC REPAIRS					
111180	521 S IRWIN AV..17-420	SERAFIN P & MARIA I PATINO	\$50.00	\$1,500.00	Closed
[40-1 - Electrical Service - Repair (Residential)] PANEL CHANGE - ADD GROUND RODS					
111183	1272 THOMAS ST..18-1067	LAURA L BERGMAN	\$50.00	\$4,000.00	Closed
[40-1 - Electrical Service - Change (Residential)] SERVICE CHANGE					
111184	1620 FOREST GLEN DR..6-1649	GENUINE HEARTS	\$50.00	\$1,000.00	Pending
[40-1 - Electrical Service - Repair (Residential)] ELECTRICAL SERVICE REPAIR					
111185	712 S MAPLE AV..2-231	EMPIRE RE INVESTMENTS LLC	\$50.00	\$500.00	Pending
[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] ELEC REPAIRS FROM INSP CASE # 132265					

111192	237 JACOB ST..21-1819	SEAN HEESACKER	\$50.00	\$3,000.00	Closed
	[40-1 - Electrical Service - Change (Residential)] SERVICE CHANGE - 200 AMP				
111206	1482 ELM ST..19-77	MARVIN GARDENS REAL ESTATE LLC	\$50.00	\$3,600.00	Pending
	[40-1 - Electrical Service - Change (Residential)] SERVICE CHANGE				
111022	710 THRUSH ST..18-1316	JESUS GARDUNO	\$50.00	\$3,000.00	Closed
	[50-1 - Heating Unit Only (Residential)] FURNACE				
111042	532 S NORWOOD AV..2-422	RAYMOND J & WANDA A REED	\$50.00	\$8,700.00	Closed
	[50-1 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER				
111043	1706 SMITH ST..19-520	WESTON E LEPAK	\$50.00	\$3,656.00	Pending
	[50-1 - Heating Unit Only (Residential)] FURNACE				
111044	1419 RUSSELL ST..6-542-A	JANE A BISHOP	\$50.00	\$8,050.00	Closed
	[50-1 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER				
111045	3165 SUMMER PL..6H-4255	HEATHER A & DAVID D BROWN	\$50.00	\$8,850.00	Closed
	[50-1 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER				
111052	1506 S ONEIDA ST..1-2311	PETER J MCNABB	\$50.00	\$9,100.00	Closed
	[50-1 - AC Unit Only (Residential)] AIR CONDITIONER				
111054	1448 12th AV..1-1692	SAVANNAH METOXEN	\$50.00	\$6,427.00	Closed
	[50-1 - Heating Unit Only (Residential)] FURNACE				
111065	1211 SUYDAM ST..17-1043-B-1	GEORGIA BENO	\$50.00	\$4,200.00	Closed
	[50-1 - Heating Unit Only (Residential)] FURNACE				
111067	564 N DANZ AV..21-2274-1	NICOLE A WATERMOLEN	\$140.00	\$19,185.00	Pending
	[50-1 - Heating Unit Only (Commercial)] 2 COMMERCIAL BOILERS				
111068	730 ABRAMS ST..21-1342	WATERMOLEN JM PROPERTIES LLC	\$280.00	\$32,315.00	Pending
	[50-1 - Heating Unit Only (Commercial)] 4 COMMERCIAL BOILERS				
111071	3050-3052 WEST POINT RD..6H-2814	HEATHER M CORNELIUS	\$50.00	\$6,450.00	Closed
	[50-1 - Heating Unit Only (Residential)] A FURNACE				
111072	3050-3052 WEST POINT RD..6H-2814	HEATHER M CORNELIUS	\$50.00	\$6,450.00	Closed
	[50-1 - Heating Unit Only (Residential)] A FURNACE				
111073	611 ABRAMS ST..21-2630	GREEN BAY HOLDINGS II LLC	\$50.00	\$2,000.00	Pending
	[50-1 - Heating Unit Only (Residential)] A FURNACE				
111079	1545 UNIVERSITY AV..19-50	MANNA FOR LIFE MINISTRIES INC	\$70.00	\$3,190.00	Pending
	[50-1 - Heating Unit Only (Commercial)] A FURNACE				
111083	3019 FERNDAL DR..6H-2779	JUNE CORNELIUS	\$50.00	\$5,401.00	Closed
	[50-1 - Heating Unit Only (Residential)] A FURNACE				
111092	1258 SAND HILL DR..6H-2823	DIANE L WIDI	\$50.00	\$4,400.00	Closed
	[50-1 - Heating Unit Only (Residential)] FURNACE				
111096	331 15th AV..3-776	JERRY R HARVEY	\$50.00	\$6,531.00	Closed

[50-1 - Heating Unit Only (Residential)] A FURNACE

111097	202 S OAKLAND AV..3-952-A	RICHARD ELM BROWN	\$50.00	\$15,063.00	Pending
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[50-1 - AC Unit Only (Residential)] AN AIR CONDITIONER

111098	1106 DEVONWOOD DR..6-2611	JOSEPH F DUFEK SURVIVORS TRUST	\$50.00	\$8,300.00	Pending
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[50-1 - Heating Unit Only (Residential)] A FURNACE

111099	1748-1750 SPENCE ST..1-2660	WRAY WENDY P REVOCABLE LIVING TRUST	\$50.00	\$6,880.00	Pending
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[50-1 - Heating Unit Only (Residential)] A FURNACE

111100	890 ELMORE ST..5-248	DONALD VANSTRATEN	\$50.00	\$6,484.00	Closed
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[50-1 - Heating Unit Only (Residential)] A FURNACE

111109	1373 LANGLADE AV..6-829	DANIELLE VANBOXTTEL	\$50.00	\$4,425.00	Pending
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[50-1 - Heating Unit Only (Residential)] A FURNACE

111112	1201 8th ST..1-1671	TRACY L TILOT	\$50.00	\$7,000.00	Pending
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[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER

111114	675 RAVENSWOOD DR..21-3771-1	JULIE A CORNELL	\$50.00	\$5,708.55	Closed
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[50-1 - Heating Unit Only (Residential)] A FURNACE

111115	2579 NICOLET DR..22-1085	JOHANSEN JENS M & PATRICIA A REVOC LIV TRUST	\$50.00	\$5,637.00	Closed
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[50-1 - Heating Unit Only (Residential)] A FURNACE

111116	1055 CLAYTON PL..21-417-4	PITSANA BORIHANE	\$50.00	\$5,228.00	Closed
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[50-1 - Heating Unit Only (Residential)] A FURNACE

111121	145 FALCON HILL CT..21-6222	JAY A VANLANEN	\$50.00	\$6,000.00	Pending
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[50-1 - Heating Unit Only (Residential)] A FURNACE

111122	1580 AMY ST..8-664-8	KARA M WILKENS	\$50.00	\$8,046.00	Pending
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[50-1 - Heating Unit Only (Residential)] FURNACE & AIR CONDITIONER

111123	1121 HARVEY ST..7-77	SALVADOR BECERRA	\$50.00	\$2,800.00	Pending
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[50-1 - Heating Unit Only (Residential)] A FURNACE

*DOUBLE FEE, PAID \$50, NEED ANOTHER \$50

111125	2577 WILDFLOWER ROW..21-4679	JOSEPH R & MEGAN R PROSSER	\$50.00	\$11,950.00	Pending
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[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE & AIR CONDITIONER

111126	1312 DOUSMAN ST..5-659-D	GER & GEE JENNY YANG	\$50.00	\$3,950.00	Closed
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[50-1 - Heating Unit Only (Residential)] FURNACE

111128	1401 STATE ST..1-1373	LEICHT TRANSFER & STORGE CO	\$70.00	\$15,072.00	Withdrawn
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[50-1 - Repair/Alter Existing HVAC System (Commercial)] ROOFTOP UNIT

111133	1277 MINAHAN ST..18-1341	PAUL C & KAREN R SKALESKI	\$50.00	\$1,200.00	Closed
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[50-1 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER

111134	500 EASTVIEW DR..21-819-18	MELISSA A VANG	\$50.00	\$4,550.00	Closed
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[50-1 - Heating Unit Only (Residential)] FURNACE

111136	2540 LAREDO LN..6H-2035	JOHN M & CHERYL A GRENDZIAK	\$50.00	\$5,000.00	Closed
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[50-1 - Heating Unit Only (Residential)] A FURNACE

111137	1177 DOUSMAN ST..5-1530	ALAZAE LEFAIVE	\$50.00	\$4,000.00	Pending
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[50-1 - Heating Unit Only (Residential)] A FURNACE

111141	1925 FARLIN AV..21-2161	SAVANNAH M MEIER	\$50.00	\$4,800.00	Closed
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[50-1 - Heating Unit Only (Residential)] A FURNACE

111148	1964 BLUEBERRY LN..6H-1508-M-38	ALAN C NIMMER	\$50.00	\$2,920.00	Pending
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[50-1 - Heating Unit Only (Residential)] A FURNACE

111149	725 S ADAMS ST..15-54	SHARON L TURNER	\$50.00	\$2,360.00	Pending
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[50-1 - Heating Unit Only (Residential)] FURNACE

111150	952 BOND ST..5-1272	LOUISE A LOWERY	\$50.00	\$2,150.00	Closed
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[50-1 - Heating Unit Only (Residential)] A FURNACE

111160	801 ELMORE ST..5-1470	DAMIAN J MELTESEN	\$50.00	\$5,100.00	Pending
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[50-1 - Heating Unit Only (Residential)] A FURNACE

111161	475 ALPINE DR..21-3459	OGRADY TERENCE J & JUDITH A IRREVOCABLE TRUST	\$50.00	\$6,035.00	Pending
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[50-1 - Heating Unit Only (Residential)] A BOILER

111162	1572 CASS ST..8-618	EGGERT PROPERTIES LLC	\$0.00	\$3,800.00	Withdrawn
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[50-1 - Heating Unit Only (Residential)] A FURNACE

111163	3475 EDINBURGH RD..22-1588-126	PATRICIA M MARTENS, ETAL	\$50.00	\$4,450.00	Closed
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[50-1 - Heating Unit Only (Residential)] A FURNACE

111166	1120 REBER ST..20-34	RICK J KNAPP	\$50.00	\$6,000.00	Closed
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[50-1 - Heating Unit Only (Residential)] AC - NOT BEING INSTALLED UNTIL SPRING 2023

111168	1143 GROSS AV..1-121	DEAN E & ELIZABETH L HAEN	\$50.00	\$6,500.00	Closed
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[50-1 - Heating Unit Only (Residential)] A FURNACE

111173	1120 REBER ST..20-34	RICK J KNAPP	\$50.00	\$5,000.00	Pending
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[50-1 - Heating Unit Only (Residential)] A FURNACE - MOTHER IN LAW STE BEHIND MAIN HOUSE

111174	1520 DOUSMAN ST..6-97-A	RONALD L & RACHEL A SMITS	\$50.00	\$6,500.00	Closed
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[50-1 - Heating Unit Only (Residential)] A FURNACE

111177	1213 LIBERTY ST..1-2457	CHRISTINA J KABARA	\$50.00	\$5,009.00	Pending
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[50-1 - Heating Unit Only (Residential)] FURNACE

111178	2937 BETH DR..21-3175	CATALANO DAVID J & JOYCE I REVOCABLE TRUST	\$50.00	\$8,784.00	Closed
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[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER

111179	1515 KATERS DR..6-1981	CARRICK JOINT REVOCABLE TRUST	\$50.00	\$6,975.00	Closed
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[50-1 - Heating Unit Only (Residential)] A FURNACE

111188	3044 WHITE SANDS TERR..6H-4172	EDWARD R SCHULTZ	\$50.00	\$9,000.00	Closed
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[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER

111189	1720 BEECH TREE DR..6H-2107	JEANINE RENTALS LLC	\$50.00	\$3,700.00	Pending
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[50-1 - Heating Unit Only (Residential)] A FURNACE

111194	1506 S ONEIDA ST..1-2311	PETER J MCNABB	\$100.00	\$3,625.00	Closed
[50-1 - Heating Unit Only (Residential)] BOILER					
111198	816 S QUINCY ST..16-128	VANESSA L BLANCHETTE	\$100.00	\$2,625.00	Pending
[50-1 - Heating Unit Only (Residential)] A FURNACE *DOUBLE FEE Case 132240					
111200	549 EDGEWOOD DR..21-502	ALAN J & MADELINE M HEYRMAN	\$50.00	\$5,000.00	Closed
[50-1 - Heating Unit Only (Residential)] A FURNACE AND RERUN MAIN GAS LINE, GAS LINE TO FURNACE AND WATER HEATER					
111203	1130 MT MARY DR..21-429-1-15	EDELGARD PRANGE	\$50.00	\$11,146.00	Pending
[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER A/C NOT INSTALLED YET - 12-23-22					
111204	735-737 MATHER ST..5-1114	FOR RENT GB LLC	\$50.00	\$2,520.00	Pending
[50-1 - Heating Unit Only (Residential)] A FURNACE					
111211	2581 PARKWOOD DR..6H-3419-1	JORDAN SMITH	\$50.00	\$4,579.00	Pending
[50-1 - Heating Unit Only (Residential)] A FURNACE					
111213	2730 OLD COACH RD..21-4765	TIMOTHY J & HEIDI R BLATTNER	\$50.00	\$8,825.00	Pending
[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER					
111214	1415 12th AV..1-1829	PATRICK G & CLAIRE T KLINKNER	\$50.00	\$7,150.00	Pending
[50-1 - Heating Unit Only (Residential)] A BOILER					
111220	2425 OAKWOOD DR..6H-1501-4	TIMOTHY GREIL, ETAL	\$50.00	\$3,780.00	Pending
[50-1 - Heating Unit Only (Residential)] A FURNACE					
111222	412 S ASHLAND AV..3-910	NAOMI FISH	\$50.00	\$2,780.00	Pending
[50-1 - Heating Unit Only (Residential)] A FURNACE					
111224	1180 SHAWANO AV..3-1056	DAWN M NICKLAS	\$50.00	\$3,595.00	Pending
[50-1 - Heating Unit Only (Residential)] A FURNACE					
111225	1831 E MASON ST..21-1307-6	HEYRMAN INVESTMENTS LLP	\$70.00	\$5,500.00	Pending
[50-1 - Heating Unit Only (Commercial)] A FURNACE					
110270	1706 MAIN ST..21-1265	TAQUERIA MALDONADOS MAIN STREET LLC	\$225.00	\$5,850.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Commercial)] MISC PLBG					
110996	851 DOUSMAN ST..5-1126	VUEMARK LLC	\$100.00	\$750.00	Closed
[60-1 - Repair/Alter Existing Plumbing System (Residential)] REPLACE BATH TUB AND FIXURES; TROUBLE SHOOT LIGHTS AND REPAIR, ADD A COUPLE SWITCHES IN BATHROOM AND MAIN AREA					
111046	1110 N BUCHANAN ST..18-991	TRAVIS & JASON RUNKE	\$100.00	\$2,500.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Residential)] *PLEASE REVIEW PROJECT NOTES					
111050	1242 LOCH DR..6-192-A-1	TONYA JEFFERSON-RUSCH	\$50.00	\$8,640.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Residential)] BASEMENT SHOWER & BACK WATER VALVE INSTALL					
111060	611 16th AV..2-679	JAMES & BARBARA METZLER	\$30.00	\$6,800.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] LEAD WATER SERVICE					
111063	841 PHOEBE ST..18-664	REBECCA MARIE HAEN	\$30.00	\$3,500.00	Closed
[60-1 - Water Heater (Residential)] WATER HEATER					

111066	215 REIMER AV..21-1714-C-15	RICHARD P & KIM M ZINDA	\$50.00	\$4,600.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Residential)] BASMENT TOILET, SHOWER AND LAVATORY SINK. INCLUDING INSTALL OF A BACKWATER VALVE					
111069	411 13th AV..3-838	ROBERT CREEK	\$30.00	\$3,850.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] LEAD WATER SERVICE REPLACEMENT					
111070	1400 S NORWOOD AV..1-1435	ROXANNE M DREVS	\$30.00	\$3,850.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] LEAD WATER SERVICE REPLACEMENT					
111074	1147 S QUINCY ST..16-203	JUDY A SCANLANKNIGHT	\$30.00	\$4,195.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE GALVANIZED WATER LINE					
111075	848 SCHOOL PL..3-434	JOHN B FONTAINE	\$30.00	\$5,700.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE GALVANIZED WATER LINE					
111076	135 S IRWIN AV..14-1404	MIRASHEMI INC	\$30.00	\$4,413.00	Pending
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE GALVANIZED WATER LINE					
111077	1301 ST. CLAIR ST..14-33	MIRHASHEMI INC	\$30.00	\$4,413.00	Pending
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE GALVANIZED WATER LINE					
111085	333 NORTHERN AV..5-338	LYNN M WAKEFIELD	\$30.00	\$4,350.00	Pending
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE LEAD WATER SERVICE					
111086	875 ELMORE ST..5-1410	JAMES D & JULIE L ROBB	\$30.00	\$4,350.00	Pending
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE LEAD WATER SERVICE					
111087	421 NORTHERN AV..5-348	HOLLY K ULLMAN	\$30.00	\$3,850.00	Pending
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE LEAD WATER SERVICE					
111088	710 KELLOGG ST..5-1062	KEVIN J DEGRAVE	\$30.00	\$4,350.00	Pending
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE LEAD WATER SERVICE					
111089	860 SHAWANO AV..3-1079	SHAWANO AVENUE PROPERTIES LLC	\$30.00	\$6,350.00	Pending
[60-1 - Water Service - Connection/Repair (Commercial)] REPLACE LEAD WATER SERVICE					
111090	1175 PORLIER ST..17-112	BROOKE N BARLAMENT	\$30.00	\$3,850.00	Pending
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE LEAD WATER SERVICE					
111095	1228 S ONEIDA ST..1-6-C	AMANDA SHEPARD	\$50.00	\$2,000.00	Closed
[60-1 - Repair/Alter Existing Plumbing System (Residential)] WATER HEATER REPLACEMENT					
111103	211 N MAPLE AV..4-110	SAINT PATRICKS CONGREGATION	\$70.00	\$12,007.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Commercial)] REPLACE MIXER VALVE AND TUB TO SHOWER CONVERSION					
111104	1610 BOLAND RD..6-1228	DAVID & CARLY PEDELTY	\$50.00	\$5,030.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Residential)] REPLACE MIXER VALVE					
111107	1457 CEDAR ST..8-103	KRISTINA PARKER	\$30.00	\$3,850.00	Pending
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE WATER SERVICE					
111108	871 ELMORE ST..5-1414	GUADALUPE & ROSARIO RAMIREZ	\$30.00	\$4,600.00	Pending
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE WATER SERVICE					
111135	401 N WASHINGTON ST..12-184-A	VAST PROPERTIES 801 LLC	\$70.00	\$16,000.00	Closed

[60-1 - Water Heater (Commercial)] COMMERCIAL WATER HEATER

111144	971 HICKORY HILL DR..1-22	RUSTIN & TAMMY CAMPSHURE	\$50.00	\$4,320.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER					
111145	229 GRAY ST..5-717	PETER LEAHY	\$50.00	\$6,430.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER					
111146	1811 SUSAN LN..6-2554	KRISTEL L & THOMAS H VANLANEN, ETAL	\$50.00	\$5,125.00	Closed
[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER					
111147	1368 DIVISION ST..6-82-A-11	MATTHEW A & SUSAN M VANNIEUWENHOVEN	\$50.00	\$8,000.00	Closed
[60-1 - Repair/Alter Existing Plumbing System (Residential)] RENOVATE PIPING FROM SEWER ENTRY TO REAR STACK. TIE-IN AND FLOOR DRAIN. RENOVATE PIPING FOR BASEMENT BATH. TIE-IN SHOWER DRAIN.					
111158	329 N PLATTEN ST ..6-82-A-11	MATTHEW A & SUSAN M VANNIEUWENHOVEN	\$50.00	\$5,000.00	Closed
[60-1 - Repair/Alter Existing Plumbing System (Residential)] RENOVATE PIPING FROM FRONT CLEAN OUT TO REAR STACK, TIE-IN AND FLOOR DRAIN, RENOVATE SANITARY DRAIN FROM NORTH STACK TO FRONT CLEAN OUT FOR TIE-IN					
111165	1716 AMY ST..21-1343-19	ANNE M & WALTER S DETTMANN	\$50.00	\$3,866.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Residential)] REPLACE MIXER VALVE					
111171	1125 S ROOSEVELT ST..17-260	THOMAS & MARLENE HAERING	\$30.00	\$4,300.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] RELAY WATER SERVICE					
111196	1265 LOMBARDI AV..1-1841-A	GREEN BAY CITY OF LAMBEAU FIELD	\$70.00	\$10,000.00	Pending
[60-1 - Lawn Sprinklers (Commercial)] UNDERGROUND SPRINKLERS *PLUMBING SUBBED ON PRIOR PROJECTS					
111201	825 CROOKS ST..14-664	JAMES L & BARBARA J METZLER	\$30.00	\$4,500.00	Pending
[60-1 - Water Service - Connection/Repair (Residential)] LEAD WATER SERVICE REPLACEMENT					
111202	2068 SHAMROCK LN..6H-1669	SHARON A & PATRICK E RADUE	\$50.00	\$800.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER					
111209	1828 LAKE LARGO DR..21-262-5	MARY ELLEN VANEGEREN	\$30.00	\$12,000.00	Pending
[60-1 - Water Service - Connection/Repair (Residential)] REPAIR BROKEN SANITARY LATERAL					
111212	1819 MAIN ST..21-1325	REALTY INCOME PROPERTIES 3 LLC	\$70.00	\$2,000.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Commercial)] INSTALL BACKFLOW PREVENTER ON DISHWASHER, PIPING TO THE SCULLERY SINK					
111226	618 N CHESTNUT AV..5-909	RACHEL WENDRICKS	\$30.00	\$1,700.00	Pending
[60-1 - Water Heater (Residential)] WATER HEATER					
111227	1003 SCHOOL PL..3-785	RULE INVESTMENTS 4 LLC	\$30.00	\$1,724.00	Pending
[60-1 - Water Heater (Residential)] WATER HEATER					
111230	1350 VANDERBRAAK ST..21-1645	JOSE S GARCIA	\$30.00	\$1,700.00	Pending
[60-1 - Water Heater (Residential)] WATER HEATER					
111232	1080 ELMORE ST..5-806	MARJORIE L & ARCHIE T BELLOW	\$30.00	\$3,500.00	Pending
[60-1 - Water Service - Connection/Repair (Residential)] WATER LATERAL REPAIR					
110916	1719 MAIN ST..21-2304	CRA FAMILY LLC	\$87.20	\$6,200.00	Pending
[70-1 - Signs - Permanent] Adding 24 sq ft (3 X 8') panel for Egg Yolk Cafe on top of existing pylon sign along Main Street. New height will be 23 feet from grade to top.					
110924	1482 W MASON ST..6-144-G	MCDC ACQUISTIONS, INC	\$94.50	\$20,000.00	Pending

[70-1 - Signs - Permanent] NEW WALL SIGNS

110925	312-318 N ROOSEVELT ST..14-27	318 N ROOSEVELT LLC	\$97.40	\$1,530.00	Pending
[70-1 - Signs - Permanent] Wall Sign					
110958	2448 UNIVERSITY AV..21-1251-A	UNIVERSITY AVENUE CENTER LLC	\$136.18	\$10,500.00	Pending
[70-1 - Signs - Permanent] NEW WALL SIGNS					
111051	713 S MILITARY AV..6-169	AAM GREEN BAY PLAZA LLC	\$170.00	\$1,200.00	Pending
[70-1 - Signs - Permanent] For Sale Sign on West Face of 713 S Military (Across from Club Carwash)					
111152	2261 MAIN ST..21-420-14	JOHNSON FAMILY BYPASS TRUST	\$235.70	\$0.00	Pending
[70-1 - Signs - Permanent] SIGN PERMIT					
111170	1609 SHAWANO AV..6-251-A-1	ARC CAFEUSA001 LLC	\$128.86	\$0.00	Pending
[70-1 - Signs - Permanent] Updated wall signage, pylon sign, directional signage, and awnings					
111223	201 S PEARL ST..3-306	GREEN BAY ACQUISITION CO 4 INC	\$160.70	\$8,700.00	Pending
[70-1 - Signs - Permanent] New 46 sq ft (17.84'X2' + 9.58'X1') LED channel letter wall sign for "Fincantieri Ace Marine" on east building facade facing the Fox River.					
Totals: 222 projects			\$56,404.74	\$13,559,049.22	

Summary of Projects Issued

12/1/2022 to 12/31/2022

Class of Work	Proj	Site	Plan	Bldg	Elec	HVAC	Plbg	EC	Fees Paid	Estimated Cost
1 Residential - New - Single Family House	5	5	10	5	5	5	5	5	\$5,945.67	\$1,792,000.00
2 Residential - Addition - Single Family House	2	2	2	2	2	2	1	0	\$506.95	\$175,000.00
2 Residential - Alteration - 1 -2 Family House	13	0	8	13	9	2	7	0	\$2,066.14	\$420,690.00
7 Deck, Porch, Patio, Ramp (Residential)	10	3	7	10	0	0	0	0	\$925.00	\$87,968.00
9 Raze - Building or Structure (Residential)	4	0	0	4	0	0	2	0	\$250.00	\$62,000.00
11 Driveway Replacement and/or Expansion (Residential)	1	0	0	1	0	0	0	0	\$50.00	\$9,600.00
11 Fence (Residential)	9	0	0	9	0	0	0	0	\$450.00	\$29,748.00
11 Foundation Repair (Residential)	11	0	1	11	0	0	0	0	\$575.00	\$165,048.67
11 Garage/Carport/Shed (residential)	1	0	0	1	0	0	0	0	\$50.00	\$1,000.00
11 Z - Misc Project Not Listed (Residential)	3	0	0	3	0	0	0	0	\$150.00	\$35,340.00
30 Commercial - Alteration - Multi-Family of 3 or more units	1	0	0	1	1	1	1	0	\$330.00	\$65,000.00
31 Commercial - Addition - Non-Residence, Non-housekeeping	1	1	4	1	1	1	1	1	\$7,501.00	\$3,499,000.00
31 Commercial - Alteration - Non-Residence, Non-Housekeeping	8	0	12	8	8	7	8	0	\$27,209.44	\$5,696,281.00
34 Cell Tower - Alteration to Existing (Commercial)	4	0	0	4	4	0	0	0	\$560.00	\$115,000.00
34 Fence (Commercial)	1	0	0	1	0	0	0	0	\$70.00	\$27,000.00
34 Roofing (Commercial)	1	0	0	1	0	0	0	0	\$70.00	\$85,155.00
34 Shed, Yard Building (Commercial)	1	0	0	1	0	0	0	0	\$70.00	\$5,600.00
34 Temporary Office/Trailer/Event (Commercial)	2	0	0	2	1	0	0	0	\$210.00	\$10,001.00
34 Window, Door - Replacement (Commercial)	2	0	0	2	0	0	0	0	\$140.00	\$16,428.00
34 Z - Misc Project Not Listed (Commercial)	7	0	2	7	5	0	1	0	\$1,230.00	\$497,500.00
40 Electrical Service - Change (Residential)	10	0	0	0	10	0	1	0	\$550.00	\$26,350.00
40 Electrical Service - Repair (Residential)	4	0	0	0	4	0	0	0	\$200.00	\$5,900.00
40 Electrical Service - Temporary (Commercial)	1	0	0	0	1	0	0	0	\$70.00	\$8,000.00
40 Electrical Wiring (Misc., Alteration, Repair) (Commercial)	2	0	0	0	2	0	0	0	\$140.00	\$8,500.00
40 Electrical Wiring (Misc., Alteration, Repair) (Residential)	3	0	0	1	3	0	0	0	\$200.00	\$4,500.00
40 Solar Panels - Electric	1	1	1	1	1	0	0	0	\$150.00	\$42,290.00
50 AC Unit Only (Residential)	2	0	0	0	0	2	0	0	\$100.00	\$24,163.00
50 Heating and Air Conditioning Units (Residential)	10	0	0	0	0	10	0	0	\$500.00	\$83,505.00
50 Heating Unit Only (Commercial)	4	0	0	0	0	4	0	0	\$560.00	\$60,190.00
50 Heating Unit Only (Residential)	48	0	0	0	0	48	0	0	\$2,450.00	\$232,476.55
50 Repair/Alter Existing HVAC System (Commercial)	1	0	0	0	0	1	0	0	\$70.00	\$15,072.00
60 Lawn Sprinklers (Commercial)	1	0	0	0	0	0	1	0	\$70.00	\$10,000.00
60 Repair/Alter Existing Plumbing System (Commercial)	3	0	1	0	0	0	3	0	\$365.00	\$19,857.00
60 Repair/Alter Existing Plumbing System (Residential)	13	0	0	1	1	1	13	0	\$750.00	\$57,061.00
60 Water Heater (Commercial)	1	0	0	0	0	0	1	0	\$70.00	\$16,000.00
60 Water Heater (Residential)	4	0	0	0	0	0	4	0	\$120.00	\$8,624.00

60 Water Service - Connection/Repair (Commercial)	1	0	0	0	0	0	1	0	\$30.00	\$6,350.00
60 Water Service - Connection/Repair (Residential)	18	0	0	0	0	0	18	0	\$540.00	\$86,721.00
70 Signs - Permanent	8	7	0	8	1	0	0	0	\$1,110.54	\$48,130.00
Totals:	222	19	48	98	59	84	68	6	\$56,404.74	\$13,559,049.22



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

County Name Brown		County Code Number 05		Report for Month/Year December, 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.)	\$ 40,228.34	\$ 40,228.34			
Adjustment (if applicable)	\$.00	\$.00			
2. Municipal Court Costs (Chapter 814, Subchapter II, s. 814.65, Stats.)	\$ 16,381.51	\$ 14,236.89		\$ 2,144.62	
Adjustment (if applicable)	\$.00	\$.00		\$.00	
3. Penalty Surcharges (s. 757.05, Stats.)	\$ 10,253.24			\$ 10,253.24	
Adjustment (if applicable)	\$.00			\$.00	
4. County Jail Surcharges (s. 302.46(1)(a), Stats.)	\$ 4,272.29		\$ 4,272.29		
Adjustment (if applicable)	\$.00		\$.00		
5. Driver Improvement Surcharges (s. 346.655, Stats.)	\$ 3,863.17		\$ 1,768.40	\$ 2,094.77	
Adjustment (if applicable)	\$.00		\$.00	\$.00	
6. Crime Lab and Drug Enforcement Surcharges (s. 165.755(4), Stats.)	\$ 5,504.96			\$ 5,504.96	
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.)	\$ 300.00		\$ 300.00		
Adjustment (if applicable)	\$.00		\$.00		
10. GPS Tracking Surcharge (for violations of ordinances conforming to s. 813.12 or s. 813.125, Stats.)	\$.00			\$.00	
Adjustment (if applicable)	\$.00			\$.00	
11. Safe Ride Program (s. 85.55, Stats.)	\$ 399.00			\$ 399.00	
Adjustment (if applicable)	\$.00			\$.00	
12. Totals	\$ 81,202.51	\$ 54,465.23	\$ 6,340.69	Pay This Amount \$ 20,396.59	

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: 1-3-23

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: [Signature] Date: 1/4/23

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

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

**RESOLUTION ESTABLISHING POLLING LOCATIONS
FOR THE 2023 SPRING PRIMARY AND GENERAL ELECTIONS
IN THE CITY OF GREEN BAY**

January 17, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

In accordance with Wis. Stats. § 5.25, the Common Council of the City of Green Bay does hereby establish polling places for wards of the City of Green Bay, as shown in the attached Exhibit A, for the Spring Primary on February 21, 2023 and the Spring General Election on April 4, 2023.

Adopted January __, 2023

Approved January __, 2023

Mayor

Clerk

CMJ

Attachment – Exhibit A

Exhibit A

Polling Locations:

Spring Primary Election – February 21, 2023

Spring General Election – April 4, 2023

Ward	Location	Address
1	UWGB--Univ. Union Phoenix Rm	2420 Nicolet Dr.
2	UWGB--Univ. Union Phoenix Rm	2420 Nicolet Dr.
3	UWGB--Univ. Union Phoenix Rm	2420 Nicolet Dr.
4	Christ of the Bay	450 Laverne Dr.
4A	Christ of the Bay	450 Laverne Dr.
5	Christ of the Bay	450 Laverne Dr.
6	Froebel Early Learning	3542 Finger Rd.
7	Froebel Early Learning	3542 Finger Rd.
8	Froebel Early Learning	3542 Finger Rd.
8A	Froebel Early Learning	3542 Finger Rd.
9	St. Bernard's Church	2040 Hillside Ln
10	St. Bernard's Church	2040 Hillside Ln
10A	St. Bernard's Church	2040 Hillside Ln
11	Central Assembly Church	831 Schoen St.
11A	Central Assembly Church	831 Schoen St.
12	Central Assembly Church	831 Schoen St.
13	First United Church	509 S. Webster Ave.
14	Union Congregational Church	716 S. Madison St.
14A	Union Congregational Church	716 S. Madison St.
15	Green Bay Water Utility Conference Rm	631 S. Adams St.
16	Triangle Hill Park Shelter	500 Beverly Rd.
17	Triangle Hill Park Shelter	500 Beverly Rd.
18	Atonement Church	2132 Deckner Ave.
19	Atonement Church	2132 Deckner Ave.
19A	Atonement Church	2132 Deckner Ave.
20	Wildlife Sanctuary DRC Learning Ctr	1660 E. Shore Dr.
20A	Wildlife Sanctuary DRC Learning Ctr	1660 E. Shore Dr.

Ward	Location	Address
21	Green Bay Labor Temple	1570 Elizabeth St.
22	Wildlife Sanctuary DRC Learning Ctr	1660 E. Shore Dr.
23	Wildlife Sanctuary DRC Learning Ctr	1660 E. Shore Dr.
24	Green Bay Metro	901 University Ave.
25	Green Bay Metro	901 University Ave.
26	Salvation Army	626 Union Ct.
27	First Presbyterian Church	200 S. Ashland Ave.
28	Redeemer Church	210 S. Oneida St.
29	Seventh Day Church	1414 Shawano Ave.
30	St. Joseph Church--Holy Grounds Café	936 9th Street
31	Calvary Church	1301 S. Ridge Rd.
31A	Calvary Church	1301 S. Ridge Rd.
32	Calvary Church	1301 S. Ridge Rd.
32A	Calvary Church	1301 S. Ridge Rd.
32B	Calvary Church	1301 S. Ridge Rd.
33	Green Bay Water Utility Conference Room	631 S. Adams St.
34	Redeemer Church	210 S. Oneida St.
35	Trinity Church	330 S. Broadway
36	St. Joseph Church--Holy Grounds Café	936 9th Street
37	St. Paul's Church	341 Wilson Ave.
38	St. Jude's Church	1420 Division St.
39	St. Jude's Church	1420 Division St.
39A	St. Jude's Church	1420 Division St.
40	Seventh Day Church	1414 Shawano Ave.
41	Botanical Garden Cornerstone Rm	2600 Larsen Rd.
42	Living Hope Church	1840 W. Mason St.
42A	Living Hope Church	1840 W. Mason St.
43	St. Elizabeth Ann Seton Church	2771 Oakwood Dr.
44	Bridge Point Church	2421 W. Point Rd.
45	Botanical Garden Cornerstone Rm	2600 Larsen Rd.
46	Church of Christ	2683 W. Point Rd.
47	Botanical Garden Cornerstone Rm	2600 Larsen Rd.

**PRELIMINARY RESOLUTION DECLARING INTENT
TO EXERCISE SPECIAL ASSESSMENT POWERS
UNDER SECTION 66.0703, WISCONSIN STATUTES
January 17, 2023**

ASPHALT PAVEMENT

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

1. The Common Council hereby declares its intention to exercise its police powers under Section 66.0703, Wisconsin Statutes, and levy special assessments upon property fronting or abutting the streets hereinafter enumerated for the installation of ASPHALT PAVEMENT on said streets:

FINGER ROAD – Superior Road to Challenger Drive

2. Said public improvement shall include the grading of these streets to the grade established therefore by City ordinance as recorded in the Office of the City Clerk, installation of gravel base and ASPHALT pavement with curb and gutter on both sides of the street in accordance with the City of Green Bay Standard Specifications and Construction Standards for Public Works Construction.
3. The total amount assessed against all parcels in the project shall not exceed the total cost of the improvement.
4. The assessments against any parcel may be paid in cash within thirty (30) days of the date of billing, or in five (5) annual installments with interest thereon at six and one-half percent (6.5%) per annum.
5. The improvements contemplated in this resolution shall constitute an exercise of the police powers of the Common Council under Section 66.0703(5)(d), Wisconsin Statutes.
6. The Director of Public Works is directed to prepare a report in accordance with Section 66.0703(5), Wisconsin Statutes.
7. Upon receiving the report, the City Clerk shall give to the property owners notice of a public hearing on such report as specified in Section 66.0703(7)(a), Wisconsin Statutes, to be held before the Improvement & Service Committee in the City Hall at such times as set by the City Clerk.

Adopted _____, 2023

Approved _____, 2023

Mayor

ATTEST:

City Clerk

**PRELIMINARY RESOLUTION DECLARING INTENT
TO EXERCISE SPECIAL ASSESSMENT POWERS
UNDER SECTION 66.0703, WISCONSIN STATUTES
January 17, 2023**

ASPHALT PAVEMENT

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

1. The Common Council hereby declares its intention to exercise its police powers under Section 66.0703, Wisconsin Statutes, and levy special assessments upon property fronting or abutting the streets hereinafter enumerated for the installation of ASPHALT PAVEMENT on said streets:

SCHOOL PLACE – Oak Street to 13th Avenue

2. Said public improvement shall include the grading of these streets to the grade established therefore by City ordinance as recorded in the Office of the City Clerk, installation of gravel base and ASPHALT pavement with curb and gutter on both sides of the street in accordance with the City of Green Bay Standard Specifications and Construction Standards for Public Works Construction.
3. The total amount assessed against all parcels in the project shall not exceed the total cost of the improvement.
4. The assessments against any parcel may be paid in cash within thirty (30) days of the date of billing, or in five (5) annual installments with interest thereon at six and one-half percent (6.5%) per annum.
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Adopted _____, 2023

Approved _____, 2023

Mayor

ATTEST:

City Clerk

**PRELIMINARY RESOLUTION DECLARING INTENT
TO EXERCISE SPECIAL ASSESSMENT POWERS
UNDER SECTION 66.0703, WISCONSIN STATUTES
January 17, 2023**

ASPHALT PAVEMENT

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

1. The Common Council hereby declares its intention to exercise its police powers under Section 66.0703, Wisconsin Statutes, and levy special assessments upon property fronting or abutting the streets hereinafter enumerated for the installation of ASPHALT PAVEMENT on said streets:

S. OAKLAND AVENUE – Howard Street to Seymour Court

2. Said public improvement shall include the grading of these streets to the grade established therefore by City ordinance as recorded in the Office of the City Clerk, installation of gravel base and ASPHALT pavement with curb and gutter on both sides of the street in accordance with the City of Green Bay Standard Specifications and Construction Standards for Public Works Construction.
3. The total amount assessed against all parcels in the project shall not exceed the total cost of the improvement.
4. The assessments against any parcel may be paid in cash within thirty (30) days of the date of billing, or in five (5) annual installments with interest thereon at six and one-half percent (6.5%) per annum.
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Adopted _____, 2023

Approved _____, 2023

Mayor

ATTEST:

City Clerk

**PRELIMINARY RESOLUTION DECLARING INTENT
TO EXERCISE SPECIAL ASSESSMENT POWERS
UNDER SECTION 66.0703, WISCONSIN STATUTES
January 17, 2023**

ASPHALT PAVEMENT

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

1. The Common Council hereby declares its intention to exercise its police powers under Section 66.0703, Wisconsin Statutes, and levy special assessments upon property fronting or abutting the streets hereinafter enumerated for the installation of ASPHALT PAVEMENT on said streets:

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

2. Said public improvement shall include the grading of these streets to the grade established therefore by City ordinance as recorded in the Office of the City Clerk, installation of gravel base and ASPHALT pavement with curb and gutter on both sides of the street in accordance with the City of Green Bay Standard Specifications and Construction Standards for Public Works Construction.
3. The total amount assessed against all parcels in the project shall not exceed the total cost of the improvement.
4. The assessments against any parcel may be paid in cash within thirty (30) days of the date of billing, or in five (5) annual installments with interest thereon at six and one-half percent (6.5%) per annum.
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7. Upon receiving the report, the City Clerk shall give to the property owners notice of a public hearing on such report as specified in Section 66.0703(7)(a), Wisconsin Statutes, to be held before the Improvement & Service Committee in the City Hall at such times as set by the City Clerk.

Adopted _____, 2023

Approved _____, 2023

Mayor

ATTEST:

City Clerk

FINAL PAYMENTS RESOLUTION
January 17, 2023

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 6-19 (SITKA SUPERIOR)
ADVANCE CONSTRUCTION INC.

TOTAL AMOUNT EARNED:	\$ 2,619,254.25
LESS AMOUNT RETAINED:	\$ 0.00
	\$ 2,619,254.25
LESS AMOUNT PREVIOUSLY PAID:	\$ 2,545,117.06
AMOUNT DUE THIS PAYMENT:	
	\$ 74,137.19

ACCOUNT NUMBERS

412500E-55355-61119: \$68,292.39

401500E-55305-61119: \$ 5,844.80

PO #2100014

2. PAVEMENT REPAIR 2022
FISCHER ULMAN CONSTRUCTION INC.

TOTAL AMOUNT EARNED:	\$ 1,134,901.23
LESS AMOUNT RETAINED:	\$ 0.00
	\$ 1,134,901.23
LESS AMOUNT PREVIOUSLY PAID:	\$ 1,097,418.70
AMOUNT DUE THIS PAYMENT:	
	\$ 37,482.53

ACCOUNT NUMBER

401500E-55301-65012

PO #2200039

3. PARKS 2-19 EAST RIVER OPTIMIST PARK
PETERS CONCRETE COMPANY

TOTAL AMOUNT EARNED:	\$ 406,633.88
LESS AMOUNT RETAINED:	\$ 0.00
	\$ 406,633.88
LESS AMOUNT PREVIOUSLY PAID:	\$ 399,753.44
AMOUNT DUE THIS PAYMENT:	
	\$ 6,880.44

ACCOUNT NUMBER
410600-53001-99504
PO #2100015 & 2100027

Adopted _____, 2023

Approved _____, 2023

Mayor

ATTEST:

City Clerk

LAW



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # W.6

Resolution authorizing cancelation of 2022 real estate property taxes, parcel 22-SC480-I.

BACKGROUND

The assessment of land classified as Forest was not calculated using the correct model.
The assessment of land classified as Residential should have contained an adjustment for well and septic.

The 2022 assessed value of the property was \$403,200
The corrected 2022 property assessment should be \$256,900

RECOMMENDATION

Approve.

FISCAL IMPACT

ATTACHMENTS

1. Rescinded 22-SC480-I Farley
2. Resolution - Authorizing Cancellation of RE Tax - Farley 22-SC480-I



Office of the City Assessor

DATE: January 10th, 2023
TO: Finance Committee
City of Green Bay
FROM: Nichole Tesch
Appraiser
RE: Adjustment of **2022** REAL ESTATE Tax Bill

Please be advised that I am recommending that the **2022** tax bill be adjusted for the following REAL ESTATE account:

<u>Parcel #</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>
#22-SC480-1	Richard and Linda Farley	4177 Algoma Rd

Reason: The assessment of land classified as Forest was not calculated using the correct model.

The assessment of land classified as Residential should have contained an adjustment for well and septic.

The 2022 assessed value of the real estate was \$403,200.
The corrected 2022 real estate assessment is \$256,900.

The 2022 tax bill has not been paid.

Adjust taxes according to this adjustment.

Cc: Diana Ellenbecker

ORIGINAL TAX BILL 2022

Richard & Linda Farley
4177 Algoma Rd
New Franken, WI

Calculation for Real Estate - Assessed Value						
FILING RECINDED/REFUNDED TAX IN 2023						
			TAX ROLL YEAR		2022	
ACCOUNT #						
PARCEL	22-SC480-1					
LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	ESTIMATED FAIR MARKET VALUE
252,200	151,000	403,200	18.68	\$7,532.50	0.9548	422,300
						TOTAL TAX
						\$7,532.48
					Less first \$ Credit	\$ (68.03)
					Lottery Credit	\$ (223.30)
						\$7,241.15
					\$7,532.48	

REVISED TAX BILL 2022

Richard & Linda Farley
4177 Algoma Rd
New Franken, WI

Calculation for Real Estate - Assessed Value						
FILING RECINDED/REFUNDED TAX IN 2023						
			TAX ROLL YEAR		2022	
ACCOUNT #						
PARCEL	22-SC480-1					
LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	ESTIMATED FAIR MARKET VALUE
105,900	151,000	256,900	18.68	\$4,799.30	0.9548	269,100
					TOTAL TAX	
					\$4,799.34	
					Less first \$ Credit	\$ (68.03)
					Less first \$ Credit	\$ (223.30)
						\$4,508.01
					\$4,799.34	

TAX BILL CHANGE 2023

Richard & Linda Farley
4177 Algoma Rd
New Franken, WI

Calculation for Real Estate - Assessed Value						
FILING RECINDED/REFUNDED TAX IN 2023						
			TAX ROLL YEAR		2022	
ACCOUNT #						
PARCEL	22-SC480-1					
LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	ESTIMATED FAIR MARKET VALUE
146,300	-	146,300	18.68	\$2,733.10	0.9548	153,200
					TOTAL TAX	
					\$2,733.14	
					\$	-
					\$	-
					Amount City to refund	\$2,733.14
					\$2,733.14	

REAL ESTATE PROPERTY TAX BILL FOR 2022

CITY OF GREEN BAY

Total Due For Full Payment

Bill #: 6113105

By January 31, 2023

\$7,257.15

Parcel #: 22-SC480-1

-- OR --

Alt. Parcel #:

Pay First Installment

By January 31, 2023

\$3,524.93

RICHARD L FARLEY
LINDA L FARLEY
4177 ALGOMA RD
NEW FRANKEN WI 54229-9514

Make Check Payable and Mail to:

CITY OF GREEN BAY
TAX COLLECTION
100 N JEFFERSON ST ROOM 106
GREEN BAY WI 54301-5026
(920) 448-3055



Tear off this stub and include with your first or full payment. If receipt is needed, send a self-addressed stamped envelope.
If payment is made by check, receipt is not valid until check has cleared all banks.

MAIL: City of Green Bay, Tax Collection, 100 N Jefferson St, Room 106
Green Bay, WI 54301-5026

ONLINE: www.browncountywi.gov/propertytax
Use Guest sign-in. Enter Parcel# only in Property# field for best results.
VPS Convenience Fees: E-check \$1.25, Personal Visa Debit Cards \$3.95, and
Credit Cards/Other Debit Cards 2.55%

IN PERSON: City Hall Clerk's Office (available Mon-Fri 8:00AM-4:30PM, except holidays)
Parking is available at the hooded meter spots on north-side of City Hall

DROP BOX: Located on the Northeast entrance of City Hall (available any time)

NOTE: Homeowners check for Lottery Credit deduction on Primary Residence only.
For mailing address changes go to www.browncountywi.gov/addresschange
Receipts are available at www.browncountywi.gov/propertysearch
Postponed 2nd installment payments will be collected by Brown County.



Property Address
4177 ALGOMA RD

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2022
CITY OF GREEN BAY
BROWN COUNTY

BILL NO. 6113105
Correspondence should refer to parcel number
PARCEL#: 22-SC480-1

SEQ# 8599

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	☐ A star in this box means unpaid prior year taxes
252,200	151,000	403,200	0.9548	263,000	158,100	421,100	
Taxing Jurisdiction	2021 Est. State Aids Allocated Tax Dist.	2022 Est. State Aids Allocated Tax Dist.	2021 Net Tax	2022 Net Tax	% Tax Change	Gross Property Tax	7,532.48
CITY OF GREEN BAY	20,996,476	21,030,432	1,610.45	3,057.04	89.8%	First Dollar Credit	-68.03
NORTHEAST WI VTAE	7,132,654	7,420,438	152.79	280.11	83.3%	Lottery Credit	-223.30
GREEN BAY SCH DIST	147,850,851	157,043,333	1,565.75	2,838.16	81.3%	Net Property Tax	7,241.15
BROWN COUNTY	2,501,522	2,563,129	748.14	1,357.17	81.4%	POWTS 71	16.00

CITY OF GREEN BAY
TAX COLLECTION
100 N JEFFERSON ST ROOM 106
GREEN BAY WI 54301-5026

TAX BILL ENCLOSED

PRESORTED
FIRST CLASS MAIL
US POSTAGE PAID
UMS

**RESOLUTION AUTHORIZING CANCELLATION
OF 2022 REAL ESTATE PROPERTY TAXES**

January 17, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to the recommendation of the Finance Committee at its meeting of January 10, 2023, the real estate property taxes for 2022 for the following parcel is hereby rescinded.

<u>Parcel</u>	<u>Amount</u>
22-SC480-1 Richard & Linda Farley 4177 Algoma Road	\$2,733.17

Adopted _____

Approved _____

Mayor

Clerk



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # W.7

Resolution authorizing cancelation of 2022 real estate property taxes, parcel 18-269.

BACKGROUND

The assessment included a basement that did not exist at the close of 1/1/2022.

The 2022 assessed value of the property was \$140,300

The corrected 2022 property assessment should be \$121,700

RECOMMENDATION

Approve

FISCAL IMPACT

ATTACHMENTS

- I. C Woodke 18-269 rescinded packet



Office of the City Assessor

DATE: January 10th, 2023
TO: Finance Committee
City of Green Bay
FROM: Alex Drews
Appraiser
RE: Adjustment of **2022** REAL ESTATE Tax Bill

Please be advised that I am recommending that the **2022** tax bill be adjusted for the following REAL ESTATE account:

<u>Parcel #</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>
#18-269	Christopher Woodke	1029 Neville Ave

Reason: The assessment included a basement that did not exist at the close of January 1st, 2022.

The 2022 assessed value of the real estate was \$140,300.
The corrected 2022 real estate assessment is \$121,700.

The 2022 tax bill has been paid in full.

Refund taxes according to this adjustment.

Cc: Diana Ellenbecker

ORIGINAL TAX BILL 2022

Christopher Woodke
129 Neville Ave
Green Bay, WI

Calculation for Real Estate - Assessed Value						
FILING RECINDED/REFUNDED TAX IN 2023						
			TAX ROLL YEAR		2022	
ACCOUNT #						
PARCEL		18-269				
LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	ESTIMATED FAIR MARKET VALUE
21,700	118,600	140,300	18.68	\$2,621.00	0.9548	146,900
						TOTAL TAX
						\$2,621.05
					Less first \$ Credit	\$ (68.03)
						\$2,553.02
						\$2,621.05

REVISED TAX BILL 2022

Christopher Woodke
129 Neville Ave
Green Bay, WI

Calculation for Real Estate - Assessed Value						
FILING RECINDED/REFUNDED TAX IN 2023						
			TAX ROLL YEAR		2022	
ACCOUNT #						
PARCEL	18-269					
LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	ESTIMATED FAIR MARKET VALUE
21,700	100,000	121,700	18.68	\$2,273.60	0.9548	127,500
						TOTAL TAX
						\$2,273.57
					Less first \$ Credit	\$ (68.03)
						\$2,205.54
						\$2,273.57

TAX BILL CHANGE 2023

Christopher Woodke
129 Neville Ave
Green Bay, WI

Calculation for Real Estate - Assessed Value						
FILING RECINDED/REFUNDED TAX IN 2023						
			TAX ROLL YEAR		2022	
ACCOUNT #						
PARCEL	18-269					
LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	ESTIMATED FAIR MARKET VALUE
-	18,600	18,600	18.68	\$347.50	0.9548	19,500
						TOTAL TAX
						\$347.48
						\$ -
					Amount City to refund	\$347.48
						\$347.48

Request for Charge Back of Rescinded or Refunded Taxes

(Sec. 74.41, Wis. Stats.)

DOR USE ONLY

Case no.

1	Assessment year 2022	Co-muni code 05 - 231	Municipality CITY OF GREEN BAY	County BROWN																																																																							
2	☒ Real estate parcel no. 18-269 ☐ Personal property account no.			Is this parcel in a TID? ☒ No ☐ Yes TID no.																																																																							
3	Property owner name CHRISTOPHER J WOODKE			Personal property category (see instructions)																																																																							
4	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4">Real Estate Assessment BEFORE Adjustment</th> <th colspan="4">Assessment AFTER Adjustment</th> <th rowspan="2">(g) Total Assessment Difference (c - f)</th> </tr> <tr> <th>Class</th> <th>(a) Land</th> <th>(b) Improvement</th> <th>(c) Total (a + b)</th> <th>Class</th> <th>(d) Land</th> <th>(e) Improvement</th> <th>(f) Total (d + e)</th> </tr> </thead> <tbody> <tr> <td>1 Res.</td> <td>21,700</td> <td>118,600</td> <td>140,300</td> <td>1 Res.</td> <td>21,700</td> <td>100,000</td> <td>121,700</td> <td>18,600</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>0</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>0</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>0</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>0</td></tr> <tr> <td>Total</td> <td>21,700</td> <td>118,600</td> <td>140,300</td> <td> </td> <td>21,700</td> <td>100,000</td> <td>121,700</td> <td>18,600</td> </tr> </tbody> </table>			Real Estate Assessment BEFORE Adjustment				Assessment AFTER Adjustment				(g) Total Assessment Difference (c - f)	Class	(a) Land	(b) Improvement	(c) Total (a + b)	Class	(d) Land	(e) Improvement	(f) Total (d + e)	1 Res.	21,700	118,600	140,300	1 Res.	21,700	100,000	121,700	18,600									0									0									0									0	Total	21,700	118,600	140,300		21,700	100,000	121,700	18,600	
Real Estate Assessment BEFORE Adjustment				Assessment AFTER Adjustment				(g) Total Assessment Difference (c - f)																																																																			
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1 Res.	21,700	118,600	140,300	1 Res.	21,700	100,000	121,700	18,600																																																																			
								0																																																																			
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								0																																																																			
Total	21,700	118,600	140,300		21,700	100,000	121,700	18,600																																																																			
5	Personal Property ☐ Non-manufacturing ☐ Manufacturing																																																																										
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8	Select the appropriate statute and explanation why these taxes were rescinded or refunded. Statute no(s). 74.33 - Palpable error Explanation: Assessment of building that did not exist Additional explanation: (If you need more space, include as an attachment) The assessment included a basement that did not exist at the close of January 1st, 2022.																																																																										

9	Preparer name ALEX DREWS	Email ALEX.DREWS@GREENBAYWI.GOV
	Daytime phone (920) 448-3074	

REAL ESTATE PROPERTY TAX BILL FOR 2022

CITY OF GREEN BAY

Total Due For Full Payment

Bill #: 6099007
Parcel #: 18-269
Alt. Parcel #:

CHRISTOPHER J WOODKE
CHRISTOPHER J WOODKE
1029 NEVILLE AVE
GREEN BAY WI 54303

By January 31, 2023
\$2,582.97

-- OR --

Pay First Installment
By January 31, 2023
\$1,306.46

Make Check Payable and Mail to:
CITY OF GREEN BAY
TAX COLLECTION
100 N JEFFERSON ST ROOM 106
GREEN BAY WI 54301-5026
(920) 448-3055



Tear off this stub and include with your first or full payment. If receipt is needed, send a self-addressed stamped envelope.
If payment is made by check, receipt is not valid until check has cleared all banks.

- MAIL: City of Green Bay, Tax Collection, 100 N Jefferson St, Room 106
Green Bay, WI 54301-5026
- ONLINE: www.browncountywi.gov/propertytax
Use Guest sign-in. Enter Parcel# only in Property# field for best results.
VPS Convenience Fees: E-check \$1.25, Personal Visa Debit Cards \$3.95, and
Credit Cards/Other Debit Cards 2.55%
- IN PERSON: City Hall Clerk's Office (available Mon-Fri 8:00AM-4:30PM, except holidays)
Parking is available at the hooded meter spots on north-side of City Hall
- DROP BOX: Located on the Northeast entrance of City Hall (available any time)
- NOTE: Homeowners check for Lottery Credit deduction on Primary Residence only.
For mailing address changes go to www.browncountywi.gov/addresschange
Receipts are available at www.browncountywi.gov/propertysearch
Postponed 2nd installment payments will be collected by Brown County.



STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2022
CITY OF GREEN BAY
BROWN COUNTY

BILL NO. 6099007
Correspondence should refer to parcel number
PARCEL#: 18-269

SEQ# 32668

Property Address
1029 NEVILLE AVE

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	☐ A star in this box means unpaid prior year taxes
21,700	118,600	140,300	0.9548	22,700	124,200	146,900	
Taxing Jurisdiction	2021 Est. State Aids Allocated Tax Dist.	2022 Est. State Aids Allocated Tax Dist.	2021 Net Tax	2022 Net Tax	% Tax Change	Gross Property Tax	2,621.05
CITY OF GREEN BAY	20,996,476	21,030,432	871.84	1,063.75	22.0%	First Dollar Credit	-68.03
NORTHEAST WI VTAE	7,132,654	7,420,438	82.72	97.47	17.8%	Lottery Credit	
GREEN BAY SCH DIST	147,850,851	157,043,333	847.65	987.58	16.5%	Net Property Tax	2,553.02
BROWN COUNTY	2,501,522	2,563,129	405.02	472.25	16.6%	SIDEWALKS	29.95

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases
Taxing Jurisdiction
GREEN BAY SCH DIST

Total Additional Taxes
11,697,967.00
Total Additional Taxes Applied to Property
188.17
Year Increase Ends
2027

RETAIN THIS PORTION AS YOUR COPY
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

CITY OF GREEN BAY
TAX COLLECTION
100 N JEFFERSON ST ROOM 106
GREEN BAY WI 54301-5026

PRESORTED
FIRST CLASS MAIL
US POSTAGE PAID
UMS

TAX BILL ENCLOSED
for 18-269

FORWARDING SERVICE REQUESTED

CHRISTOPHER J WOODKE
CHRISTOPHER J WOODKE
1029 NEVILLE AVE
GREEN BAY WI 54303

**RESOLUTION AUTHORIZING CANCELLATION
OF 2022 REAL ESTATE PROPERTY TAXES**

January 17, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to the recommendation of the Finance Committee at its meeting of January 10, 2023, the real estate property taxes for 2022 for the following parcel is hereby rescinded.

<u>Parcel</u>	<u>Amount</u>
18-269	\$347.48
Christopher Woodke	
1029 Neville Ave	

Adopted _____

Approved _____

Mayor

Clerk



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

January 17, 2023

PREPARED BY

AGENDA ITEM # W.8

Resolution authorizing cancelation of 2022 personal property taxes, account 27624.

BACKGROUND

The owner of the business closed and disposed of all assets prior to 1/1/2022. Tax bill needs to be rescinded.

The 2022 assessed value of the property was \$60,800
The corrected 2022 property assessment should be \$0

RECOMMENDATION

Approve.

FISCAL IMPACT

ATTACHMENTS

- I. UP Properties 27624 rescinded



Office of the City Assessor

DATE: January 10th, 2023
TO: Finance Committee
City of Green Bay
FROM: Alex Drews
Appraiser
RE: Adjustment of **2022** PERSONAL PROPERTY Tax Bill

Please be advised that I am recommending that the **2022** tax bill be adjusted for the following PERSONAL PROPERTY account:

<u>ACCT #</u>	<u>BUSINESS NAME</u>	<u>ADDRESS</u>
#27624	Fazoli's	2400 E Mason St

Reason: The owners of the business closed and disposed of all assets at the close of January 1st, 2022. Delete personal property account and all existing assets.

The 2022 assessed value of the personal property was \$60,800
The corrected 20xx personal property assessment is \$0

The 2022 tax bill has been paid in full.

Refund taxes according to this adjustment.

Cc: Diana Ellenbecker

ORIGINAL TAX BILL 2022

UP Properties II
2400 E Mason St
Green Bay, WI

Calculation for Personal Property- Assessed Value

FILING RECINDED/REFUNDED TAX IN 2023

TAX ROLL YEAR 2022

ACCOUNT #	27624	
PARCEL		

Personal Property	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	ESTIMATED FAIR MARKET VALUE
60,800	60,800	18.68	\$1,135.80	0.9548	63,700
					TOTAL TAX
					\$1,135.85
				\$1,135.85	

REVISED TAX BILL 2022

UP Properties II
2400 E Mason St
Green Bay, WI

Calculation for Real Estate - Assessed Value

FILING RECINDED/REFUNDED TAX IN 2023

TAX ROLL YEAR 2022

ACCOUNT #	27624	
PARCEL		

Personal Property	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	ESTIMATED FAIR MARKET VALUE
-	-	18.68	\$0.00	0.9548	-
					TOTAL TAX
					\$0.00
				\$0.00	

TAX BILL CHANGE 2023

UP Properties II
2400 E Mason St
Green Bay, WI

Calculation for Real Estate - Assessed Value

FILING RECINDED/REFUNDED TAX IN 2023

TAX ROLL YEAR 2022

ACCOUNT #	27624	
PARCEL		

Personal Property	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	ESTIMATED FAIR MARKET VALUE
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Request for Charge Back of Rescinded or Refunded Taxes

(Sec. 74.41, Wis. Stats.)

DOR USE ONLY

Case no.

1	Assessment year 2022	Co-muni code 05 - 231	Municipality CITY OF GREEN BAY	County BROWN																																																																																
2	☐ Real estate parcel no. 27624			☒ Personal property account no. Is this parcel in a TID? ☒ No ☐ Yes TID no. 																																																																																
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9	Preparer name ALEX DREWS	Email ALEX.DREWS@GREENBAYWI.GOV
	Daytime phone (920) 448-3074	

PERSONAL PROPERTY TAX BILL FOR 2022

CITY OF GREEN BAY

Total Due For Full Payment

Bill #: 935228
Parcel #: 27624
Alt. Parcel #:
UP PROPERTIES II
3309 COLLINS LN
LOUISVILLE KY 40245

By January 31, 2023
\$1,135.85

-- OR --

Pay First Installment

By January 31, 2023
\$1,135.85

Make Check Payable and Mail to:
CITY OF GREEN BAY
TAX COLLECTION
100 N JEFFERSON ST ROOM 106
GREEN BAY WI 54301-5026
(920) 448-3055



Tear off this stub and include with your first or full payment. If receipt is needed, send a self-addressed stamped envelope.
If payment is made by check, receipt is not valid until check has cleared all banks.

PAYMENT METHODS AND LOCATIONS:

MAIL: City of Green Bay, Tax Collection, 100 N Jefferson St, Room 106
Green Bay, WI 54301-5026

ONLINE: www.browncountywi.gov/propertytax
Use Guest sign-in. Enter Parcel# only in Property# field for best results.
VPS Convenience Fees: E-check \$1.25, Personal Visa Debit Cards \$3.95, and
Credit Cards/Other Debit Cards 2.55%

IN PERSON: City Hall Clerk's Office (available Mon-Fri 8:00AM-4:30PM, except holidays)
Parking is available at the hooded meter spots on north-side of City Hall

DROP BOX: Located on the Northeast entrance of City Hall (available any time)

NOTE: For mailing address changes go to www.browncountywi.gov/addresschange



STATE OF WISCONSIN
PERSONAL PROPERTY TAX BILL FOR 2022
CITY OF GREEN BAY
BROWN COUNTY

BILL NO. 935228
Correspondence should refer to parcel number
PARCEL#: 27624

SEQ# 1629

Property Address
2400 E MASON ST

Assessed Value Land Personal	Ass'd Value Improvements Property	Total Assessed Value 60,800	Ave. Assmt. Ratio 0.9548	Est. Fair Mkt. Land Personal	Est. Fair Mkt. Improvements Property	Total Est. Fair Mkt. 63,700	☐ A star in this box means unpaid prior year taxes
Taxing Jurisdiction	2021 Est. State Aids Allocated Tax Dist.	2022 Est. State Aids Allocated Tax Dist.	2021 Net Tax	2022 Net Tax	% Tax Change	Gross Property Tax First Dollar Credit Lottery Credit Net Property Tax	1,135.85
CITY OF GREEN BAY	20,996,476	21,030,432	563.27	460.98	-18.2%		
NORTHEAST WI VTAE	7,132,654	7,420,438	53.44	42.24	-21.0%		
GREEN BAY SCH DIST	147,850,851	157,043,333	547.63	427.98	-21.8%		
BROWN COUNTY	2,501,522	2,563,129	261.67	204.65	-21.8%		
Total	178,481,503	188,057,332	1,426.01	1,135.85	-20.3%		
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		1,426.01	1,135.85	-20.3%		
School taxes reduced by school levy tax credit	\$81.72	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.			Net Assessed Value Rate (Does NOT reflect credits)	TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2023 ► \$ 1,135.85	
UP PROPERTIES II 3309 COLLINS LN LOUISVILLE KY 40245				0.018681742		Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.	

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases
Taxing Jurisdiction
GREEN BAY SCH DIST

Total
Additional Taxes
11,697,967.00
Total Additional Taxes
Applied to Property
81.54
Year
Increase Ends
2027

SEE REVERSE
SIDE FOR
IMPORTANT
INFORMATION

RETAIN THIS
PORTION AS
YOUR COPY

CITY OF GREEN BAY
TAX COLLECTION
100 N JEFFERSON ST ROOM 106
GREEN BAY WI 54301-5026

TAX BILL ENCLOSED
for 27624

PRESORTED
FIRST CLASS MAIL
US POSTAGE PAID
UMS

FORWARDING SERVICE REQUESTED

UP PROPERTIES II
3309 COLLINS LN
LOUISVILLE KY 40245

**RESOLUTION AUTHORIZING CANCELLATION
OF 2022 PERSONAL PROPERTY TAXES**

January 17, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to the recommendation of the Finance Committee at its meeting of January 10, 2023, the personal property taxes for 2022 for the following parcel is hereby rescinded.

<u>Account</u>	<u>Amount</u>
27624	\$1,135.85
UP Properties II / Fazoli's	
2400 E Mason St	

Adopted _____

Approved _____

Mayor

Clerk

**RESOLUTION AUTHORIZING THE SUBMISSION OF A VIBRANT SPACES GRANT
APPLICATION FOR 109 DOUSMAN STREET**

January 17, 2023

WHEREAS the Wisconsin Economic Development Corporation (WEDC) is offering Vibrant Spaces grants to assist with creating vibrant and engaging communities that make it easier to recruit and retain residents, sustain a robust labor force, and enhance local quality of life; and

WHEREAS ON BROADWAY, INC. (OBI) proposes to facilitate a place-making project at 109 Dousman Street that includes improvements to provide a public plaza with unique interactive seating and art; and

WHEREAS OBI has asked the City to submit an application for a Vibrant Spaces grant to assist with the project costs; and

WHEREAS a resolution authorizing the submission of a grant application by the City of Green Bay is a prerequisite for the submission of a Vibrant Spaces grant application; and

WHEREAS, should a Vibrant Spaces grant be awarded and accepted, the City, with the assistance of OBI, will maintain and submit semi-annual fiscal and narrative reports documenting performance metrics until completion of the project; and

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay desires to enhance its community by assisting with project costs for OBI's proposed public plaza project and to request grant funds from the WEDC's Vibrant Spaces grant program to do so.

BE IT FURTHER RESOLVED that the Common Council hereby authorizes the Director of the Department for Community and Economic Development, or their designee, to act on the behalf of the City to submit a Vibrant Spaces application to WEDC and to sign documents and take necessary action to undertake, direct, and complete approved grant activities.

BE IT FINALLY RESOLVED that the City of Green Bay shall comply with all of the requirements of the Vibrant Spaces grant program and with all state and federal laws, regulations, and permit requirements pertaining to implementation of this project and to the fulfillment of the grant document provisions.

Adopted _____

Approved _____

Mayor

Clerk

Attachment – Map



VS Project Location

Map printed on 1/10/2023

1:480

1 inch = 40 feet*

1 inch = 0.00758 miles*

*original page size: 8.5"x11"

Appropriate format depends on zoom level

Parcel ownership key

Parcel Boundary

Condominium

Gap or Overlap

"hooks" indicate
parcel ownership
crosses a line

Parcel line

Right of Way line

Meander line

Lines between deeds or lots

Historic Parcel Line

Vacated Right of Way

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend



(920) 448-6480

www.browncountywi.gov

**RESOLUTION AUTHORIZING RESCINDING DEFERRED
SPECIAL ASSESSMENTS FOR SANITARY SEWER
AND STORM SEWER**

January 17, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to the recommendation of the Improvement & Services Committee at its meeting of January 11, 2023, the outstanding special assessments for sanitary sewer and storm sewer previously levied against parcels 21-8400, 21-8401, and 21-8402 are hereby rescinded due to the subdivision of parent parcel 21-68-3 resulting in a double-frontage condition for the parcels.

Adopted _____

Approved _____

Mayor

Clerk

**RESOLUTION ESTABLISHING POLLING LOCATIONS
FOR THE 2023 SPRING PRIMARY AND GENERAL ELECTIONS
IN THE CITY OF GREEN BAY**

January 17, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

In accordance with Wis. Stats. § 5.25, the Common Council of the City of Green Bay does hereby establish polling places for wards of the City of Green Bay, as shown in the attached Exhibit A, for the Spring Primary on February 21, 2023 and the Spring General Election on April 4, 2023.

Adopted January __, 2023

Approved January __, 2023

Mayor

Clerk

CMJ

Attachment – Exhibit A

Exhibit A

Polling Locations:

Spring Primary Election – February 21, 2023

Spring General Election – April 4, 2023

Ward	Location	Address
1	UWGB--Univ. Union Phoenix Rm	2420 Nicolet Dr.
2	UWGB--Univ. Union Phoenix Rm	2420 Nicolet Dr.
3	UWGB--Univ. Union Phoenix Rm	2420 Nicolet Dr.
4	Christ of the Bay	450 Laverne Dr.
4A	Christ of the Bay	450 Laverne Dr.
5	Christ of the Bay	450 Laverne Dr.
6	Froebel Early Learning	3542 Finger Rd.
7	Froebel Early Learning	3542 Finger Rd.
8	Froebel Early Learning	3542 Finger Rd.
8A	Froebel Early Learning	3542 Finger Rd.
9	St. Bernard's Church	2040 Hillside Ln
10	St. Bernard's Church	2040 Hillside Ln
10A	St. Bernard's Church	2040 Hillside Ln
11	Central Assembly Church	831 Schoen St.
11A	Central Assembly Church	831 Schoen St.
12	Central Assembly Church	831 Schoen St.
13	First United Church	509 S. Webster Ave.
14	Union Congregational Church	716 S. Madison St.
14A	Union Congregational Church	716 S. Madison St.
15	Green Bay Water Utility Conference Rm	631 S. Adams St.
16	Triangle Hill Park Shelter	500 Beverly Rd.
17	Triangle Hill Park Shelter	500 Beverly Rd.
18	Atonement Church	2132 Deckner Ave.
19	Atonement Church	2132 Deckner Ave.
19A	Atonement Church	2132 Deckner Ave.
20	Wildlife Sanctuary DRC Learning Ctr	1660 E. Shore Dr.
20A	Wildlife Sanctuary DRC Learning Ctr	1660 E. Shore Dr.

Ward	Location	Address
21	Green Bay Labor Temple	1570 Elizabeth St.
22	Wildlife Sanctuary DRC Learning Ctr	1660 E. Shore Dr.
23	Wildlife Sanctuary DRC Learning Ctr	1660 E. Shore Dr.
24	Green Bay Metro	901 University Ave.
25	Green Bay Metro	901 University Ave.
26	Salvation Army	626 Union Ct.
27	First Presbyterian Church	200 S. Ashland Ave.
28	Redeemer Church	210 S. Oneida St.
29	Seventh Day Church	1414 Shawano Ave.
30	St. Joseph Church--Holy Grounds Café	936 9th Street
31	Calvary Church	1301 S. Ridge Rd.
31A	Calvary Church	1301 S. Ridge Rd.
32	Calvary Church	1301 S. Ridge Rd.
32A	Calvary Church	1301 S. Ridge Rd.
32B	Calvary Church	1301 S. Ridge Rd.
33	Green Bay Water Utility Conference Room	631 S. Adams St.
34	Redeemer Church	210 S. Oneida St.
35	Trinity Church	330 S. Broadway
36	St. Joseph Church--Holy Grounds Café	936 9th Street
37	St. Paul's Church	341 Wilson Ave.
38	St. Jude's Church	1420 Division St.
39	St. Jude's Church	1420 Division St.
39A	St. Jude's Church	1420 Division St.
40	Seventh Day Church	1414 Shawano Ave.
41	Botanical Garden Cornerstone Rm	2600 Larsen Rd.
42	Living Hope Church	1840 W. Mason St.
42A	Living Hope Church	1840 W. Mason St.
43	St. Elizabeth Ann Seton Church	2771 Oakwood Dr.
44	Bridge Point Church	2421 W. Point Rd.
45	Botanical Garden Cornerstone Rm	2600 Larsen Rd.
46	Church of Christ	2683 W. Point Rd.
47	Botanical Garden Cornerstone Rm	2600 Larsen Rd.

**RESOLUTION REGARDING VACATION
OF AN UNIMPROVED PUBLIC RIGHT-OF-WAY
SOUTHERN PORTIONS OF EAST SHORE DRIVE
(SV 22-01)**

January 17, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS, a request has been filed with the Common Council requesting vacation of an uncompleted Kalcik Ave., Raphael St., Kentucky Ave., Florida Ave., California Ave., Minnesota Ave., and Wisconsin Ave.; as depicted on the attached map; and

WHEREAS, the public interest may require that the aforesaid street be abandoned, vacated, and discontinued; and

WHEREAS, the Plan Commission of the City of Green Bay has given approval to such abandonment, vacation, and discontinuance.

NOW, THEREFORE, BE IT RESOLVED that it appears to be in the public interest that the uncompleted right-of-way of Kalcik Ave., Raphael St., Kentucky Ave., Florida Ave., California Ave., Minnesota Ave., and Wisconsin Ave. be abandoned, vacated, and discontinued by the City of Green Bay subject to the above-referenced conditions, and that a hearing be held on the abandonment, vacation, and discontinuance of the same on January 17, 2023 at 6:00 p.m. in the Council Chambers, City Hall, 100 North Jefferson Street, Green Bay, Wisconsin.

BE IT FURTHER RESOLVED that a notice of such hearing be served on the owners of the frontage of the lots and lands abutting on the portion of the street sought to be abandoned, vacated, and discontinued at least 30 days before such hearing, and that notice of such hearing be published in the official newspaper of the City of Green Bay once a week for three successive weeks before the date of hearing.

BE IT FURTHER RESOLVED that the City Attorney, upon adoption of this resolution, cause a lis pendens to be prepared and filed with the Register of Deeds for Brown County, Wisconsin, pursuant to §840.11, Wis. Stats.

BE IT FURTHER RESOLVED that the City Clerk shall cause a certified copy of this Resolution to be filed with the Register of Deeds for Brown County, Wisconsin.

Adopted _____

Approved _____

Mayor

Clerk

Attachments (legal description and map)

DESCRIPTION OF KALICK AVENUE RIGHT-OF-WAY TO BE VACATED

That part of the Kalcik Avenue right-of-way dedicated to the public in the recorded plat of the Second Addition to Lakeside Plat as recorded in Volume 5 of Plats, Page 17 as Document Number 234140, lying southerly of and adjacent to Block 5 and the platted Antonia Park and the platted George Park, in said Second Addition to Lakeside Plat, all located in the City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the southwest corner of Lot 10, Block 5, said Second Addition to Lakeside Plat;
thence S65°-08'-10"E, 659.56 feet along the north right-of-way line of Kalcik Avenue, to the west right-of-way line of Danz Avenue (formerly known as Ohio Avenue);
thence S05°-46'-01"W, 63.49 feet along said west right-of-way line of Danz Avenue, to the south right-of-way line of Kalcik Avenue;
thence N65°-08'-10"W, 1473.64 feet along said south right-of-way line of Kalcik Avenue, to the south right-of-way line of East Shore Drive (formerly known as Nicolet Drive);
thence S79°-09'-39"E, 247.59 feet along said south right-of-way line of East Shore Drive, to the north right-of-way line of Kalcik Avenue;
thence S65°-08'-10"E, 553.09 feet along said north right-of-way line of Kalcik Avenue, to the point of beginning.

Parcels affected being tax parcel numbers: 21-1062 and 21-429.

All above referenced parcels are owned by the City of Green Bay, a Wisconsin Municipal Corporation and are part of the Green Bay Wildlife Sanctuary.

DESCRIPTION OF RAPHAEL STREET RIGHT-OF-WAY TO BE VACATED

That part of the Raphael Street right-of-way dedicated to the public in the recorded plat of the Second Addition to Lakeside Plat as recorded in Volume 5 of Plats, Page 17 as Document Number 234140, lying southerly of and adjacent to Blocks 1, 2, 3, and 4, in said Second Addition to Lakeside Plat, all located in the City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the southwest corner of Lot 12, Block 4, said Second Addition to Lakeside Plat;
thence S86°-20'-59"E, 423.17 feet along the north right-of-way line of Raphael Street;
thence continuing along said north right-of-way line of Raphael Street, S88°-33'-59"E, 726.28 feet;
thence continuing along said north right-of-way line of Raphael Street, S89°-19'-59"E, 1708.27 feet, to the east right-of-way line of Wisconsin Avenue;
thence S00°-14'-01"W, 60.00 feet, along said east right-of-way line of Wisconsin Avenue, to the south right-of-way line of Raphael Street;
thence N89°-19'-59"W, 1709.13 feet, along said south right-of-way line of Raphael Street;
thence continuing along said south right-of-way line of Raphael Street, N88°-33'-59"W, 727.84 feet;
thence continuing along said south right-of-way line of Raphael Street, N86°-20'-59"W, 426.55 feet, to the east right-of-way line of Danz Avenue, (formerly known as Ohio Avenue);
thence N05°-46'-01"E, 60.04 feet, along said east right-of-way line of Danz Avenue, to the point of beginning.

ALSO that part of the Raphael Street right-of-way dedicated to the public in the recorded plat of the Second Addition to Lakeside Plat as recorded in Volume 5 of Plats, Page 17 as Document Number 234140, lying southerly of and adjacent to Block 5, in said Second Addition to Lakeside Plat, all located in the City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the southeast corner of Lot 16, Block 5, said Second Addition to Lakeside Plat;
thence N87°-00'-45"W, 249.97 feet, along the north right-of-way line of Raphael Street, to the north right-of-way line of Kalcik Street;
thence S65°-08'-10"E, 161.03 feet along said north right-of-way line of Kalcik Street, to the northwest corner of George Park as platted in said Second Addition to Lakeside Plat;

thence S87°-00'-45"E, 97.63 feet, along the south right-of-way line of Raphael Street (also being the north line of said George Park), to the west right-of-way line of Danz Avenue, (formerly known as Ohio Avenue);

thence N05°-46'-01"E, 60.07 feet, along said west right-of-way line of Danz Avenue, to the point of beginning.

Parcels affected being tax parcel numbers: 21-1062, 21-1040, 21-1018, 21-996, 21-972 and 21-286.

All above referenced parcels are owned by the City of Green Bay, a Wisconsin Municipal Corporation and are part of the Green Bay Wildlife Sanctuary.

DESCRIPTION OF KENTUCKY AVENUE RIGHT-OF-WAY TO BE VACATED

That part of the Kentucky Avenue right-of-way dedicated to the public in the recorded plat of the Second Addition to Lakeside Plat as recorded in Volume 5 of Plats, Page 17 as Document Number 234140, lying west of Block 5 and east of the platted Antonia Park in said Second Addition to Lakeside Plat, all located in the City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the southwest corner of Lot 10, Block 5, said Second Addition to Lakeside Plat;
thence $N65^{\circ}-08'-10''W$, 63.49 feet along the north right-of-way line of Kalcik Avenue, to the southeast corner of said Antonia Park;
thence $N05^{\circ}-46'-01''E$, 113.83 feet, along the west right-of-way line of Kentucky Avenue (also being the east line of said Antonia Park), to the south right-of-way line of East Shore Drive (formerly known as Nicolet Drive);
thence $S79^{\circ}-47'-58''E$, 60.18 feet along said south right-of-way line of East Shore Drive, to the west line of said Lot 10, Block 5, Second Addition to Lakeside Plat;
thence $S05^{\circ}-46'-01''W$, 129.95 feet, along said west line of said Lot 10, Block 5, Second Addition to Lakeside Plat, to the point of beginning.

Parcels affected being tax parcel number: 21-1062.

The above referenced parcel is owned by the City of Green Bay, a Wisconsin Municipal Corporation and is part of the Green Bay Wildlife Sanctuary.

DESCRIPTION OF FLORIDA AVENUE RIGHT-OF-WAY TO BE VACATED

That part of the Florida Avenue right-of-way dedicated to the public in the recorded plat of the Second Addition to Lakeside Plat as recorded in Volume 5 of Plats, Page 17 as Document Number 234140, lying west of Block 3 and east of Block 4 in said Second Addition to Lakeside Plat, located in the City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the southwest corner of Lot 12, Block 3, said Second Addition to Lakeside Plat;
thence N88°-33'-59"W, 60.00 feet along the north right-of-way line of Raphael Street, to the southeast corner of Lot 22, Block 4, said Second Addition to Lakeside Plat;
thence N01°-26'-01"E, 267.06 feet, along the west line of said Block 4, to the south right-of-way line of East Shore Drive (formerly known as Nicolet Drive);
thence S89°-12'-09"E, 60.00 feet along said south right-of-way line of East Shore Drive, to the west line of Lot 11, Block 3, Second Addition to Lakeside Plat;
thence S01°-26'-01"W, 267.73 feet, along said west line of said Block 3, Second Addition to Lakeside Plat, to the point of beginning.

Parcels affected being tax parcel numbers: 21-1018 and 21-1040.

The above referenced parcel is owned by the City of Green Bay, a Wisconsin Municipal Corporation and is part of the Green Bay Wildlife Sanctuary.

DESCRIPTION OF CALIFORNIA AVENUE RIGHT-OF-WAY TO BE VACATED

That part of the California Avenue right-of-way dedicated to the public in the recorded plat of the Second Addition to Lakeside Plat as recorded in Volume 5 of Plats, Page 17 as Document Number 234140, lying west of Block 2 and east of Block 3, in said Second Addition to Lakeside Plat located in the City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the southwest corner of Lot 12, Block 2, said Second Addition to Lakeside Plat;
thence N89°-19'-59"W, 60.00 feet along the north right-of-way line of Raphael Street, to the southeast corner of Lot 22, Block 3, said Second Addition to Lakeside Plat;
thence N00°-40'-03"E, 271.22 feet, along the west line of said Block 3, to the south right-of-way line of East Shore Drive (formerly known as Nicolet Drive);
thence S89°-06'-57"E, 60.00 feet along said south right-of-way line of East Shore Drive, to the west line of Lot 11, Block 2, Second Addition to Lakeside Plat;
thence S00°-40'-03"W, 270.99 feet, along said west line of said Block 2, Second Addition to Lakeside Plat, to the point of beginning.

Parcels affected being tax parcel numbers: 21-1018 and 21-996.

All above referenced parcels are owned by the City of Green Bay, a Wisconsin Municipal Corporation and are part of the Green Bay Wildlife Sanctuary.

DESCRIPTION OF MINNESOTA AVENUE RIGHT-OF-WAY TO BE VACATED

That part of the Minnesota Avenue right-of-way dedicated to the public in the recorded plat of the Second Addition to Lakeside Plat as recorded in Volume 5 of Plats, Page 17 as Document Number 234140, lying west of Block 1 and east of Block 2, in said Second Addition to Lakeside Plat located in the City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the southwest corner of Lot 12, Block 1, said Second Addition to Lakeside Plat;
thence N89°-19'-59"W, 60.00 feet along the north right-of-way line of Raphael Street, to the southeast corner of Lot 22, Block 2, said Second Addition to Lakeside Plat;
thence N00°-40'-03"E, 268.56 feet, along the west line of Block 2, to the south right-of-way line of East Shore Drive (formerly known as Nicolet Drive);
thence S89°-06'-57"E, 60.00 feet along said south right-of-way line of East Shore Drive, to the west line of Lot 11, Block 1, Second Addition to Lakeside Plat;
thence S00°-40'-03"W, 268.34 feet, along said west line of said Block 2, Second Addition to Lakeside Plat, to the point of beginning.

Parcels affected being tax parcel numbers: 21-996 and 21-972.

All above referenced parcels are owned by the City of Green Bay, a Wisconsin Municipal Corporation and are part of the Green Bay Wildlife Sanctuary.

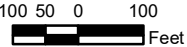
DESCRIPTION OF WISCONSIN AVENUE RIGHT-OF-WAY TO BE VACATED

That part of the Wisconsin Avenue right-of-way dedicated to the public in the recorded plat of the Second Addition to Lakeside Plat as recorded in Volume 5 of Plats, Page 17 as Document Number 234140, lying east of Block 1, in said Second Addition to Lakeside Plat located in the City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the southeast corner of Lot 22, Block 1, said Second Addition to Lakeside Plat;
thence N00°-14'-01"E, 265.93 feet, along the east line of said, Block 1, to the south right-of-way line of East Shore Drive (formerly known as Nicolet Drive);
thence S89°-32'-57"E, 60.00 feet along said south right-of-way line of East Shore Drive, to the east right-of-way line of Wisconsin Avenue (also being the east line of said Second Addition to Lakeside Plat);
thence S00°-14'-01"W, 266.16 feet, along said east right-of-way line of Wisconsin Avenue, to the north right-of-way line of Raphael Street;
thence N89°-19'-59"W, 60.00 feet along the north right-of-way line of Raphael Street, to the point of beginning.

Parcels affected being tax parcel numbers: 21-972, and 21-285.

All above referenced parcels are owned by the City of Green Bay, a Wisconsin Municipal Corporation and are part of the Green Bay Wildlife Sanctuary.



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 Date: 6/22/2022 Document Path: H:\GIS Landscape.mxd

= STREET R/W TO BE VACATED

ZONING ORDINANCE NO. 02-23

AN ORDINANCE REZONING PROPERTY LOCATED AT 3251 NICOLET DRIVE, 3263 NICOLET DRIVE, AND 3279 NICOLET DRIVE FROM A COMBINATION OF GENERAL COMMERCIAL (C1) AND LOW-DENSITY RESIDENTIAL (R1) TO PUBLIC INSTITUTIONAL (PI) (ZP 22-42)

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

SECTION 1. Section 44-30, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning portions of the following described properties, known as 3251 Nicolet Drive, 3263 Nicolet Drive, and 3279 Nicolet Drive from a combination of General Commercial (C1) District and Low-Density Residential (R1) District to the Public Institutional (PI) District:

PARCEL I: PART OF LOT THREE (3) OF SECTION TWELVE (12) AND PART OF FRACTIONAL SECTION ELEVEN (11), ALL IN TOWNSHIP TWENTY-FOUR (24) NORTH, OF RANGE TWENTY-ONE (21) EAST, (FORMERLY IN THE TOWN OF SCOTT), NOW IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: STARTING AT A POINT WHERE THE N. LINE OF HERMAN CORSTEN'S 42 ACRE TRACT IN SECTION 12, TOWNSHIP 24 NORTH, OF RANGE 21 EAST, INTERSECTS WITH THE W LINE OF NICOLET ROAD (FORMERLY KNOWN AS THE BAY SHORE ROAD), THENCE IN A SLY DIRECTION ALONG THE W LINE OF SAID ROAD 150 FEET; THENCE IN A WLY DIRECTION ON A LINE EXACTLY PARALLELING THE AFORESAID N LINE TO THE SHORE OF THE WATERS OF GREEN BAY; THENCE MEANDERING NORTHWARD ALONG SAID SHORE LINE TO THE AFORESAID N LINE; THENCE ELY ALONG SAID N LINE TO THE STARTING POINT, TOGETHER WITH RIPARIAN RIGHTS.

PARCEL II: PARCEL "2" OF VOLUME 4 CERTIFIED SURVEY MAPS, PAGE 197, MAP NO. 1099, DOCUMENT NO. 756816, BEING PART OF GOVERNMENT LOT THREE (3) IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWELVE (12) AND OF FRACTIONAL SECTION ELEVEN (11), ALL IN TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE TWENTY-ONE (21) EAST, CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

PARCEL II: PARCEL "1" OF VOLUME 4 CERTIFIED SURVEY MAPS, PAGE 197, MAP NO. 1099, DOCUMENT NO. 756816, BEING PART OF GOVERNMENT LOT THREE (3) IN THE SOUTHWEST QUARTER (SW 1 /4) OF SECTION TWELVE (12) OF FRACTIONAL SECTION ELEVEN (11), ALL IN TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE TWENTY-ONE (21) EAST, FORMERLY IN THE TOWN OF SCOTT, NOW PART OF THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN

ZONING ORDINANCE NO. 17-22

PAGE 2

COUNTY, WISCONSIN.

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

SECTION 3. This ordinance shall not take effect until a public hearing is held hereon as provided by Section 44-82, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2023.

APPROVED:

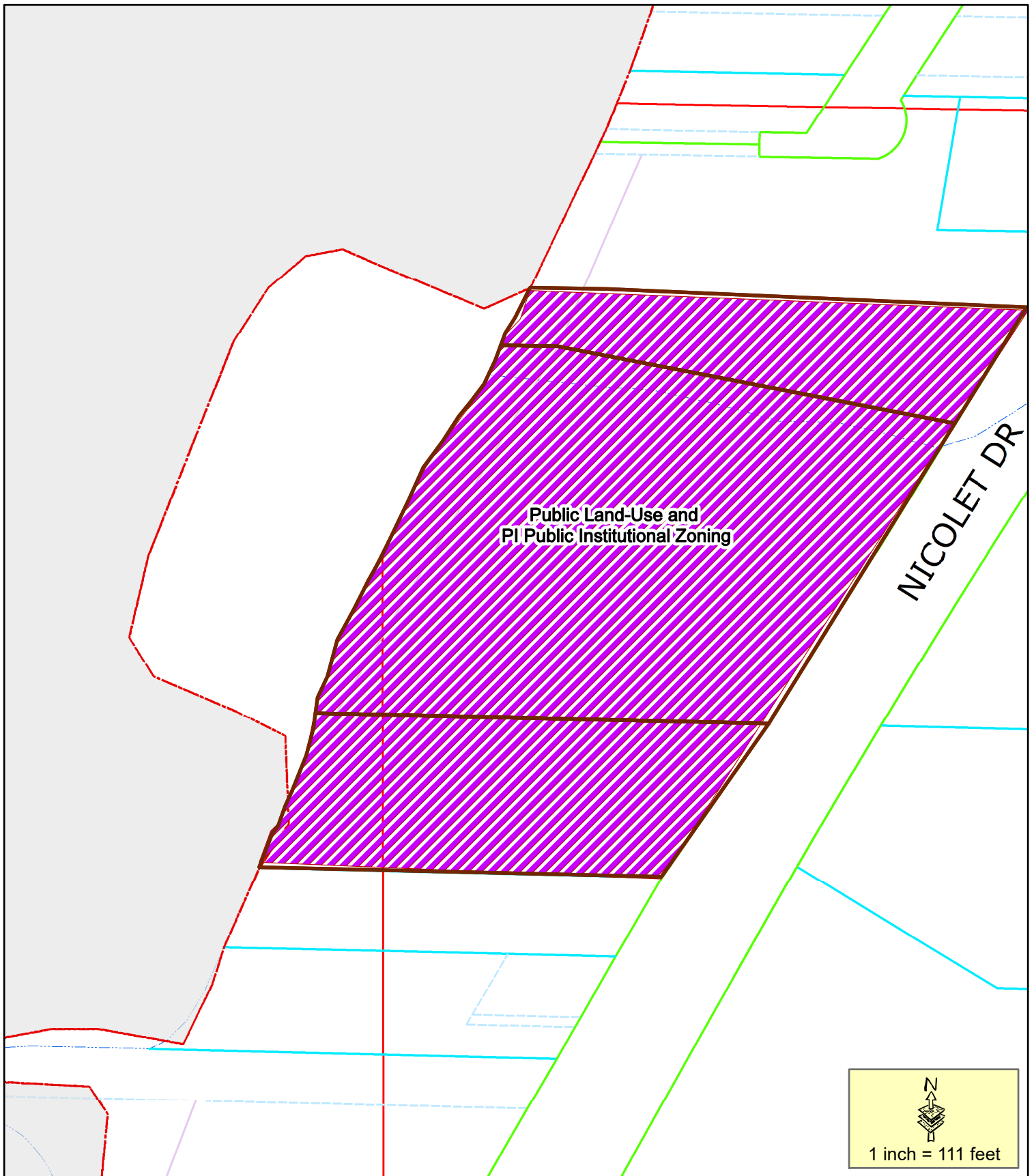
Mayor

ATTEST:

Clerk

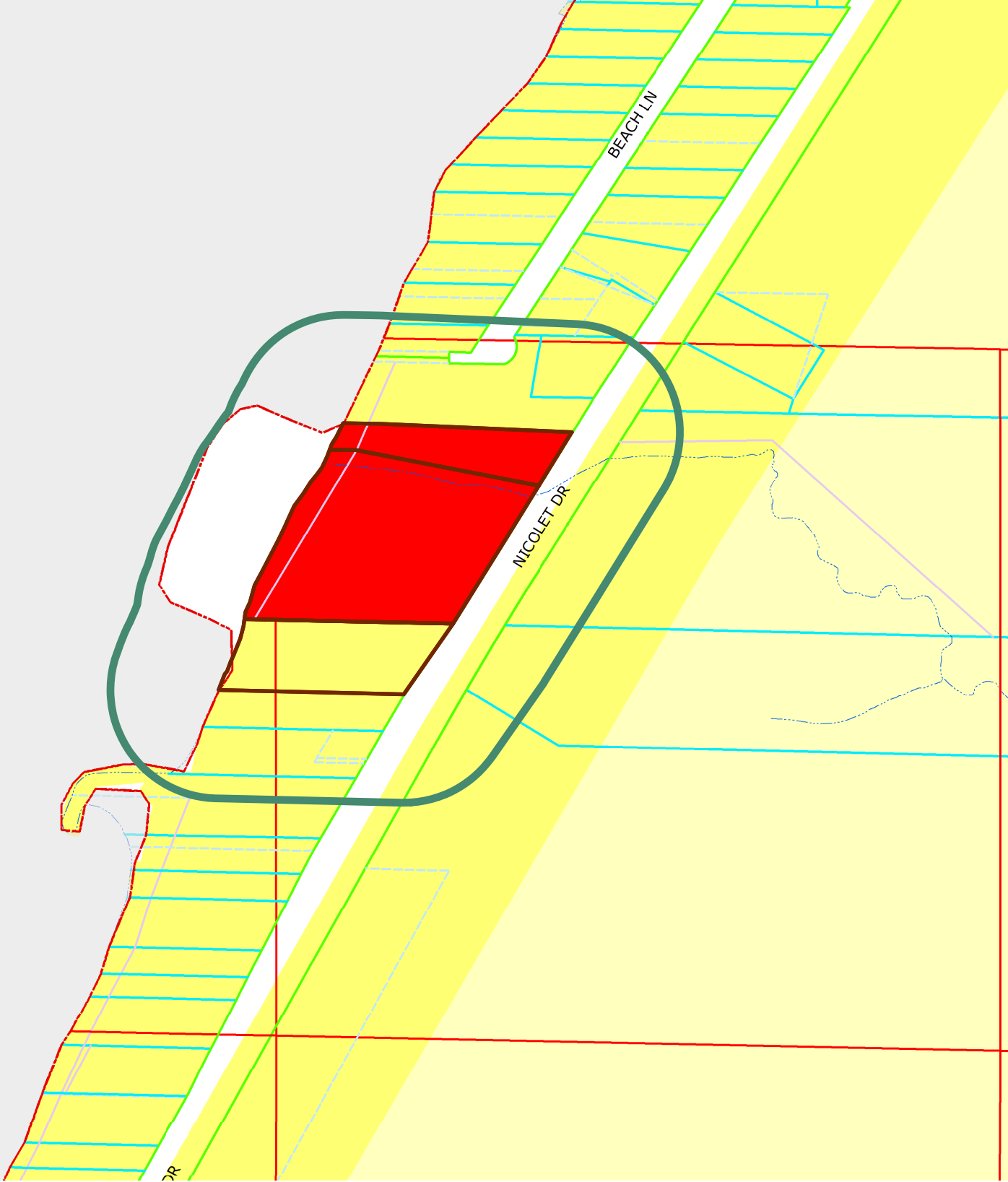
jl

Attachments – Location Map
Designation Map



**Zoning Petition (ZP 22-42) and
Comp Plan Amendment (CPA 22-02)
Public-Land Use and
PI Public Insitutional Designation**

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Map prepared by DB



MISCELLANEOUS ORDINANCE NO. 02-23

AN ORDINANCE ADOPTING AN AMENDMENT TO THE SMART GROWTH 2022 COMPREHENSIVE PLAN OF THE CITY OF GREEN BAY PERTAINING TO PROPERTIES LOCATED AT 3251, 3263, 3279 NICOLET DRIVE (CPA 22-02)

WHEREAS, pursuant to Wis. Stats. §§ 62.23(2) and (3), the City of Green Bay is authorized to prepare, adopt, and amend a comprehensive plan, as defined in Wis. Stats. § 66.1001(4)(a); and

WHEREAS the Common Council has adopted the Smart Growth 2022 Comprehensive Plan for the purpose of guiding future land-use decision making, but recognizes that from time-to-time amendments may be necessary to reflect changes in the land use and planning needs of the community; and

WHEREAS the Common Council of the City of Green Bay has adopted written procedures (known as the Public Participation Plan for Periodic Comprehensive Plan Amendments) designed to foster public participation in every stage of the preparation of periodic comprehensive plan amendments required by Wis. Stats. § 66.1001(4)(a); and

WHEREAS the Plan Commission of the City of Green Bay, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending the Common Council adopt Comprehensive Plan Amendment CPA 22-02; and

WHEREAS the City of Green Bay has held at least one public hearing on this ordinance in compliance with the requirements of Wis. Stats. § 66.1001(4)(d), and it is the Common Council's belief that this comprehensive plan amendment is necessary and consistent with the overall goals, policies, and other related elements of the plan;

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

SECTION 1. Comprehensive Plan Amendment CPA 22-02 is hereby adopted pursuant to Wis. Stats. § 66.1001(4)(c). A copy of the comprehensive plan amendment is attached to this ordinance.

SECTION 2. This ordinance shall take effect upon its passage and publication.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2023.

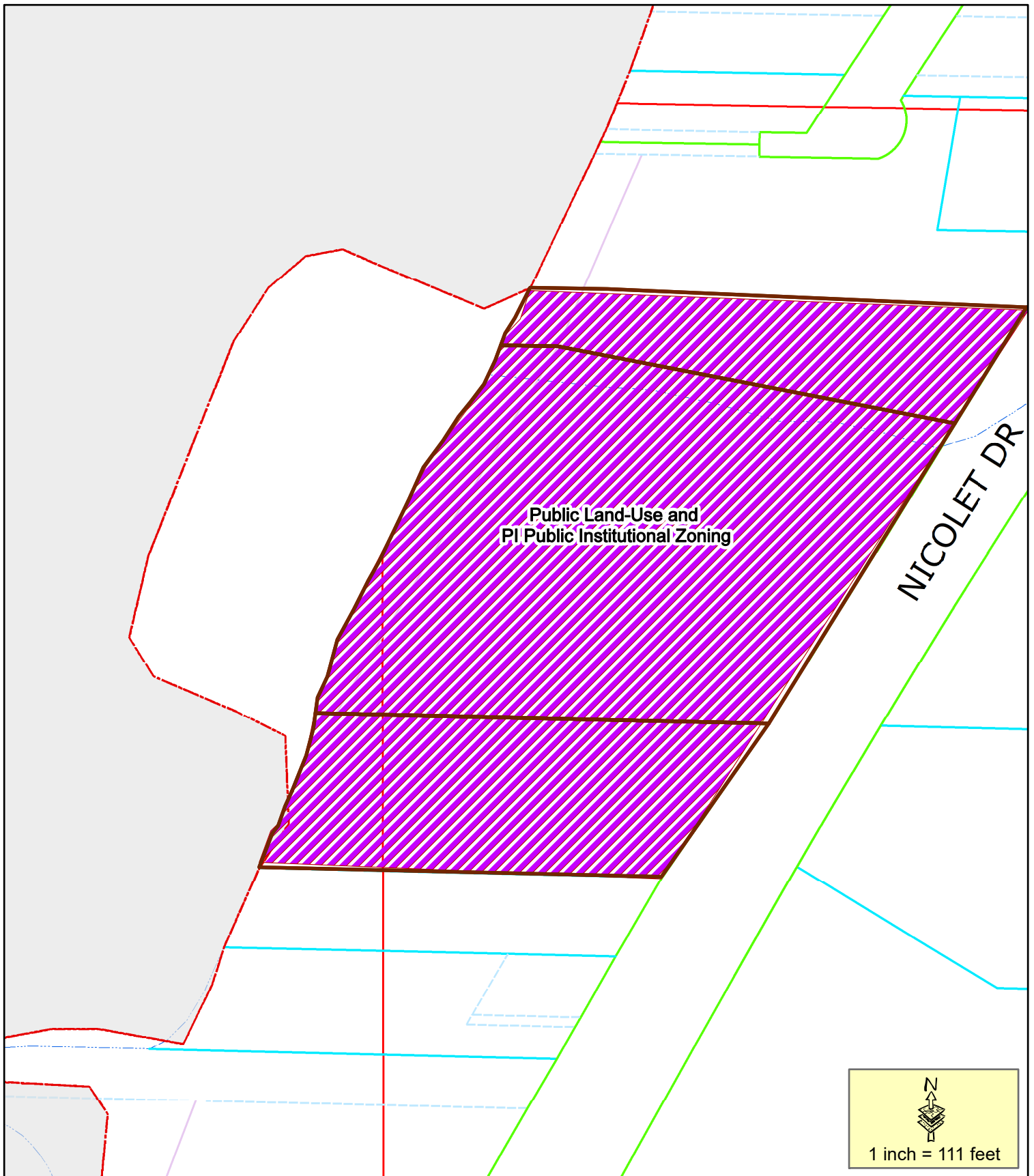
APPROVED:

Mayor

ATTEST:

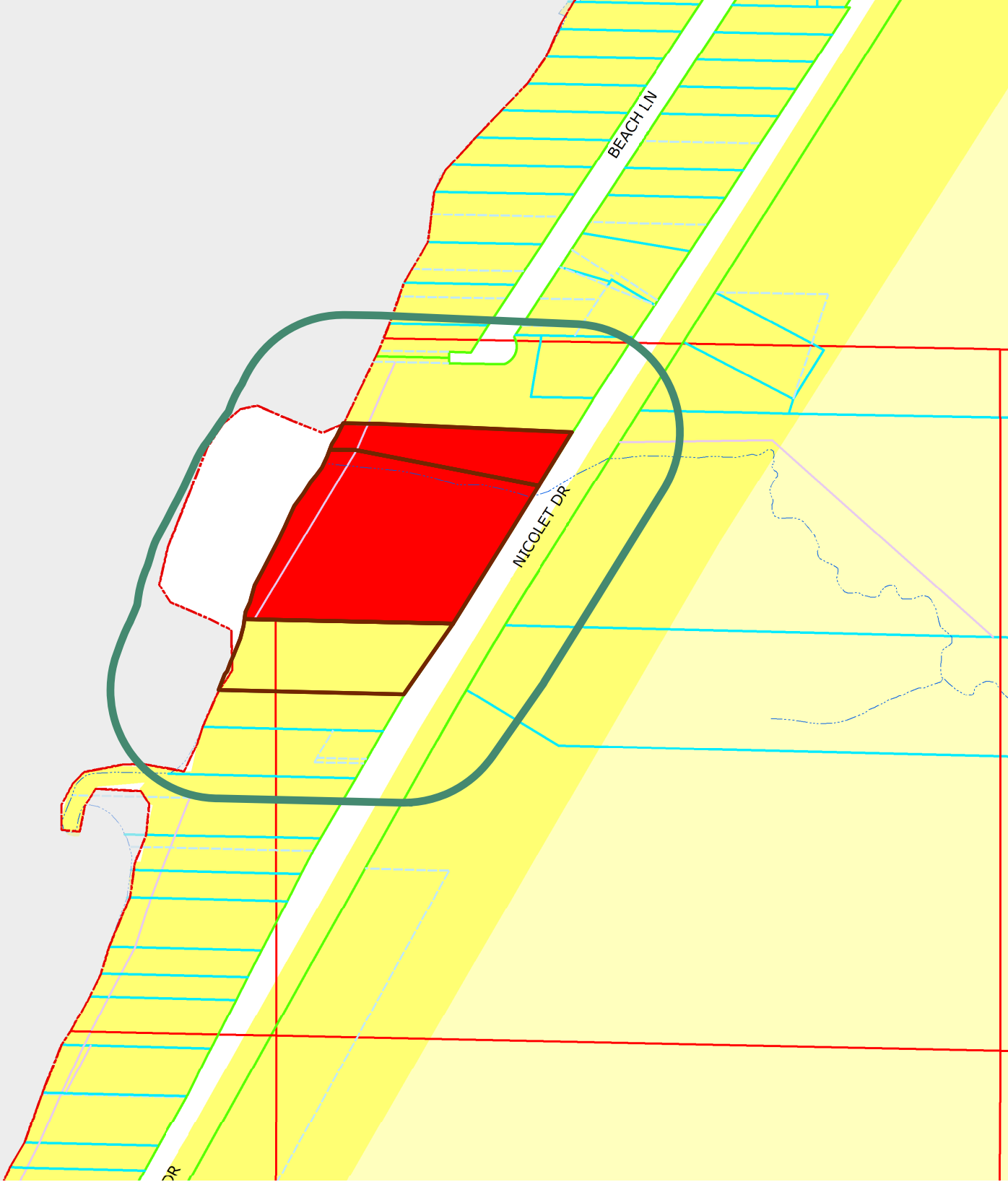
Clerk

Attachments – Location Map
Designation Map



**Zoning Petition (ZP 22-42) and
Comp Plan Amendment (CPA 22-02)
Public-Land Use and
PI Public Insitutional Designation**

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Map prepared by DB



MISCELLANEOUS ORDINANCE NO. 01-23

AN ORDINANCE ADOPTING AN AMENDMENT TO THE SMART GROWTH 2022 COMPREHENSIVE PLAN OF THE CITY OF GREEN BAY PERTAINING TO PROPERTIES LOCATED IN THE 600 BLOCK SOUTH ADAMS STREET (CPA 22-03)

WHEREAS, pursuant to Wis. Stats. §§ 62.23(2) and (3), the City of Green Bay is authorized to prepare, adopt, and amend a comprehensive plan, as defined in Wis. Stats. § 66.1001(4)(a); and

WHEREAS the Common Council has adopted the Smart Growth 2022 Comprehensive Plan for the purpose of guiding future land-use decision making, but recognizes that from time-to-time amendments may be necessary to reflect changes in the land use and planning needs of the community; and

WHEREAS the Common Council of the City of Green Bay has adopted written procedures (known as the Public Participation Plan for Periodic Comprehensive Plan Amendments) designed to foster public participation in every stage of the preparation of periodic comprehensive plan amendments required by Wis. Stats. § 66.1001(4)(a); and

WHEREAS the Plan Commission of the City of Green Bay, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending the Common Council adopt Comprehensive Plan Amendment CPA 22-03; and

WHEREAS the City of Green Bay has held at least one public hearing on this ordinance in compliance with the requirements of Wis. Stats. § 66.1001(4)(d), and it is the Common Council's belief that this comprehensive plan amendment is necessary and consistent with the overall goals, policies, and other related elements of the plan;

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

SECTION 1. Comprehensive Plan Amendment CPA 22-03 is hereby adopted pursuant to Wis. Stats. § 66.1001(4)(c). A copy of the comprehensive plan amendment is attached to this ordinance.

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

SECTION 3. This ordinance shall take effect upon its passage and publication.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2023.

APPROVED:

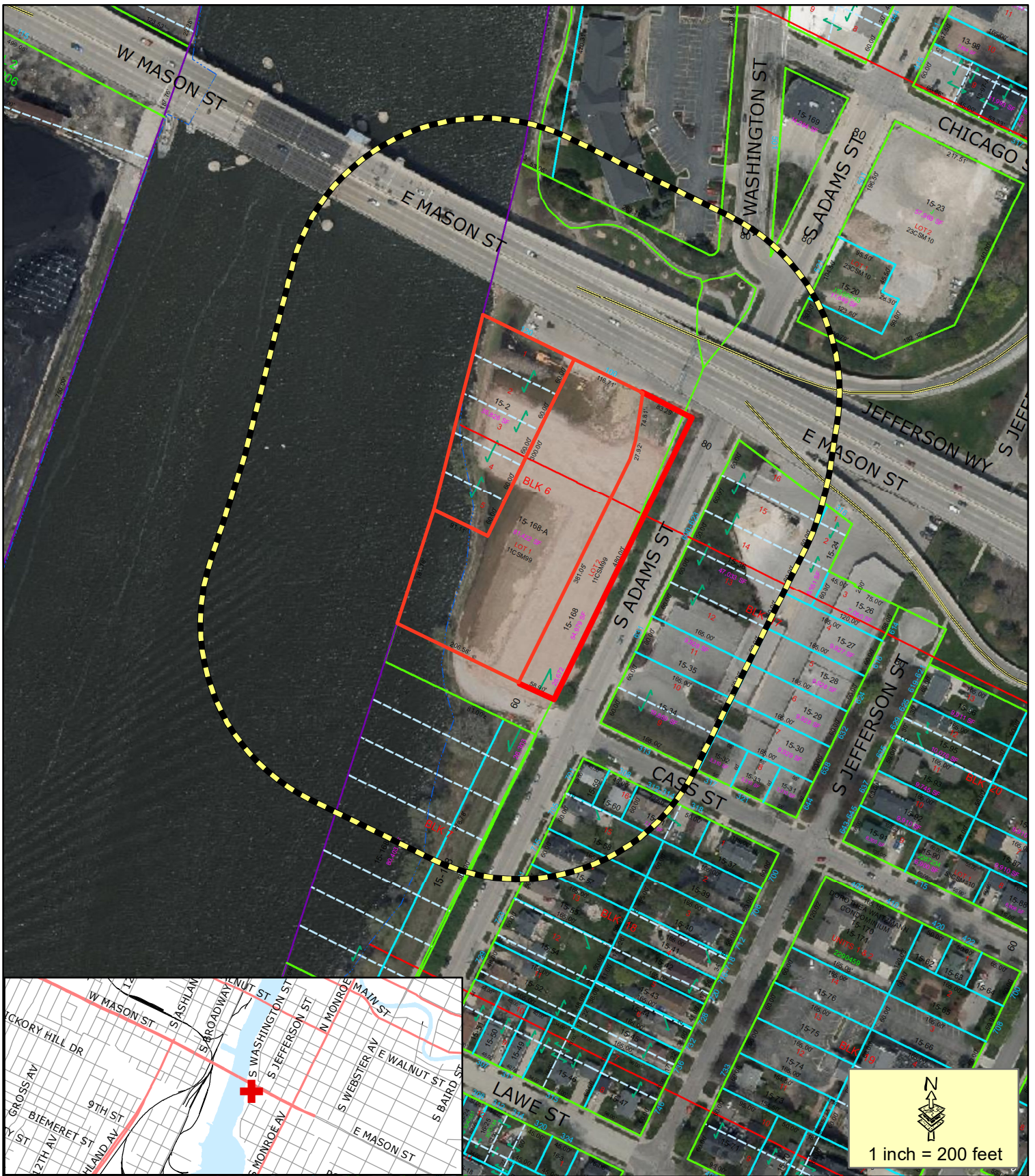
Mayor

ATTEST:

Clerk

dlb

Attachments – Location Map
Designation Map



- Proposed CPA & Zoned Change
- 200' Property Owner Notice

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Map prepared by DB

Comprehensive Plan Amendment (CPA 22-03) & Zoning Petition (ZP 22-43)

600 Block S Adams



For Official Notice:

**Public Notification
Proposed Amendment to the City of Green Bay
Smart Growth 2022 Comprehensive Plan
(CPA 22-03)**

The Green Bay Plan Commission will hold a public hearing on **Monday, January 9, 2023**, at 6:00 p.m. The meeting will be conducted both in person in Room 604 of City Hall (100 N Jefferson Street, Green Bay, 54301) or virtually via the internet. If you wish to participate in the Public Hearing virtually, you may access the meeting by internet or telephone, using the access code below.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

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Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

The hearing is regarding the following proposed amendment to the City of Green Bay Smart Growth 2022 Comprehensive Plan:

(CPA 22-03) Consideration with possible action on a request to amend the City's Comprehensive Plan for portion of properties located in the 600 Block of Adams Street (Figure 22-4), from Park to Downtown, submitted by Department of Community and Economic Development, petitioner and Miller Land Investments, LLC and Brogan Family Trust, LLC, property owners (Ald. B. Johnson, District 9).

An image depicting the affected area is available in the office of Community and Economic Development for the City of Green Bay.

The proposed comprehensive plan amendment would allow for the future rezoning of the property for development as well as an expansion of the existing parkway system.

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay

Community & Economic Development

Attn: David Buck, AICP

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

For additional information, contact David Buck at david.buck@greenbaywi.gov or 920.448.3411.

ACCESSIBILITY: Any person wishing to attend who, because of a disability, requires special accommodation should contact the City Safety Manager at (920) 448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.

Publication Date: December 23, 2022

ZONING ORDINANCE NO. 01-23

AN ORDINANCE REZONING PROPERTY LOCATED ALONG THE 600 BLOCK OF SOUTH ADAMS STREET FROM LIGHT INDUSTRIAL (LI) AND PUBLIC/INSTITUTIONAL (PI) TO DOWNTOWN (D1) AND PUBLIC INSTITUTIONAL (PI) (ZP 22-43)

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

SECTION 1. Section 44-30, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning portions of the following described properties, known as 100 East Mason Street and 120 East Mason Street, from the Light Industrial (LI) District to the Public Institutional (PI) District:

That part of Lots 1, 2, 3, 4, and 5 of Block 6, Plat of Astor; and part of Lot 1 of Volume 11 of Certified Survey Maps, Page 99 (Map Number 2379 as Document Number 976872), said map being part of Lots 1, 2, 3, 4, 5 and all of Lots 6, 7 and 8 of Block 6, Plat of the Town of Astor, Brown County, Wisconsin, more fully describes as follows:

Commencing at the southeast corner of Lot 2, said Certified Survey Map Number 2379; thence N63°-41'-53"W, 123.48 feet along the north rights-of-way line of Cass Street, to the point of beginning; thence northeasterly along the arc of a 117.00 foot radius curve to the right, 39.06 feet, said curve having a chord which bears N04°-26'-38"E, 38.87 feet; thence N14°-00'-24"E, 150.70 feet; thence northeasterly along the arc of a 208.00 foot radius curve to the right, 71.88 feet, said curve having a chord which bears N04°-06'-23"E, 71.52 feet; thence N05°-47'-38"W, 75.64 feet; thence northeasterly along the arc of a 107.00 foot radius curve to the right, 29.18 feet, said curve having a chord which bears N02°-01'-06"E, 29.09 feet; thence N09°-49'-50"E, 145.59 feet to the south rights-of-way line of East Mason Street; thence N63°-44'-40"W, 64.00 feet along said south rights-of-way line of East Mason Street, to the Combined Pierhead and Bulkhead Line of the Fox River; thence S14°-19'-40"W, 306.62 feet along said Combined Pierhead and Bulkhead Line of the Fox River; thence S18°-16'-10"W, 181.55 feet, continuing along said Combined Pierhead and Bulkhead Line of the Fox River, to the north rights-of-way line of Cass Street; thence S63°-41'-53"E, 142.03 feet along said north rights-of-way line of Cass Street, to the point of beginning.

Area being 1.13 acres/49,313 square feet more or less.

SECTION 2. Section 44-30, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning portions of the following described properties, known as 100 East Mason Street and 120 East Mason Street, from the Light Industrial (LI) District and Public Institutional (PI) District to the Downtown One (D1) District:

That part of Lots 1, 2, 3, 4, and 5 of Block 6, Plat of Astor; and part of Lots 1 and 2 of Volume 11 of Certified Survey Maps, Page 99 (Map Number 2379 as Document Number

ZONING ORDINANCE NO. 17-22

PAGE 2

976872), said map being part of Lots 1, 2, 3, 4, 5 and all of Lots 6, 7 and 8 of Block 6, Plat of the Town of Astor, Brown County, Wisconsin, more fully describes as follows:

Beginning at the southeast corner said Lot 2, Certified Survey Map Number 2379; thence N63°-41'-53"W, 123.48 feet along the north rights-of-way line of Cass Street; thence northeasterly along the arc of a 117.00 foot radius curve to the right, 39.06 feet, said curve having a chord which bears N04°-26'-38"E, 38.87 feet; thence N14°-00'-24"E, 150.70 feet; thence northeasterly along the arc of a 208.00 foot radius curve to the right, 71.88 feet, said curve having a chord which bears N04°-06'-23"E, 71.52 feet; thence N05°-47'-38"W, 75.64 feet; thence northeasterly along the arc of a 107.00 foot radius curve to the right, 29.18 feet, said curve having a chord which bears N02°-01'-06"E, 29.09 feet; thence N09°-49'-50"E, 145.59 feet to the south rights-of-way line of East Mason Street; thence S63°-44'-40"E, 291.11 feet along said south rights-of-way line of East Mason Street, to the west rights-of-way line of Adams Street; thence S26°-22'-32"W, 480.00 feet along said west rights-of-way line of Adams Street, to the point of beginning.

Area being 2.24 acres/97,684 square feet more or less.

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

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

Dated at Green Bay, Wisconsin, this _____ day of _____, 2023.

APPROVED:

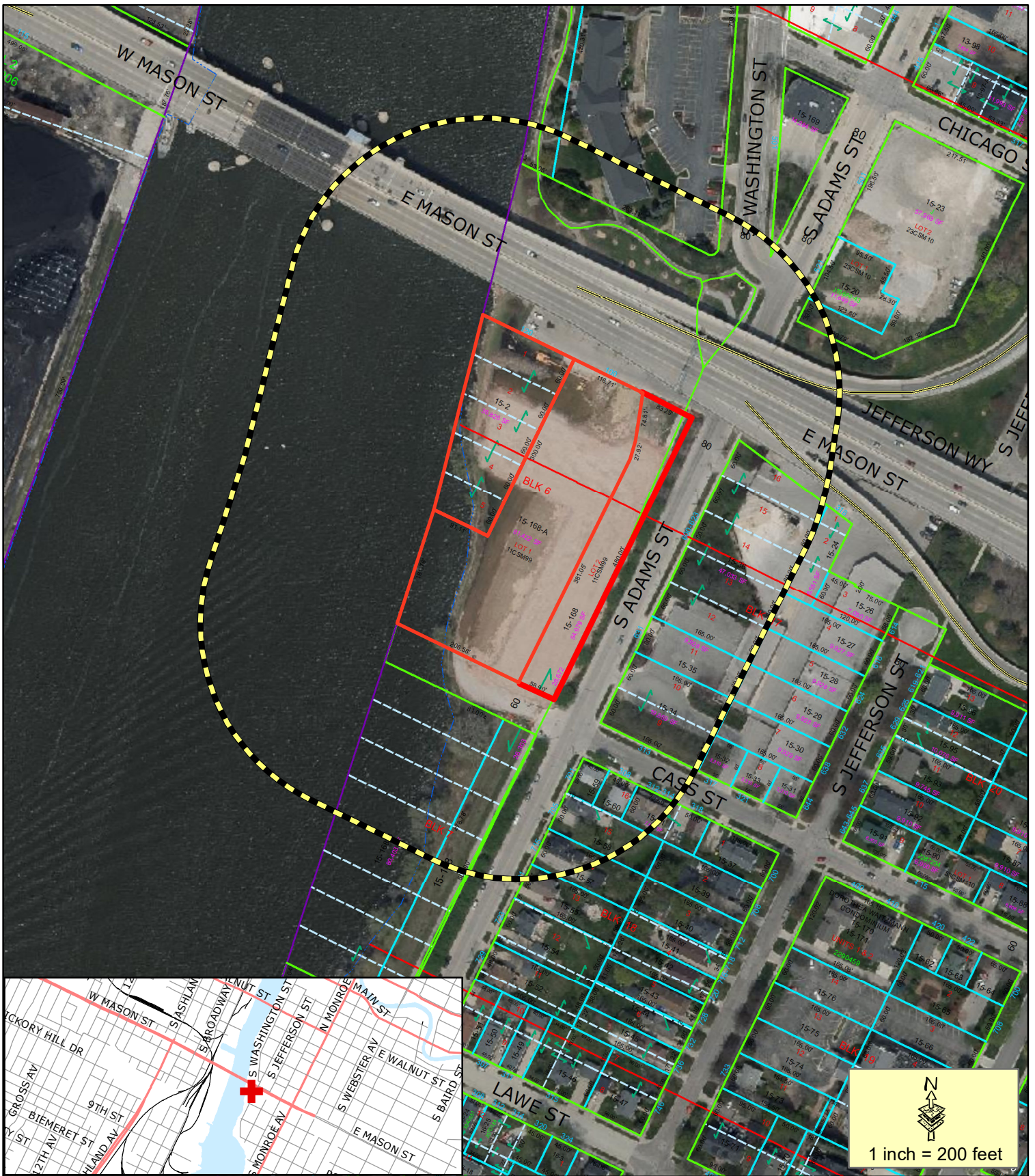
Mayor

ATTEST:

Clerk

dlb

Attachments – Location Map
Designation Map



- Proposed CPA & Zoned Change
- 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

Comprehensive Plan Amendment (CPA 22-03) & Zoning Petition (ZP 22-43)

600 Block S Adams



For Official Notice:

Public Notification
Rezoning 600-800 Blocks of South Adams Street
(ZP 22-43)

The Green Bay Plan Commission will hold a public hearing on Monday, January 9, 2023, at 6:00 p.m. The meeting will be conducted both in person in Room 604 of City Hall (100 N Jefferson Street, Green Bay, 54301) or virtually via the internet. If you wish to participate in the Public Hearing virtually, you may access the meeting by internet or telephone, using the access code below.

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The hearing is regarding the following:

(ZP 22-43) Public hearing on the request to rezone the 600 Block of South Adams Street from Light Industrial (LI) and Public/Institutional (PI) to Downtown (DI) and Public Institutional (PI), submitted by Department of Community and Economic Development, petitioner, and Miller Land Investments, LLC, property owners.

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay

Community & Economic Development

Attn: David Buck, AICP

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

For additional information, contact David Buck at david.buck@greenbaywi.gov or 920.448.3411.

Publication Dates: December 23, 2022, and December 30, 2022