



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, NOVEMBER 13, 2023, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSIZGZlFjcmlpWnZlOEVnUT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 841 3767 5822

Passcode: 483400

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

B. Roll Call.

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

C. Approval of the Agenda.

- I. Approval of the agenda for the November 13, 2023, meeting of the Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the October 23, 2023 meeting of the Plan Commission.

E. Regular Business.

- I. (ZP 23-41) Public hearing on a request to create a Planned Unit Development (PUD) overlay at parcels located along the north right of way of Lombardi Avenue between S Ridge Road and Tenth Avenue creating acknowledgement standards apart of murals on fences, submitted by the Community and Economic Development Department. (Ald. C. Wery, District 8 and B. Johnson, District 9)...THIS ITEM TO BE HELD AT REQUEST OF PETITIONER.

2. (ZP 23-42) Public hearing on a request for possible action to rezone 1731 St Agnes Drive (East Side of St. Agnes Drive) from Low-Density Residential (RI) to Public Institutional (PI), submitted by the Community and Economic Development Department; Pilgrim Lutheran Church, property owner (Ald. M. Eck, District 11).
3. (ZP 23-42) Consideration with possible action on a request to rezone 1731 St Agnes Drive (East Side of St. Agnes Drive) from Low-Density Residential (RI) to Public Institutional (PI), submitted by the Community and Economic Development Department; Pilgrim Lutheran Church, property owner (Ald. M. Eck, District 11).
4. (ROW 23-01) Consideration with possible action on a request for a Plat of Right-of-Way on Country Club Road from West Mason Frontage Road to Indian Hill Drive, submitted by Department of Public Works (Ald. J. Brunette, District 12).

F. Informational.

1. Director's Report.
2. Date of the next meeting: December 11, 2023.

G. Adjournment.

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



Report to the Green Bay Plan Commission

MEETING DATE

November 13, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.I

(ZP 23-41) Public hearing on a request to create a Planned Unit Development (PUD) overlay at parcels located along the north right of way of Lombardi Avenue between S Ridge Road and Tenth Avenue creating acknowledgement standards apart of murals on fences, submitted by the Community and Economic Development Department. (Ald. C. Wery, District 8 and B. Johnson, District 9)...THIS ITEM TO BE HELD AT REQUEST OF PETITIONER.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

November 13, 2023

PREPARED BY

AGENDA ITEM # E.2

(ZP 23-42) Public hearing on a request for possible action to rezone 1731 St Agnes Drive (East Side of St. Agnes Drive) from Low-Density Residential (RI) to Public Institutional (PI), submitted by the Community and Economic Development Department; Pilgrim Lutheran Church, property owner (Ald. M. Eck, District 11).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

November 13, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.3

(ZP 23-42) Consideration with possible action on a request to rezone 1731 St Agnes Drive (East Side of St. Agnes Drive) from Low-Density Residential (RI) to Public Institutional (PI), submitted by the Community and Economic Development Department; Pilgrim Lutheran Church, property owner (Ald. M. Eck, District 11).

BACKGROUND

Primary Address: 1731 St. Agnes Drive

Reason for Request: A proposed rezoning cleans up old zoning practices to better align with past and current uses at the site.

Alderson/District: Ald. Melinda Eck, District 11

Zoning and Land Uses:

Subject Property: Low Density Residential (RI) - Pilgrim Lutheran Church

NORTH: Low Density Residential (RI) - Single and Two Family Homes

SOUTH: Low Density Residential (RI) - Single and Two Family Homes

EAST: Low Density Residential (RI) - Single and Two Family Homes

WEST: Low Density Residential (RI) - Single and Two Family Homes and surface parking lot for church/school

Comprehensive Plan: The 2022 Smart Growth Plan designates this area to be for public use. This zoning change is in alignment with the recommendations of the Comprehensive Plan.

Report: This parcel (east of St. Agnes Drive) has been the site of Pilgrim Lutheran Church and School for decades. In years past, churches were routinely designated RI Low Density Residential even if the use and size of the parcel was not typical of RI parcels. From time to time, city staff receives requests to do a clean up on zoning misalignments, typically church properties from RI to PI. This change will align any improvements and existing use on the property with PI bulk requirements.

Our city zoning code designates the purpose of RI to provide an environment of predominantly single-family dwellings on moderately sized lots. Infill development is encouraged on lots that are consistent in size and dimensions with the predominant lot size and type on adjacent parcels.

Our city zoning code notes the role of Public Institutional District (PI) is intended to provide for a district for public and civic buildings and large institutional uses that otherwise may not fit into other zoning districts because of their specialized land use needs and public purposes.

In RI districts, churches and schools are conditional uses, while in PI, churches and schools are permitted uses. Since the church and school have been at this location and apart of the neighborhood for many decades, staff believe this action is warranted.

Ald. Eck and neighbors within 200 ft. were noticed of the meeting based on Plan Commission policy. Two inquiries have been made as of the drafting of this report requesting further information about the proposed action.

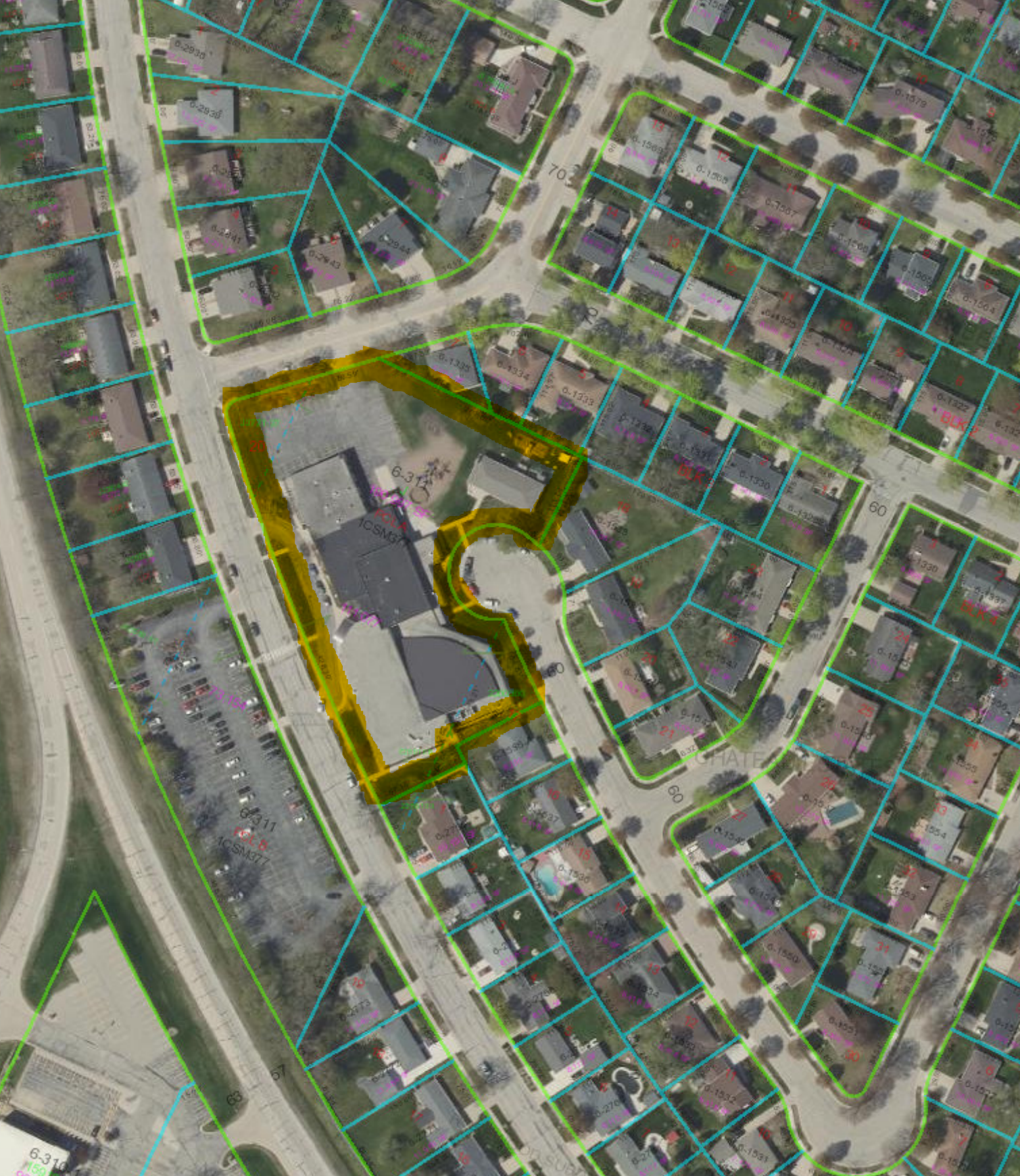
RECOMMENDATION

Approval of the request to rezone 1731 St Agnes Drive (East Side of St Agnes Drive) from R1 to P1 zoning.

FISCAL IMPACT

ATTACHMENTS

1. 23-42 Aerial Map
2. 23-42 Future Land Use Map
3. 23-42 Existing Zoning Map
4. 23-42 Property Map St Agnes Dr
5. 23-42 Application for Rezone



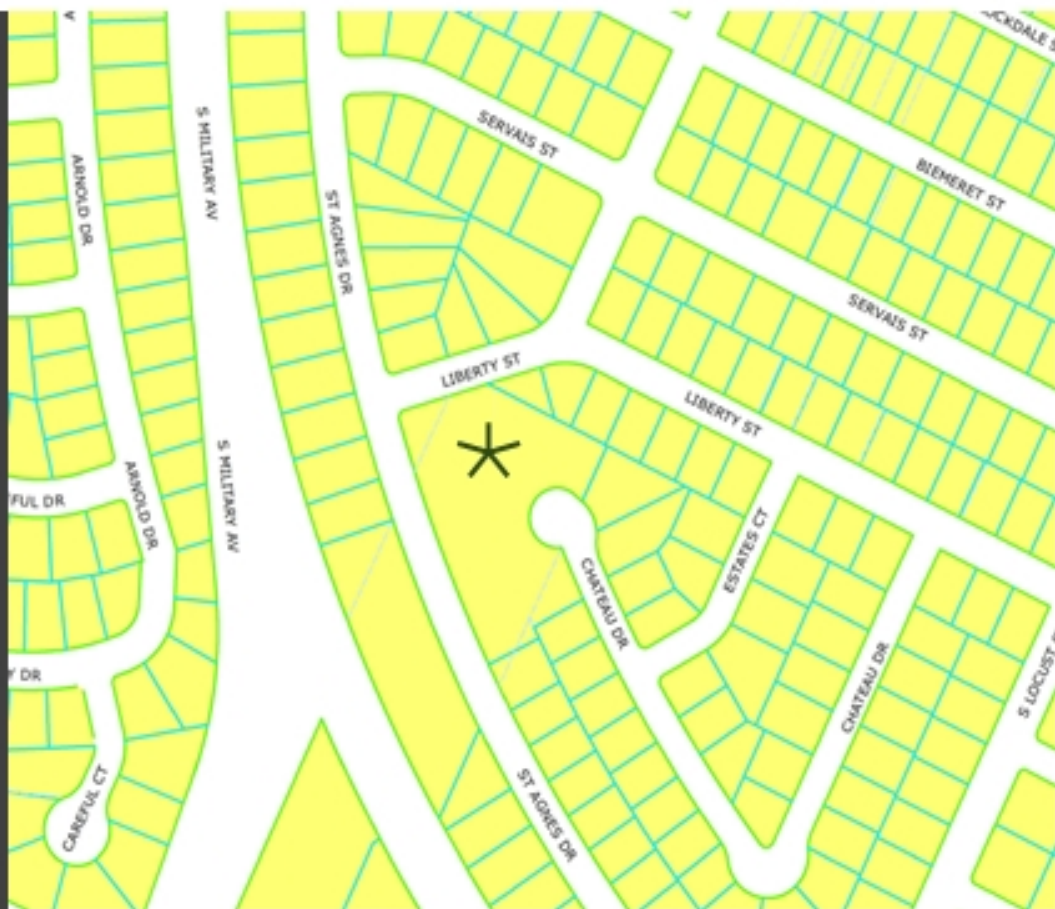
Future Land-Use

- Business Park
- Commercial
- General Industry
- High Intensity Retail, Office or Housing
- Institution
- School
- Other Public or Semi Public
- Water
- Low Density Residential
- Low / Medium Density Housing
- Medium / High Density Housing
- Light Industry
- Medium Intensity Retail, Office or Housing
- Parks
- Downtown



ZONING

PR	Planned Residential
PR1	Low Density Residential
PR2	Medium Density Residential
PR3	Neighborhood Residential
PR4	Office Residential
NC	Neighborhood Commercial
C1	Community Center
C2	Community Center
C3	Community Center
C4	Community Center
C5	Community Center
C6	Community Center
C7	Community Center
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C93	Community Center
C94	Community Center
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C96	Community Center
C97	Community Center
C98	Community Center
C99	Community Center
C100	Community Center





- Proposed 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 JL

Rezone Request (ZP 23-42)
Low Density Residential (R1) to
Public Institutional (PI)
1731 St. Agnes Dr. (East Side of Street)



REQUEST FOR CITY ACTION PLAN COMMISSION

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

Location of Property: 1731 St. Agnes Dr.
Parcel Number(s): 6-311
Petitioner(s): Dept. of Community & Economic Dev. Date: 10/19/23
Email: Jon.Leroy@greenbaywi.gov Phone Number: 920 448 3405
Address: 100 N. Jefferson St. Room 608 City: Green Bay State: WI Zip: 54301
Property Owner: Pilgrim L. Huen Phone Number: 920-965-2233

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, Jon LeRoy, respectfully request that the City of Green Bay take the following action:

- ☒ Rezone Property (\$375.00 Review Fee) waved
☐ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
☐ PUD and PUD Amendments (\$425.00 Review Fee)
☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
☐ Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
☐ Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
☐ Approve Final Condominium Plat (\$150.00 Review Fee)
☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
☐ 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 (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
☐ Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
☐ Comprehensive Plan Amendments (\$275.00 Review Fee)
☐ Other (\$200.00 Administration Fee): _____

Owner Signature: [Signature] TRUSTEE Date: 11/08/23

Petitioner Signature(s): [Signature] 10/19/23

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.: _____

LEGAL DESCRIPTION

PCLS A OF 1 CSM 377 BNG PRT OF LOT 20 OF TANKS SUBD OF PC 12 & N 1/2 OF PC 13 WSFR EX 2255129 & PRT OF LOT 3 OF 6 CSM 137 DESC IN J2581-7 & PRT OF LOT 1 OF ROSEWOOD SUBD DESC IN 2255128 & PRT OF LOT 17 OF CHATEAU ESTATES SUBD DESC IN 2200360 & PRT OF LOT 20 OF TANKS SUBD OF PC 12 & N 1/2 OF PC 13 WSFR AS DESC IN J3721-27, LOCATED IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

Parcel 6-311, East Side of St. Agnes Drive



Report to the Green Bay Plan Commission

MEETING DATE

November 13, 2023

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.4

(ROW 23-01) Consideration with possible action on a request for a Plat of Right-of-Way on Country Club Road from West Mason Frontage Road to Indian Hill Drive, submitted by Department of Public Works (Ald. J. Brunette, District 12).

BACKGROUND

Primary Address: Country Club Road from West Mason Frontage Road to Indian Hill Drive

Aldersperson/District: Ald. Brunette / District 12

Reason for Request: The Country Club Road project is scheduled for reconstruction in 2025. Because there is right-of-way needs for this project, the Official Map needs to be amended to reflect the acquisition of property and temporary limited easements.

Surrounding Zoning and Land Uses:

Zoning: Rural Residential (RR), Low-Density Residential (RI), and Planned Unit Development (NTWC Campus)

Land Uses: Low/Medium Density Housing, Low Density Residential, Private Open Space (Oneida Golf & Country Club), and School (NWTC).

Report: The Improvement & Services Committee recommended referring to the Green Bay Plan Commission a request to amend the Official Map of the City of Green Bay to include the necessary rights-of-way for Country Club Road from West Mason Street Frontage Road to Indian Hill Drive.

This Right-of-Way Plat requires the acquisition of two parcels in fee title. One is from NWTC at the intersection of Country Club Road and the West Mason Street Frontage Road to provide a sidewalk crossing. This parcel is 0.009 acres/870 square feet. The other is from Oneida Golf and Riding Club for a storm water discharge area. This area is on the west side of Country Club Road about 100' south on Indian Hill Drive and is 0.207 acres/9017 square feet.

There are also 30 parcels where Temporary Limited Easements (TLE's) are required. The TLE parcels are required for sloping and grading adjacent to the existing right-of-way line. These TLE's allow construction personnel and equipment on the private property to grade the area so that the drainage does not go onto the private property. These TLE's will expire at the completion of the project.

Ald. Brunette, Fritsch Park Neighborhood Association, and affected property owners were notified of the meeting based on Plan Commission policy. Staff did receive a phone call from Arnold Vandembush at 726 Country Club Road, who expressed his opposition to the sidewalk portion of the project.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ROW 23-01 Application
2. ROW 23-01 Map
3. ROW 23-01 Plat 10-18-2023



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: Country Club Road - West Mason Street Frontage Road to Indian Hill Drive

Parcel Number(s): see attached

Petitioner(s): Department of Public Works Date: 10/2/2023

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

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

Property Owner: see attached Phone Number: n.a.

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, Stevn M Grenier, P.E., Director of Public Works, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property (\$375.00 Review Fee)
- ☐ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- ☐ PUD and PUD Amendments (\$425.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
- ☐ Approve Final Condominium Plat (\$150.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ 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 (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$275.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: _____ Date: _____

Petitioner Signature(s): Stevn M Grenier

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 FOR REQUEST TO AMEND OFFICIAL MAP OF THE CITY OF GREEN BAY TO INCLUDE PLAT OF RIGHT-OF-WAY FOR COUNTRY CLUB ROAD FROM WEST MASON STREET FRONTAGE ROAD TO INDIAN HILL DRIVE (TRANSPORTATION PROJECT PLAT NO.S 4987-02-75)

This item is being referred to the Planning Commission from the Improvement and Services Committee to amend the Official Map to include the necessary rights-of-way for Country Club Road from West Mason Street Frontage Road to Indian Hill Drive. This Right-of-Way Plat requires the acquisition of 2 parcels in Fee Title (one parcel is 0.009 acres/870 square feet the other is 0.207 acres/9017 square feet). There are also 30 parcels where Temporary Limited Easements (TLE's) are required. The TLE's are required for construction/grading proposes only and will expire at the completion of the project.

GENERAL DESCRIPTIONS OF PARCELS AFFECTED BY RIGHTS-OF-WAY REQUIRED FOR
COUNTRY CLUB ROAD FROM WEST MASON STREET FRONTAGE ROAD TO INDIAN HILL DRIVE
(TRANSPORTATION PROJECT PLAT NOS. 4987-02-75-4.01 THROUGH 4987-02-75-4.03)

TRANSPORTATION PROJECT PLAT NO. 4987-02-75-4.01

Part of Lots 7, A, 8 and 9 of Section 30;

Part of Lots 1 and 2 of Certified Survey Map Number 1701 recorded in Volume 7 of Certified Survey Maps, Page 93, as Document Number 885828;

Part of Lots 1 and 2 of Certified Survey Map Number 2045 recorded in Volume 9 of Certified Survey Maps, Page 53, as Document Number 940229;

Part of Lot 1 of Certified Survey Map Number 6487 recorded in Volume 43 of Certified Survey Maps, Page 151, as Document Number 1858080;

Part of Lot 6 of Section 29;

Part of Lot 51, First Addition to Packerland Subdivision, recorded in Volume 14 of Plats, Page 27, as Document Number 688212;

All in Township 24 North, Range 20 East, Fourth Principal Meridian, in the City of Green Bay, Brown County, Wisconsin.

Parcels affected being tax parcel numbers: 6H-1150-3, 6H-1150-2, 6H-1151, 6H-1147-A, 6H-1147, 6H-1147-1-1, 6H-1147-1-2, 6H-1147-1, 6H-1170 and 6H-1144.

TRANSPORTATION PROJECT PLAT NO. 4987-02-75-4.02

Part of Lot 1 of Certified Survey Map Number 9326, as Document Number 2964717;

Part of Lots 1 through 10, Deer Trail Park recorded in Volume 16 of Plats, Page 200, as Document Number 876819;

Part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 30;

Part of Lots 3, 4, 5 and 6 of Section 29;

All in Township 24 North, Range 20 East, Fourth Principal Meridian, in the City of Green Bay, Brown County, Wisconsin.

Parcels affected being tax parcel numbers: 6H-2459, 6H-2460, 6H-2461, 6H-2462, 6H-2463, 6H-2464, 6H-1173-2, 6H-2465, 6H-2466, 6H-2467 and 6H-2468.

TRANSPORTATION PROJECT PLAT NO. 4987-02-75-4.03

Part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 19;

Part of Lots D and E of Section 20;

Part of Lots 2 and 3 of Certified Survey Map Number 1543 recorded in Volume 6 of Certified Survey Maps, Page 257, as Document Number 848046;

Part of Lot 1 of Certified Survey Map Number 1643 recorded in Volume 6 of Certified Survey Maps, Page 493, as Document Number 870907;

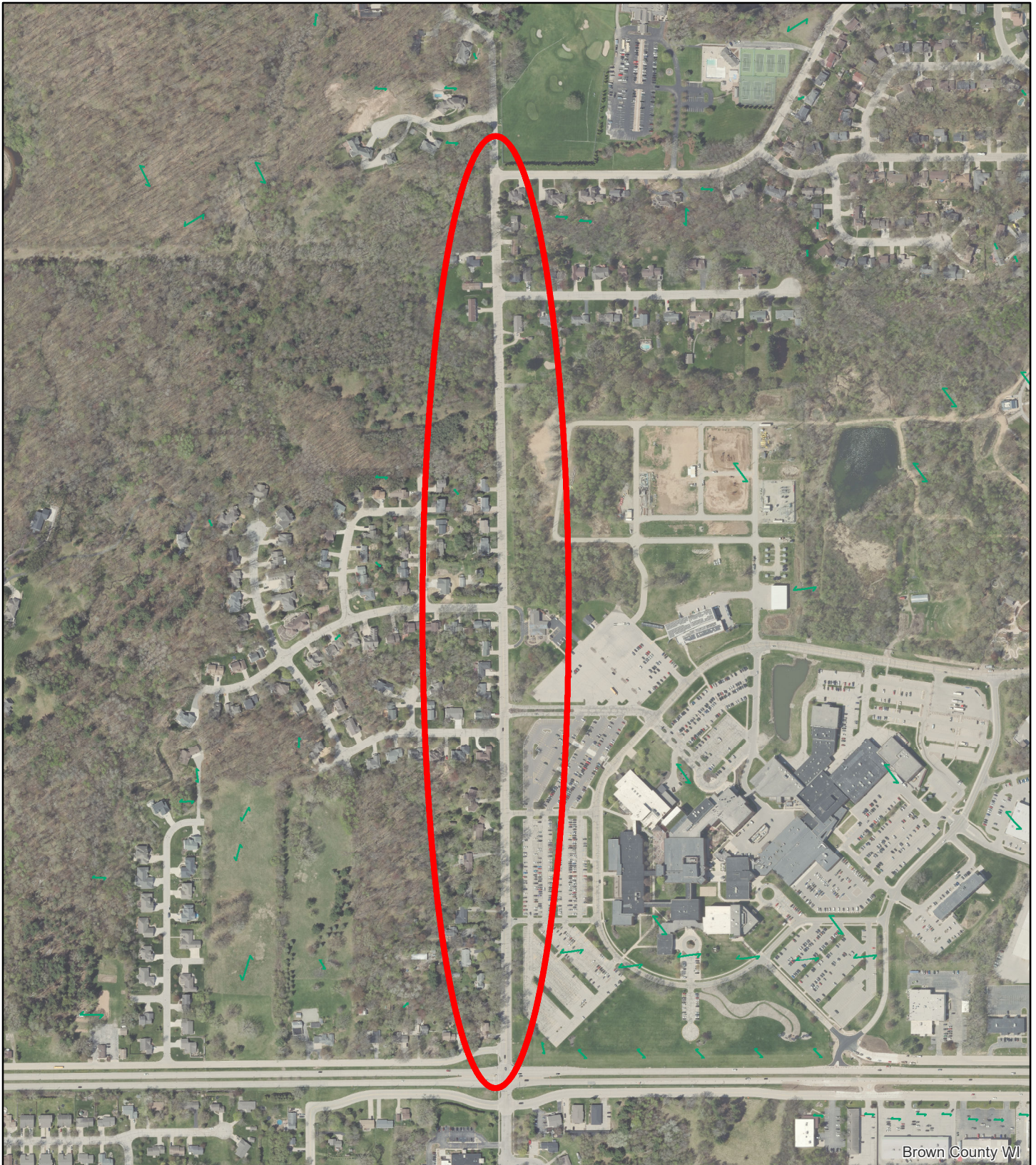
Part of Lot 1 of Certified Survey Map Number 2610 recorded in Volume 12 of Certified Survey Maps, Page 285, as Document Number 1011228;

Part of Lot 9, Memory Acres recorded in Volume 16 of Plats, Page 153, as Document Number 858239;

Part of Lot 7, Orchard Valley Subdivision No. 1, as recorded in Volume 11 of Plats, Page 50, as Document Number 580998;

All in Township 24 North, Range 20 East, Fourth Principal Meridian, in the City of Green Bay, Brown County, Wisconsin.

Parcels affected being tax parcel numbers: 6H-1035, 6H-1035-1, 6H-1035-2, 6H-1066-1, 6H-1067-1, 6H-1072, 6H-2433, 6H-1066-3, 6H-1066-2, 6H-1535 and 6H-1752.



Subject Area

**(ROW 23-01) Plat of Right-of-Way
Country Club Road Between
West Mason Street Frontage Road and Indian Hill Drive**

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0 200 400 800 Feet

STATE OF WISCONSIN

DEPARTMENT OF TRANSPORTATION

TRANSPORTATION PROJECT PLAT TITLE SHEET

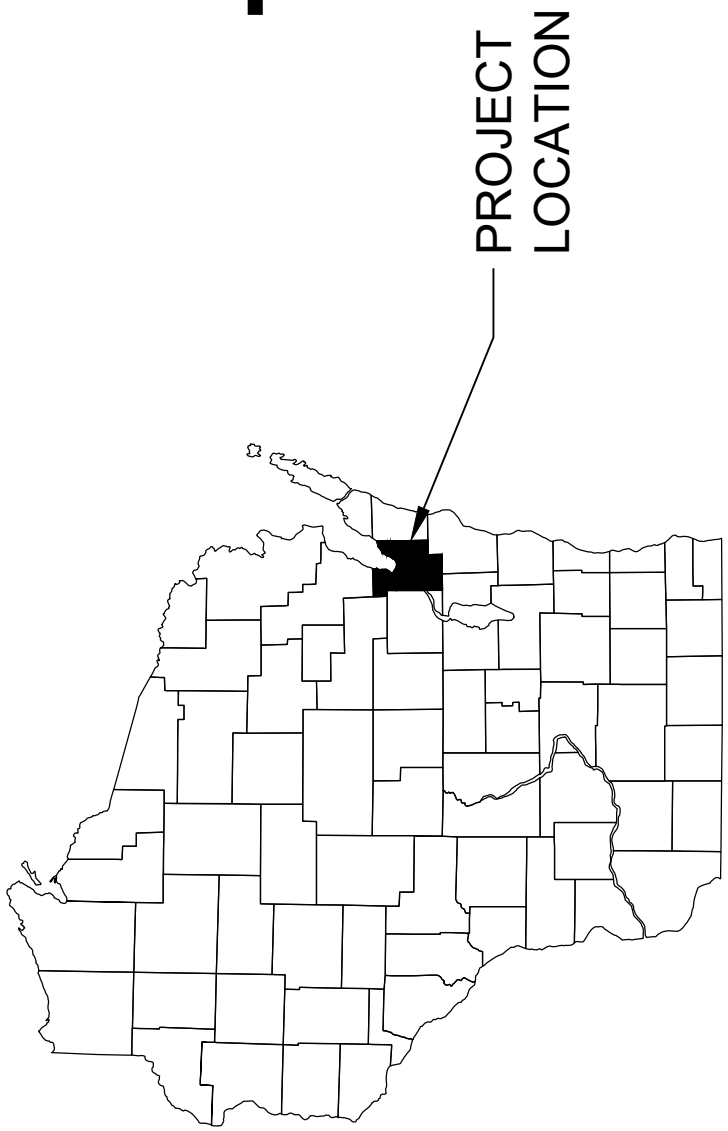
4987-02-75

COUNTRY CLUB ROAD

WEST MASON STREET FRONTAGE ROAD - INDIAN HILL DRIVE

CITY OF GREEN BAY

BROWN COUNTY



CONVENTIONAL SYMBOLS

SECTION LINE	SECTION CORNER SYMBOL	R/W MONUMENT (TO BE SET)
QUARTER LINE		NON-MONUMENTED
SIXTEENTH LINE		R/W POINT
NEW REFERENCE LINE		FOUND IRON PIN (1-1/2" UNLESS NOTED)
NEW R/W LINE		IP
EXISTING R/W OR HE LINE		
PROPERTY LINE		
LOT, TIE & OTHER MINOR LINES		
SLOPE INTERCEPT		
CORPORATE LIMITS		
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)		
NEW R/W (FEE OR HE)		
TEMPORARY LIMITED EASEMENT AREA		
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)		
TRANSMISSION STRUCTURES		
BUILDING		
BRIDGE		

CONVENTIONAL ABBREVIATIONS

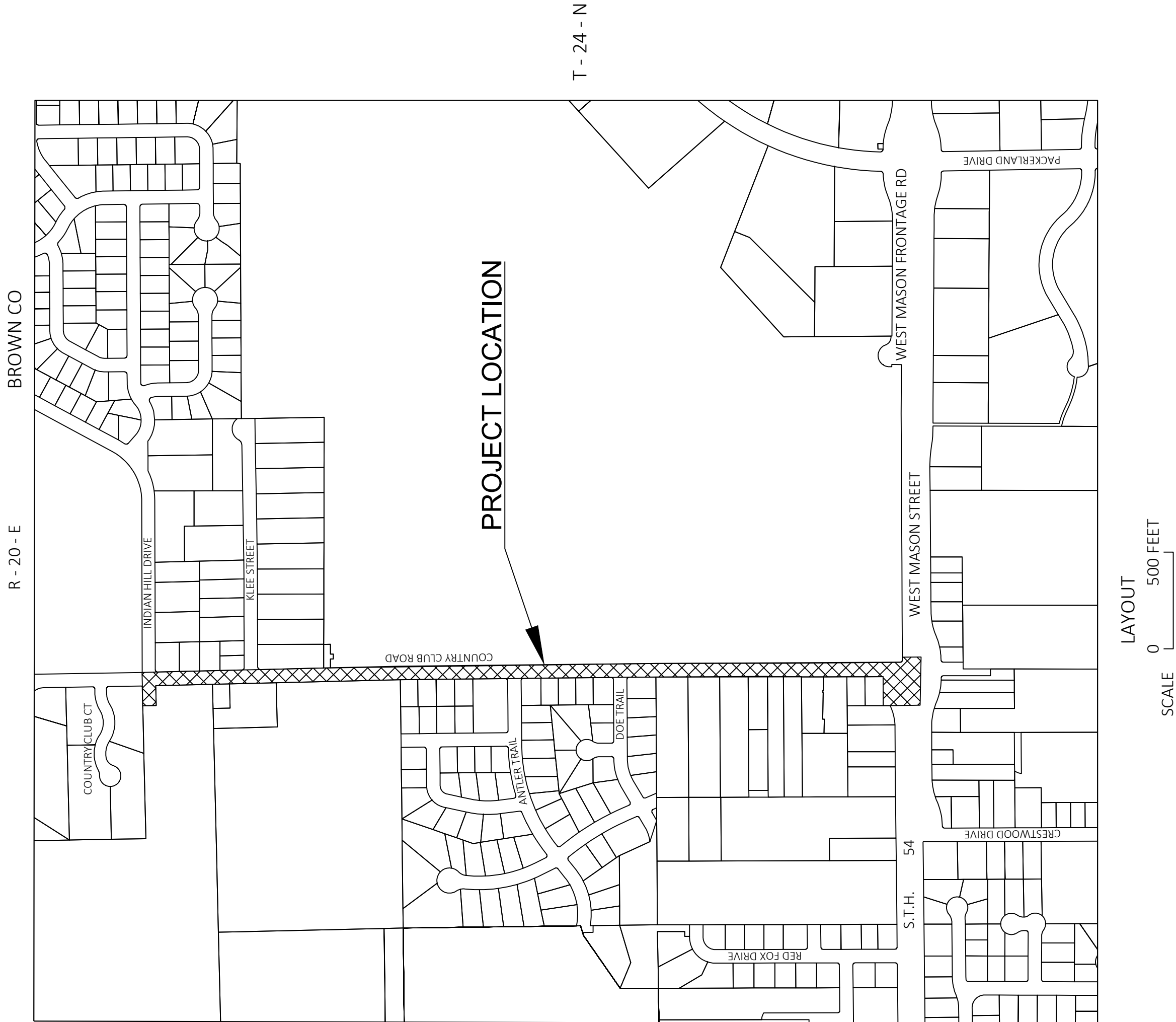
ACCESS RIGHTS	AR	POINT OF INTERSECTION	PI
ACRES	AC	PROPERTY LINE	PL
AHEAD	AH	RECORDED AS	(100')
ALUMINUM	ALUM	REEL / IMAGE	R/I
AND OTHERS	ET AL	REFERENCE LINE	R/L
BACK	BK	REMAINING	REM
BLOCK	BLK	RESTRICTIVE DEVELOPMENT	RDE
CENTERLINE	C/L	EASEMENT	
CERTIFIED SURVEY MAP	CSM	RIGHT	RT
CONCRETE	CONC	RIGHT OF WAY	R/W
COUNTY	CO	SECTION	SEC
COUNTY TRUNK HIGHWAY	CTH	SEPTIC VENT	SEPV
DISTANCE	DIST	SQUARE FEET	SF
CORNER	COR	STATE TRUNK HIGHWAY	STH
DOCUMENT NUMBER	DOC	STATION	STA
EASEMENT	EASE	TELEPHONE PEDESTAL	TP
EXISTING	EX	TEMPORARY LIMITED	TLE
GAS VALVE	GV	EASEMENT	
GRID NORTH	GN	TRANSPORTATION PROJECT	TPP
HIGHWAY EASEMENT	HE	PLAT	
IDENTIFICATION	ID	UNITED STATES HIGHWAY	USH
LAND CONTRACT	LC	VOLUME	V
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETIC SURVEY	NCS		
NUMBER	NO		
OUTLOT	OL		
PAGE	P		
POINT OF TANGENCY	PT		
PERMANENT LIMITED EASEMENT	PLE		
POINT OF BEGINNING	P OB		
POINT OF CURVATURE	PC		
POINT OF COMPOUND CURVE	PCC		

CURVE DATA

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ / DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

WATER	W
GAS	G
TELEPHONE	T
OVERHEAD	OH
ELECTRIC	E
CABLE TELEVISION	TV
FIBER OPTIC	FO
SANITARY SEWER	SAN
STORM SEWER	SS

CONVENTIONAL UTILITY SYMBOLS



THE NOTES, CONVENTIONAL SIGNS, AND ABBREVIATIONS ARE ASSOCIATED WITH EACH TRANSPORTATION PROJECT PLAT FOR PROJECT 4987-02-75.

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), BROWN COUNTY, NAD83(2011), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 1" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

ALL RIGHT-OF-WAY LINES DEPICTED IN THE NON-ACQUISITION AREAS ARE INTENDED TO RE-ESTABLISH EXISTING RIGHT-OF-WAY LINES AS DETERMINED FROM PREVIOUS PROJECTS, OTHER RECORDED DOCUMENTS, OR FROM CENTERLINE OF EXISTING PAVEMENTS.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER SURVEYS OF PUBLIC RECORD.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON, THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE. ALL (TLEs) ON THIS PLAT EXPIRE AT THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT IS GIVEN.

PROPERTY LINES SHOWN ON THIS PLAT ARE DRAWN FROM DATA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND/OR EXISTING OCCUPATIONAL LINES. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

FOR THE LATEST ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN GREEN BAY.

PARCEL AND IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE TPP DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE TPP DETAIL PAGES.

TRANSPORTATION PROJECT PLAT NO: 4987-02-75-4.01

THAT PART OF LOTS 7, A, 8 AND 9 OF SECTION 30, PART OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 1701, VOLUME 7 OF CERTIFIED SURVEY MAPS, ON PAGE 93, DOCUMENT NO. 885828, LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 2045, VOLUME 9 OF CERTIFIED SURVEY MAPS, ON PAGE 53, DOCUMENT NO. 940229, AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6487, VOLUME 43 OF CERTIFIED SURVEY MAPS, ON PAGE 151, DOCUMENT NO. 1858080, AND PART OF LOT 6 OF SECTION 29, PART OF LOT 51, FIRST ADDITION TO PACKERLAND SUBDIVISION, VOLUME 14, PLATS, PAGE 27, DOCUMENT NO. 688212, ALL IN TOWNSHIP 24 NORTH, RANGE 20 EAST, FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

RELOCATION ORDER COUNTRY CLUB ROAD (W MASON STREET FRONTAGE RD - INDIAN HILL DR) - CITY OF GREEN BAY
TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF GREEN BAY DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF GREEN BAY HEREBY ORDERS THAT:

- THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
- THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE DEPARTMENT FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF CITY OF GREEN BAY, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED						
PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	R/W ACRES			
			NEW	EXISTING	TOTAL	TLE
1	UNITED STATES OF AMERICA IN TRUST	TLE	-----	-----	-----	0.022
2	CHRISTOPHER J. & ROSE M. BRAUER	TLE	-----	-----	-----	0.018
3	ROGER L. & PATRICIA L. ARNOLDI	TLE	-----	-----	-----	0.031
4	JAMES J. & KATHERINE L. JOHNSON	TLE	-----	-----	-----	0.031
6	DANIEL J. & DANIELLE P. MORRIS	TLE	-----	-----	-----	0.025
7	JASON D. PRIES & ELIZABETH M. SAUER PRIES	TLE	-----	-----	-----	0.021
8	DENNIS C. & SHEA M. GREIL	TLE	-----	-----	-----	0.024
9	JEREMIAH D. NEWMAN	TLE	-----	-----	-----	0.044
11	LINDA M. SERVIA	TLE	-----	-----	-----	0.036
12	ARNOLD A. & CAROL A. VANDENBUSH REVOCABLE TRUST	TLE	-----	-----	-----	0.061
13	NORTHEAST WISCONSIN TECHNICAL COLLEGE	FEE, TLE	0.009	-----	-----	0.608
50	SPECTRUM	RELEASE OF RIGHTS				
51	WISCONSIN PUBLIC SERVICE - ELECTRIC	RELEASE OF RIGHTS				
52	BROWN COUNTY TECHNOLOGY SERVICES	RELEASE OF RIGHTS				
53	GREEN BAY WATER UTILITY	RELEASE OF RIGHTS				

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.
PURPOSED OF ALL THE TLES IS FOR GRADING, UNLESS NOTED.

UTILITY EASEMENTS

UTILITY NO.	OWNER(S)	EASEMENTS
50	SPECTRUM	NO EASEMENT OF RECORD - PARCEL 13
51	WISCONSIN PUBLIC SERVICE CORP - ELECTRIC	DOC. NO. 1502980 - PARCEL 13
52	BROWN COUNTY TECHNICAL SERVICES	DOC. NO. 1502980 - PARCEL 13
53	GREE BAY WATER UTILITY	NO EASEMENT OF RECORD - PARCEL 13

NOTES:
POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), BROWN COUNTY, NAD83(2011), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

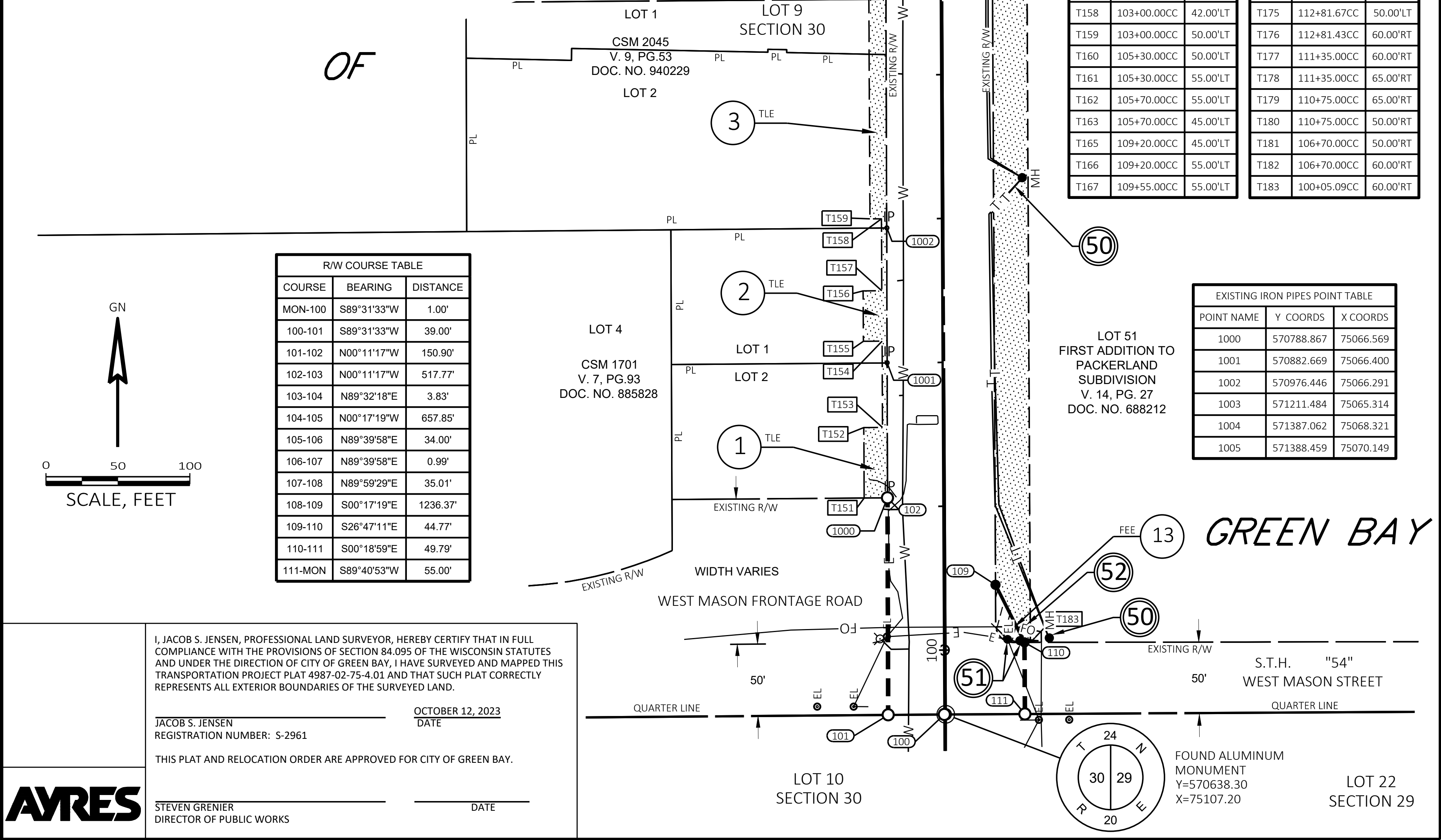
ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

FOR THE LATEST ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN GREEN BAY.

ALL EXISTING IRON PINS ARE 3/8" CAPPED REBARS UNLESS OTHERWISE NOTED. FOUND MONUMENT INFORMATION SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPERTY OWNER.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE:
WEST MASON ST: FIRST ADDITION TO PACKERLAND SUBDIVISION, STATE AID PROJECT NO. 3350, PROJECT DF 038-2(29).
WEST MASON STREET FRONTAGE RD: CSM 1701.
COUNTRY CLUB RD: CSM 1701, CSM 2045, CSM 6487, FIRST ADDITION TO PACKERLAND SUBDIVISION.

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



I, JACOB S. JENSEN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF CITY OF GREEN BAY, I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT 4987-02-75-4.01 AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

JACOB S. JENSEN
REGISTRATION NUMBER: S-2961

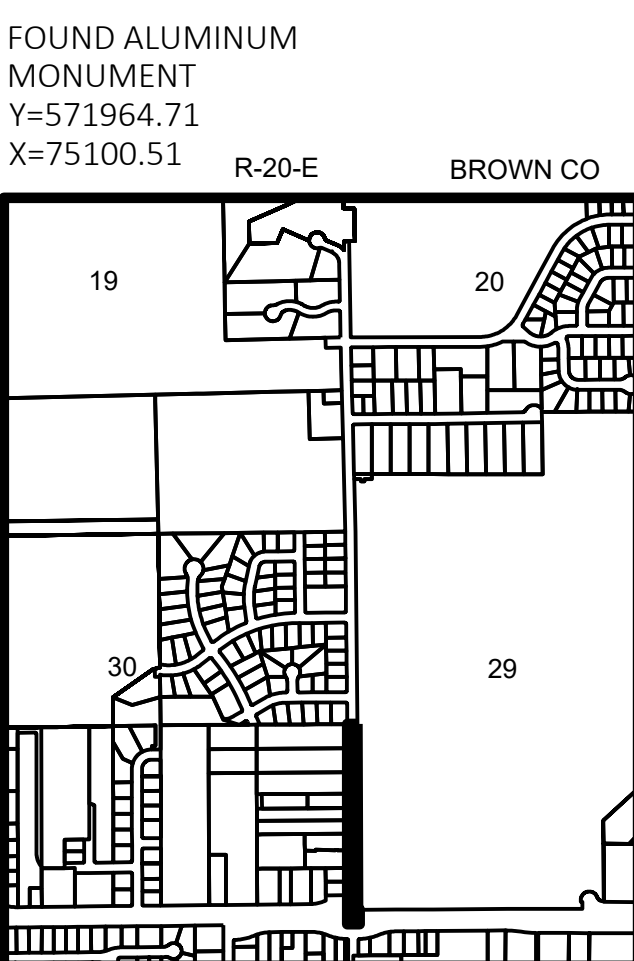
OCTOBER 12, 2023
DATE

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR CITY OF GREEN BAY.

STEVEN GRENIER
DIRECTOR OF PUBLIC WORKS

DATE

RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 4987-02-75-4.01
SHEET 1 OF 2



R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
100	99+55.29 CC	0.00'
101	99+55.16 CC	39.00'LT
102	101+06.06 CC	38.74'LT
103	106+23.83 CC	37.83'LT
104	106+23.84 CC	34.00'LT
105	112+81.69 CC	34.00'LT
106	112+81.71 CC	0.00'
107	112+81.71 CC	0.99'RT
108	112+81.54 CC	36.00'RT
109	100+45.17 CC	36.00'RT
110	100+05.11 CC	55.97'RT
111	99+55.32 CC	56.00'RT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
T151	101+06.01CC	55.00'LT
T152	101+55.00CC	55.00'LT
T153	101+55.00CC	42.00'LT
T154	102+15.00CC	42.00'LT
T155	102+15.00CC	55.00'LT
T156	102+50.00CC	55.00'LT
T157	102+50.00CC	42.00'LT
T158	103+00.00CC	42.00'LT
T159	103+00.00CC	50.00'LT
T160	105+30.00CC	50.00'LT
T161	105+30.00CC	55.00'LT
T162	105+70.00CC	55.00'LT
T163	105+70.00CC	45.00'LT
T165	109+20.00CC	45.00'LT
T166	109+20.00CC	55.00'LT
T167	109+55.00CC	55.00'LT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
T168	109+55.00CC	43.00'LT
T169	111+55.00CC	43.00'LT
T170	111+55.00CC	49.00'LT
T171	112+00.00CC	49.00'LT
T172	112+00.00CC	57.00'LT
T173	112+45.00CC	57.00'LT
T174	112+45.00CC	50.00'LT
T175	112+81.67CC	50.00'LT
T176	112+81.43CC	60.00'RT
T177	111+35.00CC	60.00'RT
T178	111+35.00CC	65.00'RT
T179	110+75.00CC	65.00'RT
T180	110+75.00CC	50.00'RT
T181	106+70.00CC	50.00'RT
T182	106+70.00CC	60.00'RT
T183	100+05.09CC	60.00'RT

EXISTING IRON PIPES POINT TABLE		
POINT NAME	Y COORDS	X COORDS
1000	570788.867	75066.569
1001	570882.669	75066.400
1002	570976.446	75066.291
1003	571211.484	75065.314
1004	571387.062	75068.321
1005	571388.459	75070.149

4

TRANSPORTATION PROJECT PLAT NO: 4987-02-75-4.02

THAT PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 9326, DOCUMENT NO. 2964717, AND THAT PART OF LOTS 1-10 OF DEER TRAIL PARK, VOLUME 16, ON PAGE 200, DOCUMENT NO. 876819, AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, AND PART OF LOTS 3, 4, 5, AND 6 OF SECTION 29, ALL IN TOWNSHIP 24 NORTH, RANGE 20 EAST, FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

RELOCATION ORDER COUNTRY CLUB ROAD (W MASON STREET FRONTAGE RD - INDIAN HILL DR) - CITY OF GREEN BAY

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF GREEN BAY DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF GREEN BAY HEREBY ORDERS THAT:

- THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
- THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE DEPARTMENT FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF CITY OF GREEN BAY, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED						
PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	R/W ACRES			
			NEW	EXISTING	TOTAL	TLE
13	NORTHEAST WISCONSIN TECHNICAL COLLEGE	TLE	-----	-----	-----	0.726
14	JOHN L. BREUNINGER AND JERI L. BAUMAN	TLE	-----	-----	-----	0.054
16	DAVID G. & DIANNE C. SCHNEIDER	TLE	-----	-----	-----	0.038
17	PAUL E. & LOIS J. BUTKOVICH	TLE	-----	-----	-----	0.032
18	JON M. & CAROL J. POPPY	TLE	-----	-----	-----	0.031
19	CONNOR J. & AUBREE L. CHRISMAN	TLE	-----	-----	-----	0.031
21	NICHOLAS M. & GRETA C. DUCAT	TLE	-----	-----	-----	0.035
22	ASLO PROPERTIES LLC	TLE	-----	-----	-----	0.070
23	WAYNE R. & KATHERYN VORPAHL	TLE	-----	-----	-----	0.015
24	MARK T. & BRENDA L. VAUGHN	TLE	-----	-----	-----	0.034
26	ABDIKARIM Y. AYNAN AND KADIJA XAWEY MALAK	TLE	-----	-----	-----	0.026
27	PETER H. & KENDALL L. ABEGGLEN	TLE	-----	-----	-----	0.011
50	SPECTRUM	RELEASE OF RIGHTS				
51	WISCONSIN PUBLIC SERVICE CORP - ELECTRIC	RELEASE OF RIGHTS				
54	AT&T	RELEASE OF RIGHTS				

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.
PURPOSED OF ALL THE TLES IS FOR GRADING, UNLESS NOTED.

UTILITY EASEMENTS		
UTILITY NO.	OWNER(S)	EASEMENTS
50	SPECTRUM	DOC. NO. 1249114 - PARCEL 13
51	WISCONSIN PUBLIC SERVICE CORP - ELECTRIC	DOC. NO. 2820620 - PARCEL 13
54	AT&T	DOC. NO. 1249114 & 2321137 - PARCEL 13

NOTES:
POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), BROWN COUNTY, NAD83(2011), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

FOR THE LATEST ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN GREEN BAY.

ALL EXISTING IRON PINS ARE 5/8" CAPPED REBARS UNLESS OTHERWISE NOTED.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE:
COUNTRY CLUB RD: CSM 9326, DEER TRAIL PARK.
DOE TRAIL: DEER TRAIL PARK.
ANTLER TRAIL: CSM 9326, DEER TRAIL PARK.

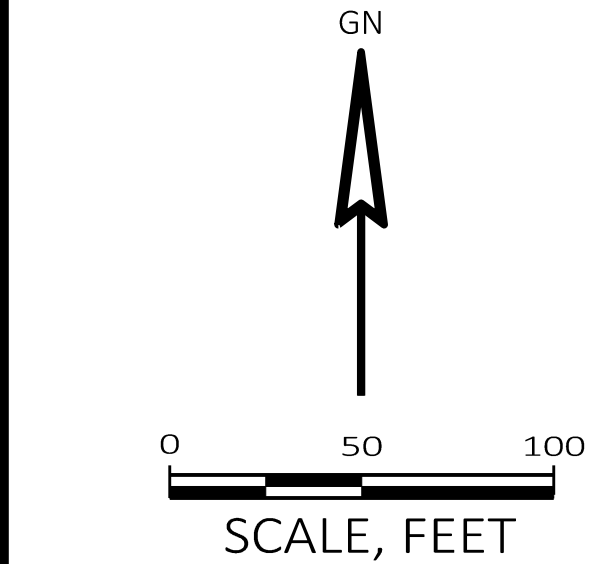
FOR ADDITIONAL INFORMATION REFER TO THE TITLE SHEET, RECORDED AS SHEET 2 OF 2 OF DOCUMENT NUMBER XXXXX.

EXISTING IRON PIPES POINT TABLE		
POINT NAME	Y COORDS	X COORDS
2000	572102.542	75064.105
2001	572113.683	74953.993
2002	572183.706	74923.061
2003	572559.232	75059.535
2004	572662.321	75045.990
2005	573287.674	75121.234

R/W COURSE TABLE		
COURSE	BEARING	DISTANCE
MON-200	S89°54'37"E	34.99'
200-201	S00°36'50"E	1322.88'
201-202	S89°59'29"W	35.01'
202-203	S89°39'58"W	0.99'
203-204	S89°39'58"W	34.00'
204-205	N00°36'49"W	137.70'
205-206	N00°36'50"W	94.00'
206-207	N00°36'50"W	454.29'
207-208	N00°36'50"W	94.00'
208-209	N00°36'50"W	542.76'
209-210	N89°20'43"E	35.00'
210-MON	N89°20'43"E	0.01'

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
200	126+04.23 CC	35.00'RT
201	112+81.54 CC	36.00'RT
202	112+81.71 CC	0.99'RT
203	112+81.71 CC	0.00'
204	112+81.69 CC	34.00'LT
205	114+19.58 CC	34.00'LT
206	115+13.58 CC	34.00'LT
207	119+67.69 CC	34.92'LT
208	120+61.88 CC	35.00'LT
209	126+04.64 CC	35.00'LT
210	126+04.66 CC	0.00'

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
T250	126+04.05CC	50.00'RT
T251	120+35.00CC	50.00'RT
T252	120+35.00CC	80.00'RT
T253	118+25.00CC	80.00'RT
T254	118+25.00CC	50.00'RT
T255	116+50.00CC	50.00'RT
T256	116+01.00CC	50.00'RT
T257	116+01.40CC	75.00'RT
T258	114+25.00CC	75.00'RT
T259	114+25.00CC	60.00'RT
T260	113+00.00CC	60.00'RT
T261	112+81.97CC	60.00'RT
T262	112+81.43CC	60.00'RT
T263	112+81.67CC	50.00'LT
T264	112+82.11CC	50.00'LT
T265	114+31.61CC	50.00'LT
T266	115+01.61CC	50.00'LT
T267	116+00.00CC	50.00'LT
T268	116+50.50CC	50.00'LT
T269	119+79.88CC	50.00'LT
T270	120+90.00CC	35.00'LT
T271	120+90.00CC	75.00'LT
T272	121+30.00CC	75.00'LT
T273	121+30.00CC	50.00'LT
T274	122+25.00CC	50.00'LT
T275	122+25.00CC	42.00'LT
T276	123+39.97CC	41.98'LT
T277	123+40.00CC	55.00'LT
T278	123+75.00CC	55.00'LT
T279	123+75.00CC	50.00'LT
T280	124+70.00CC	50.00'LT
T281	124+70.00CC	43.00'LT
T282	125+75.00CC	43.00'LT
T283	125+74.86CC	34.92'LT



AYRES

I, JACOB S. JENSEN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF CITY OF GREEN BAY, I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT 4987-02-75-4.02 AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

JACOB S. JENSEN

REGISTRATION NUMBER: S-2961

STEVEN GRENIER

DIRECTOR OF PUBLIC WORKS

OCTOBER 12, 2023

DATE

DATE

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR CITY OF GREEN BAY.

4987-02-75-4.02

PLOT NAME: AYRES ASSOCIATES

PLOT BY: AYRES ASSOCIATES

PLOT DATE: 10/12/2023 8:04 AM

FILE NAME: I:\45\450506 COUNTRY CLUB ROAD\3DRW\4.02.DWG

APPRAISAL PLAT DATE: OCTOBER 12, 2023

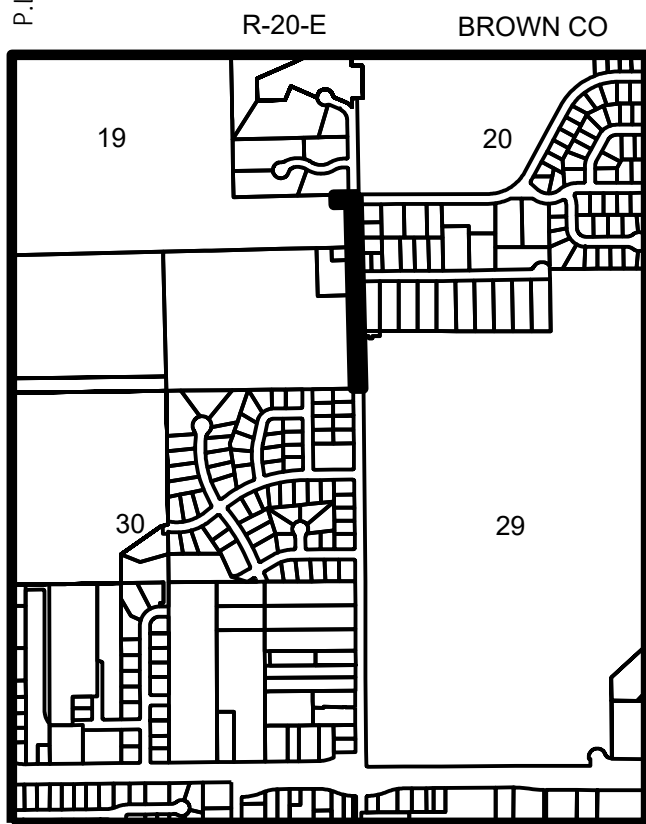
THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, AND THAT PART OF LOT D AND E OF SECTION 20, AND THAT PART OF LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 1543, VOLUME 6, PG.257, DOCUMENT NO. 848046, LOT 1 OF CERTIFIED SURVEY MAP NO. 1643, VOL. 6, PG. 493, DOCUMENT NO. 870907, LOT 1 OF CERTIFIED SURVEY MAP NO. 2610, VOL. 12, PG. 285, DOCUMENT NO. 1011228, LOT 9 OF MEMORY ACRES, VOL. 16, PG. 153, DOCUMENT NO. 858239, LOT 7 OF ORCHARD VALLEY SUBDIVISION NO. 1, VOL. 11, PG. 50, DOCUMENT NO. 580998, ALL IN TOWNSHIP 24 NORTH, RANGE 20 EAST, FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF GREEN BAY DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF GREEN BAY HEREBY ORDERS THAT:

1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE DEPARTMENT FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF CITY OF GREEN BAY, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

UTILITY NO.	OWNER(S)	EASEMENTS
50	SPECTRUM	DOC. NO. 1297775 - PARCEL 13
51	WISCONSIN PUBLIC SERVICE CORP - ELECTRIC	DOC. NO. 1297775 - PARCEL 13
54	AT&T	DOC. NO. 1249114 & 2321137 - PARCEL 13



TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
T350	133+00.00CC	35.00'LT
T351	133+00.00CC	65.00'LT
T352	133+40.00CC	65.00'LT
T353	133+40.00CC	39.00'LT
T354	134+10.00CC	39.00'LT
T355	134+10.00CC	50.00'LT
T356	134+45.00CC	50.00'LT
T357	134+45.00CC	37.00'LT
T358	135+25.00CC	37.00'LT
T359	135+25.00CC	44.00'LT
T360	135+75.00CC	44.00'LT
T361	135+75.00CC	35.00'LT
T362	137+65.00CC	55.00'LT
T363	138+70.36CC	55.00'LT
T364	138+72.45CC	50.00'RT
T365	137+65.00CC	50.00'RT
T366	137+65.00CC	58.00'RT
T367	136+85.00CC	58.00'RT
T368	136+85.00CC	46.00'RT
T369	136+00.00CC	46.00'RT
T370	136+00.00CC	55.00'RT
T371	135+10.00CC	55.00'RT
T372	135+10.00CC	50.00'RT
T373	134+12.52CC	50.00'RT
T374	133+42.50CC	50.00'RT
T375	132+30.00CC	50.00'RT
T376	132+30.00CC	56.00'RT
T377	132+00.00CC	56.00'RT
T378	132+00.00CC	50.00'RT
T379	126+04.98CC	50.00'RT
T380	126+04.02CC	50.00'RT

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
300	126+04.66 CC	0.00'
301	126+04.64 CC	35.00'L
302	126+04.74 CC	35.00'LT
303	136+65.00 CC	35.00'LT
304	136+65.00 CC	125.00'LT
305	137+65.00 CC	125.00'LT
306	137+65.00 CC	35.00'LT
307	138+70.36 CC	35.00'LT
308	138+70.35 CC	137.75'LT
309	139+41.35 CC	137.75'LT
310	139+41.36 CC	35.00'LT
311	139+41.36 CC	0.00'LT
312	139+40.99 CC	35.00'RT
313	138+60.70 CC	35.00'RT
314	134+24.58 CC	35.00'RT
315	133+27.50 CC	35.00'RT
316	0+00.00 CC	0.00'
317	126+04.23 CC	35.00'RT

RW COURSE TABLE		
COURSE	BEARING	DISTANCE
MON-300	S89°21'38"W	0.01'
30-301	S89°20'43"W	35.00'
301-302	N00°36'50"W	0.10'
302-303	N01°23'17"W	1059.79'
303-304	S88°36'43"W	90.00'
304-305	N01°23'17"W	100.00'
305-306	N88°36'43"E	90.00'
306-307	N01°23'17"W	105.36'
307-308	S88°36'22"W	102.75'
308-309	N01°23'17"W	71.00'
309-310	N88°24'19"E	90.75'
310-311	N88°59'40"E	47.00'
311-312	N89°12'58"E	35.00'
312-313	S01°23'21"E	80.29'
313-314	S01°23'17"E	436.12'
314-315	S01°23'17"E	97.08'
315-316	S01°23'17"E	722.76'
316-317	S00°36'50"E	0.98'
317-MON	N89°54'37"W	34.99'

SCHEDULE OF LANDS & INTERESTS REQUIRED						
PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	R/W ACRES			
			NEW	EXISTING	TOTAL	TLE
1	UNITED STATES OF AMERICA IN TRUST	TLE	-----	-----	-----	0.046
13	NORTHEAST WISCONSIN TECHNICAL COLLEGE	TLE	-----	-----	-----	0.137
28	ONEIDA GOLF & COUNTRY CLUB INC.	FEE, TLE	0.207	-----	-----	0.048
29	SURVIVOR'S TRUST UNDER SCOTT L. LEMMINGER AND JULIE A. LEMMINGER REVOCABLE TRUST	TLE	-----	-----	-----	0.046
31	RICHARD C. & PAMELA S. SMITH	TLE	-----	-----	-----	0.044
32	JAMES H. & SANDRA J. HANSEN	TLE	-----	-----	-----	0.039
33	JOHN W. & TERRI L. JULEY	TLE	-----	-----	-----	0.121
34	UNITED STATES OF AMERICA IN TRUST FOR MARGARET SMITH SUMMERS	TLE	-----	-----	-----	0.048
35	UNITED STATES OF AMERICA IN TRUST FOR RICHARD J. SUMMERS	TLE	-----	-----	-----	0.012
50	SPECTRUM	RELEASE OF RIGHTS				
51	WISCONSIN PUBLIC SERVICE CORP - ELECTRIC	RELEASE OF RIGHTS				
54	AT&T	RELEASE OF RIGHTS				

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE
PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.
PURPOSED OF ALL THE TLES IS FOR GRADING, UNLESS NOTED.

NOTES:
POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), BROWN COUNTY, NAD83(2011), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY $\frac{3}{4}$ " X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

FOR THE LATEST ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN GREEN BAY.

ALL EXISTING IRON PINS ARE $\frac{5}{8}$ " CAPPED REBARS UNLESS OTHERWISE NOTED.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE:
COUNTRY CLUB RD: CSM 9326, DEER TRAIL PARK.
DOE TRAIL: DEER TRAIL PARK.
ANTLER TRAIL: CSM 9326, DEER TRAIL PARK.

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

I, JACOB S. JENSEN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF CITY OF GREEN BAY, I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT 4987-02-75-4.03 AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

JACOB S. JENSEN
REGISTRATION NUMBER: S-2961

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR CITY OF GREEN BAY.

STEVEN GRENIER
DIRECTOR OF PUBLIC WORKS

DATE _____

AVRES

NE-NE $\lambda =$
SECTION 30

SEE TPP
4987-02-75-4.02

LOT 3
SECTION 29

FILE NAME: I:\45\450506\COMINT\BY C11\B BOARD\C3\DRAW\4 03 DWG

APPRaisal PLAT DATE: OCTOBER 12, 2023