



AGENDA OF THE COMMON COUNCIL

TUESDAY, DECEMBER 19, 2023, 6:00 PM

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

Virtual attendance also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:
<https://us02web.zoom.us/j/84945638084>

Or call in by phone: +1 312 626 6799

Meeting ID: 849 4563 8084

Passcode: 371731

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) and submit by 4:30 PM on Council meeting day. More detailed [Zoom Instructions](#) can be found online.

B. Roll Call.

C. Pledge of Allegiance.

D. Invocation.

E. Approval of Minutes.

F. Approval of the Agenda.

G. Report by the Mayor.

- I. 2024 Standing Committee and Council Schedule

H. Announcements.

I. Recognitions and Awards.

- I. Lt. Kris Thoreson received the 40 Under 40 Award

J. Appointments.

I. Reappointments:

Downtown Business Improvement District Board

Gregory Babcock, 1025 S. Quincy St., Green Bay, WI 54301

Term to expire: December 1, 2026

Ian Griffiths, 1023 S. Van Buren, Green Bay, WI 54301

Term to expire: December 1, 2026

Military Avenue Business Improvement District

Ralph Jensen, 1600 Shawano Avenue, Ste. 200, Green Bay, WI 54303

Term to expire: December 1, 2026

2. 2024-25 Poll Workers

K. Ordinances - Second Reading for Adoption.

1. Zoning Ordinance No. 20-23

An Ordinance rezoning the property located at 1731 Saint Agnes Drive, East side of Saint Agnes Drive (Parcel 6-311) from (R1) Low Density Residential District to (PI) Public Institutional District.

2. General Ordinance 18-23

An ordinance repealing and recreating section 42-164 through 174 relating to Lead Service Water Line Replacement.

3. General Ordinance No. 21-23

An ordinance amending sections 32-1 and 32-2 relating to solid waste.

L. Report of the Redevelopment Authority (December 12, 2023).

1. To enter into a professional services agreement with Stantec in the amount of \$486,750.00 as the environmental consultant for the EPA Brownfields Assessment Grant.

M. Report of the Improvement & Services Committee (December 13, 2023).

1. To approve the request by Department of Public Works to adopt the proposed 2024 Sanitary Sewer Service Charges.
2. To approve the acceptance of the \$741,187.50 National Coastal Resilience Fund (NCRF) grant from the National Fish and Wildlife Foundation (NFWF) with a local match of \$82,500 and to authorize the Director of Public Works to enter into necessary agreements.

3. To approve the award of the contract PARKS 11-23 MURPHY PARK PICKLEBALL COURTS to Vinton Construction Company in the amount of \$117,183.20.
4. To approve the request by Department of Public Works to complete a feasibility study regarding creation of a transportation utility to replace the local vehicle registration fee (wheel tax) and authorize the Director to enter into an agreement with RA Smith for an amount not to exceed \$100,000.
5. To receive and place on file the actions taken by the Department of Public Works.

A. Granting of Licenses

1. Sidewalk Builder

- a. Bayland Buildings Inc.
- b. Highway Landscapers Inc.
- c. Martell Construction Inc.
- d. Quinn & Sons Concrete Construction, LLC
- e. Rabine America Maintenance, LLC

2. Tree & Brush Trimmer

- a. A Four Season Tree Care
- b. Asplundh Tree Expert, LLC
- c. Best Enterprises, LLC
- d. Best Stump Grinding, LLC
- e. Fall-Rite Services, LLC
- f. Fox Valley Tree Care & Landscape
- g. Highway Landscapers Inc.
- h. Holtger Brothers, Inc.
- i. Treeo's Tree Service, Inc.

3. Underground Sprinkler System

- a. Irrigation Company LLC
- b. RainMaster Irrigation Inc.
- c. Robert's Quality Irrigation LLC
- d. The Sprinkler Company, Inc.

N. Report of the Protection & Policy Committee.

1. To approve a "Class A" and Class "A" liquor license for Indianhead Oil Co., Inc., 2294 Manitowoc Road. License premises described, "Sold at POS. Stored in Backroom. Cold Vault (Walk-in Beer Cave). Fixtures on the floor. Wine Wall. Beer Platform. 12' in line liquor. Beer Trough. Liquor behind POS."
2. To approve a "Class B" and Class "B" liquor license at 217 N. Washington, by Heights Property Management, LLC. Description of premises is, "The building is the former Fox Heights restaurant and has three levels. The first floor is 2,352 square feet with 729 sq/ft of

dining area, bar area, bathrooms, and kitchen. The second level is 1,365 sq/ft with 924 sq/ft of dining area, bar area and bathrooms, with second floor office area. The third floor is a loft area and is 252 square feet."

3. To approve GO 25-23, an ordinance relating to Confirmation of Boards and Commissions.
4. To approve GO 24-23 an ordinance relating to Zoning Board of Appeals

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

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

P. Report of the Plan Commission (December 11, 2023).

1. To approve Military Avenue, Inc. (MAI) 2024 Business Improvement District (BID) Operating Plan.
2. To approve On Broadway Inc.(OBI) 2024 Business Improvement District (BID) Operating Plan.
3. To approve Downtown Green Bay, Inc. (DGBI) 2024 Business Improvement District (BID) Operating Plan.
4. To approve Olde Main Street, Inc. (OMSI) 2024 Business Improvement District (BID) Operating Plan.
5. To approve a request to rezone 1409 Velp Avenue from C1 General Commercial District and R-1 Low Density Residential District to R-3 Varied Density Residential District. (Public Hearing held 12.11.2023.)
6. To approve a request to rezone 1046 Gray Court and 1052 Velp Ave from LI Light Industrial and GI General Industrial Districts to C2 Highway Commercial District. (Public Hearing held 12.11.2023.)
7. To approve a request to rezone property at 1218 Velp Avenue, the southern 180 feet of property at 1212 Velp Avenue, and the southern 160 feet of property at 1156 Velp Avenue (Parcels: #18-782-E, #18-782, #18-783) from General Industrial (GI) District to Highway Commercial (C2) District. (Public Hearing held on 12.11.2023.)
8. To approve a request to rezone the front 200' of 1562 Velp Avenue from General Industry (GI) District to Highway Commercial (C2) District. (Public Hearing held 12.11.2023.)
9. To approve the request to rezone 1006 Velp Avenue and 0 Atkinson Drive (parcel #18-756-B) from General Industry (GI) District to Highway Commercial (C2) District. (Public Hearing held on 12.11.2023.)
10. To approve the request to rezone 0 Emmet Street (parcel #18-756-C) and 0 Atkinson Street (parcel #18-756-D) from General Industry (GI) District to Conservation (CON) District. (Public Hearing held on 12.11.2023.)
11. To approve a request to rezone 322 S Monroe Avenue, 326 S Monroe Avenue, 512 Moravian Street, 315 S Madison Street, 325 S Madison Street, and 333 S Madison Street

from Office-Residential (OR) District to Downtown (DI) District. (Public Hearing held 12.11.2023.)

12. To approve a request to create a Planned Unit Development (PUD) for the creation of a mixed-use neighborhood at the JBS redevelopment site located on the 1300 block of Guns road. (Public Hearing held on 12.11.2023.)
13. To approve a request to amend the Green Bay 2022 Smart Growth Comprehensive Plan to include recommendations of the 2020 Green Bay Area Housing Market Study. (Public Hearing held on 12.11.2023.)

Q. Report of the Finance Committee. (December 12, 2023)

1. To accept the USDOJ 2023 Justice Assistance Grant for \$59,630 for portable handheld radios for the Green Bay Police Department and ballistic vests for Brown County Sheriff's Department.
2. To accept the USDOJ 2023 COPS Hiring Program grant for \$250,000 in federal funds with a \$451,242 match in operating funds to offset the costs of two additional sworn officer positions over a three-year period.
3. To purchase two (2) long range electric vehicles (EV's) and 2 wall connectors from Tesla for the Police Department for the amount of \$99,210.
4. To purchase replacement desktop computers and laptops from Vanguard Computers, Inc., for \$33,196.80.
5. To allocate \$1,562 of 2023 Contingency Funds for the United States Department of Agriculture to provide a white-tailed deer survey.
6. To approve a budget amendment resolution for unbudgeted overtime for special events.
7. To receive and place on file the Department of Public Works operations equipment replacement plan.
8. To receive and place on file the Parks & Forestry Department equipment and vehicle list.
9. To approve the 2024 capital needs and borrowing request.
10. To approve the Contingency Resolution approved by Common Council on 12/06/2022 for \$30,000.

R. Report of the Park Committee. (December 13, 2023)

1. To approve a \$41,000 change order for additional architectural and engineering services from ISG for the Leicht Memorial Park redevelopment project.
2. To approve the purchase of a new Drive System for the Scrambler Ride at Bay Beach Amusement park from Eli Bridge Company for a total cost of \$45,000.

S. Report of the Personnel Committee.

1. To approve the request to fill the following positions and all subsequent vacancies resulting from internal transfers.
 - a. Records Clerk

T. Report of the Public Arts Commission (December 13, 2023).

1. To approve the Large Scale Public Art Project Request For Proposal upon amendments.

U. Report of the Equal Rights Commission

1. Hold until the next Equal Rights Commission meeting the initiative to install signage that has the City of Green Bay in the language of each culture represented in Green Bay that was held over from the August 17, 2023 Equal Rights Commission meeting.
2. To receive and place on file the next steps for the Visibility Initiative.
3. To approve the City of Green Bay Annual HR Report (to ERC) regarding activities and accomplishments with respect to diversity and equal opportunity in City employment.
4. To approve the Annual ERC Report (to Common Council) regarding activities and accomplishments of the ERC in the City of Green Bay.

V. Informational.

1. Building Report for November 2023
2. MuniCtReportNov2023

W. Committee of the Whole.

1. For consideration and possible action to approve the 2023 Fiber Trade Agreement between the City of Green Bay and Brown County

X. Resolutions.

1. Resolution authorizing a budget amendment for unbudgeted overtime for special events.
2. Resolution authorizing the transfer of Contingency Funds for the United States Department of Agriculture.
3. Resolution authorizing the transfer of Contingency Funds for final payment to Berner Schober.
4. Resolution approving the 2024 Operating Plan for the Military Avenue Inc., Business Improvement District.
5. Resolution approving the 2024 Operating Plan for the Olde Main Street Inc., Business Improvement District.
6. Resolution approving the 2024 Operating Plan for the On Broadway Inc., Business Improvement District.
7. Resolution approving the 2024 Operating Plan for the Downtown Green Bay Inc., Business Improvement District.

8. Resolution approving a relocation order for Country Club Road from West Mason Street frontage road to Indian Hill Drive.
9. Resolution drawing final orders to contractors for December 19, 2023.

Y. Ordinances - First Reading.

1. Zoning Ordinance No. 26-23
An ordinance rezoning the properties located at 1052 Velp Avenue (Parcel 18-7569-A-1) and 1046 Gray Court (Parcel 18-756-2) from General Industrial (GI) District and Light Industrial (LI) to Highway Commercial (C2) District.
2. Zoning Ordinance No. 25-23
An ordinance zoning certain land known as the JBS Redevelopment Site (Tax Parcel 23-243-1) located on the 1300 Block of Guns Road as a Planned Unit Development District.
3. Miscellaneous Ordinance No. 08-23
An ordinance amending The Smart Growth 2022 Comprehensive Plan of the City of Green Bay to include recommendations of the 2020 Green Bay Area Housing Market Study.
4. Zoning Ordinance No. 24-23
An ordinance rezoning the property located at 1409 Velp Avenue (Parcel 6-45) from General Commercial (C1) and Low Density Residential (RI) Districts to Varied Density Residential (R3) District.
5. Zoning Ordinance No. 22-23
An ordinance rezoning the properties located at 1006 Velp Avenue and 0 Atkinson Drive (Parcel #18-756-B) from General Industry (GI) and Light Industry (LI) Districts to Highway Commercial (C2) District.
6. Zoning Ordinance No. 23-23
An ordinance rezoning the properties located at 0 Emmet Street (Parcel #18-756-C) and 0 Atkinson Drive (Parcel #18-756-D) from General Industry (GI) District to Conservancy (CON) District.
7. Zoning Ordinance No. 27-23
An ordinance rezoning the properties located at 322 S Monroe Avenue, 326 S Monroe Avenue, 512 Moravian Street, 315 S Madison Street, 325 S Madison Street, and 333 S Madison Street from Office Residential (OR) to Downtown (DI) District.
8. General Ordinance 25-23
An ordinance relating to Confirmation of Boards and Commissions.
9. General Ordinance 24-23
An ordinance relating to Zoning Board of Appeals

Z. Referral of Petitions & Communications.

AA. 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.

2024 Council/Committee Meetings

Standing Committees, week of	Council
January 8	January 16
January 29	February 6
February 26	March 5
March 11	March 19
March 25 and April 8	April 23
April 29	May 7
May 13	May 21
June 3	June 11
June 17	June 25
July 22	July 30
August 19	August 27
August 26 and Sept 9	September 17
September 23	October 1
October 7	October 15
October 21	November 12 (council only)
November 7--Joint Finance & Personnel (3 pm)	November 14 (budget only—4:30 pm)
November 25	December 3
December 9	December 17
December 23 or 30 and January 6	January 21, 2025

Election Days-2024	Absentee Ballots go out	In-person Absentee Voting
February 20	January 30	2/6 to 2/17
April 2	February 15 and March 12	3/19 to 3/30
August 13	June 27	7/30 to 8/10
November 5	September 19	10/22 to 11/3



Report to the
Common Council
of the City of Green Bay

MEETING DATE

December 19, 2023

PREPARED BY

AGENDA ITEM # I.I

Lt. Kris Thoreson received the 40 Under 40 Award

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Celestine Jeffreys
City of Green Bay Clerk
100 North Jefferson Street - Room 106
Green Bay, Wisconsin 54301-5026
celestine.jeffreys@greenbaywi.gov
www.greenbaywi.gov

Phone 920.448.3010
Fax 920.448.3016

To: Green Bay Common Council
From: Mayor Genrich
Clerk Jeffreys
Re: Nominations for Poll Workers, 2024-25 term

Members of council,

On the following 12 pages, you will find lists of unaffiliated poll workers (pages 1 to 9), Republican-nominated poll workers (page 10), Democratic-nominated poll workers (page 11), and poll workers who were nominated by a party but do not wish to be affiliated (page 12). Council should utilize its discretion to appoint this last group of poll workers as unaffiliated and not appoint as affiliated.

On the second set of 15 pages, you will find lists originally submitted by the Democratic and Republican parties. None of the affiliated poll workers are designated as "first choice nominee."

Unaffiliated poll workers

Last name	First Name
Aerts	Florence (Fluffy)
Alexander	Michelle
Allard	Judith
Amachree	Veronica
Anderson	Connie
Antilla	Gary
Arcand	Marcia
Arendt	Betty
Arnold	Brittany
Baeten	Michael
Balducci	Sharon
Barchacky	Lacey
Bardouche	Randy
Barker	Rosalind (Roz)
Bauhof	Megan
Beckman	Sarah
Belongea	Lindsey
Bennett	Christine
Bertaud	Erik
Bessert	Kathleen
Bieda-Kyles	Carolyn
Blackman	David
Blank	Timothy
Boland	Lynn
Boldt	Gayle
Boncher	Roxanne
Borzick	Teresa
Brandt	Emily
Bretzel	Bonnie
Brost	Michael
Brown	Evonne
Brownell	Constance
Brunner	Cheryl
Bunker	Lucy
Buntin	George
Butler	Stefani
Buxton	Sarah
Caldwell	Leslie
Cantrall	Suellen
Charles	Marcela
Christiansen	Deirdre
Chu	Amanda
Cieslewicz	Susan

Unaffiliated poll workers

Last name	First Name
Clement	Rachel
Collison	Rachel
Coniff	Barbara
Cook	Julia
Courtney	Pat
Cousineau	Elisa
Crowder	Luanne
Cubitt	Sally
Curro-Kinard	Jane
Dall	Chad
Damp	Steven
Daul	Doug
Daumler	Diane
Davis	Jan
DeBroux	Taylor
Delforge	Larry
Demille	Jill
Derenne	Rebecca
Diederich	Michelle
Dollhopf	Carol
Domke	Janice
Dopke	Audry
Dorff	Barbara
Dorff	Ed
Doxtator	Michele
Drew	Patrick
Drew	Riley
Eifler	Mary
Elfe	Jenna
Ellerbee	Carol
Erickson	Clayton
Erickson	Jill
Evgenides	Molly
Everman	Tommy
Falk	LuAnn
Falk	Stephanie
Famaree	Sherrie
Fischer	Brianna
Fleml	Kathleen
Fleming	Amy
Frankow	Stuart
Frederic	Amy
Friebe	Kristine

Unaffiliated poll workers

Last name	First Name
Fritz	Joyce M
Fuge	Jaime
Fuge	Pat
Funmaker	Janet
Gagan	Mary
Gagnon	Bert
Gales	Connie
Galvin	Ann
Galvin	William
Gaumer Hutchison	Denise
Genrich	Robert (Jim?)
Gentz	Betty
George	Nicole
Gerlach	Lynn
Gerrits	Steven
Giese	Lois
Giesen	Terry
Gilsoul	June
Glaeser	Mary
Goff	James
Gorczany	Michael
Grassell	Amanda
Gray	Ann
Grenier	Steve
Grosenick	Thomas
Gruenhagen	Jerald
Grunwald	Marguerite (Meg)
Gusmer	Theodore
Gustafson	Ilene
Guzzonato	Nanette
Haen	Bernard
Hamilton	Todd
Harris	Debra
Haskins	Steven
Hauck	Philip
Hautala	Cassandra
Hawk	Carolyn
Helgeson	LuAnn
Hencke	Pamela
Hernandez	Bruce
Hinkfuss	Janet
Hogan	Jill
Horkman	Lorie

Unaffiliated poll workers

Last name	First Name
Houge	Tim
Howard	Davie
Huetter	Helen
Hummel	Stephanie
Hunkel	David
Hunkel	Nancy
Huntowski	Catherine
Hutchins	Larisa
Hutchison	Debora
Jadin	Jane
Janowski	Sheila
Janquart	Alice
Janquart	Thomas
Janus	Joyce
Jensen	Rose
Junkerman	Brad
Kamps	Sarah
Kane	Nancy
Karls	Sally
Karls	Steven
Kasper	Brenda
Kasper	Donald
Kasper	Michelle
Kasper	William
Kaye-Renkas	Jeanne
Keeping	April
Kemper	John (Jack)
Klak	Richard
Kleman	Lisa
Klimek	Sandra
Kline	Mary
Klingsporn	Patty
Klingsporn	Ralph
Koehler	James
Kohout	Brett
Kostac	Dennis
Kostac	Joan
Lacoursiere	Heather
Laes	LeeAnn
Larscheid	Ann
Laundrie	Anne
Lawyer	Karen
Lee	Jonathan

Unaffiliated poll workers

Last name	First Name
Lefebvre	Kathy
Lemerande	Christine
Lensing	Joanne
Lewis	Tim
Ludolph	Ted
Luedeman	Carla
Lundquist	Jon
Lynch	Cassandra
Maas	Peggy
Maes	Holly
Marquart	Doug
Martens	Richard
Mather	Lindsay
Mcarthey	Jean
McConnell	Francis
McDaniel	Michelle
McGovern	Michelle
McGowan	Richard
Meltesen	Amy
Menning	Chris
Merchak	Rebecca
Meredith	Jennifer
Miller	Michelle
Moens	Greg
Molitor	Karen
Mommaerts	Nancy
Morin	Patti
Moreau	Rachel
Morreau	Sherry
Murphy	Elizabeth
Myers	Ruth
Negratti	Linda
Nelson	Joy
Nelson	Romelle
Ness	Mary
Nienow	Sherry
Niffenegger	Melissa
Nikowitz	Claire
Nistler	Audrey
Nistler	Paul
Nitka	Patricia
Nommensen	Arnold
Nommensen	Carol

Unaffiliated poll workers

Last name	First Name
Noordyk	Julia
Nordhaus	Janice
Nuthals	Linda
Nys	Dianna
OConnor	Kelley
O'Neil	Draven
O'Neill	Katy
Ohlson	Anita
Ohlson	Robert (Bob)
Oleary	Luanne
Orgeman	Pat
Palmbach	Jolynn
Pappas	Mary
Paulsen	Karen
Perez	Barbara
Perkins	Maureen
Person	Kris
Peterson	Ken
Petras	Tammy
Phillips	Rebecca
Pierce	Zachary
Pigeon	Amanda
Piontek	Jacob
Popp	Sandra
Poradek	Michael
Powers	Charity
Powless	Kim
Powless	Patricia
Pribbernow	Mary
Priddy	Alexa
Puissant	Robert
Purzycki	Kristopher
Quigley	John
Racine	Terri (Teresa)
Randell	Wayne
Reilly	Leslie
Reyes Martinez	Ruby
Reynolds	Carol
Ridderbush	Bonnie
Ring	Barbara
Robishaw	David
Roeser	Meribeth
Roethlisberger	Erin

Unaffiliated poll workers

Last name	First Name
Rollin	Kimber
Rompa	Kevin
Rompa	Maureen
Rose	Deb
Rose	Larry
Roskom	Lisa
Rugg	Deborah
Samson	Kathleen
Sauer	Margaret
Sauvey	David
Schenian	Eileen
Schley	Karen
Schmidt	Ellen
Scholes	Douglas
Scholes	Marsha
Schroeder	Chad
Schroeder	Marsha
Schroeder	Karl
Schultz	Nancy
Schultz	Theresa
Seaton	Jamila
Grogan-Seleen	Mary
Seleen	William
Servais	Theresa
Shelton	Kristina
Siebold	Kurt
Siewert	Nancy
Silva Lewis	Zoraida
Sims	Otis
Sinkewicz	Collette
Sipes	Theresa
Skalmoski	Melanie
Skoug	Linda
Slamp	Judith
Smith	Dawn
Sokol	Kenneth
Spang	Judith
Spevacek	Glenn
Spilker	Rebecca
Staeven	Betty
Stebor	Carla
Stebor	Terry
Steffel	Nancy

Unaffiliated poll workers

Last name	First Name
Steffel	Sherry
Steffens	Judith
Steuer	Mark
Sturke	Beverly
Sturzl-Price	Patricia
Stuyvenberg	LeeAnn (Lee)
Summers	Dorothy
Summers	Ivy
Sundquist	Elizabeth
Susen	Vicki
Swick	Teresa
Tarlton	Mitchell
Tease	Dale
Teebo	Mary
Tenor	Linda
Thielen	Peter
Tiegs	Sally
Ubbelohde	Lisa
Underhill	Margaret
Van Cuyk	Sheila
Van Den Elzen	Jennifer
Van Gemert	Karen
Van Horn	Les
Van Horn	Lisa
Van Kirk	Tanya
Van Laanen	Jeffrey
Van Roy	Denis
Van Roy	Jean
VanBellinger	Sherry
Vande Hei	Sue
Vanderbloemen	Pamela
Verheyen	Jill
Vickman	Deborah
Vogel	Joanne
Volm	Al
Volm	Mary Jane
Walker	Neil
Wall	James
Warpinski	Mark
Wautlet	Nicole
Weeks	Denise
Weidner	Nancy
Weissbuch	Shmouel

Unaffiliated poll workers

Last name	First Name
Wendt	Barbara
Wheat	Elizabeth
White	Eunice
Whitton	Maribeth
Widi	Diane
Wilson	Amber
Wilson	Jessica
Wilson	John
Wilson	Richard
Wimmer	Mark
Wishart	Christine
Wiskow	Jeanne
Wisneski	Michael
Wleczyk	Susan
Wolf	Cheryl
Wolff	Brian
Wolff	Jane
Younger	Charon
Younger	David
Zeise	Roger
Zenz	Diane
Zickert	Colleen
Ziemnick	Linda
Zorn	Christina
Zurita	Adrian

Republican Party Submitted Names

Aiello, Leonard
Allman, John
Apps, John
Archiquette, Meghan
Barnard, Rebecca
Becker, Duffy (Dorothy)
Bergner, Mark
Bero, Sue
Blount, V William
Buchholz, Beatrice
Butz, Debra
Cichocki, Darold
Cichocki, Patricia
Dahlin IV, Bernard
Demuth, Jody
DeWan, Matt
Duckett, Sandra
Dufek, Steven
Eck, Melinda
Eckers, Jean
Eckers, Terry
Fahlstorm, Greg
Feldt, Dennis
Gielser, Drucilla
Goodletson, Courtney
Groth, Sandy
Hartman, Ann
Heinz, Richard
Henderson, Jessica
Hickey, Lola
Jenquin, Kerry
Jensen, Gerald
Johnson, Andrea Marie
Johnson, Mary
Kassner, Frances
Klimek, Sandy
Komro, Marie
Kraft, Judy
Krawczyk, Judy
Krawczyk, Vernon
La Fond, Terri

Larsen, Gail
Larson, Glenn
Lensing, Joanne
Leuthner, Nola
Linssen, Vickie
Meyer, Marne
Narance, Cynthia
Niffenegger, Melissa
Otradovec, Gail
Petrasek, Mary
Piefer, Jacqueline
Porter, Michael
Rankin, Elizabeth
Roeser, Polly
Saldana, Robin
Schulz, Catherine
Simpson, Joan
Sipes, Theresa
Sloniker, Diane
Sobeck, Victoria
Steffen, Sherry
Sule, Cecile
Sule, Mike
Sumnicht, Dan
Tapley, Russ
Tonelli, Christine
Trautmann, Brett
VanBoxtel, Diane
VandeYacht, Donald
VandeYacht, Nancy
Verbanac, Jeanne
Verheyen, Mary
Zahn, Harlie
Zuelsdorf, Patricia

Democratic Party Submitted Names

Beall	Daniela
Bertaud	Erik Dennis
Chapman	Angelica
Daumler	Diane
Delie	Debra A Delie
Edwards	E. Wayne
Falk	Stephanie Elizabeth
Fleming	Amy Day
Flood	Karen
Frailey Sr	Nathan
Gage	Lonell
Gerrits	Steven
Halgrimson	Barry
Hatt	Graceanne
Holmes	Wendy L
Hujet	Carl
Lee	Terry
Loving	Bill
MacDonald	Joene
Nasto	Barbara
Noordyk	Julia Shurin
Perry	Mikel
Rosenberg	Scott W
Rowe	Samantha
Siebold	Kurt James
Smith	Dawn
Spevacek	Glenn J
Tilkens	Carol
Tilque	Sandra
Ullmer	Bill
Warpinski	Mark
Welter	Martin
Wilkey	Jeff
Yagodzinski	Janice (Jan)
Zelzer	David J
Ziolkowski	Cynthia M

Poll workers who do not wish to be affiliated

Dahlke, Nancy

Ohlson, Anita

Ohlson, Robert

Rompa, Kevin,

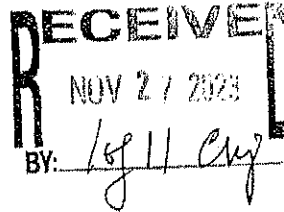
Volm, Mary Jane

Volm, Al



Douglas Reich, Chairman

Republican Party of Brown County
1780 Allouez Ave.
Bellevue, WI 54311



P.O. Box 5202
De Pere, WI 54115

2024-2025 Brown County Election Inspectors Nomination List

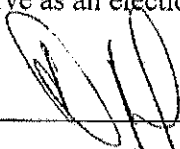
Dear Celestine Jeffreys, Clerk, City of Green Bay

Pursuant to Wis. Stat. §7.30, and for the purposes of nominating
Republican Election Inspectors in Brown County, Wisconsin. 221
nominees are submitted.

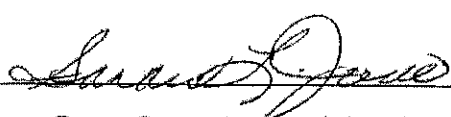
I, Douglas Reich, Chairman, Republican Party of Brown County
hereby nominate the named individuals on the attached document.

Certification

I, hereby, certify that each nominee whose name appears on this list has
been contacted individually and each nominee on this list has agreed to
serve as an election inspector.


Brown County Chairman

11/26/23
Date


Brown County Secretary/Vice Chair

11-26-2023
Date

Please do not hesitate to contact us with any questions or if you need
any additional information.

Douglas Reich
(561) 371.1303
info@republicans.net

Sandy Juno
(920) 819.9046
info@republicans.net

2024-2025 Republican Party of Brown County, WI
Election Worker Nominees

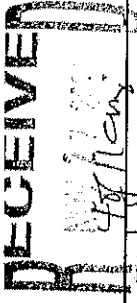
NAMES	2024-2025	MAILING ADDRESS	POSTAL CITY	ZIP	PHONE	PRECINCTS	Poll Worker	Central Count Canvasser	Willing SVD	E-MAIL ADDRESS
Andrews, Peter	x	241 West Briar Lane	Green Bay	54301	920-336-3425	Allouez	X			peter.andrews@sbcglobal.net
Beyer, Mary Ellen	x	2556 S. Webster Street	Green Bay	54301	920-660-2922	Allouez	X	X	X	paisleygifts@aol.com
Bramschreiber, Ann	x	342 Dauphin St.	Green Bay	54301	920-362-0835	Allouez	X			abramschreiber@gmail.com
Bramschreiber, Dean	x	342 Dauphin St.	Green Bay	54301	920-362-0836	Allouez	X			abramschreiber@gmail.com
Etters, Les	x	141 Rosemont Dr	Green Bay	54301	920-265-8533	Allouez	X	X	X	lesettters@gmail.com
Iapalucci, Lisa	x	1916 Deckner Ave.	Green Bay	54302	920-366-6995	Allouez	X			liapalucci87@gmail.com
Kennedy, Dana	x	300 Arbor Ln	Green Bay	54301	920-562-0899	Allouez	X			
Lynn, Debra	x	151 Hoffman Road	Green Bay	54301	920-265-9587	Allouez	X	X	X	dlynn1231@sbcglobal.net
Oleck, Kay	x	611 Heyden Lane	Green Bay	54301	920-435-3659	Allouez	X			
Seas, Karen	x	805 Allouez Terrace	Green Bay	54301	920-639-8191	Allouez	X			kseas118@hotmail.com
Lundberg, Emily	x	2150 Shady Lane	Green Bay	54313	920-619-6149	Ashwaubenon	X			emilylundberg@hotmail.com
Mahlk, Patricia	x	1201 Orlando Drive	Green Bay	54313	920-494-3788	Ashwaubenon	X		X	pmahlk@TWC.COM
Alcantara Linares, Moises	x	1825 Keehan	Green Bay	54311	920-265-4159	Bellevue	X	X	X	alcinoises@gmail.com
Dachlet, Bradley	x	2762 Helsinki Rd.	Green Bay	54311	920-621-5690	Bellevue	X			bradleyd1451@gmail.com
Jarzin, Ann	x	3097 Essen Rd	Green Bay	54311	920-265-0913	Bellevue	X			
Vandrommangenberg, Chris	x	2249 Skyview St.	Bellevue	54311	920-468-4265	Bellevue	X			cvlberg@yahoo.com
Aleknavicus, Adam	x	1743 Cady Lane	DePere	54115	920-819-3341	De Pere	X	X	X	aleknav75@gmail.com
Arnold, Holly	x	1709 Chicago Street	De Pere	54115	920-330-0272	De Pere	X	X		harnold1ha@gmail.com
Boots-Becker, Judy	x	1398 Partridge Rd.	De Pere	54115	920-532-0669	De Pere	X			jbootsbecker@aol.com
Brennan, Patricia	x	1737 Jonathan Ct	De Pere	54115	920-680-9401	De Pere	X			pattyKBrennan@gmail.com
Brooks, Ann	x	1027 Wishart Ave	De Pere	54115	920-336-3859	De Pere	X			annie0142@yahoo.com

2024-2025 Republican Party of Brown County, WI

Election Worker Nominees

NAMES	2024-2025	MAILING ADDRESS	POSTAL CITY	ZIP	PHONE	PRECINCTS	Poll Worker	Central Count Canvasser	Num Log SVD	E-MAIL ADDRESS
Carr, Dennis	x	241 Cornelius Martin Ct.	DePere	54115	920-530-5077	De Pere	X			debard771@netzero.com
Coldagelli, Charissa	x	136 Cavil Way	DePere	54115	920-362-7181	De Pere	X			coldagelli2@gmail.com
Coldagelli, Rex	x	136 Cavil Way	DePere	54115	920-562-7080	De Pere	X			coldagelli1@gmail.com
Crevier, Scott	x	639 St. Joseph St.	De Pere	54115	920-562-2255	De Pere	X			screvier@hotmail.com
Dehn, Verchelle	x	1026 St. Anthony Drive	DePere	54115	920-471-6001	De Pere	X			verchelledehn@yahoo.com
Elsner, Claudia	x	840 E River Dr.	De Pere	54115	920-676-9285	De Pere	X			
Fayas, Lynn	x	821 S. Overland Road	De Pere	54115	920-422-4448	De Pere	X			blacfay@gmail.com
Gause, Julie	x	1614 Zita St.	DePere	54115	920-983-9446	De Pere	X			
Gause, Robert	x	1614 Zita St.	DePere	54115	920-983-9446	De Pere	X			
Gegare, James	x	5291 Cottonwood Lane	DePere	54115	580-583-5323	De Pere	X	X	X	jamesgegare@gmail.com
Just, Linda	x	112 Shelley Lane	De Pere	54115	920-360-4156	De Pere	X			linda.just@kl.com
LaBouve, Mike	x	267 Brule Road	DePere	54115	920-639-3962	De Pere	X			
Lucia, George	x	214 N. Superior Street	DePere	54115	920-562-0646	De Pere	X			georgelucia2012@gmail.com
Mitchell, Carol	x	725 E. River Drive	De Pere	54115	920-337-0189	De Pere	X			cmitch48@att.net
Mueller, Mike	x	2990 Williams Grant Dr.	De Pere	54115	920-676-8944	De Pere	X			mike@themuellers.net
Mullin, Sue	x	324 South 9th Street	DePere	54115	920-373-4873	De Pere	X			suemullins1957@yahoo.com
Netzel, Susan	x	1144 Swan Rd.	De Pere	54115	920-530-7275	De Pere	X			bsnetty@sbcglobal.net
Schmidt, Chris	x	2779 N. Whistling Wind Dr	DePere	54115	920-336-3992	De Pere	X			majik4654@gmail.com
Soch, Michael	x	1011 Hoks Ridge Lane	DePere	54115	847-942-4878	De Pere		X		michsoc1359@gmail.com
Van Dyke, Robert	x	901 Chelsea Court	DePere	54115	920-883-2126	De Pere	X			rvandyke44@mac.com
Vetter, Denise	x	904 Chelsea Court	DePere	54115	920-309-1627	De Pere	X			dvetter@new.rr.com

2024-2025 Republican Party of Brown County, WI
Election Worker Nominees



NAMES	2024-2025	MAILING ADDRESS	POSTAL CITY	ZIP	PHONE	PRECINCTS	Poll Worker	Central Count Canvasser	Numb SVD	E-MAIL ADDRESS
Walsh, Carey	x	528 N Michigan	De Pere	54115	414-305-3859	De Pere			X	careywalsh@rocketman.com
Zaborski, Mary	x	834 Jordan Rd.	De Pere	54115	920-901-0154	De Pere	X			
Ducat, Jennifer	x	305 Johnston Street	Denmark	54208	920-660-2304	Denmark	X			
Hazaert, Sarah	x	6101 Wanek Road	Denmark	54208	920-863-8084	Denmark	X			sarahhazaert@yahoo.com
Verheyen, Richard	x	5821 County Road K	Denmark	54208	920-370-3905	Denmark	X			sargevfw6705@gmail.com
Voigt, Patty	x	4732 Cty Rd JJ	Green Bay	54311	920-606-7273	Eaton	X			pattyvoigt38@gmail.com
Schaefer, Ann	x	5299 Niles Rd	De Pere	54115	920-864-7296	Glenmore	X			da3hs@centurytel.net
Aiello, Leonard	x	2439 S Ridge Rd.	Green Bay	54304	920-888-6689	Green Bay	X			leonardaiello70@yahoo.com
Allman, John	x	2176 Woodcrest Drive	Green Bay	54304	920-246-8530	Green Bay	X			jallman@jallman.com
Apps, John	x	2809 Coachman Court	Green Bay	54301	920-246-9053	Green Bay	X			guitarman.ja@gmail.com
Archquette, Meghan	x	2622 Poplar Springs	Green Bay	54304	920-401-9333	Green Bay	X			sahms2021@aol.com
Barnard, Rebecca	x	2955 Copper Mountain Ct.	Green Bay	54313	715-572-0040	Green Bay	X	X		rbarnarduwsp@gmail.com
Becker, Duffy (Dorothy)	x	2717 Nicolet Drive	Green Bay	54311	608-469-8095	Green Bay	X	X		duffy_becker@yahoo.com
Bergner, Mark	x	2563 Telluride Tr., Unit H	Green Bay	54313	920-639-2014	Green Bay	X			mbundy77@hotmail.com
Bero, Sue	x	1404 View Lane	Green Bay	54313	920-619-8203	Green Bay	X	X		suebero4750@gmail.com
Blount, V William	x	3877 Meunier Lane	Green Bay	54311	916-201-8510	Green Bay	X			wyrenb@att.net
Buchholz, Beatrice	x	100 W Walnut St. Apt 327B	Green Bay	54303	920-494-3995	Green Bay	X			
Butz, Debra	x	3435 Indigo Bluff Drive	Green Bay	54311	920-471-9339	Green Bay	X	X	X	
Cichocki, Darold	x	3317 Stone Ridge Dr	Green Bay	54313	920-530-0387	Green Bay	X			pcichocki13@gmail.com
Cichocki, Patricia	x	3317 Stone Ridge Dr	Green Bay	54313	920-562-7722	Green Bay	X			pcichocki13@gmail.com
Dahlin IV, Bernard	x	1325 Mirage Dr.	Green Bay	54313	920-676-8319	Green Bay	X			badahlin4@gmail.com

2024-2025 Republican Party of Brown County, WI

Election Worker Nominees

NAMES	2024-2025	MAILING ADDRESS	POSTAL CITY	ZIP	PHONE	PRECINCTS	Poll Worker	Central Count Canvasser	Nursing SVD	E-MAIL ADDRESS
Dahlke, Nancy	x	1922 Zeise Ave.	Green Bay	54302	920-468-6833	Green Bay	X			ndahlkes@hotmail.com
Demuth, Jody	x	1600 S. Locust Street	Green Bay	54304	920-241-9899	Green Bay	X			jodymconnel@hopemail.com
DeWan, Matt	x	1207 Liberty St.	Green Bay	54304	920-819-4505	Green Bay	X	X	X	mcmadewan@protonmail.com
Duckett, Sandra	x	2552 Widler Court	Green Bay	54311	920-619-4093	Green Bay	X	X	X	sandra.duckett@gmail.com
Dufek, Steven	x	3591 Baywatch Dr.	Green Bay	54311	920-819-9443	Green Bay	X			sidufek@gmail.com
Eck, Melinda	x	1634 Birchwood Drive	Green Bay	54304	920-621-9827	Green Bay		X		melindaeck@gmail.com
Eckers, Jean	x	905 S. Fisk Street	Green Bay	54304	920-499-1534	Green Bay	X			jeaneckers@yahoo.com
Eckers, Terry	x	905 S. Fisk Street	Green Bay	54304	920-499-1534	Green Bay	X			eckerst@yahoo.com
Fahlstorm, Greg	x	900 South Quincy Street	Green Bay	54301	920-362-9851	Green Bay	X	X		unsk04@yahoo.com
Feldt, Dennis	x	1775 Cinnabar Way	Green Bay	54313	920-737-9535	Green Bay	X	X	X	dfeldt@new.rr.com
Gielser, Drucilla	x	1306 Nelson St.	Green Bay	54304	9203607886	Green Bay	X			
Goodletson, Courtney	x					Green Bay	X			
Groth, Sandy	x	2453 Remington Rd. Unit 5	Green Bay	54302	920-680-5503	Green Bay	X			gsandy3840@aol.com
Hartman, Ann	x	320 S. Jackson St.	Green Bay	54301	920-437-6831	Green Bay	X			
Heinz, Richard	x	433 E LeCapitaine Circle	Green Bay	54302	920-366-4100	Green Bay	X			heinzrichard0@gmail.com
Henderson, Jessica	x	819 Doty Street	Green Bay	54301	316-519-3157	Green Bay	X			jessicahenderson13@yahoo.com
Hickey, Lola	x	1457 Bond St.	Green Bay	54303	920-883-0302	Green Bay	X			lhick@outlook.com
Jenquin, Kerry	x	2333 Bay Beach Ct	Green Bay	54302	920-360-6423	Green Bay	X			krjenquin2333@att.net
Jensen, Gerald	x	2908 Bay Settlement Road	Green Bay	54311	920-857-3598	Green Bay	X			grjensen@new.rr.com
Johnson, Andrea Marie	x	387 Winward Rd	Green Bay	54302	920-676-8754	Green Bay		X		
Johnson, Mary	x	2454 Crest Lane	Green Bay	54302	920-468-7144	Green Bay	X			

2024-2025 Republican Party of Brown County, WI

Election Worker Nominees

NAMES	2024-2025	MAILING ADDRESS	POSTAL CITY	ZIP	PHONE	PRECINCTS	Poll Worker	Central Count Canvasser	Nursing SVB	E-MAIL ADDRESS
Kassner, Frances	x	244 Irene St	Green Bay	54302	920-468-8544	Green Bay	X			
Klimek, Sandy	x	1316 Nelson Street	Green Bay	54304	920-497-1851	Green Bay	X	X	X	clrmegn48@aol.com
Komro, Marie	x	1421 Division St.	Green Bay	54303	920-499-1077	Green Bay	X			
Kraft, Judy	x	2459 E. Shore Dr.	Green Bay	54302	920-660-1050	Green Bay	X			bumper85@aol.com
Krawczyk, Judy	x	2495 Manitowoc Rd	Green Bay	54311	920-469-4364	Green Bay	X			
Krawczyk, Vernon	x	2495 Manitowoc Rd	Green Bay	54311	920-469-4364	Green Bay	X			
La Fond, Terri	x	1608 Gross Ave	Green Bay	54304	920-619-8668	Green Bay	X			terri.lafond58@gmail.com
Larsen, Gail	x	3877 Meunier Lane	Green Bay	54311	916-704-5922	Green Bay	X			gaily820@att.net
Larson, Glenn	x	2290 Allouez Avenue	Green Bay	54311	808-269-4479	Green Bay	X			driverman@hotmail.com
Lensing, Joanne	x	2140 King James Drive	Green Bay	54304	920-373-1886	Green Bay	X			joannelensing@gmail.com
Leuthner, Nola	x	1792 East Mason Street	Green Bay	54302	920-366-3599	Green Bay	X		X	nola@leuthner.com
Linssen, Vickie	x	2877 Bay Settlement Road	Green Bay	54311	920-360-7417	Green Bay			X	vickielinssen@gmail.com
Meyer, Marne	x	2605 Hilly Haven Road	Green Bay	54311	920-530-4505	Green Bay	X			
Narance, Cynthia	x	1767 Langlade Street	Green Bay	54304	920-412-1013	Green Bay	X			c1ndywi@sbcglobal.net
Niffenegger, Melissa	x	2014 Dollar Road	De Pere	54115	920-242-2269	Green Bay	X			niffen124@gmail.com
Ohlson, Anita	x	3855 Scotchman Circle	Green Bay	54311	920-217-6746	Green Bay	X			robertohlson@new.rr.com
Ohlson, Robert	x	3855 Scotchman Circle	Green Bay	54311	920-217-6746	Green Bay	X			robertohlson@new.rr.com
Otradovec, Gail	x	610 N. Maple Ave	Green Bay	54303	920-437-3592	Green Bay	X			gailjsanty@gmail.com
Petrasek, Mary	x	1613 W. Marshall Road	Green Bay	54313	920-676-7612	Green Bay	X			yoopergal55@gmail.com
Pieffer, Jacqueline	x	987 Bond Street	Green Bay	54303	920-664-1801	Green Bay	X	X	X	japieffer@att.net
Porter, Michael	x	1010 Moraine Way, Apt #3	Green Bay	54303	920-268-6296	Green Bay	X			portermike59@gmail.com

2024-2025 Republican Party of Brown County, WI

Election Worker Nominees

NAMES	2024-2025	MAILING ADDRESS	POSTAL CITY	ZIP	PHONE	PRECINCTS	Poll Worker	Wis. General Count Canvasser	Nursing SVD	E-MAIL ADDRESS
Rankin, Elizabeth	x	3052 Maple Road	Suamico	54173	920-255-5994	Green Bay	X		X	erankin26@gmail.com
Roeser, Polly	x	419 E. Lecapitaine Circle	Green Bay	54302	920-366-2114	Green Bay	X	X		mroeser@new.rr.com
Saldana, Robin	x	2525 Forestville Dr	Green Bay	54304	903-985-0578	Green Bay	X			rk.saldana@gmail.com
Schulz, Catherine	x	1601 Arabian Drive	Green Bay	54313	920-498-9616	Green Bay	X			cathy11128@live.com
Simpson, Joan	x	2978 Madrid Road	Green Bay	54311	920-634-2363	Green Bay	X		X	ewsims@aol.com
Sipes, Theresa	x	2837 Parkwood Dr	Green Bay	54313	920-655-4017	Green Bay	X			terri.sipes62@gmail.com
Sloniker, Diane	x	2660 Visser's Ct.	Green Bay	54313	920-680-8090	Green Bay	X			diane.sloniker@gmail.com
Soheck, Victoria	x	1810 Oakhill Drive	Green Bay	54313	920-865-7229	Green Bay	X			dvsobeck@gmail.com
Steffen, Sherry	x	1325 Crystal Cove Trail, Unit 1	Green Bay	54311	920-412-4124	Green Bay	X	X	X	ssteffen@new.rr.com
Sule, Cecile	x	701 Merfin Drive	Green Bay	54301	920-246-0809	Green Bay	X			sulmik@new.rr.com
Sule, Mike	x	701 Merlin Drive	Green Bay	54301	920-246-0809	Green Bay	X			sulmik@new.rr.com
Sumnicht, Dan	x	1343 Carole Lane	Green Bay	54313	920-510-9209	Green Bay	X	X	X	dan.sumnicht@gmail.com
Tapley, Russ	x	2851 Fox Run Circle	Green Bay	54302	920-655-0902	Green Bay	X			russ.tapley@gmail.com
Trautmann, Brett	x	3221 Bay Settlement Rd	Green Bay	54311	920-228-1089	Green Bay	X			traut_mann@yahoo.com
Tonelli, Christine	x	120 W Briar Ln.	Green Bay	54301	920-265-4155	Green Bay		X		chiso59@sboglobal.com
VanBoxtel, Diane	x	2851 S Fox Run cir.	Green Bay	54302		Green Bay	X			
VandeYacht, Donald	x	100 W. Walnut St. Apt. 326	Green Bay	54303	920-284-6164	Green Bay	X			dvandeyacht@gmail.com
VandeYacht, Nancy	x	100 W. Walnut St. Apt. 326	Green Bay	54303	920-450-9536	Green Bay	X			yachts@hotmail.com
Verbanac, Jeanne	x	4061 Anston Road	Green Bay	54313	920-621-9519	Green Bay	X			imverbanac@yahoo.com
Verheyen, Mary	x	3188 Liberty Bell Road	Green Bay	54313	920-327-9204	Green Bay	X			marverheyen124@gmail.com
Volm, Al	x	2579 Zak Lane	Green Bay	54304	920-499-0732	Green Bay	X			

**2024-2025 Republican Party of Brown County, WI
Election Worker Nominees**

NAMES	2024-2025	MAILING ADDRESS	POSTAL CITY	ZIP	PHONE	PRECINCTS	Poll Worker	By Central Count Canvasser	Nursing SVD	E-MAIL ADDRESS
Volm, Mary	X	2579 Zak Lane	Green Bay	54304	920-499-0732	Green Bay	X			
Zahn, Harlie	X	238 St. Matthews St.	Green Bay	54301	920-737-5601	Green Bay	X			hczahn@netzero.com
Zuelsdorf, Patricia	X	40 Nika Ct	Green Bay	54313	920-494-5651	Green Bay	X			patlinmosaics@gmail.com
Abts, Margaret	X	5919 Abts Rd	New Franken	54229	920-866-2252	Green Bay - Town	X			
Gregorich, Heidi	X	5474 Old Country Road	New Franken	54229	920-866-3028	Green Bay - Town	X			gregorich@centurytel.net
Dorn, Jason	X	1330 Navigator Way	Hobart	54115	608-217-5195	Hobart	X			
Piirto, Douglas	X	626 Wooded Hills Trail	Hobart	54155	805-234-8543	Hobart	X	X		dpiirto@crestlineforestry.com
Schick, Patty (Dr.)	X	1141 Pleasant Valley Drive	Hobart	54155	920-609-8226	Hobart		X		mapaschick@gmail.com
Gehrt, Melody	X	1026 Holland Road	Kaukauna	54130	920-540-3429	Holland	X			
Rodriguez, Sandra	X	1346 Settlers Row	Green Bay	54313	920-737-9411	Howard	X			sandj@myshopconsultant.com
Rudolph, Sharon	X	1579 Meadow Wood Ct.	Howard	54313	920-621-9068	Howard	X			Sarudy1230@yahoo.com
Schoppenhorst, Kim	X	3179 Early Bird	Green Bay	54313	920-327-1800	Howard	X		X	kim.schoppenhorst@gmail.com
Streckenbach, Connie	X	1003 Stockbury Court	Green Bay	54313	920-680-5715	Howard	X		X	streckenbach.ck@icloud.com
Tumpach, Daniel	X	2753 Delroye Ct	Green Bay	54313	920-434-0651	Howard	X			
Conard, Jeanne	X	6160 Humboldt Rd	Luxemburg	54217	920-845-5459	Humboldt	X			
Deterville, Mark	X	6286 Finger Rd	Luxemburg	54217	920-845-5149	Humboldt	X			
Michiels, Kim	X	400 N New Franken	New Franken	54229	920-676-5735	Humboldt	X			
Phillips, Leanne	X	4468 Humboldt Rd	Green Bay	54311		Humboldt	X			
Thielens, Carolyn	X	5615 HE Townline Rd.	Green Bay	54311	920-863-8363	Humboldt	X			
Wojcik, Gene	X	2851 N New Franken	New Franken	54229	920-866-2297	Humboldt	X			
Schuler, Connie	X	3303 Lime Kiln Rd		54311	920-336-3266	Ledgeview	X			schconnie@gmail.com

2024-2025 Republican Party of Brown County, WI

Election Worker Nominees

NAMES	2024-2025	MAILING ADDRESS	POSTAL CITY	ZIP	PHONE	PRECINCTS	Poll Worker	Central Count Canvasser	Nursing SVD	E-MAIL ADDRESS
Daul, Laurie	x	7637 B River Road	Greenleaf	54126	920-606-5433	Morrison	X			
Kampen, Mary	x	6969 Pleasant View Rd	Greenleaf	54126	920-864-2090	Morrison	X			tom128@centurytel.net
Kodan, Pam	x	8498 Kings Road	Greenleaf	54126	920-864-2465	Morrison	X			pammykocian@gmail.com
Kodian, Valerie	x	8228 Dickinson Rd	Greenleaf	54126	920-864-2409	Morrison	X			
Morehouse, Lori	x	4432 Mill Road	Denmark	54208	920-655-3936	Morrison	X			lmorehouse@extremestructuresllc.com
Suchomel, Diane	x	3720 Wayside Rd	Greenleaf	54126	920-864-2482	Morrison	X			dsuckemel@centurytel.net
Wendland, Dorothy	x	8016 Wendland Dr	Greenleaf	54126	920-864-2248	Morrison	X			
Forystek, Kaye	x	1965 Westline Road	Green Bay	54313	920-676-4020	Pittsfield	X			keforystek@gmail.com
Schmitz, Marian	x	3855 Redwood Drive	Pulaski	54162	920-865-7479	Pittsfield			X	lehrermf@netnet.net
Swieczkowski, Linda	x	2147 Sunflower Dr	Pulaski	54162	920-660-4044	Pittsfield	X			lschr@netnet.net
Schultz, Kristen	x	4550 Deer Ridge Lane	Pulaski	54162	920-471-2495	Pulaski	X			schultzmom4@protonmail.com
Verheyden, Brian	x	2454 Sunfield Drive	Pulaski	54162	920-606-0024	Pulaski	X			briankv@gmail.com
LeClair, Alan	x	3687 Qiy Road PP	DePere	54115	920-655-7186	Rockland	X			al_leclair@yahoo.com
Schwalbach, Judy	x	1090 Moonriver Drive	DePere	54115	920-532-6330	Rockland	X			judysschwalbach@netzero.com
Calhoun, Dinah	x	3740 Rose Garden Way	New Franken	54229	920-246-4110	Scott			X	dinah.colhoen@gmail.com
Langenberg, Cari	x	5012 Verone Court	New Franken	54229	920-606-8643	Scott	X			cari.langenberg@gmail.com
Leach, Monica	x	4988 Church Road	New Franken	54229	920-471-5339	Scott	X			Kev.mon@centurytel.net
Lemoine, Erin	x	3119 Bay Settlement Road	Green Bay	54311	920-217-9135	Scott	X			oralemoine6@yahoo.com
Malone, Bonnie	x	3831 Sandpiper Way	Green Bay	54311	920-465-0242	Scott	X			maloneing@yahoo.com
Swinton, Jamie	x	4575 Wery Road	Green Bay	54229	920-362-1050	Scott	X			jamieswinton@centurytel.net
Szymanski, Maxine	x	2633 Bay Settlement Rd	Green Bay	54311	920-465-0061	Scott	X			maxine.s@earthlink.net

2024-2025 Republican Party of Brown County, WI

Election Worker Nominees

NAMES	2024-2025	MAILING ADDRESS	POSTAL CITY	ZIP	PHONE	PRECINCTS	Poll Worker	Central Count Canvasser	Nursing SVD	E-MAIL ADDRESS
Valitchka, Mary	x	2614 Sandra Rose Lane	New Franken	54229	920-621-5619	Scott	x			
vanderlangenberg, Debra	x	4725 Champion Road	New Franken	54229	920-866-9878	Scott	x			vansixpack@aol.com
Allard, Lynn	x	2442 Breezewood Lane	Suamico	54313	920-609-2319	Suamico	x			cranialgal@gmail.com
Allard, Peter	x	2442 Breezewood Lane	Suamico	54313	920-434-2312	Suamico	x			pj.lm.allard@gmail.com
Bail, Patricia	x	3562 Elm Tree Road	Suamico	54313	920-422-7372	Suamico	x	x	x	
Bassindale, Nancy	x	2268 Cathedral Forest Dr.	Suamico	54313	920-737-0993	Suamico	x			
Berken, John	x	3561 Pine forest Drive	Green Bay	54313	920-434-1452	Suamico	x			jrmberken@gmail.com
Boileau, Philip	x	1891 Riverside Dr. Unit A	Suamico	54313	920-544-6162	Suamico	x			Philboileau1@yahoo.com
Breitenbach, Mary	x	3993 Bayside Road	Suamico	54173	920-621-3411	Suamico	x			mbreit@rocketmail.com
Chaffey, Barbara	x	3041 Idlewild Rd	Suamico	54173	920-434-3633	Suamico	x			bchaffey@new.rr.com
DeGrave, Julie	x	3117 Westmore Ln.	Suamico	54313	920-680-2112	Suamico	x			rddegrave4@aol.com
Gagan, Carol	x	1221 Harbor Lights Road	Suamico	54173	920-434-6581	Suamico	x			cgagan@new.rr.com
Jelen, Patricia	x	1308 Norfield Road	Suamico	54173	920-660-0066	Suamico	x			pattiwoman@gmail.com
Koehler, Annette	x	3379 Hawkeye Court	Suamico	54313	920-373-8862	Suamico	x			hugsmail@hotmail.com
Last, Sue	x	1041 Sunset Beach Rd	Suamico	54173	920-434-0624	Suamico	x			sue-a@new.rr.com
Lusk, Steve	x	4769 Pine Lane	Suamico	54313	920-393-4933	Suamico	x			steve.lusk@hotmail.com
Mikulich, Jim	x	2550 Honey Clover Ct	Suamico	54313	630-212-7656	Suamico	x			jimikulich@gmail.com
Otero, Dyann	x	3539 Elm Tree Rd	Green Bay	54313	920-615-3950	Suamico	x			dyannotero@yahoo.com
Persson, Robert	x	2641 Longview	Suamico	54173	920-434-4728	Suamico	x			
Romes, Mike	x	2441 Crown Pointe Blvd	Suamico	54173	920-360-1963	Suamico	x			MIKE@NEWMAA.ORG
Rubright, Amy	x	2274 Cathedral Forest Dr.	Suamico	54313	715-574-1188	Suamico	x			amymrubright@yahoo.com

2024-2025 Republican Party of Brown County, WI
Election Worker Nominees

NAMES	2024-2025	MAILING ADDRESS	POSTAL CITY	ZIP	PHONE	PRECINCTS	Poll Worker	Central Count Camrasser	Nursing SVD	E-MAIL ADDRESS
Spejcher, Clint	x	2906 Yellow Jasmine Way	Suamico	54313	920-615-0220	Suamico	X	X	X	
Spejcher, Dana	x	2905 Yellow Jasmine Way	Suamico	54313	920-680-0289	Suamico	X	X	X	dspejcher@new.rr.com
Stewart, Duncan	x	2722 Hollow Valley Trail	Suamico	54313	920-857-9544	Suamico	X			
Swain, Susan	x	1299 Norfield Rd.	Suamico	54173	920-246-0378	Suamico	X			suizes0531@yahoo.com
Tooley, Karen	x	3702 Ives Lane	Suamico	54173	262-442-0577	Suamico	X	X		kttooley6@gmail.com
Yeschek, Susan	x	2414 Longtail Beach Lane	Suamico	54173	612-203-2009	Suamico	X			ldfroz@gmail.com
Zittlow, Edna	x	3142 St Pats Drive	Green Bay	54313	920-434-0337	Suamico	X			
Clemetson-Sieker, Linda	x	2949 Sieker Lane	Greenleaf	54126	920-864-7307	Wrightstown	X			siekerosa@gmail.com
Dubois, Richard	x		Wrightstown	54217	920-371-1799	Wrightstown	X			dickd@blindspotusa.com
Green, Les	x	438 Washington St	Wrightstown	54180	920-321-6179	Wrightstown	X			ihman0462@gmail.com
Meulemans, Delores	x	P. O. Box 213	Wrightstown	54180	920-532-4875	Wrightstown	X			
Sigmund, Julie	x	355 Clay St	Wrightstown	54180	920-435-7262	Wrightstown	X			homeceo@protonmail.com
Vanevenhoven, Susan	x	4083 Old Car Court	De Pere	54115	920-532-5550	Wrightstown	X			vanevenhovens@sbcglobal.net

ZONING ORDINANCE NO. 20-23

**AN ORDINANCE REZONING THE PROPERTY LOCATED AT
1731 SAINT AGNES DRIVE, EAST SIDE OF SAINT AGNES DRIVE (PARCEL 6-311)
FROM (R1) LOW DENSITY RESIDENTIAL DISTRICT TO (PI) PUBLIC
INSTITUTIONAL DISTRICT
(ZP 23-42)**

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 the following described property, known as 1731 Saint Agnes Drive, East Side of Saint Agnes Drive, from (R1) Low Density Residential District to (PI) Public Institutional District:

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

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:

Eric Genrich, Mayor

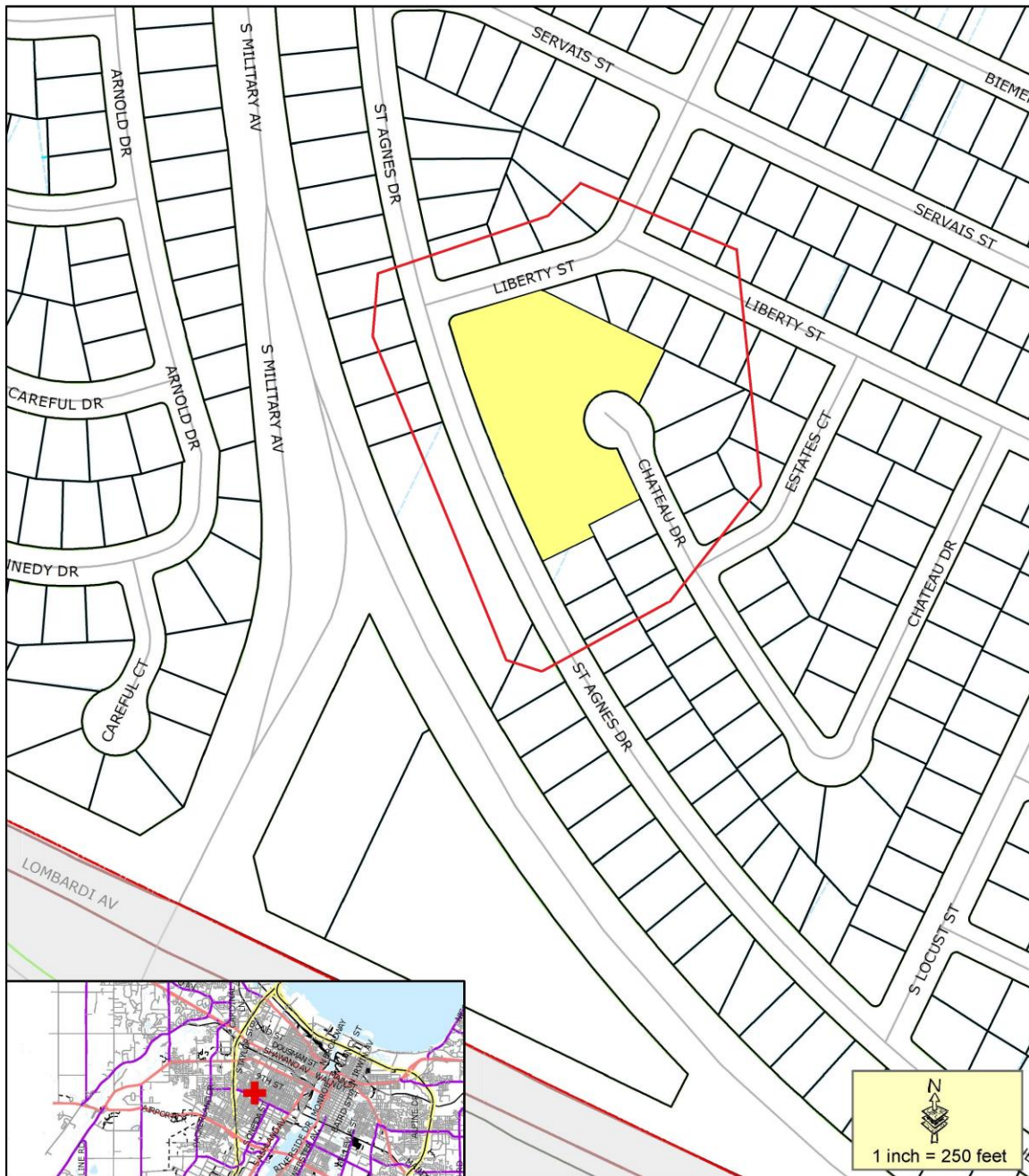
ATTEST:

Celestine Jeffreys, Clerk

jl:

Attachment – Map

Attachment

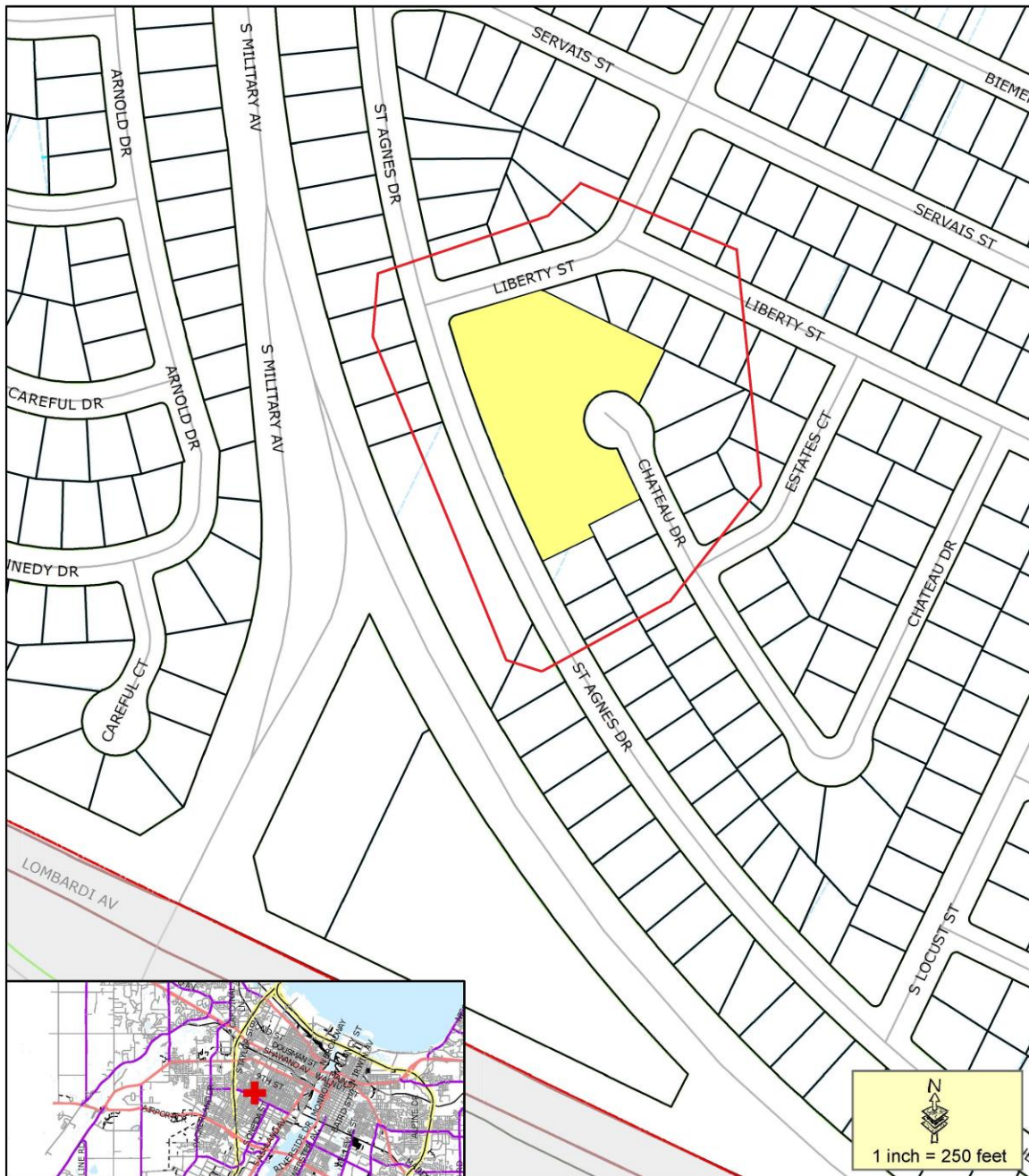


- Proposed Rezone
- 200' Property Owner Notice

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)

Attachment



- Proposed Rezone
- 200' Property Owner Notice

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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)

GENERAL ORDINANCE NO. 18-23

AN ORDINANCE REPEALING AND RECREATING
SECTION 42-164 THROUGH 42-174, GREEN BAY MUNICIPAL CODE,
RELATING TO LEAD WATER SERVICE LINE REPLACEMENT

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

SECTION 1. Section 42-164 through 42-174, Green Bay Municipal Code, is hereby amended to read:

DIVISION 4. LEAD WATER SERVICE LINE REPLACEMENT

Sec. 42-164. Intent and purpose.

Lead service lines pose a threat to the public health based on the potential for leaching of lead into drinking water. The Common Council of the City of Green Bay therefore finds that it is in the public interest to establish a comprehensive program for the removal and replacement of lead service lines in use within the Green Bay Water Utility system, and to that end, declares the purposes of this article to be as follows:

- (1) To ensure that the water quality at every tap of Green Bay Water Utility customers meets the water quality standards specified under the Federal Safe Drinking Water Act;
- (2) To reduce the lead in City drinking water to meet EPA standards in City drinking water for the health of City residents;
- (3) To meet the WDNR requirements for local compliance with the EPA's Lead and Copper Rule; and
- (4) To effect the replacement of all high risk lead service lines within one year of their discovery, and the replacement of all remaining lead service lines in use in the City no later one (1) year from the date of notification of the service line replacement schedule.

(Code 1984, § 21.11(1); Ord. No. 16-16)

Sec. 42-165. Authorization.

This article is enacted pursuant to Wis. Stats. §§ 62.11(5) and 281.12(5), and as mandated by 42 USC 300g of the Federal Safe Drinking Water Act, enforced by the EPA and the WDNR.

(Code 1984, § 21.11(2); Ord. No. 16-16)

Sec. 42-166. Rules of construction and definitions.

This division and all rules and orders promulgated under this division shall be liberally construed so that the purposes enumerated in Section 42-164 may be accomplished. Words and phrases shall be construed and understood according to their common and usual meaning unless the contrary is clearly indicated. Within this section:

Child care facility means any state-licensed or county-certified child care facility including, but not limited to, licensed family child care, licensed group centers, licensed day camps, certified school-age programs and Head Start programs.

Confirmed water sample test means a tap water analysis, completed after a prior analysis that indicated lead levels at the EPA action level, and conducted in accordance with the Lead and Copper Rule, with Wis. Admin. Code § NR 809.547, and with instructions provided by the Water Utility.

Customer-side service line means the water conduit pipe running from the customer's meter to the curb stop, which is the Water Utility shut-off valve, usually located between the roadway and the sidewalk.

Customer-side lead service line means the material type of the water conduit pipe running from the customer's meter to the curb stop, which is the Water Utility shut-off valve, usually located between the roadway and the sidewalk that consists of lead or galvanized iron that is currently or has previously been downstream of lead components.

EPA means the U.S. Environmental Protection Agency.

EPA action level means a concentration of 15 or more parts per billion (PPB) of lead as measured at a customer's tap, or the concentration level as amended by the EPA.

EPA trigger level means a concentration of 10 or more parts per billion (PPB) of lead as measured at a customer's tap, or the concentration level as amended by the EPA.

Federal Safe Drinking Water Act means 42 USC 300f—300j-26.

High risk lead service line means a customer-side lead service line identified in Section 42-168 and any customer-side lead service line where a confirmed water sample test of a customer's tap water reveals a lead concentration at or above the EPA action level.

Lead and Copper Rule means the rule created by the EPA and adopted by the WDNR in response to the passage of the Federal Safe Drinking Water Act, which provides maximum contaminant level goals and national primary drinking water regulations (NPDWR) for controlling lead and copper in drinking water. NPDWR regarding approved treatment techniques include corrosion control treatment, source water treatment, lead service line replacement and public education. The rule may be found in 56 FR 26460, 40 CFR 141.80—141.90, and Wis. Admin. Code §§ NR 809.541 through 809.55.

Plumber means a person, firm, corporation or other entity licensed to perform plumbing work, or utility construction in the State of Wisconsin.

PPB means parts per billion.

Property means any possessory interest, legal or equitable, in real property, including an estate, trust, or lien, and any buildings, structures and improvements thereon.

Service line replacement schedule means the schedule adopted by the Water Utility Commission for the replacement of customer-side lead service lines based on community resources, on availability of Plumbers and Water Utility resources to complete service line replacements, and on physical location of properties with customer-side lead service lines required to be replaced as specified by the EPA and WDNR. Based on the above factors, customers will be assigned a time period within the schedule for replacing their customer-side lead service line. In

no case shall a customer on this schedule have less than 30 days from the date of notification pursuant to Section 42-169 for the replacement of any customer-side lead service line.

WDNR means the Wisconsin Department of Natural Resources.

Water utility means the City of Green Bay public water utility system, also known as Green Bay Water Utility.

(Code 1984, § 21.11(3); Ord. No. 16-16)

Sec. 42-167. Survey and self-inspections.

Upon notice from the Water utility, any person who owns, manages or otherwise exercises control over a property within the Green Bay Water Utility system shall allow the Water Utility to inspect the customer-side service line or have the customer-side service line inspected by a Pumber to determine whether the service line is lead, copper, cast iron, galvanized iron, plastic or other material.

(Code 1984, § 21.11(4); Ord. No. 16-16)

Sec. 42-168. Partial or full service line material replacement; water utility or customer-side.

- (a) All of the following service line material combinations are subject to partial or full replacement with type “K” copper, polyethylene water tube, ductile iron, or polyvinyl chloride service lines under this division as identified:

SERVICE LINE MATERIAL REPLACEMENT

Water Utility-Side	Customer-Side	Side Requiring Replacement
Lead	Lead	Both
Lead	Galvanized	Both
Lead	Copper	Water utility only
Lead	Plastic	Water utility only
Copper	Lead	Customer only
Plastic	Lead	Customer only
Previously replaced Lead	Galvanized Iron	Customer only

No other service line material combinations have been identified which require replacement under this division.

- (b) All lead service lines must be replaced regardless of whether on the Water Utility-side or the customer-side. If a customer-side lead service line is connected to a Water Utility-side lead service line, both lines must be replaced at the time the Water Utility is replacing its side of the lead service line. As of the effective date of the ordinance from which this division is derived, no lead service line will be allowed to connect to a Water Utility service line once replaced.

(Code 1984, § 21.11(5); Ord. No. 16-16)

Sec. 42-169. Replacement priority.

- (a) Owners, managers or persons otherwise exercising control over properties within the Green Bay Water utility system with customer-side lead service lines shall be required to replace the customer-side service lines according to the following order of priority and based on the replacement schedule established by the Water Utility Commission:
 - (1) Schools or child care facilities.
 - (2) Properties at which a confirmed water sample test at the tap shows lead concentration at 15 PPB or more, or any updated EPA action level.
 - (3) Properties where more than 20 people regularly have access to drinking water during any eight-hour period.
 - (4) Properties where the Water Utility is replacing its side of the lead water service line to the property.
 - (5) All other properties not covered in subsections (a)(1) through (4) of this section.
- (b) Notwithstanding the schedules set forth herein and any limitations on funding sources which may be made available to either the Water Utility or the customer, all customer-side service lines identified herein shall be replaced no later one (1) year from the date of notification of the service line replacement schedule.

(Code 1984, § 21.11(6); Ord. No. 16-16)

Sec. 42-170. Scheduling.

Replacement of customer-side lead service lines that are connected to a Water Utility-side service line must be completed at the time the Water Utility-side service line is replaced. Scheduling of all such replacements for customer-side lead service lines must be coordinated between the homeowner's Plumber and the Water Utility within 30 days of receipt of notice that the Water Utility-side water service lines are scheduled to be replaced. Additional time to schedule the customer-side lead service line replacement may be granted by the General Manager of the Water Utility for good cause.

(Code 1984, § 21.11(7); Ord. No. 16-16)

Sec. 42-171. Financing of replacement.

In the event funding is made available for this purpose through any means, an eligible property owner may apply to the City and/or Water Utility for financing of any portion of the cost of replacing a customer-side lead service line under the terms of such financing program. Disputes regarding eligibility for financing may be appealed to the Water Utility Commission, unless otherwise noted in the funding program. As a condition of receiving any available financing from the City and/or Water Utility, the property owner must provide adequate documentation demonstrating that the Plumber completing the work anticipated hereunder is properly certified and/or licensed by the State of Wisconsin and/or the City, as appropriate.

(Code 1984, § 21.11(8); Ord. No. 16-16; Ord. No. 05-20 , § 1, 4-1-2020)

Sec. 42-172. Exceptions.

- (a) The Water utility may modify the inspection requirement set forth under Section 42-167 if the customer so requests and demonstrates a compelling need.
- (b) Upon the demonstration of a compelling need, the owner of a single-family dwelling or a business to which the public has no access to tap water and with no more than five employees, may request a change of schedule or an extension of time for compliance with Sections 42-168 through 42-170.
- (c) Guidelines for the consideration of requests under subsections (a) and (b) of this section will be established by the Water Utility Commission.
- (d) Compliance deadlines will be calculated on a calendar year basis but may be deferred during the months of December through March on the basis of weather constraints.

(Code 1984, § 21.11(9); Ord. No. 16-16)

Sec. 42-173. Prohibitions.

It shall be unlawful for any person to fail to comply with the applicable customer-side lead service line replacement requirements as set forth herein or to violate any other provision of this division.

(Code 1984, § 21.11(10); Ord. No. 16-16)

Sec. 42-174. Penalties.

Any person who violates any provision of this division may be subject to a forfeiture of no less than \$50.00 and no more than \$1,000.00. Each day a violation continues may be considered a separate offense.

(Code 1984, § 21.11(11); Ord. No. 16-16)

Secs. 42-175—42-201. Reserved.

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

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

Dated at Green Bay, Wisconsin, this _____ day of _____, 2023.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

law

GENERAL ORDINANCE NO. 21-23

**AN ORDINANCE
AMENDING CODE SECTION 32-1 AND 32-2,
GREEN BAY MUNICIPAL CODE,
RELATING TO SOLID WASTE**

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

SECTION 1. Section 32-1, Green Bay Municipal Code, is hereby amended to read:

Sec. 32-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

City means the City of Green Bay.

Collecting and transporting service means a municipal or privately-operated agency, business, or service for collecting or transporting solid waste for disposal purposes.

Condominium means a residential property which is subject to the provisions of Wis. Stats. Ch. 703, and governed by a declaration or bylaw that requires all units to be owner-occupied.

Department means the Department of Public Works.

Manufactured and mobile home park, as defined in Wis. Stats. § 66.0435, means any plot of ground upon which two or more units occupied for dwelling or sleeping purposes are located, regardless of whether a charge is made for the accommodation.

Nonresidential properties means commercial, retail, industrial, institutional, manufacturing, and governmental facilities and properties.

Sanitary landfill means a method of disposing of solid waste on land without creating nuisances or hazards to public health or safety, but utilizing the principles of engineering to confine the solid waste to the smallest practical volume, and by covering it with a layer of earth at the conclusion of each day's operation or at such more frequent intervals as may be necessary.

Solid waste consists of garbage, refuse, and other discarded, salvageable, and recyclable material, including waste material resulting from domestic use, public service activities, commercial, manufacturing, and industrial operations. Solid waste consists of the following categories:

- (1) *Bulky waste*. Discarded articles of such size that do not fit in the collection cart including, but not limited to, appliances, large furniture items, bicycles, exercise equipment, play equipment, and other household items.
- (2) *Commercial waste*. Waste resulting from the operation of business enterprises including, but not limited to, offices, stores, restaurants, and similar businesses.
- (3) *Construction and/or demolition waste*. Waste resulting from building construction or demolition, alteration, or repair, including excavated material, remodeling, and other waste such as windows, doors, drywall, framing and roofing material, flooring,

cabinets and counter tops, concrete, stone, asphalt, sod, earth, dirt, and brick, except as indicated in subsection (11) of this definition.

- (4) *Garbage*. Waste resulting from the handling, cooking, processing, preparation, serving, storage, and consumption of food, including animal, fish, fowl, fruits, vegetables, or other matter which is subject to decomposition, decay, putrefaction, and the generation of offensive and noxious gases or odors.
- (5) *Hazardous and/or toxic wastes*. Waste material or substances which during normal storage or handling may be a potential cause of harm, sickness, or death, such as explosives, petroleum products, medical or pharmaceutical materials, corrosive chemicals, poisonous or pathogenic substances, pesticide chemicals, radioactive materials, toxic materials, and all other similar harmful substances whether in solid, liquid, or gaseous form.
- (6) *Industrial waste*. Waste resulting from industrial processes and operations.
- (7) *Manufacturing waste*. Waste resulting from manufacturing processes and operations.
- (8) *Nauseous and/or offensive wastes*. Those wastes that are unwholesome or have an unpleasant smell or are otherwise nauseous and/or offensive, such as manure, filth, slops, carcasses, carrion, meat, fish, entrails, hides and hide scrapings, paint, kerosene, oily or greasy substances, and objects that may cause injury to any person or animal or damage to vehicles such as barbed wire, briar thorns, or similar materials.
- (9) *Recyclable waste*. That portion of miscellaneous combustible and noncombustible waste material resulting from residential and commercial activities that can be recovered through processes to regain that material for human use including, but not limited to, the following:
 - a. *Co-mingled containers*. Glass bottles and jars which contain a food or beverage product, aluminum beverage cans, plastic containers made of polyethylene terephthalate (PET) or high density polyethylene (HDPE), ~~and~~ steel and bi-metal cans which contained a food or beverage product, **and other plastics as allowed by regional recycling facilities.**
 - b. *Major appliances*. Residential or commercial air conditioners, clothes dryers, clothes washers, dishwashers, freezers, microwave ovens, ovens, refrigerators, stoves, furnaces, boilers, dehumidifiers, or water heaters.
 - c. *Paper*. That portion of paper which remains in substantially original condition at the time of disposal so that material is suitable for commercial-grade recycling. The term "paper" does include the paper commonly used in the production of newsprint, magazines, books, and other physical media for written materials, cardboards, and other container boards. Paper is not suitable for recycling purposes when in a state which makes separation unreasonable or unduly expensive because the paper has been put to another use, such as wrappings for items that soiled the paper, thus rendering it unfit for commercial recycling.
 - d. *Waste tire*. A tire that is no longer suitable for its original purpose because of wear, damage or defect.

- e. *Yard waste.* Leaves, grass clippings, garden debris, and brush, including clean woody vegetative material no greater than six inches in diameter. The term "yard waste" does not include stumps, roots, or shrubs with intact root balls.
- (10) *Refuse.* Miscellaneous combustible and noncombustible, nonrecyclable waste material resulting from residential and commercial activities including, but not limited to, cans, bottles, plastic, paper, ashes, glass, lawn and garden waste, metal, rubber, street waste, wood, cloth, litter, leaves, shrubbery, brush, and cardboard.
- (11) *Residential waste.* Garbage, refuse, ashes, and other waste generated from typical residential activity. This type of waste includes, but is not limited to, metal, paper, cardboard, plastic, cans, bottles, wood, rags, rubber, glass, cloth, litter, leaves, shrubbery, tree trimming, branches, trunks and stumps, grass clippings, brush, and small quantities of construction and/or demolition waste, which are either recycled or disposed of.
- (12) *Sewage plant refuse.* Debris collected on the primary screens of the sewage treatment plant consisting of sticks, rags, etc.

Solid waste disposal operation means the site, facility, operating practices, and maintenance thereof for the utilization, processing, or final disposal of solid waste including, but not limited to, sanitary landfill, incineration, composting, reduction, shredding, compression, salvage, and resource recovery.

(Code 1984, § 9.01; Ord. No. 47-03; Ord. No. 13-11; Ord. No. 25-13)

SECTION 2. Section 32-2, Green Bay Municipal Code, is hereby amended to read:

Sec. 32-2. Solid waste collection regulations.

- (a) Residential and commercial waste shall be collected by the Department from all properties, provided such waste is properly handled, prepared, contained, stored, and located in conformance with this chapter and rules and regulations established and publicized by the Director of Public Works. Residential waste collection shall be provided once per week at no charge for a maximum of one 96-gallon container per property or dwelling unit, whichever is greater. The garbage cart must be one which was purchased from the City. All refuse must fit inside the garbage cart with the lid fully closed. Residential waste placed outside the garbage cart will not be collected, **except during periods as defined by the City.**
- (b) Recyclable waste to include co-mingled containers and paper shall be collected by the Department for all residential properties, up to and including six dwelling units, provided such waste is properly separated, handled, prepared, contained, stored, and located in conformance with this chapter and rules and regulations established and publicized by the Director of Public Works. Recycling is mandatory, and residents will be required to comply with recycling regulations. Curbside recycling waste collection shall be provided once every two weeks to each household. There is no limit on the number of recycling carts collected at each residence. The recycling cart must be one which was purchased from the City. Recycling waste shall be placed out for collection separate from other residential waste on

the regular collection day. All recycling waste must fit inside the recycling cart with the lid fully closed. Recycling waste placed outside the recycling cart will not be collected.

(c) Special assessment for extra solid waste pick-up.

- (1) In those instances where the periodic solid waste pick-up is not followed by residents or property owners, the Director of Public Works, or their designee, is hereby authorized, when scheduling time permits, to dispatch City crews to remove the following:
 - a. Solid waste;
 - b. Tires;
 - c. Batteries;
 - d. Waste oil;
 - e. Yard waste;
 - f. Electronic waste;
 - g. Construction, remodeling, and demolition waste;
 - h. Bulky waste; or
 - i. Other items that are placed out for collection that would not normally be collected.

Any items removed are subject to removal charges noted below and any cost of disposal.

- (2) The costs of such removal shall be the hourly rate (including fringe benefits) per employee dispatched, plus truck charges and administration fees, for the time spent collecting such solid waste from the time of dispatch to the time the truck returns to the municipal garage. There shall be a three-tenths-hour minimum charge for such dispatch. Should City crews be dispatched at a time to collect such solid waste items which requires the City to incur overtime, the appropriate hourly rate will be charged (whether time and one-half or double-time).
- (3) Should the property owner fail to pay such charge as invoiced within 30 days of the date of the invoice, the same shall become a lien upon the property as provided in Wis. Stats. § 66.0627 and subsection (h) of this section, on behalf of the City of Green Bay and carrying such interest as has been determined by the Common Council.
- (4) The City will schedule two bulky waste collection periods annually during which residents will not be charged. During these periods, the City will collect up to two cubic yards of bulky waste per residence placed outside of a trash cart. At all other times, the above rules shall apply.
- (5) The City will schedule four overflow residential waste collection periods annually during which residents will not be charged. During these periods, the City will collect up to four 32-gallon bags of waste per residence placed outside of a trash cart. At all other times, the above rules shall apply.

- (6) Bulky waste may be disposed of by residents using the bulky waste drop-off locations provided by the City at no cost to the residents. The drop-off locations are for bulky waste only. Disposal of overflow volumes of residential waste at the drop-off locations is prohibited.
- (d) Separation of recyclable waste.
 - (1) The following recyclable materials from single-family and two- to six-unit residences, multifamily dwellings and nonresidential facilities and properties shall be separated from other solid waste:
 - a. Lead acid batteries.
 - b. Major appliances.
 - c. Waste oil.
 - d. Yard waste.
 - e. Aluminum containers.
 - f. Bi-metal containers.
 - g. Corrugated paper or other container board.
 - h. Foam polystyrene packaging.
 - i. Glass containers.
 - j. Magazines.
 - k. Newspapers.
 - l. Office paper.
 - m. Rigid plastic containers made of PETE and HDPE.
 - n. Rigid plastic containers made of PVC, LDPE, PP, PS and other resins, or multiple resins.
 - o. Steel containers.
 - p. Tires.
 - q. Electronic waste or E-waste.
 - (2) Separation requirements exempted. The separation requirements of subsection (d)(1) of this section do not apply to the following:
 - a. Occupants of single-family and two- to six-unit residences, multiple-family dwellings and nonresidential facilities and properties that send their solid waste to a processing facility licensed by the Wisconsin Department of Natural Resources that recovers the materials specified in subsection (d)(1) of this section from solid waste in as pure a form as is technically feasible.
 - b. Solid waste which is burned as a supplemental fuel at a facility if less than 30 percent of the heat input to the facility is derived from solid waste burned as supplemental fuel.

- c. A recyclable waste item specified in subsection (d)(1)a through o of this section for which a variance has been granted by the Department of Natural Resources under Wis. Stats. § 287.11(2m) or Wis. Admin. Code § NR 544.14.
- (e) Recyclable waste from buildings containing seven or more dwelling units.
 - (1) Recyclable waste shall not be collected by the City from buildings containing seven or more dwelling units. Owners of these buildings shall be responsible to provide collection and disposal of recyclable waste which is banned under Wis. Stats. Ch. 287. Items included in Wis. Stats. Ch. 287 are aluminum containers, corrugated paper or other container board, foam polystyrene packaging, glass containers, magazines or other material printed on similar paper, newspapers or other material printed on newsprint, office paper, rigid plastic containers, steel containers, and bi-metal steel/aluminum containers for carbonated and malt beverages. All owners or designated agents of rented and leased residential properties are required to do all the following:
 - a. Notify tenants in writing at the time of renting or leasing the dwelling and at least semi-annually thereafter about the established recycling program.
 - b. Provide adequate, separate containers to tenants for the separation of recyclable waste included in the ban.
 - c. Provide for the collection and recycling of recyclable materials separated from solid waste by the tenants and the delivery of the materials to a recycling facility.
 - d. Notify tenants of reasons to reduce and recycle solid waste, which materials are collected, how to prepare the materials in order to meet processing requirements, collection methods or sites, locations and hours of operation and a contact person, including a name, address and telephone number.

All owners of these buildings are required to comply with state statutes which ban the items listed above from landfilling and incineration.
 - (2) The requirements specified in subsection (e)(1) of this section do not apply to the owners or designated agents of multifamily dwellings if the solid waste generated within the dwellings is treated at a processing facility licensed by the Department of Natural Resources that recovers for recycling the materials specified in subsection (d)(1)e through o of this section from solid waste in as pure a form as is technically feasible.
- (f) Recyclable waste from nonresidential facilities.
 - (1) Recyclable waste shall not be collected by the City from nonresidential facilities and properties. Owners of these buildings shall be responsible to provide collection and disposal of recyclable waste which is banned under Wis. Stats. Ch. 287.
 - (2) Recycling laws apply to both residential properties and nonresidential facilities and properties. All nonresidential facilities or properties are required to separate the materials subject to Wis. Stats. Ch. 287.
 - (3) Owners or designated agents of nonresidential facilities and properties shall do all of the following to the materials specified in subsection (d)(1)e through o of this section:

- a. Notify in writing, at least semi-annually, all users, tenants and occupants of the properties about the established recycling program.
 - b. Provide adequate, separate containers for the collection of recyclable materials.
 - c. Provide for the collection of the materials separated from the solid waste by the users, tenants and occupants and the delivery of the materials to a recycling facility.
 - d. Notify users, tenants and occupants of reasons to reduce and recycle, which materials are collected, how to prepare materials in order to meet the processing requirements, collection methods or sites, locations and hours of operation, and a contact person or company, including a name, address, and telephone number.
- (4) The requirements specified in subsection (f)(2) of this section do not apply to the owners or designated agents of nonresidential facilities and properties if the solid waste generated within the facility or property is treated at a processing facility licensed by the Department of Natural Resources that recovers for recycling the materials specified in subsections (d)(1)e through o of this section from solid waste in as pure a form as is technically feasible.
- (g) The Director of Public Works is hereby authorized to control the collection, removal, and hauling of solid waste in the City in conformity with the following administrative regulations:
 - (1) Solid waste not collected by the City.
 - a. Industrial waste.
 - b. Manufacturing waste.
 - c. Hazardous and/or toxic waste.
 - d. Nauseous and/or offensive waste.
 - e. Sewage plant refuse.
 - f. Batteries.
 - g. Tires.
 - h. Waste oil.
 - i. Medical and infectious waste.
 - (2) Preparation.
 - a. Residential and commercial waste including miscellaneous refuse may be mixed and placed in a common container. Yard waste and recyclables are prohibited from being mixed with other waste.
 - b. Residential or commercial refuse and garbage shall be wrapped, packaged, and/or bundled and drained of any liquid.
 - c. Recyclable material such as glass, plastic bottles, tin, paper, cardboard and aluminum cans shall be co-mingled and placed in one container.

- d. To the greatest extent practicable, the recyclable materials separated from solid waste shall be clean and kept free of contaminants such as food, product residue, oil or grease, or other nonrecyclable materials.
 - e. Branches, limbs, and cuttings from trees shall be cut in three-foot to eight-foot lengths and must be at least one-half inch in diameter when set out for collection. No brush will be picked up by the City when generated from vacant property or new building construction or from any contracted job. If said brush is not disposed of properly by the owner or contractor, the City will dispose of it and charge the property owner the actual cost.
 - f. Bulky waste will be picked up by a special collection crew. All amounts collected will be charged a fee except as designated in subsection (e)(4) of this section. Said fee is to be a charge per cubic yard and will be established by resolution annually by the Common Council. Items placed out due to periodic change of tenancy (move-outs) from residences shall be charged for said service and proper disposal.
 - g. Hot cinders, ashes, or any smoldering embers shall not be placed in any collection container; however, cold ashes shall not be placed in cardboard or paper containers, but shall only be placed in sealed/tied plastic bags of a type and composition suitable for handling and disposal.
- (3) Tipper cart—Garbage and refuse.
- a. The cost of all garbage tipper carts provided by the City shall be at a charge established by resolution. One tipper cart shall be provided to each property with a maximum capacity of 96 gallons. All tipper carts must be purchased from the City.
 - b. All tipper carts for the storage of solid waste shall be maintained in such a manner as to prevent the creation of a nuisance to public health and safety.
 - c. Any tipper cart deemed defective or otherwise inadequate by the Director of Public Works shall be replaced within one week's time following notification by the City.
 - d. Any defective tipper cart not replaced subsequent to the notification shall result in the issuance of a citation.
- (4) Tipper cart—Recycling.
- a. The cost of all recycling tipper carts provided by the City shall be at a charge established by resolution. A minimum of one tipper cart is required at each residential unit as long as there are no more than six such units in a building. All tipper carts must be purchased from the City.
 - b. All tipper carts for the storage of recyclable waste shall be maintained in such a manner as to prevent the creation of a nuisance to public health and safety.
 - c. Any tipper cart deemed defective or otherwise inadequate by the Director of Public Works shall be replaced within one week's time following notification by the City.

- d. Any defective tipper cart not replaced subsequent to the notification shall result in the issuance of a citation.
- (5) Storage and collection.
- a. The owner and/or occupant of any premises shall be responsible for proper and sanitary storage, separation and preparation of all solid waste accumulated at that premises until collected by the collecting and transporting service.
 - b. Manufactured and mobile home park and condominium waste. On the scheduled day of collection, manufactured and mobile home park and condominium waste shall be properly prepared and placed at the curblane of the adjacent public street. No collection will be made on private property or in alleys, unless provided for by the Common Council and meeting the following conditions:
 - 1. The property owner and lessee, if applicable, shall provide the City with an indemnification and hold harmless agreement protecting the City from any and all liability for coming upon such private property, in a form to be approved by the City Attorney's Office.
 - 2. The property owner shall also maintain a policy of liability insurance, the terms and limits of which shall be determined by the City Insurance Department, in which the City of Green Bay shall be named as an additional insured, protecting it from any and all liability for coming upon said property.
 - 3. City collection vehicles are able to enter and leave the private property while proceeding in a forward motion, the private driveways or streets are of an adequate width to safely accommodate City collection vehicles and the solid waste is placed out for collection in an open area readily accessible for collection.
 - 4. If waste stored on private property is not disposed of properly, the City will see that proper disposal is made and charge the property owner the actual cost of said disposal.
 - c. Residential waste. Waste materials shall be stored in a manner which protects them from wind, rain, and other inclement weather conditions. Residential waste shall be placed in a garbage cart and placed at the curb a minimum of four feet from ~~regular recycling waste~~ **obstructions such as other tipper carts, trees, signposts, traffic signals and power poles** for collection. Pick-ups shall not be made on residential private property or in the alley adjoining residential property, except for manufactured and mobile home parks and condominiums as defined above.
 - d. Recyclable waste. Recyclable materials shall be stored in a manner which protects them from wind, rain, and other inclement weather conditions. Recyclable wastes shall be placed in a recycling cart and placed at the curb a minimum of four feet from ~~regular solid waste~~ **obstructions such as other tipper carts, trees, signposts, traffic signals and power poles** for collection. Recyclable waste collection shall be made on the same day as regular solid waste collection. Pick-ups shall not be made on residential private property, or in the alley adjoining

residential property except for manufactured and mobile home parks and condominiums as defined above.

- e. Manufactured and mobile home park and condominium waste. Waste from manufactured and mobile home parks and condominiums shall be considered residential waste and shall be stored and collected under the provisions of subsection (g)(5)b of this section.
- f. Any solid waste, when placed out for collection, shall be out by 6:00 a.m. ~~from June 1 through August 31 and shall be out by 7:00 a.m. from September 1 through May 31~~ on the scheduled day of collection, but shall not be placed out more than 12 hours before collection day and shall be removed not more than 12 hours after collection day. Solid waste for collection shall be placed along the curblane immediately adjacent to the property which has generated the solid waste. Failure to comply may result in the issuance of a citation.
- g. Items too large or otherwise unsuitable for storage containers shall be stored in a nuisance-free manner consistent with regulations established by the Director of Public Works.
- h. All solid waste placed out for collection becomes City property upon being collected.
- i. Garbage, recycling, or refuse containers shall be stored during the time period between collection days in the following locations:
 - 1. Tipper carts shall not be stored within 15 feet of the public right-of-way.
 - 2. Tipper carts shall not be stored on any street side or alongside of a building unless the cart is completely screened from view of an observer located at the public right-of-way.
 - 3. Tipper carts shall be stored in the backyard, garage, or any other convenient discreet location.
 - 4. All tipper carts must be stored with the lids completely closed.
 - 5. Carts shall not be stored near a furnace, grill or any other heat source.
- j. There shall be no variance from this section without the prior approval of the Director of Public Works therefor.
- k. Any garbage, recycling, yard waste, or refuse container stored in violation of this chapter, irrespective of the provisions of subsection (g)(5)i of this section, shall be subject to the following:
 - 1. The Director of Public Works shall have the authority to order that any exterior storage of garbage, recyclables, or refuse be enclosed in a structure if, in their determination, the storage of such garbage, recyclables, or refuse is unsanitary or creates or tends to create a nuisance to public health or safety.
 - 2. In determining whether an exterior storage structure shall be required under this section, the Director of Public Works shall take into account the location

of the waste storage, its proximity to residential areas, the likelihood of human exposure or contact with the waste storage areas, and the type of waste being stored. These considerations are to be deemed illustrative and not exclusive.

3. All structures ordered under this section shall be at least three-sided and constructed of opaque materials sufficient to ensure the waste is concealed from view from the exterior of the three sides. The walls of the structure shall be of a height equal to one foot taller than the garbage or refuse receptacle, but in no event in excess of six feet in height, and shall be maintained in a neat and orderly manner.
4. Any person aggrieved by such an order by the Director of Public Works to enclose said waste containers shall have the opportunity to bring such order before the Improvement and Service Committee for its review within 30 days of the issuance of the order.

(h) All charges by the City of Green Bay for early set-out as defined in subsection (g)(5)f of this section and bulk pick-ups must be paid within 30 days after the billing date or said charge will become a lien on the property according to Wis. Stats. § 66.0627 and will be added to that year's taxes with interest.

(Code 1984, § 9.02; Ord. No. 47-03; Ord. No. 43-04; Ord. No. 59-04; Ord. No. 13-11; Ord. No. 8-13; Ord. No. 25-13)

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

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

Dated at Green Bay, Wisconsin, this _____ day of _____, 2023.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

10/24/2023

law



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

MEETING DATE

December 19, 2023

PREPARED BY

Matt Buchanan, Staff

AGENDA ITEM # L.1

To enter into a professional services agreement with Stantec in the amount of \$486,750.00 as the environmental consultant for the EPA Brownfields Assessment Grant.

BACKGROUND

The City of Green Bay was recently awarded a \$500,000.00 Brownfields Assessment Grant from the U.S. Environmental Protection Agency (EPA). To implement the grant, the City must contract with a qualified environmental professional to conduct Phase I and Phase II Environmental Site Assessments, Remedial Action Plans, brownfield inventories, public engagement, and related environmental consulting services. The environmental professional will also assist in identifying, securing, and potentially implementing additional brownfields-related funding opportunities. The work would be conducted through the grant period, ending in 2027.

The City of Green Bay's Purchasing Division coordinated a Request for Proposals (RFP), to which seven qualified vendors responded with formal submissions. An internal evaluation team scored the proposals based on the attached established criteria. The evaluation process resulted in Stantec receiving the highest combined score.

RECOMMENDATION

Approval to enter into a professional services agreement with Stantec in the amount of \$486,750.00.

FISCAL IMPACT

The \$486,750.00 in costs for environmental services would be fully reimbursable by the EPA Brownfields Assessment Grant.

ATTACHMENTS

- I. 2023-52 Intent to Award with Bid Summary 12-7-2023



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

Phone 920.448.3047
Fax 920.448.3050

12/5/2023

RE: Notice of Intent to Award
RFP # 2023-52 EPA Brownfields Assessment Grant

Dear Sir/Madam:

The evaluation of proposals received for this RFP has been completed and the following is recommended for award:

The City of Green Bay Community & Economic Development is recommending awarding the EPA Brownfields Cleanup Grant to Stantec Consulting in the amount of \$486,750.

The recommended award will be brought for approval before the next Redevelopment Authority Committee meeting scheduled for December 12, 2023 @ 1:30 PM.

The meeting is open to the public and attendance is not required. As the room and time may change, please confirm the date, time, and location if you plan to attend.

Please see the summary of bids received for this project.

Thank you for your continued interest in doing business with the city of Green Bay. If you have any questions, or require additional information, please feel free to contact me at 920-448-3049.

Sincerely,

Thomas J. Walenski

Thomas J. Walenski
Procurement Manager
City of Green Bay

Attachment

Cc: Matt Buchanan

CITY OF GREEN BAY BID SUMMARY		
RFP #2023-52 BROWNFIELDS ASSESSMENT GRANT		
ISSUED: 9/18/2023 DUE: 12/5/2023		
CC: 90629, 91843, 92535, 92600, 96132		
Scoring Criteria & Points		

		Highest Score (Avg.)			---->			---->			---->			---->			---->			Lowest Score (Avg.)		
Evaluation Team Total Possible Points		Stantec			Sigma			GEI			Fehr Graham			Terracon			Shannon & Wilson			Giles		
	Categories	Option #1			Option #2			Option #3			Option #4			Option #5			Option #6			Option #7		
		EV1	EV2	EV3	EV1	EV2	EV3	EV1	EV2	EV3	EV1	EV2	EV3	EV1	EV2	EV3	EV1	EV2	EV3	EV1	EV2	EV3
35	General Experience & Qualifications of the Firm and Key Personnel Assigned to City	35	35	35	35	33	34	35	35	34	30	35	32	35	33	31	32	33	32	30	30	30
30	Management Outline	30	30	30	29	30	28	30	30	26	30	30	26	30	20	25	30	25	28	27	30	24
25	Price	20	25	23	21	25	23	19	24	22	23	25	24	25	25	25	22	25	24	19	24	22
10	References	10	10	10	10	10	9	9	10	10	10	4	8	10	8	9	7	8	8	7	8	7
100	Vendor Score(s) (Total Possible Points = 100)	95	100	98	95	98	94	93	99	92	93	94	90	100	86	90	91	91	92	83	92	83
		97.67			95.67			94.67			92.33			92.00			91.33			86.00		

Recommendation: Award Stantec (Option #1) as the highest scoring vendor that provided the best overall solution and value to the City of Green Bay.



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

MEETING DATE

December 19, 2023

PREPARED BY

AGENDA ITEM # M.1

To approve the request by Department of Public Works to adopt the proposed 2024 Sanitary Sewer Service Charges.

BACKGROUND

The sanitary sewer service charges are determined annually based on the City of Green Bay's approved budget and Green Bay Metropolitan Sewage District 2024 rates. The City's proposed 2024 rate for an average residential customer is \$152.26. The volume charge is \$6.17 per 100 cubic feet.

RECOMMENDATION

To approve the proposed 2024 Sanitary Sewer Service Charges.

FISCAL IMPACT

The proposed rates are based on the City's approved 2024 Sanitary Sewer District Budget.

ATTACHMENTS

1. 2024 Proposed Sanitary Sewer Service Charges
2. Sanitary Sewer Rate History 1999 - 2024
3. Sanitary Sewer Rate History Graph 1999 - 2024

**CITY OF GREEN BAY
PROPOSED 2024
SANITARY SEWER SERVICE CHARGES**

SECTION 42-30. (c)1. NON-MONITORED USERS

(c)1.a. Normal Sewage Strength Parameters Five Year Average

Biochemical Oxygen Demand (BOD)	= 256 ppm
Suspended Solids (S.S.)	= 420 ppm
Phosphorous	= 6.9 ppm
Total Kjeldahl Nitrogen (TKN)	= 40.6 ppm

(c)1.b. Service Charge

Service Charge = Customer Charge + Volume Charge

(c)1.c. Customer Charge

<u>Meter Size</u> (Inches)	<u>Monthly</u> <u>Billed Customers</u> <u>Allowance Amount</u>		<u>Quarterly</u> <u>Billed Customers</u> <u>Allowance Amount</u>	
	(100 c.f.)	(\$)	(100 c.f.)	(\$)
5/8 or 3/4	1	\$ 19.70	3	\$ 42.20
1	3	34.90	9	86.10
1 1/2	5	50.20	15	130.10
2	10	89.10	30	241.90
3	20	196.10	60	554.20
4	30	290.00	90	801.90
6	65	566.80	195	1,581.50
8	175	1,311.50	510	3,672.00
10	250	1,862.30	750	5,332.00

c.f. = cubic feet

(c)1.d. Volume Charge

Green Bay Metropolitan Sewage District (GBMSD) Rates for the current period are:

Volume:	\$1.00924/1,000 gallons
BOD:	\$0.60090/pound
Suspended Solids.....	\$0.69949/pound
Phosphorous:	\$2.60560/pound
TKN:	\$0.84167/pound

Based on GBMSD Rates, Volume Charges are as follows:

The GBMSD charge shall be:..... \$3.88/100 cubic feet

The City charge shall be:..... \$2.29/100 cubic feet

The total volume charge shall be: \$6.17/100 cubic feet

Section 42-30. (c)2. MONITORED USERS

Abnormal Strength Sewage

(c)2.a. Service Charge

Service Charge = Monthly Customer Charge + Quantity Charge
+ Sampling Charge

(c)2.b. Monthly Customer Charge

\$307.00 per month

(c)2.c. Quantity Charges

	<u>GBMSD Rate</u>	<u>City Rate</u>	<u>Total Rate</u>
Volume:	\$0.75491/100 c.f. ^(a)	\$2.29/100 c.f.	\$3.04491/100 c.f.
BOD:	\$0.60090/pound	--	\$0.60090/pound
SS:	\$0.69949/pound	--	\$0.69949/pound
Phosphorous:	\$2.60560/pound	--	\$2.60560/pound
TKN:	\$0.84167/pound	--	\$0.84167/pound

^(a)Equivalent to \$1.00924/1,000 gallons
c.f. = cubic feet

(c)2.e. Sampling Charge

Sample Collection (\$15) & Analysis (\$52.50) = \$67.50 per sample

Sampler Rental = \$42.00 per day

**CITY OF GREEN BAY
SANITARY SEWER DISTRICT RATE HISTORY
(1999 - 2024)**

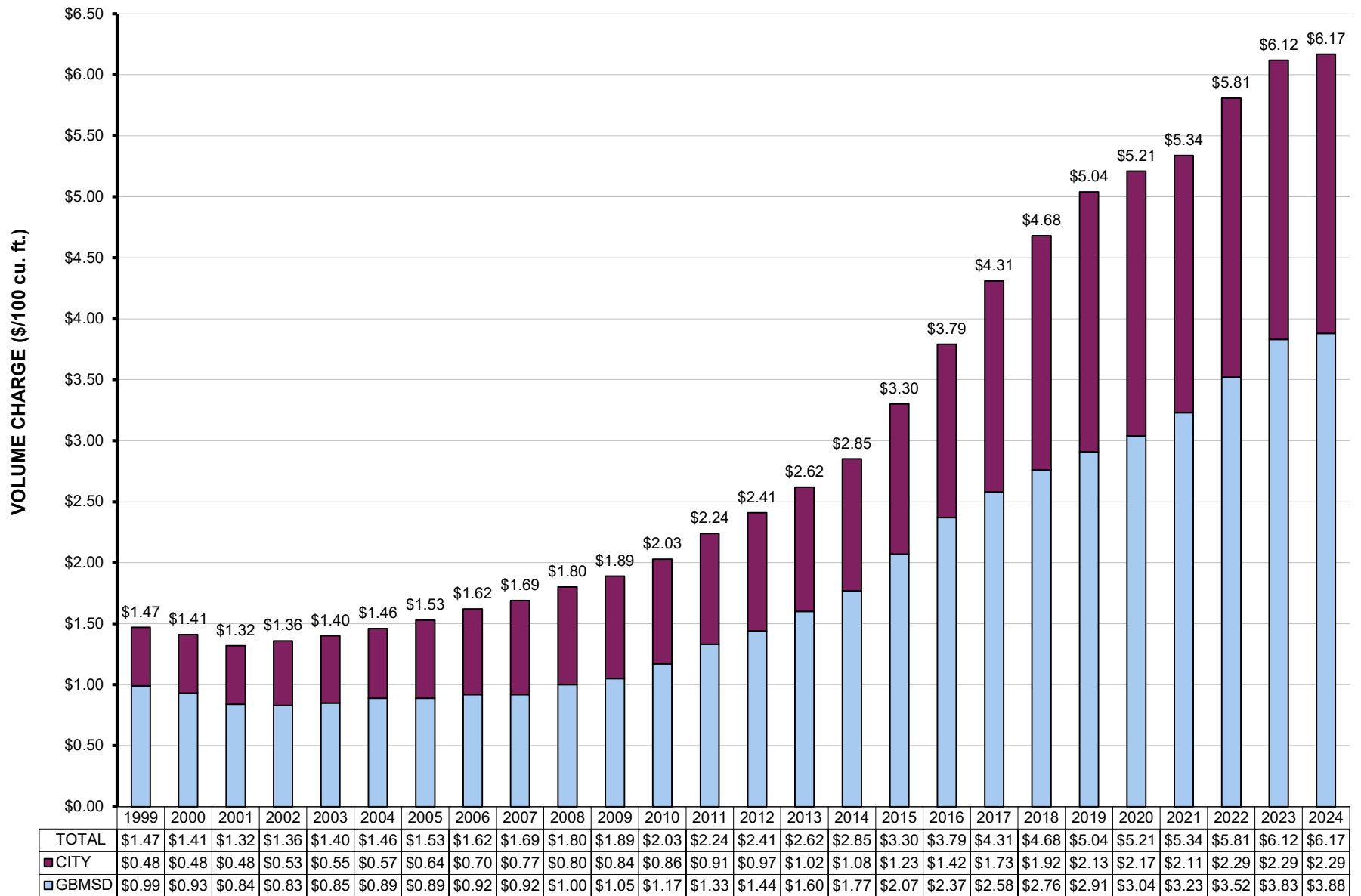
YEAR	VOLUME CHARGE NON-MONITORED USERS			MINIMUM CHARGE NON-MONITORED USERS				QUARTERLY CHARGE (AVERAGE RESIDENTIAL CUSTOMER)	BUDGET
	GBMSD	CITY	TOTAL	I/I	VOLUME	BILLING	TOTAL		
1999	\$0.99	\$0.48	\$1.47	\$3.00	\$4.41	\$5.40	\$12.81	\$39.27	\$12,744,500.00
2000	\$0.93	\$0.48	\$1.41	\$3.00	\$4.23	\$5.51	\$12.74	\$38.12	\$12,300,000.00
2001	\$0.84	\$0.48	\$1.32	\$3.00	\$3.96	\$5.62	\$12.58	\$36.34	\$14,744,000.00
2002	\$0.83	\$0.53	\$1.36	\$3.12	\$4.08	\$5.44	\$12.64	\$37.12	\$14,601,010.00
2003	\$0.85	\$0.55	\$1.40	\$3.12	\$4.20	\$5.44	\$12.76	\$37.96	\$14,707,890.00
2004	\$0.89	\$0.57	\$1.46	\$3.27	\$4.38	\$5.61	\$13.30	\$39.58	\$14,914,160.00
2005	\$0.89	\$0.64	\$1.53	\$3.91	\$4.59	\$4.94	\$13.50	\$41.04	\$15,165,010.00
2006	\$0.92	\$0.70	\$1.62	\$4.29	\$4.86	\$4.62	\$13.80	\$42.96	\$15,234,270.00
2007	\$0.92	\$0.77	\$1.69	\$4.80	\$5.07	\$4.63	\$14.50	\$44.92	\$15,523,730.00
2008	\$1.00	\$0.80	\$1.80	\$5.23	\$5.40	\$4.74	\$15.40	\$47.80	\$15,700,210.00
2009	\$1.05	\$0.84	\$1.89	\$5.41	\$5.67	\$5.33	\$16.40	\$50.42	\$13,977,596.00
2010	\$1.17	\$0.86	\$2.03	\$5.72	\$6.09	\$5.57	\$17.40	\$53.94	\$15,658,490.00
2011	\$1.33	\$0.91	\$2.24	\$6.52	\$6.72	\$5.06	\$18.30	\$58.62	\$16,355,716.00
2012	\$1.44	\$0.97	\$2.41	\$6.60	\$7.23	\$5.01	\$18.80	\$62.18	\$17,593,540.00
2013	\$1.60	\$1.02	\$2.62	\$6.67	\$7.86	\$5.07	\$19.60	\$66.76	\$17,183,170.00
2014	\$1.77	\$1.08	\$2.85	\$6.00	\$8.55	\$5.42	\$20.00	\$71.30	\$18,623,220.00
2015	\$2.07	\$1.23	\$3.30	\$6.59	\$9.90	\$5.41	\$21.90	\$81.30	\$20,000,120.00
2016	\$2.37	\$1.42	\$3.79	\$8.98	\$11.37	\$5.57	\$25.90	\$94.12	\$21,522,582.00
2017	\$2.58	\$1.73	\$4.31	\$9.00	\$12.93	\$5.56	\$27.60	\$105.18	\$24,325,816.00
2018	\$2.76	\$1.92	\$4.68	\$9.74	\$14.04	\$5.93	\$29.70	\$113.94	\$25,995,950.00
2019	\$2.91	\$2.13	\$5.04	\$10.72	\$15.12	\$5.90	\$31.70	\$122.42	\$28,754,196.00
2020	\$3.04	\$2.17	\$5.21	\$10.24	\$15.63	\$6.41	\$32.30	\$126.08	\$31,012,511.00
2021	\$3.23	\$2.11	\$5.34	\$11.52	\$16.02	\$6.66	\$34.10	\$130.22	\$31,176,695.00
2022	\$3.52	\$2.29	\$5.81	\$11.57	\$17.43	\$6.94	\$35.90	\$140.48	\$31,181,361.00
2023	\$3.83	\$2.29	\$6.12	\$11.55	\$18.36	\$8.02	\$37.90	\$148.06	\$34,384,298.00
2024	\$3.88	\$2.29	\$6.17	\$15.18	\$18.52	\$8.50	\$41.20	\$152.26	\$34,761,601.00
% CHANGE	1.31	0.00	0.82	31.43	0.87	5.99	8.71	2.84	1.10

NOTE:

- 1) GBMSD VOLUME CHARGE = Cost of treatment of 100 cu. ft. of sewage with an estimated strength 256/420/6.9/40.6 (BOD, Suspended Solids, Phosphorous, TKN)
NOTE: TKN billing parameter added 01/01/92.
- 2) CITY VOLUME CHARGE = Service charge (per 100 cu. ft.) for such items as administrative costs, sewer repair, maintenance charges, etc.
- 3) I/I CHARGE = Quarterly charge for infiltration/inflow.
- 4) MINIMUM VOLUME CHARGE = Total volume charge x 300 cu. ft./qtr.
- 5) BILLING CHARGE = Cost for water Department to prepare bill.
- 6) QUARTERLY CHARGE = (average residential customer) = 1800 cu. ft. x total volume charge + minimum charge.

12/7/23

SANITARY SEWER DISTRICT RATE HISTORY



YEAR



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

MEETING DATE

December 19, 2023

PREPARED BY

AGENDA ITEM # M.2

To approve the acceptance of the \$741,187.50 National Coastal Resilience Fund (NCRF) grant from the National Fish and Wildlife Foundation (NFWF) with a local match of \$82,500 and to authorize the Director of Public Works to enter into necessary agreements.

BACKGROUND

- NFWF has awarded the City of Green Bay a \$741,187.50 grant through the National Coastal Resilience Fund.
- Grant funds will be used to develop a preliminary engineering design plan for landside shoreline protection and enhancement, causeway, and shoreline redevelopment addressing wave action, flood mitigation, improving water flow between the island and landside, and potential island measures to improve and expand habitat while allowing for waterfront public access and recreation.
- The project area is approximately ½ square mile located along the lower Bay of Green Bay shoreline and waterfront, east of the Fox River and south of Renard Island.
- The grant requires a local match of \$82,500; a \$50,000 cash contribution is pledged by McDonald Companies, \$25,000 in-kind by select City of Green Bay Public Works Department staff, and \$7,500 in-kind by GEI Consultants, Inc.
- City staff from the Public Works Department will be responsible for grant administration and reporting.

RECOMMENDATION

To approve acceptance of the \$741,187.50 NCRF grant from NFWF and authorization for the Director of Public Works to enter into necessary agreements with GEI Consultants, Inc and McDonald Companies.

FISCAL IMPACT

\$25,000 in-kind services by City DPW staff as part of the total \$82,500 grant match required.

ATTACHMENTS

1. NFWF NCRF Grant-Full Proposal with Attachments_06-28-2023
2. National Fish Wildlife Foundation Conditional Award Notification - Project 80528



EasyGrantsID: 80528

National Fish and Wildlife Foundation – National Coastal Resilience Fund 2023, Full Proposal

Title: Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay

Organization: City of Green Bay

Grant Information

Title of Project

Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay

Total Amount Requested	\$ 741,187.50
Matching Contributions Proposed	\$82,500.00
Proposed Grant Period	01/01/ 2024 - 12/31/ 2025

Project Description

This Project will develop a preliminary engineering design plan based on site evaluation, wave analysis, survey activities, and other assessments as needed. The design process will include evaluating various options, considering neighboring properties and projects, coordinating with stakeholders, and building upon earlier planning activities. The deliverable will be a 60% design for landside shoreline protection and enhancement, causeway, and shoreline redevelopment to address wave action, flood mitigation, improve water flow/movement between the island and landside, and potential island side measures to improve and expand habitat while allowing for waterfront public access and recreation. The implementation of the Project will provide a vibrant and welcoming community space.

Project Abstract

Green Bay, Wisconsin is already experiencing the effects of storm surge waves and flooding. The City of Green Bay estimates that as much of a third of the city could experience flooding with a convergence of water levels, wind direction, and a storm event. This is a scenario that cannot be ignored. The Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay project will not only benefit the residents at risk of flooding, but also all who visit the Green Bay waterfront, the Bay Beach Amusement Park, visit the Children's Museum, the light house, or the Bay Beach Wildlife Sanctuary. Creating a nature-based mitigation response to the environmental challenges to the lower bay in a heavily trafficked area provides a visible project utilizing innovative flood mitigation methods as well as an educational opportunity for visitors. Renard Island is one of the few publicly owned areas in Green Bay that could provide access to the shoreline and has the potential to become a great asset to the community, addressing climate change risks and advancing habitat conservation efforts in the Lower Green Bay / Fox River Area of Concern (AOC). Transforming Renard Island and surrounding shoreline into a vibrant wildlife habitat with the potential to provide a communal public space for learning and gatherings is a step towards aligning with the larger collective coastal resiliency initiatives in the Great Lakes region.

Organization and Primary Contact Information

Organization	City of Green Bay
Organization Type	State or Local Government
City, State, Country	Green Bay, Wisconsin, North America - United States

Region (if international)

Primary Contact	Kelly O'Malley
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NFWF

EasyGrantsID: 80528

National Fish and Wildlife Foundation – National Coastal Resilience Fund 2023, Full Proposal

Title: Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay

Organization: City of Green Bay

Position/Title
Phone and E-mail

x ; Kelly.OMalley@greenbaywi.gov

Additional Contacts

Role	Name



EasyGrantsID: 80528

National Fish and Wildlife Foundation – National Coastal Resilience Fund 2023, Full Proposal

Title: Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay

Organization: City of Green Bay

Project Location Information

Project Location Description	This project is within the The Lower Green Bay / Fox River AOC. Approximately 1.25 mile of the lower bay of Green Bay shoreline and waterfront to the east of the mouth of the Fox River and south of 55 acre Renard Island. Approximately 1/2 square miles of total area to be improved/restored.
Project Country(ies)	North America - United States
Project State(s)	Wisconsin
Project Congressional District(s)	District 8 (WI)

Permits and Approvals

Permits/Approvals Description:

Permits/Approvals Status:

Permits/Approvals Agency-Contact Person:

Permits/Approvals Submittal-Approval Date:



EasyGrantsID: 80528

National Fish and Wildlife Foundation – National Coastal Resilience Fund 2023, Full
Proposal

Title: Coastal Resiliency and Planning; Improvements for the Community and Environment
at the mouth of the Fox River – Green Bay

Organization: City of Green Bay

Activities and Outcomes

Funding Strategy: Capacity, Outreach, Incentives

Metric: Resilience - Outreach/ Education/ Technical Assistance - # people reached

Required: Recommended

Description: Enter the number of people meaningfully engaged in the process of the proposed project. Please indicate the groups targeted by outreach efforts and how they will be engaged.

Starting Value	50.00 # people reached
Target value	250.00 # people reached

Note: Building upon previous stakeholder work, a high level of engagement throughout the design process will help to ensure the design reflects the values and meets the needs of the surrounding communities. This project will engage multiple community-level partners and residents to inform the 60% design. This, in turn, will help to maximize benefits for the affected communities as well as increase the likelihood of community leaders advancing the project from 60% design to implementation. Through our efforts, we seek to foster community engagement and pursue collaborative management that will lead to measurable conservation benefits. For this project, key partners, community members and stakeholders include:

- Property owners or residents who would be potentially affected by this project.
- People who would benefit from increasing coastal resiliency in Green Bay.
- Experts, educators, or researchers in topics relevant to the project.
- Community leaders or members of vulnerable groups.
- Representatives from businesses, municipalities, agencies, counties, or non-profit organizations with interest in increasing coastal resiliency in Green Bay.

Multiple avenues for engagement will be pursued. At the beginning of the grant project, key partners and community leaders will be invited to participate on the Project Team. Periodic meetings will be held to give updates to the team and provide opportunities for team members to share feedback and direction. This is also a great way to grow the knowledge and support of key stakeholders for resilience efforts.

As the draft of the design nears completion, key stakeholders and the broader community will be invited to participate in a self-guided tour of the project area. The tour will include large printed proposed designs posted along the existing trail from Bay Beach to South Bay. The prints will provide “before and after” visuals at key focal points comparing the proposed design to existing conditions. A volunteer or project staff member will be posted at each stop along the tour to answer questions and highlight points of interest. Tour participants will be given a handout that describes the project background and purpose. A questionnaire will be included to collect input and feedback on the design from participants. Invitations to the event will be mailed or emailed to key stakeholders. Local media and the broader community will be invited through press releases as well as announcements shared through social media and partner networks. Results will be shared with the Project Team and used to inform design revisions.



EasyGrantsID: 80528

National Fish and Wildlife Foundation – National Coastal Resilience Fund 2023, Full
Proposal

Title: Coastal Resiliency and Planning: Improvements for the Community and Environment
at the mouth of the Fox River – Green Bay

Organization: City of Green Bay

Knowing that not everyone will have the opportunity to participate in person, an online option will be provided. This may include a story map paired with an online questionnaire. As the project progresses, one-on-one meetings with key stakeholders who substantially support or oppose the plans or representatives from vulnerable groups may be conducted. This would provide an additional opportunity for those stakeholders to give direct input.

Support and buy-in from community leaders, affected landowners and other stakeholders is critical to the project's success. To help maintain momentum from this planning and design phase into implementation, participants will have an opportunity to sign-up for project updates by email. This will provide an opportunity to let people know how their input was considered and reinforce the claim that the 60% design reflects the community's values and needs.

Funding Strategy: Planning, Research, Monitoring

Metric: Resilience - Restoration planning/design/permitting - # E&D plans developed

Required: Recommended

Description: Enter the number of Engineering and Design plans developed. Generally there will be one plan per project to be constructed.

Starting Value	0.00 # E&D plans developed
Target value	4.00 # E&D plans developed

Note: There are high level concepts in existence now, but no actual concept plans or engineered documents. This project will result in creation of concept plans and partial (30-60%) engineered documents.

Funding Strategy: Capacity, Outreach, Incentives

Metric: Resilience - Volunteer participation - # volunteers participating

Required: Recommended

Description: Enter the number of volunteers engaged in assessment of sites and preliminary design. Please include the percent design to be completed at the conclusion of the project in the notes

Starting Value	0.00 # volunteers participating
Target value	5.00 # volunteers participating

Note: Goal is to have students from the University of Wisconsin - Green Bay or other nearby universities participate in data collection and assessments of the site. No students have been involved in prior efforts completed. This phase would be data collection to support the 30-60% design.



EasyGrantsID: 80528

National Fish and Wildlife Foundation – National Coastal Resilience Fund 2023, Full
Proposal

Title: Coastal Resiliency and Planning; Improvements for the Community and Environment
at the mouth of the Fox River – Green Bay

Organization: City of Green Bay



EasyGrantsID: 80528
 National Fish and Wildlife Foundation –
 National Coastal Resilience Fund 2023, Full
 Proposal

Title: Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay
 Organization: City of Green Bay

I. PERSONNEL									\$50,937.50
Staff Name	Position	Annual Salary	Project Hours	Hourly Rate	LOE (%)	Project Salary	% Fringe	\$ Fringe	Total Personnel
Kelly O'Malley	Project Manager	\$62,000.00	750.00	\$29.81	36	\$22,355.77	30.00	\$6,706.73	\$29,062.50
Kelli Mincheski	Project Scientist	\$70,000.00	500.00	\$33.65	24	\$16,826.92	30.00	\$5,048.08	\$21,875.00
Totals						\$39,182.69		\$11,754.81	\$50,937.50

II. TRAVEL	\$250.00
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Domestic Airfare – Per Flight

Purpose/Destination	Unit Cost	Quantity	Total Cost
SubTotal			\$0.00

International Airfare – Per Flight

Purpose/Destination	Unit Cost	Quantity	Total Cost
SubTotal			\$0.00

Train – Per Ticket

Purpose/Destination	Unit Cost	Quantity	Total Cost
SubTotal			\$0.00



EasyGrantsID: 80528

National Fish and Wildlife Foundation –

National Coastal Resilience Fund 2023, Full

Proposal

Title: Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay

Organization: City of Green Bay

Rental Car – Per Day

Purpose/Destination	Days/Duration	Unit Cost	Quantity	Total Cost

SubTotal **\$0.00**

Taxis – Per Trip

Purpose/Destination	Unit Cost	Quantity	Total Cost

SubTotal **\$0.00**

Mileage – Per Mile

Purpose/Destination	Unit Cost	Quantity	Total Cost
Mileage for site access to/from office	\$1.00	250	\$250.00

SubTotal **\$250.00**

Gasoline – Per Gallon

Purpose/Destination	Unit Cost	Quantity	Total Cost

SubTotal **\$0.00**

Per Diem (M&IE) – Per Day

Purpose/Destination	Days/Duration	Unit Cost	Quantity	Total Cost

SubTotal **\$0.00**



EasyGrantsID: 80528
National Fish and Wildlife Foundation –
National Coastal Resilience Fund 2023, Full
Proposal

Title: Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay
Organization: City of Green Bay

Lodging – Per Night

Purpose/Destination	Days/Duration	Unit Cost	Quantity	Total Cost

SubTotal \$0.00

Meals (no M&IE) – Per Meal

Purpose/Destination	Days/Duration	Unit Cost	Quantity	Total Cost

SubTotal \$0.00

III. EQUIPMENT \$0.00

Item Name	Description	Unit Cost	Quantity	Total Cost

IV. MATERIALS & SUPPLIES \$0.00

Type	Purpose	Unit of Measure	Unit Cost	Quantity	Total Cost

V. CONTRACTUAL SERVICES \$690,000.00

Subcontract/Contract – Per Agreement

Contractor Name	Description	Total Cost
Cason Land & Water Management, LLC	Bathymetry and Topo	\$90,000.00
Brennan (or other based on availability)	Geotechnical Investigation - Soil Borings	\$55,000.00
GEI Consultants, Inc.	Design, Engineering, Data Collection	\$545,000.00



EasyGrantsID: 80528
National Fish and Wildlife Foundation –
National Coastal Resilience Fund 2023, Full
Proposal

Title: Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay
Organization: City of Green Bay

SubTotal **\$690,000.00**

Subgrant – Per Agreement

Subrecipient	Description	Total Cost

SubTotal **\$0.00**

VI. OTHER DIRECT COSTS **\$0.00**

Type	Purpose	Unit of Measure	Unit Cost	Quantity	Total Cost

VII. TOTAL DIRECT COSTS **\$741,187.50**

VIII. INDIRECT COSTS **\$0.00**

Explanation of Modified Total Direct Cost Base(MTDC)	Rate Type	NICRA Expiration	\$MTDC	Rate(%)	Total Cost

IX. TOTAL PROJECT COSTS **\$741,187.50**



Title: Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay

Organization: City of Green Bay

Budget Narrative

Budget Narrative: Kelly O'Malley (City of Green Bay) – As a stormwater engineering technician for the City of Green Bay, Kelly understands the value of keeping our community clean and the importance of working with nature-based solutions. In previous positions, she has also provided and implemented sustainability measures and programs, and her mindset toward sustainability will continue on this project. Kelly will act as the main point of contact for the City of Green Bay for the administration and application of this grant funding. Kelli would also lead public stakeholder engagement.

Kelli Mincheski is an erosion control specialist and natural resource scientist with the City of Green Bay. Kelli has actively managed and supported similar projects throughout the Green Bay area since obtaining her Masters in Environmental Science and Policy from the University of Wisconsin Green Bay. Kelli would assist in collecting field data (wetland delineation, wildlife assessments, sediment assessments, etc.) and would actively participate in public stakeholder engagement.

The City of Green Bay will partner with local qualified experts to complete the work outlined in the proposal. This will allow the City to lead the project and donate staff time while also stimulating the local economy.

GEI Consultants, Inc. (Green Bay) Roles and Responsibilities

GEI will provide over 3,000 hours of design and data collection support as follows:

Katie Unke Ehrenberg (GEI) – Project Manager – Based out of GEI's Green Bay office, Katie has successfully managed and completed numerous large- and small-scale projects for private landowners, industries, municipalities, and state and federal clients throughout the Midwest. Katie will be the project manager for this project, keeping coordination between all firms involved seamless to keep the schedule and costs aligned with what was set forth at the beginning.

Brian Majka (GEI) – Restoration Design – Having a diverse background in restoration ecology, including soft shoreline engineering and stream restoration, Brian brings over 20 years of experience, including working in other AOCs. He is also currently leading efforts to develop Natural and Nature-Based Features Decision Support Tools for both New York and Michigan's Great Lakes coastal zones. For this project, he will be lead restoration design helping to develop nature-based solutions that are resilient and practical for the area.



EasyGrantsID: 80528

National Fish and Wildlife Foundation –
National Coastal Resilience Fund 2023, Full
Proposal

Title: Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay
Organization: City of Green Bay

Samuel Prentice, PE (GEI) – Water Resources Engineer – Sam has over 10 years of experience including hydraulic modeling of natural systems and design for habitat and wildlife restoration at a nearby AOC site with the Wisconsin DNR. His primary focus will be directing the site reconnaissance and data collection needs, coordinating bathymetry contractor, reviewing previous plans and reports to summarize past design efforts, and working as part of the team to select a design to mitigate flooding and use nature-based solutions to restore the project area.

Russell Titmuss, PE (GEI) – Waterfront Engineering – For over 35 years, Russell has been supporting waterfront and coastal projects across the United States and abroad. His vast experience includes the planning design of piers and wharves, industrial and commercial waterfront facilities, small boat facilities, passenger ferry berthing facilities, bulkheads, and shore protection. For this project, Russell will be focused on waterfront structure design and planning, such as wave attenuation and other shoreline protection.

Korin Doering (GEI) – Stakeholder Engagement/Community Outreach – Before joining GEI, Korin was the Winnebago Waterways Program Director for the Fox-Wolf Watershed Alliance. In this position, she managed multiple agencies giving her the skills to compromise, balance, and manage competing stakeholder interests. Furthermore, she has an intimate understanding of the project area and the knowledge of the key players and will work on this project to help manage and engage various stakeholders and partners throughout Green Bay.

Joe Caryl, CCM (GEI) – Construction Review and Cost Estimating – Joe has more than 20 years of experience leading and supporting design and construction teams on many projects around the Fox River, Green Bay, and throughout North America including soil/groundwater remediation, civil infrastructure, and restoration. These projects involved design support, constructability reviews, cost estimating, procurement support and project implementation on a range of projects. He currently consults and reviews cost estimates on construction and remediation projects at GEI will serve a similar role for this project.

Brennan or other qualified drilling contractor:

Supplemental geotechnical surveys (limited geotechnical surveys were completed in support of previous conceptual design efforts, but additional surveys may be needed for full design)

1. Personnel

Personnel -

Kelly O'Malley (City of Green Bay) – As a stormwater engineering technician for the City of Green Bay, Kelly understands the value of keeping our community clean and the importance of working with nature-based solutions. In previous positions, she



Title: Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay
Organization: City of Green Bay

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2. Travel

Domestic Airfare - Per Flight -

International Airfare - Per Flight -

Train - Per Ticket -

Rental Car - Per Day -

Taxis - Per Trip -

Mileage - Per Mile -

Mileage for:
Bathymetric/Topographic Surveys
Wetland Delineations and DQA
Wildlife Assessments
Pre-Restoration Monitoring

Gasoline - Per Gallon -

Per Diem (M&IE) - Per Day -

Per Diem for:
Bathymetric/Topographic Surveys
Wetland Delineations and DQA
Wildlife Assessments
Pre-Restoration Monitoring



Title: Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay
Organization: City of Green Bay

Lodging - Per Night -
Meals (No M&IE) - Per Meal -

3. Equipment

Equipment -

4. Materials and Supplies

Materials and Supplies -

5. Contractual Services

Subcontract/Contract - Per
Agreement -

The City of Green Bay will partner with local qualified experts to complete the work outlined in the proposal. This will allow the City to lead the project and donate staff time while also stimulating the local economy.

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Title: Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay

Organization: City of Green Bay

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NFWF

EasyGrantsID: 80528

National Fish and Wildlife Foundation –

National Coastal Resilience Fund 2023, Full

Proposal

Title: Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay

Organization: City of Green Bay

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Brennan or other qualified drilling contractor:

Supplemental geotechnical surveys (limited geotechnical surveys were completed in support of previous conceptual design efforts, but additional surveys may be needed for full design)

Subgrant - Per Agreement -

6. Other Direct Costs

Other Direct Costs -

7. Indirect Costs

Indirect Costs -



EasyGrantsID: 80528

National Fish and Wildlife Foundation – National Coastal Resilience Fund 2023, Full Proposal

Title: Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay

Organization: City of Green Bay

Matching Contributions

Matching Contribution Amount:	\$50,000.00
Type:	Cash
Status:	Pledged
Source:	McDonald Companies
Source Type:	Non-Federal
Description:	Chip McDonald, President of McDonald Companies has committed funds towards completion of this design project

Matching Contribution Amount:	\$25,000.00
Type:	In-kind
Status:	Pledged
Source:	City of Green Bay
Source Type:	Non-Federal
Description:	City employees have offered in kind services including labor and equipment

Matching Contribution Amount:	\$7,500.00
Type:	In-kind
Status:	Pledged
Source:	GEI Consultants, Inc.
Source Type:	Non-Federal
Description:	Volunteering of time and equipment

Total Amount of Matching Contributions:	\$82,500.00
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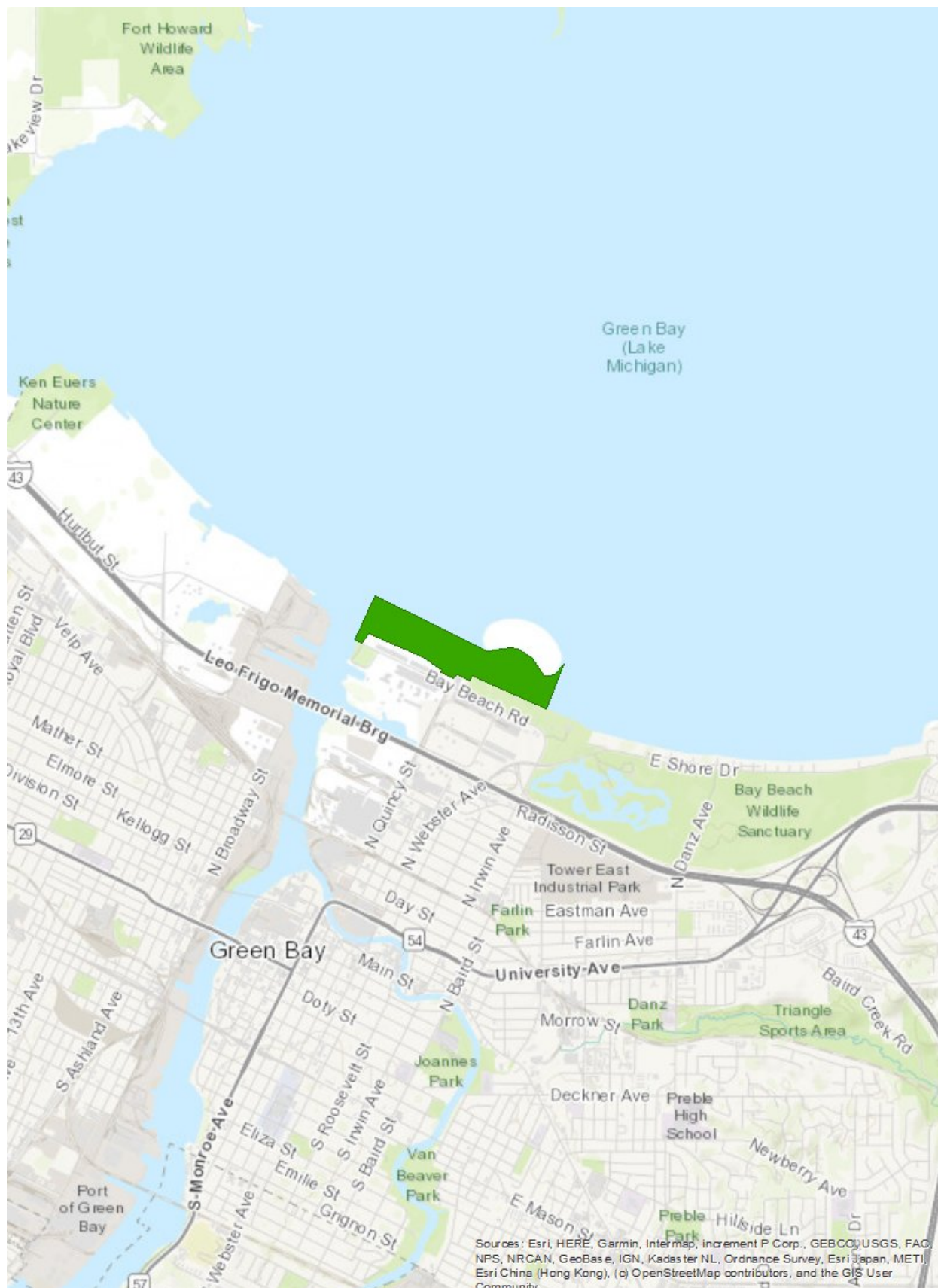
NFWF

EasyGrantsID: 80528

National Fish and Wildlife Foundation – National Coastal Resilience Fund 2023, Full Proposal

Title: Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay

Organization: City of Green Bay





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National Fish and Wildlife Foundation – National Coastal Resilience Fund 2023, Full Proposal

Title: Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay

Organization: City of Green Bay

The following pages contain the uploaded documents, in the order shown below, as provided by the applicant:

Upload Type	File Name	Uploaded By	Uploaded Date
NCRF Full Proposal Narrative 2023	_FULL PROPOSAL_2023-ncrf-proposal-Mouth of Fox River Green Bay.pdf	O'Malley, Kelly	06/28/2023
Project Map	Green Bay NCRF Project Site Map.pdf	O'Malley, Kelly	06/28/2023
Letters of Support	LOS_McDonaldCompanies_ForGreenBay.pdf	O'Malley, Kelly	06/28/2023
Letters of Support	LOS_FoxWolfWatershedAlliance_ForGreenBay.pdf	O'Malley, Kelly	06/27/2023
Letters of Support	LOS_MayorOfGreenBay_ForGreenBay.pdf	O'Malley, Kelly	06/27/2023
Letters of Support	LOS_TheNatureConservancy_ForGreenBay.pdf	O'Malley, Kelly	06/27/2023
Photos - Jpeg	1 - Beach Restoration Area.jpeg	O'Malley, Kelly	06/26/2023
Photos - Jpeg	2 - Renard Island Causeway.jpeg	O'Malley, Kelly	06/26/2023
Photos - Jpeg	3 - Flood Damage Parking.jpeg	O'Malley, Kelly	06/28/2023
Statement of Litigation	Statement+of+Litigation City of Green Bay.doc	O'Malley, Kelly	06/26/2023
Board of Trustees, Directors, or equivalent	City of Green Bay Common Council.pdf	O'Malley, Kelly	06/27/2023
Applicant Controls Questionnaire (Pre 6.15.23)	2023 NCRF Control and Capabilities - signed.pdf	O'Malley, Kelly	06/28/2023

The following uploads do not have the same headers and footers as the previous sections of this document in order to preserve the integrity of the actual files uploaded.



Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay

PART I – PROJECT OVERVIEW

1. Project Context:

The goal of this coastal resiliency and planning project is to develop a unified 30-60% design that reflects the needs of and is supported by the community to reduce wave impacts; mitigate flooding; create habitat for fish, shore birds, and native plants; and improve public access to the shoreline. Coastal resiliency preparedness and mitigation are critical to protecting communities against natural disasters that are increasing in severity and frequency. Green Bay, Wisconsin is already experiencing the effects of storm surge waves and flooding. The City of Green Bay (the City) estimates that as much as a third of the city could experience flooding during a 100-year storm event with the convergence of water levels, wind direction, and other factors. This is a scenario that cannot be ignored. The Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay project will not only benefit the residents at risk of flooding, but also all who visit the City's waterfront, Bay Beach Amusement Park, Children's Museum, lighthouse, and Bay Beach Wildlife Sanctuary. Creating a nature-based mitigation response that addresses the environmental challenges in the heavily trafficked lower bay area provides visitors an educational opportunity to see a project utilizing innovative flood mitigation methods, while increasing recreational accessibility to the lakeshore.

Renard Island and the adjacent shoreline are one of the few publicly owned areas in Green Bay that could provide access to the shoreline. This area has the potential to become a great asset to the community, address climate change risks, and advance habitat conservation efforts in the Lower Green Bay-Fox River Area of Concern (AOC). Transforming Renard Island and the surrounding shoreline into vibrant wildlife habitat, with the potential to provide a communal public space for learning and gatherings, is a step towards aligning with the larger collective coastal resiliency initiatives in the Great Lakes region. That, coupled with a private adjacent landowner who is dedicated to making the area publicly accessible and protecting the natural environment, makes this a unique project located right at the entrance to Green Bay.

A separate, but complimentary project involving Renard Island, sponsored by the U.S. National Oceanic and Atmospheric Administration (NOAA) through its National Resource Damage Assessment (NRDA) process, is in the early planning stages. The NOAA Project is evaluating ways to improve ecological resources along the Bay of Green Bay's south end with the aim to construct offshore shoreline stabilization structures in the shallow waters east of the South Bay Marina. These structures will serve dual purposes of reducing wave energy, mitigating flooding, and providing habitat improvements. The potential for community cultural facilities development on Renard Island's adjacent lands would be enhanced by the mainland shorelines' planned habitat rehabilitation to mitigate erosion and sedimentation in the bay and provide valuable educational opportunities. Furthermore, the project area is part of the larger Bay of Green Bay (the world's largest freshwater estuary). Green Bay's watershed covers ~40,000 square kilometers, and the process to designate it as a National Estuarine Research Reserve (NERR) in partnership with NOAA and the University of Wisconsin Green Bay is underway. The resulting design will also supplement the Army Corps of Engineers dike located just to the east of the proposed project.

Surrounding landowners in the area have been pursuing various improvement projects and plans over the last several years, with community engagement and workshops providing valuable feedback to guide the decision-making process for the public lands. This project will engage and unify the various stakeholders through a larger, coordinated restoration project moving forward with shared goals and a united vision for the improvement of the lower Green Bay area surrounding the mouth of the Fox River.

2. Proposed Solution:

This project will focus on a hybrid approach of hard engineering and nature-based solutions (NBS) to achieve flood reductions, habitat improvements, and increase public awareness. Hard engineering will include gray-infrastructure elements (breakwaters, causeway culverts, pedestrian paths) as part of the project design to combat the very intense energy system of the Great Lakes/Bay of Green Bay. This infrastructure will be in place



to protect the NBS to be implemented in the beach habitat improvements, wetland creation between the shore and Renard Island, and perhaps most importantly to set the stage for future successful restoration projects, such as the creation of a natural area on Renard Island. NBS are a priority and their success in this high energy environment will be supported by the gray infrastructure.

While a lot of background data and concept design information has been completed at this site, a feasible design that collects all this information into one project has not been completed and this will be the focus of this work. This project will develop a preliminary engineering design plan based on site evaluation, wave analysis, survey activities, and other assessments as needed. The design process will include evaluating various options; considering neighboring properties and projects; coordinating with stakeholders; and building upon earlier planning activities. The deliverable will be a 30-60% design for landside shoreline protection and enhancement, causeway, and shoreline redevelopment. These plans will address wave action, flood mitigation, fishery habitats, improve water flow/movement between the island and landside, and potential island side measures to improve and expand habitat while allowing for waterfront public access, recreation, and community space.

A unique aspect of this project will be educating the community and implementing NBS to the greatest extent practical. There is limited access to undeveloped or green space around the Bay of Green Bay and this project will showcase how NBS can function when surrounded by a developed environment. The final design for the project will be driven by community needs, technical feasibility, and cost considerations, with consideration for rock reefs, islands, or other material placement in the bay to buffer surge, waves, and currents. In place of imported material, it may be possible to passively restore coastal wetlands and islands from the annual sediment deposited in the bay from the Fox River. The existing stone groins connected to the South Bay Marina breakwater will also be investigated for current performance in the context of coastal resiliency and if these need to be modified to better protect the community from future storm events. Along the shoreline, raising of the surrounding property will be investigated if hazards from storms, winds, waves, high-water, and surge cannot be mitigated offshore where there is potential for a “green-gray” hybrid approach of NBS and traditional engineered solutions. This approach would also apply to proposed modifications to the South Bay Marina breakwater that is frequently overtopped during high water levels. The proposed design will aid in minimizing overtopping of the breakwater that currently protects South Bay Marina (nearly 200 boat slips), existing infrastructure at the marine center and Green Bay Sail and Paddle, along with the adjacent Bay Beach Road and parking lot. The protection will extend southeast along the shore of Green Bay to mitigate the combination of coastal hazards that have caused historic flooding to these areas.

The existing causeway from the mainland in Green Bay out to Renard Island appears to impede the littoral transport of sediment. This has the short-term benefit of protecting the water quality in this area but hinders the natural process of sediments discharged by the Fox River to replenish the shoreline and minimize future erosion. Part of this project will evaluate if there are ways to improve the existing hydraulic and sediment connection under the causeway to provide improved aquatic habitat, replenish shoreline sediment, and protect from future coastal storm events.

3. Project Category: Site(s) Assessment and Preliminary Design

4. Community Impact and Engagement:

Key partners and community stakeholders have been engaged throughout multiple planning efforts such as the City’s master planning, Renard Island’s master planning, fisheries and shoreline habitat planning at a nearby marina, and other area projects. This led to the development of the Renard Island Strategic Master Plan, published in 2019. The previous master plan’s ideas included stakeholder perspectives but did not balance feasible/economical ideas with their requests. This project aims to conduct meaningful engagement that educates, sets expectations, and delivers implementable concepts.

Key partners include the City of Green Bay, McDonald Companies, GEI Consultants, New Water (utility), neighborhood businesses and property owners, Children’s Museum of Green Bay, Bay Beach Amusement Park and Wildlife Sanctuary, GB Sail & Paddle, UWGB, and Great Lakes Audubon. Additional stakeholders include area



residents, Wisconsin DNR, USACE, Fox-Wolf Watershed Alliance, university and college representatives, non-profit groups, and First Nations groups connected to the land. These stakeholders will have the opportunity to provide valuable input during the planning process through participation with the project team, meetings, and informational tours. Organizations such as Hands on Deck and Green Bay Sail and Paddle may also provide valuable in-kind informational and educational services.

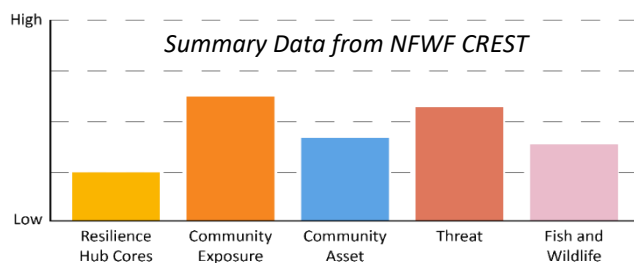
According to the EJ Screen socioeconomic indicators, the City's population is more racially diverse than either Brown County or the state as a whole and has a higher percentage of low-income households. The eastern portion of the Oneida Reservation is located within Brown County. EJ Screen climate change data indicates that the entire project area exists within a 100-year floodplain, has a 75% flood risk, and has a flood composite value of 5. The project addresses climate risk and improves resiliency for vulnerable populations.

Demographics		Immediate Project Area	Project Area and one-mile	City of Green Bay	Brown County	Wisconsin	USA
Approx. Population		3,293 ¹	13,873 ¹	106,095 ⁴	270,036 ⁴	5,892,539 ⁴	33,3287,557 ⁴
Area	Total Area (sq miles)	7.63 ¹	11.12 ¹	55.76 ¹	615.73	65,496 ³	3,796,742 ³
	% Land²	78%	84%	82%	86%	79% ³	93% ³
	% Water²	22%	16%	18%	14%	21% ³	7% ³
Race/Ethnicity*	People of Color¹	55%	54%	32%	20%	19%	40%
	Hispanic Population	41% ²	38% ²	16% ²	9% ²	7.6% ⁴	19% ⁴
Income	Poverty Rate⁴	N/A	N/A	15.4%	9.3%	10.8%	11.6%
	Low Income %¹	45%	50%	38%	26%	27%	30%
Annualized Unemployment Rate¹		9%	8%	4%	3%	4%	5%

Sources: EJScreen Report V2.11¹; ACS 2020 report from EJScr²; US Census Bureau³; US Census QuickFacts⁴

5. Anticipated Community Resilience and Fish and Wildlife Benefits:

According to the NFWF Coastal Resilience Evaluation and Siting Tool (CREST), the project site has moderate-high ratings for Community Exposure, Community Asset, Threat, and Fish and Wildlife. Understanding that higher ratings mean greater importance for each parameter within the tool, the project will provide both social and ecological benefits. This project proposes to benefit wildlife by creating plans for resilient ecological spaces and habitat. Features will be designed to create improvements to fishery habitat off South Bay Marina's shoreline, as well as restoration of their property beach. The community will have public access to this area along a proposed boardwalk that will be a continuation of the existing pathway ending at the Bay Beach Park



property boundary. This boardwalk will continue to a redesigned breakwater that includes fishing opportunities at public fishing piers. The redesigned breakwater is directly adjacent to the mouth of the Fox River, reducing the wave action and flooding risk.

Emergent marsh habitat is a priority habitat for the AOC and will be designed just south of Renard Island. Dominant native species include cattails, bulrushes, river bulrush, bur-reeds, arrowheads, true rushes, and

spikerush. Native plant diversity, including both emergent and submergent vegetation, creates a healthy ecosystem and important resources for fish and wildlife species, including spawning and nursery habitat for fish and anurans. The plants provide oxygen and filter the water by absorbing certain nutrients and preventing harmful algal blooms. Emergent wetlands also may have a positive effect on water clarity by reducing wind resuspension of sediments. Marsh birds, such as rails, Marsh Wren, Pied-billed Grebe, Least Bittern, Piping Plover (WI Endangered), and others use coastal marshes and beaches extensively for feeding and nesting. Additionally, this project will create an attraction on the waterfront, align with goals established in the most recent AOC Remedial Action Plan, and increase the value of Renard Island and neighboring properties.

6. Other:

The prior NRDA funded project is complete and included drafting alternatives through public input. The created



alternatives were largely not implementable due to engineering and geotechnical constraints. The regulatory agencies provided feedback that the alternatives/concepts were unlikely to be permitted or approved. This proposed project will produce alternatives through public engagement that are both economically feasible and permissible by setting expectations for the public while still conducting meaningful outreach. Feasibility of alternatives will be described to the stakeholders. This project will include a description of what features were not implementable so that work is not duplicated, repeated, and past results serve a purpose.

7. **Other Uploads:** Project Area Map Figure

8. **Other NFWF Applications:** None

PART II – SCOPE OF WORK

A. Methods and Activities:

The proposed project will build upon previously completed studies, input from the local community and project partners, and an evaluation of physical, biological, and anthropogenic conditions at the site to develop 30-60% level project designs. The designs will be suitable for project permitting and refined construction cost estimates. A great deal of work has been already completed toward development of the project designs, including significant community engagement that led to the development of the 2019 Renard Island Strategic Master Plan. The project designs will use NBS that restore fish and wildlife habitat while also providing critical functions of reducing erosion and flooding. To refine the project designs, the following activities are proposed.

Community Engagement (Estimated Budget: 6.5%)

Through our efforts, we seek to foster community engagement and pursue collaborative management that lead to measurable conservation benefits. Building upon previous stakeholder work, a high level of engagement throughout the design process will ensure the design reflects the values and meets the needs of the surrounding communities. This, in turn, will help to maximize benefits for the affected communities and increase the likelihood of community leaders advancing the project from 60% design to implementation. For this project, key partners, community members, and stakeholders include:

- Property owners or residents who would be potentially affected by this project.
- People who would benefit from increasing coastal resiliency in Green Bay.
- Experts, educators, or researchers in topics relevant to the project.
- Community leaders or members of vulnerable groups.
- Representatives from businesses, municipalities, agencies, counties, or non-profit organizations with interest in increasing coastal resiliency in Green Bay.

Multiple avenues for engaging community-level partners and residents to inform the design will be pursued. At the beginning of the grant project, key partners and community leaders will be invited to participate on the Project Team. Periodic meetings will be held to give the team updates and provide team members the opportunity to share feedback and direction. These meetings will also be used as opportunities to grow the knowledge and support of key stakeholders for resilience efforts. As the draft of the design nears completion, key stakeholders and the broader community will be invited to participate in a self-guided tour of the project area. The tour will include large prints posted along the existing trail at key focal points from Bay Beach to South Bay that compare the proposed design to existing. A volunteer or project staff member will be available at each stop along the tour to answer questions and highlight points of interest. Tour participants will be given a handout that describes the project background and purpose along with a questionnaire to collect feedback on the design. Invitations to the event will be mailed or emailed to key stakeholders. Local media and the broader community will be invited through press releases and social media and partner networks announcements.

Knowing that not everyone will be able to participate in person, an online option will be provided. This may include a story map paired with an online questionnaire. As the project progresses, one-on-one meetings with key stakeholders who substantially support or oppose the plans or representatives from vulnerable groups may



be conducted. This would provide an additional opportunity for those stakeholders to give direct input. Stakeholder input collected throughout the project will be used to inform design revisions.

Support and buy-in from community leaders, affected landowners, and other stakeholders are critical to the project's success. Results will be shared with the Project Team and through follow-up email communications. Participants will be able to sign-up to receive these project updates by email. This will provide an opportunity to let people know how their input was considered and reinforce the claim that the 60% design reflects the community's values and needs. Follow-up communication will also help maintain momentum from this planning and design phase into implementation.

Site Surveys (Estimated Budget: 33.0%)

In addition to community input, site designs will be largely driven by the physical, chemical, and ecological conditions at the site. Therefore, a critical early step in the project will be to evaluate these elements, which will in turn inform design. Specifically, site surveys and associated deliverables will include:

- Wetland delineation and vegetative assessments, including a Floristic Quality Assessment (FQA) and mapping of existing habitats.
- Assessments of wildlife at or near the site that may be impacted by or benefit from the project.
- Bathymetric, topographic, and utility surveys of the existing site and nearshore areas.
- Collect sediment samples to include in sediment transport modeling.
- Collect sediment samples for environmental sampling.
- Supplemental geotechnical surveys (limited geotechnical surveys were completed in support of previous conceptual design efforts, but additional surveys may be needed for full design).
- Drone flight of the entire project area to display current site conditions and use as a base map for design alternatives analysis.

Site Analysis (16.5%)

The project team will use the information gathered on site to assess the existing conditions that may affect project designs. The site analysis bridges the gap between site surveys and project design and is used to develop designs that are based on sound science and engineering practices and meet the project's functional, ecological, and societal needs. The following analyses are proposed to support design development (although it is possible the exact models and methods may be altered to meet specific project needs):

- Historic Lake Michigan water level data available from the United States Army Corps of Engineers (USACE) and National Oceanic and Atmospheric Administration (NOAA) will be used to assess high, low, and average levels. The water levels will be used to determine both wave heights and ecological communities that will function at both high and low water levels.
- Assess predicted increases in Lake Michigan water level data based on climate forecasting studies. This will enable the group to design with the future in mind and not just for repairs to the current site conditions.
- USACE's Automated Coastal Engineering System (ACES) will be used to assess design wave heights and wave runup to determine that there are adequate protections for critical infrastructure and habitat.
- USACE's Coastal Design Manual will be used for calculations to develop shoreline protections as needed.
- XBeach 2-dimensional modeling will be used to evaluate sediment transport at the mouth of the Fox River, where flows and sediments will interact with the project site and assess wave propagation and long waves in the Bay of Green Bay.

Design Development (Estimated Budget: 44.0%)

Following the site analysis and preliminary community engagement, the project team will begin to evaluate the different design alternatives that could be implemented at the project site. Part of this exercise will include envisioning the project through an agreed upon set of design goals and objectives. This step is critical to engage the community, stakeholders, and other project team participants to confirm all voices are heard and as much information as possible is included to guide the design process. In addition to selecting goals and objectives, the

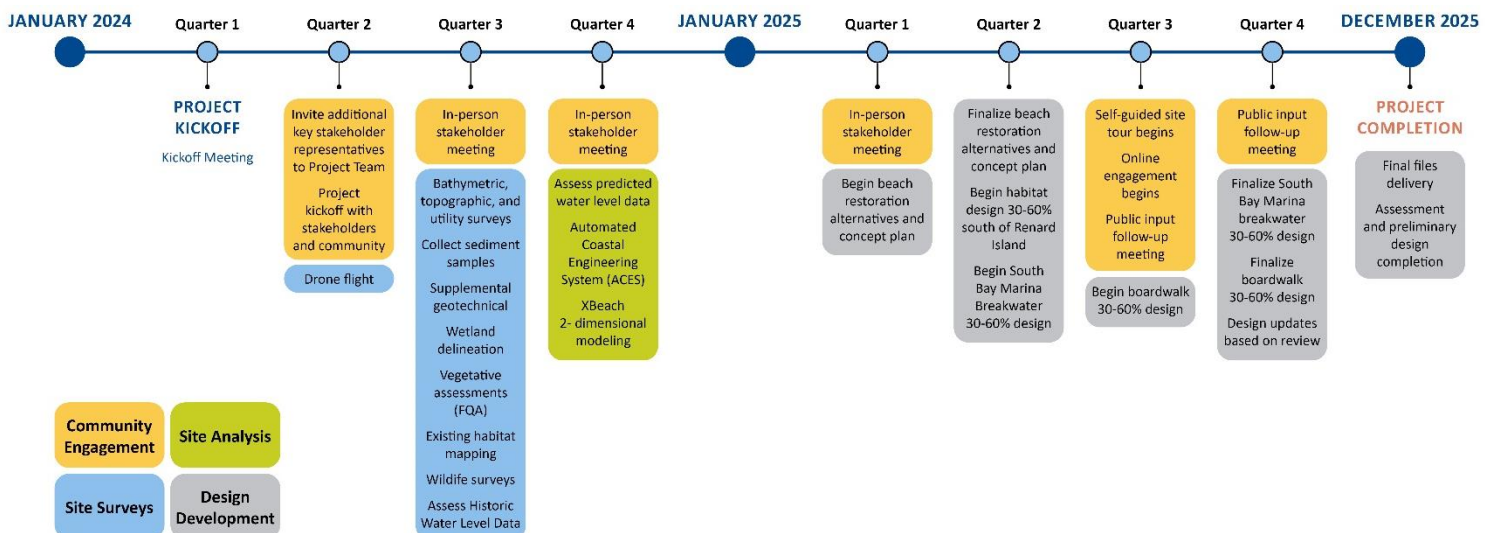
team will discuss the weight of each goal or objective as something that is required, would be preferred, or only to be included if possible. Following the completion of this exercise, a short memorandum will be drafted to document the decisions made to guide the design process.

Design alternates will be generated to meet the selected goals and objectives and will be pulled from existing planning documents for the mouth of the Fox River, South Bay Marina, Renard Island, or the Bay of Green Bay and its adjacent shoreline. It is likely that new design ideas will come from community partners and the project team. An estimated 3-5 designs will be evaluated, and each design alternate will be given equal consideration for meeting the goals and objectives, constructability, likelihood of being permitted, and estimated cost. For the options analysis phase, figures will be created to convey the general concept of each design, but extensive plan sets will not be created. Costs will be estimated to the best extent possible at this early phase using recent completed construction projects in the Green Bay area or projects of a similar nature.

To aid in evaluating alternatives and selecting a design, the project team will utilize the Multi-criteria Decision Analysis (MCDA) tool to objectively select the design that maximizes project goals. The MCDA tool involves using project goals and essential elements to create criteria in several categories, such as aquatic habitat restoration; NBS; coastal resiliency; wetland and floodplain impacts; property owner's future land management; public perception; construction feasibility; long-term management and maintenance; and estimated cost. Input from the project team will be used to refine each criterion and weight it by its relative importance. Then, each alternative is given a relative score based on how well it satisfies each criterion, and alternatives are given a final rank by comparing total scores. GEI's subject matter experts and staff from the City will be engaged in this phase of the project to provide input, provide order of magnitude cost estimates, and address constructability. From this alternatives analysis, the project team should be able to select one design that best meets the project goals and objectives.

The selected design will then be further developed into a 60%-level drawing that could be submitted for permit applications but may not include all of the construction details and specifications. A commensurate-level cost estimate will be included to better prepare the project team for the financial needs of the project. At the conclusion of the project, a basis of design report will be completed to document the community engagement, site surveys and analysis, design development, and list of remaining design, specification, and cost considerations for developing a full 100% design in future years.

B. Implementation Timeline and Milestones:





C. **Monitoring Project Impact:**

The project is within the LGBFR AOC. This project needs to align with the goals of the AOC to show unity and direction by the implementers of all significant restoration project planners and implementers in Green Bay. Goals of this project will follow those shown in the 2021 Remedial Action Plan ([click here](#)).

Capacity, Outreach, Incentives - Resilience - Outreach/ Education/ Technical Assistance – Number of people reached will be monitored through direct tallies during outreach events, both virtual and in person and **Volunteer participation – Number of volunteers** participating will be tracked through partnership with nearby universities (internship hours, volunteer hours, and by volunteer name). **Planning, Research, Monitoring - Resilience - Restoration planning/design/permitting - Number of Engineering and Design plans** developed will be documented by tracking each of the four plans created as part of the project. **Additional Metrics** – a baseline assessment of wetland types and acreage, feet of beach, beach habitat quality acreage, and floodplain acreage currently present will be conducted. This data will be collected for use in future phases of the project to determine how much area was enhanced or restored.

D. **Project Team & Partners:**

ORGANIZATIONS AND KEY STAFF

The City of Green Bay (City) is home to around 107,000 residents and is the flagship city and economic hub of northwestern Wisconsin. With over 70 parks and trails, including Bay Beach Park which is part of this project's geography, the City continues to develop areas for recreation to benefit the public. The City will be the lead for this project and be the one to administer and manage the project funding. The City will also pass on lessons learned from this project to other future project players and similar project teams. **McDonald Companies (McDonald)** has been a family business in northeastern Wisconsin since 1882, evolving their business to the changing economic needs of the area. With their headquarters located along the Bay of Green Bay, they've continuously developed opportunities for their tenants, employees, and communities. Highly interested in recreational opportunities in the Bay of Green Bay, McDonald has invited in the area with South Bay Marina which opened in 2002 and will be helping invest in the property for this project. McDonald will help engage local stakeholders and provide matching funding for this project. **GEI Consultants, Inc. (GEI)** was established in 1970 and is an employee-owned consulting engineering and environmental firm with 54 offices throughout North America, including Green Bay. Providing a wide range of engineering, ecological, environmental, water resources, and geotechnical consulting services, GEI has worked on thousands of projects throughout North America, integrating these core disciplines in project settings such as coastlines, rivers, bays, and lakes. GEI will be the design and investigation lead for all project components, along with aiding in stakeholder management. **Katie Unke Ehrenberg (GEI)** – Project Manager – Based in Green Bay, Katie has successfully managed and completed numerous large to small-scale projects for private landowners, industries, municipalities, state, and federal clients. She has brought several challenging urban projects past planning phases throughout Green Bay and within the LGBFR AOC. Katie will be the PM for this project, keeping coordination between all entities in motion to keep the schedule and costs aligned with what was set forth at the beginning.

Brian Majka (GEI) – Restoration Design – Having a diverse background in restoration ecology, including soft shoreline engineering and stream restoration, Brian brings over 20 years of experience, including working in other AOCs. He is also currently leading efforts to develop Natural and Nature-Based Features Decision Support Tools for both New York and Michigan's Great Lakes coastal zones. For this project, he will lead restoration design helping to develop NBS that are resilient and practical for the area.

Samuel Prentice, PE (GEI) – Water Resources Engineer – Sam has over 10 years of experience including hydraulic modeling of natural systems and design for habitat and wildlife restoration at a nearby AOC site with the Wisconsin DNR. His primary focus will be directing the site reconnaissance and data collection needs, reviewing previous plans and reports to summarize past design efforts, and working as part of the team to select a design to mitigate flooding and use NBS to restore the project area.



Russell Titmuss, PE (GEI) – Waterfront Engineering – For over 35 years, Russell has been supporting waterfront and coastal projects across the United States and abroad. His vast experience includes the planning design of piers and wharves, industrial and commercial waterfront facilities, small boat facilities, passenger ferry berthing facilities, bulkheads, and shore protection. For this project, Russell will be focused on waterfront structure design and planning, such as wave attenuation and other shoreline protection.

Korin Doering (GEI) – Stakeholder Engagement/Community Outreach – Korin was the Winnebago Waterways Program Director for the Fox-Wolf Watershed Alliance. She has managed multi-partner projects giving her the skills to compromise, balance, and manage competing stakeholder interests. She has an intimate understanding of the project area and the knowledge of the key players and will work on this project to help manage and engage various stakeholders and partners throughout Green Bay.

Joe Caryl, CCM (GEI) – Construction Review and Cost Estimating – Joe has over 20 years of experience leading and supporting design and construction teams on many projects around the Fox River, Green Bay, and throughout North America including soil/groundwater remediation, civil infrastructure, and restoration. These projects involved design support, constructability reviews, cost estimating, procurement support, and project implementation. He currently consults and reviews cost estimates on construction and remediation projects.

Chip McDonald (McDonald) – Local Stakeholder/Community Outreach – Chip has actively been engaged in the greater Green Bay community, providing support, as part of the McDonald Companies, to Hands On Deck, a nonprofit focused on empowering people through learning science and art of building wooden boats. Given Chip's connections to the community, he will be vital towards stakeholder and community outreach and making sure all opinions are considered in the project; he has also committed using his property for outreach.

Kelly O'Malley (City of Green Bay) – As a stormwater engineering technician for the City, Kelly understands the value of keeping the community clean and the importance of working with NBS. In previous positions, she has also implemented sustainability measures and programs, and her mindset toward this concept will continue for this project. Kelly will be the main point of contact for the City for the administration and application of this grant funding.

E. Other (Optional):

This project will create an opportunity to advance many of the coastal resilience and mitigation goals that this funding looks to push forward including the following evaluation criteria: **Coastal resilience:** Protecting important community assets through NBS and new waterfront protection will ensure that vital industries and attractions nearby can stay where they are with less threat from impeding rising lake levels and more intense coastal storms. **Education:** Through this project, visitors to the area will get a better understanding of what coastal resilience looks like. We will be able to teach and generate ideas from visitors. **Tourism:** The new boardwalk and additional waterfront features will attract more visitors to the already popular Bay Beach Park area. But by making further modifications to the area, the project will connect South Bay Marina to the park attracting more visitors to engage in boating in the area and generating additional revenue for the City. **Nature-based solutions (NBS):** Careful consideration will be given to what will work well with the delicate ecosystems the project will look to amplify and restore. NBS that can coexist with the needs of the delicate flora and fauna and human populations will be prioritized. **Public access:** The new fishing pier and beach restoration with public access will allow all residents and visitors with great opportunities to utilize the water, while not impeding upon the fragile ecosystems. **Ecological restoration:** The project will look to rejuvenate threatened and endangered species and their corresponding habitats. Additional fish species restoration will lead to increased aqua-tourism and fishing opportunities for visitors.

F. Uploads & Descriptions:

File Name	Credit	Description
1 - Beach Restoration Area	Katie Unke – GEI	Beach restoration area north of the Renard Island Causeway.
2 - Renard Island Causeway	Katie Unke – GEI	Project area visible to the north and south of causeway
3 - Flood Damage - Parking	Katie Unke – GEI	Area south of proposed beach restoration area post storm event.

06/28/2023



National Coastal Resilience Fund Review Committee
1133 Fifteenth St. N.W., Suite 1000
Washington, DC 20005

To Whom it May Concern:

I am providing this letter in support of The City of Green Bay's application for the National Fish and Wildlife Foundation – National Coastal Resilience Fund 2023 Grant. With the support of this grant, The City of Green Bay will develop a preliminary engineering design plan to address wave action, flood mitigation, shoreline protection and redevelopment, and expand habitat while allowing for waterfront public access and recreation at the mouth of the Fox River. This project will act as a step towards aligning with the larger collective coastal resiliency initiatives in the Great Lakes region.

Green Bay, Wisconsin has already begun to feel the effects of storm surge waves and flooding. The City of Green Bay estimates that a sizable portion of the city could be underwater resulting from a storm event. The Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay project will not only benefit the residents and business in this area that are at risk of flooding, but also visitors of Bay Beach Park and Wildlife Refuge.

This project is located in a heavily trafficked area and highly visible area of the lower bay. This unique combination provides an excellent opportunity to offer educational opportunities for the public demonstrating innovative flood mitigation response methods employing nature-based solutions.

We support this project that will transform the mouth of the Fox River and the surrounding shoreline into a vibrant wildlife habitat with the potential to be learning opportunities. Thank you for your consideration.

Sincerely,

Chester P. McDonald

Chester P. McDonald

FWWA
PO Box 1861
Appleton, Wisconsin 54912



Website: www.fwwa.org
Phone: 920.858.3982
Email: fwoffice@fwwa.org

June 27, 2023

City of Green Bay
Attn: Kelly O'Malley
100 N Jefferson St
Green Bay, WI 54301

Subject: Coastal Resiliency and Planning; Improvements for the Community and Environment at the Mouth of the Fox River – Green Bay

Dear Ms. O'Malley,

On behalf of Fox-Wolf Watershed Alliance, I am writing in support of the City of Green Bay's application to the National Fish and Wildlife Foundation – National Coastal Resilience Fund 2023. The proposed work is consistent with the priorities identified by stakeholders across the Lower Fox Basin to mitigate flooding, improve and enhance habitat, and provide public access to the Green Bay waterfront. Fox-Wolf recognizes the importance of this work and supports the City of Green Bay's ongoing efforts toward continued watershed restoration, coastal resiliency, and community engagement.

Fox-Wolf has a long history of working closely with partners across the Lower Fox River watershed and commits continued support to efforts to achieve common goals. We will support the City of Green Bay's work by participating in the project advisory team as well as by continuing our work providing regional coordination of stakeholders across the watershed to address nutrient pollution reduction and through targeted outreach and communications to agricultural producers, conservation partners, elected officials, and the community.

Sincerely,

A handwritten signature in cursive script that reads "Katie Woodrow".

Katie Woodrow
Lower Fox River Watershed Program Director
Fox-Wolf Watershed Alliance
katie@fwwa.org | 920.915.5767



Mayor's Office
100 North Jefferson Street - Room 200
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3005
Fax 920.448.3081

June 27, 2023

National Coastal Resilience Fund Review Committee
1133 Fifteenth St. N.W., Suite 1000
Washington, DC 20005

To Whom it May Concern,

The City of Green Bay Public Works Department is applying for a National Fish and Wildlife Foundation, National Coastal Resilience Fund grant (ID # 80528) to support a coastal resiliency and planning project where the mouth of the Fox River meets the Bay of Green Bay. I am writing to convey my fervent support for this project as it will unite the individual efforts of the city, area stakeholders, and private landowners to enhance coastal resiliency, increase shoreline protection, improve wildlife habitat, and provide more public access to the water's edge for the benefit of our entire community.

In recent years, Green Bay has suffered some significant flooding events which has spurred the city to pursue resiliency efforts to help reduce or mitigate these incidents. Among these initiatives are the design and installation of green stormwater infrastructure and the development of administrative code that supports these efforts. This proposed coastal resiliency and planning project aligns with the City's commitment to improve flood resiliency and public accessibility to our waterways.

The City of Green Bay has pledged to support the project with a contribution of \$25,000 of in-kind services in partnership with the adjacent coastal landowner, McDonald Companies, who have also provided a contribution of \$50,000. I hope that the National Fish and Wildlife Foundation will recognize the value of the project and support the City of Green Bay and McDonald Companies by approving the grant application. Thank you for your time and consideration.

Sincerely,

Eric Genrich
Mayor of Green Bay



The Nature Conservancy
342 Louisiana St.
Sturgeon Bay, WI 54235

06/27/2023

National Coastal Resilience Fund Review Committee
1133 Fifteenth St. N.W., Suite 1000
Washington, DC 20005

To Whom it May Concern:

On behalf of The Nature Conservancy, I am providing this letter in support of The City of Green Bay's application for the National Fish and Wildlife Foundation – National Coastal Resilience Fund 2023 Grant. With the support of this grant, The City of Green Bay will develop a preliminary engineering design plan to address wave action, flood mitigation, shoreline protection and redevelopment, and expand habitat while allowing for waterfront public access and recreation at the mouth of the Fox River.

Green Bay, Wisconsin is already experiencing the effects of storm surge waves and flooding. The City of Green Bay estimates that as much of a third of the city could experience flooding with a convergence of water levels, wind direction, and a storm event. The Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay project will not only benefit the residents at risk of flooding, but also all who visit this area.

This highly visible project utilizes innovative flood mitigation response methods by employing nature-based solutions to address the environmental challenges to the lower bay in a heavily trafficked area. We support this project that will transform areas near Renard Island and the surrounding shoreline into a vibrant wildlife habitat with the potential to provide a communal public space for community gatherings and learning opportunities. This will act as a step towards aligning with the larger collective coastal resiliency initiatives in the Great Lakes region.

Sincerely,

Kayla Wandsnider
East River Community Resilience Coordinator









NFWF

Statement of Litigation

Instructions: Save this document on your computer and complete. The final narrative should not exceed two (2) pages; do not delete the text provided below. Once complete, upload this document into the on-line application as instructed.

Litigation: In the space provided below, state any litigation (including bankruptcies) involving your organization and either a federal, state, or local government agency as parties. This includes anticipated litigation, pending litigation, or litigation completed within the past twelve months. Federal, state, and local government applicants are not required to complete this section. If your organization is not involved in any litigation, please state below.

Answer: The applicant is the City of Green Bay, a local government. Therefore, this document is not applicable.

City of Green Bay Common Council

Mayor Eric Genrich



Alderpersons



Jennifer Grant
District 1



Jim Hutchinson
District 2



William Morgan
District 3



William Galvin
District 4



Craig Stevens
District 5



Steven Campbell
District 6



Randy Scannell
District 7



Chris Wery
District 8



Brian Johnson
District 9



Mark Steuer
District 10



Melinda Eck
District 11



Jesse Brunette
District 12

APPLICANT CONTROLS AND CAPABILITIES QUESTIONNAIRE



INSTRUCTIONS: The Applicant Controls Questionnaire (Questionnaire) is required with the submission of a NFWF full proposal. An authorized representative with adequate knowledge of your organization's capability, competence, resources, policies, and procedures should complete and sign the Questionnaire and submit it along with your organization's most recent Single Audit Report (if applicable). Please do not include copies of policies and procedures unless requested.

NFWF utilizes this Questionnaire to perform a risk assessment and determine an organization's eligibility and capacity to manage a NFWF award. Negative responses do not mean an organization is not eligible for an award. Depending on the type of award and the responses herein, NFWF may require additional documentation and/or reporting requirements to raise an organization's capacity and mitigate any potential compliance, audit, financial, or programmatic risks.

ORGANIZATION LEGAL NAME: City of Green Bay
ORGANIZATION EIN: 39-6005458

Audits and U.S. Federal Funding Experience: the following information provides insight into your organization's experience and performance in administering past awards.

1. Does your organization have a current Single Audit report (within the last two years) on file with the Federal Audit Clearinghouse?

☒ Yes
☐ No

2. If you responded "Yes" above, does your organization's most recent Single Audit report include any audit findings, material weaknesses, and/or significant deficiencies? If yes, please describe whether your organization has implemented the recommended corrective actions to address the findings. If you responded "No" above, select "N/A".

☒ Yes
☐ No
☐ N/A

See corrective actions specified in the audit report.

3. Has your organization been suspended or debarred from any government contracting process? If yes, please explain if the suspension and debarment is still in effect.

☐ Yes
☒ No

Enter response here.

APPLICANT CONTROLS AND CAPABILITIES QUESTIONNAIRE



4. Has your organization managed a federal award before? If yes, provide a summary of your most recent awards, including period of performance, awarding agency or pass-through entity, federal program, and size of award.

☐ Yes

☐ No

A list of recent federally awarded funds received by the City are included in the Annual Financial Reports and the Single Audit Report (attached).

1. American Rescue Plan Act of 2021 (ARPA) Recovery Funding, awarded in 2021 to be spent by 2026, \$23,695,516 award size.
2. US EPA
 - a. Brownfields Revolving Loan Fund grant, 2020, \$800,000
 - b. Grant for Brownfield environmental site assessments, 2019, \$300,000
 - c. Brownfield Cleanup Grant – Shipyard Redevelopment, 2019, \$500,000
 - d. Great Lakes Restoration Initiative grant for green Infrastructure and stormwater management, Shipyard Redevelopment, 2022, \$565,300
 - e. Natural Resources Damage Assessment and Restoration grant, Shipyard Redevelopment, 2022, \$304,500
 - f. Great Lakes Restoration Initiative grant, Tank Farm Marsh Habitat Restoration, 2021, \$116,155
 - g. Natural Resources Damage Assessment and Restoration grant, Tank Farm Marsh Habitat Restoration, 2021, \$33,750
3. National Park Service – (In-progress – expect to receive final paperwork in next few weeks), Shipyard Redevelopment Phase 2, 2023, \$5,000,000

Note: More grant information can be found in the attached audit documents.

5. In the past three (3) years has your organization, or any unit or office thereof, been audited by an external donor/funder or agent thereof? If yes, please list all such audits and attach copies of final audit reports.

☐ Yes

☐ No

Third party financial audits are performed, no audits are performed by external donor/funders. The 2022 audit documents won't be ready until July but can be provided when complete if needed.

APPLICANT CONTROLS AND CAPABILITIES QUESTIONNAIRE



Billing and Accounts Tracking Capacities: the following questions help NFWF understand your accounting practices to ensure both NFWF and your organization are able to comply with all funding source requirements.

6. Does your organization have a written accounting manual or written policies and procedures that outline the treatment and safeguarding of assets, methods of cost allocation, if applicable, document retention, cost allowability, etc.? If no, please explain.

☒ Yes
☐ No

Enter response here.

7. Does your accounting system (or other management system) allow organizational expenses to be tracked: (a) to a specific project on which your organization is working and, (b) to specific cost-type categories (e.g., personnel, supplies, travel, indirect, etc.)? If no, please describe the limits of expense tracking at your organization.

☒ Yes
☐ No

Enter response here.

APPLICANT CONTROLS AND CAPABILITIES QUESTIONNAIRE



8. Is your organization able to perform projects on a cost-reimbursable basis? If no, please note that advance payments are considered on a case-by-case basis and are dependent upon your organization's ability to minimize the time elapsing between the receipt and disbursement of funds.

☐ Yes

☐ No

Enter response here.

9. If your organization is funded by more than one funder, does the organization have procedures to prevent commingling of funds and to ensure costs are allocated fairly and consistently across the various funders? If no, please explain.

☐ Yes

☐ No

Enter response here.

10. Does your organization have a fraud prevention policy that enables the organization to detect, investigate, and report any fraudulent activity immediately? If no, please explain.

☐ Yes

☐ No

Enter response here.

11. Does your organization have a timekeeping system or documented process that allows staff time (including key personnel) to be tracked to specific funding sources supporting the project? If no, please explain.

☐ Yes

☐ No

Enter response here.

Organizational Policies and Procedures: the following questions help NFWF understand additional organizational practices to ensure compliance with varying funding source requirements.

12. Does your organization maintain formal evidence of employment with its employees, and conduct background checks for each employee before they are hired? If no, please explain.

☐ Yes

☐ No

Enter response here.

APPLICANT CONTROLS AND CAPABILITIES QUESTIONNAIRE



13. Does your organization maintain basic property and casualty insurance? If no, please explain.

☐ Yes

☐ No

Enter response here.

14. Does your organization maintain a written policy on conflict-of-interest? If yes, would your organization's policy on conflict of interest operate to notify NFWF if your organization finds that it is unable to satisfactorily manage a conflict of interest pertinent to a NFWF-funded project? If no, please explain why you do not feel a conflict-of-interest policy is necessary for your organization or the administration of this project.

☐ Yes

☐ No

Enter response here.

15. Does your organization have a non-discrimination policy, and report and act on any instances of potential discriminatory action on the basis of race, color, religion (creed), gender/sex, gender expression/gender identity, age, national origin, disability, marital status, sexual orientation, or military status, etc.? If no, please explain.

☐ Yes

☐ No

Enter response here.

Questions Specific to Budget Line Items in Your Proposal

16. Does your organization use documented procurement procedures for the acquisition of property or services that ensure full and open competition? If no, please explain. Select "N/A" if your project(s) does not involve the acquisition of property or contractual services.

☐ Yes

☐ No

☐ N/A

Enter response here.

APPLICANT CONTROLS AND CAPABILITIES QUESTIONNAIRE



17. Does your organization have a process for determining the appropriate contract vehicle (grant agreement vs. contract for goods/services) and has an appropriate legal/contracting officer confirmed that your organization has the ability to implement the contractual arrangements as envisioned? Select "N/A" if your project(s) does not involve subawards or contractual services.

☒ Yes
☐ No
☐ N/A

Enter response here.

18. Does your organization maintain written policies for property management that include regular inventory audits/verifications? Select "N/A" if your project(s) does not involve equipment or real property.

☐ Yes
☐ No
☒ N/A

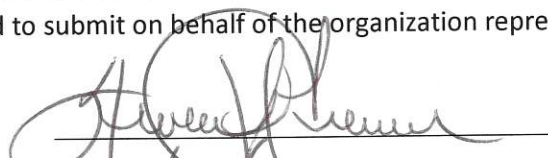
Enter response here.

I certify to the best of my knowledge and belief that the above information is true, complete, and accurate and that I am authorized to submit on behalf of the organization represented above.

SIGNATURE

Date

NAME AND TITLE


06/28/23
STEVEN M. GRENIER, P.E.
DIRECTOR OF PUBLIC WORKS

Kelly O'Malley

From: easygrants@nfwf.org
Sent: Wednesday, November 29, 2023 2:34 PM
To: Kelly O'Malley
Cc: Caleb.Hall-Arnett@NFWF.ORG; Arielle.Mion@NFWF.ORG; Christine.Latil@NFWF.ORG; Mirjam.Kuzee@NFWF.ORG
Subject: National Fish & Wildlife Foundation Conditional Award Notification - Project #80528

Dear Kelly O'Malley:

We are pleased to advise you that the Board of Directors of the National Fish and Wildlife Foundation has approved \$741,187.50 for the Coastal Resiliency and Planning; Improvements for the Community and Environment at the mouth of the Fox River – Green Bay project, pending successful completion of our programmatic and fiscal review process. This award is provided on the condition that these funds will be matched by \$82,500.00 in matching contributions raised by City of Green Bay. Project activities initiated or costs incurred prior to the execution of a Grant Agreement are done at the applicant's own risk.

Caleb Hall-Arnett will be your point of contact for the programmatic and fiscal review process. The Board and staff of the National Fish and Wildlife Foundation wish you the best of luck with your project.

Sincerely,

The National Fish and Wildlife Foundation



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

MEETING DATE

December 19, 2023

PREPARED BY

AGENDA ITEM # M.3

To approve the award of the contract PARKS 11-23 MURPHY PARK PICKLEBALL COURTS to Vinton Construction Company in the amount of \$117,183.20.

BACKGROUND

The work considered under this construction contract is part of the Park, Recreation, and Forestry Department's 2023 Capital Improvement Program, previously approved by the Common Council.

RECOMMENDATION

To award the contract

FISCAL IMPACT

The funding for this project is provided for under the Park, Recreation, and Forestry Capital account.

ATTACHMENTS

1. QUESTCDN_Project Bid Results PARKS 11-23 MURPHY PARK PICKLEBALL COURTS
2. 11-23 Murphy Park Pickleball Courts

PARKS 11-23 MURPHY PARK PICKLEBALL COURTS

Quest Number: 8811195

Closing Date: Tue, 11/28/2023 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:	Dylan Ferron
Email:	dylan.ferron@greenbaywi.gov
Phone:	920-448-3096
Award Date:	
Comments:	
Award Status:	Pending
Letting Bid Tabulation:	View on vBid

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
Vinton Construction Company	Estimating at Vinton Construction	920-682-0375	quotes@vintonwis.com	\$ 117,183.20		



Parks, Recreation & Forestry Department
100 North Jefferson Street - Room 510
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3365
Fax 920.448.3393

12/04/23

To: Steven Grenier, P.E.

From: Kaurie Mihm

Re: 11-23 Murphy Park Pickleball Courts

CC: Dan Ditscheit, PLA
James Brunette, P.E.

The Parks, Recreation and Forestry Department supports awarding Parks 11-23 Murphy Park Pickleball courts to the sole responsive and responsible Bidder, Vinton Construction Company, for the Base Bid amount of \$117,183.20.

Kaurie Mihm, PLA



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

MEETING DATE

December 19, 2023

PREPARED BY

AGENDA ITEM # M.4

To approve the request by Department of Public Works to complete a feasibility study regarding creation of a transportation utility to replace the local vehicle registration fee (wheel tax) and authorize the Director to enter into an agreement with RA Smith for an amount not to exceed \$100,000.

BACKGROUND

A transportation utility is an approach to fund transportation related costs for a municipality using a parallel methodology to a storm water or water utility. In short, costs to operate a transportation network are billed back to transportation system users on a combination of base fee and user fee. Certain costs, equitably realized by all users, are calculated on an equity basis, while other costs where benefits are tied to a “more use, more benefit” basis are calculated on a per-trip cost. Much like the storm sewer or water bill, costs based on the sum of the base fee and user fee are calculated and billed back to property owners. While local vehicle user fees only charge for vehicles under 8,000 pounds gross weight, and taxes only apply to non-tax-exempt properties, a user fee applies to every property in the City, avoiding one type of user subsidizing another.

RECOMMENDATION

Staff recommends approving the request and authorizing the Director to execute a contract with rA Smith to complete the study.

FISCAL IMPACT

Finance Department has set aside ARPA interest funds to complete the study. This will have no impact on bonding nor on levy-supported budgets.

ATTACHMENTS

- I. raSmith Green Bay TU Discussion 231213 Updated

Transportation Utility Overview and Discussion

City of Green Bay
Information and Services Committee



December 13, 2023



1

What's up with local street funding?

- Funds for street maintenance and reconstruction are not sufficient to meet aging infrastructure needs
 - Roadway service life varies with pavement type and design, underlying soil conditions and traffic impacts
 - A truly sustainable maintenance and reconstruction program would replace streets at the end of their typical service life
- Local street program funds come from three primary sources:
 - General Transportation Aids
 - State shared revenue
 - General revenues (property taxes)
- And often, from:
 - Special assessments
 - Increased borrowing/ long-term debt
 - Vehicle registration fees (wheel tax)

...and Transportation Utilities

2

2

What is a transportation utility?

- A "Utility" serves a community with goods or services that are considered essential.
 - A "Transportation Utility" provides and supports the infrastructure that is essential for safe movement of people and goods throughout the community.

Other municipal utilities provide water treatment and distribution, wastewater collection and treatment, power generation and distribution, and stormwater management.

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3

How are utilities funded?

Residents and businesses pay user charges based on their proportionate use, or consumption, of the goods or services provided.

- Utility revenues are used to fund some, or all operations and capital costs required to support the utility infrastructure.

Transportation utility user charges are generally based on estimated trips generated per property, or account, as a measure of proportionate system usage.

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Do Wisconsin communities have legal authority to create a transportation utility?

- Creation of a Transportation Utility is based on Home Rule Authority, whereby municipalities have the authority to act:
 - For the good order of the Village
 - For a municipality's commercial benefit
 - For the health, safety and welfare of the municipality
 - And with the ability to carry out its power by appropriation, or by other necessary and convenient means
- Wisconsin Statute does not specifically authorize or prohibit establishment of Transportation Utilities in Wisconsin. Existing statute does authorize creation of public utilities.

Home Rule Authority is the means by which stormwater utilities were initially created in Wisconsin.

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WMC vs. Village of Pewaukee

In April 2022, Wisconsin Manufacturers and Commerce sued the Village of Pewaukee contending that their transportation utility fee (TUF) was unlawful and invalid.

Specifically:

- WMC claimed the TUF is a tax that violates Wisconsin law because of its lack of statutory authorization and uniformity.
- WMC also claimed that the TUF violates Wisconsin law because the Village lacks statutory authority to create a transportation public utility and doing so is preempted by state law.

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WMC vs. Village of Pewaukee



The Waukesha County Circuit Court determined it needed to address three questions:



1. Does the Village have authority to create a transportation utility?
2. Is the TUF preempted by state law?
3. Is the TUF a fee or an illegal tax?

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Q1: Court Decision on the authority to create a utility:

The Village **is empowered to create** a transportation utility.

- Article XI, §3 of the Wisconsin constitution **grants municipalities home rule authority**.
- Wis. Stat. §61.34 grants broad **authority to manage and control village property**, including specifically, highways and streets.
- Wis. Stat. §66.0621(5) expressly grants municipalities broad authority to **create and operate public utilities**, and (1)(b)-(c) to **collect revenue to fund public utilities**.

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Q2: Court Decision on whether the utility is pre-empted by State law:

- The TUF is not preempted by state law.
- Municipalities may enact ordinances if they do not conflict with state legislation.
- There is no statutory prohibition against creating a transportation utility.
- The TUF does not impede the "free use" of highways.
- Specific statutes confer authority to the Village to enact the TUF.

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Q3: Court Decision on whether the TUF is a fee or an illegal tax:

The TUF **is a fee** and **not a tax** because the primary purpose of the TUF is to charge for transportation services.

- The **function of the TUF, how it collects** funds and **what it uses the funds** for confirm that the primary purpose of the TUF is to cover the expenses of providing a service.
- Per Wis. Stat. §66.067(2), a city, **village or town may impose a special charge** against real property for services rendered by allocating all or part of the cost of the service to the property served.
- TUF's methodology determines what developed properties must pay **based on their use** in conjunction with the anticipated expenses associated with the services provided.

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Court's Conclusion on Fee vs. Tax:

"A municipality may levy a charge if the money generated by the charge is used to ⁽¹⁾fund a service provided by the municipality. Because the Village may ⁽²⁾only use the funds generated by the TUF for road maintenance and ⁽³⁾the charges are reasonably related to the road use and the costs of road maintenance, the Court concludes that the TUF is a fee and not a tax."

Three Key TU Points!

1. **Funds a service provided by the municipality**
2. **Use funds only for road maintenance**
3. **Charges are reasonably related to road use and cost of road maintenance**

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Waukesha County Circuit Court Decision

Decision and Order Filed March 9, 2023:

"For the foregoing reasons, IT IS ORDERED that WMC's motion for summary judgment is **DENIED** and the Village's cross-motion for summary judgment is **GRANTED**. The Village is to prepare and file an Order for Judgment granting it judgment **dismissing the case and all claims raised in it with prejudice and with statutory costs.**"



Case 2022CV000515 Document 55

13

13

Waukesha County Circuit Court Decision

Decision and Order Filed March 9, 2023:

"For the foregoing reasons, IT IS ORDERED that WMC's motion for summary judgment is **DENIED** and the Village's cross-motion for summary judgment is **GRANTED**. The Village is to prepare and file an Order for Judgment granting it judgment **dismissing the case and all claims raised in it with prejudice and with statutory costs.**"



Case 2022CV000515 Document 55

**On 4/21/2023, WMC filed an appeal on the Pewaukee ruling.
An appellate court ruling is pending.**

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The WI League of Municipalities suggests communities should:

- Place fees collected in a separate fund to be used only for transportation infrastructure purposes
- Collect fees in same manner as other utility charges
- Ensure formula for calculating fees is as accurate as possible
- Treat tax-exempt properties the same as taxed properties in applying any credit policy
- To the extent possible, have a process to allow properties that demonstrate reduced use of street system to qualify for a lower charge

***Per a League of Wisconsin Municipalities June 2020 memo on Transportation Utilities.**

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What key factors are established for setting any type of user charge rates?

User charges should be:

- Cost-based, equitable and set to meet the revenue requirements of the utility
- Allocated among customers in relationship to use and benefit
- Easy to understand and administer
- Stable, in the ability to provide adequate revenues and in the customer's perception of the rates from year to year

Regardless of the type of utility.

16

16

Developing and Implementing a TUF

TRANSPORTATION UTILITY CHARGE

Single-Family Homes: \$1.59/mo.

Multi-unit Housing: \$1.32/mo./unit

Commercial, Industrial, Institutional: Charges Based on Property Usage: \$0.75-\$1.26/mo./unit

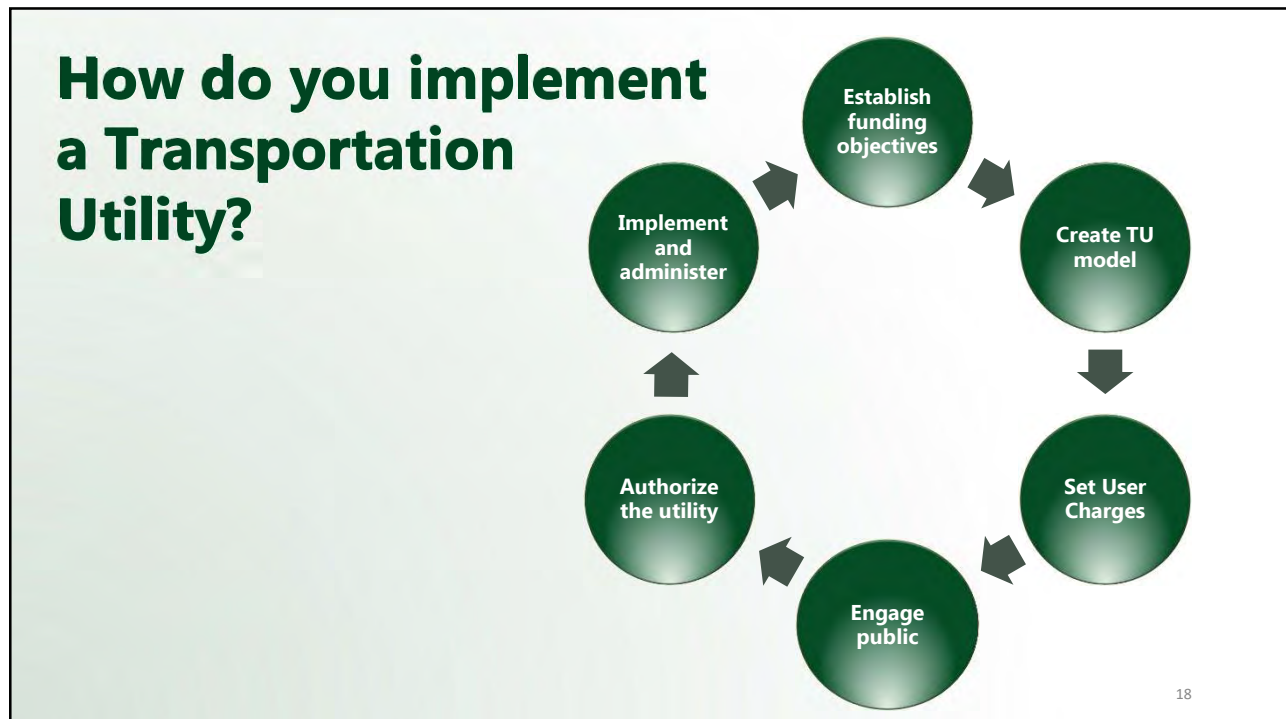
The City of Wisconsin Rapids' Common Council recently approved a transportation utility to fund \$500,000 of operating and maintenance expenses for streets and sidewalks, and eliminate special assessments. The transportation utility replaces revenues from special assessments at \$350,000 and increases road surfacing efforts by \$150,000.

Beginning in July, billing will commence for the vehicle usage of the roadways. Use of the roads is determined by number of trips originating or terminating at each property on an average weekday. The trips associated with each property type is determined by data published by the Institute of Transportation Engineers.

Please visit the City's Transportation Utility website at www.wisconsinrapids.org/transportation-utility for more info.

For other questions and details please contact the City Engineer at 715-421-8251 or pe@wisconsinrapids.org.

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How is a utility rate calculated?

- Set a target budget as required to cover transportation utility costs
 - Replace assessments
 - Reduce borrowing
 - Fill funding gaps
- Assign trips to each property based on its land use and size, or scale
- Summarize the total assigned trips for the entire community
- Divide the target budget amount by the total number of trips, or billable units, to determine a rate
- Apply the resulting rate to each property based on its total trips

The amount each property pays is based on both how it is used and the size, or scale of its use, to calculate total trips.

19

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How does this relate to individual properties?

- User charge is based on each property's use of transportation infrastructure that...
 - Recognizes its benefit of access, and,
 - The impact of each trip on road condition and longevity
- The user charge is applied in the same manner to all properties, regardless of property use, ownership or tax status

Properties that generate more trips pay more than those that generate fewer trips.

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How are trips assigned to an individual property?

- Identify a dominant land use
- Use Institute of Transportation Engineers (ITE) trip generation statistics to identify a relevant rate of trips generated per Unit
- Determine total Units to define the scale, or size, of the land use (e.g. number of dwelling units in an apartment complex, size of a structure, school enrollment, etc.)
- Multiply the rate of trips per Unit times the total units to calculate total trips
- Apply appropriate adjustments for factors such as seasonal use to determine Assigned Trips

A "trip" occurs every time a vehicle enters or leaves a property.

21

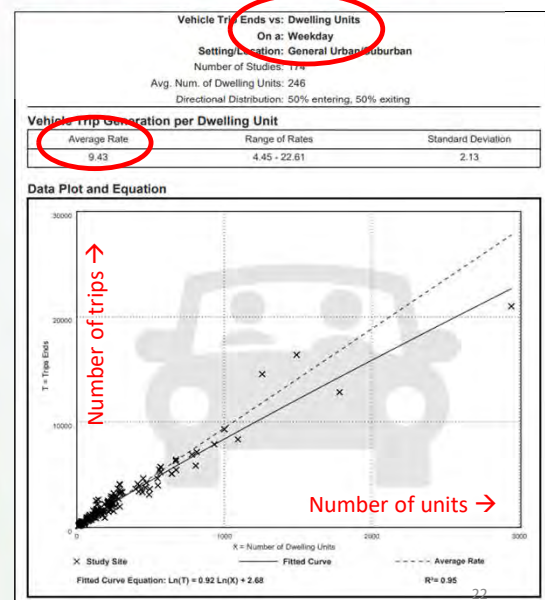
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ITE Trip Generation Statistics Example

Land Use: 210 – Single-Family Detached Housing

Description: Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

Similar trip generation statistics are available for over 200 land uses and are continually updated.



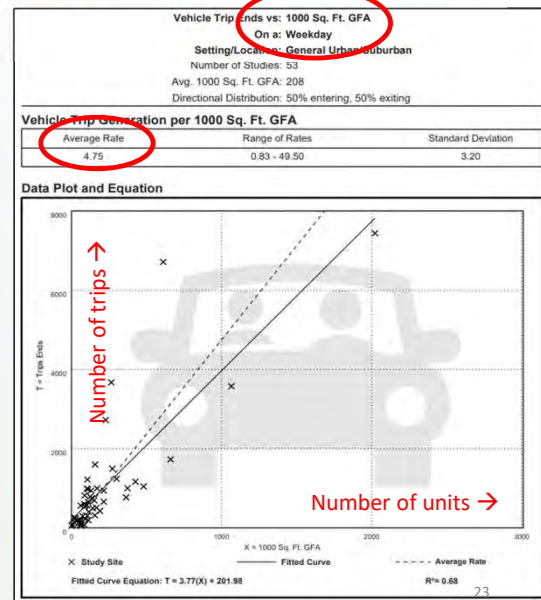
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ITE Trip Generation Statistics Example

Land Use: 140 - Manufacturing

Description: A manufacturing facility is an area where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to the actual production of goods, a manufacturing facility typically has an office and may provide space for warehouse, research, and associated functions.

General light industrial (Land Use 110) and industrial park (Land Use 130) are related uses.



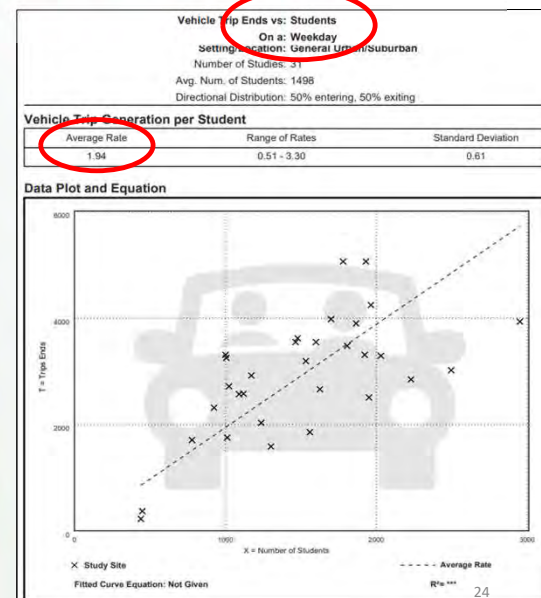
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ITE Trip Generation Statistics Example

Land Use: 525 – High School

Description: A high school serves students who have completed middle or junior high school.

Middle school/junior high school (Land Use 522), private school (K-12) (Land Use 532), private high school (Land Use 534), and charter school (K-12) (Land Use 538) are related uses.



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How are User Charges determined?

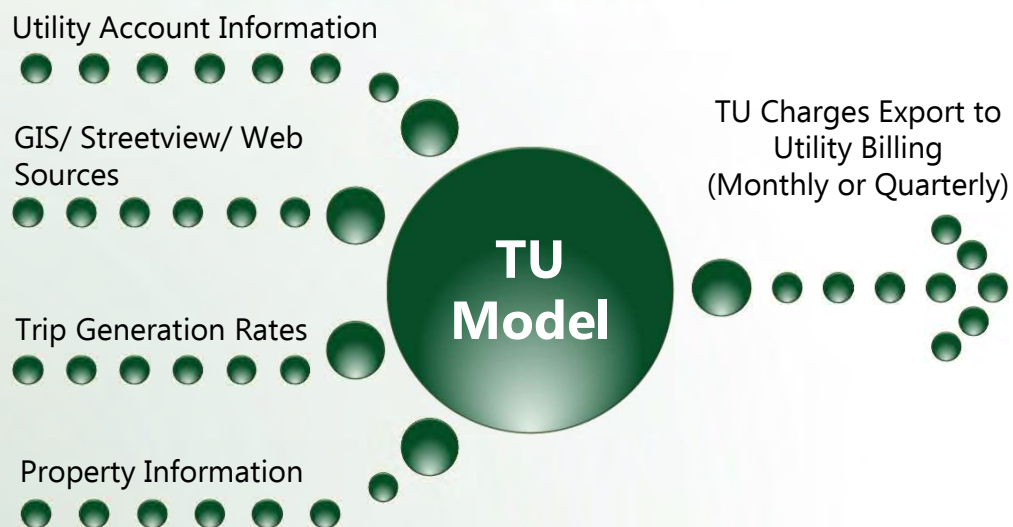
- Assemble available information:
 - Target revenue needs
 - Number of billing accounts
 - Assigned trips for all properties
- Divide the common costs by the total number of accounts to calculate a uniform Base Charge
- Divide the remaining revenue requirement by the total number of assigned trips to calculate a rate per trip
- Multiply the per-trip rate times the total assigned trips for each individual property to calculate the Usage Charge
- The Base Charge plus the Usage Charge determines each property's total User Charge

Only properties that do not generate trips are exempt.
(Undeveloped parcels, parking lots, etc.)

25

25

TU Model Function

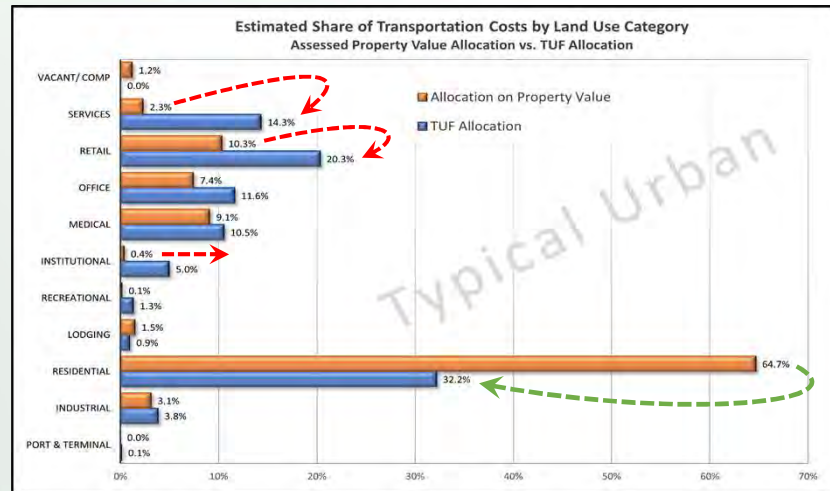


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26

How does user charge cost compare to property taxes by land use type?

- Property Value-based share (orange bar)
- Transportation User charge-based share (blue bar)



27

27

What are prospective annual costs for average property types? (Urban city)

Annual Charge per Average Weekday Trip: \$ 4.5000 (\$3,000,000 budget)						Annual Base Charge: \$ 8.35		
ITE Code	Land Use Code Title	Avg Wkdy Trips	Per	Representative Size	Trips	Annual User Charge		
						Fixed	Trips	Total
110	General Light Industrial	4.87	1,000 sf	34,000 sf	165.58	\$ 8.35	\$ 745	\$ 753
140	Manufacturing	4.75	1,000 sf	91,000 sf	432.25	\$ 8.35	\$ 1,945	\$ 1,953
150	Warehousing	1.71	1,000 sf	241,000 sf	412.11	\$ 8.35	\$ 1,854	\$ 1,863
210	Single-Family Detached Housing	9.43	DU	1 DU	9.43	\$ 8.35	\$ 42	\$ 51
560	Church	7.60	1,000 sf	16,500 sf	125.40	\$ 8.35	\$ 564	\$ 573
712	Small Office Building (<10,000 sf)	14.39	1,000 sf	5,000 sf	71.95	\$ 8.35	\$ 324	\$ 332
850	Supermarket	93.84	1,000 sf	24,000 sf	2,252.16	\$ 8.35	\$ 10,135	\$ 10,143
862	Home Improvement Superstore	30.74	1,000 sf	136,000 sf	4,180.64	\$ 8.35	\$ 18,813	\$ 18,821
912	Drive-In Bank	100.35	1,000 sf	5,000 sf	501.75	\$ 8.35	\$ 2,258	\$ 2,266
918	Hair Salon	12.10	1,000 sf	1,900 sf	22.99	\$ 8.35	\$ 103	\$ 112
930	Fast Casual Restaurant	97.14	1,000 sf	3,000 sf	291.42	\$ 8.35	\$ 1,311	\$ 1,320
934	Fast-Food Restaurant w/ Drive-Thru Window	467.48	1,000 sf	3,000 sf	1,402.44	\$ 8.35	\$ 6,311	\$ 6,319
945	Convenience Store/ Gas Station	Formula	VFP	8 VFP	950.87	\$ 8.35	\$ 4,279	\$ 4,287

28

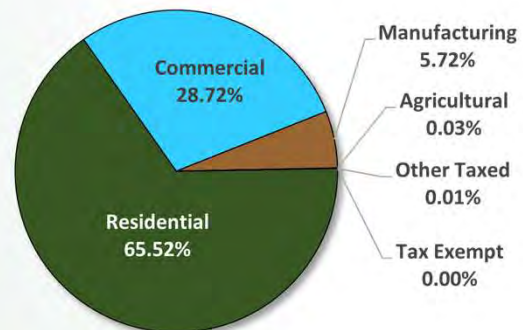
28

City of Green Bay Assessed Value and Parcel Count by Land Use

Land Use	Parcels	Assessed Value	Land Area (acres)	Comment
Residential	30,342	\$ 4,012,763,600	9,335	1-2 family; condos
Commercial	2,594	\$ 1,763,604,000	3,975	Comm.; multi-family
Manufacturing	155	\$ 351,225,900	1,186	Manufacturing; Industrial
Agricultural	171	\$ 1,855,500	3,103	Agricultural
Other Taxed	15	\$ 369,700	136	Undeveloped; Prod. Forest Land
Tax Exempt	2,094	\$ 0	7,233	State, County, Village, other exempt
Totals:	35,404	\$ 6,140,495,600	24,968	

**State of Wisconsin parcel data.*

Assessed Property Value by Land Use



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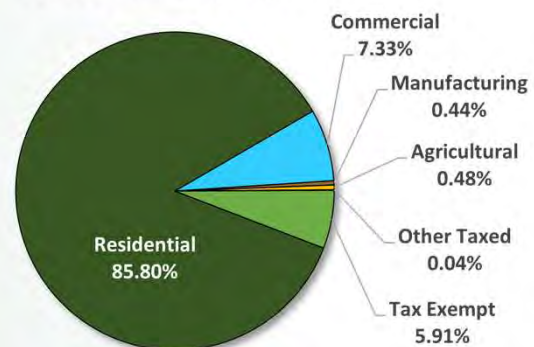
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Totals:	35,404	\$ 6,140,495,600	24,968	

**State of Wisconsin parcel data.*

Parcel Count by Land Use



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What about utility administration?

- Billing and collection is administered with other existing utility charges
- An appeal process supports review and refinement of charges based on assigned land use, applied scalar units or unique characteristics
- Updates are processed as properties change ownership and use, size or operating characteristics

Utility billing staff administer transportation utility charges with an effort like that required for stormwater user charge billings.

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What's the current TU status in Wisconsin?

Active Wisconsin TU's

- Cities: Neenah, Wisconsin Rapids
- Vlg: Harrison, Kimberly, Pewaukee
- Tn: Gibraltar (Door Co.)

Ongoing efforts

- City: Fort Atkinson; Vlg: Greenville

Currently "On Hold"

- Cities: Appleton, Hudson, Oshkosh, Waupun, Wauwatosa
- Vlg: Little Chute, Greendale, West Milwaukee

Considered, but deferred

- Vlg: N. Fond du Lac (2003), Elm Grove, Winneconne
- Cities: Clintonville, Janesville, Columbus

Terminated per WI Supreme Court Decision

- Tn: Buchanan

Interested? Numerous

** Not an exclusive list; may be others in Wisconsin; several are currently evaluating the TU option.*

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raSmith TU Project List

City of Green Bay
Pop. 106,817

Community	Population	Current Status
Vlg. Of Winneconne	2,350	Dropped
Vlg. Of West Milwaukee*	4,054	Holding
City of Clintonville*	4,534	Dropped
Vlg. of Elm Grove*	6,524	Dropped
Vlg. of Pewaukee	8,195	Active
City of Waupun*	11,515	Holding
City of Fort Atkinson	12,376	Advancing
Vlg. of Greenville	13,163	Advancing
Vlg. of Greendale*	14,652	Holding
City of Wisconsin Rapids*	18,738	Active
City of Wauwatosa	47,752	Holding
City of Janesville*	65,942	Dropped
City of Oshkosh	66,607	Holding
City of Appleton*	74,854	Holding

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Transportation Utility Overview and Discussion

City of Green Bay
Information and Services Committee

December 13, 2023

raSmith



Jeff Mazanec, PE
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R.A. Smith, Inc.
920.843.5734
Jeff.Mazanec@raSmith.com

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

MEETING DATE

December 19, 2023

PREPARED BY

AGENDA ITEM # M.5

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

A. Granting of Licenses

1. Sidewalk Builder

- a. Bayland Buildings Inc.
- b. Highway Landscapers Inc.
- c. Martell Construction Inc.
- d. Quinn & Sons Concrete Construction, LLC
- e. Rabine America Maintenance, LLC

2. Tree & Brush Trimmer

- a. A Four Season Tree Care
- b. Asplundh Tree Expert, LLC
- c. Best Enterprises, LLC
- d. Best Stump Grinding, LLC
- e. Fall-Rite Services, LLC
- f. Fox Valley Tree Care & Landscape
- g. Highway Landscapers Inc.
- h. Holtger Brothers, Inc.
- i. Treeo's Tree Service, Inc.

3. Underground Sprinkler System

- a. Irrigation Company LLC
- b. RainMaster Irrigation Inc.
- c. Robert's Quality Irrigation LLC
- d. The Sprinkler Company, Inc.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

GENERAL ORDINANCE NO. 25-23

**AN ORDINANCE AMENDING SECTION 2-175,
GREEN BAY MUNICIPAL CODE,
RELATING TO CONFIRMATION OF BOARDS,
COMMISSIONS AND SIMILAR BODIES**

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

SECTION 1. Section 2-175, Green Bay Municipal Code, is hereby amended to read:

2-175. Confirmation. Appointees to boards and commissions shall be confirmed by a majority of all members of the Common Council.

~~Appointees to the following bodies shall be confirmed by not less than a two-thirds vote of the members present when the Common Council considers their appointments:~~

- ~~(1) Board of Review, Section 2-177.~~
- ~~(2) Annexation Commission, Section 2-179.~~
- ~~(3) Economic Development Authority, Section 2-180.~~
- ~~(4) Ethics Board, Section 2-150.~~
- ~~(5) Board of Police and Fire Commissioners, Section 2-178.~~
- ~~(6) Zoning and Planning Board of Appeals, Section 44-138 et seq.~~
- ~~(7) Traffic, Bicycle and Pedestrian Commission, Section 40-3.~~

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

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

Dated at Green Bay, Wisconsin, this _____ day of _____, 2023.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

12/11/2023

GENERAL ORDINANCE NO. 24-23

**AN ORDINANCE AMENDING SECTION 44-138,
GREEN BAY MUNICIPAL CODE,
RELATING TO ZONING BOARD OF APPEALS**

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

SECTION 1. Section 44-138, Green Bay Municipal Code, is hereby amended to read:

44-138. Establishment.

The Zoning Board of Appeals is established for the purpose of hearing appeals and applications and granting variances and exceptions to the provisions of this chapter in harmony with the purpose and intent of this chapter.

- (1) *Composition.* The Zoning Board of Appeals shall consist of five members appointed by the Mayor and subject to confirmation by the Common Council for terms of three years, except that of those first appointed, one shall serve for one year, two for two years, and two for three years. **The Mayor shall designate one of the members as chairperson.**

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

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

Dated at Green Bay, Wisconsin, this _____ day of _____, 2023.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

[Date]

**REPORT OF THE PROTECTION AND POLICY COMMITTEE
GRANTING OPERATOR LICENSES
December 19, 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

Brice, Mindy M
Brown, Amber J
Carlson, Rhonda M
Deacon, James A
Gump, Olivia L
Kingsbury, Perry D
Parma, Cynthia M
Sievwright, David W



Report to the Green Bay Plan Commission

MEETING DATE

December 19, 2023

PREPARED BY

Wendy Townsend, Economic Coordinator

AGENDA ITEM # P.I

To approve Military Avenue, Inc. (MAI) 2024 Business Improvement District (BID) Operating Plan.

BACKGROUND

Each year the City of Green Bay's Business Improvement Districts are required to submit their annual operating plans to the Plan Commission for review and approval. The attached 2024 MAI BID Operating Plan has been approved by the MAI BID Board and has been reviewed by the City Attorney.

RECOMMENDATION

Approve the 2024 MAI BID Operating Plan as submitted

FISCAL IMPACT

ATTACHMENTS

1. 2024 MABA Operating Plan
2. 2024 MABA District 4 OP Attorney Letter-11.27.23

Operating Plan - 2024
Military Avenue, Inc.

BUSINESS IMPROVEMENT DISTRICT NO. 4

2024
OPERATING PLAN



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Relationship to Comprehensive Plan	7
Future Year Operating Plans	8
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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes ([see Appendix A](#)) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is “to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.” (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Green Bay approved a petition from property owners in September 2013 to create a Business Improvement District for the purpose of revitalizing and improving the Military Avenue business area on Green Bay’s west side. The BID law requires that every district have an annual Operating Plan.

This document is the Operating Plan for the Military Avenue district. The Military Avenue BID Executive Director, in coordination with the Military Avenue BID Board, prepared this Plan with technical assistance from the City of Green Bay Department of Economic Development.

B. Physical Setting

The Military Avenue Business District has boundaries starting at Lombardi Avenue moving north on Military with a northern most boundary of 116 N Military on the east side of the street and 123 N Military on the west side of the street.

Including: 1560 and 1598 W Western Ave, 1603, 1614 and 1626 W Seventh St, 1559-1565 Ninth St, 1577 Langlade Ave, 1530, 1536 and 1540 Leo St, 1521, 1541, 1587, 1590, and 1606 W Shawano Ave, 1505, 1529, 1555, 1561, 1566, 1593, and 1616 W Mason St.

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the map in [Appendix B](#) of this plan. A listing of the properties included in the district is provided in [Appendix C](#).

III. PROPOSED OPERATING PLAN

A. Plan Objectives – 2024

Military Avenue, Inc. exists to create an environment that supports the continued success of the businesses and neighborhoods in the Military Avenue district located on the west side of Green Bay.

Military Avenue, Inc. fosters a spirit of collaboration and cooperation with local businesses and neighborhoods by working to improve the entire district. We do our work by marketing, branding and

promoting business activities, physical improvements in the district, event planning, new business recruitment, retaining and supporting existing businesses.

B. Proposed Activities – 2024

Principle activities to be engaged in by the district during its ELEVENTH year of operation, 2024, will include:

- Fully utilize promotion tools; monument sign, social media platforms, market bags, joint advertising opportunities, 2025 NFL Draft, and new ideas.
- Support new and existing Military Avenue BID businesses and fill vacant spaces.
- Continue to explore a central, public friendly, location for events.
- Offer and support opportunities for public art and murals throughout the district.
- Improve sustainability and on-going cost of plants and medians to provide a clean and professional appearance.
- Continue to build on the Market on Military success, bringing customer traffic to the district.
- Seek out grant funding for quality projects.
- Explore new options for, and invest in, public amenities such as bike racks, benches, security and safety tools, and garbage cans.

C. Proposed Budget – Year – ELEVEN 2024

Revenues	Projected 2024	Change from 2023
Planned BID Assessment Funds	\$108,275	+\$8,887
(BID Assessments minus 2% delinquent)	-\$2,166	-\$4,791
Donations/Partnerships	\$0	\$0
Grants /Restricted Income	\$10,000	\$0
Event Funds/Sponsorships/EBT	\$20,000	\$0
Interest Income	\$500	+\$400
Carry Over from 2022 audit/review	\$133,420	
Total Revenue	\$270,029	+\$4,496
Expenses		
Staffing	\$90,117	-\$5,715
Operating Expenses rent, insurance, audit, accounting, supplies, etc.	\$17850	-\$150

Technology	\$2,400	\$0
Programs		
Design/Physical improvements	\$60,460	+\$2,600
Street pole banners throughout district, Planter boxes winter and summer, throughout district weed control at medians and monument, monument sign Wi-Fi and operations at Lombardi and Military intersection, public amenities and branding across the district.		
Economic/Business Development	\$11,000	\$0
Business recruitment and support for current businesses.		
Events	\$15,200	\$0
Summer and Winter Market on Military, Small Business Saturday, Joint Advertising, EBT costs.		
Organization/ Marketing	\$8,500	+\$3,000
Social media, marketing, advertising, website hosting, web security.		
Total Expenses	\$205,527	-\$265
BALANCE	\$74,190	

D. Financing Method

\$108,275 is proposed to be raised through BID assessments as laid out in section IV. METHOD OF ASSESMENT and assume an assessment delinquency amount of \$2,166 based on 2% delinquencies. We have therefore budgeted for \$106,109. We are also setting a goal to obtain grants, sponsorships, fees, and donations to provide funding in the amount of \$30,500. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of BID Board

Upon creation of the BID, the Mayor appointed members to the district board ("board"). The board's primary responsibility is implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – at least Five

2. Composition - At least three fifths members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Green Bay. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to the Military Avenue Business Association.

The BID shall be a separate entity from the Military Avenue Business Association, notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board or as required by law. The Association may, and it is intended, shall contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

Assessment rate per thousand for industrial is \$0.25, office \$2.00, retail/entertainment \$2.25. Minimum assessment rate per parcel is \$250.00 Maximum assessment rate is \$2,500 per parcel.

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

For properties whose use comprises mixed SIC codes, the property has been identified by the ground level use(s) of any buildings constructed on the property. The ground level use is presumed to be the dominant use of the property. If a ground level has more than two uses, then the property has been identified by the use that makes up more than one half of the ground level square footage. The burden is on the owner to change a property classification from that designated in Appendix C. It must be proven annually by the owner of the property in question to the BID board.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$2,500.00 per parcel will be applied.

As of January 1, 2014 the property in the district had a total assessed value of over seventy-three million dollars. This plan assesses the property in the district at a rate for industrial \$0.25, for office \$2.00, for retail/entertainment \$2.25. per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID.

Appendix C shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)Im: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix C, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO GREEN BAY COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

The plan for Military Avenue is to transform the corridor into a signature street with a cohesive identity. This will be accomplished by elevating the level of aesthetics, functionality and safety with improved site and building design. The balance of land uses along Military Avenue must shift in recognition of current and expected future market conditions and to better manage the supply and demand of real estate. Sections of the corridor will transition to finer blocks of mixed-use development that better relate to the scale of surrounding neighborhoods.

Implementation of this plan will result not only in attracting new businesses to Military Avenue, but also in creating an environment that supports the continued success of existing, beneficial businesses. Limited amounts of redevelopment may result in tear down and reconstruction. But in most cases, redevelopment will occur in smaller steps like landscaping parking areas, upgrading building façades, or adding decorative lighting. Military Avenue will become a more complete corridor that caters to local residents and employees who use multiple modes of transportation. This transition is a necessary response to the changing market and context,

and will create a more economically sustainable future for Military Avenue. *(Military Avenue Market Analysis and Corridor Design Plan, Executive Summary, Pages 7-8. Adopted by the City of Green Bay: 3/1/2011)*

B. City Role in District Operation

The City of Green Bay has committed to helping private property owners in the district promote its development. To this end, the City is expected to play a significant role in the creation of the Business Improvement District and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Brown County and other units of government to support the activities of the district.

VI. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in the initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Green Bay.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Green Bay as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109 (3)(b).

APPENDICES

- A. STATUTE
- B. DISTRICT BOUNDARIES
- C. LISTING OF PROPERTIES (CITY HOLDS MOST RECENT LIST)

APPENDICE A

Wisconsin State Statute "BID Law"

66.1109 Business improvement districts.

(1) In this section:

(a) "Board" means a business improvement district board appointed under [sub. \(3\) \(a\)](#).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

(e) "Municipality" means a city, village or town.

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.

1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

5. A legal opinion that [subds. 1. to 4.](#) have been complied with.

(g) "Planning commission" means a plan commission under [s. 62.23](#), or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under [par. \(b\)](#) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under [ch. 985](#). Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under [par. \(c\)](#), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(3)

(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under [sub. \(3\) \(c\)](#) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under [par. \(c\)](#) and unless the business improvement district is not terminated under [par. \(e\)](#).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under [ch. 985](#). Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under [par. \(c\)](#), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under [par. \(c\)](#), by petition under this subsection or subsequent notification under [par. \(d\)](#), and after subtracting any retractions under [par. \(d\)](#), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

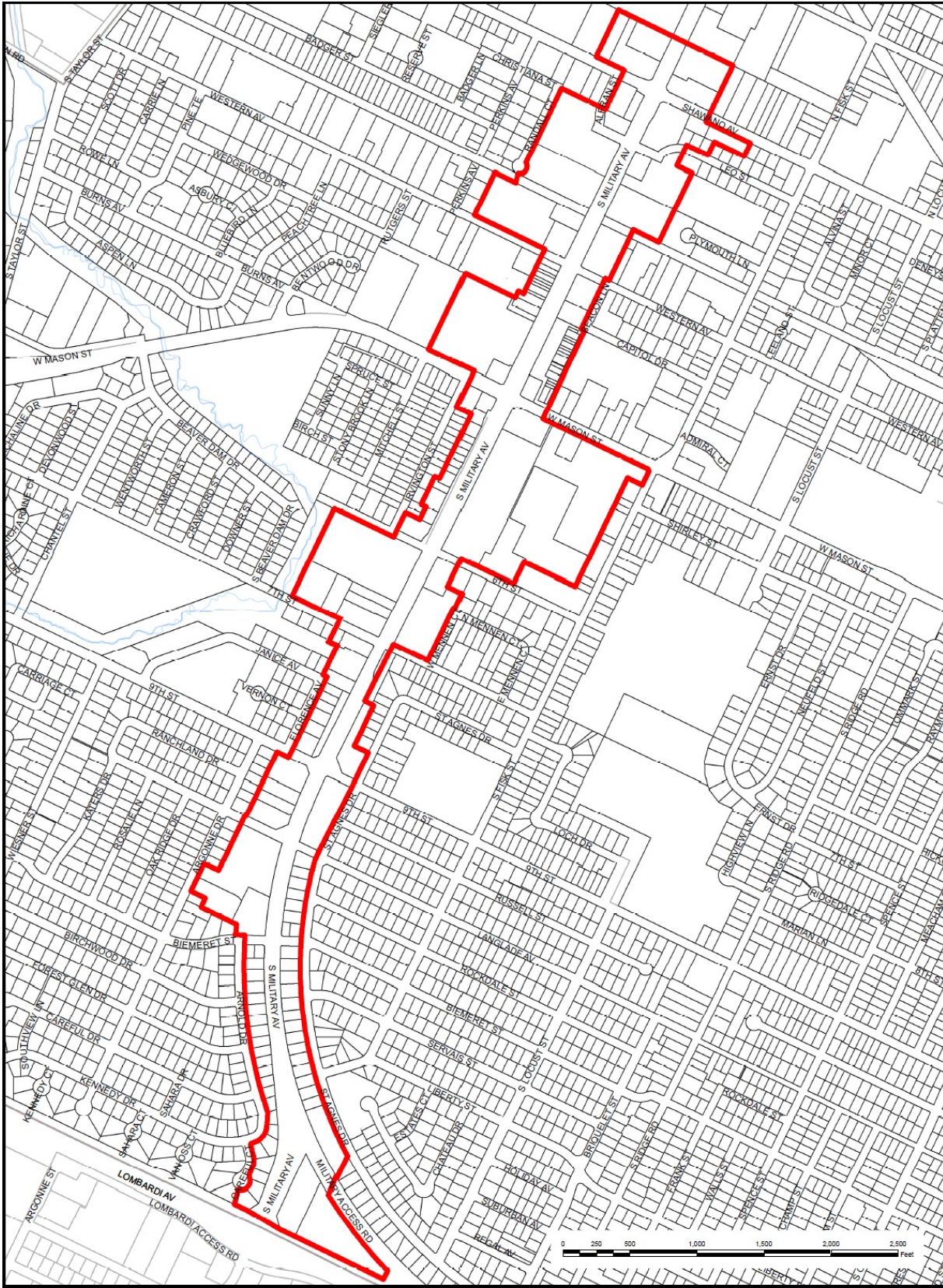
(5)

(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under [s. 70.11](#) may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

History: 1983 a. [184](#); 1989 a. [56](#) s. 258; 1999 a. [150](#) s. [539](#); Stats. 1999 s. 66.1109; 2001 a. [85](#).



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. 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 Planning Department, DUL

City of Green Bay Military Ave BID Boundary

BID Boundary





City of Green Bay Law Department
100 North Jefferson Street - Room 200
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3080
Fax 920.448.3081

November 28, 2023

Wendy Townsend, Project and Program Manager
City of Green Bay
100 North Jefferson Street, Room 608
Green Bay, WI 54301

RE: Proposed Operating Plan for Business Improvement District No. 4

Dear Ms. Townsend:

The purpose of this correspondence is to respond to your request for a legal review of the proposed 2024 Operating Plan for Business Improvement District No. 4 (hereafter "Plan"). Your request asks the City Attorney's Office to provide an opinion with respect to the Plan's compliance with the requirements of Wisconsin Statute § 66.1109(l)(f).

Our office has reviewed the Plan, a copy of which is attached hereto, and based upon such review, are of the opinion that the Plan meets the requirements of Wisconsin Statute § 66.1109(l)(f), subsections 1 through 4.

Thank you for your attention to this matter.

Sincerely,

Joanne Bungert
City Attorney



Report to the Green Bay Plan Commission

MEETING DATE

December 19, 2023

PREPARED BY

Wendy Townsend, Economic Coordinator

AGENDA ITEM # P.2

To approve On Broadway Inc.(OBI) 2024 Business Improvement District (BID) Operating Plan.

BACKGROUND

Each year the City of Green Bay's Business Improvement Districts are required to submit their annual operating plans to the Plan Commission for review and approval. The attached 2024 Operating Plan has been approved by the OBI BID Board and has been reviewed by the City Attorney.

RECOMMENDATION

Approve the OBI 2024 BID Operating Plan as submitted.

FISCAL IMPACT

ATTACHMENTS

1. 2024 OBI-District3-OP Attorney Letter-11.27.23
2. Operating Plan OBI 2024 - DRAFT



City of Green Bay Law Department
100 North Jefferson Street - Room 200
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3080
Fax 920.448.3081

November 27, 2023

Wendy Townsend, Project and Program Manager
City of Green Bay
100 North Jefferson Street, Room 608
Green Bay, WI 54301

RE: Proposed Operating Plan for Business Improvement District No. 3

Dear Ms. Townsend:

The purpose of this correspondence is to respond to your request for a legal review of the proposed 2024 Operating Plan for Business Improvement District No. 3 (hereafter "Plan"). Your request asks the City Attorney's Office to provide an opinion with respect to the Plan's compliance with the requirements of Wisconsin Statute § 66.1109(l)(f).

Our office has reviewed the Plan, a copy of which is attached hereto, and based upon such review, are of the opinion that the Plan meets the requirements of Wisconsin Statute § 66.1109(l)(f), subsections 1 through 4.

Thank you for your attention to this matter.

Sincerely,

Joanne Bungert
City Attorney

2024 Operating Plan

Broadway Business Improvement District

BUSINESS IMPROVEMENT DISTRICT NO. 3

PROPOSED OPERATING PLAN



I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is “to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.” (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Green Bay has received a petition from property owners which requests creation of a Business Improvement District for the purpose of revitalizing and improving the Broadway business area on Green Bay’s West side. (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Broadway Business Improvement District. The BID proponents prepared this Plan with technical assistance from the City of Green Bay Economic Development Department.

B. Physical Setting

The Broadway Business Improvement District has a general setting starting at the point where Mason Street meets the west bank of the Fox River; west to the southwestern property line of parcel 2-948 (Wisconsin Central LTD); continuing northwest to Maple Avenue; north on Maple Avenue to the northern property line of parcel 3-1144-B (339 South Maple Avenue); east along said property line to Chestnut Avenue; north along Chestnut Avenue to Howard Street; west on Howard Street to the alleyway beginning on the western most property line of parcel 3-330 (506-508 Howard Street); north through the alleyway to the southern border of parcel 3-85 (515 West Walnut Street); west at the property line to South Maple Avenue; north on South Maple Avenue through Walnut Street to the northern property line of 4-223 (514 West Walnut Street); east at said property line to alleyway; north in alleyway to the northern property line of parcel 4-102 (230 North Maple Avenue); west along said property line to North Maple Avenue; north on North Maple Avenue to Dousman Street; west on Dousman Street to alleyway beginning at the western property line of parcel 5-607 (301 North Maple Avenue); north in said alleyway to northern property line of parcel 5-605-1; east along said property line to North Maple Avenue; north on North Maple Avenue to Kellogg Street; east on Kellogg Street to Chestnut Avenue; north on Chestnut Avenue to Elmore Street; east on Elmore Street to Broadway Street; north on Broadway Street to alleyway beginning on the northern property line of parcel 5-72 (710 North Broadway Street); east through said alleyway to McDonald Street; north on McDonald Street to James Street; east on James Street to the northeastern property line of parcel 5-1525-A; south along said property line to western bank of Fox River.

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the map in Appendix B of this plan. A listing of the properties included in the district is provided in Appendix C.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The object of the Broadway Business Improvement District is to foster a vibrant community activated by:

- People strolling the streets shopping for one-of-a kind gifts or everyday goods
- Diners enjoying diverse restaurants that intermingle with shops and other cultural and entertainment venues
- Activity flowing between the streets of Broadway and the waterfront to the rest of downtown
- A variety of housing styles mixed throughout the district, providing affordable housing for all markets
- The entrepreneurial spirit coupled with a strong dynamic employee base

As creativity and art provide the underlying pulse of the district, these elements combine making the Broadway District the place people of all ages and backgrounds come to shop, eat, live, work, network and play.

Proposed Activities – Year Next

Principle activities to be engaged in by the district during its next year of operation, if the environment allows, will include:

1. Maintain benches, garbage cans, planters/beautification, pole banners, and other hardscape improvements throughout the district. 50 planters will be planted in the spring with flowers, 20 planters with fall décor, weed management throughout district during the growing season, weed management and perennial plantings in 48 tree boxes, 25 bowls with winter décor, coordinated trash pickups once per month, 150 poles banners, and 30 trees with annual lighting.
2. Enhance public art installations throughout the district by partially funding the installation of two murals, a temporary sculpture, utility box wraps, and other streetscape art such as sidewalk poetry, painted pianos, or decorative lighting. Expand decorative public seating in a high impact area with heavy pedestrian traffic.
3. Improve awareness of BBID investments in the district by partnering with On Broadway, Inc. and other funded partners to promote the BBID brand.
4. Maintain a mini-grant program to support retail occupancy of ground floor storefronts. Mini-grants may also support streetscape activation including retail racks, tables, chairs, etc.
5. Help sustain operations and solvency of On Broadway, Inc. by providing an administrative allocation for payment of rent, telephones, internet, office supplies, utilities and salaries that are necessary to perform services to the businesses in the district.

6. Initiate conversations with adjacent commercial property owners north of Mason Street to gauge interest in joining the BBID, and subsequently propose modifications if warranted to the City of Green Bay Plan Commission.
7. Review and make recommendations to update the by-laws of the BBID.

Proposed Budget

Design

Lighting

tree lighting in winter	\$	5,000
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Annual Maintenance

planters in spring		
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watering in spring, summer, fall		
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weeding in spring, summer, fall		
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fall décor		
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winter décor		
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banner maintenance	\$	20,000
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Public Art

murals, sculptures, streetscape art	\$	20,000
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Public Seating

introduce unique seating in high impact areas	\$	2,500
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Bike Racks

Install artistic bike racks	\$	5,000
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Cigarette Receptacles

install receptacles in high pollution areas	\$	1,500
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Total Design	\$	54,000
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Organization

Admin Allocation

To assist with payment of administrative expenses including but not limited to rent, telephones, internet, office supplies, utilities, and salaries necessary to execute the proposed activities.

	\$	21,528
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BBID Annual Audit

2023 audit	\$	3,200
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Total Organization	\$	24,728
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Promotion

Marketing Allowance

District marketing throughout the year

\$ 11,911

Total Promotion

\$ 11,911

Economic Vitality**Mini-Grants**

Maintain a mini-grant program to encourage retail occupancy in ground floor spaces

\$ 5,000

Retail Incubator

Partial rent subsidy to open and operate a retail incubator space

\$ 12,000

Total Economic Vitality

\$ 17,000

Total

\$ 107,639

B. Financing Method

It is proposed to raise \$107,639 with estimated manufacturing assessments through BID assessments (see Appendix C). The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

C. Organization of BID Board

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

The Broadway Business Improvement District Board shall be organized as follows:

1. Board size – Maximum of 9, minimum of 7, with one representative of the Mayor or Council.
2. Composition - A majority (at least 5) members shall be owners or occupants of property within the District.
3. Term – The nine board member positions shall rotate every three years, with three positions expiring at the end of each calendar year-end. The Board may remove, by a majority vote, any BID Board member who is absent from more than 3 meetings, without a valid excuse. In the event that a member takes the position mid-term (before the position expires every three years), that term shall count as the first term if two years or more remain on the term. Should

less than two years remain on the term, this time is not counted towards the term limit and the board member shall be allowed to serve up to the maximum two additional three year terms.

4. Compensation - None.
5. Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings Law. Minutes will be recorded and submitted to the City and the Board. The Board shall adopt rules of order to govern the conduct of its meetings and meet regularly, at least annually.
6. Record keeping - Files and records of the Board's affairs shall be kept pursuant to public records requirements.
7. Staffing - The Board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof. Unless requested otherwise by the Board, any staff members or employees of contractors may attend all meetings of the Board, but will not have voting authority.
8. Officers - The Board shall appoint a Chairman, Treasurer and Secretary, any two of the three of which shall have the power to execute documents on behalf of the full Board, for the purposes authorized by the full Board. The Board may also give its staff limited ability to write checks to carry out the Plan. Any individual on the Board can be appointed an Officer, but shall be limited to two consecutive years as an Officer.

D. Relationship to On Broadway, Inc.

The BID shall be a separate entity from On Broadway, Inc., notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

As of January 1, 2024, the property in the Broadway Business Improvement District will have a total assessed value of \$76.885 million. This plan proposes to assess the property in the district at a rate of \$1.40 per \$1,000.00 of assessed value. This represents a 5% change from the prior year, or \$0.07 per \$1,000, and subject to the maximum assessment for the purposes of the BID.

Appendix shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)Im: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix C, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109 (1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO GREEN BAY COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

Objectives: Downtown Revitalization Support economic revitalization of downtown by encouraging diverse economic activity including government and professional offices, insurance and financial services, education and training, convention, lodging, food and beverages, and entertainment, retail, and high-density residential land uses. - *Chapter 26: Economic Development: Objective - 4, from Smart Growth 2022, City of Green Bay, May 2003.*

Land Uses: "Downtown" Mixed Use: The "downtown" land use category allows and promotes high-intensity office, retail, housing and civic land uses, preferably in mixed use buildings with a strong pedestrian orientation. It applies within the Broadway corridor as it does in Downtown "proper," although the scale of buildings along Broadway is smaller, and the intensity of use is likely to be somewhat lower. As discussed in the Historic Preservation Plan, the Broadway historic districts could benefit from site plan review of development projects, using design standards that are geared to the specific character of those districts. - *Chapter 22: Neighborhoods and Districts: Objectives, Policies and Recommendations for District 3, from Smart Growth 2022, City of Green Bay, May 2003.*

Based on the objectives and land use requirements cited above, this BID Operating Plan is consistent with the City's Comprehensive Plan for the Broadway District.

B. City Role in District Operation

The City of Green Bay has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Brown County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The City of Green Bay Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission, in cooperation with the Economic Development Department, will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition, a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.

4. The Common Council will act on the proposed BID Plan.
5. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
6. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

1. Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or
2. Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Green Bay.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Green Bay as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

OPERATING PLAN APPENDICES

- A. STATUTE
- B. DISTRICT BOUNDARIES MAP
- C. YEAR PROJECTED ASSESSMENTS
- D. CITY ATTORNEY'S OPINION

APPENDIX A - Wisconsin State Statute "BID Law"

66.1109 Business improvement districts.

(1) In this section:

(a) "Board" means a business improvement district board appointed under [sub. \(3\) \(a\)](#).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

(e) "Municipality" means a city, village or town.

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.

1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

5. A legal opinion that [subds. 1. to 4.](#) have been complied with.

(g) "Planning commission" means a plan commission under [s. 62.23](#), or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under [par. \(b\)](#) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under [ch. 985](#). Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under [par. \(c\)](#), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(3)

(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local

legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under [sub. \(3\)](#) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under [par. \(c\)](#) and unless the business improvement district is not terminated under [par. \(e\)](#).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under [ch. 985](#). Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under [par. \(c\)](#), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under [par. \(c\)](#), by petition under this subsection or subsequent notification under [par. \(d\)](#), and after subtracting any retractions under [par. \(d\)](#), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5)

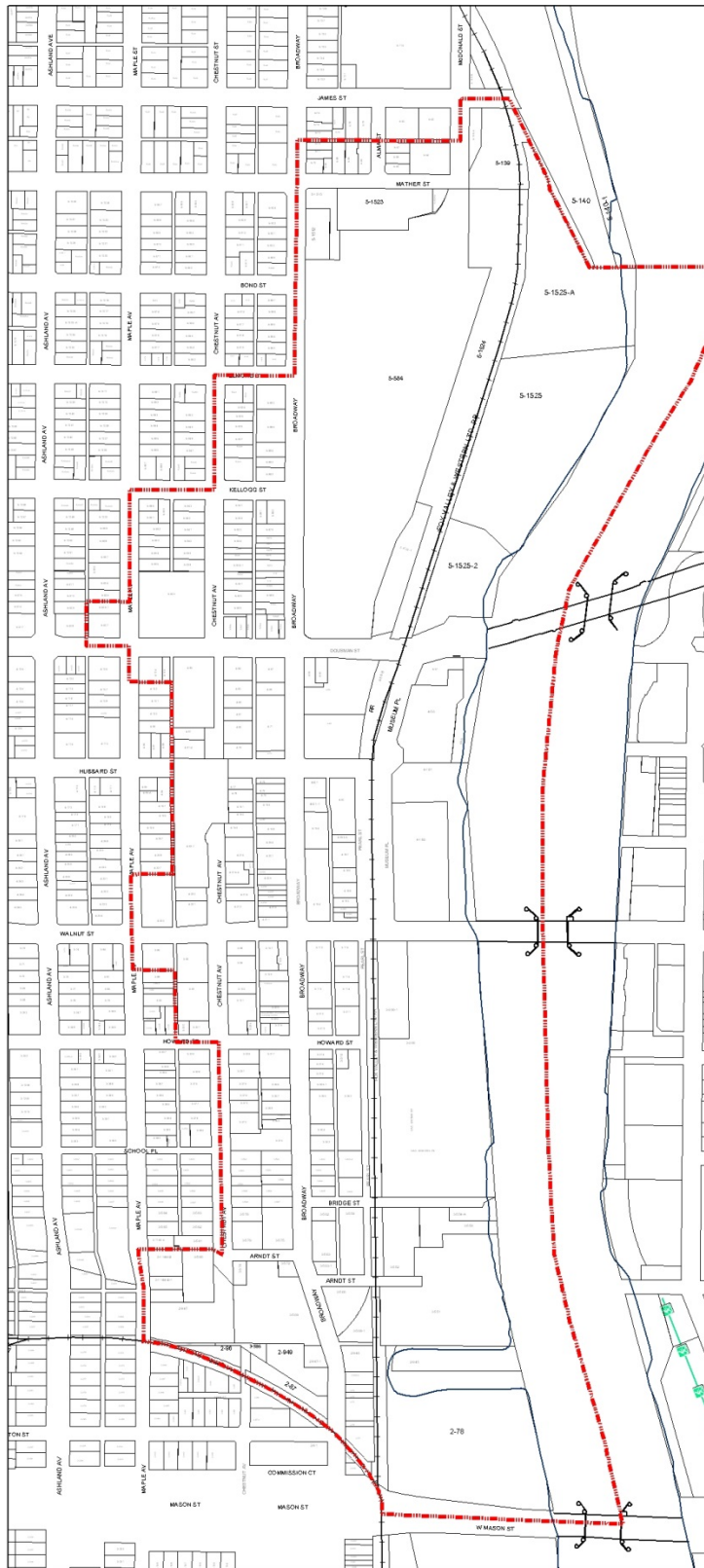
(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under [s. 70.11](#) may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

History: 1983 a. [184](#); 1989 a. [56](#) s. 258; 1999 a. [150](#) s. [539](#); Stats. 1999 s. 66.1109; 2001 a. [85](#).

APPENDIX B – District Map



On Broadway, Incorporated

A MAIN STREET PROGRAM

 Business Improvement
District Boundary



0 100 200 400 600 800 Feet



This is a compilation of records and data located in various Brown County and City of Green Bay offices and is to be used for reference purposes only. The map is controlled by the field measurements between the corners of the Public Land Survey System and the parcels are mapped from available records which may not precisely fit field conditions. Brown County/ City of Green Bay are not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

Map prepared by City of Green Bay Planning Department.
July, 2004.
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APPENDIX C – Year Projected Assessments

GISLink	TotalAssessedValue	BID	PropertyAddress	OwnerName
2-72	\$ 217,000.00	\$ 303.80	519 S Broadway	Joseph L. Aerts
2-76	\$ -	\$ -	525 S Broadway	Redevelopment Authority of the City of Green Bay
2-77	\$ -	\$ -	531 S Broadway	Redevelopment Authority of the City of Green Bay
2-947	\$ -	\$ -	419 S Maple Ave	Redevelopment Authority of the City of Green Bay
3-101	\$ 166,400.00	\$ 232.96	125 S Chestnut Ave	Badgerland Management, LLC
3-104-A	\$ 85,800.00	\$ 120.12	116 S Broadway	Thavone Ly
3-105	\$ 412,800.00	\$ 577.92	112 S Broadway	Bosley Properties LLC
3-113	\$ 624,200.00	\$ 873.88	123 S Broadway	Dubois Real Estate Holdings, LLC
3-114	\$ 196,400.00	\$ 274.96	120 S Pearl St	Sma Construction Services LLC
3-1300	\$ 170,500.00	\$ 238.70	126 S Broadway	Urban Concepts, LLC
3-100	\$ 85,300.00	\$ 119.42	117 S Chestnut Ave	Badgerland Management, LLC
3-106	\$ 349,300.00	\$ 489.02	110 S Broadway	Thavone Ly
3-107	\$ 338,100.00	\$ 473.34	405 W Walnut St	Historic West LLC
3-110	\$ 402,500.00	\$ 563.50	317 W Walnut St	Zeise Marital Trust
3-116	\$ 76,400.00	\$ 106.96	100 S Pearl St Unit BLK	Abby Holdings LLC
3-1301	\$ 172,600.00	\$ 241.64	126 S Broadway	Benjamin T. Henry
3-310	\$ 13,100.00	\$ 18.34	307 Howard St	201 Building, LLC
3-312	\$ 114,900.00	\$ 160.86	127 S Broadway	Dubois Real Estate Holdings, LLC
3-313	\$ 74,000.00	\$ 103.60	131 S Broadway	Dubois Real Estate Holdings LLC
3-314	\$ 148,300.00	\$ 207.62	201 S Broadway	201 Building, LLC
3-320	\$ 251,600.00	\$ 352.24	128 S Broadway	Slcre LLC
3-322	\$ 132,800.00	\$ 185.92	124 S Broadway	Thavone Ly
3-325	\$ 7,900.00	\$ 11.06	412 Howard St	Badgerland Management, LLC
3-364	\$ 35,000.00	\$ 49.00	223 S Broadway	Nicker Bobs Craft Mall, LLC
3-562	\$ 14,700.00	\$ 20.58	325 S Broadway	Rbj Holdings, LLC
3-563-1	\$ 222,700.00	\$ 311.78	339 S Broadway	Guppo LLC
3-572	\$ -	\$ -	402 S Broadway	Redevelopment Authority of the City of Green Bay
3-588	\$ 118,200.00	\$ 165.48	316 S Broadway	Chao T. Moua
3-589	\$ 10,300.00	\$ 14.42	312 S Broadway	Dawn M. Mccoy
3-642	\$ 218,400.00	\$ 305.76	301 S Broadway	Vaj Holdings, LLC
3-644	\$ 33,100.00	\$ 46.34	309 S Broadway	Rbj Holdings, LLC
3-85	\$ 445,600.00	\$ 623.84	515 W Walnut St	Kwik Trip, Inc
3-92	\$ 241,600.00	\$ 338.24	118 S Chestnut Ave	Democratic Party of Brown County
3-96	\$ 532,300.00	\$ 745.22	509 W Walnut St	Newcmg Properties LLC
3-98	\$ 47,700.00	\$ 66.78	409 W Walnut St	Historic West LLC
4-187	\$ 113,200.00	\$ 158.48	133 N Pearl St	Petes Annex LLC
4-193	\$ 27,000.00	\$ 37.80	100 N Pearl St Unit BLK	Petes Annex LLC
4-201	\$ 344,300.00	\$ 482.02	133 N Broadway	Xa Lee
4-210	\$ 480,100.00	\$ 672.14	107 N Broadway	Czachor & Polack Development LLC

4-221	\$	148,000.00	\$	207.20	500 W Walnut St	Walnut Auto Investments LLC
4-223	\$	661,700.00	\$	926.38	514 W Walnut St	Sorensen Development Inc
4-253-A	\$	34,300.00	\$	48.02	N Pearl St	Petes Annex LLC
4-254	\$	472,400.00	\$	661.36	139 N Broadway	Bascom Holdings LLC
4-264	\$	212,500.00	\$	297.50	111 N Broadway	Vantagepoint Holdings, LLC
4-266	\$	212,500.00	\$	297.50	111 N Broadway	Eventful Concepts LLC
4-62	\$	800,700.00	\$	1,120.98	200 N Broadway	Theresa M. Beerntsen
4-65	\$	392,300.00	\$	549.22	317 Dousman St	Bfam, LLC
4-68	\$	395,100.00	\$	553.14	231 N Broadway	Washington LLC
4-74	\$	384,700.00	\$	538.58	163 N Broadway	Ildeman R. Nielson
4-85	\$	1,303,900.00	\$	1,825.46	505 Dousman St	Frank Land Holding LLC
5-1525-B	\$	12,500.00	\$	17.50	201 Mather St	Arthur W. Zingler III
5-1525-A	\$	1,687,100.00	\$	2,361.94	700 Mc Donald St	Graymont Western Lime Inc
5-1737	\$	1,447,600.00	\$	2,026.64	300 N Broadway Unit 100	Green Bay Broadway Development LLC
5-1757	\$	1,565,300.00	\$	2,191.42	520 N Broadway	Ddl Holdings LLC
5-1758	\$	300.00	\$	0.42	305 Donald Driver Way	DDL Holdings, LLC
3-306	\$	5,198,600.00	\$	7,278.04	111 W Walnut St	Green Bay Acquisition Co 4 Inc
3-306-1	\$	544,300.00	\$	762.02	201 W Walnut St	Abby Holdings LLC
3-311	\$	90,700.00	\$	126.98	100 S Pearl St Unit BLK	Abby Holdings LLC
3-315	\$	26,300.00	\$	36.82	205 S Broadway	201 Building, LLC
3-316	\$	48,400.00	\$	67.76	211 S Broadway	Jessifer, LLC
3-317	\$	-	\$	-	200 S Broadway	Green Bay Area Public School District
3-362	\$	146,900.00	\$	205.66	301 S Pearl St	Green Bay Acquisition Co 4 Inc
3-363	\$	46,400.00	\$	64.96	S Broadway	Vaj Holdings, LLC
3-369-A	\$	88,500.00	\$	123.90	226 S Broadway	Mitchell T. Hyde
3-563	\$	99,800.00	\$	139.72	327 S Broadway	Rbj Holdings, LLC
3-569	\$	-	\$	-	420 S Broadway	Redevelopment Authority of the City of Green Bay
3-590	\$	11,000.00	\$	15.40	304 S Broadway	Dawn M. Mccoy
3-591	\$	199,400.00	\$	279.16	300 S Broadway	Sanctuary Spas LLC
3-643	\$	140,500.00	\$	196.70	307 S Broadway	Nicker Bobs Craft Mall, LLC
3-99	\$	55,900.00	\$	78.26	100 S Chestnut Ave Unit BLK	Historic West LLC
4-104	\$	491,800.00	\$	688.52	517 Dousman St	Bo Enterprises LLC
4-154	\$	1,186,700.00	\$	1,661.38	142 N Broadway	Lorenzen Holdings LLC
4-156	\$	334,300.00	\$	468.02	151 N Broadway	Noc Harn LLC
4-157	\$	97,100.00	\$	135.94	147 N Broadway	Lawrence Frye
4-158	\$	363,600.00	\$	509.04	143 N Broadway	Sand and Sun, LLC
4-159	\$	53,800.00	\$	75.32	144 N Chestnut Ave	Sand and Sun, LLC
4-188	\$	66,700.00	\$	93.38	119 N Pearl St	Petes Annex LLC
4-189	\$	64,700.00	\$	90.58	127 N Pearl St	Petes Annex LLC
4-190	\$	42,700.00	\$	59.78	115 N Pearl St	Petes Annex LLC
4-192	\$	12,600.00	\$	17.64	105 N Pearl St	Petes Annex LLC
4-191	\$	21,100.00	\$	29.54	111 N Pearl St	Petes Annex LLC

4-194	\$	1,981,100.00	\$	2,773.54	310 W Walnut St	Petes Annex LLC
4-201-1	\$	451,200.00	\$	631.68	127 N Broadway	Widmer Properties LLC
4-204	\$	223,400.00	\$	312.76	123 N Broadway	Game Holdings LLC
4-205	\$	296,100.00	\$	414.54	121 N Broadway	Xa Lee
4-206	\$	323,400.00	\$	452.76	119 N Broadway	Eric J. Woller
4-215-A	\$	205,200.00	\$	287.28	122 N Chestnut Ave	Green Bay Community Theatre Inc
4-216	\$	94,700.00	\$	132.58	138 N Chestnut Ave	Bett, LLC
4-263	\$	212,500.00	\$	297.50	111 N Broadway Unit 1	Taj Enterprises, LLC
4-265	\$	216,100.00	\$	302.54	111 N Broadway	Whetter Daniel D & Carrie L Joint Revoc Trust
4-59	\$	509,400.00	\$	713.16	N Broadway	Parking Lot U LLC
4-60	\$	2,005,700.00	\$	2,807.98	164 N Broadway	L&T Investments, LLC
4-61-1	\$	900,700.00	\$	1,260.98	154 N Broadway	154 N Broadway LLC
4-66	\$	586,300.00	\$	820.82	313 Dousman St	High Brau LLC
4-67	\$	2,099,100.00	\$	2,938.74	235 N Broadway	Platten Place, LLC
4-71	\$	2,195,600.00	\$	3,073.84	211 N Broadway	On Broadway, Inc
4-72	\$	547,600.00	\$	766.64	201 N Broadway	201 Broadway, LLC
4-75	\$	483,100.00	\$	676.34	159 N Broadway	David Bartikofsky
4-76	\$	139,400.00	\$	195.16	157 N Broadway	Noc Harn LLC
4-84	\$	576,400.00	\$	806.96	413 Dousman St	Kaliz Ltd Partnership
5-1525	\$	2,155,800.00	\$	3,018.12	Dousman St Unit RR	Graymont Western Lime Inc
5-1738	\$	1,251,100.00	\$	1,751.54	300 N Broadway Unit 200	Green Bay Broadway Development LLC
5-1739	\$	1,281,200.00	\$	1,793.68	300 N Broadway Unit 300	Green Bay Area Chamber of Commerce
5-58	\$	86,600.00	\$	121.24	704 Alma St	Nancy Rogers
5-584-2	\$	57,200.00	\$	80.08	308 Dousman St	DDL Holdings, LLC
5-584-3	\$	476,100.00	\$	666.54	300 Dousman St	Luga Properties, LLC
5-590	\$	355,500.00	\$	497.70	313 N Broadway	Fort Howard New Town Redevelopment LLC
5-591	\$	13,500.00	\$	18.90	Dousman St	Brittany J. Paulsen
5-592	\$	302,900.00	\$	424.06	400 Dousman St	Cathy T. Lesandrini
5-593	\$	217,000.00	\$	303.80	402 Dousman St	Sams Investments LLC
5-597	\$	409,100.00	\$	572.74	414 Dousman St	GNC Development LLC
5-599	\$	-	\$	-	314 N Chestnut Ave	Green Bay Redevelopment Authority
5-600	\$	25,500.00	\$	35.70	N Chestnut Ave	Fort Howard New Town Redevelopment LLC
5-602	\$	49,800.00	\$	69.72	324 N Chestnut Ave	Ddl Holdings LLC
5-54	\$	275,800.00	\$	386.12	200 Mather St	Arthur W. Zingler III
5-588	\$	244,400.00	\$	342.16	319 N Broadway	Caesars Palace of Green Bay LLC
5-589	\$	46,000.00	\$	64.40	317 N Broadway	Fort Howard New Town Redevelopment LLC
5-594	\$	478,500.00	\$	669.90	408 Dousman St	Brittany J. Paulsen
5-595	\$	136,800.00	\$	191.52	309 N Broadway	Dhuey Property, LLC
5-596	\$	163,100.00	\$	228.34	412 Dousman St	Widmer Properties LLC
5-607	\$	310,500.00	\$	434.70	301 N Maple Ave	Express Property LLC
5-877	\$	177,400.00	\$	248.36	335 N Broadway	Cst LLC
5-879	\$	87,800.00	\$	122.92	341 N Broadway	Benzplekan Real Estate LLC
5-882	\$	1,502,900.00	\$	2,104.06	401 N Broadway	Historic Restorations LLC

5-874	\$	43,300.00	\$	60.62	329 N Broadway	Cst LLC
5-875	\$	189,900.00	\$	265.86	331 N Broadway	Cst LLC
5-876	\$	167,000.00	\$	233.80	333 N Broadway	Cst LLC
5-878	\$	26,300.00	\$	36.82	N Broadway	Cst LLC
5-885	\$	387,900.00	\$	543.06	419 N Broadway	419, LLC
5-890	\$	225,000.00	\$	315.00	431 N Broadway	Martin R. Leonhard
5-1761	\$	890,700.00	\$	1,246.98	340 N Broadway Unit 200	Ddl Holdings LLC
5-1763	\$	1,047,900.00	\$	1,467.06	340 N Broadway Unit 400	Ddl Holdings LLC
5-1764	\$	249,700.00	\$	349.58	313 Donald Driver Way Unit 6	Ddl Holdings LLC
5-1759	\$	3,591,000.00	\$	5,027.40	320 N Broadway	Ddl Holdings LLC
5-1760	\$	916,600.00	\$	1,283.24	340 N Broadway Unit 110	Ddl Holdings LLC
5-1762	\$	890,000.00	\$	1,246.00	340 N Broadway Unit 355	Ddl Holdings LLC
5-1770	\$	7,844,300.00	\$	10,982.02	200 Bond St	Broadway Lofts, LP
5-1782	\$	288,600.00	\$	404.04	400 Donald Driver Way Unit 4	Rail Yard Innovation District Townhomes LLC
5-1783	\$	253,800.00	\$	355.32	400 Donald Driver Way Unit 5	Rail Yard Innovation District Townhomes LLC
5-1768	\$	160,200.00	\$	224.28	430 Donald Driver Way	Ddl Holdings LLC
5-1757-1	\$	4,220,300.00	\$	5,908.42	520 N Broadway	Ddl Holdings LLC
5-1765	\$	183,400.00	\$	256.76	333 Donald Driver Way	DDL Holdings, LLC
5-1766	\$	1,163,600.00	\$	1,629.04	200 Dousman St	Cnw Green Bay, LLC
5-1771	\$	497,900.00	\$	697.06	519 Donald Driver Way	Ddl Holdings LLC
5-1772	\$	1,319,100.00	\$	1,846.74	419 Donald Driver Way	The Fort, LP
5-1773	\$	62,200.00	\$	87.08	435 Donald Driver Way	Ddl Holdings LLC
5-1774	\$	12,600.00	\$	17.64	500 Donald Driver Way	Ddl Holdings LLC
5-1779	\$	205,900.00	\$	288.26	400 Donald Driver Way Unit 1	Rail Yard Innovation District Townhomes LLC
5-1780	\$	190,500.00	\$	266.70	400 Donald Driver Way Unit 2	Rail Yard Innovation District Townhomes LLC
5-1781	\$	262,800.00	\$	367.92	400 Donald Driver Way Unit 3	Rail Yard Innovation District Townhomes LLC
5-1784	\$	428,800.00	\$	600.32	400 Donald Driver Way Unit 6	Brighid Riordan
5-1785	\$	685,400.00	\$	959.56	400 Donald Driver Way Unit 7	Karen F. Van Gemert
5-1786	\$	166,600.00	\$	233.24	400 Donald Driver Way Unit 8	Rail Yard Innovation District Townhomes LLC
5-1769	\$	75,600.00	\$	105.84	520 Donald Driver Way	Ddl Holdings LLC
Total	\$	76,885,200.00	\$	107,639.28		

APPENDIX D – City Attorney Opinion

DRAFT



Report to the Green Bay Plan Commission

MEETING DATE

December 19, 2023

PREPARED BY

Wendy Townsend, Economic Coordinator

AGENDA ITEM # P.3

To approve Downtown Green Bay, Inc. (DGBI) 2024 Business Improvement District (BID) Operating Plan.

BACKGROUND

Each year the City of Green Bay's Business Improvement Districts are required to submit their annual operating plans to the Plan Commission for review and approval. The attached DGBI BID Operating Plan has been approved by the DGBI BID Board and has been reviewed by the City Attorney.

RECOMMENDATION

Approve the DGBI BID Operating Plan for 2024 as submitted.

FISCAL IMPACT

ATTACHMENTS

1. 2024 DGBI Operating Plan
2. 2024 DGBI District I OP Attorney Letter-11.27.23

2024
Downtown Green Bay, Inc.
BUSINESS IMPROVEMENT DISTRICT

OPERATING PLAN



**Downtown
District**
The Heart and Soul of Green Bay

Downtown Green Bay, Inc.

130 E. Walnut St. Suite 501

Green Bay, WI 54301

Phone: (920) 437-5972

downtowngreenbay.com

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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is “to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.” (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Green Bay received a petition from property owners that requested creation of a Business Improvement District for the purpose of revitalizing and improving the Downtown District business area on Green Bay’s east side. (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the 2024 Operating Plan for the Downtown District.

B. Physical Setting

The physical boundaries of the district include Mason Street to the south, Monroe to the east and the Fox and East Rivers bounding the west and north respectively.

II. DISTRICT BOUNDARIES

Please see the map of the district in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix C.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to provide leadership and management for revitalizing the Downtown District. By emphasizing community-based planning, planning that appreciates the advantages of low-cost, modest initiatives over the blockbuster resuscitation efforts of large-scale stand-alone projects the District performs the classic function of the urban neighborhood. Such districts give growth to new businesses, add substance to the local economy and export their innovations to the rest of the City.

B. Proposed Activities ~ Principal activities to be engaged in by the district during 2024 include:

BUSINESS DEVELOPMENT -DGBI will initiate strategies to advance corporate, residential, and retail development through:

- Business recruitment and retention initiatives in collaboration with regional and local partners (ie New North, Start Up Hub, City of Green Bay, Discover Green Bay, etc.)
- Available Property Promotion and real estate connectivity.
- Leadership on the Chamber’s Downtown Task Force and participation in Downtown Study Trips
- Outreach events such as Network with your Neighbor, presentations, and business tours.
- Direct communication with district property and businesses through monthly newsletters and personal interactions.

WELCOMING ENVIRONMENT- DGBI will provide an inviting and unique environment for residents and visitors through:

- Amenities such as planters and hanging baskets in summer, as well as winter planters, banners and holiday décor.
- In 2024, new winter themed banners will be ordered and installed in the high traffic areas of the BID District.
- Plan and execute placemaking initiatives such as murals and lighting projects in preparation for the 2025 NFL Draft.
- Cleanliness initiatives that include litter pick up and weed control by our Clean Team (paid staff) and Adopt-A-Block (volunteers) as well as district wide clean up events.
- Work with the Urban Design firm and City staff on streetscape improvements for the district.

MARKETING AND PROMOTION OF DOWNTOWN- DGBI will promote the benefits of the BID as an important community asset and a unique place to attend events, shop, dine and do business by:

- Utilizing digital and traditional methods (website, newsletter, social media, print, broadcasting, and billboard advertising), to market the brand of the Downtown District.
- Creating specific marketing plans with the DGBI Events team to attract visitors and increase foot-traffic to the district.
- Strategizing creative marketing initiatives with DGBI and City Economic Development team to recruit new businesses, support existing businesses and attract residents.

EVENTS – Although BID funding is not utilized for event expenses, DGBI will continue to activate the downtown district with a year-long calendar of engaging events and activities that aim to support downtown businesses while attracting residents and visitors from all walks of life to the district.

COMMUNITY OUTREACH AND ENGAGEMENT- DGBI will work with community partners to respond and understand social issues and how they impact district businesses. We will celebrate diversity, equity and inclusion through new events and initiatives. We will aim to create an ambassador program in collaboration with the city and community partners to provide a safe and welcoming Downtown.

C. Proposed Expenditures – 2024

DGBI BID Operating Plan Budget 2024			
REVENUE			
	2024 BID Assessment - DGBI		\$ 266,871.00
	Total Revenue		\$ 266,871.00
EXPENSES			
Administrative			
	Allocation toward DGBI Staffing		\$ 125,171.00
Operating Expenses			
	Office Supplies & Equipment		\$ 2,500.00
	Phone/Internet		\$ 3,200.00
	Dues, Fees and Subscriptions		\$ 3,000.00
	Conferences/Professional Development		\$ 5,000.00
	Insurance		\$ 10,000.00
	Office Lease		\$ 25,000.00
	Total Operating Expenses		\$ 48,700.00
BID Audit/Accounting Services	Annual Audit		\$ 12,000.00

Marketing & Promotion			
	Includes graphic design software, printed and digital Promotional materials, website, social media, and promotional give-aways		
	Total Marketing allocations		\$ 15,000.00
Economic Development			
	Business recruitment and retention, networking		\$ 7,500.00
Physical Improvements			
	Holiday Wreath Lighting & Décor		\$ 10,000.00
	Cleanliness - Litter, Weeds		\$ 9,000.00
	Banner and Bracket Replacements		\$ 40,000.00
	Public Art		\$ 3,000.00
	Planters-Paid for by private contributions		
	Washington St. Tree Lights-Paid for by private contributions		
	Total Physical Improvements		\$ 62,000.00
	Total Expenses		\$ 266,871.00

D. Financing Method

The proposed expenditures contained in Section C, above, will be financed through the BID assessment. It is estimated that approximately **\$266,871** will be raised through assessments. This amount is a portion of the overall organizational budget of Downtown Green Bay, Inc. Sponsorships and event revenues are anticipated to cover the additional staffing, operating, and event costs. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds available.

E. Organization of BID Board

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility is the implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – at least Five

2. Composition - At least three fifths members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Green Bay. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order (“by laws”) to govern the conduct of its meetings.

F. Relationship to Downtown Green Bay, Inc.

The BID shall be a separate entity from Downtown Green Bay, Inc., notwithstanding the fact that members, officers and directors of each may be shared. Downtown Green Bay, Inc. shall remain a private non-profit organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The BID shall contract with Downtown Green Bay, Inc. to provide services, in accordance with this Plan. The Downtown Green Bay, Inc. 501C3 Organization will also manage the Olde Main Street BID. The accounting of the BID assessment funds will be tracked in our accounting software. Each BID’s income and expenses will be separated by Class and can be reported to the BID Boards at any time.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

Parcels Assessed

All tax parcels within the District required to pay real estate taxes, including those taxed by the State as manufacturing, and all parcels used exclusively for manufacturing, will be assessed. Real property used exclusively for residential purposes may not be assessed, as required by the BID law. Residential property will be defined as 100% residential property or owner-occupied properties. Property exempt from paying real estate taxes will not be assessed. Property owned by government agencies will not be assessed.

Levy of Assessment

Special assessments under this 2024 Operating Plan are hereby levied against each tax parcel of property within the District which has a separate tax key number, in the amount shown on the assessment schedule which is attached hereto as Appendix D. The assessment was based on the assessed value of that parcel (land and improvements) as shown in the records of the City Assessor’s office in September 2023 except as otherwise identified below.

The principle behind the assessment methodology is that each non-exempt parcel’s owners should pay for District development in proportion to the benefits derived. Obviously, not every parcel within the District will benefit equally, thus it has been assumed that hospitality and entertainment uses will derive the most benefit and therefore will

contribute to the BID at a higher assessment rate and warehouse uses will benefit the least and therefore contribute at a lower rate.

The 2023 assessment shown on Appendix D was calculated as \$2.28 for each \$1,000 of assessed value for properties whose use is identified as retail, hospitality or entertainment-related and \$.76 for each \$1,000 of assessed value for properties whose use is identified as office/commercial. Appendix C, attached hereto, contains a list of SIC codes identifying these properties.

For properties whose use comprises mixed SIC codes, the property has been identified by the ground level use(s) of any buildings constructed on the property. The ground level use is presumed to be the dominant use of the property. If a ground level has more than two uses, then the property has been identified by the use that makes up more than one half of the ground level square footage. The burden is on the owner to change a property classification from that designated in Appendix D. It must be proven annually by the owner of the property in question to the BID board.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO GREEN BAY COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

Creation of a business improvement district to facilitate District redevelopment is consistent with the City of Green Bay's Comprehensive Plan, Downtown Design Plan and Waterfront Plan and would promote the orderly development of the City in general.

B. City Role in District Operation

The City of Green Bay has committed to helping private property owners in the district promote its development. To this end, the City is expected to play a significant role in the creation of the Business Improvement District and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.

4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Brown County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The City of Green Bay Plan Commission will review the BID audits and approve the proposed Operating Plan. They will provide a recommendation to Council.
2. Common Council will act on the proposed Operating plans.
3. The Common Council will act on the proposed BID Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon 2024 activities, and information on specific assessed values, budget amounts and assessment amounts are based on 2023 conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Green Bay.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common

Council of the City of Green Bay as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109 (3)(b).

APPENDICES

- A. STATUTE
- B. PETITION
- C. PROPOSED DISTRICT BOUNDARIES
- D. 2023 PROJECTED ASSESSMENTS
- E. CITY ATTORNEY'S OPINION

APPENDIX A & B:

Wisconsin State Statute "BID Law"

66.1109 Business improvement districts.

(1) In this section:

- (a) "Board" means a business improvement district board appointed under [sub. \(3\) \(a\)](#).
 - (b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.
 - (c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.
 - (d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.
 - (e) "Municipality" means a city, village or town.
 - (f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:
 - 1. The special assessment method applicable to the business improvement district.
 - 1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.
 - 2. The kind, number and location of all proposed expenditures within the business improvement district.
 - 3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
 - 4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.
 - 5. A legal opinion that [subds. 1. to 4.](#) have been complied with.
 - (g) "Planning commission" means a plan commission under [s. 62.23](#), or if none a board of public land commissioners, or if none a planning committee of the local legislative body.
- (2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:
- (a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under [par. \(b\)](#) has petitioned the municipality for creation of a business improvement district.
 - (b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.
 - (c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under [ch. 985](#). Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.
 - (d) Within 30 days after the hearing under [par. \(c\)](#), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.
 - (e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(3)

(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under [sub. \(3\) \(c\)](#) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under [par. \(c\)](#) and unless the business improvement district is not terminated under [par. \(e\)](#).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under [ch. 985](#). Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under [par. \(c\)](#), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under [par. \(c\)](#), by petition under this subsection or subsequent notification under [par. \(d\)](#), and after subtracting any retractions under [par. \(d\)](#), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5)

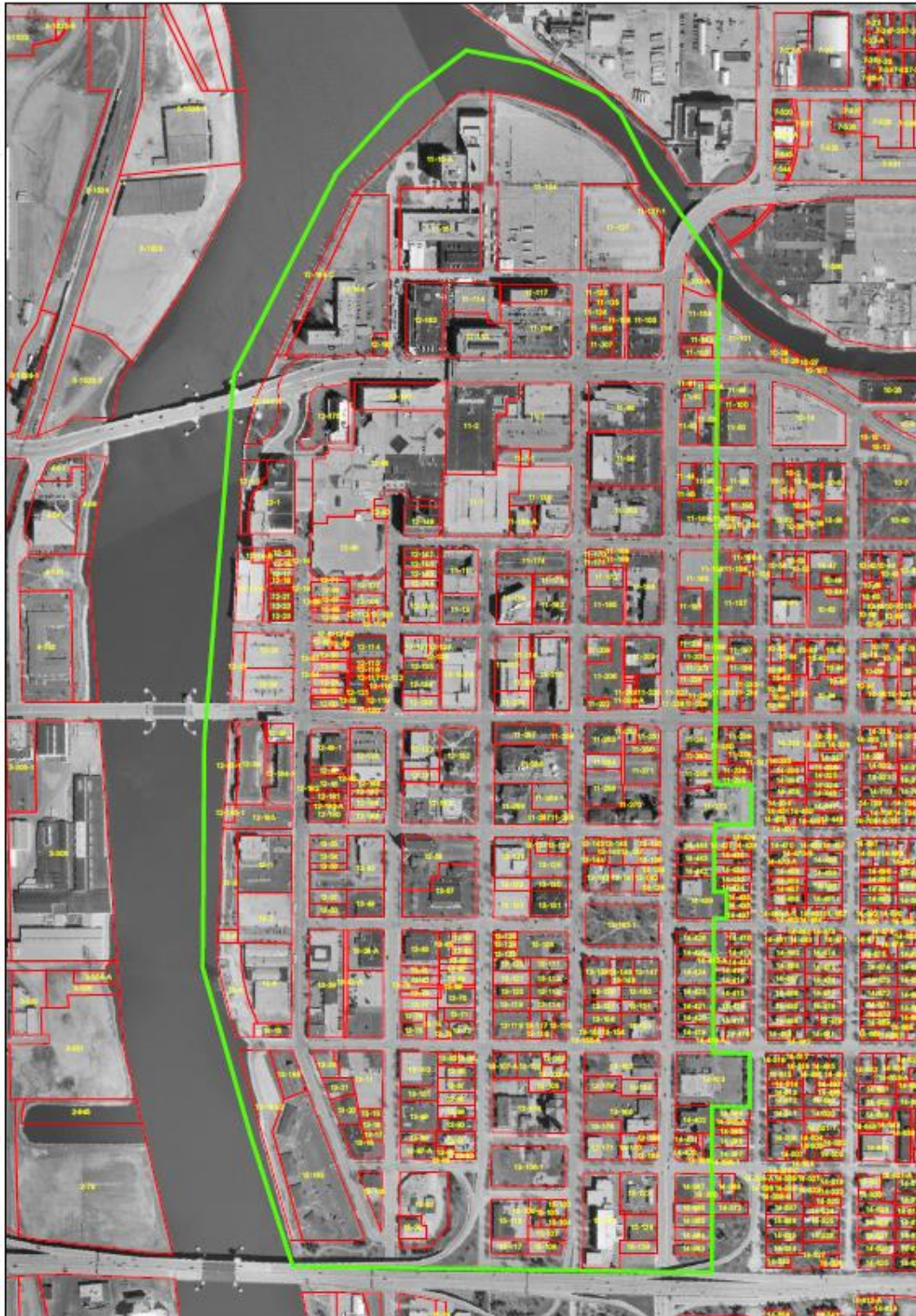
(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under [s. 70.11](#) may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

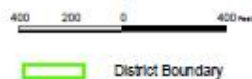
History: 1983 a. [184](#); 1989 a. [56](#) s. 258; 1999 a. [150](#) s. [539](#); Stats. 1999 s. 66.1109; 2001 a. [85](#).

APPENDIX C - PROPOSED DISTRICT BOUNDARIES



This is a compilation of records and data located in various Brown County and City of Green Bay offices and is to be used for reference purposes only. The map is controlled by the field measurements between the corners of the Public Land Survey System and the parcels are mapped from available records which may not precisely fit field conditions. Brown County/ City of Green Bay are not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

Map provided by City of Green Bay Planning Department, September, 2024.



City of Green Bay
Downtown Green Bay, Inc
Business Improvement District

APPENDIX D - 2024 PROJECTED ASSESSMENTS

Assessment options are based on the type of business occupying the majority of a parcel. Properties that are assessed are coded as follows:

Assessment Rate

.00228 Retail, Hospitality or Entertainment (BID 3)

.00076 All other commercial properties being assessed (BID 4)

Parcel	Property Address	Owner Name	Total Value	Assessment	District
12-366	301 N Washington St Unit 2	FE Watermark LLC	\$410,500	\$936	BID 3
12-365	301 N Washington St Unit 1	FE Watermark LLC	\$334,200	\$762	BID 3
12-367	301 N Washington St Unit 3	325 North Washington LLC	\$1,646,900	\$3,755	BID 3
11-203	119 N Monroe Ave	Cowles Limited Partnership Etal	\$788,400	\$1,798	BID 3
11-241	103 S Monroe Ave	Tkd Petroleum LLC	\$491,500	\$1,121	BID 3
11-92	416 N Monroe Ave	Green Bay City of	\$0	\$0	BID 3
12-115	119 N Adams St	Vice Enterprises, LLC	\$535,500	\$1,221	BID 3
12-116	117 N Adams St	RBN Properties,, LLC	\$222,300	\$507	BID 3
12-13	227 N Washington St	Widmer Properties LLC	\$850,400	\$1,939	BID 3
12-138	312 Cherry St	Frankenthal Building LLC	\$125,800	\$287	BID 3
12-164	201 Main St	Phvif Green Bay LLC	\$8,262,800	\$18,839	BID 3
12-165	501 N Adams St	Green Bay Redevelopm Authority	\$0	\$0	BID 3
12-18	217 N Washington St	Dupont Investments, LLC	\$385,400	\$879	BID 3
12-191	129 S Washington St	Karman Development LLP	\$469,400	\$1,070	BID 3
12-196	301 N Adams St Unit 120	Baylake Food Court Real Estate LLC	\$934,500	\$2,131	BID 3
12-23	201 N Washington St	Goelz Jeffrey J Living Trust	\$331,100	\$755	BID 3
12-354	102 N Washington St Unit 4	7878 Big Sky LLC	\$881,800	\$2,011	BID 3
12-356	Cherry St	Nicolet National Bank	\$5,100	\$12	BID 3
12-47	119 S Washington St	Secora Family Trust	\$247,500	\$564	BID 3
13-10	348 S Washington St	Freimann Hotel Building LLC	\$499,600	\$1,139	BID 3
13-2	234 S Washington St	Harp & Eagle Ltd	\$2,203,500	\$5,024	BID 3
11-105	529 N Monroe Ave	529 N Monroe Ave Building LLC Etal	\$1,431,500	\$3,264	BID 3
11-115	333 Main St	Hr Green Bay Owner, LLC	\$12,115,200	\$27,623	BID 3
11-116	335 Main St	Hr Green Bay Owner, LLC	\$522,500	\$1,191	BID 3
11-149	310 N Monroe Ave	Main Oriental Market, LLC	\$286,700	\$654	BID 3
11-45	314 N Monroe Ave	Edward M. Wineck	\$205,600	\$469	BID 3
11-46	610 Bodart St	Wagner Robert E & Melida Revocable Living Trust	\$373,800	\$852	BID 3
12-117	115 N Adams St	Green Genes Real Estate LLC	\$356,100	\$812	BID 3
12-120	225 E Walnut St	Liza Rae LLC	\$232,100	\$529	BID 3
12-121	217 E Walnut St	Vic Theatre Green Bay, LLC	\$346,100	\$789	BID 3
12-145	218 N Adams St	Vice Enterprises LLC	\$1,129,200	\$2,575	BID 3
12-147	306 Pine St	A & E Investment Corp	\$828,200	\$1,888	BID 3
12-148	304 N Adams St	304 North Adams Green Bay LLC	\$10,352,700	\$23,604	BID 3
12-17	219 N Washington St	Ronald L. Smits	\$584,800	\$1,333	BID 3
12-190-A	131 S Washington St	131 South Washington LLC	\$128,300	\$293	BID 3

12-20	213 N Washington St	Cowles Limited Partnership	\$250,000	\$570	BID 3
12-21	209 N Washington St	Aj Todey LLC	\$519,700	\$1,185	BID 3
12-22	207 N Washington St	Donna K. Muenster	\$265,300	\$605	BID 3
12-353	211 E Walnut St	A&M Futures, LLC	\$430,700	\$982	BID 3
12-355	126 N Washington St	Nicolet National Bank	\$155,500	\$355	BID 3
12-44	123 S Washington St	Amh LLC	\$430,300	\$981	BID 3
12-46	121 S Washington St	121 South Washington Investments LLC	\$184,400	\$420	BID 3
13-39	321 S Washington St	Sainaam, LLC	\$3,870,000	\$8,824	BID 3
13-49	234 S Adams St	Rummele S Jewelers Inc of Green Bay	\$636,000	\$1,450	BID 3
13-76	339 S Adams St	William M. Atkinson	\$134,400	\$306	BID 3
15-122	510 S Monroe Ave	Ltb Property LLP	\$629,500	\$1,435	BID 3
12-38-1	130 E Walnut St	Bellin Building, LLC	\$555,200	\$1,266	BID 3
12-38-2	130 E Walnut St Unit B	Bellin Building, LLC	\$638,900	\$1,457	BID 3
12-364	115 E Walnut St	GB Metreau, LLC	\$12,681,400	\$9,638	BID 4
12-368	301 N Washington St Unit 4	FE Watermark LLC	\$1,778,000	\$1,351	BID 4
12-370	301 N Washington St Unit 6	FE Watermark LLC	\$23,200	\$18	BID 4
12-371	301 N Washington St Unit 7	FE Watermark LLC	\$2,832,400	\$2,153	BID 4
12-372	301 N Washington St Unit 8	FE Watermark LLC	\$313,100	\$238	BID 4
12-373	115 Pine St Unit 300	FE Watermark LLC	\$1,082,500	\$823	BID 4
12-374	301 N Washington St Unit 10	FE Watermark LLC	\$464,400	\$353	BID 4
12-375	301 N Washington St Unit 11	FE Watermark LLC	\$474,800	\$361	BID 4
12-363	E Walnut St	Nicolet Joint Ventures LLC	\$503,000	\$382	BID 4
12-369	301 N Washington St Unit 5	FE Watermark LLC	\$802,900	\$610	BID 4
11-1	430 Main St	Manos Holdings Green Bay LLC	\$2,713,000	\$2,062	BID 4
11-102	500 N Monroe Ave	Green Bay Radiator LLC	\$298,900	\$227	BID 4
11-109	514 N Madison St	Fae Holdings 453826r LLC	\$66,500	\$51	BID 4
11-125	510 Elm St	Fae Holdings 453826r LLC	\$98,800	\$75	BID 4
11-124	516 N Madison St	Fae Holdings 453826r LLC	\$49,200	\$37	BID 4
11-13	201 N Jefferson St	Associated Kellogg Bank	\$298,800	\$227	BID 4
11-138-A	417 Pine St	Pine Street Cat Company LLC	\$718,100	\$546	BID 4
11-139	425 Pine St	Mlt Investments, LLC	\$2,861,500	\$2,175	BID 4
11-160	616 Pine St	City of Green Bay	\$0	\$0	BID 4
11-174	225 N Madison St	Associated Kellogg Bank	\$728,500	\$554	BID 4
11-2	330 N Adams St	304 North Adams Green Bay LLC	\$297,300	\$226	BID 4
11-202	118 N Monroe Ave	Starblazer One4 Investment Trust	\$291,300	\$221	BID 4
11-222	503 E Walnut St	Eamr, LLC	\$76,300	\$58	BID 4
11-243	113 S Monroe Ave	Ruesch Properties, LLC	\$273,400	\$208	BID 4
11-264-1	130 S Madison St	Gray Television Group Inc	\$272,800	\$207	BID 4
11-269	125 S Jefferson St	Uirc-Gsa Green Bay WI, LLC	\$2,640,600	\$2,007	BID 4
11-55	406 N Monroe Ave	Rico S Parking Lot, LLC	\$263,800	\$200	BID 4

11-95-A	Main St	Green Bay Redevelopment Authority	\$0	\$0	BID 4
12-1-2	335 N Washington St	River Center Lofts LLC	\$3,681,200	\$2,798	BID 4
12-114	216 Cherry St	222 Cherry Street, LLC	\$719,500	\$547	BID 4
12-119	227 E Walnut St	Green Bay Redevelopment Authority	\$0	\$0	BID 4
12-122	101 N Adams St	Green Bay Redevelopment Authority	\$0	\$0	BID 4
12-130	118 S Adams St	Gigot Properties LLC	\$1,705,000	\$1,296	BID 4
12-137	130 N Adams St	Frankenthal Building LLC	\$1,265,200	\$962	BID 4
12-139	314 Cherry St	Frankenthal Building LLC	\$30,900	\$23	BID 4
12-140	202 N Adams St	Associated Kellogg Bank	\$4,051,100	\$3,079	BID 4
12-185	Washington St	Gdc Washington Street LLC	\$550,100	\$418	BID 4
12-19	215 N Washington St	Timothy J. Jelinski	\$142,100	\$108	BID 4
12-190	201 Doty St	Gdc Washington Street LLC	\$1,714,800	\$1,303	BID 4
12-197	301 N Adams St Unit 130	301 N Adams Street, LLC	\$936,800	\$712	BID 4
12-198	301 N Adams St Unit 140	301 N Adams Street, LLC	\$321,100	\$244	BID 4
12-202	301 N Adams St Unit 220	Hcw LLC	\$1,661,000	\$1,262	BID 4
12-203	301 N Adams St Unit 230	Hcw LLC	\$112,000	\$85	BID 4
12-204	301 N Adams St Unit 240	Hcw LLC	\$447,800	\$340	BID 4
12-205	301 N Adams St Unit 250	Hcw LLC	\$532,400	\$405	BID 4
12-38-10	130 E Walnut St Unit 405	Bellin Building Assoc	\$364,300	\$277	BID 4
12-38-7	130 E Walnut St Unit G-2	Bellin Building, LLC	\$294,300	\$224	BID 4
12-38-7-1	130 E Walnut St Unit G-1	Bellin Building, LLC	\$289,700	\$220	BID 4
12-38-8	130 E Walnut St Unit H	Bellin Building, LLC	\$60,600	\$46	BID 4
12-86	330 N Washington St	Schreiber Foods, Inc	\$557,700	\$424	BID 4
13-1	200 S Washington St	Nicolet Real Estate and Investments Corp	\$3,571,700	\$2,714	BID 4
13-101	417 S Adams St	Sw Leasing LLP	\$301,200	\$229	BID 4
13-107-A	403 S Jefferson St	U Save America LLC	\$355,800	\$270	BID 4
13-11	400 S Adams St	Second Wind Auto Gallery, LLC	\$1,405,300	\$1,068	BID 4
13-117	421 Crooks St	Jefferson Street Partnership LLP	\$117,100	\$89	BID 4
13-118	345 S Jefferson St	Jefferson Street Partnership LLP	\$518,500	\$394	BID 4
13-119	333 S Jefferson St	Thomas J. Kitslaar	\$90,400	\$69	BID 4
13-120	325 S Jefferson St	Jose Avella	\$230,700	\$175	BID 4
13-122	315 S Jefferson St	Newcap, Inc	\$0	\$0	BID 4
13-123	311 S Jefferson St	Eric R. Wimberger	\$134,500	\$102	BID 4
13-125	303 S Jefferson St	Vande Castle Properties, LLP	\$112,400	\$85	BID 4
13-132	225 S Jefferson St	Premonstratensian Fathers	\$188,300	\$143	BID 4
13-133	221 S Jefferson St	Premonstratensian Fathers	\$94,100	\$72	BID 4
13-164	416 S Monroe Ave	Lawrence G. Vesely	\$260,200	\$198	BID 4
13-183	420 S Washington St	Washington Street River Properties LLC	\$3,758,300	\$2,856	BID 4
13-185	400 S Washington St	Greater Green Bay Community Foundation, Inc	\$0	\$0	BID 4
13-43	200 S Adams St	Peoples Marine Bank	\$2,131,400	\$1,620	BID 4
13-50	201 Stuart St	Peoples Marine Bank	\$153,300	\$117	BID 4
13-53	211 S Washington St	Peoples Marine Bank	\$46,000	\$35	BID 4
13-54	205 S Washington St	Peoples Marine Bank	\$90,800	\$69	BID 4
13-55	201 S Washington St	Peoples Marine Bank	\$96,800	\$74	BID 4
13-56	201 S Adams St	Premonstratensian Fathers the	\$213,400	\$162	BID 4

13-57	219 S Adams St	Premonstratensian Fathers	\$1,037,500	\$789	BID 4
13-71	336 S Jefferson St	Duke Otis, LLC	\$257,500	\$196	BID 4
13-74	315 Crooks St	William M. Atkinson	\$57,600	\$44	BID 4
13-75	345 S Adams St	Mcvey Properties, LLC	\$374,100	\$853	BID 3
13-8	318 S Washington St	River East 318 LLC	\$5,185,700	\$3,941	BID 4
13-97-A	445 S Adams St	301 N Broadway, LLC	\$428,900	\$326	BID 4
13-99	425 S Adams St	Van Ess Family Limited Partnership	\$571,400	\$434	BID 4
14-387	503 S Monroe Ave	Family Services of Northeast Wisconsin Inc	\$0	\$0	BID 4
14-419	331 S Monroe Ave	Bta Gb, LLC	\$1,031,900	\$784	BID 4
14-422	327 S Monroe Ave	Journey to Adult Success, Inc	\$0	\$0	BID 4
14-439	225 S Monroe Ave	Monroe Central, LLC	\$623,900	\$474	BID 4
14-444	203 S Monroe Ave	Skinny Buddha Tattoo, LLC	\$163,900	\$125	BID 4
15-105	426 Martin St	Marilyn R. Gardner	\$59,000	\$45	BID 4
15-107	526 S Madison St	Marilyn R. Gardner	\$75,600	\$57	BID 4
15-117	533 S Jefferson St	Marilyn R. Gardner	\$84,400	\$64	BID 4
15-108	530 S Madison St	Marilyn R. Gardner	\$119,700	\$91	BID 4
15-118	529 S Jefferson St	Jadeite Inc	\$779,100	\$592	BID 4
11-103-A	600 N Monroe Ave	Rico S Parking Lot, LLC	\$73,800	\$56	BID 4
11-107	503 Main St	Gb Future 503 LLC	\$921,400	\$700	BID 4
11-117	433 Main St	Associated Bank	\$12,152,000	\$9,236	BID 4
11-123	528 N Madison St	Fae Holdings 453826r LLC	\$48,800	\$37	BID 4
11-185	501 Cherry St	Associated Bank Na	\$347,000	\$264	BID 4
11-188	201 N Monroe Ave	Green Bay Retail Center, LLC	\$844,300	\$642	BID 4
11-191	605 Cherry St	City of Green Bay	\$0	\$0	BID 4
11-206	512 Cherry St	Eamr, LLC	\$431,400	\$328	BID 4
11-209	126 N Madison St	Brian F. Michaud	\$421,500	\$320	BID 4
11-210	435 E Walnut St	Eamr, LLC	\$3,618,000	\$2,750	BID 4
11-224	521 E Walnut St	Green Bay Business Center 333, LLC	\$73,800	\$56	BID 4
11-224-A	519 E Walnut St	Green Bay Business Center 333, LLC	\$100,900	\$77	BID 4
11-225	533 E Walnut St	George M. Lepak	\$855,300	\$650	BID 4
11-228	102 N Monroe Ave	Starblazer One4 Investment Trust	\$94,800	\$72	BID 4
11-230	619 E Walnut St	Fox Valley Investments, LLC	\$175,100	\$133	BID 4
11-253	500 E Walnut St	Two Beelers LLC	\$625,500	\$475	BID 4
11-254	117 S Madison St	Sas Real Estate LLC	\$150,300	\$114	BID 4
11-257	414 E Walnut St	Columbus Office Building LLC	\$1,245,500	\$947	BID 4
11-258	115 S Jefferson St	Gray Television Group Inc	\$1,959,300	\$1,489	BID 4
11-259	434 E Walnut St	Sas Real Estate LLC	\$182,200	\$138	BID 4
11-44	Bodart St Unit BLK	Edward M. Wineck	\$63,400	\$48	BID 4
11-53	607 Bodart St	May Marie, Inc	\$345,800	\$263	BID 4
11-56	300 N Madison St	Imperial Supplies, LLC	\$5,319,100	\$4,043	BID 4
11-91	420 N Monroe Ave	GB Real Estate Investments, LLC	\$1,300	\$1	BID 4
12-118	109 N Adams St	Green Bay Redevelopment Authority	\$0	\$0	BID 4
12-130-1	110 S Adams St	Tmj LLC	\$1,133,600	\$862	BID 4
12-134	112 N Adams St	Neighborhood Housing Services of Green Bay, Inc	\$0	\$0	BID 4
12-135	116 N Adams St	Frankenthal Building LLC	\$142,800	\$109	BID 4

12-144	214 N Adams St	Associated Kellogg Bank	\$465,700	\$354	BID 4
12-175	400 N Washington St	Schreiber Foods, Inc	\$36,631,400	\$27,840	BID 4
12-184-A	401 N Washington St	Vast Properties 801, LLC	\$8,526,500	\$6,480	BID 4
12-192	127 S Washington St	Manifit Alterations LLC	\$248,700	\$189	BID 4
12-200	301 N Adams St Unit 160	301 N Adams Street, LLC	\$212,100	\$161	BID 4
12-201	301 N Adams St Unit 210	Hcw LLC	\$1,477,800	\$1,123	BID 4
12-206	301 N Adams St Unit 260	Hcw LLC	\$388,700	\$295	BID 4
12-24	111 N Washington St	Nicolet Joint Ventures LLC	\$10,134,200	\$7,702	BID 4
12-281	126 S Washington St Unit A101	Varsity Holdings LLC	\$624,100	\$474	BID 4
12-282	126 S Washington St Unit A102	Mancoske Kramer Real Estate	\$137,300	\$104	BID 4
12-283	110 S Washington St Unit 1-103	Nicolet National Bank	\$687,600	\$523	BID 4
12-38-3	130 E Walnut St Unit C	Bellin Building, LLC	\$190,200	\$145	BID 4
12-38-4	130 E Walnut St Unit D	Bellin Building, LLC	\$151,700	\$115	BID 4
12-38-5	130 E Walnut St Unit E	Bellin Building, LLC	\$269,700	\$205	BID 4
12-38-6	130 E Walnut St Unit F	Bellin Building, LLC	\$190,300	\$145	BID 4
12-38-9	130 E Walnut St Unit I	Bellin Building, LLC	\$40,800	\$31	BID 4
13-107	416 Crooks St	Jrmc Real Estate Partners, LLC	\$324,100	\$246	BID 4
13-112	318 S Madison St	Jamkat, LLC	\$93,200	\$71	BID 4
13-114	332 S Madison St	Melanie J. Horkman	\$269,400	\$205	BID 4
13-121	321 S Jefferson St	Jamkat, LLC	\$93,200	\$71	BID 4
13-124	307 S Jefferson St	Vande Castle Properties, LLP	\$37,100	\$28	BID 4
13-127	420 Doty St	Tosa 420 LLC	\$228,200	\$173	BID 4
13-128	212 S Madison St	Eamr, LLC	\$178,500	\$136	BID 4
13-135	200 S Monroe Ave	First United Methodist Church Green Bay	\$0	\$0	BID 4
13-153	340 S Monroe Ave	Warren Family Funeral Homes Inc	\$884,600	\$672	BID 4
13-163	408 S Monroe Ave	Madison Monroe Investments LLP	\$653,400	\$497	BID 4
13-165	424 S Monroe Ave	Moski Corp	\$938,700	\$713	BID 4
13-171	445 S Madison St	445 Madison Chicago LLC	\$853,200	\$648	BID 4
13-179	413 S Madison St	Mce Properties LLC	\$293,800	\$223	BID 4
13-18	444 S Adams St	American Foods Group LLC	\$1,333,800	\$1,014	BID 4
13-20	419 S Washington St	Second Wind Auto Gallery LLC	\$444,000	\$337	BID 4
13-51	229 Stuart St	Peoples Marine Bank	\$92,100	\$70	BID 4
13-87	414 S Jefferson St	414 S Jefferson St Green Bay LLC	\$912,300	\$693	BID 4
14-383	535 S Monroe Ave	Ps & Lc Real Estate LLC	\$237,100	\$180	BID 4
14-403	417 S Monroe Ave	Schiegg Investments LLC	\$917,600	\$697	BID 4
14-424	315 S Monroe Ave	Provenance LLP	\$539,300	\$410	BID 4
14-443	211 S Monroe Ave	Gage Williamson	\$269,000	\$204	BID 4
15-103	432 Martin St	Marilyn R. Gardner	\$41,300	\$31	BID 4
15-104	508 S Madison St	Marilyn R. Gardner	\$119,400	\$91	BID 4
15-106	420 Martin St	Marilyn R. Gardner	\$103,400	\$79	BID 4
15-23	501 S Adams St	Cosmo LLC	\$117,900	\$90	BID 4



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November 27, 2023

Wendy Townsend, Project and Program Manager
City of Green Bay
100 North Jefferson Street, Room 608
Green Bay, WI 54301

RE: Proposed Operating Plan for Business Improvement District No. 1

Dear Ms. Townsend:

The purpose of this correspondence is to respond to your request for a legal review of the proposed 2024 Operating Plan for Business Improvement District No. 1 (hereafter "Plan"). Your request asks the City Attorney's Office to provide an opinion with respect to the Plan's compliance with the requirements of Wisconsin Statute § 66.1109(l)(f).

Our office has reviewed the Plan, a copy of which is attached hereto, and based upon such review, are of the opinion that the Plan meets the requirements of Wisconsin Statute § 66.1109(l)(f), subsections 1 through 4.

Thank you for your attention to this matter.

Sincerely,

Joanne Bungert
City Attorney



Report to the Green Bay Plan Commission

MEETING DATE

December 19, 2023

PREPARED BY

Wendy Townsend, Economic Coordinator

AGENDA ITEM # P.4

To approve Olde Main Street, Inc. (OMSI) 2024 Business Improvement District (BID) Operating Plan.

BACKGROUND

Each year the City of Green Bay's Business Improvement Districts are required to submit their annual operating plans to the Plan Commission for review and approval. The attached Operating Plan has been approved by the OMSI BID Board and has been reviewed by the City Attorney.

RECOMMENDATION

Approve the OMSI BID 2024 Operating Plan as presented.

FISCAL IMPACT

ATTACHMENTS

1. 2024 OMSI Operating Plan
2. 2024 OMSI-District 2 OP Attorney Letter 11.27.23

OLDE MAIN STREET BUSINESS IMPROVEMENT DISTRICT

2024 OPERATING PLAN



Olde Main Street District

130 E. Walnut St. Suite 501

Green Bay, WI 54301

Phone: (920) 437-5972

downtowngreenbay.com

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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is “to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.” (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Green Bay received a petition from property owners that requested creation of a Business Improvement District for the purpose of revitalizing and improving the Olde Main Street business area on Green Bay’s east side. (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the 2024 Operating Plan for the Olde Main Street district.

B. Physical Setting

The physical boundaries of the district include the Main Street corridor bounded on the west by the alleyway immediately east of Monroe Avenue, on the east by Grove Street, the East River shoreline to the north and varying commercial boundaries on the south.

II. DISTRICT BOUNDARIES

Please see the map of the district in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix C.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to provide leadership and management for revitalizing Main Street. By emphasizing community-based planning, planning that appreciates the advantages of low-cost, modest initiatives over the blockbuster resuscitation efforts of large-scale stand-alone projects the District performs the classic function of the urban neighborhood. Such districts give growth to new businesses, add substance to the local economy and export their people and innovations to the rest of the City.

B. Proposed Activities

Principle activities to be engaged in by the district during 2024 include:

BUSINESS DEVELOPMENT -Olde Main Street will initiate strategies to advance corporate, residential, and retail development through:

- Business recruitment and retention initiatives in collaboration with regional and local partners (Chamber of Commerce, City of Green Bay, Discover Green Bay, etc.)
- Available Property Promotion and real estate connectivity.
- Leadership on the Chamber’s Downtown Task Force and participation in Downtown Study Trips.
- Outreach events and activities such as Network with your Neighbor, presentations, and business tours.
- Direct communication with district businesses through monthly newsletters and personal interactions.

MARKETING AND PROMOTION OF DOWNTOWN- Olde Main Street will promote the benefits of the BID as an important community asset and a unique place to attend events, shop, dine and do business by:

- Utilizing digital and traditional methods (website, newsletter, social media, print, broadcasting, and billboard advertising), to market the brand of the Olde Main Street district as a historic, inclusive, and cultural hub.
- Creating specific marketing plans with the Events team to attract visitors and increase foot-traffic to the district.

- Strategizing creative marketing initiatives with DGBI and the City Economic Development team to recruit new businesses, support existing businesses and attract residents.

EVENTS – Olde Main Street will continue to plan events that activate spaces, support businesses, and introduce visitors and residents to the historic, artistic, and inclusive charm of the district.

PHYSICAL IMPROVEMENTS AND FIRST IMPRESSIONS- Olde Main Street will continue to provide and facilitate district enhancements that include planters, banners, and holiday décor. Cleanliness will continue to be addressed through our paid staff as well as volunteers through our Adopt-A-Block program and semi-annual district clean ups. We also hope to add additional murals and public art to the district in 2024.

COMMUNITY OUTREACH AND ENGAGEMENT- Olde Main Street will work with community partners to respond and understand social issues and how they impact district businesses. We will celebrate diversity, equity and inclusion through new events and initiatives.

C. Proposed Expenditures – 2024

2024 Proposed Business Improvement District Operating Plan Budget for Olde Main St.			
REVENUE			Proposed 2024 Budget
	BID Assessment - Olde Main Street		\$67,212.00
	Total Revenue		\$67,212.00
EXPENSES			
Administrative			
	Allocation toward DGBI Staffing		\$38,212.00
Operating Expenses			
	Office Supplies & Equipment		\$800.00
	Phone/Internet		\$1,000.00
	Conferences/Professional Devel.		\$1,000.00
	Office Rent/Lease		\$6,500.00
	Dues and Subscriptions		\$1,200.00
	Total Operating Expenses		\$10,500.00
Marketing/Printing			
	Includes graphic design software, printed and digital promotional materials, website, social media, and promotional giveaways		
	Total Marketing allocations		\$3,500.00

Economic Development			
	Business recruitment and retention, networking		\$2,000.00
Physical Improvements			
	Streetscape-Planters & Medians (majority of the cost is paid by sponsorships)		\$3,500.00
	Cleanliness		\$2,000.00
	Banners & Holiday Décor		\$4,000.00
	Public Art		\$2,000.00
	Three Corners Flags		\$1,500.00
	Total Physical Improvements		\$13,000.00
	Total Expenses		\$67,212.00

D. Financing Method

The proposed expenditures contained in Section C, above, will be financed through the BID assessment. It is estimated that approximately **\$67,212** will be raised through assessments. Additionally, we anticipate collecting **\$8,100** in sponsorships to pay for planters that are placed around the district. This amount is a portion of the overall organizational budget of Downtown Green Bay, Inc. Sponsorships and event revenues are anticipated to cover the additional operating costs. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds available.

E. Organization of BID Board

Upon creation of the BID, the Mayor appointed members to the district board ("board"). The board's primary responsibility is the implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – at least Five
2. Composition - At least three fifths' members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Green Bay. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None

5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to Olde Main Street, Inc. and Downtown Green Bay, Inc.

The Olde Main Street BID shall be a separate entity from Downtown Green Bay, Inc., notwithstanding the fact that members, officers and directors of each may be shared. Downtown Green Bay, Inc. shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Olde Main Street BID shall contract with Downtown Green Bay, Inc. to provide services, in accordance with this Plan. All income and expenses for each BID (Downtown Green Bay BID and Olde Main Street BID) will be maintained and accounted for independently and separately, despite one entity managing both BIDS. The accounting of the BID assessment funds will be tracked in our accounting software. Each BID's income and expenses will be separated by Class and can be reported to each of the BID Boards at any time.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

Parcels Assessed

All tax parcels within the District required to pay real estate taxes, including those taxed by the State as manufacturing, and all parcels used exclusively for manufacturing, will be assessed. Real property used exclusively for residential purposes may not be assessed, as required by the BID law. Residential property will be defined as 100% residential property or owner-occupied properties. Property exempt from paying real estate taxes will not be assessed. Property owned by government agencies will not be assessed.

Levy of Assessment

Special assessments under this 2024 Operating Plan are hereby levied against each tax parcel of property within the District which has a separate tax key number, in the amount shown on the assessment schedule which is attached hereto as Appendix D. The assessment was based on the assessed value of that parcel (land and improvements) as shown in the records of the City Assessor's office in January 2023 except as otherwise identified below.

The principle behind the assessment methodology is that each non-exempt parcel's owners should pay for District development in proportion to the benefits derived. Obviously, not every parcel within the District will benefit equally, thus it has been assumed that hospitality and entertainment uses will derive the most benefit and therefore will contribute to the BID at a higher assessment rate and warehouse uses will benefit the least and therefore contribute at a lower rate.

The 2023 assessment shown on Appendix D was calculated as \$3.00 for each \$1,000 of assessed value for properties whose use is identified as hospitality or entertainment-related and \$1.00 for each \$1,000 of assessed value for properties whose use is identified as warehouse. Appendix C, attached hereto, contains a list of SIC codes identifying these properties. The 2023 assessment for remaining

non-exempt tax parcels in the District, not identified as used for hospitality or entertainment-related uses or for warehousing, was calculated as \$2.50 for each \$1,000 of assessed value.

For properties whose use comprises mixed SIC codes, the property has been identified by the ground level use(s) of any buildings constructed on the property. The ground level use is presumed to be the dominant use of the property. If a ground level has more than two uses, then the property has been identified by the use that makes up more than one half of the ground level square footage. The burden is on the owner to change a property classification from that designated in Appendix D. It must be proven annually by the owner of the property in question to the BID board. The maximum assessment for any individual or business shall be \$3,000.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO GREEN BAY COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

The mission of Olde Main Street- to facilitate District redevelopment, is consistent with the City of Green Bay's Comprehensive Plan and Downtown Master Plan; the organization promotes the orderly development of the City in general. Olde Main Street's Design Plan was adopted in 2001 and recognized by the City of Green Bay as an integral element of the city's vision and plan.

B. City Role in District Operation

The City of Green Bay has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.

5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Brown County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed operating plans. Pursuant to the statutory requirements, the following process will be followed:

1. The City of Green Bay Plan Commission will review the BID audits and approve the proposed Operating Plan. They will provide a recommendation to Council.
2. Common Council will act on the proposed Operating Plans
3. The Common Council will act on the proposed BID Plan.

B. Petition against Creation of the BID

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon 2023 activities, and information on specific assessed values, budget amounts and assessment amounts are based on 2023 conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Green Bay.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Green Bay as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109 (3)(b)

APPENDICES

- A. STATUTE
- B. PETITION
- C. PROPOSED DISTRICT BOUNDARIES
- D. 2023 PROJECTED ASSESSMENTS
- E. CITY ATTORNEY'S OPINION

APPENDIX A & B:

Wisconsin State Statute "BID Law"

66.1109 Business improvement districts.

(1) In this section:

- (a) "Board" means a business improvement district board appointed under **sub. (3) (a)**.
- (b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.
- (c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.
- (d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.
- (e) "Municipality" means a city, village or town.
- (f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:
 - 1. The special assessment method applicable to the business improvement district.
 - 1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.
 - 2. The kind, number and location of all proposed expenditures within the business improvement district.
 - 3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
 - 4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.
 - 5. A legal opinion that **subds. 1. to 4.** have been complied with.
- (g) "Planning commission" means a plan commission under **s. 62.23**, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.
- (2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:
 - (a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under **par. (b)** has petitioned the municipality for creation of a business improvement district.
 - (b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.
 - (c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under **ch. 985**. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.
 - (d) Within 30 days after the hearing under **par. (c)**, the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.
 - (e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(3)

(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under [sub. \(3\) \(c\)](#) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under [par. \(c\)](#) and unless the business improvement district is not terminated under [par. \(e\)](#).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under [ch. 985](#). Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under [par. \(c\)](#), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under [par. \(c\)](#), by petition under this subsection or subsequent notification under [par. \(d\)](#), and after subtracting any retractions under [par. \(d\)](#), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5)

(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under [s. 70.11](#) may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

History: 1983 a. [184](#); 1989 a. [56](#) s. 258; 1999 a. [150](#) s. [539](#); Stats. 1999 s. 66.1109; 2001 a. [85](#).

APPENDIX C - PROPOSED DISTRICT BOUNDARIES



APPENDIX D- 2022 PROJECTED ASSESSMENTS

Assessment options are based on the type of business occupying most of a parcel. Properties that are assessed are coded as follows:

Assessment Rate

- .003 hospitality or entertainment related (BID 12)
- .001 warehouse (BID 10)
- .0025 all other properties being assessed (BID 11)

Parcel	Property Address	Owner Name	Total Value	Assessment	District
8-279	313 St George St	Green Bay City of	\$ -	\$ -	BID 10
8-286	1278 Main St	Moski Corp	\$ 429,700	\$ 217	BID 10
8-324-A	432 N Irwin Ave	Patrick J. Liebman	\$ 172,300	\$ 172	BID 10
9-33-1	413 N Clay St	Main Street Green Bay Properties LLC	\$ 60,000	\$ 60	BID 10
9-52	423 N Clay St	Main Street Green Bay Properties LLC	\$ 161,200	\$ 161	BID 10
9-56	1108 Cedar St	Pomp S Tire Service, Inc	\$ 93,100	\$ 93	BID 10
9-74	1141 Cedar St	Pomp S Tire Service, Inc	\$ 59,800	\$ 28	BID 10
9-80	1111 Cedar St	Miller Scrap Iron & Steel	\$ 421,200	\$ 421	BID 10
9-81	1101 Cedar St	Cedar Street Partnership	\$ 1,313,900	\$ 1,314	BID 10
9-34	1023 Main St	Main Street Green Bay Properties LLC	\$ 277,300	\$ 135	BID 10
9-58	1118 Cedar St	F R W Realty LLC	\$ 482,100	\$ 482	BID 10
9-62	409 N Roosevelt St	F R W Realty LLC	\$ 506,500	\$ 507	BID 10
9-64	435 N Roosevelt St	F R W Realty LLC	\$ 120,700	\$ 121	BID 10
9-72	1207 Cedar St	Maricque S, Inc	\$ 79,100	\$ 79	BID 10
10-25	801 Cedar St	Rfs Green Bay LLC	\$ 1,058,200	\$ 1,058	BID 10
10-4	714 Bodart St	Robert E. Cadmus Jr	\$ 184,000	\$ 184	BID 10
11-100	417 N Quincy St	Kevin C. Kuehn	\$ 93,300	\$ 93	BID 10
14-30	300 N Roosevelt St	318 N Roosevelt LLC	\$ 18,500	\$ 19	BID 10
14-10	Main St	Green Bay Area Public School District Minoka-Hil	\$ -	\$ -	BID 10
8-1	1400 Main St	Nulund Group II LLC	\$ 268,700	\$ 672	BID 11
8-114	1417 Cedar St	Northeast Wisconsin Technical College	\$ -	\$ -	BID 11
8-116	1411 Cedar St	Cedar Center Arts Inc.	\$ 33,600	\$ 84	BID 11
8-117	1405 Cedar St	Carols Ordaz	\$ 134,300	\$ 336	BID 11
8-263	433 St George St	Green Bay City of	\$ -	\$ -	BID 11
8-264	1245 Main St	J Darrell Greig Jr	\$ 270,600	\$ 677	BID 11
8-272	1242 Main St	Sarah E. Cooper	\$ 126,800	\$ 317	BID 11
8-287	1296 Main St	Moski Corp	\$ 123,100	\$ 308	BID 11
8-289	1306 Main St	Green Bay City of	\$ -	\$ -	BID 11
8-296	1352 Main St	Green Bay City of	\$ -	\$ -	BID 11
8-301	1313 Main St	Gb Area Unitarian Universalist Fellowship Inc	\$ -	\$ -	BID 11
8-302	1335 Main St	Saneha Real Estate, Inc	\$ 925,000	\$ 2,313	BID 11

8-305	1281 Main St	Kosmoski Investment Corp	\$ 212,400	\$ 413	BID 11
8-311	1255 Main St	Dogfish LLC	\$ 79,000	\$ 198	BID 11
8-312	1251 Main St	Dogfish LLC	\$ 44,200	\$ 111	BID 11
8-314	1242 Cedar St	West Ave LLC	\$ 50,100	\$ 125	BID 11
8-318	1274 Cedar St	Dynamic Ventures, LLC	\$ 192,000	\$ 480	BID 11
8-320	1284 Cedar St	Moski Corporation	\$ 35,800	\$ 90	BID 11
8-321	433 N Irwin Ave	Saneha Real Estate, Inc	\$ 378,200	\$ 946	BID 11
8-335	1333 Cedar St	Ana Rosa Gonzalez	\$ 228,200	\$ 571	BID 11
8-75	1405 Main St	Cedar Center Arts Inc.	\$ 311,100	\$ 778	BID 11
8-840	1230 Main St	Urban Concepts, LLC	\$ 45,600	\$ 114	BID 11
8-842	1232 Main St	Urban Concepts, LLC	\$ 60,000	\$ 150	BID 11
8-843	1234 Main St	Urban Concepts, LLC	\$ 37,900	\$ 95	BID 11
8-844	1234 Main St	Urban Concepts, LLC	\$ 56,400	\$ 141	BID 11
8-852	1238 Main St	Rey Rey Properties, LLC	\$ 70,700	\$ 177	BID 11
8-854	1240 Main St	Rey Rey Properties, LLC	\$ 92,000	\$ 230	BID 11
9-14	1000 Main St	Ronald L. Smits	\$ 628,600	\$ 1,572	BID 11
9-17	1028 Main St	Pdq Real Estate Holdings LLC	\$ 592,400	\$ 1,481	BID 11
9-19-1	319 N Clay St	Pdq Real Estate Holdings LLC	\$ 29,000	\$ 73	BID 11
9-29	1121 Main St	Wochinske Realty LLC	\$ 96,300	\$ 164	BID 11
9-31	1109 Main St	Pomp S Tire Service, Inc	\$ 99,600	\$ 143	BID 11
9-32	416 N Clay St	Pomp S Tire Service, Inc	\$ 207,000	\$ 60	BID 11
9-33	1033 Main St	Main Street Green Bay Properties LLC	\$ 116,700	\$ 270	BID 11
9-36	1019 Main St	Main Street Green Bay Properties, LLC	\$ 95,400	\$ 239	BID 11
9-45	915 Main St	Green Bay City of	\$ -	\$ -	BID 11
9-50	1018 Cedar St	Main Street Green Bay Properties LLC	\$ 24,600	\$ -	BID 11
9-55	1102 Cedar St	Pomp S Tire Service, Inc	\$ 40,000	\$ 35	BID 11
9-85	500 N Webster Ave	Denny H. Brotski	\$ 322,200	\$ 806	BID 11
9-86	903 Cedar St	929 Cedar LLC	\$ 718,600	\$ 1,797	BID 11
9-9	930 Main St	Scp 2011 C37 044 LLC	\$ 2,222,400	\$ 3,000	BID 11
8-273	1244 Main St	Johnson Ventures, LLC	\$ 262,200	\$ 656	BID 11
8-280	1250 Main St	John L. Lerch	\$ 82,200	\$ 206	BID 11
8-282	1260 Main St	Moski Corporation	\$ 146,600	\$ 367	BID 11
8-284	1270 Main St	Moski Corp	\$ 371,600	\$ -	BID 11
8-285	1276 Main St	Moski Corp	\$ 306,300	\$ 766	BID 11
8-290	1322 Main St	Green Bay City of	\$ -	\$ -	BID 11
8-295	1344 Main St	Green Bay City of	\$ -	\$ -	BID 11
8-306	1285 Main St	Moski Corp	\$ 335,400	\$ 839	BID 11
8-309	1263 Main St	West Ave LLC	\$ 1,050,300	\$ 2,626	BID 11
8-313	1247 Main St	Dogfish LLC	\$ 86,500	\$ 216	BID 11
8-315	1250 Cedar St	West Ave LLC	\$ 58,800	\$ 147	BID 11
8-329	1371 Cedar St	Ana Maria Ortega Morano	\$ 321,500	\$ 804	BID 11
8-8	1428 Main St	Melotte Distributing Inc	\$ 148,000	\$ 370	BID 11
8-839	1228 Main St	Urban Concepts, LLC	\$ 50,700	\$ 127	BID 11

8-841	1232 Main St	Urban Concepts, LLC	\$ 26,200	\$ 66	BID 11
8-845	1234 Main St	Urban Concepts, LLC	\$ 54,900	\$ 137	BID 11
8-846	1234 Main St	Urban Concepts, LLC	\$ 83,000	\$ 208	BID 11
8-847	1234 Main St	Bridge Recording Studio LLC the	\$ 124,200	\$ 311	BID 11
8-848	1236 Main St	Urban Concepts, LLC	\$ 46,600	\$ 117	BID 11
8-849	1236 Main St	Urban Concepts, LLC	\$ 56,400	\$ 141	BID 11
8-851	1238 Main St	Liza Rae LLC	\$ 125,800	\$ 315	BID 11
8-850	321 St George St	Urban Concepts, LLC	\$ 116,400	\$ 291	BID 11
8-853	1240 Main St	Rey Rey Properties, LLC	\$ 92,000	\$ 230	BID 11
9-20	1201 Main St	Wochinske Realty LLC	\$ 838,400	\$ -	BID 11
9-26	1131 Main St	Pomp S Tire Service, Inc	\$ 541,000	\$ 1,353	BID 11
9-30	1115 Main St	Pomp S Tire Service, Inc	\$ 110,900	\$ 277	BID 11
9-33-2	1031 Main St	Main Street Green Bay Properties LLC	\$ 54,200	\$ 136	BID 11
9-35	1021 Main St	Main Street Green Bay Properties, LLC	\$ 111,500	\$ 279	BID 11
9-37	1013 Main St	Main Street Green Bay Properties LLC	\$ 203,100	\$ 508	BID 11
9-41	931 Main St	McHaHa, LLC	\$ 246,900	\$ 617	BID 11
9-48	901 Main St	Rmr Partners, LLC	\$ 2,359,400	\$ 3,000	BID 11
9-49	900 Cedar St	David Bartikofsky	\$ 166,500	\$ 416	BID 11
9-57	1112 Cedar St	Pomp S Tire Service, Inc	\$ 319,400	\$ 799	BID 11
9-60	1124 Cedar St	F R W Realty LLC	\$ 140,600	\$ 352	BID 11
9-77	1123 Cedar St	Wochinske Realty LLC	\$ 1,959,000	\$ 48	BID 11
10-14	700 Main St	U Haul Real Estate Co	\$ 674,100	\$ 1,685	BID 11
10-27	Cedar St	Betty Lou Lewis	\$ -	\$ -	BID 11
10-29	500 N Quincy St	Betty Lou Lewis	\$ -	\$ -	BID 11
10-6	722 Bodart St	Neighborhood Housing Services of Green Bay, Inc	\$ 599,900	\$ 1,500	BID 11
10-8	800 Cedar St	Hus Properties, LLC	\$ 324,400	\$ 811	BID 11
11-47	618 Bodart St	Ruesch Properties, LLC	\$ 128,100	\$ 320	BID 11
11-50	619 Bodart St	Kevin C. Kuehn	\$ 182,900	\$ 457	BID 11
11-99	620 Main St	Kuehn, LLC	\$ 153,900	\$ 385	BID 11
14-27	312 N Roosevelt St	318 N Roosevelt LLC	\$ 113,600	\$ 284	BID 11
10-28	Cedar St	Green Bay City of - East River Trail	\$ -	\$ -	BID 11
11-104	635 Main St	Jnt Venture LLC	\$ 902,400	\$ 2,256	BID 11
14-7	1138 Main St	1138 Main LLC	\$ 553,300	\$ 1,383	BID 11
8-118	500 N Baird St	Leonel Cortes	\$ 162,400	\$ 487	BID 12
8-266	1237 Main St	Dogfish LLC	\$ 528,300	\$ 1,585	BID 12
8-283	1264 Main St	Ronald L. Smits	\$ 98,100	\$ 294	BID 12
8-303	1301 Main St	Tasty Treats Real Estate LLC	\$ 266,700	\$ 800	BID 12
8-297-A	1356 Main St	Green Bay City of	\$ -	\$ -	BID 12
8-307	1277 Main St	Circle B Development LLC	\$ 305,600	\$ 917	BID 12
8-332	1351 Cedar St	Arnold J. Pendergast	\$ 195,700	\$ 587	BID 12

9-25	1139 Main St	Cyrus Development Services, LLC	\$ 578,600	\$ 1,736	BID 12
9-39	1001 Main St	Main Street Green Bay Properties, LLC	\$ 470,600	\$ 1,212	BID 12
9-44	919 Main St	Simonet Development, LLC	\$ 555,800	\$ 1,667	BID 12
10-2	708 Bodart St	Wade M. Conard	\$ 102,100	\$ 306	BID 12
10-5	718 Bodart St	720 Bodart LLC	\$ 176,300	\$ 529	BID 12
14-2	1106 Main St	Heiman Partnership, LLC	\$ 362,700	\$ 1,088	BID 12
14-338	324 N Roosevelt St	A&J Investment Properties, LLC	\$ 249,800	\$ 749	BID 12
10-1	700 Bodart St	Gto Investments, LLC	\$ 199,600	\$ 599	BID 12
14-1	1100 Main St	Greater Source LLC	\$ 1,054,200	\$ 3,000	BID 12
8-281-A	1258 Main St	Everardo Ortiz	\$ 584,000	\$ 1,752	BID 12
			\$35,019,000	\$ 67,212	

APPENDIX E - CITY ATTORNEY'S OPINION – TO BE SUBMITTED



City of Green Bay Law Department
100 North Jefferson Street - Room 200
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3080
Fax 920.448.3081

November 27, 2023

Wendy Townsend, Project and Program Manager
City of Green Bay
100 North Jefferson Street, Room 608
Green Bay, WI 54301

RE: Proposed Operating Plan for Business Improvement District No. 2

Dear Ms. Townsend:

The purpose of this correspondence is to respond to your request for a legal review of the proposed 2024 Operating Plan for Business Improvement District No. 2 (hereafter "Plan"). Your request asks the City Attorney's Office to provide an opinion with respect to the Plan's compliance with the requirements of Wisconsin Statute § 66.1109(l)(f).

Our office has reviewed the Plan, a copy of which is attached hereto, and based upon such review, are of the opinion that the Plan meets the requirements of Wisconsin Statute § 66.1109(l)(f), subsections 1 through 4.

Thank you for your attention to this matter.

Sincerely,

Joanne Bungert
City Attorney



Report to the Green Bay Plan Commission

MEETING DATE

December 19, 2023

PREPARED BY

David Buck, Staff

AGENDA ITEM # P.5

To approve a request to rezone 1409 Velp Avenue from C1 General Commercial District and R-1 Low Density Residential District to R-3 Varied Density Residential District. (Public Hearing held 12.11.2023.)

BACKGROUND

Primary Address: 1409 Velp Avenue

Alder person/District: Ald. Steuer / District 10

Reason for Request: The proposed rezoning will allow for future development of residential uses, as recommended in the Velp Avenue Areawide Plan (Transformative Site #2).

Surrounding Zoning and Land Uses:

SUBJECT: C1 General Commercial & R-1 Low Density Residential District | Vacant & Single-Family Home

NORTH: GI General Industry (GI) | Vacant & Auto Repair

SOUTH: R-1 Low Density Residential District | Single-Family Homes

EAST: C1 General Commercial & R-1 Low Density Residential District | Multi-Family Apartments

WEST: R-3 Varied Density Residential District | Cemetery

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan future land-use map recommends commercial uses for this parcel. However, the Velp Avenue Areawide Plan, which was adopted and made part of the Comprehensive Plan, lists this parcel as Transformative Site #2, recommending Multiple-Family or Mixed Use uses as the most desirable uses for this parcel. This rezoning is consistent with this recommendation.

Report: The subject parcel is a 3.579-acre site at the southwest corner of Velp Avenue and North Locust Street. This site was selected as a Transformative Site in the Velp Avenue Areawide Plan due to its redevelopment potential, access to Velp Avenue, and proximity to medium and low-density residential uses to the south and east. Two concepts for redevelopment are shown in the attached exhibit from the Plan.

We are requesting a rezoning of the property from C1 General Commercial & R-1 Low Density Residential District to the R-3 Varied Density Residential District to match the recommendations of the Velp Avenue Areawide Plan.

Ald. Steuer and neighbors within 400 feet have been notified of the meeting based on Plan Commission policy. Outside the property owner's comments, one comment was received by a neighbor who expressed his desire for it to only allow single-family homes on the property. No other inquiries have been made as of the drafting of this report.

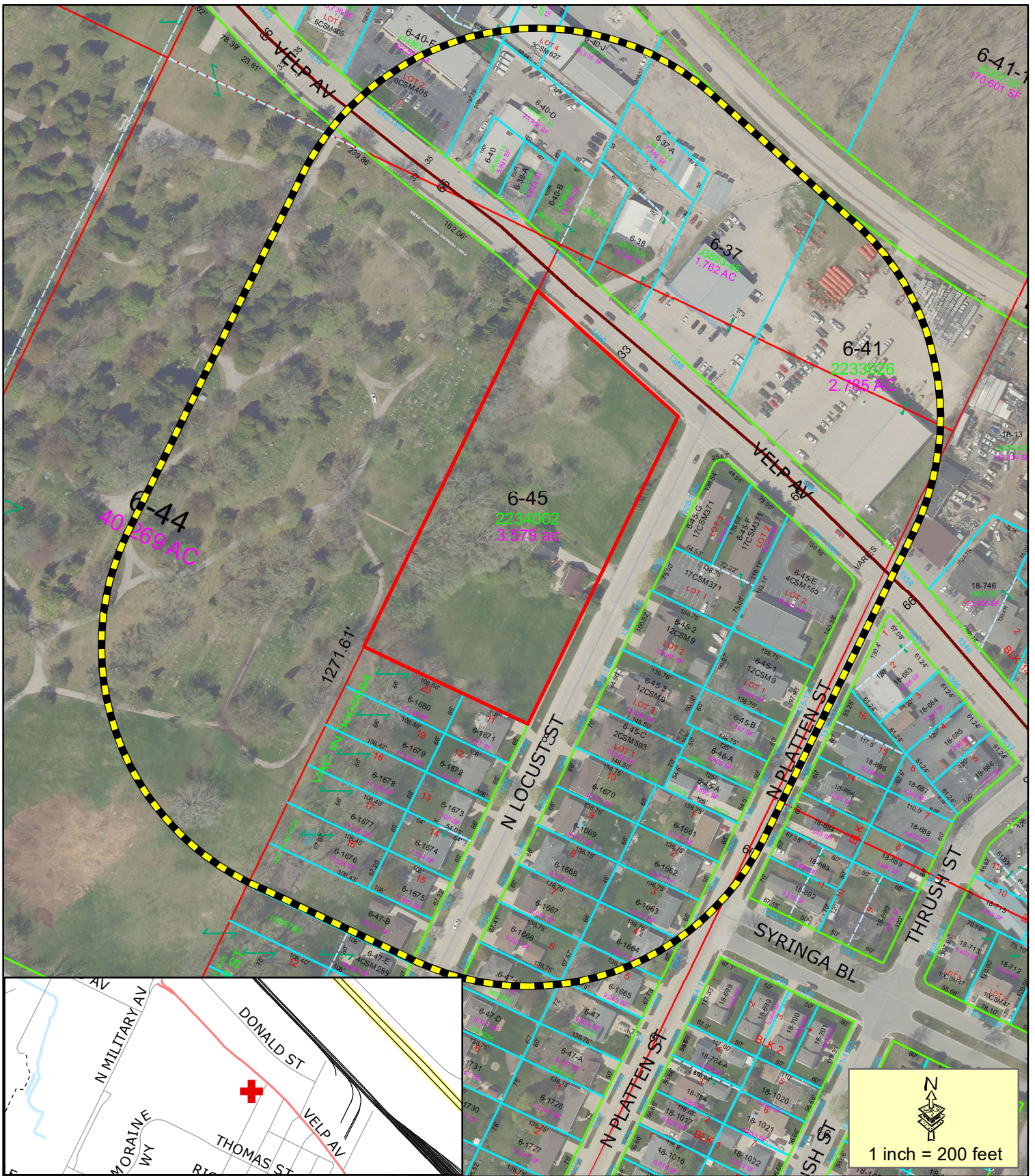
RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 23-30 Location Map
2. Velp Areawide Plan Excerpt
3. Draft ZO XX-23 -1409 Velp Ave from CI & RI to R3



- Proposed Zone Change
- 400' Property Notice Area

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 23-30)

Proposed Zone Change at 1409 Velp Avenue



TRANSFORMATIVE OPPORTUNITY SITE #2

SITE DESCRIPTION

Transformative Opportunity Site #2 is a single 3.6-acre parcel at the southwest corner of Velp Avenue and North Locust Street. The site currently contains one home and garage totaling approximately 2,000 square feet on the central portion of the parcel. The remainder of the site is vacant and includes green space and a gravel parking area.

Like much of the Velp Avenue corridor, this property was once associated with agriculture, housing a greenhouse and plant nursery. Aerial photos from 1938 indicate large structures on the parcel, likely to have been a large barn or greenhouses. Site operations dwindled over the years until only a small greenhouse and floral shop occupied

the northern half of the parcel. Site #2 is illustrated in Figure 5-5. Buildings depicted in the northern portion of the aerial photograph were recently razed.

Transformative Site #2 is one of few parcels on the south side of Velp Avenue large enough to support significant redevelopment. The site is flat, outside of the 100-year flood plain and contains no major geographic features that would prevent redevelopment on the entirety of the parcel.

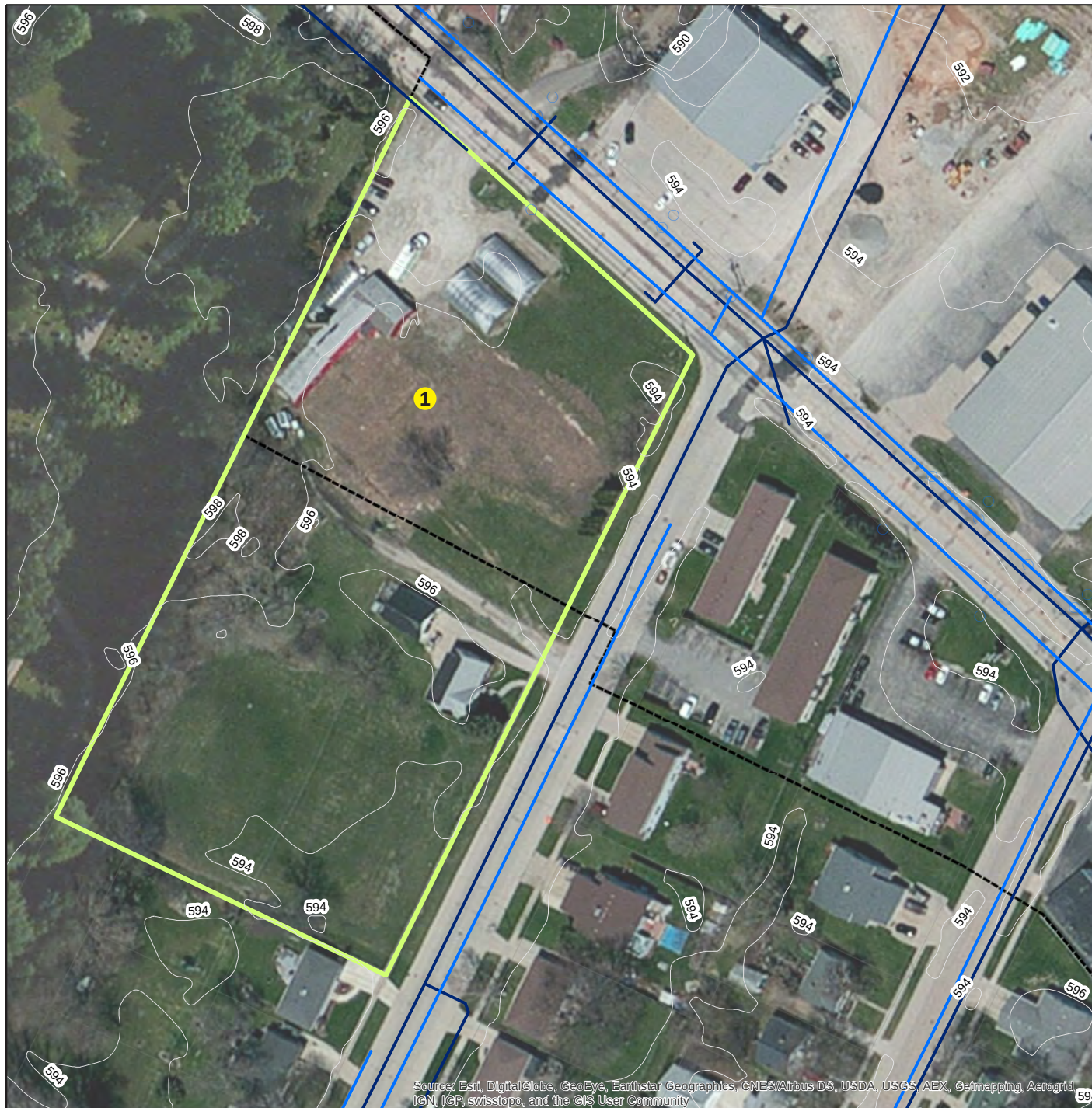
The site is currently owned by one individual, who has expressed interest in redevelopment but has no immediate plans.

BROWNFIELD STATUS

This site is considered to have low to medium environmental risk with moderate data uncertainty. While no known impacts are currently associated with this property, past use of the site for large scale agriculture including a nursery, greenhouse, and floral business presents potential environmental risks. Potential contaminants include pesticides and fertilizers used in bulk quantities for growing plants and for agricultural use. Agricultural activities are also often associated with bulk storage of petroleum products for fueling equipment. Although no known contaminants have been identified on the property, assessment is recommended. Figure 5-4 highlights the property and lists the potential environmental concerns for the parcel. Table 5-1b summarizes the known and potential impacts associated with Transformative Opportunity Site #2.

Table 5-1b: Site #2 Known and Potential Contamination

Parcel #	Description	Known BRTS #(s)	Soil Contamination Description	Groundwater Contamination	Potential Vapor Intrusion	Building Condition	Comment
6-45	1409 Velp Avenue Former Floral Shop and Green House	None	Unknown	Unknown	Possible	No Structure	Former farm and greenhouse business with one residential dwelling remaining on the parcel



Transformative Opportunity Site #2

Velp Avenue Corridor
Green Bay, WI



0 25 50 100 Feet

- Sanitary Network Junctions
- Sanitary Sewer Main
- Storm Sewer Main
- 2-Foot Contours

Site Number

- Transformative Opportunity #2
- 100-year Floodplain
- Planning Area Boundary
- Parcels

Owner	McVestments LLC
Existing Land Use	Vacant, residential
Zoning	C1 General Commercial
Future Land Use	Commercial
Site Size	3.58 acres

Documented and Potential Environmental Concerns:

- 1 Former greenhouse and floral business and farm. Potential pesticide, fertilizer, and petroleum storage use.

Figure 5-4: Transformative Opportunity Site #2 Physical Conditions

Source: Stantec

Figure 5-5: Transformative Opportunity Site #2



Source: Google

POTENTIAL REDEVELOPMENT SCENARIOS

Transformative Opportunity Site #2 is one of few existing parcels along Velp Avenue that could be developed as multi-family housing. Properties on the north side of Velp are generally unsuitable for housing, given the proximity of industrial uses and potential environmental contamination. Opportunities to add housing along the south side of Velp that do not require site assembly or demolition of existing buildings are rare.

Furthermore, the site's proximity to the Fort Howard Cemetery offers views of green space that would be desirable to residential users. Adding multi-family housing to this vacant parcel could create a buffer between single-family homes along Locust and commercial and industrial properties along Velp Avenue. This site also presents a unique opportunity to add housing choices in a neighborhood of primarily single-family homes, creating new options for people at all life cycle phases.

GREATEST OPPORTUNITIES

- Multi-family housing

SECONDARY OPPORTUNITIES

Site could be redeveloped as mixed use residential/retail, should market conditions support

Land Use	Compatibility	
	Least	Most
Commercial		x
Multi-family Residential		x
Office		x
Mixed Use: Office/Retail		x
Industrial	x	
Green Open Space	x	

REDEVELOPMENT CONCEPTS

Two concepts are presented showing two scenarios for multi-family housing. One depicts approximately 28 townhomes with attached garages and entry points on both Velp Avenue and Locust Street. The other shows approximately 70 to 90 units developed at 2 to 3 stories with a combination of detached garages and surface parking. This concept shows the main building adjacent to the street frontage. Both redevelopment concepts show a sidewalk extension along Locust Street filling an existing gap in the network.

GENERAL OBSERVATIONS OF SITE DEVELOPMENT NEEDS

Previous land use on the site presents limited environmental risk. No grading is needed to prepare the site for redevelopment. Municipal sewer and storm services can readily be extended into the site from Locust Street. If fully developed, the site has limited options for site based filtration or infiltration due to limited green space areas on the site; it may be possible to store stormwater underneath a surface parking lot, depending on the site's design.

IMPLEMENTATION CONSIDERATIONS

In order to initiate redevelopment of this site, the following are key considerations:

- Investigation and clean-up of potential contamination
- Demolition of existing single-family home
- Rezoning from CI General Commercial (unless ground floor retail is included)
- Investigation and clean-up of potential contamination
- Address neighborhood concerns regarding increased traffic on Locust Street
- Address neighborhood concerns regarding quality and maintenance of structures





ZONING ORDINANCE NO. XX-23

**AN ORDINANCE REZONING THE PROPERTY LOCATED AT
1409 VELP AVENUE (PARCEL 6-45) FROM GENERAL COMMERCIAL (C1)
AND LOW DENSITY RESIDENTIAL (R1) DISTRICTS TO VARIED DENSITY
RESIDENTIAL (R3) DISTRICT
(ZP 23-36)**

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 the following described property, known as 1409 Velp Avenue from general commercial (C1) and low density residential (R1) districts to varied density residential (R3) district:

MILITARY RESERVE N 1/2 OF PRT OF LOT 72 SW OF VELP AV EX 233 D 258 & EX 247 D 592 & EX 310 D 66 & EX 324 D 86 & EX 791 R 445 & EX 958 D 375 & EX 12 CSM 9 & EX PCL 161 OF TPP 1450-04-21-4.24.

REZONE AREA CONTAINS 155,901 SQUARE FEET / 3.579 ACRES, MORE OR LESS.

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:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

Db:

Attachment – Map



Report to the Green Bay Plan Commission

MEETING DATE

December 19, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # P.6

To approve a request to rezone 1046 Gray Court and 1052 Velp Ave from LI Light Industrial and GI General Industrial Districts to C2 Highway Commercial District. (Public Hearing held 12.11.2023.)

BACKGROUND

(ZP 23-31) Consideration with possible action on a request to rezone 1046 Gray Court and 1052 Gray Court from LI Light Industrial and GI General Industrial Districts to C2 Highway Commercial District, submitted by Community and Economic Development (Ald. Steuer, District 10).

Primary Address: 1046 Gray Court and 1052 Velp Ave (Parcel #18-756-2 and #18-756-A-1)

Aldersperson/District: Ald. Steuer/District 10

Reason for Request: The proposed rezoning will allow for future commercial development, as recommended in the Velp Avenue Areawide Plan (Transformative Site #4).

Surrounding Zoning and Land Uses:

1052 VELP: General Industry (GI), Communications Tower and Vacant Land

1046 GRAY: Light Industry (LI) and General Industrial (GI) | Car Sales

NORTH: General Industry (GI) and Planned Unit Development (PUD) | Railroad and Multi-Family Development

SOUTH: General Commercial (C1) and Community Center Commercial (C3) | Retail, Convenience Store, Drive Through Bank

EAST: General Industry (GI) & Light Industry (LI) | Vacant Land and Car Sales

WEST: Planned Unit Development (PUD) and General Industrial (GI)) | Multi-Family Development and Single Family Residence

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends commercial uses for these parcels as well as wetlands and private open space for the northern portion of 1046 Gray Court. This rezoning is consistent with this recommendation. The Velp Avenue Areawide Plan lists this parcel as Transformative Site #4, recommending Commercial, Mixed Use, Office/Retail, and Industrial uses for this parcel. This rezoning is also consistent with this recommendation.

Report: This rezoning request includes two parcels. 1046 Gray Court (parcel #18-756-2) is owned by NSighttel Wireless LLC. It is 4.56 acres with a communications tower and facility located in the southern portion of the parcel and wetlands and open space to the north. The second is 1052 Velp, a 1.84-acre site located at the northwest corner of the intersection of Velp Avenue and Atkinson Drive. It currently has two zoning districts: GI and LI. These two parcels along with a portion of 1060 Gray Court were identified as part of Transformative Site #4 (West Side). 1060 Gray Court is part of a Planned Unit Development approved in 2018. This PUD includes approximately an acre of land adjacent to the two parcels in question which has been designated as commercial land use.

We are requesting a rezoning of both parcels in their entirety to be zoned C2. The C2 district offers much

flexibility in redeveloping, especially for a potentially environmentally challenging site. It also allows for the existing use of car sales and a communications tower.

Ald. Steuer and neighbors within 200 feet were notified of the meeting based on Plan Commission policy. Staff received feedback from a neighboring property owner and the existing property owner at 1046 Gray Court. Feedback was neutral.

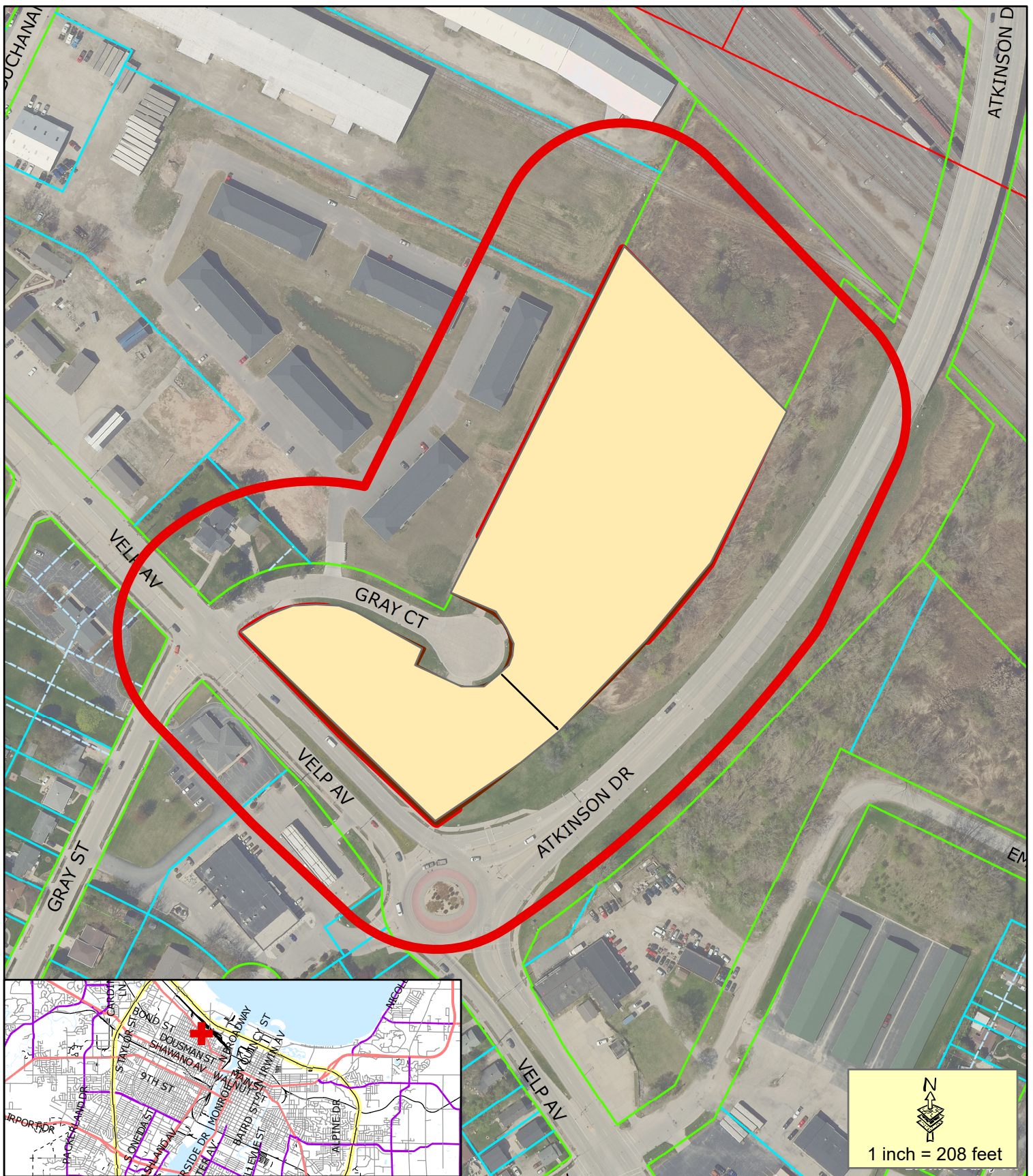
RECOMMENDATION

Approval of the request to rezone the parcels from (GI) General Industrial and (LI) Light Industrial to (C2) Highway Commercial.

FISCAL IMPACT

ATTACHMENTS

1. ZP 23-31 Property Map
2. Velp Avenue Plan, Transformative Site #4



- Proposed Rezone Parcels
- 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 23-31)
LI and GI to C2
1052 Velp Ave
1046 Gray Court

TRANSFORMATIVE OPPORTUNITY SITE #4

EASTERN PARCELS

SITE DESCRIPTION

This 20.5-acre site is comprised of six parcels located east of the Atkinson Drive and Velp Avenue intersection. The site is approximately half a mile south of Interstate Highway 43 (I-43) making this site easily accessible from I-43. Currently, two parcels contain commercial businesses that include automotive sales/automotive repair with a building occupying approximately 12,642 square feet at the southwest corner, and a pipe and sewer inspection company with building occupying 5,320 square feet at the southeast corner of Transformative Opportunity Site #4. A small additional parcel is located at the corner of Velp and Atkinson.

This small vacant parcel is owned by the City and is currently grass covered. The additional three properties comprising of the north half of Transformative Opportunity Site #4 are largely undeveloped green spaces with large trees and dominant vegetation. The largest parcel, parcel #18-756-D is owned by Wisconsin Central Limited railroad company and lies immediately south of the main rail corridor and has multiple rail sidings extending onto its northern border. A mix of residential, commercial, and industrial properties surrounds Transformative Opportunity Site #4. Historically, this site consisted of farm fields and undeveloped lands which gave way to more developed use by the 1960s. The two parcels situated along Velp Avenue (parcels #18-756 and #18-756-C-3) are the most developed and have housed multiple small businesses. Site #4 is illustrated in Figure 5-8.

BROWNFIELD STATUS

Transformative Opportunity Site #4 is generally classified to have high environmental concern with a moderate level of data uncertainty. Figure 5-10 highlights known environmental impacts associated with the site. Table 5-1d summarizes potential and known impacts associated with Transformative Opportunity Site #4. During November 1997, a petroleum release was discovered associated with a leaking underground storage tank (LUST) at the southwestern most parcel and assigned WDNR BRRS #03-05-175675. The petroleum tanks were removed with the soil and groundwater contaminant plumes found existing on and off-site. Soil contamination extends beneath the sidewalk along Velp Avenue with groundwater contamination extending into the Velp Avenue and Columbia Avenue right-of-ways. Based on investigation, the Wisconsin Department of Commerce determined the contamination did not pose a significant threat to human health or the environment.

Figure 5-8: Transformative Opportunity Site #4 (eastern parcels)



Source: Google

A “No Further Action” letter was issued, noting if soil is removed from the property for future developments, it must be sampled and analyzed for proper disposal. Additionally, the letter also restricts the installation of a potable well without WDNR approval.

In September 1992, soil contaminated with polynuclear aromatic hydrocarbons (PAHs) was discovered on the northern portion of parcel #18-756-C-3 located at 1100 Columbia Avenue and the WDNR opened BRRTS #02-05-000380. Contamination was investigated and associated with historic cleaning of truck trailers containing emulsified asphalt and asphaltic cement. The impacted area was remediated by installing an engineered cap consisting of 4.5 feet of gravel, clay, and topsoil over the contaminated location. In total the cap which must be maintained covers approximately 14,400 square feet. Alterations of the cap can only be made with WDNR approval. A deed restriction was also placed on the parcel to inform prospective buyers that residual soil contamination remains in place and the BRRTS case was subsequently closed in October of 2000.

Two additional closed BRRTS cases are also associated with the southern portion of Parcel #18-756-C-3 (BRRTS #03-05-208233 and 03-05-000664). Prior to 1990, the site contained three USTs, two of which were removed in September 1990 with an 8,000-gallon diesel fuel tank left in place. During removal of the USTs, sampling indicated soil and groundwater were contaminated with PVOCs and/or PAHs. In October 1994 an estimated 588-tons of soil was excavated from the Property and disposed. With remediation completed, the WDNR closed case 03-05-000664 in February 1995 with no further investigation or actions necessary. No information was attainable regarding the status of the third UST, however, according to WDNR personnel, closed BRRTS case 03-05-208233 is likely related to its removal. Verification was not available as the case file could not be located by the WDNR.

The previous soil and groundwater Investigations did not fully assess all parcels that make up Transformative Opportunity Site #4 for potential releases of petroleum or hazardous substances. Therefore, in addition to the known residual contamination on Transformative Opportunity Site #4, potential impacts may be associated with continued use of the southwestern most parcel (parcel #18-756) for automotive repair or the northern most parcel (parcel #18-756-D) for railroad operations. Auto repair facilities are often associated with the use and storage of bulk petroleum products common to the industry and may include leaded and unleaded gasoline, diesel, engine coolants, and degreasers. Contamination commonly associated with railroad corridors include arsenic (to control weeds), metals, and petroleum products, which likely dripped from rail cars and locomotives. Other contaminants may include creosote used to preserve wood ties, coal ash from engines, and PAHs from diesel exhaust. Given the estimated age of the buildings, additional assessment should be completed to evaluate if ACMs or LBP is present.

Figure 5-9: Transformative Opportunity Site #4 (western parcels)



Source: Google

WESTERN PARCELS

SITE DESCRIPTION

This site is made up of two full parcels and one partial parcel, the conditions of which are described below (illustrated in Figure 5-9). Like the eastern parcels, the western quadrant of Velp and Atkinson offers highway visibility that could support large-scale retail redevelopment.

1052 Velp Avenue

This 1.82 acre parcel located at the corner of Velp Avenue and Atkinson Drive is zoned general industry (GI) and Light industrial (LI) and currently home to a small used car dealership. The lot consists of gravel and grass surfaces with one small building located along Velp Avenue. Aerial photography provided by Brown County reveals the site was formerly a smaller portion of a larger farm until at least the mid-1970s. Photos also show two structures on the site during this time which may have been the original farm house and barn. In 1978 the property appeared to be used for semi-trailer storage which later gave way to the car dealership in the 1990s.

1046 Gray Court

This property is a 4.56 acre parcel immediately adjacent to Atkinson Drive. The lot is zoned GI and consists of a wireless tower installation business surrounded by low vegetated areas to the north and east. The business appears to have been present since at least 2000. Historically the property appears to have been used as a portion of an agricultural or undeveloped field from 1936 to at least 1978. A 1992 aerial shows two small structures were eventually constructed on the site with access to Gray Court. These structures appear to be utilized today.

1060 Gray Court (Eastern half of lot)

This 8.91 acre parcel zoned GI consists primarily of open vacant land with access to Gray Court and North Buchanan Street. The eastern third of the property (area of interest) consists primarily of a vacant grass covered field, gravel driveway and parking area. Multiple boats, wood, and metal debris were observed scattered on or adjacent to the area of interest during a 2016 windshield survey. Historic aerial photos show the entire property appears to have been utilized as a small farm from approximately 1936 to 2000.

BROWNFIELD STATUS

The brownfield status of each of the three parcels is outlined by parcel address below. A summary of brownfield status is included in Table 5-1d on the following page.

1052 Velp Avenue

While no known impacts are currently associated with this property, the site was identified as a potential brownfield due to the storage of used and damaged vehicles on the lot over unpaved surfaces. Potential leaks of automotive fluids have the ability to infiltrate soil on the site potentially creating soil and/or groundwater impacts.

Additionally, past use of the site for agriculture does present potential environmental risks. Potential contaminants can include pesticides and fertilizers stored and used in bulk quantities common within the industry. Agricultural activities are also often associated with bulk storage of petroleum products for fueling equipment.

1046 Gray Court

This property was labeled a potential brownfield based on data received by the environmental records search conducted by EDR, a property research company. The EDR report highlighted four active diesel fuel above ground storage tanks are on the site for storage of backup generator fuel. Aerial photos did not reveal the location of these tanks and no known spills or contamination have been documented. However, storage of bulk quantities of petroleum poses a higher risk for a release.

1060 Gray Court (Eastern half of lot)

This property was not identified as a potential brownfield during the brownfield inventory. The site is adjacent to a closed former BRRts site situated approximately 630 feet to the west of the area of interest. However, no indications of offsite contamination have been noted by WDNR. Therefore there are no likely impacts in this location. The use of the site as a former agricultural field also presents a small risk of being impacted. This risk is still considered low as it is unlikely the field was utilized for bulk petroleum, fertilizer, or pesticide storage. While no impacts have been documented or are suspected, this does not mean impacts are not present.

Table 5-1d: Site #4 Known and Potential Contamination

Parcel #	Description	Known BRRS #(s)	Soil Contamination Description	Groundwater Contamination	Potential Vapor Intrusion	Building Condition	Comment
EASTERN PARCELS							
18-756	1006-1018 Velp Avenue	03-05-175675	Residual Petroleum contamination from former LUST	Residual Petroleum contamination from former LUST	Likely	Moderate/Good	Residual soil and groundwater contamination exists on the Property and within the Columbia Street and Velp Avenue ROWs.
18-754-A	None	None	Unknown	Unknown	Possible	No Structure	Wooded lot with no structures
18-756-B	None	None	Unknown	Unknown	Possible	No Structure	City owned parcel immediately adjacent to auto body repair shop.
18-756-C	None	None	Unknown	Unknown	Possible	No Structure	City owned vacant wooded lot.
18-756-D	None	None	Likely but not identified	Likely but not identified	Possible	No Structure	Primarily vacant vegetated parcel with some railroad tracks on its northern edge. Parcel is adjacent to Wisconsin Central Limited railroad yard
18-756-C-3	1100 Columbia Avenue	02-05-000380, 03-05-000664, 03-05-208233	Emulsified asphalt containing PAHs	None discovered	Possible	Moderate/Good	Impacted soil has been remediated by placement of an engineered cap that must be maintained over the contamination.
WESTERN PARCELS							
18-756-A-1	1052 Velp Avenue	None	Unknown	Unknown	Unknown	Moderate	Small used car dealership, former farm
18-756-2	1046 Gray Court	None	Unknown	Unknown	Unknown	Moderate/Good	Wireless tower installation business has been present since 2000 on the site.
18-781	1060 Gray Court (eastern part of the parcel)	None (adjacent to a closed BRRS site)	Unlikely	Unlikely	Unlikely	No Structure	Property was formerly used for agriculture, with no likely storage of petroleum or fertilizer. However, impacts may still be present.

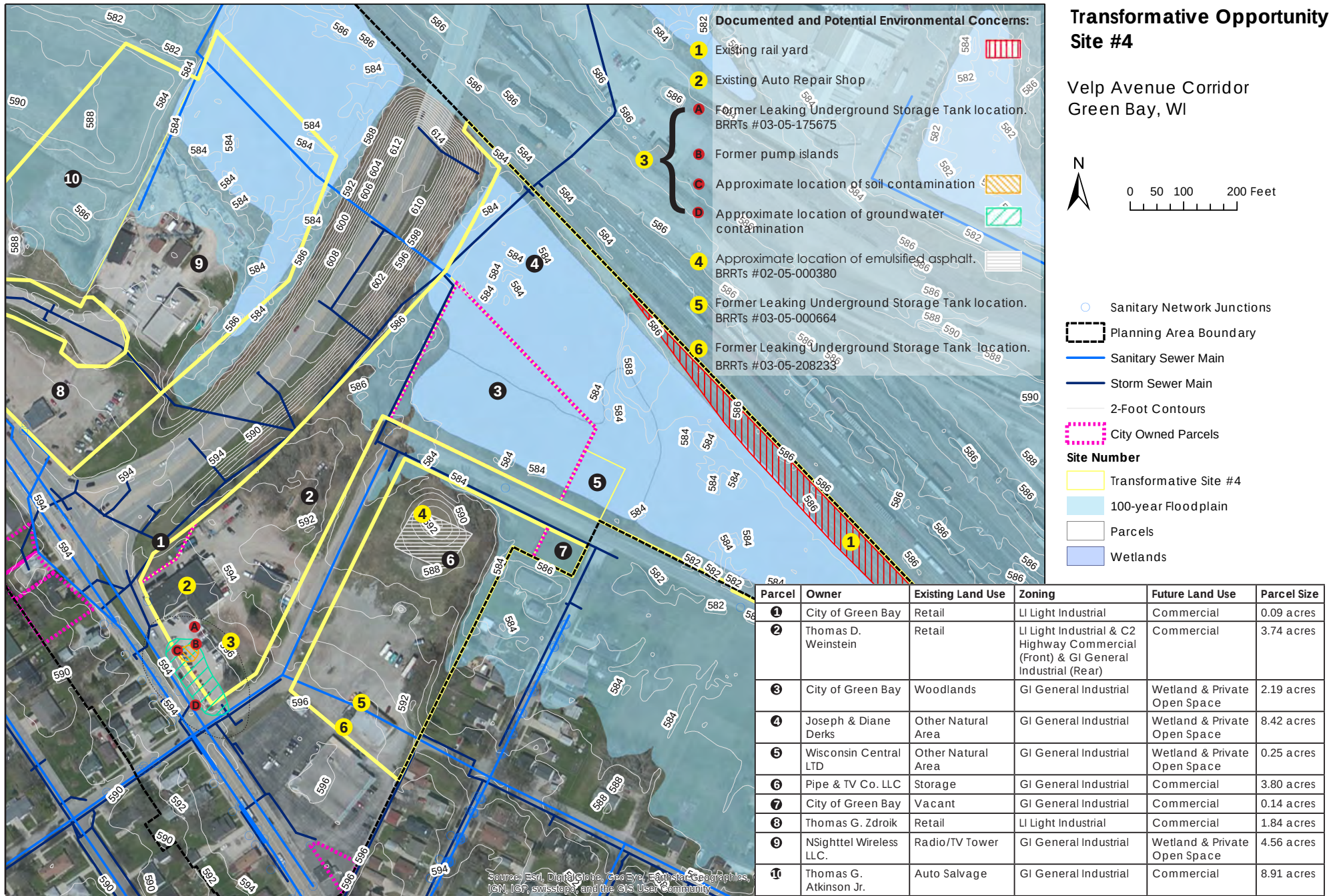


Figure 5-10: Transformative Opportunity Site #4 Issues

GREATEST OPPORTUNITIES

- Gateway into Green Bay
- Commercial land uses

SECONDARY OPPORTUNITIES

- Site could include office or mixed use office/retail, should market conditions support
- There could also be the potential to reconfigure the roadway/truck route which would allow for additional developable land

Land Use	Compatibility	
	Least	Most
Commercial		x
Multi-family Residential	x	
Office		x
Mixed Use: Office/Retail		x
Industrial		x
Green Open Space	x	

POTENTIAL REDEVELOPMENT SCENARIO

This transformative opportunity site is identified as a gateway to Green Bay and a key opportunity to diversify neighborhood land uses with more retail opportunities. This area should welcome visitors to Green Bay and be a source of basic goods and service along Velp Avenue. Given the proximity to I-43, this site could attract a mix of commercial, residential, and large scale retail (including a grocery store).

Both the east and west sides of Atkinson are underutilized and have been evaluated for redevelopment potential. Common challenges for both sites include wet soils, floodplain, and assembling multiple parcels for redevelopment. It is important to note that only the east side of Atkinson has been studied for potential contamination. If development occurs on the west side of Atkinson, an assessment of potential contamination will need to be completed and the site may have to be remediated.

GENERAL OBSERVATIONS OF SITE DEVELOPMENT NEEDS

Eastern Quadrant: The site has known soil, groundwater, and other impacts associated with underground tanks and former uses as a gas station and auto-repair that will need to be addressed as part of any site development. Site grades will not need to change to support redevelopment, with the exception of a mound near the location of emulsified asphalt area that must be removed. Stormwater management will favor filtration and if possible infiltration, grassy swales and overland drainage to wetland area to the north of Emmett Street where permitted.

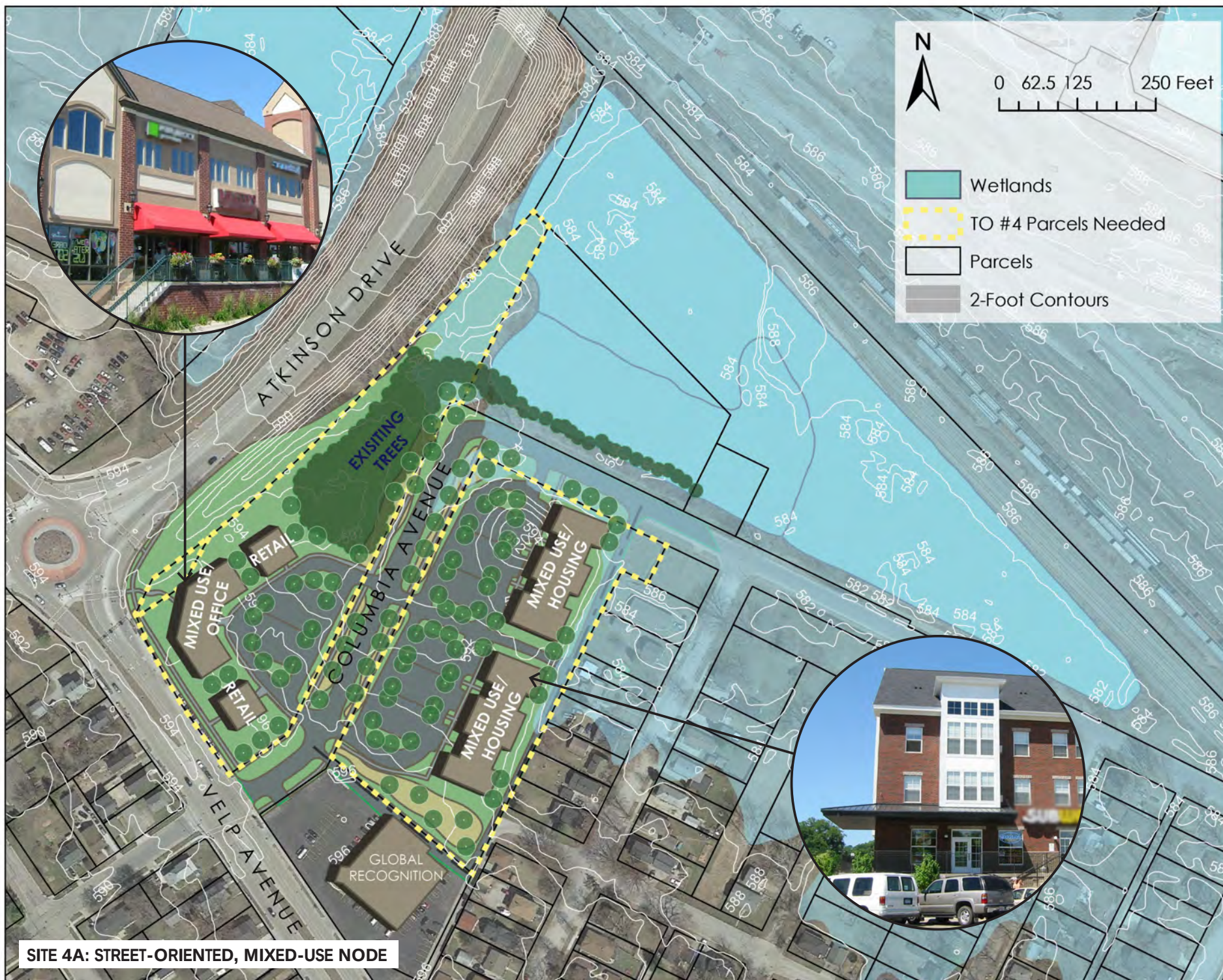
To achieve the full redevelopment potential of the site, the redevelopment concepts presented in this plan depict Columbia Avenue being relocated through the project site. This enlarges the developable area west of Columbia Avenue, creating more potential for a large-scale anchor retail tenant. Relocation of the street is a public cost, and could only be initiated after the City had acquired properties along the proposed realignment.

Western Quadrant: The site contains wetlands and much of the property lies within the 100-year floodplain. Any developer should consult the Wisconsin DNR before planning potential impacts to wetlands and discuss potential options in obtaining permits for filling or mitigating wetlands to allow for future development.

To achieve the full redevelopment potential of the site, the redevelopment concepts presented in this plan depict Gray Court being relocated through the project site. This enlarges the developable area with intersection visibility, creating more potential for a large-scale anchor retail tenant. Relocation of the street is a public cost, and could only be initiated after the city had acquired properties along the proposed realignment.



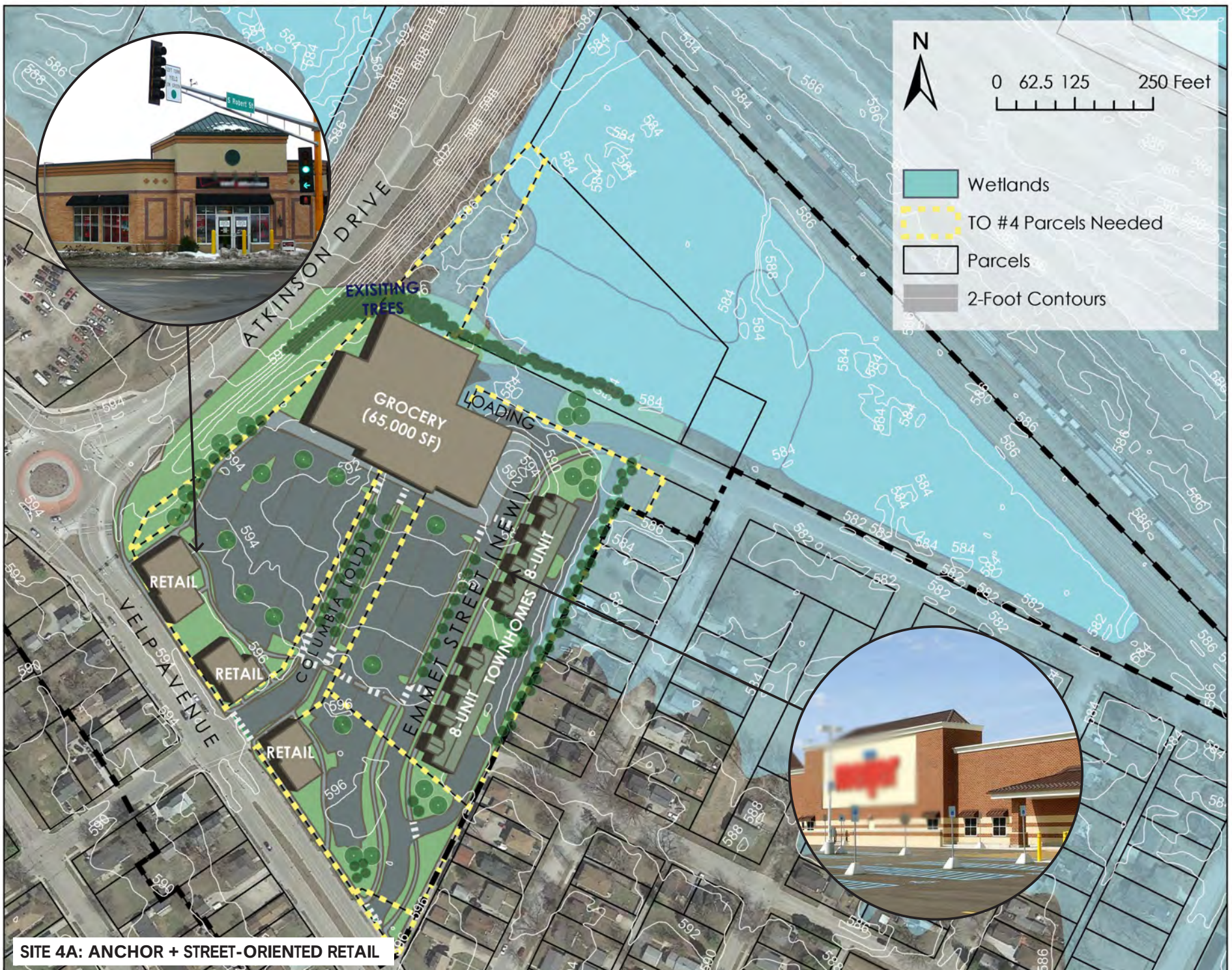
SITE 4A: MIXED COMMERCIAL



SITE 4A: STREET-ORIENTED, MIXED-USE NODE



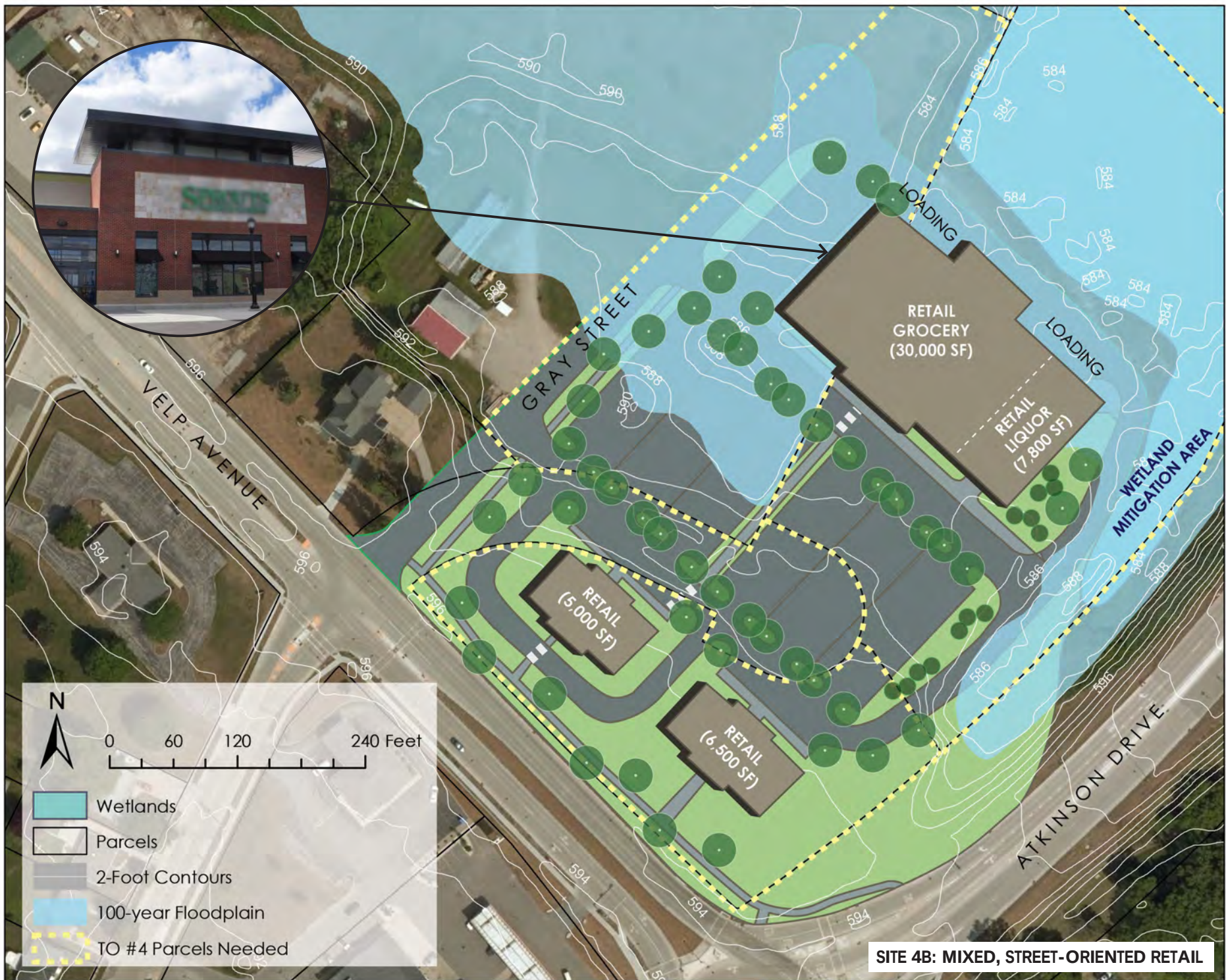
SITE 4A: DESTINATION RETAIL



SITE 4A: ANCHOR + STREET-ORIENTED RETAIL



4B: LARGE-SCALE RETAIL WITH PEDESTRIAN CONNECTIONS





Report to the Green Bay Plan Commission

MEETING DATE

December 19, 2023

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # P.7

To approve a request to rezone property at 1218 Velp Avenue, the southern 180 feet of property at 1212 Velp Avenue, and the southern 160 feet of property at 1156 Velp Avenue (Parcels: #18-782-E, #18-782, #18-783) from General Industrial (GI) District to Highway Commercial (C2) District. (Public Hearing held on 12.11.2023.)

BACKGROUND

Primary Address: 1218 Velp Avenue, 1212 Velp Avenue, and 1156 Velp Avenue

Alderson/District: Ald. Steuer / District 10

Reason for Request: The proposed rezoning is a City-initiated request for purposes of implementing the *Velp Avenue Areawide Plan*. These parcels are part of *Transformative Opportunity Site #3*.

Surrounding Zoning and Land Uses:

SUBJECT: General Industrial (GI) and Highway Commercial (C2) | Vacant Buildings, Manufacturing/Industrial Uses, and Vacant Land

NORTH: General Industrial (GI) | Manufacturing/Industrial Uses

SOUTH: General Commercial (C1) and Varied Density Residential (R3) | Single-Family Homes, Multi-Family Housing, and Commercial Uses

EAST: General Industrial (GI) | Industrial Uses

WEST: General Commercial (C1) | Retail, Restaurants, Single-Family Homes

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends commercial uses for these parcels. Furthermore, the *Velp Avenue Areawide Plan* lists these parcels as *Transformative Opportunity Site #3*, recommending Commercial, Office, Mixed Use: Office/Retail, and Industrial uses for these parcels. This rezoning is consistent with these recommendations.

Report: In June 2017, the *Velp Avenue Areawide Plan* was adopted. This request involves *Transformative Opportunity Site #3* of the Plan. *Transformative Opportunity Site #3* includes the following three parcels:

- 1) The building located at 1218 Velp Avenue (Parcel #18-783) is vacant and currently has a raze or repair order on it. The request is to rezone the entire parcel from General Industrial (GI) to Highway Commercial (C2) District. Given the historic character of this building, the Velp Plan suggests rehabilitating it to house a unique destination, such as a brewery and tap room or restaurant.
- 2) The owner of 1212 Velp Avenue (Parcel #18-782) stated that the southern portion of the building along Velp Avenue is vacant but the northern portion of the building is occupied. The request is to rezone the unoccupied, southern 180 feet of the parcel from General Industrial (GI) to Highway Commercial (C2). The Velp Plan suggests uses such as larger-scale commercial/industrial spaces such as warehousing or small-scale production areas and showrooms. Because the northern portion of the building is occupied, staff is recommending that only the southern 180 feet be rezoned.

3) The southern portion of 1156 Velp Avenue (Parcel #18-782-E) is vacant. A self-storage facility is currently being constructed on the northern portion of the parcel. A two lot, Certified Survey Map (CSM) has been approved by the City, but the property owner has not yet recorded the CSM. The request is to rezone the vacant, southern 160 feet of the parcel from General Industrial and Highway Commercial (C2) to Highway Commercial (C2). The rezoning corresponds to the proposed new lot configuration shown on the CSM. A portion of the southern 160 feet of the property is currently zoned C2. The Velp Plan suggests uses such as larger-scale commercial/industrial spaces such as warehousing or small-scale production areas and showrooms.

Due to the auto-oriented nature of Velp Avenue, the neighboring uses, and recommended uses in the *Velp Avenue Areawide Plan*, staff recommends rezoning these areas to the Highway Commercial (C2) District.

Ald. Steuer and neighbors within 200 feet have been notified of the meeting based on Plan Commission policy. No inquiries have been made as of the drafting of this report. Prior to holding the public hearing, staff did reach out to the owners of the subject parcels. Only the owner of 1212 Velp Avenue (Alwin Manufacturing Co.) responded. The owner did not have any objections to rezoning the unoccupied portion of the building to C2.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 23-44 Map
2. Velp Avenue Plan - Transformative Site #3
3. Draft CSM for 1156 Velp Ave

TRANSFORMATIVE OPPORTUNITY SITE #3

SITE DESCRIPTION

Transformative Opportunity Site #3 is located north of Velp Avenue between Rug Road and Winford Avenue. The site is composed of three adjacent parcels totaling approximately 10.5 acres. Two of the western-most parcels (1218 and 1212 Velp) have been the site of the Alwin building which has housed industrial operations including pulp warehouses, metal stamping, and auto trailer manufacturing since at least the 1930s. These parcels are currently utilized as adjoined manufacturing facilities occupying approximately 50,500 square feet with associated gravel receiving and parking areas. The third parcel (1156 Velp) is a vacant former concrete block manufacturing facility. Most of the third parcel consists of a large asphalt staging area with small industrial buildings occupying approximately 11,853 square feet along Velp Avenue. Buildings on Transformative Opportunity Site #3 appear in generally poor condition cosmetically; however, all have consistently passed building inspections by the City of Green Bay Fire Department within the last seven years. Transformative opportunity Site #3 is illustrated in Figure 5-6.

Figure 5-6: Transformative Opportunity Site #3



Source: Google

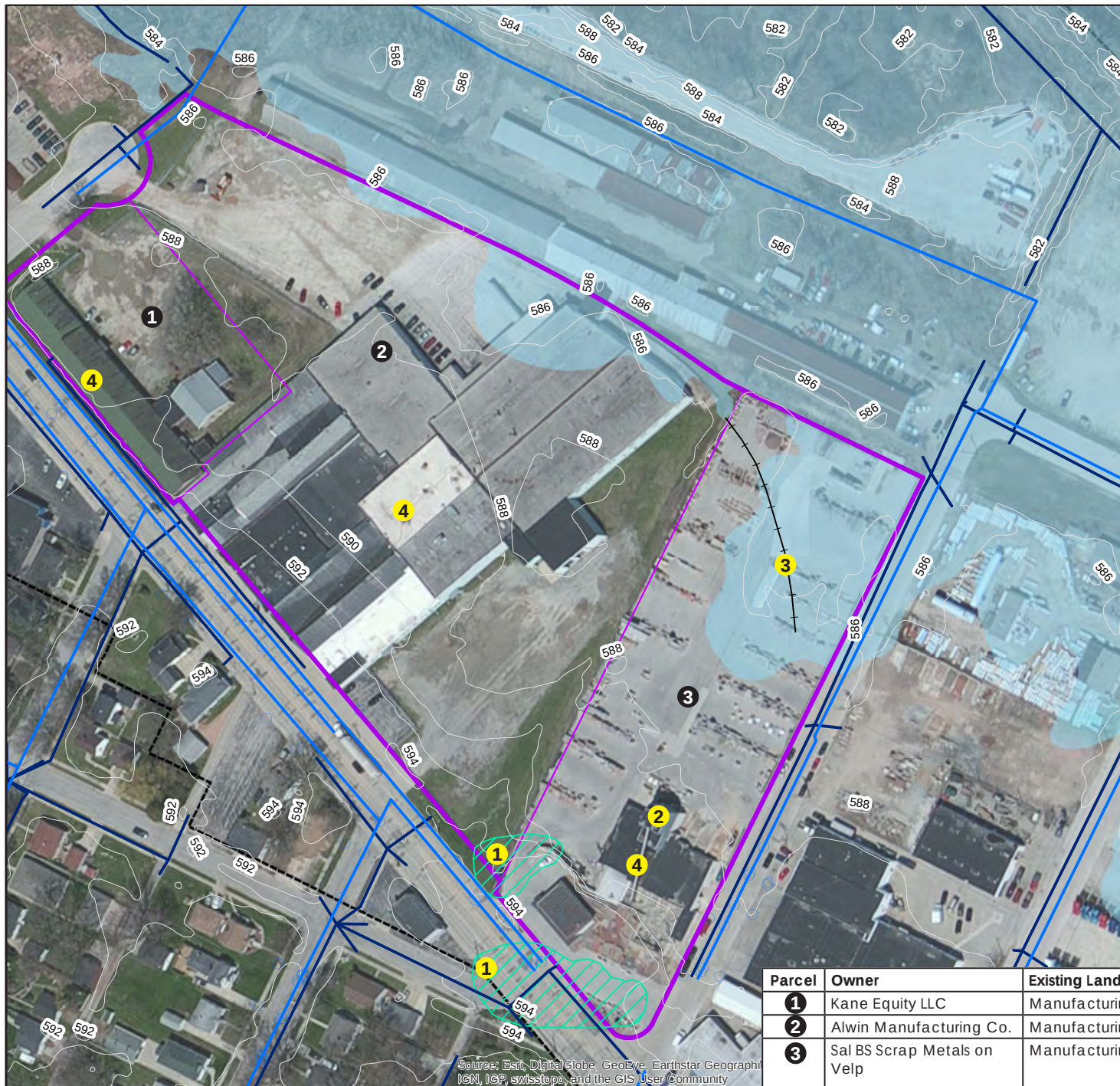
Table 5-1c: Site #3 Known and Potential Contamination

Parcel #	Description	Known BRRTS #(s)	Soil Contamination Description	Groundwater Contamination	Potential Vapor Intrusion	Building Condition	Comment
18-783	1218 Velp Avenue Manufacturing Company	None	Unknown	Unknown	Possible	Poor with signs of neglect	Old manufacturing facility in poor condition with signs of neglect and proper maintenance
18-782	1212 Velp Avenue Alwin Manufacturing Company	13-05-573409	Unknown	Contamination from 1156 Velp Avenue	Possible	Moderate/Poor	Groundwater contamination resulting from an offsite release at 1156 Velp Avenue, former County Block facility
18-782-E	1156 Velp Avenue Vacant Former County Block facility	03-05-000812	Unknown	Petroleum = benzene, xylene, MTBE	Likely	Poor	Five closed/removed Petroleum storage tanks registered with DATCP. Two ASTs currently remain on the Parcel

BROWNFIELD STATUS

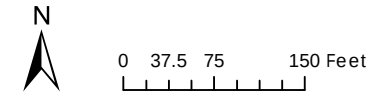
Transformative Opportunity Site #3 is generally classified to have high environmental concern with a moderate level of data uncertainty. Historically, one Underground Storage Tank (UST) and four Above Ground Storage Tanks (ASTs) containing petroleum were present on the easternmost parcel at 1156 Velp Avenue. These tanks are registered with the Department of Agriculture Trade and Consumer Protection (DATCP) and listed as closed/removed. In 1991 the WDNR was notified of a petroleum release in association with the petroleum tanks and the WDNR opened Bureau of Remediation and Redevelopment Tracking System (BRRTS) case #03-05-000812 for the parcel. Upon further investigation, contaminated groundwater was discovered on-site and extending off-site to the west onto Parcel #18-782 at 1212 Velp Avenue. Following groundwater monitoring, the WDNR closed the case in September of 2000 with groundwater use restrictions indicating groundwater contamination was still present on and off-site. Currently, there appear to be two petroleum or diesel ASTs present at 1156 Velp and it is unclear whether these tanks are empty.

Potential other contaminants that may be present on Transformative Opportunity Site #3 include petroleum or other hazardous substances related to former industrial activities given over 75 years of industrial use of these parcels and a railroad spur which formerly occupied a portion of the 1156 Velp Avenue parcel. In addition, it is unknown whether an evaluation for the potential presence of ACM and LBP in the site buildings has been conducted. Since many of the site buildings were constructed prior to the 1980s, there is a greater likelihood for ACM and LBP to be present. Sampling and assessment of the buildings for these and other hazardous materials is also recommended as a prerequisite for demolition or rehabilitation of the site buildings. Assessment of potential hazardous substances not investigated as a part of previous investigations is also recommended. Figure 5-7 highlights known environmental impacts associated with the Site. Table 5-1c summarizes the known and potential impacts associated with Transformative Opportunity Site #3.



Transformative Opportunity Site #3

Velp Avenue Corridor
Green Bay, WI



- Sanitary Network Junctions
- 2-Foot Contours
- Sanitary Sewer Main
- Storm Sewer Main
- Former Railroad Spur
- Site Number**
- Transformative Opportunity #3
- 100-year Floodplain
- Planning Area Boundary
- Parcels

Documented and Potential Environmental Concerns:

- 1** Approximate extent of groundwater impacts. BRRTs #03-05-000812
- 2** Existing Above-ground Storage Tanks (2)
- 3** Approximate location of former railroad spur.
- 4** Potential Asbestos Containing Materials and Lead Based Paint in buildings.

Parcel	Owner	Existing Land Use	Zoning	Future Land Use	Parcel Size
1	Kane Equity LLC	Manufacturing	GI General Industrial	Commercial	1.16 acres
2	Alwin Manufacturing Co.	Manufacturing	GI General Industrial	Commercial	6.31 acres
3	Sal BS Scrap Metals on Velp	Manufacturing	GI General Industrial (Rear) C2 Highway Commercial (Front)	Commercial	3.20 acres

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, IGN, IGP, swisstopo, and the GIS User Community

Figure 5-7: Transformative Opportunity Site #3 Issues

Source: Stantec

Land Use	Compatibility	
	Least	Most
Commercial		x
Multi-family Residential	x	
Office		x
Mixed Use: Office/Retail		x
Industrial		x
Green Open Space	x	

POTENTIAL REDEVELOPMENT SCENARIO

This site has a complex industrial history and much of the site is still active. The Alwin Building presents a unique situation: the older, western part of the building is vacant, while the newer, eastern part of the building is home to four active businesses. Over time, a potential redevelopment scenario assumes the site remains industrial, but with some modifications.

Given the historic character of the western part of the Alwin building, this structure could be rehabilitated to house a unique destination, such as a brewery and tap room or restaurant. There is ample room behind the building which could serve as a patio space for customers. Additionally, there is little room between the existing structure and roadway. A patio space behind the building could provide opportunities for pedestrian facilities to create connectivity behind the site.

The eastern part of the site could be redeveloped to include larger-scale commercial/industrial spaces. These spaces could include both warehousing or small-scale production areas and showrooms.

GENERAL OBSERVATIONS OF SITE DEVELOPMENT NEEDS

Removing existing buildings could generate issues related to ground contamination, asbestos remediation, etc. Soils and subsoils will need to be tested for industrial solvents or other contaminants from previous land uses. Should the redevelopment scenario involve showroom commercial areas with loading docks, additional excavation may be necessary to support loading docks. Buildings shown in the redevelopment scenarios are slab on grade construction with structural footings and foundations requiring excavations. Stormwater management will favor filtration and if possible infiltration, grassy swales and overland drainage to existing wetland north of the site (if permitted; easements may be needed). Additional stormwater management may be accomplished through connection to the municipal storm and sewer system on Velp and Winford Avenues.

GREATEST OPPORTUNITIES

- Modern industrial uses
- Potential reuse of historic structure



PRELIMINARY

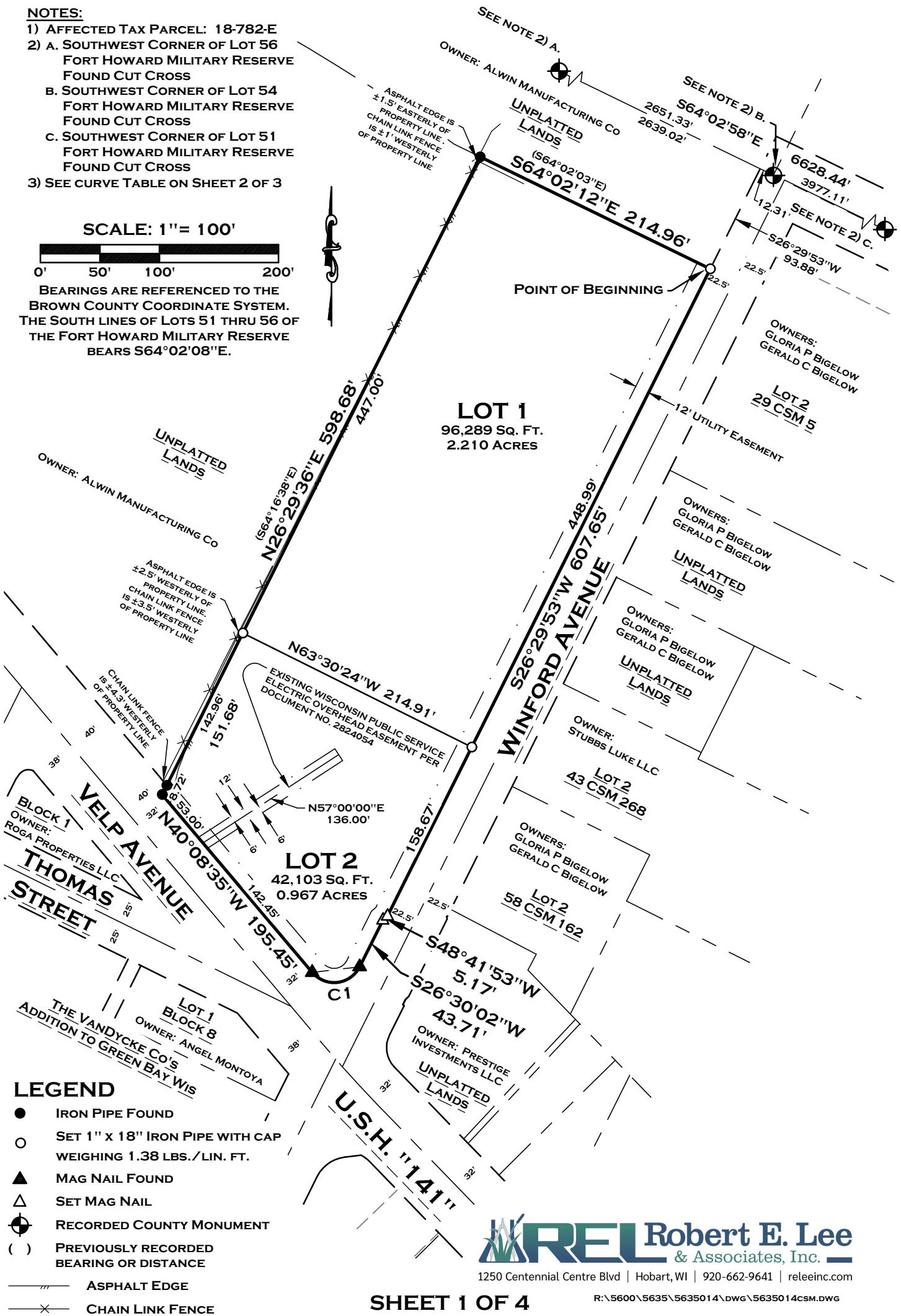
CERTIFIED SURVEY MAP

PART OF THE LAVENTURE CLAIM, WEST SIDE OF FOX RIVER,
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

NOTES:
1) AFFECTED TAX PARCEL: 18-782-E
2) A. SOUTHWEST CORNER OF LOT 56
FORT HOWARD MILITARY RESERVE
FOUND CUT CROSS
B. SOUTHWEST CORNER OF LOT 54
FORT HOWARD MILITARY RESERVE
FOUND CUT CROSS
C. SOUTHWEST CORNER OF LOT 51
FORT HOWARD MILITARY RESERVE
FOUND CUT CROSS
3) SEE CURVE TABLE ON SHEET 2 OF 3

SCALE: 1" = 100'

BEARINGS ARE REFERENCED TO THE
BROWN COUNTY COORDINATE SYSTEM.
THE SOUTH LINES OF LOTS 51 THRU 56 OF
THE FORT HOWARD MILITARY RESERVE
BEARS S64°02'08"E.



CERTIFIED SURVEY MAP

PART OF THE LAVENTURE CLAIM, WEST SIDE OF FOX RIVER,
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, BRYAN L. PFEFFER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BY THE ORDER AND UNDER THE DIRECTION OF SAL BS SCRAP METALS ON VELD, LLC, I HAVE SURVEYED, MAPPED AND DIVIDED PART OF THE LAVENTURE CLAIM, WEST SIDE OF FOX RIVER, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 56 OF THE RECORDED PLAT OF FORT HOWARD MILITARY RESERVE, VOLUME 1, PLATS, PAGE 43, DOCUMENT NUMBER 130; THENCE S64°02'58"E, 2639.02 FEET ON A LINE THAT CONNECTS SAID SOUTHWEST CORNER TO THE SOUTHWEST CORNER OF LOT 54 OF SAID FORT HOWARD MILITARY RESERVE TO THE WESTERLY RIGHT OF WAY OF WINFORD AVENUE; THENCE S26°29'53"W, 93.88 FEET ON SAID WESTERLY RIGHT OF WAY TO THE POINT OF BEGINNING; THENCE CONTINUING S26°29'53"W, 607.65 FEET ON SAID WESTERLY RIGHT OF WAY; THENCE S48°41'53"W, 5.17 FEET ON SAID WESTERLY RIGHT OF WAY; THENCE S26°30'02"W, 43.71 FEET ON SAID WESTERLY RIGHT OF WAY; THENCE ON SAID WESTERLY RIGHT OF WAY 47.48 FEET ON THE ARC OF A 24.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD WHICH BEARS S83°10'43.5"W, 40.11 FEET TO THE NORTHERLY RIGHT OF WAY OF VELD AVENUE - A.K.A. U.S.H. "141"; THENCE N40°08'35"W, 195.45 FEET ON SAID NORTHERLY RIGHT OF WAY TO THE WESTERLY LINE OF LANDS DESCRIBED IN VOLUME 598, RECORDS, PAGE 361 AS DOCUMENT NUMBER 590956; THENCE N26°29'36"E, 598.68 FEET ON SAID WESTERLY LINE TO THE NORTHWEST CORNER OF SAID LANDS; THENCE S64°02'12"E, 214.96 FEET ON THE NORTHERLY LINE OF SAID LANDS TO THE POINT OF BEGINNING.

SAID DESCRIBED LANDS CONTAINS 138,392 SQUARE FEET OR 3.177 ACRES MORE OR LESS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT THE WITHIN MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES IN THE SURVEYING, MAPPING AND DIVIDING OF THE SAME.

DATED THIS _____ DAY OF _____, 2023.

BRYAN L. PFEFFER PLS #2924
ROBERT E. LEE & ASSOCIATES, INC.

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS:

OWNER OF RECORD:
SAL BS SCRAP METALS ON VELD, LLC
ADDRESS: 14520 PIONEER RD, NEWTON WI 53063
PHONE NUMBER: 920-693-8261

RECORDING INFORMATION:
DOCUMENT NUMBER: 2655582

TAX PARCEL NUMBER:
18-782-E

CURVE TABLE							
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING	SECOND TANGENT BEARING
C1	113°21'23"	24.00'	47.48'	S83°10'43.5"W	40.11'	N40°08'35"W	S26°30'02"W

CERTIFIED SURVEY MAP

PART OF THE LAVENTURE CLAIM, WEST SIDE OF FOX RIVER,
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

RESTRICTIVE COVENANTS:

- 1. THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE PROPERTY OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.
- 2. EACH LOT OWNER SHALL GRADE THE PROPERTY TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS.
- 3. NO POLES, PEDESTALS OR BURIED CABLE ARE TO BE PLACED SO AS TO DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINES OR STREET LINE, A DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES.

SURVEYOR'S NOTES:

- 1. CITY OF GREEN BAY ZONING AND BUILDING APPROVALS ARE REQUIRED PRIOR TO COMMENCING CONSTRUCTION OF BUILDINGS, STRUCTURES, DRIVES, OR PARKING AREAS, AND MAY ALSO BE REQUIRED PRIOR TO COMMENCING GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING ACTIVITY.
- 2. THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE CITY HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.

UTILITY EASEMENT PROVISIONS:

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

SAL BS SCRAP METALS ON VELP, LLC, GRANTOR, TO

WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, GRANTEE,

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

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" 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 INCIDENTAL 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" 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. THIS UTILITY EASEMENT PROVISION DOES NOT PREVENT OR PROHIBIT OTHERS FROM UTILIZING OR CROSSING THE UTILITY EASEMENT AS THE UTILITY EASEMENT(S) ARE NON-EXCLUSIVE.

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

CERTIFIED SURVEY MAP

PART OF THE LAVENTURE CLAIM, WEST SIDE OF FOX RIVER,
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

SAL BS SCRAP METALS ON VELP, LLC, AS OWNER, DOES HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, MAPPED AND DIVIDED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. SAL BS SCRAP METALS ON VELP, LLC DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S-236.34 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF GREEN BAY

SAL BS SCRAP METALS ON VELP, LLC DATE

PRINT NAME AND TITLE ABOVE

STATE OF _____)
_____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

(PRINT NAME)_____

MY COMMISSION EXPIRES:_____

CERTIFICATE OF THE GREEN BAY PLANNING DEPARTMENT:

APPROVED BY THE CITY OF GREEN BAY, AS REQUIRED BY WISCONSIN STATUTES CHAPTER 236,
AND THE CITY OF GREEN BAY MUNICIPAL CODE CHAPTER 36, SUBDIVISION AND PLATTING.

ON THIS _____ DAY OF _____, 2023.

CHERYL RENIER-WIGG
INTERIM 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 AS OF THE DATE LISTED BELOW.

CELESTINE JEFFREYS DATE
GREEN BAY CITY CLERK



Report to the Green Bay Plan Commission

MEETING DATE

December 19, 2023

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # P.8

To approve a request to rezone the front 200' of 1562 Velp Avenue from General Industry (GI) District to Highway Commercial (C2) District. (Public Hearing held 12.11.2023.)

BACKGROUND

Primary Address: 1562 Velp Avenue

Alderson/District: Ald. Steuer / District 10

Reason for Request: The proposed rezoning will allow for commercial development, as recommended in the Velp Avenue Areawide Plan (Transformative Site #1).

Surrounding Zoning and Land Uses:

SUBJECT: General Industry (GI) | Vacant Land & Storage

NORTH: General Industry (GI) | Industrial Storage

SOUTH: Varied-Density Residential (R3) | Cemetery

EAST: General Industry (GI) & General Commercial (C1) | Mini Storage & Religious Institution

WEST: Village of Howard | Gas Station

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends commercial uses for this parcel. This rezoning is consistent with this recommendation. The Velp Avenue Areawide Plan lists this parcel as Transformative Site #1, recommending Commercial, Mixed Use, Office/Retail, and Industrial uses for this parcel. This rezoning is also consistent with this recommendation.

Report: The subject parcel is a 4.435 acre site at the northeast corner of Military Avenue and Velp Avenue, the entrance to the City from the Village of Howard. This site was selected as a Transformative Site in the Velp Avenue Areawide Plan due to its redevelopment potential, access to two major roadways, and its location as a gateway to the City. Three concepts for redevelopment are shown in the attached exhibit from the Plan.

We are requesting a rezoning of the front 200' along Velp Avenue from General Industry (GI) to Highway Commercial (C2). We are only requesting the front 200' currently, in support of industrial uses along the rear of the property to accommodate the current owner. The owner has stated they would prefer to maintain the GI zoning throughout the parcel at this time, noting uncertainty with environmental studies (see attached letter). We still support the rezoning to C2, as this supports the Comprehensive Plan, Velp Plan, and the C2 district offers much flexibility in redeveloping, especially for a potentially environmentally challenging site.

Ald. Steuer and neighbors within 200 feet have been notified of the meeting based on Plan Commission policy. Outside the property owner's comments, no other inquiries have been made as of the drafting of this report.

RECOMMENDATION

Approval of the Request.

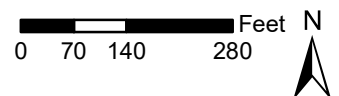
FISCAL IMPACT

ATTACHMENTS

1. ZP 23-45 Map
2. ZP 23-45, Velp Avenue Plan, Transformative Site #1
3. ZP 23-45 Letter From Owner, 8.28.2023

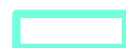


(ZP 23-45) Rezone front 200' of 1526 Velp Avenue from GI to C2



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. 28 Nov 2023 X:\Planning\Basemaps\template_8.5x11.mxd

 Approximate
Rezoning Area

 1526 Velp Avenue
 200' Notification Area

TRANSFORMATIVE OPPORTUNITY SITE #1

SITE DESCRIPTION

Transformative Opportunity Site #1 is a single, 4.4-acre parcel at the northeast intersection of North Military Avenue and Velp Avenue. The property contains multiple small structures. The largest, along Velp Avenue, is 10,578 square feet and currently vacant. Historic aerial photos indicate that the northern half of the property was used as an auto salvage yard dating from at least 1992. Vehicles were no longer present in a September 2016 Google Streetview photo. The property was listed for sale in March 2015 and was for sale at the time of plan publication. This indicates there is a near-term opportunity for redevelopment of this parcel. Unlike many properties along Velp Avenue, the site is fully outside of the 100-year floodplain and could be redeveloped in full without requiring floodplain mitigation. Site #1 is shown in Figure 5-2.

BROWNFIELD STATUS

This site is considered to have high environmental risk with a high level of data uncertainty. Past use of the property as an automobile salvage yard is considered an environmental risk given the potential of a release of petroleum products or other hazardous substances over the life of the operation. Additionally, the site's largest building dates from 1938 and there is potential for asbestos containing material (ACM) and lead based paint (LBP) to be present in the structure due to its age. Based on the potential presence of these substances, further assessment is warranted to investigate the potential release of petroleum products or hazardous substances at the site. Figure 5-3 shows the property layout and the location of potential sources of environmental impacts. Table 5-1a summarizes these impacts.

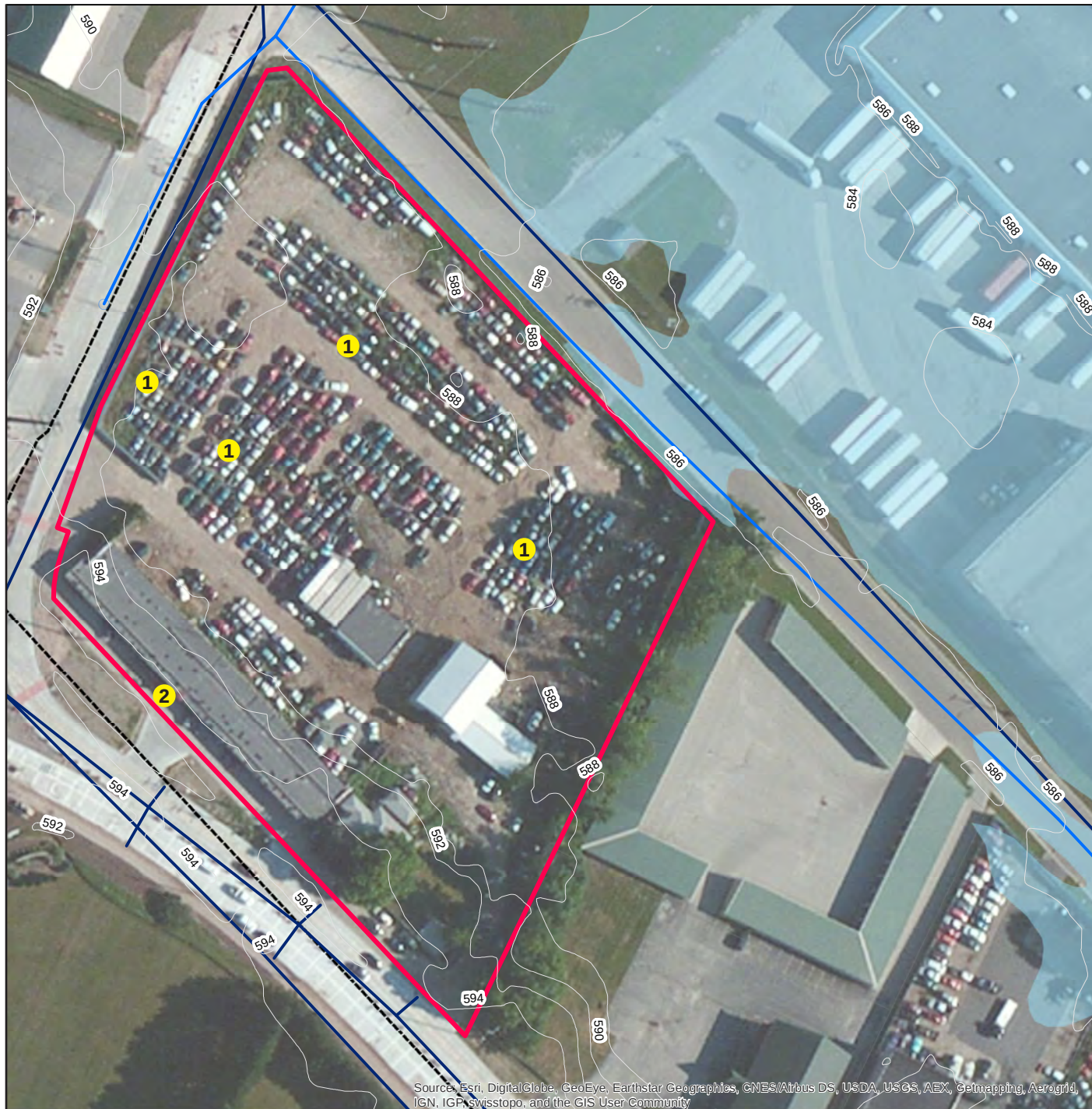
Figure 5-2: Transformative Opportunity Site #1



Source: Google

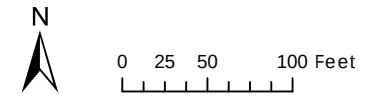
Table 5-1a: Site #1 Known and Potential Contamination

Parcel #	Description	Known BRTS #(s)	Soil Contamination Description	Groundwater Contamination	Potential Vapor Intrusion	Building Condition	Comment
6-42-A	1562 Velp Avenue Auto Salvage facility	None	Likely but not investigated	Unknown	Possible	Poor with signs of neglect	Former auto salvage lot, vehicles have been removed



Transformative Opportunity Site #1

Velp Avenue Corridor
Green Bay, WI



- Sanitary Network Junctions
- Sanitary Sewer Main
- Storm Sewer Main
- 2-Foot Contours

Site Number

- Transformative Opportunity #1
- 100-year Floodplain
- Planning Area Boundary
- Parcels

Owner	A & B Mitchell Properties
Existing Land Use	Auto Salvage
Zoning	GI General Industrial
Future Land Use	Commercial
Site Size	4.44 acres

Documented and Potential Environmental Concerns:

- 1 Historic storage area of damaged vehicles used for salvage.
- 2 Potential Asbestos Containing Materials and Lead Based Paint in building.

Figure 5-3: Transformative Opportunity Site #1 Physical Conditions

Source: Stantec

Land Use	Suitability	
	Least	Most
Commercial		x
Multi-family Residential	x	
Office		x
Mixed Use: Office/Retail		x
Industrial		x
Green Open Space	x	

POTENTIAL REDEVELOPMENT SCENARIOS

Transformative Opportunity Site #1 is located on the western border of Green Bay, adjacent to the Village of Howard. Community members recognize that the site's location and high traffic counts along Velp make this an ideal location to create a gateway into Green Bay and incorporate features that welcome visitors to the Velp Avenue corridor.

In addition, this site has some of the highest potential among other sites on Velp to support retail development, given its size and location at the intersection of Velp and Military Avenues. Community members view opportunities to add basic goods and services, such as groceries and restaurants, to the corridor as highly desirable.

REDEVELOPMENT CONCEPTS

Three concepts show potential Retail Gateway options on this site. All three include gateway features at the corner of Velp and Military Avenues, either as open space or as part of the design and configuration of buildings highlighting this intersection. In addition, all three concepts depict sidewalks on the property that could support pedestrian access on the north side of the corridor.

Based on the site's size and entry points, a variety of retail configurations are possible at this location. Concepts show a range of possible development intensity for the site, including a gas station and restaurant, stand-alone retail, or a small retail strip center.

GREATEST OPPORTUNITIES

- Gateway in Green Bay
- Commercial Land Uses

SECONDARY OPPORTUNITIES

Site could support office or retail, depending on market conditions

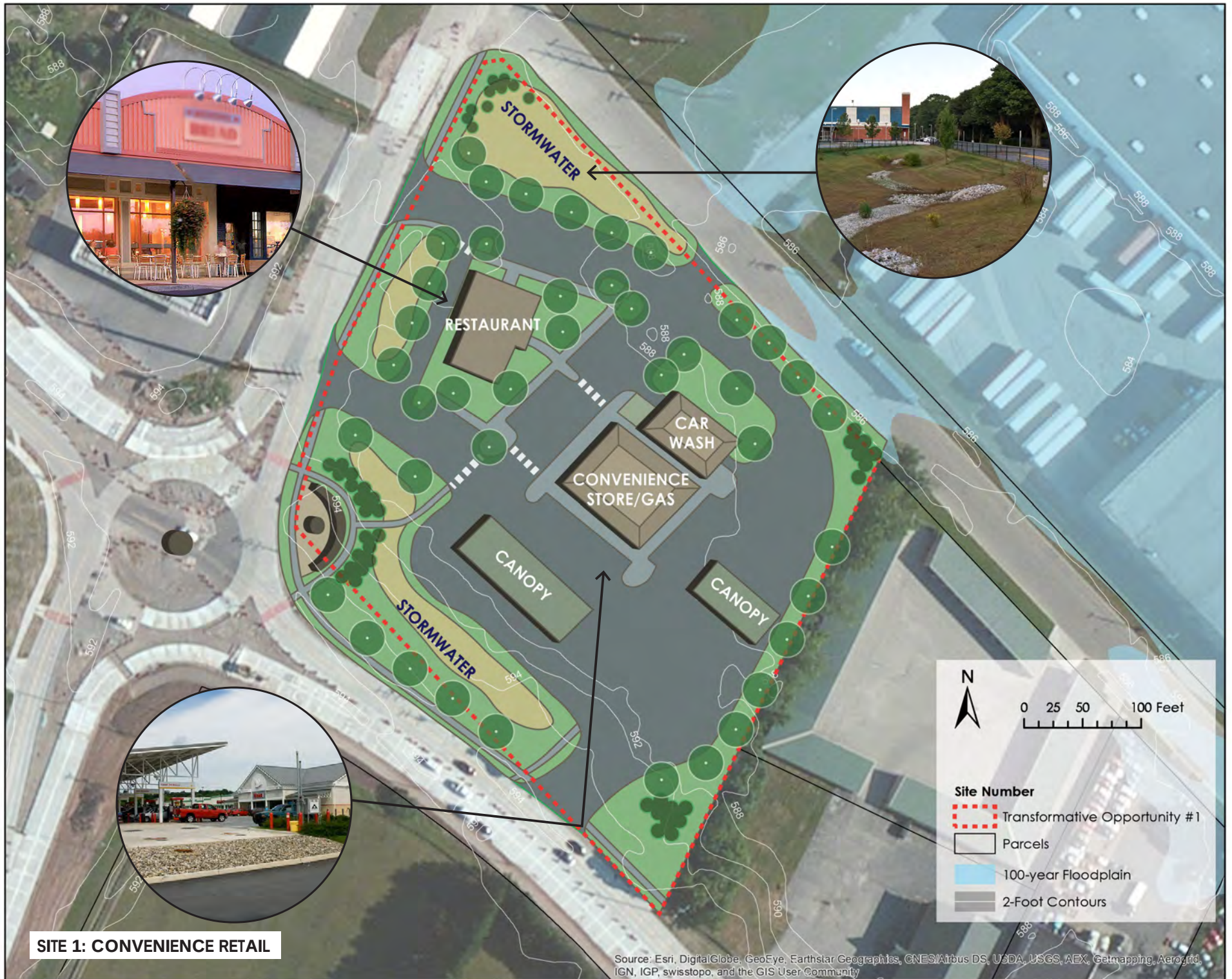
GENERAL OBSERVATIONS OF SITE DEVELOPMENT NEEDS

Potential development can occur based on grades found presently with slab on grade construction for buildings (no basements). Excavation will require footings for building foundations but it is possible that contaminated areas could be capped unless fuel or other materials from auto yard pose an environmental risk requiring active remediation. Stormwater management will favor filtration and if possible infiltration, grassy swales and overland drainage to the northwest corner of the site with overflow to the City's stormwater system on Military Avenue.

IMPLEMENTATION CONSIDERATIONS

In order to initiate redevelopment of this site, the following are key considerations:

- Investigation and clean-up of potential contamination
- Demolition of existing structures
- Rezoning from GI General Industrial to CI General Commercial







ARNOT LAW OFFICES

Thomas D. Arnot
1025 Thoroughbred Lane, De Pere, WI 54115
Ph: 920/347-1969
tom@arnotlaw.com & ringels@arnotlaw.com

August 28, 2023

City of Green Bay
Community & Economic Development Department
Attn: Stephanie Hummel, AICP
100 North Jefferson Street, Room 608
Green Bay, WI 54301-5026

RE: VELD AREA REZONING

Dear Ms. Hummel,

We recently received your letter from the City of Green Bay Department of Community and Economic Development, regarding the land we own at the corner of Veld Avenue and North Military.

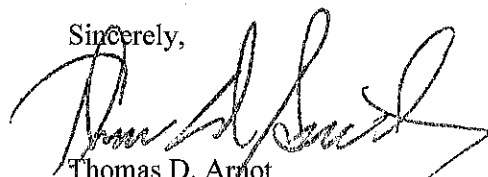
We note your desire to rezone the parcel and I also noticed you have invested in new concepts and planning for this lot that were attached to your letter. We are at a standstill and hold pending further environmental testing and research to explore in the final analysis what ideas and planning may be possible once completed. We were previously told we could bring back a PUD and address any zoning considerations at that time to achieve the planned unit development as we see fit.

Given the uncertainty of the site until the studies result in a mitigation plan or "no further action required" any rezoning on the City's part at this time on that site is premature and inappropriate and we would request our site not be a part of the plan at this time.

With the City's apparent interest in Veld and the other improvements made along this entry point into Green Bay, we would welcome the City's interest in purchasing the frontage identified in your concept planning in order to implement your zoning and development control. I'd be agreeable to a discussion around recovering our cost of the land, demolition, sitework, and future environmental investigations, if that is consistent with your focus for the area.

Please let me know your interest and mutual benefit in how to move forward, where I simply don't get rezoned for something that may limit my development opportunities in the future.

Sincerely,



Thomas D. Arnot
Toy Box Storage, LLC



Report to the Green Bay Plan Commission

MEETING DATE

December 19, 2023

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # P.9

To approve the request to rezone 1006 Velp Avenue and 0 Atkinson Drive (parcel #18-756-B) from General Industry (GI) District to Highway Commercial (C2) District. (Public Hearing held on 12.11.2023.)

BACKGROUND

Primary Address: 1006 Velp Avenue & 0 Atkinson Drive (Parcel #18-756-B)

Alderson/District: Ald. Scannell / District 7

Reason for Request: The proposed rezoning will allow for future commercial development, as recommended in the Velp Avenue Areawide Plan (Transformative Site #4).

Surrounding Zoning and Land Uses:

1006 VELP: General Industry (GI), Light Industry (LI), & Highway Commercial (C2) | Vacant Land & Car Sales

0 ATKINSON: Light Industry (LI) | Vacant Land

NORTH: General Industry (GI) | Vacant Land

SOUTH: Medium-Density Residential (R2) | Single-Family Homes

EAST: General Industry (GI) & Light Industry (LI) | Mini Storage & Retail

WEST: Right-of-Way | Atkinson Drive

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends commercial uses for this parcel. This rezoning is consistent with this recommendation. The Velp Avenue Areawide Plan lists this parcel as Transformative Site #4, recommending Commercial, Mixed Use, Office/Retail, and Industrial uses for this parcel. This rezoning is also consistent with this recommendation.

Report: This rezoning request includes two parcels. The City-owned 0 Atkinson Drive (parcel #18-756-B) is a small (3,719 square feet), vacant parcel currently zoning LI. The second is 1006 Velp, a 3.742-acre site located at the northeast corner of the intersection of Velp Avenue and Atkinson Drive. It currently has three zoning districts: GI, LI, and C2.

This site was selected as a part of a Transformative Site in the Velp Avenue Areawide Plan due to its redevelopment potential location near the interchange with Interstate 43. A variety of concepts for redevelopment are shown in the attached exhibit from the Plan.

We are requesting a rezoning of both parcels in their entirety to be zoned C2. The C2 district offers much flexibility in redeveloping, especially for a potentially environmentally challenging site. It also allows for the existing use of car sales.

Ald. Scannell and neighbors within 200 feet have been notified of the meeting based on Plan Commission policy. Staff received two calls about this request, both requesting more information and supportive of the action, including the current property owner.

RECOMMENDATION

Approval of the Request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 23-46, Velp Avenue Plan, Transformative Site #4
2. ZP 23-46 Map

TRANSFORMATIVE OPPORTUNITY SITE #4

EASTERN PARCELS

SITE DESCRIPTION

This 20.5-acre site is comprised of six parcels located east of the Atkinson Drive and Velp Avenue intersection. The site is approximately half a mile south of Interstate Highway 43 (I-43) making this site easily accessible from I-43. Currently, two parcels contain commercial businesses that include automotive sales/automotive repair with a building occupying approximately 12,642 square feet at the southwest corner, and a pipe and sewer inspection company with building occupying 5,320 square feet at the southeast corner of Transformative Opportunity Site #4. A small additional parcel is located at the corner of Velp and Atkinson.

This small vacant parcel is owned by the City and is currently grass covered. The additional three properties comprising of the north half of Transformative Opportunity Site #4 are largely undeveloped green spaces with large trees and dominant vegetation. The largest parcel, parcel #18-756-D is owned by Wisconsin Central Limited railroad company and lies immediately south of the main rail corridor and has multiple rail sidings extending onto its northern border. A mix of residential, commercial, and industrial properties surrounds Transformative Opportunity Site #4. Historically, this site consisted of farm fields and undeveloped lands which gave way to more developed use by the 1960s. The two parcels situated along Velp Avenue (parcels #18-756 and #18-756-C-3) are the most developed and have housed multiple small businesses. Site #4 is illustrated in Figure 5-8.

BROWNFIELD STATUS

Transformative Opportunity Site #4 is generally classified to have high environmental concern with a moderate level of data uncertainty. Figure 5-10 highlights known environmental impacts associated with the site. Table 5-1d summarizes potential and known impacts associated with Transformative Opportunity Site #4. During November 1997, a petroleum release was discovered associated with a leaking underground storage tank (LUST) at the southwestern most parcel and assigned WDNR BRRS #03-05-175675. The petroleum tanks were removed with the soil and groundwater contaminant plumes found existing on and off-site. Soil contamination extends beneath the sidewalk along Velp Avenue with groundwater contamination extending into the Velp Avenue and Columbia Avenue right-of-ways. Based on investigation, the Wisconsin Department of Commerce determined the contamination did not pose a significant threat to human health or the environment.

Figure 5-8: Transformative Opportunity Site #4 (eastern parcels)



Source: Google

A “No Further Action” letter was issued, noting if soil is removed from the property for future developments, it must be sampled and analyzed for proper disposal. Additionally, the letter also restricts the installation of a potable well without WDNR approval.

In September 1992, soil contaminated with polynuclear aromatic hydrocarbons (PAHs) was discovered on the northern portion of parcel #18-756-C-3 located at 1100 Columbia Avenue and the WDNR opened BRRS #02-05-000380. Contamination was investigated and associated with historic cleaning of truck trailers containing emulsified asphalt and asphaltic cement. The impacted area was remediated by installing an engineered cap consisting of 4.5 feet of gravel, clay, and topsoil over the contaminated location. In total the cap which must be maintained covers approximately 14,400 square feet. Alterations of the cap can only be made with WDNR approval. A deed restriction was also placed on the parcel to inform prospective buyers that residual soil contamination remains in place and the BRRS case was subsequently closed in October of 2000.

Two additional closed BRRS cases are also associated with the southern portion of Parcel #18-756-C-3 (BRRS #03-05-208233 and 03-05-000664). Prior to 1990, the site contained three USTs, two of which were removed in September 1990 with an 8,000-gallon diesel fuel tank left in place. During removal of the USTs, sampling indicated soil and groundwater were contaminated with PVOs and/or PAHs. In October 1994 an estimated 588-tons of soil was excavated from the Property and disposed. With remediation completed, the WDNR closed case 03-05-000664 in February 1995 with no further investigation or actions necessary. No information was attainable regarding the status of the third UST, however, according to WDNR personnel, closed BRRS case 03-05-208233 is likely related to its removal. Verification was not available as the case file could not be located by the WDNR.

The previous soil and groundwater Investigations did not fully assess all parcels that make up Transformative Opportunity Site #4 for potential releases of petroleum or hazardous substances. Therefore, in addition to the known residual contamination on Transformative Opportunity Site #4, potential impacts may be associated with continued use of the southwestern most parcel (parcel #18-756) for automotive repair or the northern most parcel (parcel #18-756-D) for railroad operations. Auto repair facilities are often associated with the use and storage of bulk petroleum products common to the industry and may include leaded and unleaded gasoline, diesel, engine coolants, and degreasers. Contamination commonly associated with railroad corridors include arsenic (to control weeds), metals, and petroleum products, which likely dripped from rail cars and locomotives. Other contaminants may include creosote used to preserve wood ties, coal ash from engines, and PAHs from diesel exhaust. Given the estimated age of the buildings, additional assessment should be completed to evaluate if ACMs or LBP is present.

Figure 5-9: Transformative Opportunity Site #4 (western parcels)



Source: Google

WESTERN PARCELS

SITE DESCRIPTION

This site is made up of two full parcels and one partial parcel, the conditions of which are described below (illustrated in Figure 5-9). Like the eastern parcels, the western quadrant of Velp and Atkinson offers highway visibility that could support large-scale retail redevelopment.

1052 Velp Avenue

This 1.82 acre parcel located at the corner of Velp Avenue and Atkinson Drive is zoned general industry (GI) and Light industrial (LI) and currently home to a small used car dealership. The lot consists of gravel and grass surfaces with one small building located along Velp Avenue. Aerial photography provided by Brown County reveals the site was formerly a smaller portion of a larger farm until at least the mid-1970s. Photos also show two structures on the site during this time which may have been the original farm house and barn. In 1978 the property appeared to be used for semi-trailer storage which later gave way to the car dealership in the 1990s.

1046 Gray Court

This property is a 4.56 acre parcel immediately adjacent to Atkinson Drive. The lot is zoned GI and consists of a wireless tower installation business surrounded by low vegetated areas to the north and east. The business appears to have been present since at least 2000. Historically the property appears to have been used as a portion of an agricultural or undeveloped field from 1936 to at least 1978. A 1992 aerial shows two small structures were eventually constructed on the site with access to Gray Court. These structures appear to be utilized today.

1060 Gray Court (Eastern half of lot)

This 8.91 acre parcel zoned GI consists primarily of open vacant land with access to Gray Court and North Buchanan Street. The eastern third of the property (area of interest) consists primarily of a vacant grass covered field, gravel driveway and parking area. Multiple boats, wood, and metal debris were observed scattered on or adjacent to the area of interest during a 2016 windshield survey. Historic aerial photos show the entire property appears to have been utilized as a small farm from approximately 1936 to 2000.

BROWNFIELD STATUS

The brownfield status of each of the three parcels is outlined by parcel address below. A summary of brownfield status is included in Table 5-1d on the following page.

1052 Velp Avenue

While no known impacts are currently associated with this property, the site was identified as a potential brownfield due to the storage of used and damaged vehicles on the lot over unpaved surfaces. Potential leaks of automotive fluids have the ability to infiltrate soil on the site potentially creating soil and/or groundwater impacts.

Additionally, past use of the site for agriculture does present potential environmental risks. Potential contaminants can include pesticides and fertilizers stored and used in bulk quantities common within the industry. Agricultural activities are also often associated with bulk storage of petroleum products for fueling equipment.

1046 Gray Court

This property was labeled a potential brownfield based on data received by the environmental records search conducted by EDR, a property research company. The EDR report highlighted four active diesel fuel above ground storage tanks are on the site for storage of backup generator fuel. Aerial photos did not reveal the location of these tanks and no known spills or contamination have been documented. However, storage of bulk quantities of petroleum poses a higher risk for a release.

1060 Gray Court (Eastern half of lot)

This property was not identified as a potential brownfield during the brownfield inventory. The site is adjacent to a closed former BRRts site situated approximately 630 feet to the west of the area of interest. However, no indications of offsite contamination have been noted by WDNR. Therefore there are no likely impacts in this location. The use of the site as a former agricultural field also presents a small risk of being impacted. This risk is still considered low as it is unlikely the field was utilized for bulk petroleum, fertilizer, or pesticide storage. While no impacts have been documented or are suspected, this does not mean impacts are not present.

Table 5-1d: Site #4 Known and Potential Contamination

Parcel #	Description	Known BRTS #(s)	Soil Contamination Description	Groundwater Contamination	Potential Vapor Intrusion	Building Condition	Comment
EASTERN PARCELS							
18-756	1006-1018 Velp Avenue	03-05-175675	Residual Petroleum contamination from former LUST	Residual Petroleum contamination from former LUST	Likely	Moderate/Good	Residual soil and groundwater contamination exists on the Property and within the Columbia Street and Velp Avenue ROWs.
18-754-A	None	None	Unknown	Unknown	Possible	No Structure	Wooded lot with no structures
18-756-B	None	None	Unknown	Unknown	Possible	No Structure	City owned parcel immediately adjacent to auto body repair shop.
18-756-C	None	None	Unknown	Unknown	Possible	No Structure	City owned vacant wooded lot.
18-756-D	None	None	Likely but not identified	Likely but not identified	Possible	No Structure	Primarily vacant vegetated parcel with some railroad tracks on its northern edge. Parcel is adjacent to Wisconsin Central Limited railroad yard
18-756-C-3	1100 Columbia Avenue	02-05-000380, 03-05-000664, 03-05-208233	Emulsified asphalt containing PAHs	None discovered	Possible	Moderate/Good	Impacted soil has been remediated by placement of an engineered cap that must be maintained over the contamination.
WESTERN PARCELS							
18-756-A-1	1052 Velp Avenue	None	Unknown	Unknown	Unknown	Moderate	Small used car dealership, former farm
18-756-2	1046 Gray Court	None	Unknown	Unknown	Unknown	Moderate/Good	Wireless tower installation business has been present since 2000 on the site.
18-781	1060 Gray Court (eastern part of the parcel)	None (adjacent to a closed BRTS site)	Unlikely	Unlikely	Unlikely	No Structure	Property was formerly used for agriculture, with no likely storage of petroleum or fertilizer. However, impacts may still be present.

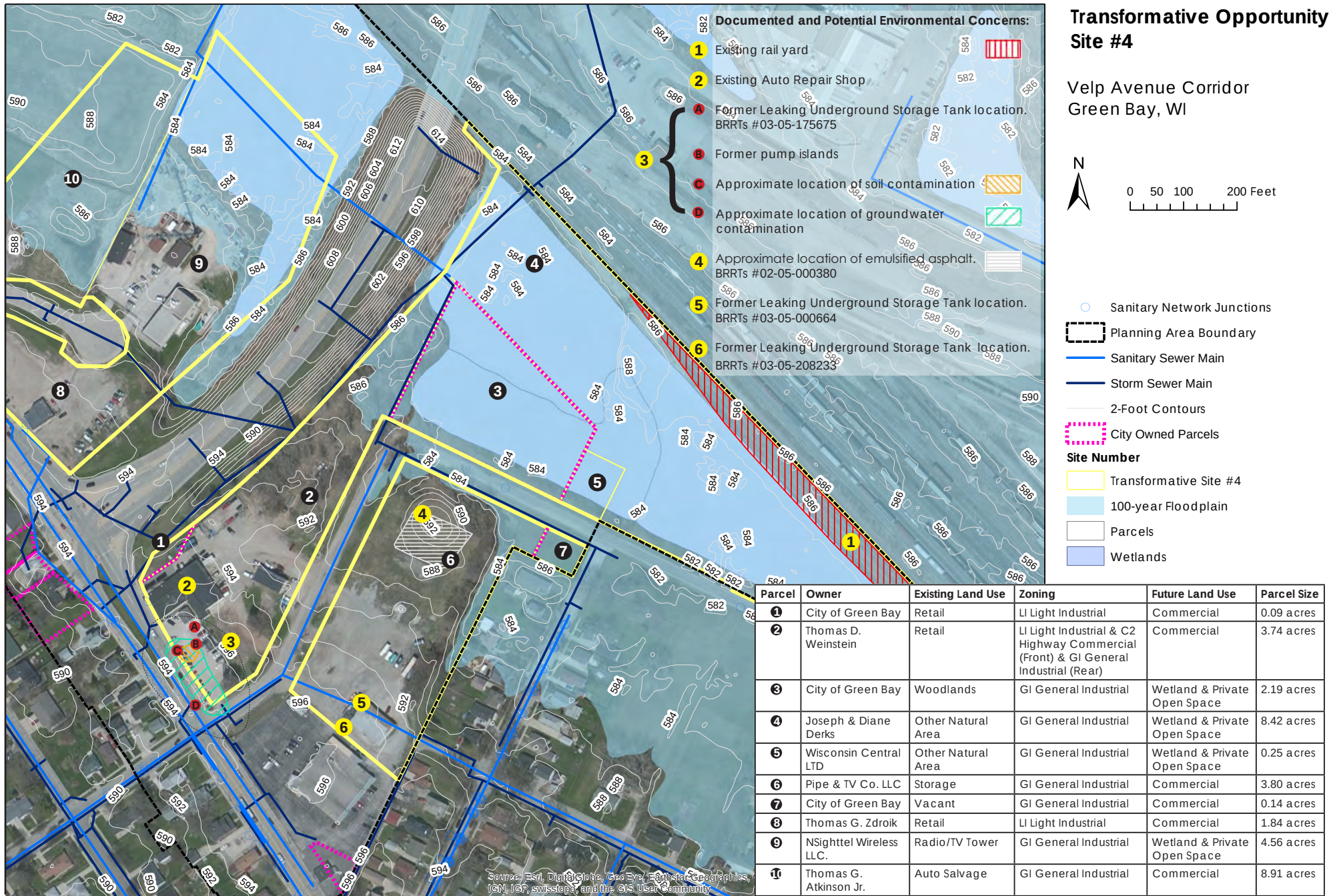


Figure 5-10: Transformative Opportunity Site #4 Issues

GREATEST OPPORTUNITIES

- Gateway into Green Bay
- Commercial land uses

SECONDARY OPPORTUNITIES

- Site could include office or mixed use office/retail, should market conditions support
- There could also be the potential to reconfigure the roadway/truck route which would allow for additional developable land

Land Use	Compatibility	
	Least	Most
Commercial		x
Multi-family Residential	x	
Office		x
Mixed Use: Office/Retail		x
Industrial		x
Green Open Space	x	

POTENTIAL REDEVELOPMENT SCENARIO

This transformative opportunity site is identified as a gateway to Green Bay and a key opportunity to diversify neighborhood land uses with more retail opportunities. This area should welcome visitors to Green Bay and be a source of basic goods and service along Velp Avenue. Given the proximity to I-43, this site could attract a mix of commercial, residential, and large scale retail (including a grocery store).

Both the east and west sides of Atkinson are underutilized and have been evaluated for redevelopment potential. Common challenges for both sites include wet soils, floodplain, and assembling multiple parcels for redevelopment. It is important to note that only the east side of Atkinson has been studied for potential contamination. If development occurs on the west side of Atkinson, an assessment of potential contamination will need to be completed and the site may have to be remediated.

GENERAL OBSERVATIONS OF SITE DEVELOPMENT NEEDS

Eastern Quadrant: The site has known soil, groundwater, and other impacts associated with underground tanks and former uses as a gas station and auto-repair that will need to be addressed as part of any site development. Site grades will not need to change to support redevelopment, with the exception of a mound near the location of emulsified asphalt area that must be removed. Stormwater management will favor filtration and if possible infiltration, grassy swales and overland drainage to wetland area to the north of Emmett Street where permitted.

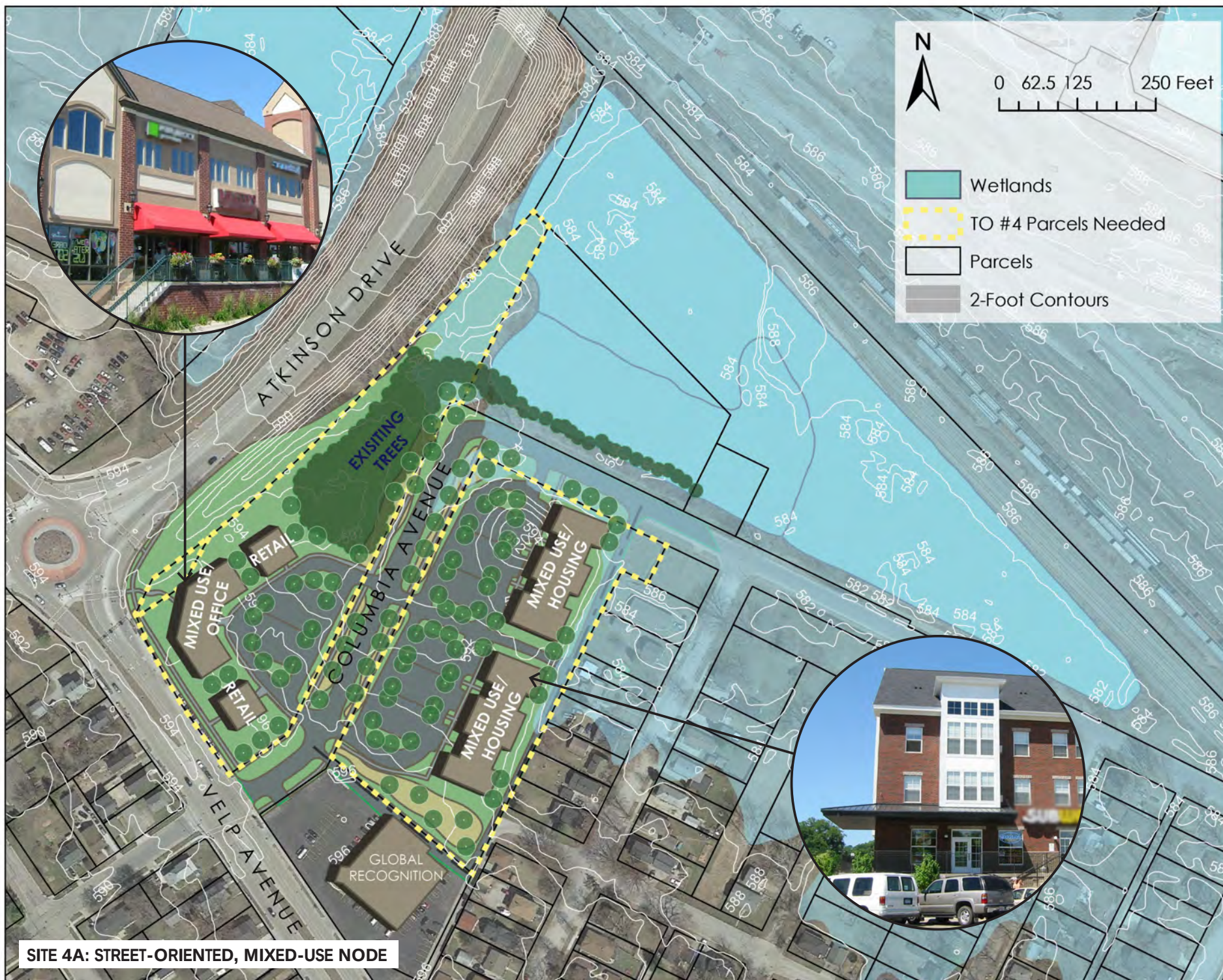
To achieve the full redevelopment potential of the site, the redevelopment concepts presented in this plan depict Columbia Avenue being relocated through the project site. This enlarges the developable area west of Columbia Avenue, creating more potential for a large-scale anchor retail tenant. Relocation of the street is a public cost, and could only be initiated after the City had acquired properties along the proposed realignment.

Western Quadrant: The site contains wetlands and much of the property lies within the 100-year floodplain. Any developer should consult the Wisconsin DNR before planning potential impacts to wetlands and discuss potential options in obtaining permits for filling or mitigating wetlands to allow for future development.

To achieve the full redevelopment potential of the site, the redevelopment concepts presented in this plan depict Gray Court being relocated through the project site. This enlarges the developable area with intersection visibility, creating more potential for a large-scale anchor retail tenant. Relocation of the street is a public cost, and could only be initiated after the city had acquired properties along the proposed realignment.



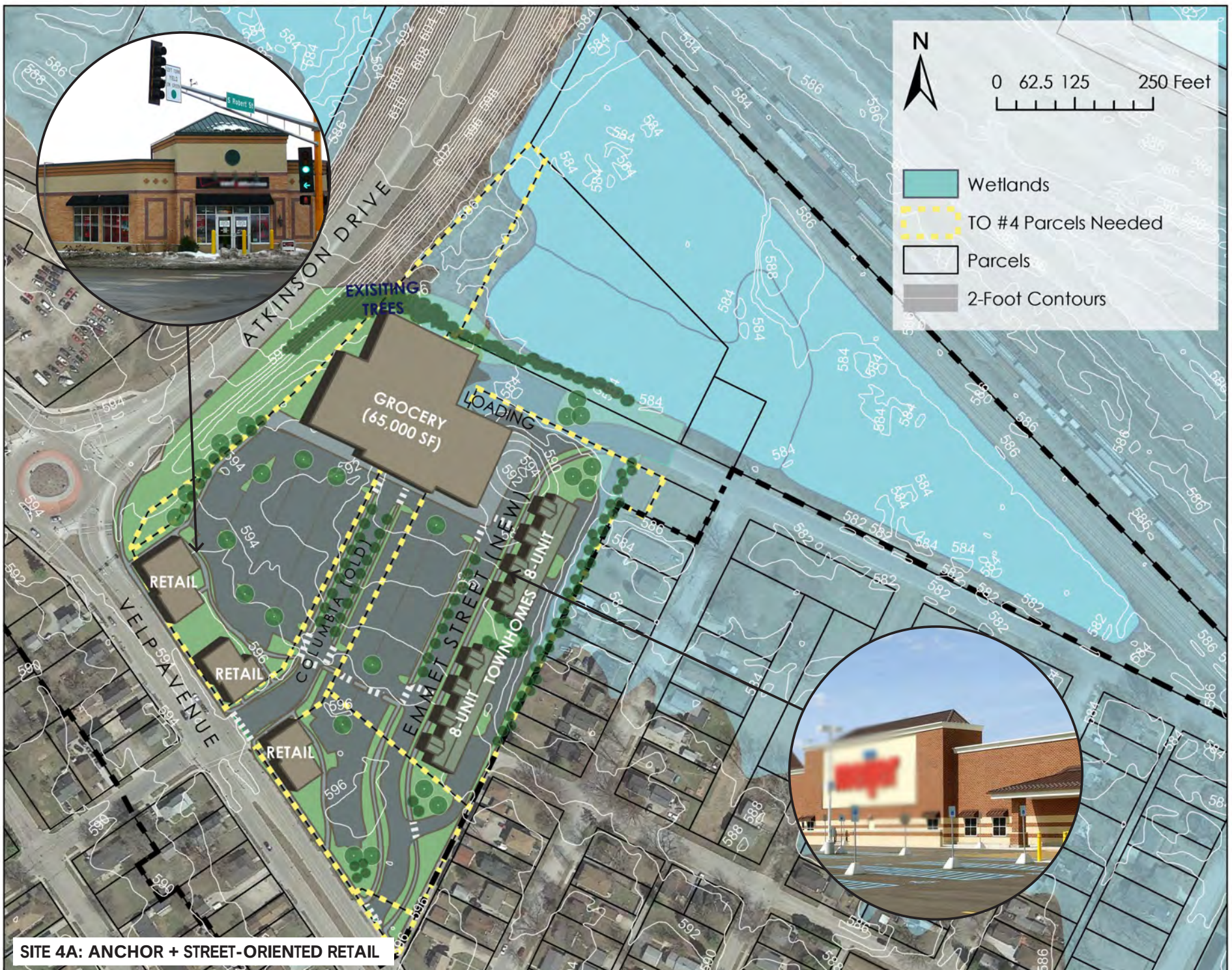
SITE 4A: MIXED COMMERCIAL



SITE 4A: STREET-ORIENTED, MIXED-USE NODE



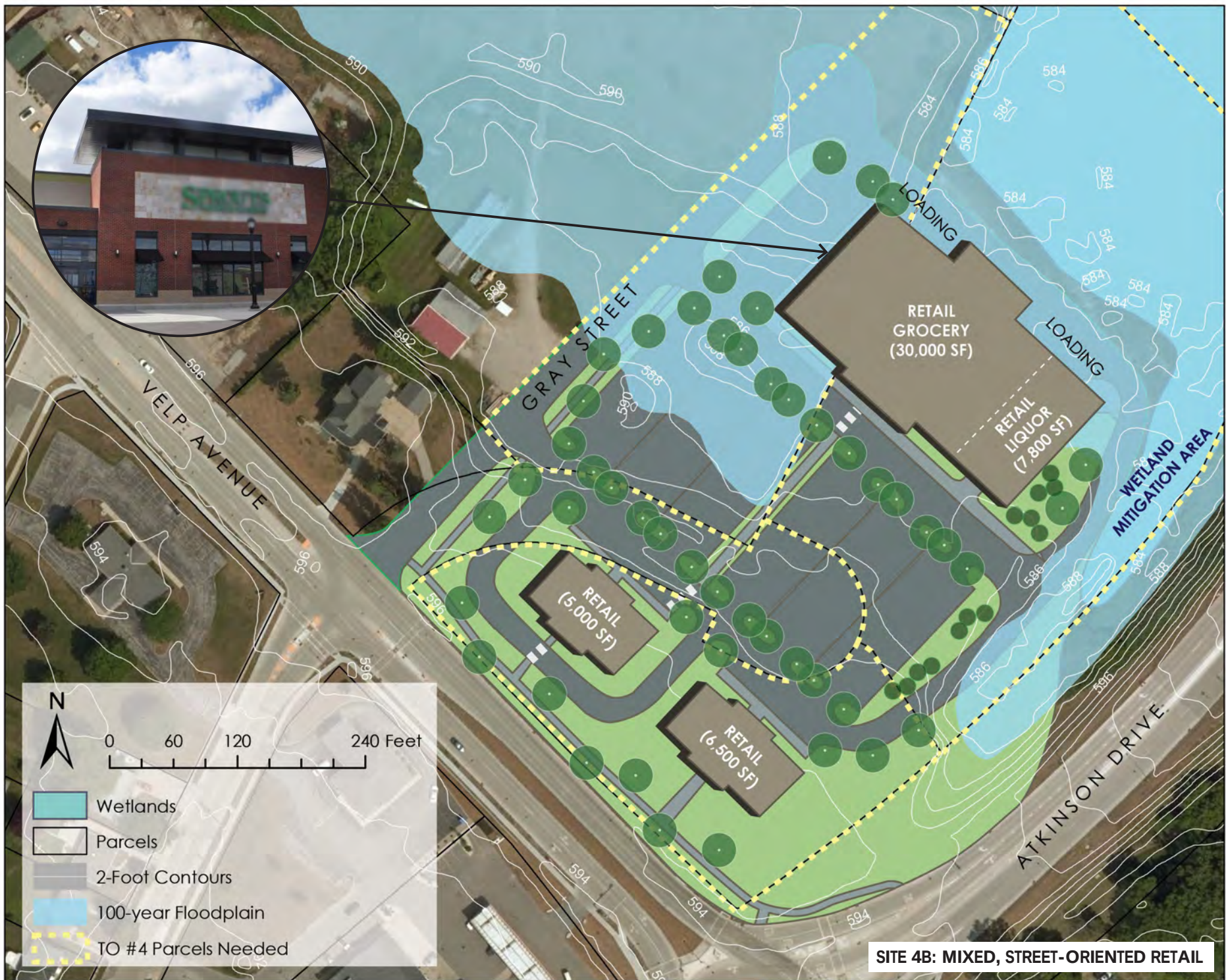
SITE 4A: DESTINATION RETAIL

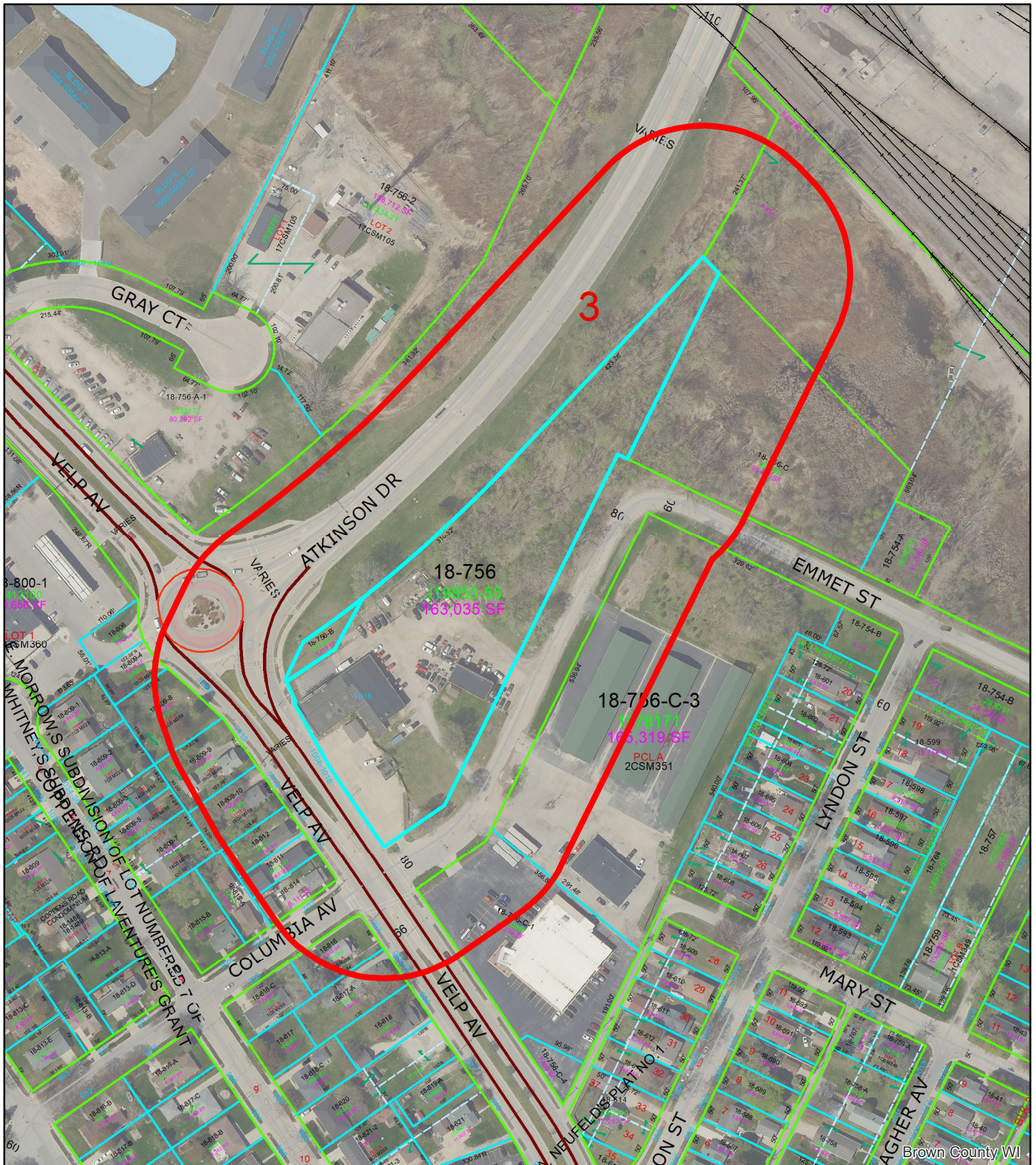


SITE 4A: ANCHOR + STREET-ORIENTED RETAIL



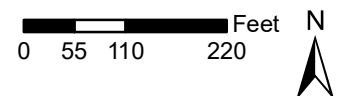
4B: LARGE-SCALE RETAIL WITH PEDESTRIAN CONNECTIONS





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(ZP 23-46) Rezone 0 Atkinson & 1006 Velp from Varied Zoning to C2



- 0 Atkinson & 1006 Velp
- 200' Notification Area



Report to the Green Bay Plan Commission

MEETING DATE

December 19, 2023

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # P.10

To approve the request to rezone 0 Emmet Street (parcel #18-756-C) and 0 Atkinson Street (parcel #18-756-D) from General Industry (GI) District to Conservation (CON) District. (Public Hearing held on 12.11.2023.)

BACKGROUND

Primary Address: 0 Emmet Street (Parcel #18-756-C) & 0 Atkinson Drive (Parcel #18-756-D)

Alderson/District: Ald. Scannell / District 7 & Ald. Steuer / District 10

Reason for Request: The proposed rezoning will allow for conservation of the parcels, as recommended in the Velp Avenue Areawide Plan (Transformative Site #4).

Surrounding Zoning and Land Uses:

SUBJECT: General Industry (GI) | Vacant Land

NORTH: General Industry (GI) | Railyard

SOUTH: Low-Density Residential (RI) & General Industry (GI) | Single-Family Homes & Vacant Land

EAST: General Industry (GI) | Storage

WEST: General Industry (GI) | Industrial Uses

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Water & Wetland uses for these parcels. This rezoning is consistent with this recommendation. The Velp Avenue Areawide Plan lists these parcels as Transformative Site #4, recommending Wetland uses for these parcels. This rezoning is also consistent with this recommendation.

Report: This rezoning request includes two parcels. The City-owned 0 Emmet Street is 2.190 acres of vacant land. The privately-owned 0 Atkinson Drive is 10.555 acres of vacant land, extending across Atkinson Drive.

This site was selected as a part of a Transformative Site in the Velp Avenue Areawide Plan due to its redevelopment potential location near the interchange with Interstate 43. A variety of concepts for redevelopment are shown in the attached exhibit from the Plan. All concepts show these parcels as wetlands. Conservancy (CON) zoning is the appropriate zoning district for wetlands.

Ald. Scannell and neighbors within 200 feet have been notified of the meeting based on Plan Commission policy. Additionally, two letters were sent to the private property owner concerning this request. No inquiries were received at the time this report was drafted.

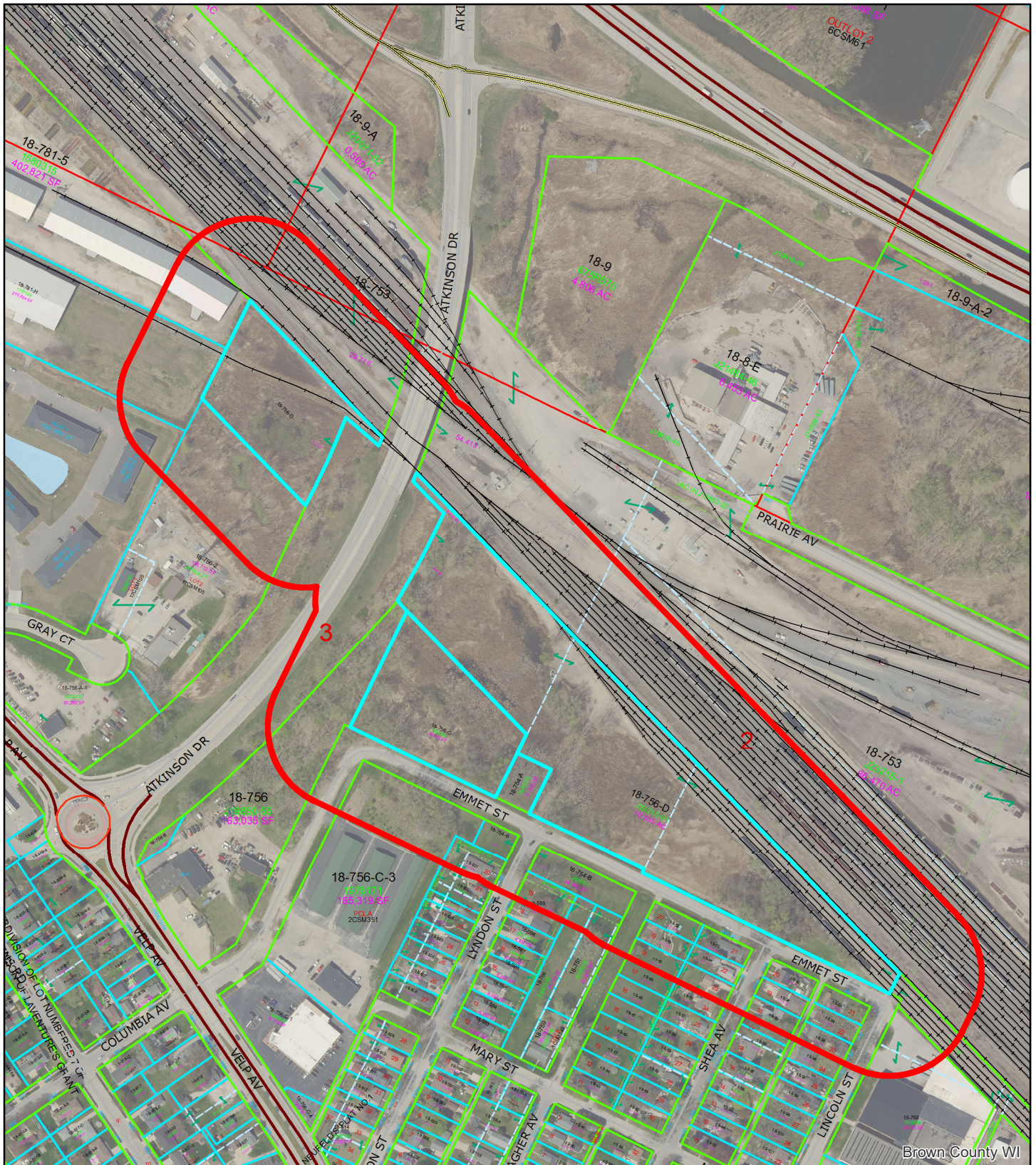
RECOMMENDATION

Approval of the Request.

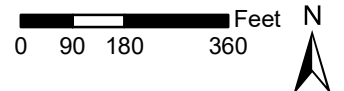
FISCAL IMPACT

ATTACHMENTS

1. ZP 23-47 Map
2. ZP 23-47 Velp Avenue Plan, Transformative Site #4



(ZP 23-47) Rezone 0 Atkinson & 0 Emmet from GI to CON



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. 28 Nov 2023 X:\Planning\Basemaps\template_8.5x11.mxd

- 0 Atkinson & 0 Emmet
- 200' Notification Area

TRANSFORMATIVE OPPORTUNITY SITE #4

EASTERN PARCELS

SITE DESCRIPTION

This 20.5-acre site is comprised of six parcels located east of the Atkinson Drive and Velp Avenue intersection. The site is approximately half a mile south of Interstate Highway 43 (I-43) making this site easily accessible from I-43. Currently, two parcels contain commercial businesses that include automotive sales/automotive repair with a building occupying approximately 12,642 square feet at the southwest corner, and a pipe and sewer inspection company with building occupying 5,320 square feet at the southeast corner of Transformative Opportunity Site #4. A small additional parcel is located at the corner of Velp and Atkinson.

This small vacant parcel is owned by the City and is currently grass covered. The additional three properties comprising of the north half of Transformative Opportunity Site #4 are largely undeveloped green spaces with large trees and dominant vegetation. The largest parcel, parcel #18-756-D is owned by Wisconsin Central Limited railroad company and lies immediately south of the main rail corridor and has multiple rail sidings extending onto its northern border. A mix of residential, commercial, and industrial properties surrounds Transformative Opportunity Site #4. Historically, this site consisted of farm fields and undeveloped lands which gave way to more developed use by the 1960s. The two parcels situated along Velp Avenue (parcels #18-756 and #18-756-C-3) are the most developed and have housed multiple small businesses. Site #4 is illustrated in Figure 5-8.

BROWNFIELD STATUS

Transformative Opportunity Site #4 is generally classified to have high environmental concern with a moderate level of data uncertainty. Figure 5-10 highlights known environmental impacts associated with the site. Table 5-1d summarizes potential and known impacts associated with Transformative Opportunity Site #4. During November 1997, a petroleum release was discovered associated with a leaking underground storage tank (LUST) at the southwestern most parcel and assigned WDNR BRRS #03-05-175675. The petroleum tanks were removed with the soil and groundwater contaminant plumes found existing on and off-site. Soil contamination extends beneath the sidewalk along Velp Avenue with groundwater contamination extending into the Velp Avenue and Columbia Avenue right-of-ways. Based on investigation, the Wisconsin Department of Commerce determined the contamination did not pose a significant threat to human health or the environment.

Figure 5-8: Transformative Opportunity Site #4 (eastern parcels)



Source: Google

A “No Further Action” letter was issued, noting if soil is removed from the property for future developments, it must be sampled and analyzed for proper disposal. Additionally, the letter also restricts the installation of a potable well without WDNR approval.

In September 1992, soil contaminated with polynuclear aromatic hydrocarbons (PAHs) was discovered on the northern portion of parcel #18-756-C-3 located at 1100 Columbia Avenue and the WDNR opened BRRS #02-05-000380. Contamination was investigated and associated with historic cleaning of truck trailers containing emulsified asphalt and asphaltic cement. The impacted area was remediated by installing an engineered cap consisting of 4.5 feet of gravel, clay, and topsoil over the contaminated location. In total the cap which must be maintained covers approximately 14,400 square feet. Alterations of the cap can only be made with WDNR approval. A deed restriction was also placed on the parcel to inform prospective buyers that residual soil contamination remains in place and the BRRS case was subsequently closed in October of 2000.

Two additional closed BRRS cases are also associated with the southern portion of Parcel #18-756-C-3 (BRRS #03-05-208233 and 03-05-000664). Prior to 1990, the site contained three USTs, two of which were removed in September 1990 with an 8,000-gallon diesel fuel tank left in place. During removal of the USTs, sampling indicated soil and groundwater were contaminated with PVOs and/or PAHs. In October 1994 an estimated 588-tons of soil was excavated from the Property and disposed. With remediation completed, the WDNR closed case 03-05-000664 in February 1995 with no further investigation or actions necessary. No information was attainable regarding the status of the third UST, however, according to WDNR personnel, closed BRRS case 03-05-208233 is likely related to its removal. Verification was not available as the case file could not be located by the WDNR.

The previous soil and groundwater Investigations did not fully assess all parcels that make up Transformative Opportunity Site #4 for potential releases of petroleum or hazardous substances. Therefore, in addition to the known residual contamination on Transformative Opportunity Site #4, potential impacts may be associated with continued use of the southwestern most parcel (parcel #18-756) for automotive repair or the northern most parcel (parcel #18-756-D) for railroad operations. Auto repair facilities are often associated with the use and storage of bulk petroleum products common to the industry and may include leaded and unleaded gasoline, diesel, engine coolants, and degreasers. Contamination commonly associated with railroad corridors include arsenic (to control weeds), metals, and petroleum products, which likely dripped from rail cars and locomotives. Other contaminants may include creosote used to preserve wood ties, coal ash from engines, and PAHs from diesel exhaust. Given the estimated age of the buildings, additional assessment should be completed to evaluate if ACMs or LBP is present.

Figure 5-9: Transformative Opportunity Site #4 (western parcels)



Source: Google

WESTERN PARCELS

SITE DESCRIPTION

This site is made up of two full parcels and one partial parcel, the conditions of which are described below (illustrated in Figure 5-9). Like the eastern parcels, the western quadrant of Velp and Atkinson offers highway visibility that could support large-scale retail redevelopment.

1052 Velp Avenue

This 1.82 acre parcel located at the corner of Velp Avenue and Atkinson Drive is zoned general industry (GI) and Light industrial (LI) and currently home to a small used car dealership. The lot consists of gravel and grass surfaces with one small building located along Velp Avenue. Aerial photography provided by Brown County reveals the site was formerly a smaller portion of a larger farm until at least the mid-1970s. Photos also show two structures on the site during this time which may have been the original farm house and barn. In 1978 the property appeared to be used for semi-trailer storage which later gave way to the car dealership in the 1990s.

1046 Gray Court

This property is a 4.56 acre parcel immediately adjacent to Atkinson Drive. The lot is zoned GI and consists of a wireless tower installation business surrounded by low vegetated areas to the north and east. The business appears to have been present since at least 2000. Historically the property appears to have been used as a portion of an agricultural or undeveloped field from 1936 to at least 1978. A 1992 aerial shows two small structures were eventually constructed on the site with access to Gray Court. These structures appear to be utilized today.

1060 Gray Court (Eastern half of lot)

This 8.91 acre parcel zoned GI consists primarily of open vacant land with access to Gray Court and North Buchanan Street. The eastern third of the property (area of interest) consists primarily of a vacant grass covered field, gravel driveway and parking area. Multiple boats, wood, and metal debris were observed scattered on or adjacent to the area of interest during a 2016 windshield survey. Historic aerial photos show the entire property appears to have been utilized as a small farm from approximately 1936 to 2000.

BROWNFIELD STATUS

The brownfield status of each of the three parcels is outlined by parcel address below. A summary of brownfield status is included in Table 5-1d on the following page.

1052 Velp Avenue

While no known impacts are currently associated with this property, the site was identified as a potential brownfield due to the storage of used and damaged vehicles on the lot over unpaved surfaces. Potential leaks of automotive fluids have the ability to infiltrate soil on the site potentially creating soil and/or groundwater impacts.

Additionally, past use of the site for agriculture does present potential environmental risks. Potential contaminants can include pesticides and fertilizers stored and used in bulk quantities common within the industry. Agricultural activities are also often associated with bulk storage of petroleum products for fueling equipment.

1046 Gray Court

This property was labeled a potential brownfield based on data received by the environmental records search conducted by EDR, a property research company. The EDR report highlighted four active diesel fuel above ground storage tanks are on the site for storage of backup generator fuel. Aerial photos did not reveal the location of these tanks and no known spills or contamination have been documented. However, storage of bulk quantities of petroleum poses a higher risk for a release.

1060 Gray Court (Eastern half of lot)

This property was not identified as a potential brownfield during the brownfield inventory. The site is adjacent to a closed former BRRTs site situated approximately 630 feet to the west of the area of interest. However, no indications of offsite contamination have been noted by WDNR. Therefore there are no likely impacts in this location. The use of the site as a former agricultural field also presents a small risk of being impacted. This risk is still considered low as it is unlikely the field was utilized for bulk petroleum, fertilizer, or pesticide storage. While no impacts have been documented or are suspected, this does not mean impacts are not present.

Table 5-1d: Site #4 Known and Potential Contamination

Parcel #	Description	Known BRRS #(s)	Soil Contamination Description	Groundwater Contamination	Potential Vapor Intrusion	Building Condition	Comment
EASTERN PARCELS							
18-756	1006-1018 Velp Avenue	03-05-175675	Residual Petroleum contamination from former LUST	Residual Petroleum contamination from former LUST	Likely	Moderate/Good	Residual soil and groundwater contamination exists on the Property and within the Columbia Street and Velp Avenue ROWs.
18-754-A	None	None	Unknown	Unknown	Possible	No Structure	Wooded lot with no structures
18-756-B	None	None	Unknown	Unknown	Possible	No Structure	City owned parcel immediately adjacent to auto body repair shop.
18-756-C	None	None	Unknown	Unknown	Possible	No Structure	City owned vacant wooded lot.
18-756-D	None	None	Likely but not identified	Likely but not identified	Possible	No Structure	Primarily vacant vegetated parcel with some railroad tracks on its northern edge. Parcel is adjacent to Wisconsin Central Limited railroad yard
18-756-C-3	1100 Columbia Avenue	02-05-000380, 03-05-000664, 03-05-208233	Emulsified asphalt containing PAHs	None discovered	Possible	Moderate/Good	Impacted soil has been remediated by placement of an engineered cap that must be maintained over the contamination.
WESTERN PARCELS							
18-756-A-1	1052 Velp Avenue	None	Unknown	Unknown	Unknown	Moderate	Small used car dealership, former farm
18-756-2	1046 Gray Court	None	Unknown	Unknown	Unknown	Moderate/Good	Wireless tower installation business has been present since 2000 on the site.
18-781	1060 Gray Court (eastern part of the parcel)	None (adjacent to a closed BRRS site)	Unlikely	Unlikely	Unlikely	No Structure	Property was formerly used for agriculture, with no likely storage of petroleum or fertilizer. However, impacts may still be present.

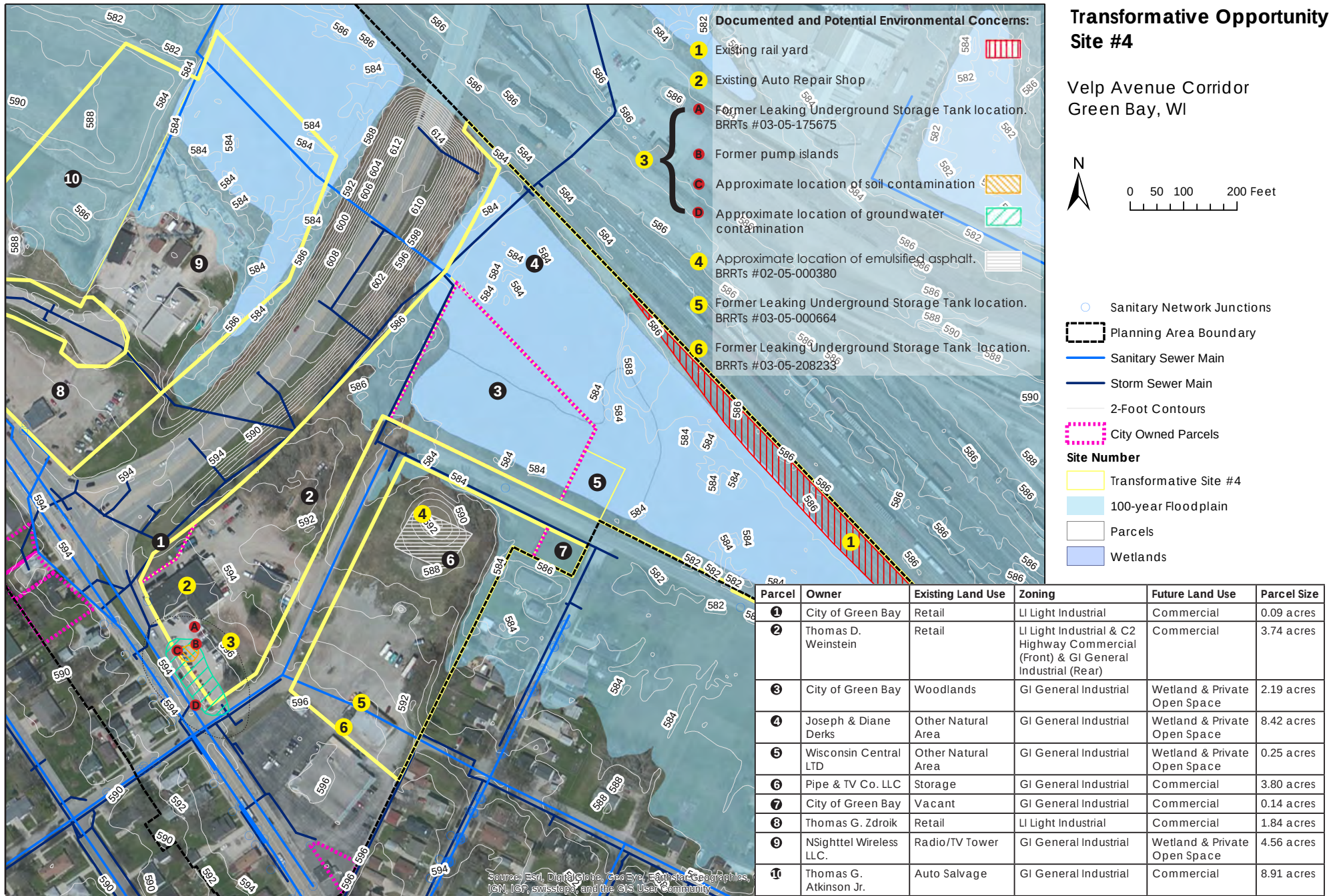


Figure 5-10: Transformative Opportunity Site #4 Issues

GREATEST OPPORTUNITIES

- Gateway into Green Bay
- Commercial land uses

SECONDARY OPPORTUNITIES

- Site could include office or mixed use office/retail, should market conditions support
- There could also be the potential to reconfigure the roadway/truck route which would allow for additional developable land

Land Use	Compatibility	
	Least	Most
Commercial		x
Multi-family Residential	x	
Office		x
Mixed Use: Office/Retail		x
Industrial		x
Green Open Space	x	

POTENTIAL REDEVELOPMENT SCENARIO

This transformative opportunity site is identified as a gateway to Green Bay and a key opportunity to diversify neighborhood land uses with more retail opportunities. This area should welcome visitors to Green Bay and be a source of basic goods and service along Velp Avenue. Given the proximity to I-43, this site could attract a mix of commercial, residential, and large scale retail (including a grocery store).

Both the east and west sides of Atkinson are underutilized and have been evaluated for redevelopment potential. Common challenges for both sites include wet soils, floodplain, and assembling multiple parcels for redevelopment. It is important to note that only the east side of Atkinson has been studied for potential contamination. If development occurs on the west side of Atkinson, an assessment of potential contamination will need to be completed and the site may have to be remediated.

GENERAL OBSERVATIONS OF SITE DEVELOPMENT NEEDS

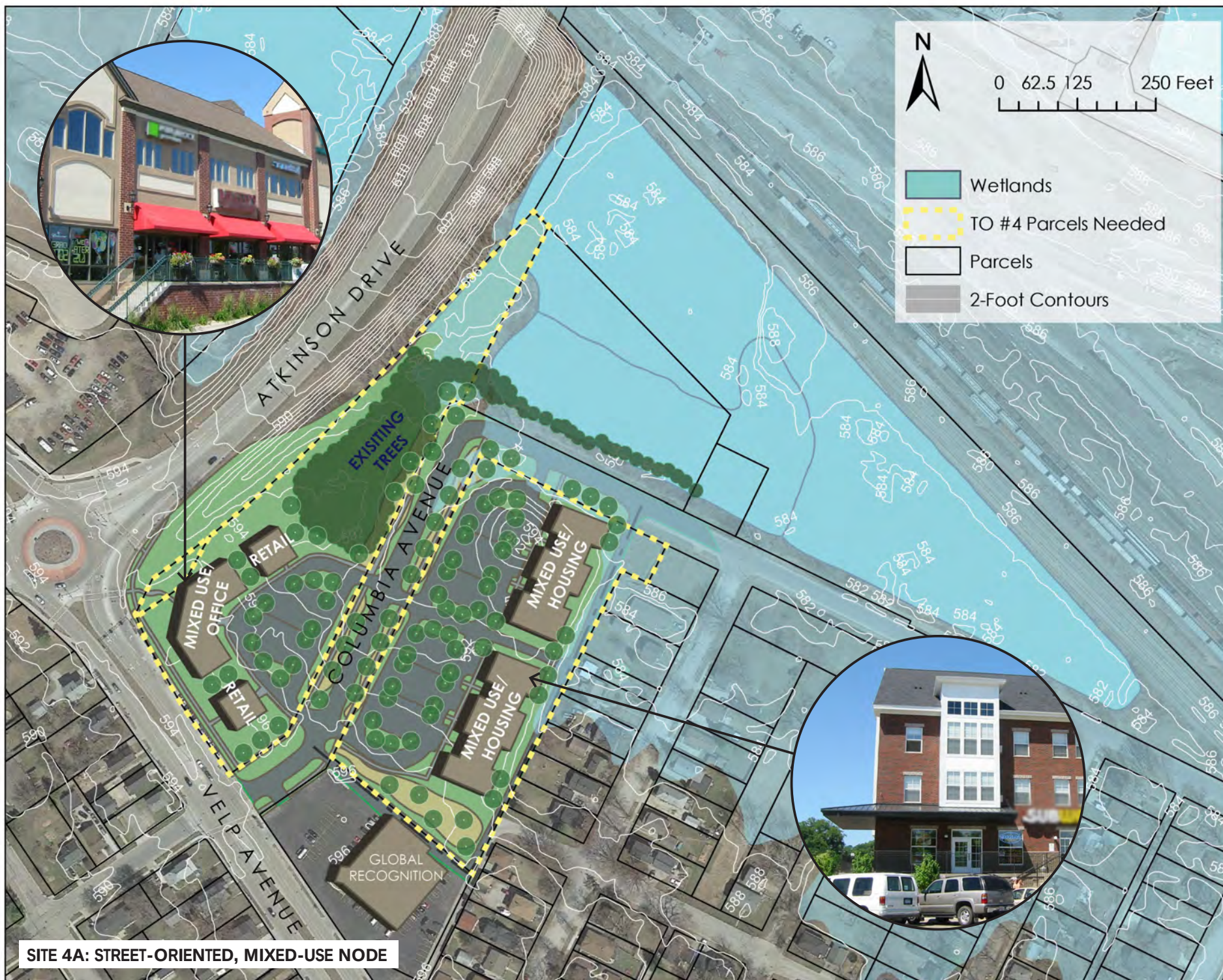
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To achieve the full redevelopment potential of the site, the redevelopment concepts presented in this plan depict Columbia Avenue being relocated through the project site. This enlarges the developable area west of Columbia Avenue, creating more potential for a large-scale anchor retail tenant. Relocation of the street is a public cost, and could only be initiated after the City had acquired properties along the proposed realignment.

Western Quadrant: The site contains wetlands and much of the property lies within the 100-year floodplain. Any developer should consult the Wisconsin DNR before planning potential impacts to wetlands and discuss potential options in obtaining permits for filling or mitigating wetlands to allow for future development.

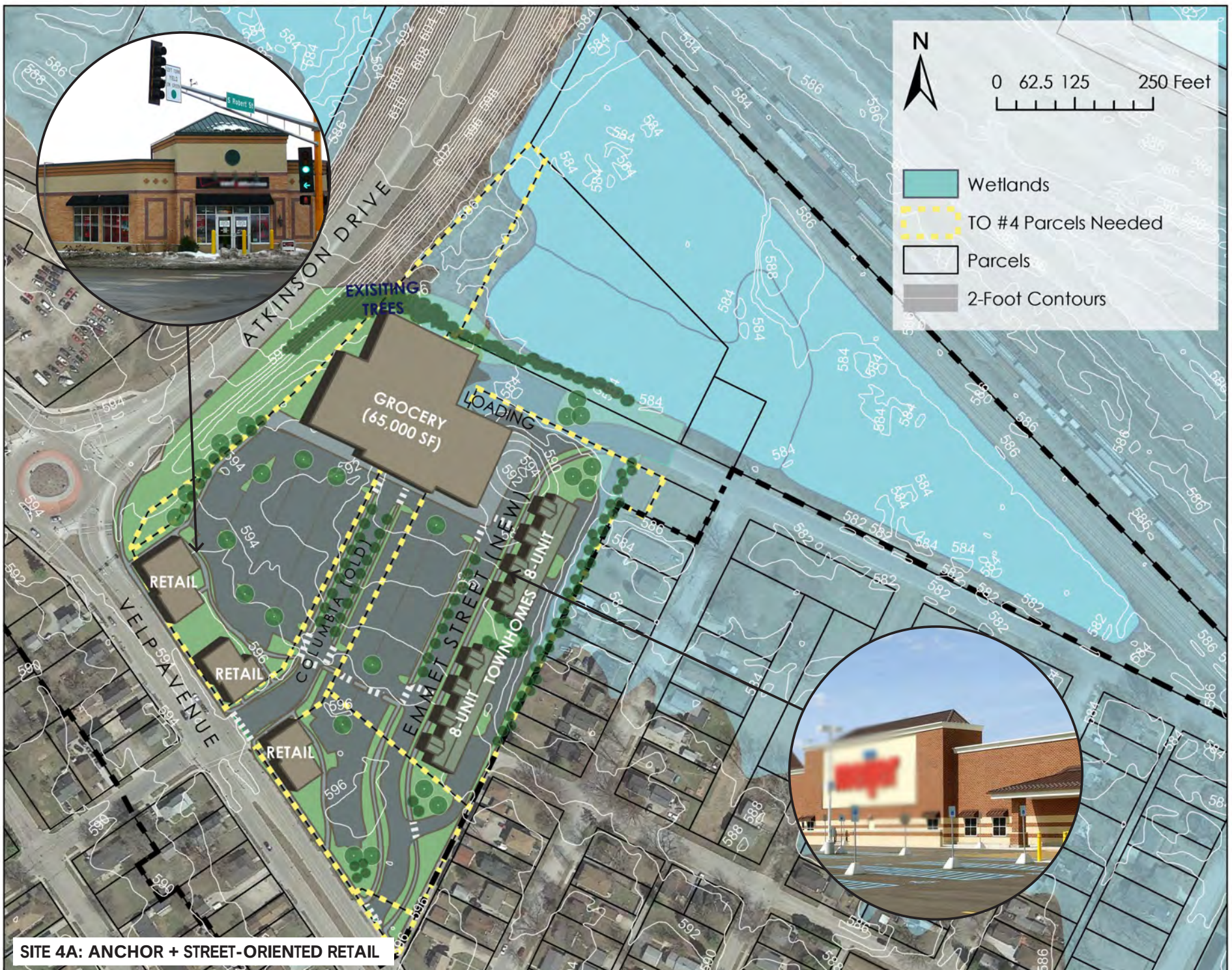
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SITE 4A: STREET-ORIENTED, MIXED-USE NODE

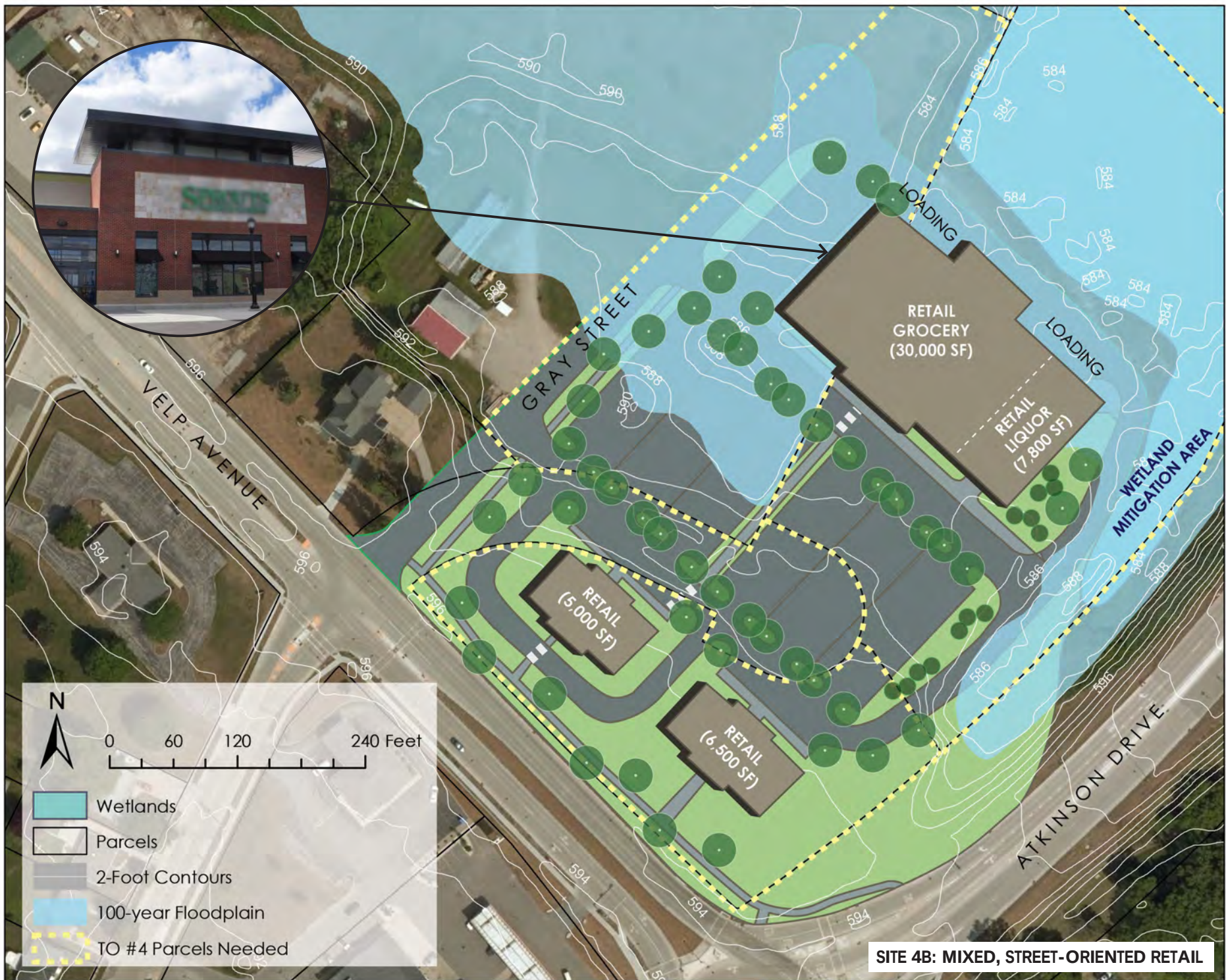




SITE 4A: ANCHOR + STREET-ORIENTED RETAIL



4B: LARGE-SCALE RETAIL WITH PEDESTRIAN CONNECTIONS





Report to the Green Bay Plan Commission

MEETING DATE

December 19, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # P.11

To approve a request to rezone 322 S Monroe Avenue, 326 S Monroe Avenue, 512 Moravian Street, 315 S Madison Street, 325 S Madison Street, and 333 S Madison Street from Office-Residential (OR) District to Downtown (DI) District. (Public Hearing held 12.11.2023.)

BACKGROUND

(ZP 23-48) Consideration with possible action on a request to rezone 322 S Monroe Avenue, 326 S Monroe Avenue, 512 Moravian Street, 315 S Madison Street, 325 S Madison Street, and 333 S Madison Street from Office-Residential (OR) District to Downtown (DI) District submitted by Community and Economic Development (Ald. Johnson, District 9).

Primary Address: Grace Lutheran Church; 322 S Monroe Avenue, 326 S Monroe Avenue, 512 Moravian Street, 315 S Madison Street, 325 S Madison Street, and 333 S Madison Street

Aldersperson/District: Ald. Johnson, District 9

Reason for Request: The proposed rezoning will best match the existing land use.

Surrounding Zoning and Land Uses:

SUBJECT: Office-Residential (OR) | Religious Institution

NORTH: PI Public Institutional | Jackson Square Park

SOUTH: Office-Residential (OR) | Funeral Home

EAST: Office-Residential (OR) | Offices

WEST: Office-Residential (OR) | Offices and Single-Family Homes

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends Other Public or Semi-Public uses for this parcel. This rezoning is consistent with this recommendation.

Report: The subject parcel is the Grace Lutheran Church contiguous campus consisting of the church and parking lot. The overall size of the six lots is 1.37 acres. We are recommending a rezoning to Downtown (DI) district. Our staff has been rezoning religious institutions that are currently zoned in mismatching miss we come across them, considering them a “clean-up” action. Religious institutions are a more appropriate land use in the DI district in this area as the comprehensive plan calls for Downtown use. Churches are a permitted use in the downtown district and is diagonally opposite of recent zoning actions which rezoned parcels along Monroe too Downtown to better match the comprehensive plan.

Ald. Johnson and neighbors within 200 feet have been noticed of the meeting based on Plan Commission policy. No inquiries have been made as of the drafting of this report.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 23-48 Application
2. 23-48 Current Zoning
3. ZP 23-48 FLU



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: Grace Lutheran Church
Parcel Number(s): See attached
Petitioner(s): Community + Economic Development Dept. Date: 10/26/23
Email: jon.lerry@greenbaywi.gov Phone Number: 920 448 3300
Address: 100 N. Jefferson St City: Green Bay State: WI Zip: 54301
Property Owner: Grace Lutheran Congregation 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, Jon Lerry, respectfully request that the City of Green Bay take the following action:

- ☒ Rezone Property (\$375.00 Review Fee) was a minor OR - PI
- ☐ 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): _____

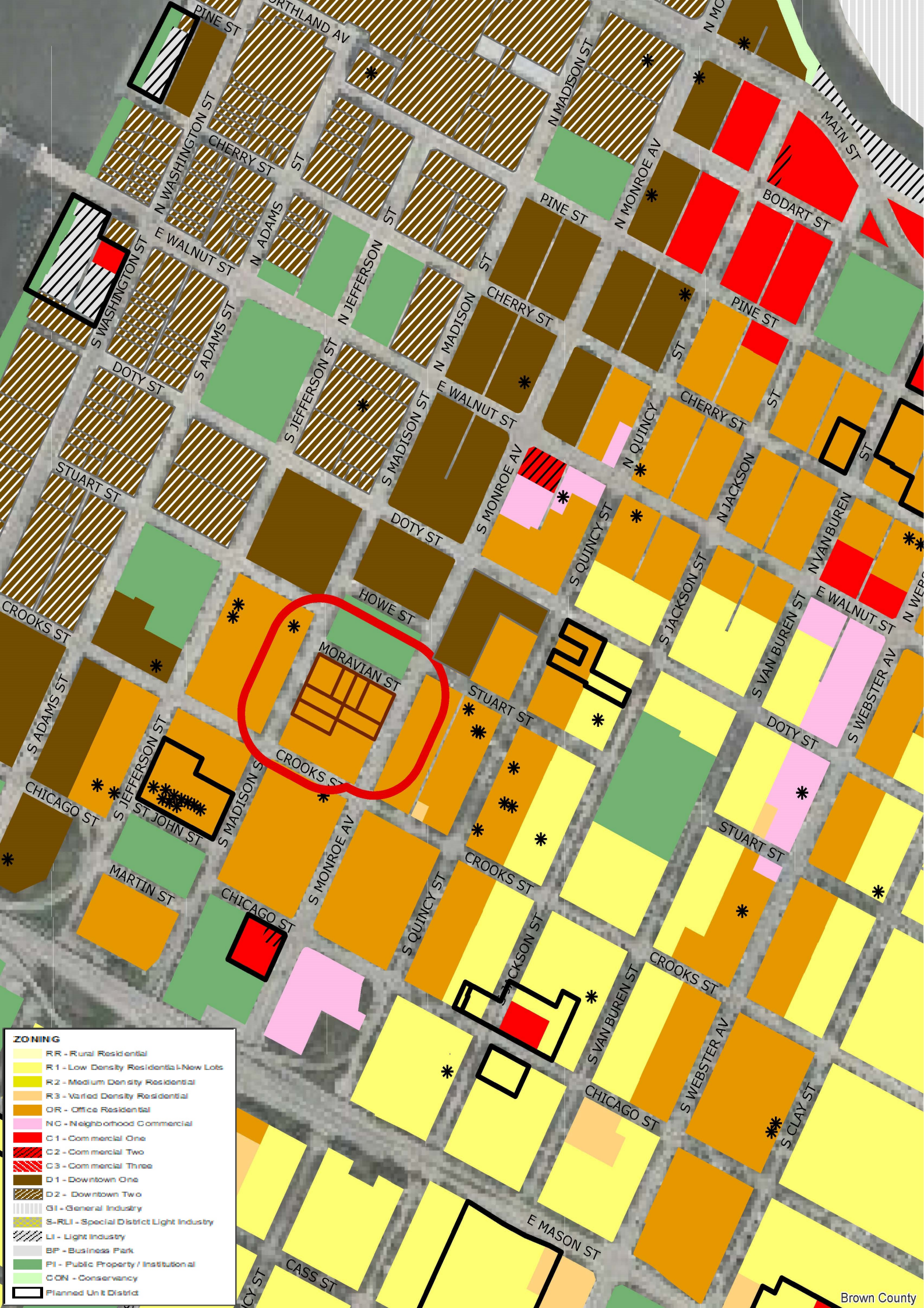
Owner Signature: [Signature] Date: 10-26-2023
Petitioner Signature(s): [Signature] 10/26/23

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.: _____



ZONING	
	RR - Rural Residential
	R1 - Low Density Residential - New Lots
	R2 - Medium Density Residential
	R3 - Varied Density Residential
	OR - Office Residential
	NC - Neighborhood Commercial
	C1 - Commercial One
	C2 - Commercial Two
	C3 - Commercial Three
	D1 - Downtown One
	D2 - Downtown Two
	GI - General Industry
	S-RI - Special District Light Industry
	LI - Light Industry
	BP - Business Park
	PI - Public Property / Institutional
	CON - Conservancy
	Planned Unit District





Report to the Green Bay Plan Commission

MEETING DATE

December 19, 2023

PREPARED BY

David Buck, Staff

AGENDA ITEM # P.12

To approve a request to create a Planned Unit Development (PUD) for the creation of a mixed-use neighborhood at the JBS redevelopment site located on the 1300 block of Guns road. (Public Hearing held on 12.11.2023.)

BACKGROUND

Reason for Request: To permit the development of a mixed-use neighborhood development that will include new housing opportunities, destination community parks, and an urban farm with a community center facility/barn.

Surrounding Zoning and Land Uses:

Subject Parcel Zoning and Land Use: Subject land area is zoned GI General Industrial District and is undeveloped green space (formerly farmed).

NORTH: Business Park District (BP) Green Bay School District Services Building

SOUTH: Village of Bellevue Railroad Tracks

EAST: Village of Bellevue Single-family homes and Walmart Store

WEST: Public Institutional District (PI) Kroc Community Center

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for light industrial use. The proposed zoning change to a Planned Unit Development, as drafted, is not consistent with the recommendation of the Comprehensive Plan. However, changes to the area, including the development of the Kroc Center, as well as the donation of the property and funding to the Redevelopment Authority for the construction of a residential neighborhood and park have made the former designation inconsistent with current uses and community growth desires. The 2022 Smart Growth Plan future land use plan will need to be changed to match the new uses, but as the overall comprehensive plan rewrite is in process, staff believe the utilization of the PUD with a condition that the future land use plan reflects the residential nature of the property when it is rewritten is sufficient at this time.

Report: The purpose of the Planned Unit Development District and the regulations applicable to the same are to encourage and provide means for effecting desirable and quality development by permitting greater flexibility and design freedom than that permitted under the basic district regulations. The draft PUD regulations are established to permit latitude in the uses permitted and flexibility in the development of building sites. It is intended to permit and encourage diversification, variation, and imagination in the relationship of uses, structures, and open spaces as comprehensive and cohesive projects. It is further intended to encourage more rational and economic development with relationship to public services, and to encourage and facilitate preservation of open space and other natural features, such as woodlands and wetlands.

The Redevelopment Authority of the City of Green Bay and City staff have spent the past several years meeting with key strategic stakeholders and employers, community advocates and partners gathering input on the creation of a transformative development plan for a tract of land that straddles the municipal

boundary with the Village of Bellevue. GRAEF, a planning and engineering consulting firm, was retained to help refine the plan and numerous informational meetings were held with community partners, as well as between the two municipalities, to advance the project towards fruition. A detailed timeline as well as an extensive explanation of the planning process can be found in the attached JBS Final Concept Plan.

The overall development area is approximately 25.61 acres of land with 22.98 located within the City of Green Bay and 2.63 acres being located within the Village of Bellevue. The development is proposed to incorporate three primary elements:

- **Housing:** A variety of housing choices and types are proposed to be included in the development plan. The Redevelopment Authority will solicit proposals from developers with an emphasis on including both owner-occupied and rental single-family, two-family, townhomes, and lower-density multifamily units. The intent is to provide both market rate and affordable options.
- **Community Parks:** Active and passive recreation opportunities and programmable spaces are proposed strategically throughout the development to enhance the area.
- **Urban Farming:** A concept to focus more on the family level sustainability of production with potential training and support facilities including a community center.

Key aspects of the plan include a Grand Boulevard and an “activity zone” that will connect the development to Guns Street. This is identified as a community asset within the planning area. The Grand Boulevard roadway will be designed to support both vehicular traffic and community activity. Other key aspects are longer-term goals of providing connectivity between existing neighborhoods (both vehicular and pedestrian) within the City of Green Bay and an east-west connecting roadway between Lime Kiln Road and Guns Road.

The development plan includes an active play park, urban farm and community center barn, grand boulevard and incorporates numerous development areas that target a variety of different housing and development areas as depicted on the attached plan and as follows:

- **Development Areas A, B and C:** permit single-family, two-family, attached single-family townhomes, and multiple-family dwellings.
- **Development Area D:** permit attached single-family townhomes, and multiple-family dwellings.
- **Development Area E:** permit multiple-family dwellings and mixed-use development.
- **Development Area F:** permit single-family and two-family dwellings.
- **Development Area G:** permit attached single-family townhomes.
- **Development Area H:** permit multiple-family dwellings and mixed-use development.

Based on the fact that the proposal covers two municipalities with unique attributes associated with their respective zoning and subdivision codes, the proposal is to create an overlay district in each community that will co-exist in harmony to achieve the intended outcome while still providing flexibility for possible development opportunities without the need to come back and amend the PUD. The project was proposed to the Village of Bellevues Plan Commission on November 21, 2023, and received unanimous recommendation of approval and is scheduled to go before their Village Board on December 13, 2023, for final action.

Attached to the staff report is the draft PUD that contains specific details on uses, lot areas/widths, setbacks, building height, impervious surface coverage, stormwater management, signage, parking, lighting, landscaping, and access/circulation. The regulations are specifically drafted to afford the ability of a developer to be innovative in development planning while containing regulatory guarantees that projects will achieve desired neighborhood dynamics like urban street frontages along Grand Boulevard.

The Public Participation Plan for Comprehensive Plan Amendments is being followed for this request and notices have been provided regarding the public hearings for this meeting. Ald. Morgan, Imperial Pride Neighborhood Association, and neighbors within 400 ft. have been notified of the meeting based on Plan Commission policy. The staff has not received any inquiries about the request as of the drafting of this

report.

RECOMMENDATION

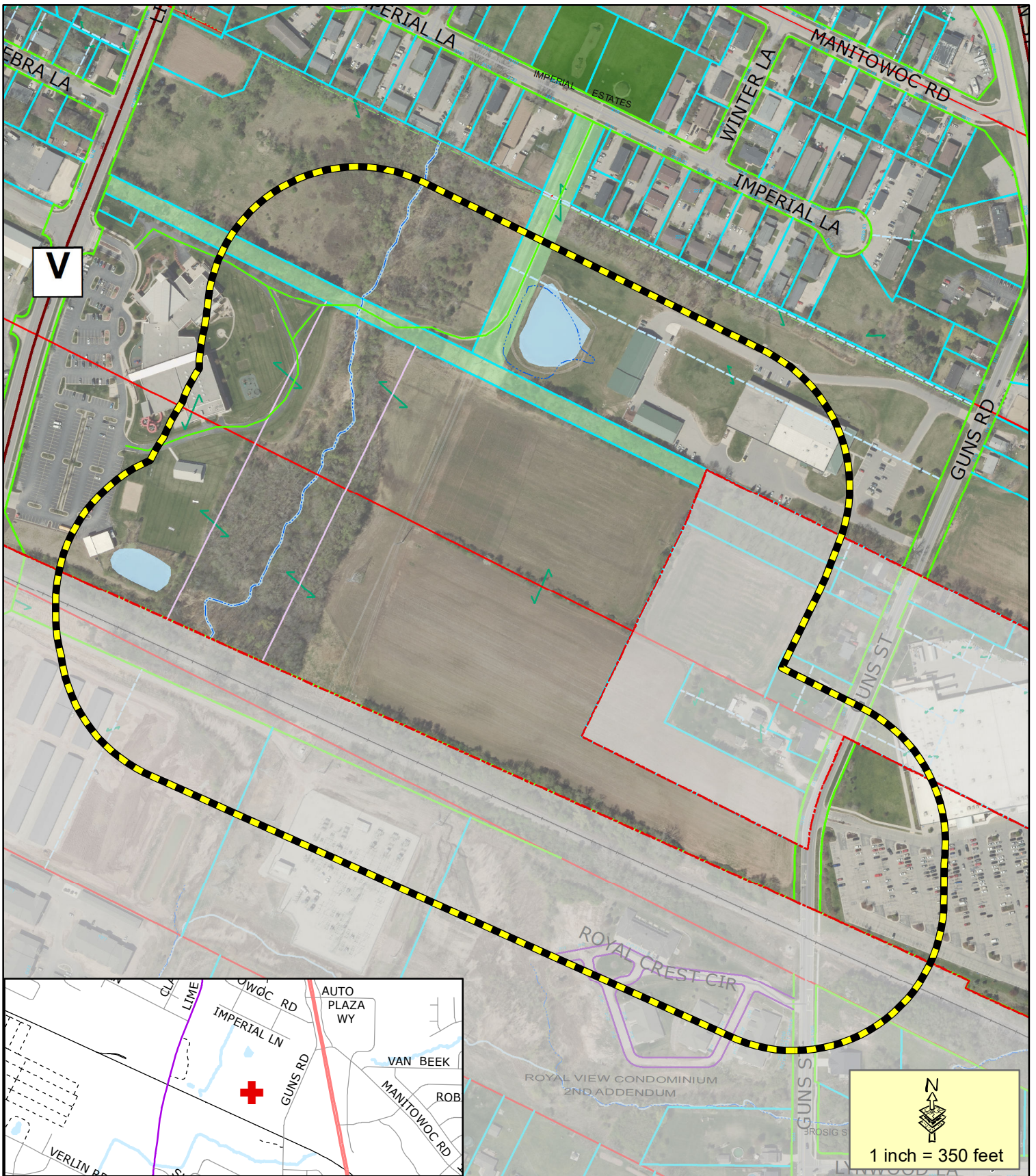
Approval of the request, subject to the following condition:

1. Adoption of the draft PUD

FISCAL IMPACT

ATTACHMENTS

1. ZP 23-43 Location Map
2. ZP 23-43 Development Block Map
3. ZO XX-23 JBS_City PUDwExhibits 10.23.23
4. 2023-08-07 JBS Final Concept Plan



- Proposed PUD
- 400' Property Notice Area

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 23-43)

Proposed PUD at 1300 Block Guns Rd



CONSULTANTS:

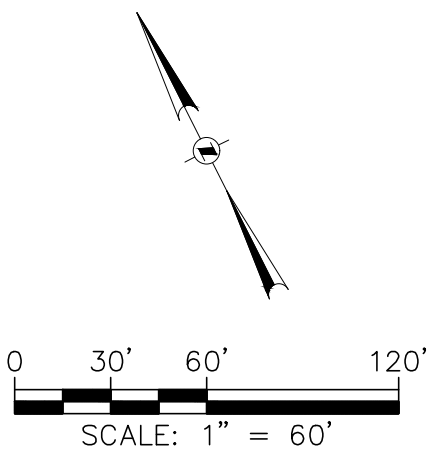
PROJECT TITLE:

JBS SITE REDEVELOPMENT
HOUSING PLAN EXHIBIT

ISSUE:

NO.	DATE	REVISIONS RELEASED FOR REVIEW	BY MW
1	9/29/23		

NOT FOR CONSTRUCTION



PROJECT INFORMATION:

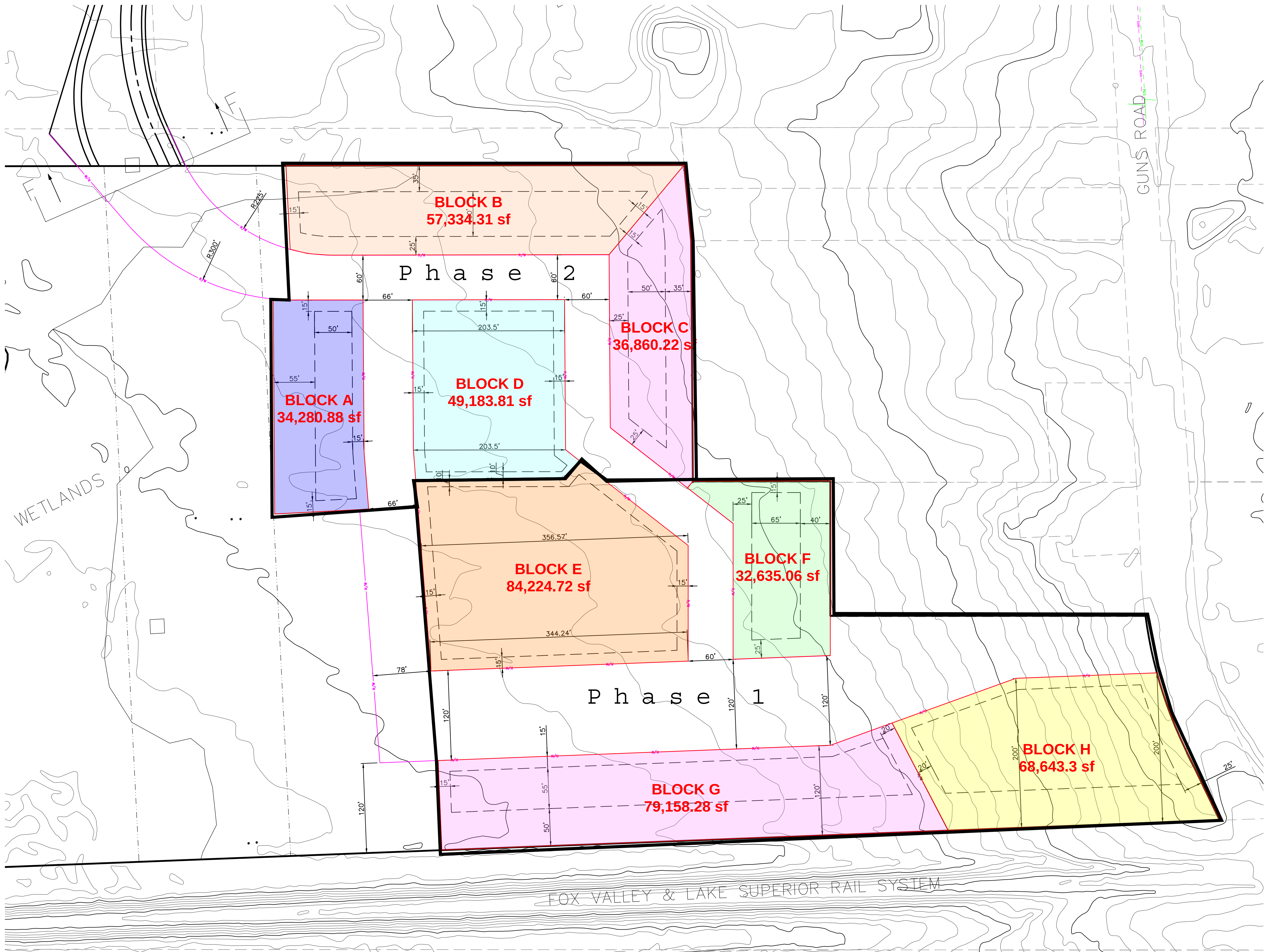
PROJECT NUMBER: 2022-0399
DATE: 09/29/2023
DRAWN BY: MW
CHECKED BY: RLH
APPROVED BY: KS
SCALE: AS NOTED

SHEET TITLE:

CONCEPTUAL SITE PLAN HOUSING
BLOCK EXHIBIT

SHEET NUMBER:

EXH. A



NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

ZONING ORDINANCE NO. XX-23

AN ORDINANCE ZONING CERTAIN LAND KNOWN AS
THE JBS REDEVELOPMENT SITE (TAX PARCEL 23-243-1)
LOCATED ON THE 1300 BLOCK OF GUNS ROAD
AS A PLANNED UNIT DEVELOPMENT DISTRICT
(ZP 23-43)

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 establishing a Planned Unit Development District on the following described property (as shown on Exhibit A - Location Map):

PARCEL NUMBER 23-243-1: LOT 1 OF 53 CSM 221 MAP 7758 IN 2350722 BEING PART OF THE SOUTH 1/2 OF PC 9 ESRF & BEING PART OF LOT 1 OF SUBDIVISION OF PC 10 & 11 ESRF. AREA CONTAINS 1,001,009 SQUARE FEET / 22.98 ACRES MORE OR LESS.

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

- A. PURPOSE AND INTENT. The Planned Unit Development (PUD) is being utilized to permit the development of a bold and impactful mixed-use development that will complement the Imperial Pride neighborhood, the East Side, and greater Green Bay. This project will incorporate three primary elements:
1. New housing opportunities that include unique urban housing designs with higher density and a wide range of products to provide affordability options for both rental and ownership.
 2. Destination community park facilities that are culturally and ecologically inclusive incorporating active and passive recreational opportunities as well as programmable space.
 3. Urban farming concept scaled to focus on family sustaining levels of production, with potential training/support facilities and include a public gathering area (building and exterior space).
- B. DEVELOPMENT AREAS. The approximately 26 acres of the JBS development site is broken into two (2) public community asset site and seven (7) residential development areas as illustrated in Exhibit B – Development Areas. Each development area may have different and distinct permitted uses and other land-use/dimensional regulations as outlined within this PUD.

- C. LAND-USE. The principal and accessory land uses which may be established and/or maintained on the subject property, public community asset sites and development areas are as follows:
1. Active Play Park, Urban Farm and Community Center Barn. Permitted and conditional uses within the active play park, urban farm and community center barn as identified on Exhibit B – Development Areas are those identified within Green Bay Municipal Code, Chapter 44, Article X – Public Institutional District. The following uses shall also be permitted with the issuance of a Conditional Use Permit:
 - a. General Retail Sales.
 - b. Personal Service.
 - c. Outdoor Commercial Recreation.
 - d. Agriculture.
 2. Grand Boulevard. Permitted and conditional uses within the active play park as identified on Exhibit B – Development Areas are those identified within Green Bay Municipal Code, Chapter 44, Article X – Public Institutional District. The following uses shall also be permitted with the issuance of a Conditional Use Permit:
 - a. General Retail Sales.
 - b. Personal Service.
 - c. Outdoor Commercial Recreation.
 3. Development Areas A, B and C. The following uses shall be permitted within Development Area A, B or C as identified on Exhibit B – Development Areas:
 - a. Single-family dwelling, detached. 4-8 units/acre.
 - b. Two-family dwelling, upper/lower duplex. 6-10 units/acre.
 - c. Single-family attached dwelling, townhouse. 8-12 units/acre.
 - d. Multiple-family dwelling. 10-30 units/acre.
 - e. Live-work unit.
 - f. Short-term rentals.
 - g. Community living arrangements serving 4-8 persons.
 - h. Family daycare home serving 8 or fewer children.
 4. Development Area D. The following uses shall be permitted within Development Area D as identified on Exhibit B – Development Areas:
 - a. Single-family attached dwelling, townhouse. 8-12 units/acre.
 - b. Multiple-family dwelling. 10-30 units/acre.
 - c. Live-work unit.
 - d. Short-term rentals.
 - e. Community living arrangements serving 4-8 persons.
 - f. Family daycare home serving 8 or fewer children.

5. Development Area E. The following uses shall be permitted within Development Area E as identified on Exhibit B – Development Areas:
- Multiple-family dwelling. 10-30 units/acre.
 - Mixed-use building. 10-30 units/acre. Commercial components shall only be permitted on the ground floor fronting the Grand Boulevard.
 - Live-work unit.
 - Short-term rentals.
 - Community living arrangements serving 4-8 persons.
 - Family daycare home serving 8 or fewer children.
6. Development Area F. This development area is located within the Village of Bellevue and is regulated by the Village however they are listed within this PUD for reference. The following uses shall be permitted within Development Area F as identified on Exhibit B – Development Areas:
- Single-family dwelling, detached. 4-8 units/acre.
 - Two-family dwelling, upper/lower duplex. 6-10 units/acre.
 - Live-work unit.
 - Short-term rentals.
 - Community living arrangements serving 4-8 persons.
 - Family daycare home serving 8 or fewer children.
7. Development Area G. The following uses shall be permitted within Development Area G as identified on Exhibit B – Development Areas:
- Single-family attached dwelling, townhouse. 8-12 units/acre.
 - Live-work unit.
 - Short-term rentals.
 - Community living arrangements serving 4-8 persons.
 - Family daycare home serving 8 or fewer children.
8. Development Area H. The following uses shall be permitted within Development Area H as identified on Exhibit B – Development Areas:
- Multiple-family dwelling. 10-30 units/acre.
 - Mixed-use building. 10-30 units/acre. Commercial components shall only be permitted on the ground floor fronting Guns Road or the Grand Boulevard. Permitted and conditional commercial uses shall be those listed for the Neighborhood Commercial District within Green Bay Municipal Code, Chapter 44, Article VIII – Commercial Districts.
 - Live-work unit.
 - Short-term rentals.
 - Community living arrangements serving 4-8 persons.
 - Family daycare home serving 8 or fewer children.

9. Accessory Uses.

- a. Accessory uses for active play park, urban farm, community center barn and Grand Boulevard shall be those listed within for the Public Institutional District within Green Bay Municipal Code, Chapter 44, Article X, Division 2, Section 44-884, Table 44-16.
- b. Accessory uses for Development Areas A, B, C, D, E, F and G shall be those listed within for the R-3 Varied Density Residential District within Green Bay Municipal Code, Chapter 44, Article VI, Division 2, Section 44-589, Table 44-3.

D. DIMENSIONAL AND AREA REQUIREMENTS. Dimensional and area requirements shall meet the following regulations:

- 1. Lot Width and Area. Minimum lot width and lot area shall be regulated by use.
 - a. Single-family dwellings, detached and two-family dwelling, upper/lower duplexes: minimum lot width of 35 feet with minimum lot area of 3,500 square feet.
 - b. Single-family, attached dwellings/townhomes: minimum lot width of 15 feet per unit with minimum lot area of 1,500 square feet per unit.
 - c. Multiple-family dwellings and mixed-use buildings: minimum lot width of 40 feet with minimum lot area of 750 square feet per unit.
- 2. Setbacks. Setbacks are established by Development Area and uses, as depicted on Exhibit B - Development Areas.
 - a. Development Areas A, B and C
 - (1) Front yard setback, principal structures: Minimum setback required for yards fronting the public right-of-way is fifteen (15) feet. Attached garages fronting the right-of-way shall maintain a minimum front yard setback that is five (5) feet further back than the home.
 - (2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.
 - (3) Side yard setback, Principal Structures and Drives: Minimum side yard setback is five (5) feet.
 - i. Side yard setbacks shall apply only to the ends of single-family attached dwellings.
 - ii. Side yard setbacks for drives leading to detached garages shall have the same side yard setback of the detached garage.
 - (3) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structure's façade and the public right-of-way. Minimum rear and side yard setbacks is two and a half (2.5) feet.

- b. Development Area D
 - (1) Front yard setback, principal structures: Minimum setback required for yards fronting the public right-of-way is ten (10) feet.
 - (2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.
 - (3) Side yard setback, Principal Structures: Minimum side yard setback is ten (10) feet.
 - i. Side yard setbacks shall apply only to the ends of single-family attached dwellings.
 - (4) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structures façade and the public right-of-way. Minimum rear and side yard setbacks is two and a half (2.5) feet.
 - (5) Setbacks for surface parking: Surface parking lots shall not be permitted between a structures front façade and the public right-of-way. Side and rear yard setbacks for parking lots is ten (10) feet
- c. Development Area E
 - (1) Front yard setback, principal structures: There is no minimum setback required for yards fronting the public right-of-way and the maximum front yard setback is fifteen (15) feet.
 - (2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.
 - (3) Side yard setback, Principal Structures: Minimum side yard setback is ten (10) feet.
 - (6) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structures façade and the public right-of-way. Minimum rear and side yard setbacks is ten (10) feet.
 - (7) Setbacks for surface parking: Surface parking lots shall not be permitted between a structures front façade and the public right-of-way. Side and rear yard setbacks for parking lots is ten (10) feet.
- d. Development Area F
 - (1) Front yard setback, principal structures: Minimum setback required for yards fronting the public right-of-way is fifteen (15) feet.
 - (2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.
 - (3) Side yard setback, Principal Structures and Drives: Minimum side yard setback is six (6) feet for single story structures and eight (8) feet for greater than single story structures.
 - i. Side yard setbacks for drives leading to detached garages shall have the same side yard setback of the detached garage.

- (4) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structure's façade and the public right-of-way. Minimum rear yard setback is four (4) feet and minimum side yard setbacks is two and a half (2.5) feet.
- e. Development Area G
 - (1) Front yard setback, principal structures: Minimum setback required for yards fronting the public right-of-way is five (5) feet and maximum front yard setback is fifteen (15) feet.
 - (2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.
 - (3) Side yard setback, Principal Structures: Minimum side yard setback is six (6) feet for single story structures and eight (8) feet for greater than single story structures.
 - i. Side yard setbacks shall apply only to the ends of single-family attached dwellings.
 - (5) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structure's façade and the public right-of-way. Minimum rear and side yard setbacks is two and a half (2.5) feet.
- f. Development Area H
 - (1) Front yard setback, principal structures: There is no minimum setback required for yards fronting the public right-of-way and the maximum front yard setback is fifteen (15) feet.
 - (2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.
 - (3) Side yard setback, Principal Structures: Minimum side yard setback is ten (10) feet.
 - (6) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structures façade and the public right-of-way. Minimum rear and side yard setbacks is ten (10) feet.
 - (7) Setbacks for surface parking: Surface parking lots shall not be permitted between a structures front façade and the public right-of-way. Side and rear yard setbacks for parking lots is ten (10) feet.
- 3. Height. Maximum building heights shall be regulated by use.
 - a. Single-family dwellings, detached and two-family dwelling, upper/lower duplexes: maximum height is thirty-five (35) feet or two and a half (2.5) stories, whichever is less.
 - b. Single-family, attached dwellings/townhomes: maximum height is thirty-five (40) feet or three (3) stories, whichever is less.
 - c. Multiple-family dwellings and mixed-use buildings: maximum height is fifty (50) feet or four (4) stories, whichever is less.

- d. Active play park, urban farm and community center : maximum height of fifty (50) feet or four (4) stories, whichever is less.
- 4. Impervious Surface. Maximum impervious surface coverage shall be regulated by use.
 - a. Single-family dwellings, detached and two-family dwelling, upper/lower duplexes: maximum impervious surface including all buildings, drives, walks, etc. is 60% of lot area.
 - b. Single-family, attached dwellings/townhomes: maximum impervious surface including all buildings, drives, walks, etc. is 70% of lot area.
 - c. Multiple-family dwellings and mixed-use buildings: maximum impervious surface including all buildings, drives, walks, etc. is 80% of lot area.
 - (1) Beyond typical green space, when calculating impervious surface, exposed balconies; decks; patios; active hardscaped plazas; roof gardens; green roofs and planters may be included as pervious surfaces.
 - d. Active play park, urban farm and community center: maximum impervious surface including all buildings, drives, walks, etc. is 80% of lot area.
- E. STORM WATER MANAGEMENT AND GRADING PLAN. A storm water management and grading plan meeting the standards established by the Department of Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the City prior to the issuance of building permits.
 - 1. The storm water management and grading plan shall be comprehensive and take into account expected build-out of the entire PUD area as depicted on Exhibit A – Location Map.
 - a. With approval of the Department of Public Works, this requirement may be adjusted to address only storm water management needs of the specific Development Area for which development is proposed, as depicted on Exhibit B – Development Areas.
 - 2. Stormwater management facilities should function not only as a utility but also as an integral site amenity.
 - a. Green infrastructure and sustainable stormwater management practices are encouraged to be utilized throughout the site.
 - b. Traditional stormwater facilities shall be designed with landscaping providing human-scale interest and incorporating native plant species where possible.

- c. Include public interface and interaction through the use of site amenities such as walking paths, sitting areas, art and educational/interpretive signage.

F. SIGNAGE. Signage throughout the PUD area shall be regulated as follows:

1. Signage for single-family dwellings, detached and two-family dwelling, upper/lower duplexes shall be regulated as the R-1 Low Density District per the Green Bay Municipal Code, Chapter 30, Article II.
2. Signage for multiple-family dwellings and mixed-use buildings shall be regulated as the OR Office Residential District per the Green Bay Municipal Code, Chapter 30, Article II.

G. REFUSE AND MECHANICALS. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article XIX, Division 3, Section 44-1917 and further regulated as follows:

1. Refuse material containers and mechanical equipment shall not be located between any principal structure's front facade and the public right-of-way and shall be screened so as not to be visible from the public right-of-way with materials compatible to the nearest structure.
2. Shared communal recycling/trash may be utilized in lieu of dedicated space on individual sites provided that proof of sufficient capacity exists for the number of proposed users and a recorded shared access/use agreement is provided.

H. PARKING. Parking requirements shall be regulated by use:

1. Single-family dwellings, detached and two-family dwelling, upper/lower duplexes: two (2) spaces per dwelling unit, of which one (1) space per unit must be an enclosed (garage) space.
2. Single-family, attached dwellings/townhomes: one (1) space per dwelling unit.
3. Multiple-family dwellings and mixed-use buildings:
 - a. Residential Uses: one (1) space per dwelling unit.
 - b. Commercial and Service Uses: regulated by specific use per the Green Bay Municipal Code, Chapter 44, Article VIII.
4. Active play park, urban farm and community center: To be determined by Zoning Administrator based on a parking study.

- H. LIGHTING. Lighting throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article V, Division 8.
- I. LANDSCAPING. Landscaping throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article XIX, Division 5.
- J. ACCESS AND CIRCULATION. Access and circulation for automobile and pedestrian traffic shall be established in substantial conformity with Exhibit C – Circulation Plan.
1. Roadway area identified as “Grand Boulevard” shall be dedicated to the public and be a wide boulevard designed with a variety of social and active spaces within its center. The linear boulevard shall create a link through the site from Guns Road to the activity zone (community gathering space, community building/barn and urban farm on the west side of the development area.)
 2. Roadway areas identified as “Imperial Lane Connection” shall be dedicated to the public as street right-of-way.
 - a. “Imperial Land Connection” shall connect Interior Roads and Imperial Lane.
 3. Roadway areas identified as “West-East Connector” shall be dedicated to the public as street right-of-way.
 - a. “West-East Connector” shall connect Lime Kiln Road to the “Imperial Lane Connection” and continue to Guns Road.
 4. Roadway areas identified as “Interior Roads” shall be dedicated to the public or privately held.
 - a. If privately held, “Interior Roads” shall provide for public access and use through permanent easement(s).
 5. Coordinated pedestrian connections linking all individual building entries, public rights-of-way, community gathering space, barn and urban farm within the PUD area through the use of public sidewalks and/or private walks/trails.

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

subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

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

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

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

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

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

Dated at Green Bay, Wisconsin, this _____ day of _____, 2023.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

db:

Attachments:

Exhibit A - Location Map

Exhibit B - Development Areas

Exhibit C – Circulation Plan

EXHIBIT A-Location Map

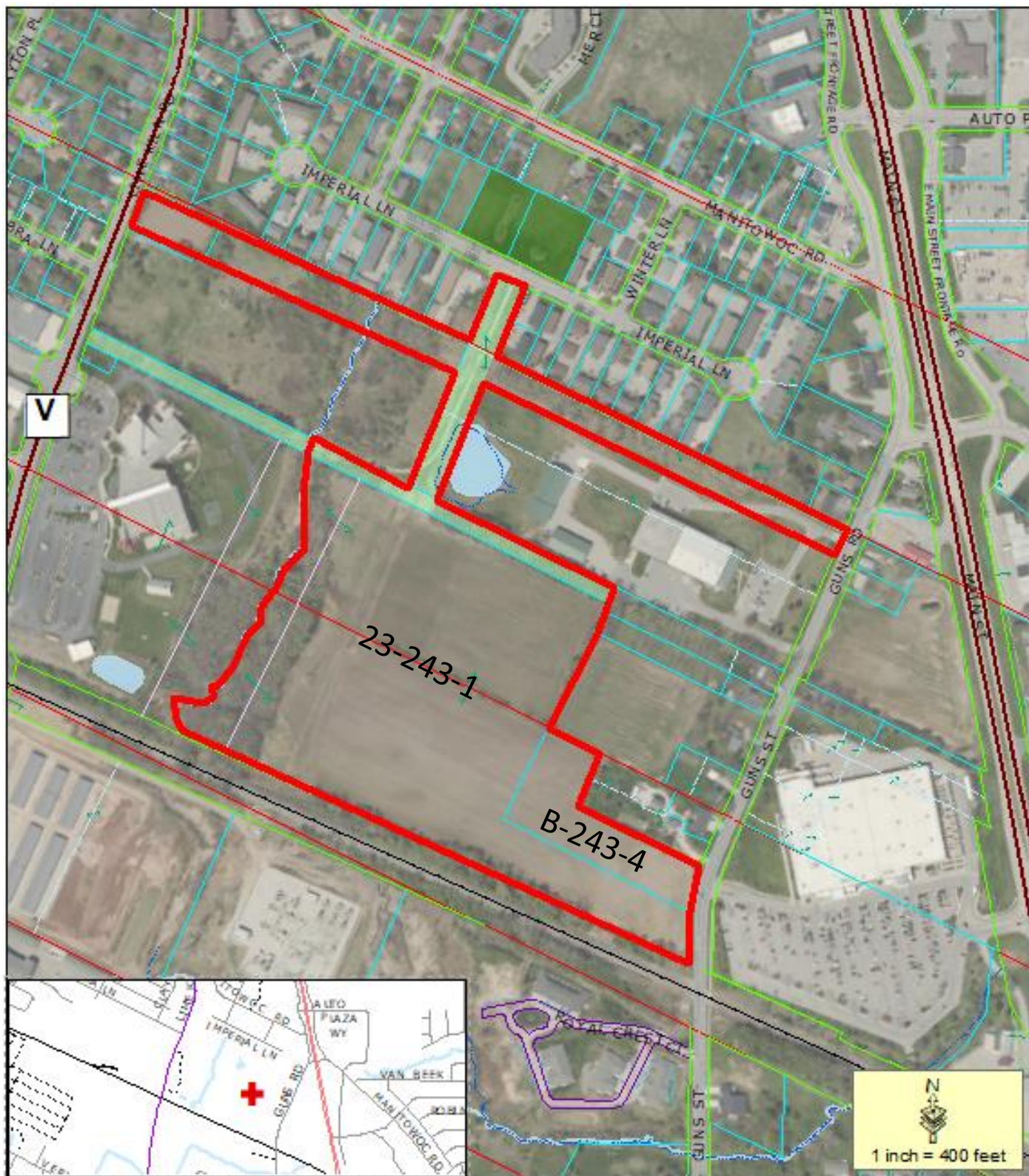


EXHIBIT B-Development Areas

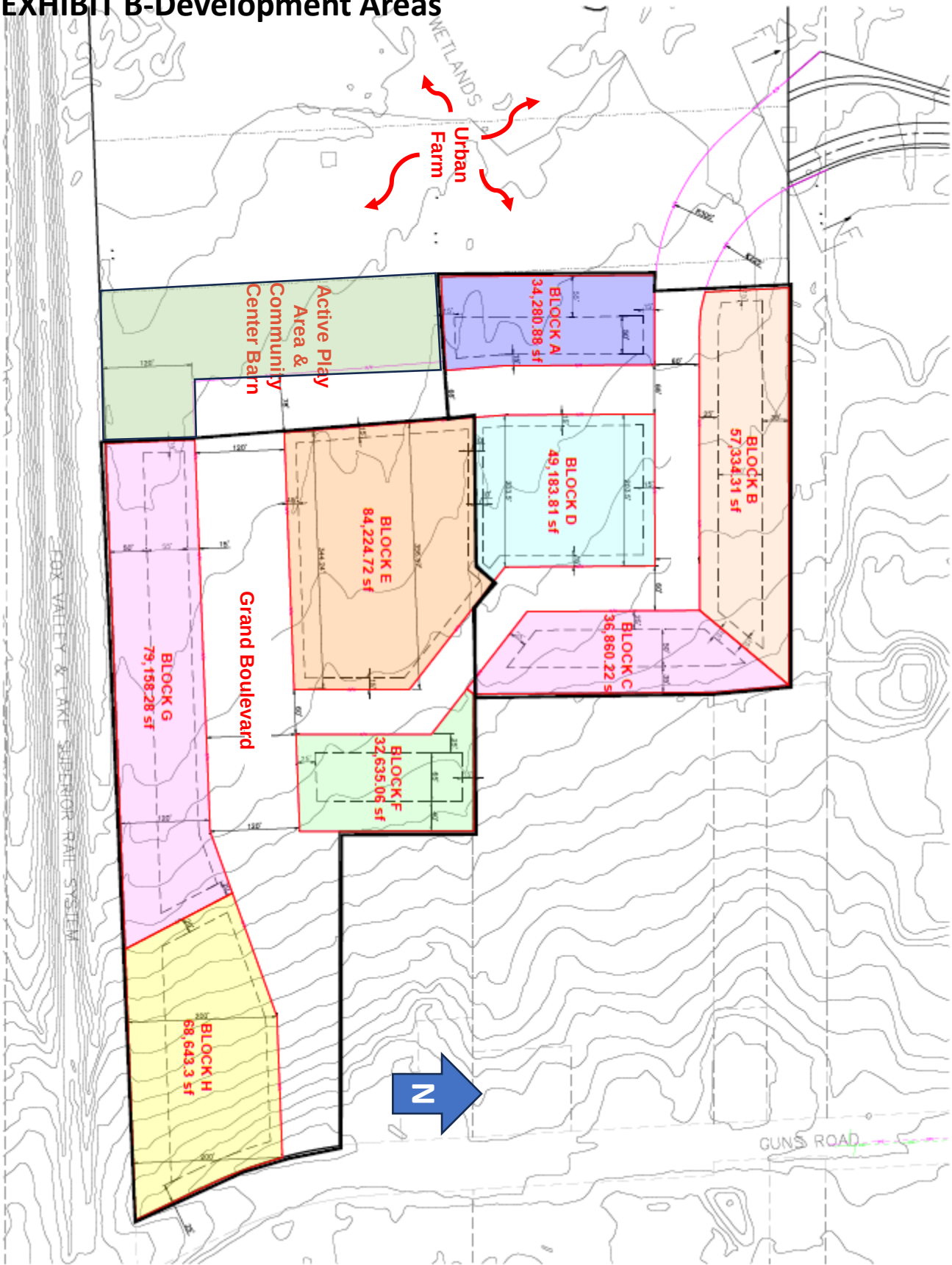
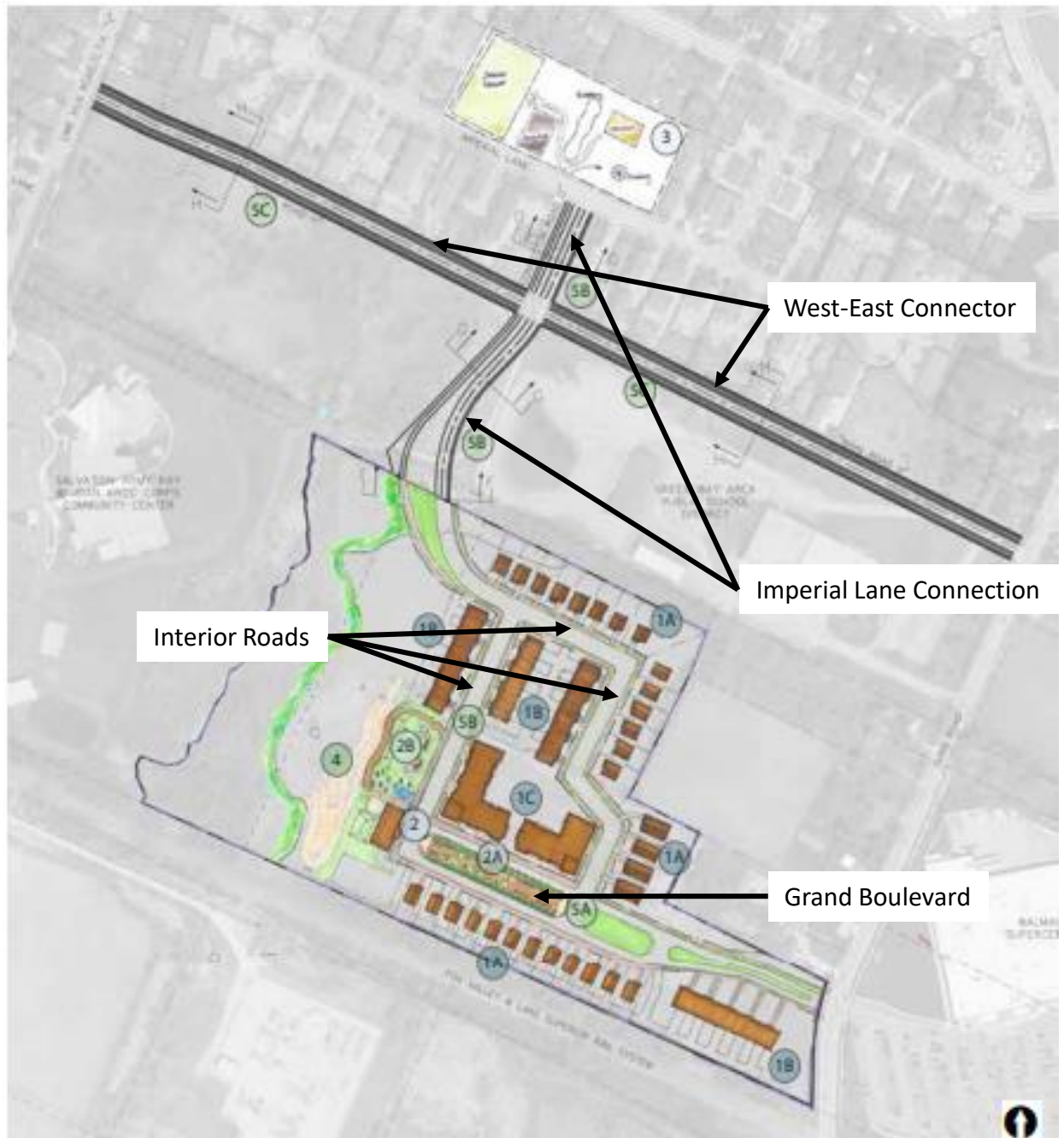


EXHIBIT C- Circulation Plan





JBS Redevelopment Site

Final Concept Plan

August 7, 2023



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9. Programmatic Elements - Urban Farm
10. Programmatic Elements - Roads & Trails
11. The Process

“A city's environment is shaped not only by people who have an important influence, but by everyone who lives or works there.”

-Robert Cowan

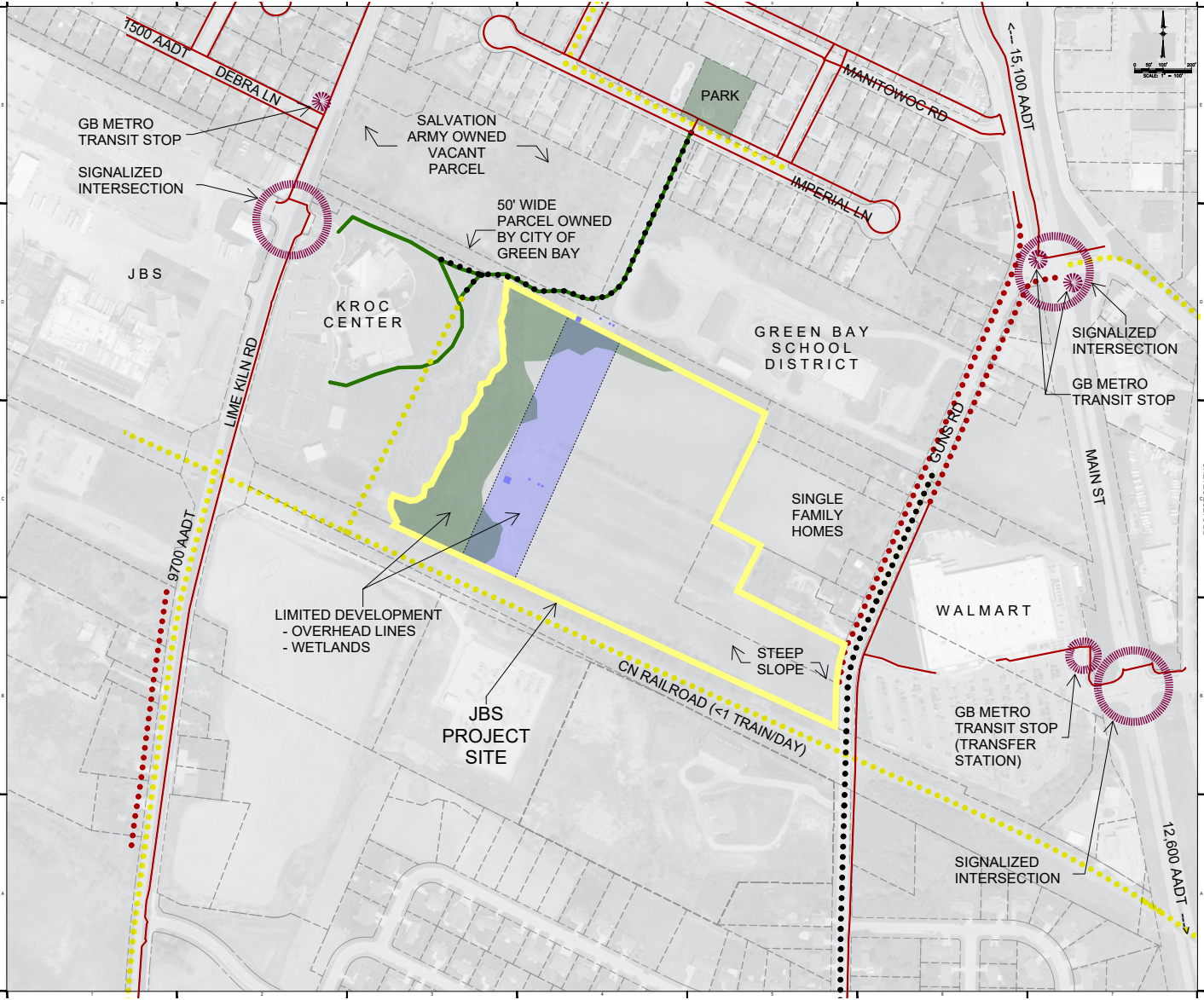
1. Project Introduction

Project Location



1. Project Introduction

Project Neighborhood



2. Site Aspirations

Multi-cultural. Authentic. Diverse. Multi-generational. Active. Destination. Fun!

The future for a welcoming, diverse, culturally-inclusive, economically-varied, and destination for Green Bay residents can be found at the JBS redevelopment site. The concept plan and support material found in this document identifies the collaborative nature in creating a bold and impactful development to complement the Imperial Pride neighborhood, the East Side, and greater Green Bay.

The addition of a destination park and urban farm embraces community members' desires to bring people together from diverse backgrounds. It builds on a foundation of teaching, growing and supplying food for the community. The destination park adds to the impact of the redevelopment on the broader Green Bay community. The plan includes park elements that provide interest, amusement, and community to multiple generations of residents and area employees. Working together, a park and farm can build the knowledge and capability

to grow the urban farm – through park aesthetics and hands-on training and building. It will instill neighborhood pride.

The concept plan doesn't stop there. Roadway connections to existing neighboring destinations, sidewalks, and trails will only enhance the redevelopment as an innovative and desirable place to live and play. Improved multi-modal connections that enhance access to assets and resources on and off the site – connecting jobs, social spaces, parks, and people.

The development of the concept plan was led by a diverse group of local community non-profit organizations, stakeholders, community members, area employees, and residents. City staff rounded out the visionary team for the redevelopment site. Interviews with stakeholders, on-site engagement meetings, community open houses, and regular team meetings were held to generate and gather design ideas and priorities. In short, ideas were shared, voices heard, and a concept plan finalized.

On the following pages you'll find the concept development process and final plan. Programmatic elements are outlined for the four main pieces of the plan:

- Housing
- Parks
- Urban Farm
- Infrastructure

Let's keep the momentum moving!

“**Cultures and climates differ all over the world, but people are the same. They'll gather in public if you give them a good place to do it.**”

-Jan Gehl



3. Project Foundation

The final concept plan overall organization was centered on a grand social boulevard. The foundation of the concept is the robust inclusion of a variety of social spaces for all ages and backgrounds. The boulevard is anchored by the community building and a custom activity zone for multi-generational fun. An urban farm utilizes the shared community building and the land adjacent for in-ground farming, further highlighting the JBS site as a city-wide destination.

A central boulevard from Guns Road creates the primary entry to the site. A series of social spaces are within the wide boulevard, designed for market stalls, picnicing, seating, swings, relaxation, walking, biking and many other activities. This leads visitors and residents through the site to the community building landmark at the west end of the site. Within the community building, shared space for farming education, training, and growing is on hand. This building can also serve as rental space for meetings, gatherings, weddings, and other larger events.

The vision for the activity zone at the west end of the boulevard includes outdoor play space for all ages—including a splash pad, a climbing and adventure space, zip lines, grills, and large group picnic tables. These amenity spaces further enhance the desirability of living and working here.

An internal ring road creates the framework for the housing, trails, and vehicular roadways within the site. Working with adjacent property owners to the north, an additional connection was designed to connect to Imperial Lane, Lime Kiln Road, and a second connection to Guns Road. These new connections create a more connected, accessible neighborhood for both the new development and the Imperial Pride neighborhood overall. The trail network also makes an important connection to the existing multi-use path that connects Imperial Pride to the Kroc Center and Lime Kiln Road.

“Our ability to reach unity in diversity will be the beauty and the test of our civilization.”
-Mahatma Gandhi



3. Project Foundation

The Concept Plan



JBS Site Redevelopment
Conceptual Site Plan
Key Map

- LEGEND
- 1A Housing-Single Family
 - 1B Housing-Townhomes
 - 1C Housing-Apartments
 - 2 Destination Park
 - 2A Grand Boulevard
 - 2B Activity Zone
 - 3 VT Pride Park
 - 4 Urban Farm
 - 5A Grand BLVD ROW
 - 5B Connector Road ROW (F-F/G-G)
 - 5C Main Road East-West ROW (H-H)

4. Concept Plan Development

As part of the conceptual design process, the design team molded and produced three concept site plans for the redevelopment site. The three concepts addressed different park locations and circulation patterns and connections to neighboring uses and roads. During the development and review of the initial concept plans, access solely with one intersection along Guns Road did not provide the connectivity desired for the Imperial Pride neighborhood. It was determined that incorporating multi-point access was essential to improving Imperial Pride neighborhood connections to many existing assets and the greater City of Green Bay.

During this concept development stage, adjacent property owner meetings were held to discuss the viability of additional connections beyond the JBS site itself. Stemming from these conversations an east-west connector street was design to connect Lime Kiln Road and Guns Road, and from the JBS site north to Imperial Lane. The three concepts illustrate this in the diagram. As conversations developed with the adjacent property owners, refinements to these connections were designed into the final plan.

After discussion and deliberation with stakeholders, the Grand Boulevard concept was selected. It's heavy focus on social spaces through the site, the community building located at a focal point, and important multi-modal connections to the east, west and north made it a clear front runner.

Gateway Park – This concept focused on a park at the entrance of the site from Guns Road and a linear park along the southern boundary connecting with an urban farm component at the west end of the site. It centered on the idea of providing access to the park directly from Guns Road, and drawing park users west through the park. Finally, an internal circular road network with new access to the north connecting the existing Imperial Pride neighborhood rounds out this concept.

Central Square – This concept focused on a central street grid system with a park at the center of the site. This concept focused on park amenities in a central location surrounded by residences.

Grand Boulevard – This concept focused on a wide boulevard designed with a variety of social and active spaces. The linear boulevard created a link through the site to the activity zone on the west side. Community gathering spaces and the urban farm surround the community building. This concept was the final selected for further refinement.

Gateway Park



Central Square



Grand Boulevard



5. Programmatic Elements Overview

The City of Green Bay and area partners had the foresight to identify many needed core elements as part of the neighborhood design. Social spaces where all are—and feel—welcome, urban farming, active play spaces, economically-diverse housing options, connected roadway and trail system, and the aim of attracting diverse and multi-generational residents were key elements defined up front.

The preferred concept provides all that and more.

Research was conducted to understand local demographics and market trends, as well as interviews and surveys to pinpoint the overall vision and the specific program amenities for the park.

A multi-lingual survey and pictorial visual preference survey was conducted as part of community and stakeholder meetings to understand style preferences, neighborhood feel, housing types, and park amenities.

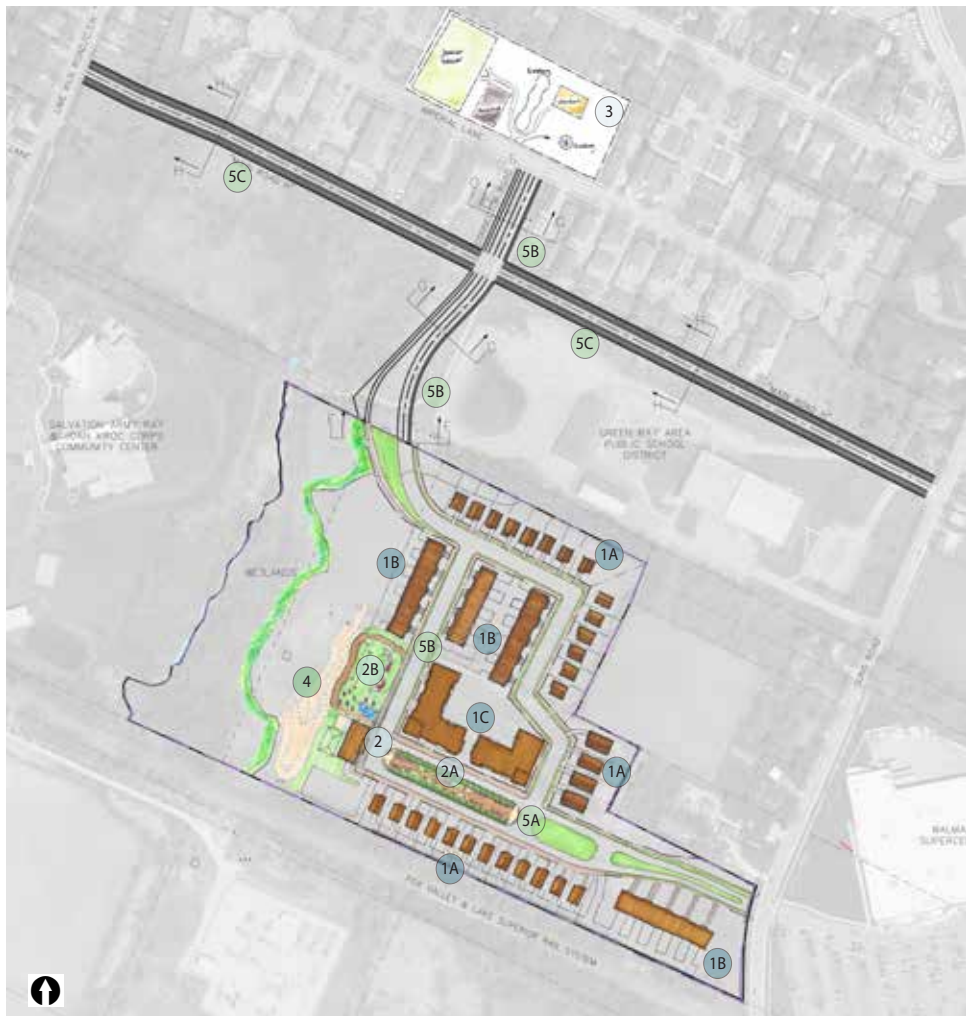
Research on multi-modal roads and trails was done to understand ideal bike lane widths, multi-modal needs, on-street parking, and lane widths.

The following pages provide details to each of the four major program elements: housing, park amenities, the farm, and roads and trails.



6. Programmatic Elements - Housing

The design of the neighborhood itself—the streets and blocks—were meant to allow for flexibility in the ultimate development of the homes. The housing shown on the concept plan is meant as a guide to illustrate feasible combinations of housing types. The intention of the plan is to include a variety of rental and owner-occupied housing suitable for singles, couples, families, and extended families. The images at right illustrate the types of housing represented on the Concept Plan, below.



JBS Site Redevelopment
Conceptual Site Plan
Key Map

LEGEND

- 1A Housing-Single Family
- 1B Housing-Townhomes
- 1C Housing-Apartments
- 2 Destination Park
- 2A Grand Boulevard
- 2B Activity Zone
- 3 VT Pride Park
- 4 Urban Farm
- 5A Grand BLVD ROW
- 5B Connector Road ROW (F-F/G-G)
- 5C Main Road East-West ROW (H-H)



6. Programmatic Elements - Housing

The Concept Plan imagined a neighborhood of interconnected streets, within the site and beyond, linking the site to the rest of the Imperial Pride neighborhood. The plan illustrates a variety of housing options on the site: single family homes, townhomes, and apartment buildings. The idea is that the plan's streets and blocks can accommodate a diversity of housing. Below (left) the table explains the number of units with a mix of housing types. For comparison, the tables below (right) explain other options—for example, if the site was all single family homes or a different mix of single family homes, townhomes, and apartments. This can serve as a guide in future conversations with residential developers interested the site.

THE CONCEPT PLAN

The data below summarizes the housing illustrated on "The Concept Plan"

Single family and townhomes with apartments.

	Density Ranges	Unit Count	
		Lower Density	Higher Density
30% Single Family	4-8 DU/AC	27	54
30% Townhomes	8-12 DU/AC	36	54
40% Low Density Apartments	10-30 DU/AC	38	75
Totals	15-18 DU/AC	101	183



ALTERNATE HOUSING OPTIONS

The data below offers alternate housing mix options for the site. The intent is to show a range of options and densities for the site.

Single Family Focus

Average number of homes: 90 DU

	Density Ranges	Unit Count	
		Lower Density	Higher Density
100% Single Family	4-8 DU/AC	60	120

Townhome Focus

Average number of homes: 150 DU

	Density Ranges	Unit Count	
		Lower Density	Higher Density
100% Townhomes	8-12 DU/AC	120	180

Single Family Focus

	Density Ranges	Unit Count	
		Lower Density	Higher Density
15% Single Family	4-8 DU/AC	15	30
45% Townhomes	8-12 DU/AC	75	90
40% Low Density Apartments	10-30 DU/AC	75	75

Note: DU is the abbreviation for "dwelling unit" and can mean single family home, townhome unit, condo unit, or apartment.

7. Programmatic Elements - Destination Park

The park is modeled after great active public spaces around the world. After hearing during the engagement the desire for social spaces and gathering spaces, this became the driving force behind the design of the destination park: provide social spaces, gathering spaces, and activity spaces that are designed for singles to extended families; all ages; and intended to be welcoming and open to the neighborhood. People were not merely looking for homes, they were looking for connections.

The destination park has two main components: the Grand Boulevard and the Activity Zone. The Grand Boulevard contains outdoor cafe seating, colonnades of trees, space for art, seating surrounding fire pits, large front porch-styled swings, and festoon lighting all create a festive vibe. What we know: not just kids like to play – have things for adults too! The Activity Zone contains tall climbing structures, rolling hills and knolls, zip lines, and tower structures all which provide active spaces to explore whether you're 8 or 80 years old.

The final detailed design of these amenities can pull in local and global influences. It may contain educational pieces about Green Bay's native lands and waters, its history and its relationship with farming and early industries such as meatpacking and paper. It may celebrate the homeland of area residents and the rich sensory experiences of different cultures. Each of these ideas will make it a unique and special place, a diverse and inclusive destination!



Space	Size (approximate)	Elements
Grand Boulevard	60' X 375'	• Outdoor cafe seating • Food truck parking • Public art • Festive art lighting • Fire pits • Front porch-style swings
Activity Zone	1.5 acre	• Community building with event space • Outdoor event patio space • Splash pad • Harvest tables picnic area with grills • Tall climbing structures • Adventure hills and knolls • Zip lines • In-ground farming • Off-street parking

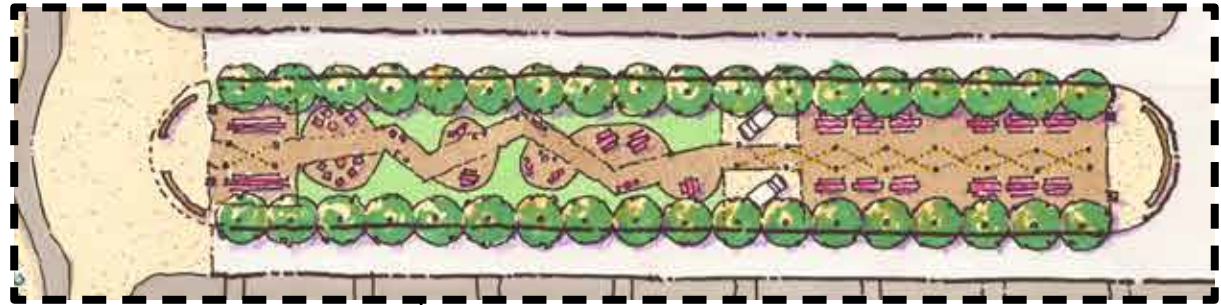
“ Public play spaces are essential building blocks of a thriving society. They provide opportunities for physical wellness, social cohesion, and emotional health for people of all ages. ”

- The National Study of Playgrounds, Studio Ludo, June 7, 2023

7. Programmatic Elements - Destination Park

The Grand Boulevard

INSPIRATION:
A grand social boulevard.



7. Programmatic Elements - Destination Park

The Grand Boulevard

The Grand Boulevard, a linear park: welcoming social spaces for all.



Specialty paving



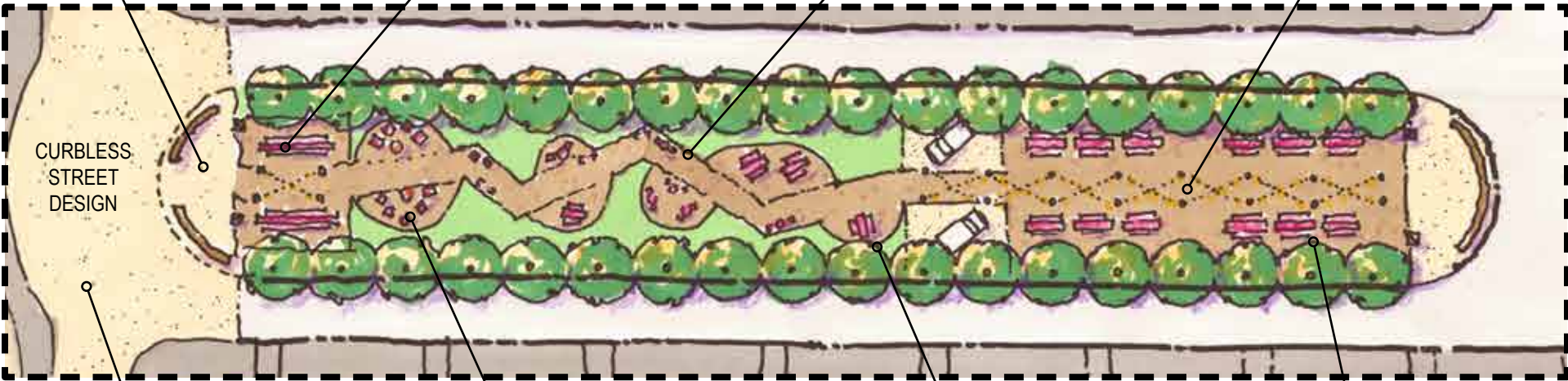
Front porch style swings



Art lighting



Festoon lights



Specialty paving



Fire pits



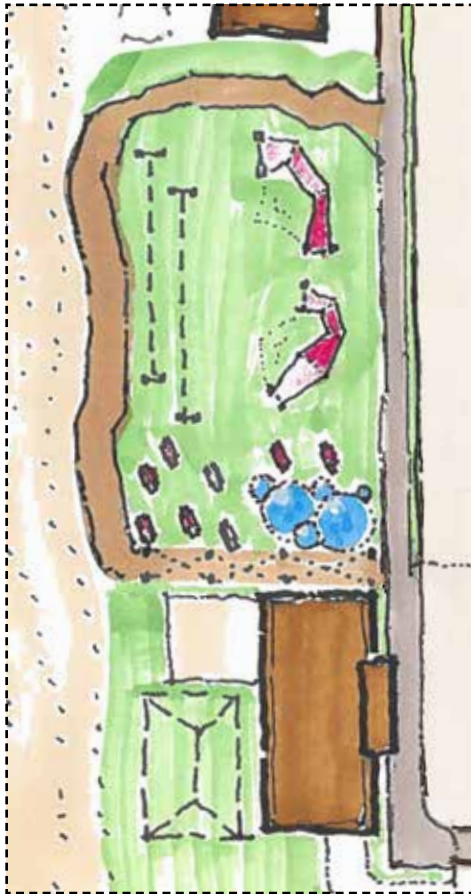
Picnic groves



Tables & chairs

7. Programmatic Elements - Destination Park

The Activity Zone



7. Programmatic Elements - Destination Park

The Activity Zone

The Activity Zone: a place for all ages to get active and have fun.

Zip lines



Built knolls & climbing areas



Crushed gravel walkways



Tower structures

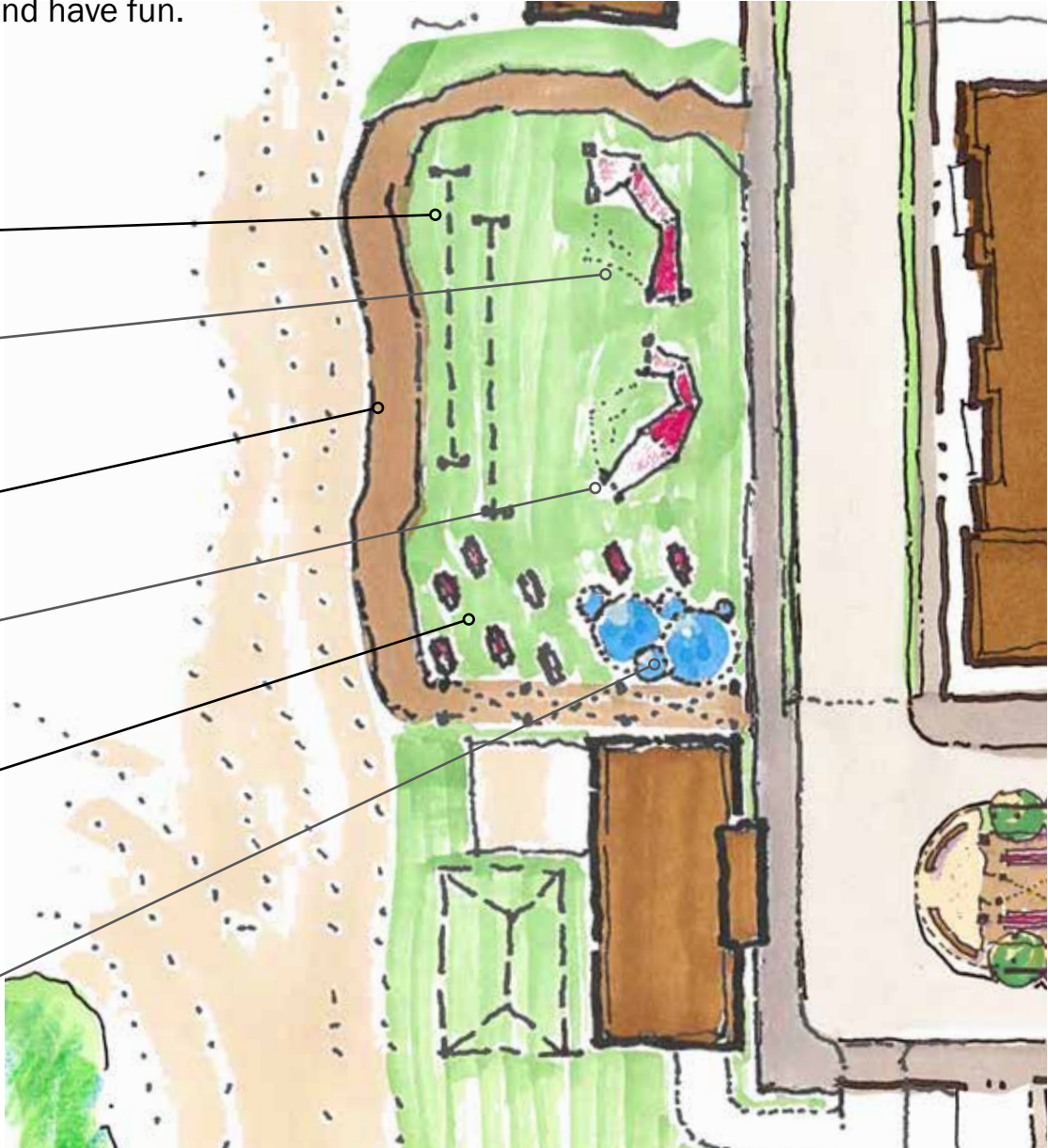


Picnic tables & grills



Plaza splash pad





The diagram is a hand-drawn site plan of the Activity Zone. It features a central green area with various play structures: two zip lines at the top, a climbing structure with a slide, and a splash pad with multiple water jets. A path of crushed gravel walkways winds through the area. To the right, there are picnic tables and grills. The entire zone is bordered by a brown area, possibly a parking lot or road. Callout lines connect the text labels to their corresponding features in the diagram.

8. Programmatic Elements - VT Pride Park

During the project discovery and concept development it was determined that additional playing fields should be incorporated within the plan. City staff had always considered VT Pride Park an important neighbor and complement to the JBS site design. The park is nearby located to the north and connected by a multi-use path to the redevelopment site.

Incorporating the adjacent parcel owned by City of Green Bay Redevelopment Authority (RDA), the site is large enough to accommodate a combination of playing fields, including basketball, sand volleyball, and a youth soccer field. Dedicated playing fields will complement the destination elements planned within the JBS site and provide additional play space and park amenities to the existing Imperial Pride Neighborhood.



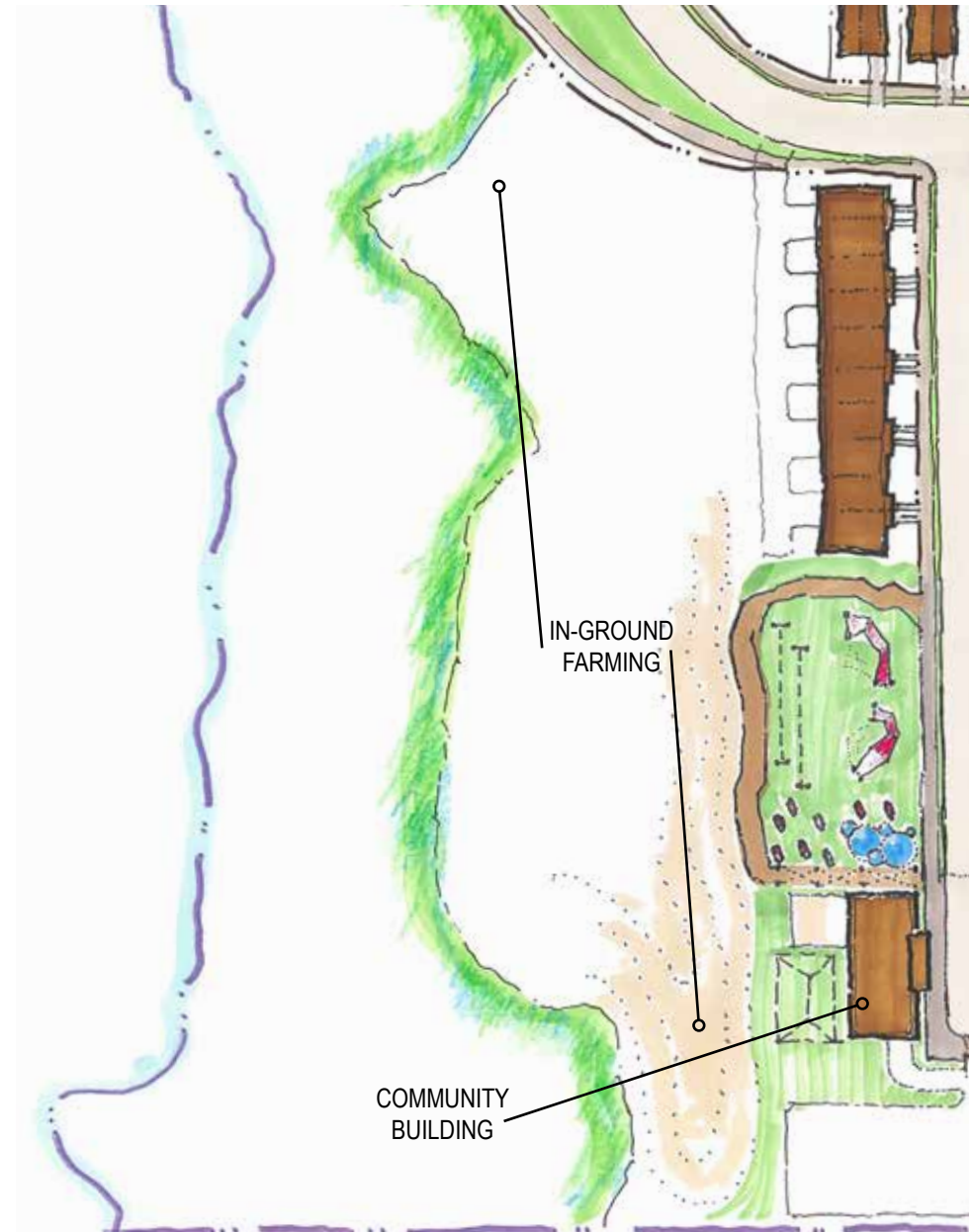
Junior Soccer Field	125'x200'
Basketball Court	60'x90'
Sand Volleyball Court	50'x80'

9. Programmatic Elements - Urban Farm

Urban farming with its critical enrichment, education, cultural connection, and food solidarity was identified as one of the foundation elements of the JBS Redevelopment Site. The proposal focused on a combined food system and community building to be shared among users, residents, and visitors to the site and destination park.

Key stakeholders involved in the urban farm and community building program included City staff, Northeast Wisconsin Technical College (NWTC), JBS, Brown County, Greater Green Bay Community Foundation, and Green Bay Area Public School District. NWTC and GB Area Public Schools further developed the urban farm component. A multi-story building space for activities, education, and community services is recommended at 5,000-6,000 square feet. Program elements can be broken down into the following:

School Age Field Trip Destination	Bathrooms (accessible to building exterior and interior), covered outdoor pavilion, kitchen, and indoor gathering space for capacity 150 people
Higher Education & Adult Enrichment Education	2 Classrooms
Community Service Space	Secure offices (3), small meeting/study rooms (2), supply and material storage
Food Production and Connection	3-5 acres



9. Programmatic Elements - Urban Farm

The program information below was provided by the urban farm concept team. It is intended to be the starting point for discussion for the program for the in-ground farming and development of the architecture program of the community building. As envisioned, the community building would have event rental spaces, educational spaces, and food production support spaces and storage.

DESCRIPTION OF PROPOSAL: This food system and community center provides empowering opportunities that foster learning, food solidarity and cultural connection. Urban farm components include farmer incubation, growing-to-distribution activities, and relational food solidarity work. Educational components include k-12 curriculum and field trip hosting, and higher ed plus adult enrichment opportunities. The Urban Farm Center will also have space for community partner office and meeting space, as well as community gathering space.

BACKGROUND: The City of Green Bay is developing a 26-acre parcel on the east side. For the past 18 months, the City's administration has worked with specific community stakeholders (NWTC, JBS, GGBCF, Brown County) to design an equitable and inclusive vision and process for development. The three critical components to the opportunity site are 1) dynamic workforce housing, 2) a destination playground and 3) an urban farm. Northeast Wisconsin Technical College has been invited to explore its role in becoming a lead stakeholder in the urban farm component. With few parameters, the College's exploration team is collaborating with other community stakeholders to bring clarity around form around the opportunity.

CONCEPT TEAM: NWTC has partnered with Green Bay Area Public Schools to explore opportunities and develop a concept proposal for what the "Urban Farm" component could be. Members of the concept team include: NWTC- Meridith Jaeger, Amy Kox, Miranda Schornack, Amanda Chu, Chet Lamers GBAPS- Joshua Patchak, Lynette Kiehnau, Josh DePouw, Eric Conn

WHY: The development meets the needs of existing and new workforce/community, inclusive of employers. Involvement in the development is a mission aligned action for the college and school district that reflects shared equity-grounded values around engagement, passion & inspiration, results & accountability and innovation.

Programs	Potential Partners/Roles	Facilities	Flexible elements	Who benefits	Need more info on...
k-12 Field Trip Destination	GBAPS- brings students Urban Farm programming staff	Bathrooms (accessible from the building's exterior, as well as interior) covered outdoor eating pavilion indoor gathering space (for lunch and presentations) capacity for 150 ppl [inc kitchen] Landing location to receive students	Indoor gathering space Outdoor covered pavilion Bathrooms	k-12 students	What types of curriculum should be offered? Who will program, fund and operate the field trip curriculum?
Education- higher ed & adult enrichment	NWTC - instruction GBAPS (dual-credit) - coordinate credential pathway with NWTC and students UW-Extension	2 flexible classrooms - screens, projectors, pc systems, tables + chairs, phone	Classrooms	adult learners	What types of curriculum should be offered? Who's classroom is it? Who's classroom equipment is it?
Community services (TBD)		secure office setups (3) supply and material storage small meeting/ study rooms (2) office equip (?)	Office spaces Meeting/study rooms	all community members	Who will coordinate providers shared utilization by partners?
Food production and connection	Wello GBAPS UW-EXT NEW Food Forum UW-Extension	Outdoor, in ground (4-5 acres) 2 high tunnels greenhouse- propagation post-harvest handling station Cold storage minimal processing food center Farm stand	Outdoor, in-ground minimal processing food center	beginning growers residents- access to local produced healthy foods food access program participants (individuals and orgs)	Who will program, fund and operate the farming and food components??

Concept outlined collaboratively developed by NWTC + GBAPS with input from partners, City of Green Bay, NEW Food Forum and Wello

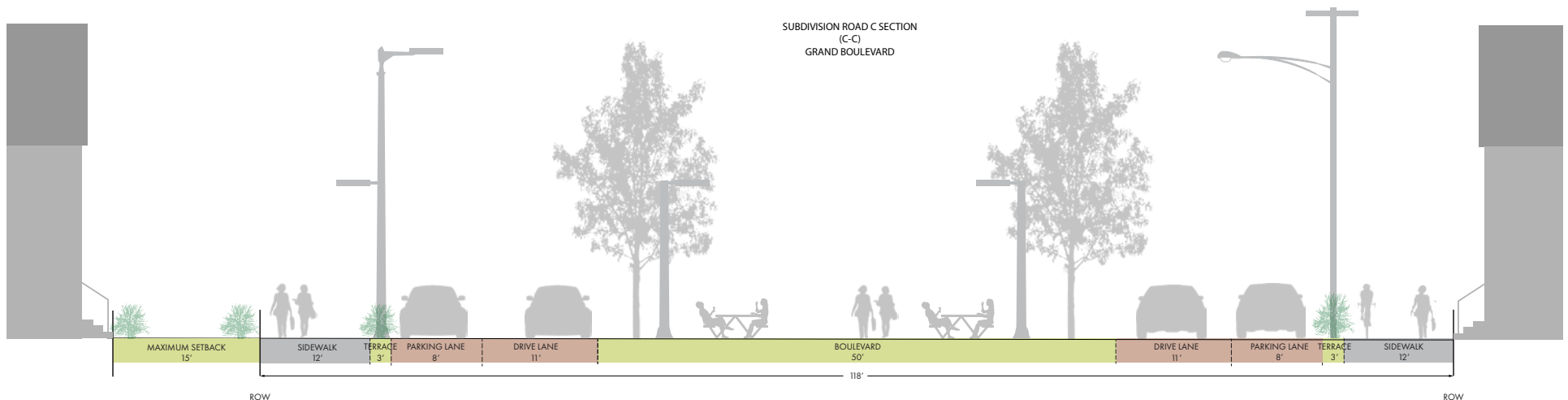
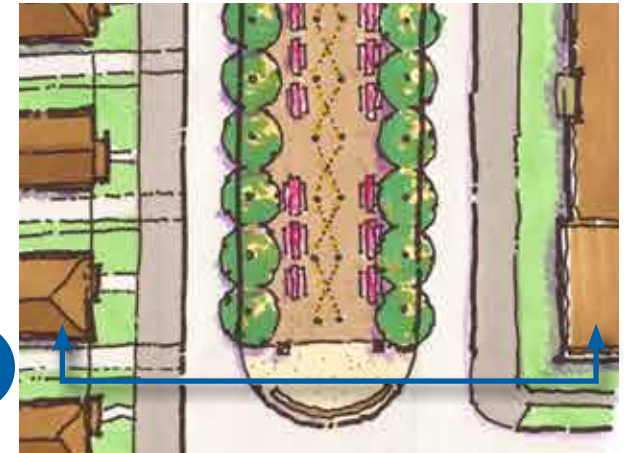
Developer and point of contact: Amanda Chu amanda.chu@nwtc.edu

10. Programmatic Elements - Roads & Trails

Along with an iconic boulevard, multi-modes of transportation need to be well thought out. It's important in the design of the streets that adequate space is provided for vehicles, pedestrians and cyclists. The Grand Boulevard is designed with an internal active pedestrian zone, with divided two-way vehicle lanes, and multi-use sidewalks (pedestrians and bikes) beyond the curb. Sidewalks are wide enough that they can accommodate pedestrians and bicycles side by side safely. A multi-use trail connects within the neighborhood and extends north through the site and joins the multi-use trail leading to the Kroc Center, Lime Kiln Road, Imperial Lane, and VT Pride Park.

“A great street should help make community...Streets are settings for activities that bring people together.”

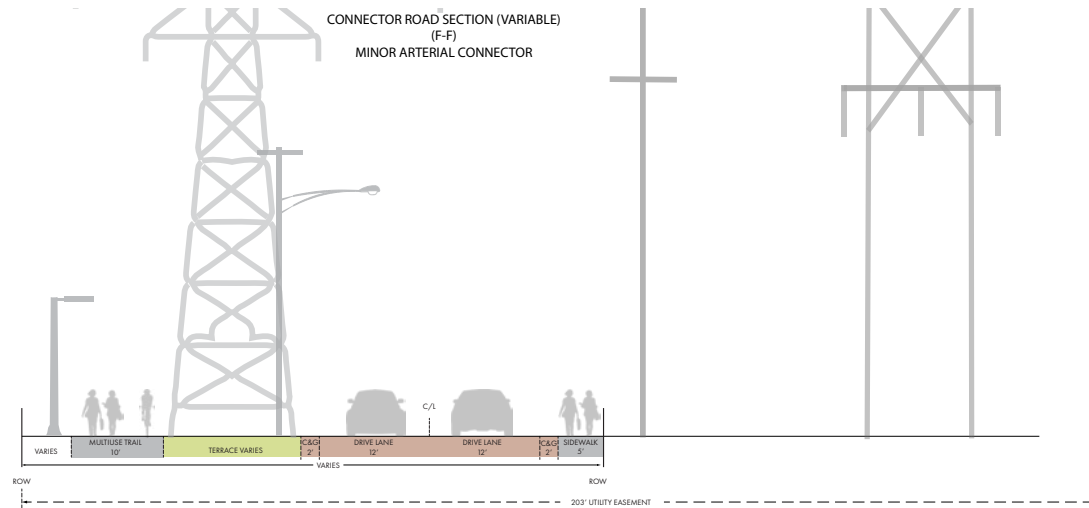
- Allan Jacobs



C-C

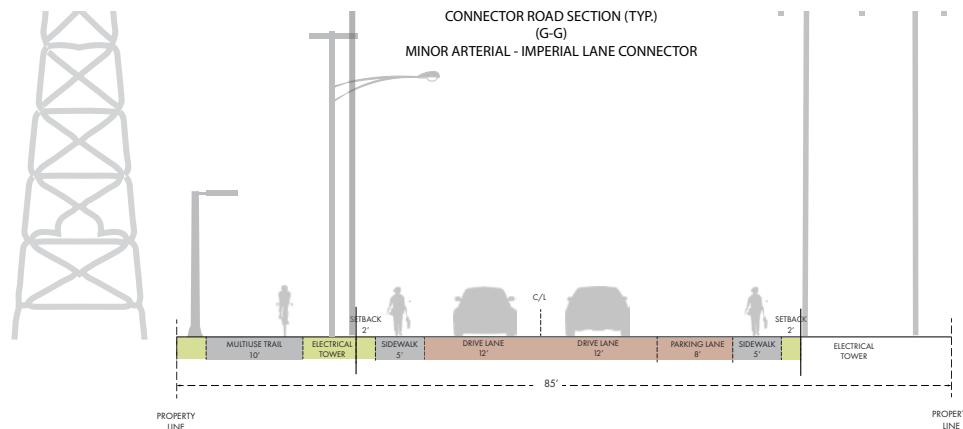
Roadway section C-C illustrates the diverse elements of the Grand Boulevard.

10. Programmatic Elements - Roads & Trails



F-F

Roadway section F-F illustrates the connecting road from the JBS Redevelopment Site north to Imperial Lane. Multiple power poles and towers are within the area and the road sections reflect the approximate dimensions to successfully navigate through the site.

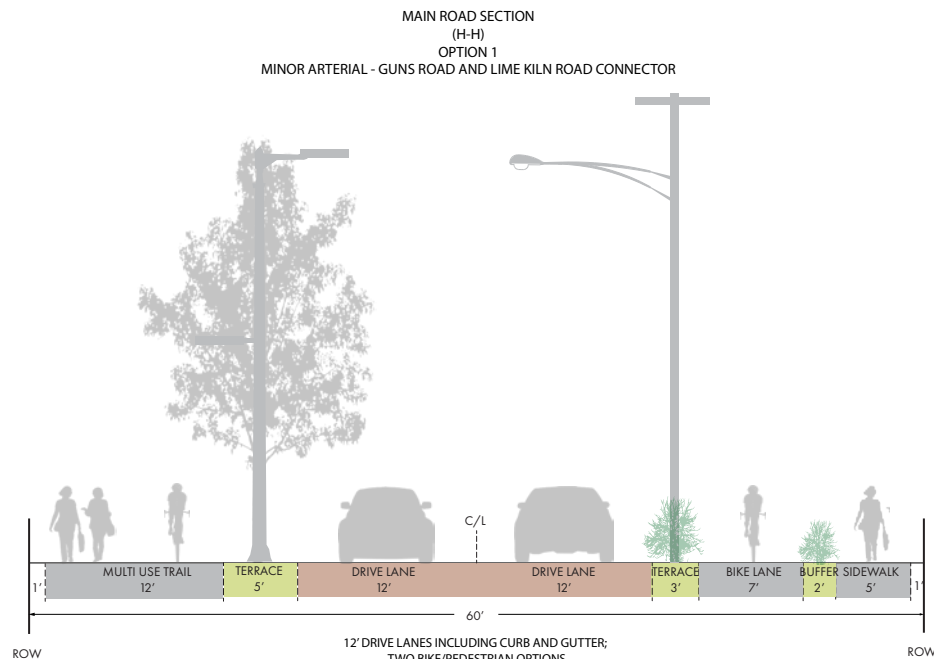


G-G

Roadway section G-G illustrates the connecting road through the Green Bay Area Public School District and Salvation Army parcels north to Imperial Lane. Multiple power poles and towers are within the area and the road sections reflect the approximate dimensions to successfully navigate through the site.



10. Programmatic Elements - Roads & Trails



H-H

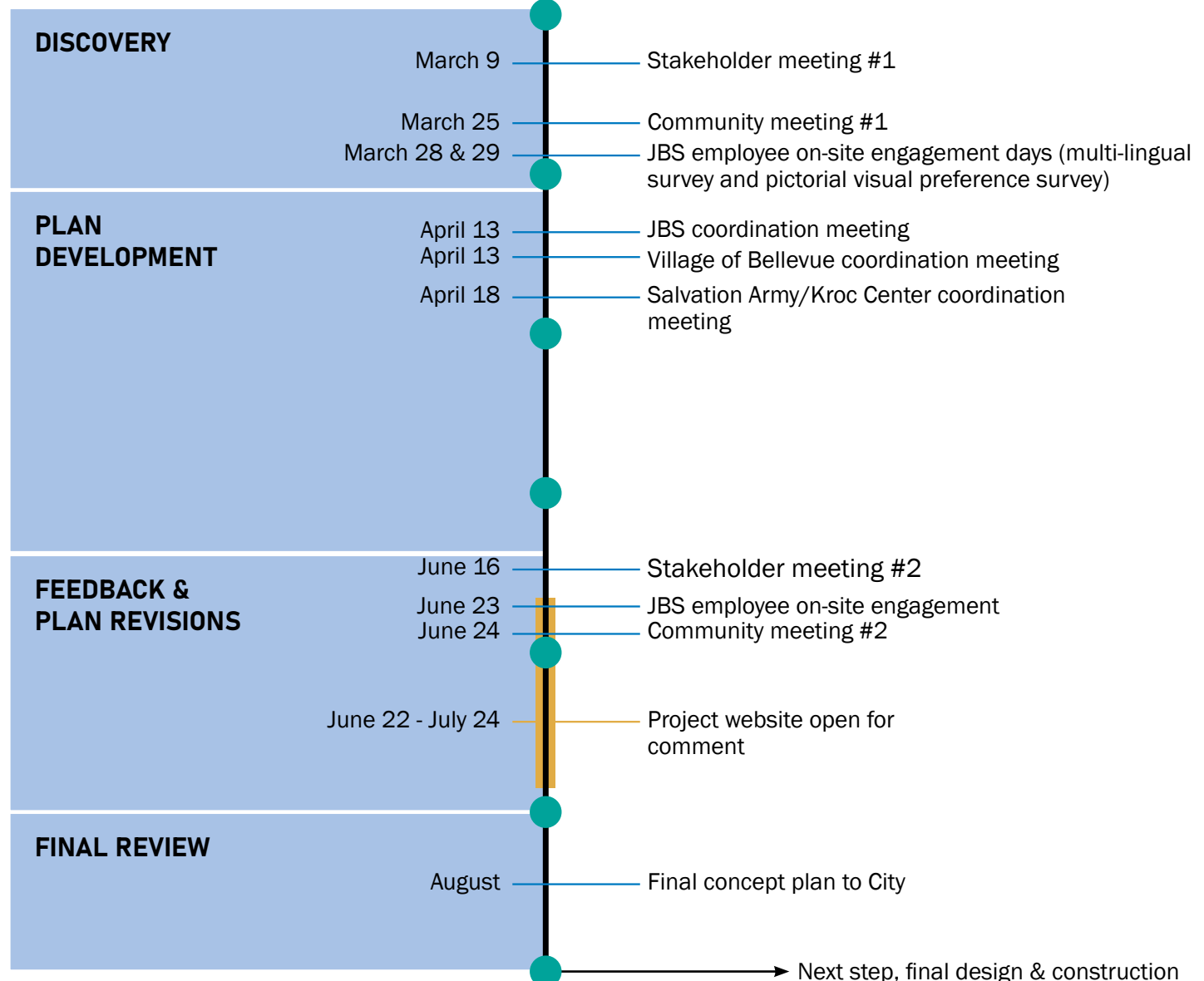
Roadway section H-H illustrates the east-west connecting road that connects Guns Road to Lime Kiln Road. The intention is to create a pedestrian and bicycle trail, with separate spaces for each.



11. The Process

The process incorporated stakeholders and viewpoints from around the Green Bay metro area and locally right in the Imperial Pride neighborhood.

From regular staff update meetings, stakeholder meetings, on-site employer visioning sessions, community pop-ups, and a project website for comment—the local community has been encouraged to comment and share what they feel is important for the site. Below is a summary of the project process to date.





Report to the Green Bay Plan Commission

MEETING DATE

December 19, 2023

PREPARED BY

David Buck, Staff

AGENDA ITEM # P.13

To approve a request to amend the Green Bay 2022 Smart Growth Comprehensive Plan to include recommendations of the 2020 Green Bay Area Housing Market Study. (Public Hearing held on 12.11.2023.)

BACKGROUND

Reason for Request: To incorporate specific recommendations of the 2020 Green Bay Area Market Study related to the removal of barriers to affordable housing.

Report: A Housing Market Study was commissioned by the Redevelopment Authority (RDA) of the City of Green Bay in 2019-2020. The RDA identified housing as a critical issue that needs to be addressed to improve Green Bay and grow its economy based on feedback from various stakeholders. The purpose of the study was to help the city better understand its housing market and the housing market in surrounding communities (Allouez, Ashwaubenon, Bellevue, Suamico, De Pere and Howard), and to craft targeted strategies to improve housing options.

The study examined the balance between housing demand and supply by analyzing data, talking to housing experts, and understanding residents' experiences. Based on the examination, gaps in the number, type, price point and location of housing units in Green Bay were identified. To help close the gaps and improve housing options in the City, the study laid out a toolbox of targeted strategies. The seven recommended amendments to the housing element of the Comprehensive Plan have been selected from the market study recommendations and include:

1. Examine waiving or reducing fees on a case-by-case basis to encourage affordable housing and reduce development costs.
2. Examine streamlining review processes for affordable housing projects as an incentive to include affordable units in various development projects.
3. Adopt policies that encourage accessory dwelling units (ADUs) by-right in appropriate residential zoning districts.
4. Creation of an affordable housing trust fund as a general purpose vehicle to serve various affordable housing initiatives throughout the City.
5. Utilizing Tax Increment Financing (TIF) for infrastructure construction associated with affordable housing as well as always holding tax increment districts open for the one-year affordable housing extension.
6. Enabling cottage court housing development types through Planned Unit Development as well as exploring areas where cottage courts could be located and promoting those areas to developers and city leaders.
7. Create a rural holding district in the zoning code for undeveloped and unserved land that will discourage large lot sprawl development by holding land as agricultural or open space until it is serviced by public utilities and ready to be placed into a regular zoning classification.

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.
The staff feels the proposed amendments are consistent.
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 amendments will have no significant negative issues relative to services or facilities and may assist with orderly extension of said facilities and services by discouraging large lot sprawl and allowing housing in greater density.
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.
N/A.
4. The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
The proposed changes do not affect the transition of uses from its current condition.
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.
6. There is a change in City policies or neighborhood characteristics that would justify a change.
The general changes in the housing market, especially affordable housing, have made these amendments extremely important to be incorporated and acted upon at this time.
7. The change corrects an error made in the original plan.
N/A.
8. There is a community or regional need identified in the Comprehensive Plan for the proposed land use or service.
N/A.
9. The change helps the City meet its life-cycle and affordable housing goals.
Amendments are specifically drafted to promote affordable housing goals.
10. The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration, or dedication.
N/A.

The Public Participation Plan for Comprehensive Plan Amendments is being followed for this request. A public hearing notice has been issued for this meeting. The staff has not received any inquiries about the request as of the drafting of this report.

RECOMMENDATION

Approval of the request to amend the City's Comprehensive Plan, as proposed.

FISCAL IMPACT

ATTACHMENTS

1. Green Bay Housing Market Study_Executive Summary
2. MO XX-23- Amend Comp Plan for Housing Elements
3. CPA 23-06 - 2022 Comp Plan - Housing Obj & Policies_edit 11.22.23

EXECUTIVE SUMMARY

GREEN BAY HOUSING MARKET STUDY

INTRODUCTION

The purpose of this study is to help the City better understand its housing market and the housing market in surrounding communities (Allouez, Ashwaubenon, Bellevue, Suamico, De Pere and Howard)—the secondary market. This study examines the existing balance between housing demand and supply by analyzing data, talking to housing experts, and understanding local residents' experiences. Based on this examination, gaps in the number, type, price point and location of housing units in Green Bay are indicated. To close these gaps and improve housing options in the City, this study lays out a toolbox of targeted strategies.

HOUSING GAPS & OPPORTUNITIES

Using both conservative and high growth scenarios to arrive at a range, the City will need the following to meet projected housing demand by 2040:

- **3,314 - 7,441 rental units (140 - 310/year)**

This equates to approximately the following per year, based on current rental pricepoints and HUD FY2020 income categories:

- 75-170 units with monthly rent up to \$1,030
- 50-110 units with monthly rent between \$1,150-\$1,650
- 15-30 units with monthly rent greater than \$1,440

- **4,052 - 9,098 owner-occupied units (170 - 375/year)**

This includes attached and detached units and equates to the following per year, based on current ownership price points and HUD FY2020 income categories:

- 35-75 units priced up to \$158,000
- 35-75 units priced between \$178,000-\$248,000
- 100-225 units priced greater than \$217,000

IMPLEMENTATION

(refer to pages 80-84 for more detail)

Goal

The City's primary housing goal is to Build Healthy

Neighborhoods. Healthy neighborhoods have:

- Varied housing types, sizes and price points, including both owner- and renter-occupied units. This enables more people to stay in the neighborhood as housing needs shift, and it limits future instability due to changes in the housing market.
- Sidewalks and urban design features that make walking pleasant and safe (whether for transportation or for pleasure).
- Convenient access to public transit and daily needs retail and services.
- Quality parks and open space.
- Community gather places, including both public venues (e.g. community center) and private venues (e.g. coffee shops).
- Active neighborhood associations and public or quasi-public places to meet within or near the neighborhood.

STRATEGIES TO IMPROVE HOUSING OPTIONS

Communication Strategies

1. **Establish Housing Committee**—The Housing Committee can be the driving force to implement this plan, provide oversight on the development and administration of funding programs, support public outreach about the City's housing needs and programs, and support updates to this plan as the market shifts and outside funding programs change.
2. **Improve Staff & Developer Communications & Processes**—Improve the experience for developers by coordinating feedback and sign-off from each department during the development review process. Increasing efficiency should also decrease costs to developers.

Initiatives

3. **Assist & Grow Neighborhood Associations**—Promote neighborhood identity and social cohesion through neighborhood associations. Use neighborhood associations as a way to engage residents in planning efforts and developments.
4. **Retain Inventory of and Market City-Owned Redevelopment Properties**—Continue maintaining a repository of properties owned by the RDA and

EXECUTIVE SUMMARY

incentives offered for residential and other types of development.

Regulation

5. **Amend Comprehensive Plan**—Update Future Land Use Map to include more flexibility in residential and mixed use areas.
6. **Examine Waiving or Reducing Development Fees**—Consider waiving or reducing fees on a case-by-case basis to encourage affordable housing and reduce costs to developers.
7. **Increase Code Enforcement for Converted Single-Family Rentals**—Create a targeted rental inspection program in areas with large number of single-family homes converted to rentals.
8. **Streamline Approval Process for Affordable Housing**—Streamline approval process for housing projects that include affordable units to offer an incentive to include these types of units in developments.
9. **Reduce Parking Requirements for Affordable Housing**—Consider reducing parking requirements for affordable multi-family developments located within a certain distance (1,000 to 1,500 feet) of a bus stop.
10. **Review Requirements for Landscaping and Building Materials in Zoning Code**—These elements can drive up developer costs. Review requirements for landscaping and hardscaping materials to see if any requirements can be softened or if there are materials that could be used to offer the same aesthetic at a lower price point.
11. **Adopt Policies That Encourage Accessory Dwelling Units (ADUs)**—Consider permitting ADUs by right in all residential areas. A requirement could be added that the property owner live on-site.
12. **Enable Cottage Courts Through PUDs**—Explore areas where cottage courts could be possible in the City and assemble and promote these areas to developers through the RDA.
13. **Create a Rural Holding (RH) Zoning District**—Create a Rural Holding District in the City's Zoning Code for undeveloped Land. The purpose of the district should be to hold land as agricultural or open space until it is ready to be placed into regular zoning classification such as R-1, R-2, etc.

Funding

14. **Create an Affordable Housing Trust Fund**—Create an Affordable Housing Trust Fund as a general purpose vehicle that can serve various affordability initiatives anywhere in the City.
15. **Utilize Tax Increment Financing for Affordable Housing Incentives**—Use TIF for the construction

of infrastructure to encourage the development of housing.

16. **Utilize Tax Increment Financing-Affordable Housing One-Year Extension**—Hold open TIF Districts that are about to be closed for one additional year beyond their planned or maximum duration to generate funds that can be used anywhere in the City for affordable housing.
17. **Promote the Use of the Federal and State Low Income Housing Tax Credit (LIHTC) Program**—Support and encourage developer use of LIHTC. Affordable Housing Trust Funds could be used as local match for LIHTC.
18. **Market Opportunity Zones**—Promote the four areas in the City that qualify under this program offering opportunity for private investment and development of workforce housing.
19. **Increase Use of Downpayment Assistance**—Promote Wisconsin Housing and Economic Development Association (WHEDA) and Federal Home Loan Bank of Chicago (FHLBC) downpayment assistance programs.
20. **Amend Rental Conversion Program Policy**—Consider the following changes to the City's rental conversion grant program: 1) at least 10% of funds must be used for exterior renovations; and 2) increase the maximum amount of the grant.

Partnerships

21. **Support Habitat for Humanity, NeighborWorks Green Bay and Other Affordable Housing Providers**—Maintain supply of lots for new home construction.
22. **Form Working Groups with Major Employers**—Convene major employers annually to discuss housing issues and initiatives.
23. **Coordinate with the University of Wisconsin-Green Bay and Northeast Wisconsin Technical College(NWTC)**—Work with the University to update its campus plan every 5-10 years. A big component of the plan should be plans to house students within the community. Partner with NWTC and the Department of Workforce Development to encourage people to seek training in building trades.

MISCELLANEOUS ORDINANCE NO. XX-23

**AN ORDINANCE AMENDING THE SMART GROWTH 2022
COMPREHENSIVE PLAN OF THE CITY OF GREEN BAY TO
INCLUDE RECOMMENDATIONS OF THE 2020 GREEN BAY
AREA HOUSING MARKET STUDY
(CPA 23-06)**

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 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 22-01 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

MISCELLANEOUS ORDINANCE NO. XX-23
Page 2

ATTEST:

Clerk

Enclosure – Text Change

Housing Objectives and Policies



Green Bay Smart Growth 2022

Housing Plan

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Housing Plan

Relationship to the Issues and the Concept Plan

The Green Bay Housing Plan is intended to guide public and private investments to ensure an adequate housing supply that meets existing and forecasted housing demand in Green Bay.

The policies of this chapter recommend how to promote new and rehabilitated housing, provide choices for people of all ages and incomes and for people with special needs. Private actions are directed through the City's review of development applications, working within federal, state and city programs, and amendments to the zoning ordinance.

Strategies and actions also address the findings of the Green Bay Housing Market Study conducted in October 2020.

Summary of Issues

The major housing issues are summarized as:

- How can the City's housing supply best be structured to compete with new housing in outlying communities?
- How should the mix of housing types change during the plan period? Should greater diversification of the City's housing stock be encouraged?
- Is there a market demand for housing types not represented? (Examples might include higher-end apartments in mixed-use buildings; urban townhouses or rowhouses; live-work units; small-lot single-family homes with common amenities; larger rental apartments; senior housing for independent living.)
- To what degree is a diversity of housing types desirable within single neighborhoods? Could design standards help to create a compatible mix of housing types and densities? Should the greatest variety of housing types be concentrated around neighborhood commercial nodes?
- Should design standards be developed for new infill housing in existing older neighborhoods? These might include basic criteria such as similar setbacks, building massing and garage placement.
- Should programs be developed to assist the City's elderly now residing in large single-family homes, to provide for shared living arrangements, maintenance assistance, or rehabilitation for accessibility?
- How can the City's existing housing stock best be preserved and upgraded? Are additional incentives needed to stimulate private sector investment in housing in the City's older neighborhoods?
- How can homes in existing floodplain areas be upgraded to better meet flood protection standards?
- How can the City's large stock of 1950s to 1960s single-family homes best be updated to meet current market needs and ensure the continued viability of their neighborhoods?

23. Housing Plan

- Should certain housing types be targeted for selective replacement? (Examples might include small multifamily buildings in poor condition.) If so, what kind of housing should replace them? What is the ideal balance between “retention” and “replacement”?
- Are fair housing issues being adequately addressed? (This includes non-discrimination in provision of housing and housing assistance.) Are additional efforts needed?
- Should the City’s zoning code be made more flexible to accommodate a greater variety of housing types and site designs?
- **Infill and Rehabilitation:** Green Bay should emphasize infill development and rehabilitation of existing housing units. Design guidelines should be established for new infill housing and rehabilitation work. The City should create incentives for housing rehabilitation to safeguard or improve the quality of housing in the City.
- **Design Guidelines for Attached Housing:** The City should adopt guidelines for the site planning and general design of apartments and townhouses so that these housing forms will become a more attractive alternative and an asset to the neighborhoods in which they are located. New subdivisions and rebuilt streets should include buried utilities and street trees. Neighborhood commercial development should be encouraged and designed to be more attractive through site planning, landscaping, access control and sign design.

Guidance from the Concept Plan

- **Affordable Housing:** Green Bay should work with Brown County, other communities and the private housing market to find a regional solution to the need for housing priced and sized for lower-income households, especially families.
- **Housing Diversity:** Diversify the housing stock by adding more attractive attached housing in all price ranges, styles and tenure (ownership or rental).
- **Housing Density:** Housing densities should be increased using quality planned unit development guidelines. However, concentrations of high-density dwellings should be discouraged. Neighborhood design options should provide choices, to incorporate affordability and compete with urban sprawl desires that allow for home workshops etc.
- **Code Enforcement:** Green Bay should provide increased support and resources for systematic nuisance and code enforcement regarding property maintenance, especially in terms of hazardous or toxic materials such as lead paint or asbestos.



Plan Overview

Summary of Objectives

The Green Bay Housing Plan sets goals, objectives and policies that can be undertaken by both the public and private sectors to improve and enhance the quality of the housing in Green Bay. The Plan is closely related to the Neighborhoods and Districts Plan and the Urban Design Plan in its focus on compatible infill and redevelopment in established neighborhoods.

Goal: Continue to stabilize and improve established neighborhoods while promoting affordable and decent housing for all residents of Green Bay.

Objective 1 – Affordable Housing. Promote cooperation among agencies, both private and public, that promote affordable housing opportunities for all.

Objective 2 – Housing Diversity. Encourage a broad range of housing types and price levels in order to bring people of diverse ages, races, incomes and abilities into daily interaction, strengthening the personal and civic bonds essential in a community.

Objective 3 – Housing Density. Encourage appropriate increases in housing density in established, new and developing neighborhoods while discouraging the over-concentration of high-density dwellings in limited areas.

Objective 4 – Infill and Rehabilitation. Encourage and assist in the rehabilitation of housing units in neighborhoods to create desirable living environments.

Objective 5 – Design Guidelines for Attached Housing.

Develop site planning and general design guidelines for new and rehabilitated attached housing (townhouses, rowhouses, apartments) to ensure that these types of housing become a more attractive alternative and an asset to the neighborhoods in which they locate.

Objective 6 – Code Enforcement. Provide increased support and resources to building, fire, health and zoning code enforcement regarding property maintenance to protect the health, safety, and welfare of the housing occupants.

Objectives and Policies

Objective 1 – Affordable Housing

Promote cooperation among agencies, both private and public, that promote affordable housing opportunities for all.

Recommended Policies:

- 1. Affordable Housing:** Plan and design neighborhoods that provide housing options with character and neighborhood identities. Continue to identify areas for affordable housing in conformance with *Smart Growth 2022*. The City's Neighborhood Division will continue to provide information on City-owned property suitable for low and moderate income housing or for special needs housing. Use acquisition and rehabilitation to increase the supply of quality affordable housing units. Provide housing opportunities for all residents throughout the City.
- 2. Federal Housing Assistance.** The City should continue to administer all available federal housing programs including, but not limited to:
 - The federal HOME program
HUD-Section 8 Voucher Choice Program
 - Community Development Block Grants (CDGB)
 - Section 108 Loan program
 - All other federally funded programs.

Expand the City's implementation of housing programs that take maximum advantage of all available state and federal funding sources. The City should continue to monitor housing availability and should aggressively pursue all available federal funds to meet special housing needs and create new funding

sources to assist with the provision of affordable housing.

- 3. State Housing Assistance:** The City should continue to administer all available state housing programs offered by, but not limited to:
 - Wisconsin Housing and Economic Development Authority (WHEDA) Emergency Shelter Program
 - Housing Cost Reduction Initiative Program
 - Neighborhood Enhancement Fund
 - Tax increment Financing.

The City should continue to monitor housing availability and should aggressively pursue all available state funding to meet special housing needs and create new funding sources to assist with the provision of affordable housing.

- 4. Local Housing Assistance:** The City along with other appropriate agencies should create a package of services that will help enable those low-income families who wish to become responsible homeowners.
 - The City should participate with private and nonprofit groups seeking to leverage or obtain new funding sources aimed at solving housing problems by supporting or jointly pursuing foundation funds and social investment by corporations, and by assisting with grant writing and with completing applications for available federal and State funds.

- The City should continue to work with financial institutions; underwriters of development loans and mortgages, to find and promote solutions to barriers in the real estate finance process that inhibit the development of modest single-family houses.
- The City should continue to work with the Mayor's Neighborhood Resources Board to assist in the acquisition, rehabilitation and construction of new residences.
- **The City should examine waiving or reducing fees on a case-by-case basis to encourage affordable housing and reduce development cost.**
- **The City should streamline review process for affordable housing projects as an incentive to include affordable units in various development projects.**

5. Residential Development: The City will use the future Land Use Plan to ensure the availability of land for the construction of residential units to meet the projected population demand for the life of *Smart Growth 2022*. The City will continue to follow and update the adopted Residential Development Policy to ensure planned, orderly growth. A future study on the supply-side nature of the housing market should be completed to support future residential expansion.

6. Flexible Zoning: The City will consider various zoning techniques in its new zoning ordinance that will permit greater housing choices in neighborhoods such as “granny flats” and live-work units. **Adopt policies that encourage accessory dwelling units (ADUs) by-right in appropriate residential zoning districts.**

7. Affordable Housing Trust Fund. **Create an affordable housing trust fund as a general purpose vehicle to serve various affordable housing initiatives throughout the city.**

8. Tax Increment Financing (TIF). **Utilize TIF for infrastructure construction associated with affordable housing as well as always holding tax increment districts open for the one year affordable housing extension.**



Example of senior multifamily apartments.

Objective 2 – Housing Diversity

Encourage a broad range of housing types and price levels in order to bring people of diverse ages, races, incomes and special needs into daily interaction strengthening the personal and civic bonds essential in a community.

Recommended Policies:

- 1. Special Needs:** Encourage safe, decent and sanitary housing for those who are disabled in compliance with the American Disabilities Act (ADA) requirements. Continue to permit:
 - Community Living Arrangements (CLAs)
 - Adult Family Homes (AFH)
 - Community Based Residential Facilities (CBRFs)
 - Other assisted living facilities in appropriate locations.

Strive to allocate housing subsidy resources in a manner that increases opportunities for ethnic minorities, diverse ages, races and incomes to choose residences located throughout the City.

Establish reasonable ordinances in compliance with state and federal law and establish guidelines to govern the concentration and density of group living facilities including rooming houses, shelters, CBRF's, special needs residential facilities, migrant housing and dormitories that create opportunities and lessens impacts on surrounding neighborhoods.

- 2. Homeless:** Encourage agencies and organizations in their efforts to meet the housing needs of the homeless. Primary efforts should be aimed at early intervention and out reach to prevent households from becoming homeless. Strive to develop a continuum of housing opportunities, ranging from emergency shelters to transitional housing to permanent housing, in order to assist households that become homeless to regain stable, permanent housing. The Green Bay Housing Authority along

with appropriate agencies, non-profit groups should assist in determining the location and design of homeless facilities and the feasibility of renovating publicly owned vacant buildings for use as homeless facilities.

- 3. Elderly Housing:** Encourage a range of affordable housing types for the elderly, including but not limited to independent living, various degrees of assisted living, and skilled nursing care facilities.

Develop programs to be included in the overall services system by providing labor, maintenance and renovation of homes owned by elderly residents so they can remain in their homes.

- 4. Equal Opportunity:** Provide training, and public information outreach on county, state and federal fair housing law, and procedures for relief of discrimination under the law. The City in partnership with local housing agencies should provide home-buyer counseling and tenant and landlord training to inform prospective homebuyers, tenants and landlords of their legal responsibilities, rights and opportunities.

- 5. Housing Types:** The City should facilitate and encourage the construction of a variety of housing types, such as townhouses, rowhouses, apartments, live-work, etc, to provide alternatives to single-family detached housing in-keeping with the Urban Design and Neighborhoods Plans. Plan and promote the use of "Universal Design" to meet the future needs of the physically disabled, in all multifamily and commercial developments.

Objective 3 – Housing Density

Encourage appropriate increases in housing density in established, new and developing neighborhoods while discouraging the concentration of high-density dwellings.

Recommended Policies:

- 1. High Density Housing Supply:** Provide an adequate supply of sites for higher density housing in desirable locations to meet current and projected demand.
- 2. Work Force Multiple Family Housing:** Plan for higher density affordable” work force” multifamily housing in close proximity to employment centers. Utilize planned-unit developments to maximize parking, storage and green space.
- 3. Mid- and High-Density Housing:** Allow higher residential development densities in moderate density multifamily zones, based on the lower traffic and parking impacts this type of housing generates. Higher density housing should be located near public transit stops, commercial services and schools when feasible.
- 4. Planned Developments and Design:** Consider the use of cluster housing and planned unit developments to conserve open space and environmentally sensitive or valuable areas in keeping with the Natural Resources Plan. Appropriate design requirements should be developed in keeping with the surrounding neighborhood. Promote neighborhood identity and active resident involvement through the incorporation of Neighborhood park and recreation centers, which provide resident meeting places.

Enable cottage court housing development types through Planned Unit Development. Explore areas where cottage courts could be located and promote these to developers and city leaders.
- 5. Neighborhood Design:** Provide for neighborhoods with smaller lots and smaller less expensive homes, built to high energy conservation standards, with narrower streets and sidewalks, that incorporate neighborhood commercial service centers. Promote neighborhood identity and active resident involvement through the incorporation of neighborhood park and recreation centers which provide resident meeting places. (See the discussion in the Urban Design Plan.)
- 6. Rural Holding (RH) District:** Create a rural holding district in the zoning code for undeveloped and unserved land. Purpose should be to discourage large lot sprawl development by holding land as agricultural or open space until it is serviced by public utilities and ready to be placed into a regular zoning classification.

Objective 4 – Infill and Rehabilitation

Encourage and assist in the rehabilitation of housing units in neighborhoods to create desirable living environments.

Recommended Policies:

- 1. Adaptive Reuse:** Encourage the adaptive reuse of existing buildings for residential and commercial uses in appropriate areas through flexible zoning standards and financial assistance.
- 2. Historic Structures:** Preserve and conserve historically significant structures in accordance with the Historic Preservation Chapter.
- 3. Incompatible Land Uses:** Identify and remove those incompatible, non-residential land uses that degrade the residential character of a neighborhood, and that are not in conformance with *Smart Growth 2022*.
- 4. Infill Lots:** Support the donation of vacant lots and structures appropriate for infill housing to other organizations engaged in providing homes in established neighborhoods. Consideration should be given to amending the zoning code to include regulatory incentives for infill projects that are compatible with older neighborhoods and historic districts. Design requirements should be established to regulate the placement and design of infill buildings in keeping with surrounding homes.
- 5. Blighted Properties:** Continue to identify areas of housing and infrastructure deterioration and blight, which would benefit from neighborhood rehabilitation.
- 6. Neighborhoods Rehabilitation:** Target rehabilitation efforts toward clusters of units or toward sound, established neighborhoods where the use of resources will result in desirable

living environments. The City's Neighborhood Division should identify neighborhoods each year, which due to location or other factors have the potential to become stable, safe, livable areas. Involve both the City and neighborhoods in rehabilitation efforts as they affect each neighborhood.



Example of rowhouse-style attached units suitable for infill development

Objective 5 – Design Guidelines for Attached Housing

Develop site planning and general design guidelines for new and rehabilitated attached housing (townhouses, rowhouses, apartments) to ensure that these types of housing become a more attractive alternative and an asset to the neighborhoods in which they locate.

Recommended Policies:

1. **Energy Efficiency:** Encourage the use of energy-saving materials and construction techniques in new and rehabilitation projects when economically feasible.
2. **Alternative Housing:** Continue the use of modular and manufactured housing, using more efficient manufacturing processes, conforming to the standards of Federal, State & local building and high standards for energy conservation. Encourage the development of mixed-use neighborhoods that include neighborhood commercial activities that are designed appropriately through site planning, landscaping, access control and sign control.
3. **Residential Areas:** Encourage quality residential areas, which function as integral neighborhood units with schools, parks and other similar facilities as centers. Encourage new forms of housing in neighborhoods to provide housing for neighborhood residents at different stages in their lives. New and existing housing stock shall be safe and sanitary and located in a livable environment with adequate public services for the level of development. Involve both the City and neighborhoods in planning the types, appearance, and location of new housing best suited for each neighborhood. (See the standards in the Urban Design Plan.)
4. **Land Use:** Coordinate the City's growth management planning to provide adequate capacity to accommodate expected residential growth and anticipated demand for different types of housing. Maintain sufficient zoned development capacity to accommodate Green Bay's projected share of Brown County household growth over the next 20 years as provided for and described in the land use element. Make certain the Affordable Housing Objective is taken into account when making future housing land use decisions.
5. **Education:** Continue to educate neighborhood residents and organizations and encourage homeowners to increase private reinvestment in housing by providing information, technical assistance, and Incentives.
6. **Design Standards:** Establish urban design standards for infill and rehabilitation work with the assistance of the neighborhoods. Promote the conservation of the existing housing stock when feasible.

Objective 6 – Code Enforcement

Provide increased support and resources to building, fire, health and zoning code enforcement regarding property maintenance to protect the health, safety, and welfare of the housing occupants.

Recommended Policies:

- 1. Enforcement:** City building, fire, health, and zoning codes will continue to be enforced to remedy existing pockets of blight and deterioration. Establish a strict systematic nuisance and housing code enforcement programming and monitor property conditions in all residential areas to help prevent neighborhood deterioration.

The City's Building and Zoning Inspection Division will strengthen its ability to investigate Zoning Code and Building Code violations with an emphasis on maintaining the residential character of neighborhoods.

Work with the federal government to remove actual and perceived barriers to home improvements in areas regulated by the Floodplain Overlay District.

- 2. Blight and Deterioration:** Emphasize the revitalization of existing pockets of blight and deterioration in a timely fashion and the prevention of future degradation. Continue to educate residents and neighborhood organizations in detecting hazardous or toxic materials such as lead paint or asbestos.



Implementation Program

This section describes the major actions involved in implementing the *Smart Growth 2022* Housing Element and indicates the relative priority of each, the responsible agency and any required coordination. Numerous specific actions are described in the body of the plan while the times listed below are only the major short- and long-term actions.

Table 23-1: Implementation Program for the Housing Plan

Priority	Action	Lead and Coordinating Agencies
1	Establish Design Guidelines for Attached Housing: Create design guidelines for various housing types in the new zoning ordinance.	Planning Department Inspection Division
1	Zoning Ordinance: Amend the Green Bay zoning ordinance to allow and encourage a variety of housing types including housing in mixed-use buildings and in traditional neighborhood settings including the allowance of accessory dwelling units.	Planning Department Law Department
1	Affordable Housing: continue to work with Brown County, other communities and the private housing market to address the issue of affordable housing that may include reduced fees and prioritize reviews.	Planning Department Green Bay Housing Authority Brown County Housing Authority
1	Infill and Rehabilitation: Continue to emphasize infill and rehabilitation of existing housing units utilizing various funding options and the design guidelines in the new zoning ordinance. Create a Rural Holding District to discourage sprawl.	Planning Department Public Works Department
2	Code Enforcement: Provide increased support , training and resources to improve City of Green Bay code enforcement.	Public Works Department and the Inspections division Planning Department

23. Housing Plan

Priority	Action	Lead and Coordinating Agencies
2	Local Housing Assistance: Continue to work with the Mayor's Neighborhood Resource board and other local agencies to provide housing services to residents.	Planning Department Mayor's Office
2	Housing Density: Provide an adequate supply of sites for higher density housing in desirable locations to meet current and projected demands. Enable and promote cottage court development through PUD.	Planning Department Neighborhood and Planning Division
3	Floodplain Overlay District Review: Work with various agencies to update the current floodplain mapping and remove barriers to home improvement projects in the mapped floodplain.	Federal Emergency Management Agency Planning Department
3	Historic Preservation: Use the Historic Preservation Plan to assist in the preservation of historic structures.	Planning Department Green Bay Historic Preservation Commission
3	Housing Assistance: Continue to administer state, federal and local programs aimed at rent assistance, homeownership assistance and alleviating homelessness.	Neighborhood and Community Development Division of the Planning Department
3	Federal and State Funding: Monitor and pursue all available state and federal funding sources to meet special housing needs in the city. Utilize TIF one-year extensions for affordable housing.	Planning Department Green Bay and Brown County Housing Authorities.



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 19, 2023

PREPARED BY

AGENDA ITEM # Q.1

To accept the USDOJ 2023 Justice Assistance Grant for \$59,630 for portable handheld radios for the Green Bay Police Department and ballistic vests for Brown County Sheriff's Department.

BACKGROUND

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. 2023 JAG GTF signed with docs 12-6-23

**FY 2023 Edward Byrne Memorial Justice Assistance Grant
(JAG)
C-BJA-2023-00105-PROD**

BUDGET NARRATIVE

Green Bay Police Department

Through the 2023 JAG grant, the Green Bay Police Department will purchase the following equipment:

1. (11) Portable handheld radios with Accessories (\$53,667): For officer safety and policing efforts.

\$53,667 in 2023 JAG funding makes up the total project cost for the Green Bay Police Department portion of the funding.

Brown County Sheriffs Department

Brown County will use their portion of the 2023 JAG grant funds to purchase the following equipment:

1. (9) Ballistic Vests (\$5,963): For officer safety and policing efforts.

\$5,963 in 2023 JAG funding makes up the total project cost for the Brown County Sheriffs Department portion of the funding.

Total project cost for both agencies = \$59,630



GRANT TRACKING FORM

PART #1: Notification of Grant Funds

(emailto:PamelaMa@greenbaywi.gov)

APPLICANT DEPARTMENT: Police

DATE: 12/6/2023

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

APPROPRIATE COMMITTEE: Finance

NAME OF GRANT/FUNDING SOURCE: 2023 Justice Assistance Grant (JAG)/USDOJ

AMOUNT OF GRANT REQUEST: \$59,630

LOCAL MATCH REQUIREMENT: \$0

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

TIMEFRAME OF GRANT: 10/1/2022 through 9/30/2026

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

PURPOSE OF GRANT (summary): Grant will provide \$53,667 for 11 portable handheld radios for the GBPD as well as \$5,963 for the Brown County Sheriff Department for 9 ballistic vests.

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

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

DEPARTMENT HEAD SIGNATURE: Cathy Adams

PART #2: Request to Accept Grant Funds

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

AMOUNT OF GRANT AWARD: \$59,630

CFDA/STATE ID #: 16.738

LOCAL MATCH REQUIREMENT: \$0

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

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

Please describe what the grant money will be spent Grant will provide \$53,667 for 11 portable handheld radios for the GBPD as well as \$5,963 for the Brown County Sheriff Department for 9 ballistic vests.

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



Department of Justice (DOJ)

Office of Justice Programs

Bureau of Justice Assistance

Washington, D.C. 20531

Name and Address of Recipient:	CITY OF GREEN BAY 307 S ADAMS ST
City, State and Zip:	GREEN BAY, WI 54301
Recipient UEI:	P979A46EYKJ3
Project Title: 2023 JAG grant	Award Number: 15PBJA-23-GG-03928-JAGX
Solicitation Title: BJA FY 23 Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Solicitation	
Federal Award Amount: \$59,630.00	Federal Award Date: 9/22/23
Awarding Agency:	Office of Justice Programs Bureau of Justice Assistance
Funding Instrument Type:	Grant
Opportunity Category: D	
Assistance Listing: 16.738 - Edward Byrne Memorial Justice Assistance Grant Program	
Project Period Start Date: 10/1/22	Project Period End Date: 9/30/26
Budget Period Start Date: 10/1/22	Budget Period End Date: 9/30/26
Project Description: The Green Bay Police Department and Brown County Sheriff Department will use the JAG funds to purchase handheld radios for the city police officers and ballistic vests for county sheriff's officers. The equipment will assist in crime prevention, crime solving, officer safety, and public safety. The equipment will allow officers to maximize their abilities for themselves and the people of the City of Green Bay and Brown County.	



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 19, 2023

PREPARED BY

AGENDA ITEM # Q.2

To accept the USDOJ 2023 COPS Hiring Program grant for \$250,000 in federal funds with a \$451,242 match in operating funds to offset the costs of two additional sworn officer positions over a three-year period.

BACKGROUND

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. USDOJ GRANT

PROJECT NARRATIVE

The City of Green Bay has had to keep open anywhere from 5-14 patrol officer positions open over the past 10 years due to budget constraints. Factors include increased health insurance costs, operating costs, tax levy constraints and the State ERP (Expenditure Restraint Program). The State ERP program caps municipalities on local tax increases to prevent aggressive local taxation. If you exceed the the ERP limit with your municipal levy tax rate for a budget cycle, you lose your state aid for that budget year, which would be roughly \$2,000,000 for the City of Green Bay. To stay within the ERP program requirements, finding new revenues to offset the new expenses is preferred.

This Cops Hiring Program grant will allow us to increase the number of new officers we can hire. In the late 1990's and in the early 2000's, the City of Green Bay was very fortunate to receive funds through the COPS Hiring Program grant. The funding received during that time afforded us the opportunity to hire 12 additional officers, expand our Community Police Program to 18 officers and increase our table of organization. The City of Green Bay continued to fund these officers through our levy well past the required 3 year retention limit.

The benefits we received from the previous CHP grants was very well received and appreciated by our citizens, business owners and governing body. By expanding our Community Police Program and seeing the benefits of the community policing philosophy, the Green Bay Police Department has adopted this philosophy department wide. With the assistance of the previous CHP grants allowing us to expand our community police efforts, the Green Bay Police Department was awarded the prestigious Herman Goldstein Award in 1999 for our efforts partnering the community for our law enforcement duties. Our engagement in the community has afforded us partnerships that will last for many years. The strong support we receive throughout our community has been very beneficial not only for us, but for all who like to call Green Bay home.

The mission of the Green Bay Police Department is as follows: "We, the men and women of the Green Bay Police Department, are dedicated to providing service through a partnership with the community that builds trust, reduces crime, creates a safe environment, and enhances the quality of life in our neighborhood."



GRANT TRACKING FORM

PART #1: Notification of Grant Funds

(emailto:PamelaMa@greenbaywi.gov)

APPLICANT DEPARTMENT: Police

DATE: 12/6/2023

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

APPROPRIATE COMMITTEE: Finance

NAME OF GRANT/FUNDING SOURCE: 2023 COPS Hiring Program (CHP)/USDOJ

AMOUNT OF GRANT REQUEST: \$250,000 (Federal Funds) LOCAL MATCH REQUIREMENT: \$451,242

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

TIMEFRAME OF GRANT: 10/1/2023 through 9/30/2028

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

PURPOSE OF GRANT (summary): Grant will provide \$250,000 in federal funds to offset the costs of 2 officers over a 3-year period once additional employees are hired. A \$451,242 match is required. GBPD Table of Organization must increase by 2 sworn officer positions. Grant total including match is \$701,242.

How does the grant meet City/Department needs? Hiring 2 additional officers

What are the personnel requirements (include both existing and new staff) of the grant? Community Police duties

DEPARTMENT HEAD SIGNATURE: _____

Cathy Adams

PART #2: Request to Accept Grant Funds

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

AMOUNT OF GRANT AWARD: \$250,000

CFDA/STATE ID #: 16.710

LOCAL MATCH REQUIREMENT: \$451,242

Please describe the source of match, if applicable: General Fund

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

Please describe what the grant money will be spent Grant will provide \$250,000 in federal funds to offset the costs of 2 officers over a 3-year period once additional employees are hired. A \$451,242 match is required. GBPD Table of Organization must increase by 2 sworn officer positions. Grant total including match is \$701,242

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

2023 CHP GRANT OFFICER COST ESTIMATES

5/11/2023

		3.50%	3.50%
Hourly Rates	2023	2024	2025
Step I	\$30.91	\$31.99	\$33.11
Step II	\$31.80	\$32.91	\$34.06
Step III	\$34.60	\$35.81	\$37.06
Step IV	\$38.03	\$39.36	\$40.74

Afternoon Diff \$52.52 Night Diff \$70.03

2023

Base Salary	\$62,471.10	FICA 6.2%	\$4,135.07
Holiday	\$2,402.81	Medicare 1.45%	\$967.07
Shift Diff	\$1,820.78	Gen Liab 3.00%	\$2,000.84
	\$66,694.69	Work Comp 2.67%	\$1,780.75
		WRS 13.20%	\$8,803.70
TOTAL	\$105,732.12	Health	\$19,650.00
		Life	\$100.00
		Dental	\$1,600.00
			<u>\$39,037.43</u>

2024

Base Salary	\$70,350.71	FICA 6.2%	\$4,642.40
Holiday	\$2,705.88	Medicare 1.45%	\$1,085.72
Shift Diff	\$1,820.78	Gen Liab 3.00%	\$2,246.32
	\$74,877.37	Work Comp 2.67%	\$1,999.23
		WRS 13.20%	\$9,883.81
TOTAL	\$116,084.85	Health	\$19,650.00
		Life	\$100.00
		Dental	\$1,600.00
			<u>\$41,207.48</u>

2025

Base Salary	\$80,031.15	FICA 6.2%	\$5,265.67
Holiday	\$3,078.22	Medicare 1.45%	\$1,231.49
Shift Diff	\$1,820.78	Gen Liab 3.00%	\$2,547.90
	\$84,930.15	Work Comp 2.67%	\$2,267.63
		WRS 13.20%	\$11,210.78
TOTAL	\$128,803.62	Health	\$19,650.00
		Life	\$100.00
		Dental	\$1,600.00
			<u>\$43,873.47</u>

Year 1	\$105,732.12	
Year 2	\$116,084.85	
Year 3	\$128,803.62	
TOTAL	\$350,620.59	Cost Per Officer

Funding Breakdown

Federal	\$250,000
Applicant	\$451,242
Total	\$701,242

Requesting 2 Officers: Total cost is: \$701,241.17



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 19, 2023

PREPARED BY

AGENDA ITEM # Q.3

To purchase two (2) long range electric vehicles (EV's) and 2 wall connectors from Tesla for the Police Department for the amount of \$99,210.

BACKGROUND

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. Finance Request Tesla EV's



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

Phone 920.448.3047
Fax 920.448.3050

12/07/23

Finance Committee 12/12/23

Consideration with possible action to purchase two (2) electric vehicles (EV's); one (1) Model 3 Long Range & one (1) Model Y Long Range and two (2) wall connectors from Tesla in the amount of \$99,210 for the Green Bay Police Department.

- Model 3 - \$47,630
- Model Y - \$50,630
- Wall Charger(s) - \$475/ea.

The City of Green Bay qualifies for a Federal Tax Credit claiming up to \$7,500 for new Tesla vehicles. There is no limit on the number of tax credits the City can claim. All prices are shown without incentives.

This purchase will be funded through 2021 Bonding, utilizing the GSA Cooperative Purchasing Program.

GL Account: 423300-55140-27311

Respectfully Submitted,

Troy Van Handel
Buyer

Green Bay Police Department

Approved Funds: 2021 Bond

Requisition #255

Department Contact for this Requisition: Lt. Tom Buchmann @ 3217

Purchase request: (2) Tesla cars

Cost: \$98,260.00

Account Number: See Below

Created and Approved by Rick Jurkanis 11/16/23

Please see attached quote for specifications and work with department contact to finalize specifications for the 2 different models. Cost per model listed below. Vendor is Tesla. Please confirm quotes before issuing the purchase order.

Please use the following funding source:

1. \$98,260.00: 2021 Bonding 423300-55140-27311

Tesla Model 3: \$47,630

Tesla Model Y: \$50,630

Please note that we will receive a \$7,500 rebate for each vehicle (\$15,000 total).

Vendor: Tesla Inc
45500 Fremont Blvd
Fremont, CA 94538

Attn: Victor Yu
628-999-7757

Item #	Description	Quantity	Units of Measure	Unit Price	Total Value
1	Car - Tesla Model 3 Long Range Dual Motor All-Wheel Drive	1	EACH	\$45,990.00	\$45,990.00
	333mi Range Long Range Dual Motor All-Wheel Drive				
Standard Equipment Features					
	Color: Midnight Silver Metallic	1	EACH	\$0.00	\$0.00
	Autopilot	1	EACH	\$0.00	\$0.00
	Power Doors	1	EACH	\$0.00	\$0.00
	Center console with storage, 4 USB-C ports and wireless charging for 2 smartphones	1	EACH	\$0.00	\$0.00
	Power Windows	1	EACH	\$0.00	\$0.00
	Carpeted Flooring Front and Rear	1	EACH	\$0.00	\$0.00
	18" Aero Wheels	1	EACH	\$0.00	\$0.00
	All Black Interior	1	EACH	\$0.00	\$0.00
	Synthetic Leather Seats	1	EACH	\$0.00	\$0.00
	Tinted glass roof with ultraviolet and infrared protection	1	EACH	\$0.00	\$0.00
	Rear View Camera	1	EACH	\$0.00	\$0.00
	Tilt Steering Wheel	1	EACH	\$0.00	\$0.00
	Keys (2 Keys Standard)	1	EACH	\$0.00	\$0.00
	12-way power adjustable front and rear heated seats	1	EACH	\$0.00	\$0.00
	Front License Plate Holder	1	EACH	\$0.00	\$0.00
	Mirrors, Power folding, auto-dimming, heated	1	EACH	\$0.00	\$0.00
	Traffic Aware Cruise Control	1	EACH	\$0.00	\$0.00
	LED fog lamps	1	EACH	\$0.00	\$0.00
	Eight surround cameras and 12 ultrasonic sensors	1	EACH	\$0.00	\$0.00
	Premium audio –14 speakers, 1 subwoofer, 2 amps, and immersive sound	1	EACH	\$0.00	\$0.00
	Back Up Alarm	1	EACH	\$0.00	\$0.00
	A/C, High Capacity Front/Rear	1	EACH	\$0.00	\$0.00
	Fee- Destination	1	EACH	\$1,390.00	\$1,390.00
	Order Fee	1	EACH	\$250.00	\$250.00
Total Before Tax				\$47,630.00	\$47,630.00

Est. Delivery: Nov-Dec 2023

Vendor: Tesla Inc
45500 Fremont Blvd
Fremont, CA 94538

Attn: Victor Yu
628-999-7757

Item #	Description	Quantity	Units of Measure	Unit Price	Total Value
1	Car - Tesla Model Y Long Range Dual Motor All-Wheel Drive	1	EACH	\$48,990.00	\$48,990.00
	330mi Range Long Range Dual Motor All-Wheel Drive				
Standard Equipment Features					
	Color: Midnight Silver Metallic	1	EACH	\$0.00	\$0.00
	Autopilot	1	EACH	\$0.00	\$0.00
	Power Doors	1	EACH	\$0.00	\$0.00
	Center console with storage, 4 USB-C ports and wireless charging for 2 smartphones	1	EACH	\$0.00	\$0.00
	Power Windows	1	EACH	\$0.00	\$0.00
	Carpeted Flooring Front and Rear	1	EACH	\$0.00	\$0.00
	19" Gemini Wheels	1	EACH	\$0.00	\$0.00
	All Black Interior	1	EACH	\$0.00	\$0.00
	Synthetic Leather Seats	1	EACH	\$0.00	\$0.00
	Five Seat Interior	1	EACH	\$0.00	\$0.00
	Tinted glass roof with ultraviolet and infrared protection	1	EACH	\$0.00	\$0.00
	Rear View Camera	1	EACH	\$0.00	\$0.00
	Tilt Steering Wheel	1	EACH	\$0.00	\$0.00
	Keys (2 Keys Standard)	1	EACH	\$0.00	\$0.00
	12-way power adjustable front and rear heated seats	1	EACH	\$0.00	\$0.00
	Front License Plate Holder	1	EACH	\$0.00	\$0.00
	Mirrors, Power folding, auto-dimming, heated	1	EACH	\$0.00	\$0.00
	Glass, Privacy	1	EACH	\$0.00	\$0.00
	Interior floor mats	1	EACH	\$0.00	\$0.00
	Traffic Aware Cruise Control	1	EACH	\$0.00	\$0.00
	LED fog lamps	1	EACH	\$0.00	\$0.00
	Eight surround cameras and 12 ultrasonic sensors	1	EACH	\$0.00	\$0.00
	Premium audio –14 speakers, 1 subwoofer, 2 amps, and immersive sound	1	EACH	\$0.00	\$0.00
	Back Up Alarm	1	EACH	\$0.00	\$0.00
	A/C, High Capacity Front/Rear	1	EACH	\$0.00	\$0.00
	Fee- Destination	1	EACH	\$1,390.00	\$1,390.00
	Order Fee	1	EACH	\$250.00	\$250.00
Total Before Tax				\$50,630.00	\$50,630.00

Est. Delivery: Nov-Dec 2023



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 19, 2023

PREPARED BY

AGENDA ITEM # Q.4

To purchase replacement desktop computers and laptops from Vanguard Computers, Inc., for \$33,196.80.

BACKGROUND

This is a budget approved expense for 2023 under the computer lifecycle.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Finance request IT Computers 12-12-2023 Life Cycle Purchase State Contract
2. VCI Quote 42526 - HP 600 SFF and HP Elitebook 650 CTOs



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

Phone 920.448.3047
Fax 920.448.3050

12/07/2023

Finance Committee 12/12/2023

Consideration and possible action to purchase replacement 20 each Desktop Computers and Laptops a 2023 budgeted Computer Life Cycle expense from Vanguard Computers, Inc. for \$22,889.20.

Quote Attached

Purchase is being made off of HP contract # 505ENT-M22-WICOMPUTER-02 through the State of Wisconsin Coop Purchasing from HP.

This Purchase will be funded out of Account 421120-55140

Respectfully Submitted,

Thomas J. Walenski

Thomas J. Walenski
Procurement Manager
City of Green Bay



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

Quotation (Open)

Quote #: 42526 1 rev of 1
Modified Date: Dec 05, 2023 03:48 PM CST
Expiration Date: 12/27/2023
Description: HP 600 SFF and HP Elitebook 650 CTOs (Intel)

Sales Associates

Preparer: Woodburn, Kristin
E-mail: kristin.w@vanguardinc.com
Phone: 262-317-1998
Account Manager: Steffel, Chuck
E-mail: Chuck.s@vanguardinc.com

Customer

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

Bill To

City of Green Bay
Dept, Purchasing
100 N Jefferson St
Rm. 101
Green Bay, WI 54301
United States

Ship To

City of Green Bay
Technology, Info
100 N Jefferson St
Rm 416
Green Bay, WI 54301
United States

Payment Method

Terms: Purchase Order (Net 30 Days)

Shipping Info

Delivery Method: Custom
Carrier Account #:
Special Instructions:

#	Description	Part #	Qty	Unit Price	Total
1	HP Elite 600 G9 SFF - CTO (State 1A) Configured as shown below: Note: HP Elite SFF 600 G9 R 260W -Base Unit RCTO Electronic TCO Certified labeling ENERGY STAR Certified Windows 11 Pro64 OS Localization US Intel Core i5-13500 2.50G 24MB 14 cores 65W CPU 16GB (1x16GB) DDR5 4800 UDIMM Memory 512GB PCIe-4x4 NVMe TLC Solid State Drive HP USB 320K Keyboard HP Black 125 Wired Mouse Intel vPro Essentials No Front Optional Port No Rear Flex I/O Port No Included ODD Elite 600 SFF Country Kit C13 1.83m Sticker Conventional Straight Desktop Power Cord 1/1/1 (material/labor/onsite) SFF Warranty Single Unit (Small Form Factor) Packaging Intel Core i5 vPro Essentials Raptor Lake Label 1/1/1 SFF Label US SATA Power Cable Non-RF 5 year Next Business Day Onsite Warranty Uplift Included	7E9G9AV	1	\$789.54	\$789.54
2	Electronic HP Care Pack Next Business Day Hardware Support Extended service agreement - parts and labor (for CPU only) - 5 years - on-site - response time: NBD - for HP 34; Elite 600 G9, 800 G9; EliteDesk 80X G6, 80X G8; ProDesk 40X G6; ProOne 400 G6 Note: Included in config/price above	U7925E	1	\$0.00	\$0.00
3	HP 650 G10 - CTO (State 6A) Configured as shown below: Note: HP EliteBook 650 15.6 inch G10 (i5-1345U, UMA, TI PD IC) IDS Base NB PC Electronic Energy Star labeling (EStar) Windows 11 Pro 64 OS Localization Dual AryMic HD USB2 WFOV Integrated Camera 15.6 inch FHD (1920x1080) Anti-Glare LED UWVA 250 for HD Webcam Narrow Bezel bent 16GB (2x8GB) DDR4 3200 512GB PCIe NVMe Value Solid State Drive Pike Silver Aluminum U15 ID No Near Field Communication (No NFC) Intel AX211 Wi-Fi 6E vPro 160 MHz +Bluetooth 5.3 WW WLAN No WWAN No Fingerprint Sensor No SmartCard Reader Long Life 51Whr Fast Charge 3 cell Battery 65 Watt Smart nPFC Right Angle AC Adapter for TBT Clickpad num kypd spill-resistant KBD Country Localization C5 1.0m Sticker Conventional Power Cord 1/1/0 Warranty HP Tamper Lock AMT Enabled Standard Packaging	736X4AV	1	\$870.30	\$870.30

Core i5 sz3 vPro G13 Label
Electronic TCO Certified labeling
4 year next business day onsite warranty uplift included

4 Electronic HP Care Pack Next Business Day Hardware Support	UA6A2E	1	\$0.00	\$0.00
Extended service agreement - parts and labor (for CPU only) - 4 years - on-site - response time: NBD - for EliteBook 630 G10, 64X G10, 65X G10; ProBook 640 G5, 640 G8, 64X G4, 650 G5, 650 G8				
Note: Included in config/price above				

Subtotal: \$1,659.84
Tax (.0000%): \$0.00
Shipping: \$0.00
Total: \$1,659.84

State of WI Computer Equipment and Related Services
• HP contract # 505ENT-M22-WICOMPUTER-02

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

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

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

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

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

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

Thank you, we appreciate your business!

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

Signature

Date



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

Quotation (Open)

Quote #: 42526 1 rev of 1
Modified Date: Dec 05, 2023 03:48 PM CST
Expiration Date: 12/27/2023
Description: HP 600 SFF and HP Elitebook 650 CTOs (Intel)

Sales Associates

Preparer: Woodburn, Kristin
E-mail: kristin.w@vanguardinc.com
Phone: 262-317-1998
Account Manager: Steffel, Chuck
E-mail: Chuck.s@vanguardinc.com

Customer

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

Bill To

City of Green Bay
Dept, Purchasing
100 N Jefferson St
Rm. 101
Green Bay, WI 54301
United States

Ship To

City of Green Bay
Technology, Info
100 N Jefferson St
Rm 416
Green Bay, WI 54301
United States

Payment Method

Terms: Purchase Order (Net 30 Days)

Shipping Info

Delivery Method: Custom
Carrier Account #:
Special Instructions:

#	Description	Part #	Qty	Unit Price	Total
1	HP Elite 600 G9 SFF - CTO (State 1A) Configured as shown below: Note: HP Elite SFF 600 G9 R 260W -Base Unit RCTO Electronic TCO Certified labeling ENERGY STAR Certified Windows 11 Pro 64 OS Localization US Intel Core i5-13500 2.50G 24MB 14 cores 65W CPU 16GB (1x16GB) DDR5 4800 UDIMM Memory 512GB PCIe-4x4 NVMe TLC Solid State Drive HP USB 320K Keyboard HP Black 125 Wired Mouse Intel vPro Essentials No Front Optional Port No Rear Flex I/O Port No Included ODD Elite 600 SFF Country Kit C13 1.83m Sticker Conventional Straight Desktop Power Cord 1/1/1 (material/labor/onsite) SFF Warranty Single Unit (Small Form Factor) Packaging Intel Core i5 vPro Essentials Raptor Lake Label 1/1/1 SFF Label US SATA Power Cable Non-RF 5 year Next Business Day Onsite Warranty Uplift Included	7E9G9AV	1	\$789.54	\$789.54
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Core i5 sz3 vPro G13 Label
Electronic TCO Certified labeling
4 year next business day onsite warranty uplift included

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Extended service agreement - parts and labor (for CPU only) - 4 years - on-site - response time: NBD - for EliteBook 630 G10, 64X G10, 65X G10; ProBook 640 G5, 640 G8, 64X G4, 650 G5, 650 G8					
Note: Included in config/price above					

Subtotal:	\$1,659.84
Tax (.0000%):	\$0.00
Shipping:	\$0.00
Total:	\$1,659.84

State of WI Computer Equipment and Related Services
• HP contract # 505ENT-M22-WICOMPUTER-02

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

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

Thank you, we appreciate your business!

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

Signature

Date



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 19, 2023

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

To allocate \$1,562 of 2023 Contingency Funds for the United States Department of Agriculture to provide a white-tailed deer survey.

BACKGROUND

On September 19, 2023, Council referred to staff a request to pursue a contract with the United States Department of Agriculture to provide deer management services in northeast Green Bay. This invoice covers the costs of USDA performing a survey of an identified area of northeast Green Bay to ascertain the number of white-tailed deer present. The results of this survey will inform permitting and contract services with the Wisconsin Department of Natural Resources and the United States Department of Agriculture for deer management services.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT**ATTACHMENTS**

1. Invoice for Collection -City of Green Bay
2. resolution



United States
Department of
Agriculture

Animal and
Plant Health
Inspection
Service

Wildlife
Services

1201 Storbeck Drive
Waupun, WI 53963

920-324-4514

BILL FOR COLLECTION

COOPERATOR

CITY OF GREEN BAY
ATTN: Dan Ditscheit, Director - Parks, Recreation & Forestry Department
100 North Jefferson Street, Room 510
Green Bay, WI 54301
920-498-4800
dandi@greenbaywi.gov
White-tailed deer
December 1- December 31, 2023

Bill Number	WIWS1204-23
Vendor Code	
Agreement No.	
Billing Date	12/4/2023
Payment Due	1/4/2024

DESCRIPTION

AMOUNT

Personnel Costs	\$997.00
Vehicles	\$198.00
Supplies & Equipment	\$150.00
Indirect Costs	\$217.00

TOTAL DUE:

\$1,562.00

ACCOUNT SUMMARY

For internal
use only

Total

\$1,562.00

**PLEASE INCLUDE A COPY OF THIS
BILL WITH YOUR PAYMENT**

NEW INFORMATION ABOUT HOW TO PAY

**Please remit
payment within
30 days to**

**USDA,APHIS, WS
1201 Storbeck Drive
Waupun, WI 53963**

Make checks payable to: USDA
Please write your Bill Number on your check.

Credit Card Payment is also accepted. Please Contact Misha Overland at 920-324-3745 to make payment with your VISA, DISCOVER or MASTERCARD.

For questions concerning this bill, please contact:
Charles Lovell 920-324-4514



Cooperator Copy

Remittance Copy

**RESOLUTION AUTHORIZING
TRANSFER OF FUNDS**

December 19, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of December 12, 2023, the following 2023 transfer of funds is hereby authorized:

	<u>ACCOUNT</u>	<u>AMOUNT</u>
From:	101099-59001 Contingency	\$1,562.00
To:	101630-53001 Parks/Contractual	\$1,562.00

This budget amendment to cover the an invoice from the United States Department of Agriculture to complete a white-tailed deer survey.

Adopted _____

Approved _____

Mayor

Clerk



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 19, 2023

PREPARED BY

AGENDA ITEM # Q.6

To approve a budget amendment resolution for unbudgeted overtime for special events.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Combined Resolution for 12.12.23 Finance Meeting

**RESOLUTION AUTHORIZING
BUDGET AMENDMENT**

December 19, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of December 12, 2023, the following 2023 amendment of funds is hereby authorized:

	<u>ACCOUNT</u>		<u>AMOUNT</u>
Increase:	101300 50501	Police-Overtime	\$61,252.77
Increase:	101300 46223	Police Overtime Reimbursement	\$61,252.77

***This budget amendment is for 2023 unbudgeted overtime for staffing at various task forces-FBI, US Marshalls and Internet Crimes Against Children and unbudgeted special events such as Notre Dame Academy football games, farmer's markets, Friday's on the Fox, Bellin Run, Green Bay Duathlon, Alzheimer's Association Walk, Back to School Bash, All Bands on Deck Concert, Vyper Fest, Green Bay Packer Concert, Packer Training Camp, Snyagogue Security, Fall Fest on Broadway and Ignight Markets.*

Increase:	101400 50501	Fire-Overtime	\$6,734.15
Increase:	101400 46223	Fire Overtime Reimbursement	\$6,734.15

***This budget amendment is for 2023 unbudgeted overtime for staffing at the Bellin Run, Hot Cider Hustle,*

Increase:	101400 50501	Fire-Overtime	\$21,395.00
Increase:	101400 43611	Fire-State Overtime Reimbursement	\$21,395.00

***This budget amendment is for 2023 unbudgeted state reimbursements of costs incurred for employees to attend USAR (Urban Search & Rescue) trainings.*

Adopted _____

Approved _____

Mayor

Clerk



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 19, 2023

PREPARED BY

AGENDA ITEM # Q.7

To receive and place on file the Department of Public Works operations equipment replacement plan.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 2024-28 vehicle CIP- DPW 12-1-23

**City of Green Bay
Department of Public Works**



**Operations 5-Year Equipment Replacement Plan
2024-2028**

Equipment Replacement Plan 2024-2028

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Memo

To: Steve Grenier
Director of Public Works

From: Nathan Wachtendonk
Fleet Manager

Date: July 20, 2023

Re: 5-Year Equipment Replacement Plan, 2024-2028



The 5-Year Equipment Replacement Plan is a forecasted plan of the equipment replacement needs for the City of Green Bay Department of Public Works Operations Division. This plan is based off the replacement of vehicles and equipment that have met or exceeded their years of service and are scheduled to be replaced between 2024-2028 and does not include any expansions to the fleet.

The figures represented in the replacement plan are based off 2023 pricing. Due to increased labor and material costs, an annual inflation rate of 10% was used. At the time of the actual budget, the replacement costs will be adjusted to reflect current pricing and trade-in allowances.

The vehicles and equipment projected to be replaced in this plan are based off years of service, repair costs and service duty. However, at the time of replacement, each vehicle and piece of equipment will be evaluated to determine if the replacement is warranted or if the unit can be refurbished in an attempt to extend the service life.

Within the past several years, costs have risen significantly, for some vehicles and equipment, the cost is approaching 25% higher than it was 5 years ago. The higher costs affects the number of replacement vehicles and equipment that can be purchased resulting in extending the intended service life of the current fleet which also creates higher repair and maintenance costs along with increased downtime. At current pricing it will cost an estimated **\$16,806,000** to replace the fleet that has reached or had its service life extended.

Single/Tandem Axle Trucks-15 Year Replacement

Unit Number	Type	Model Year	Replacement Year	Years Beyond Replacement
DPW71	Flusher truck	1993	2008	15
DPW14	Tractor	1999	2014	9
DPW42	Tandem axle	2002	2017	6
DPW46	Tandem axle	2004	2019	4
DPW21	Tandem axle	2004	2019	4
DPW43	Tandem axle	2006	2021	2
DPW10	Tandem axle	2006	2021	2
DPW2	Tandem axle	2007	2022	1
DPW11	Single axle	2009	2024	-1
DPW47	Tandem axle	2012	2027	-4
DPW31	Tandem axle	2014	2029	-6
DPW29	Single axle	2014	2029	-6
DPW53	Single axle	2014	2029	-6
DPW4	Single axle	2015	2030	-7

Average age 16

Salt Spreaders-15 Year Replacement

Unit Number	Type	Model Year	Replacement Year	Years Beyond Replacement
DPWS38	Chain spreader	1994	2009	14
DPWS19	Chain spreader	1996	2011	12
DPWS34	Chain spreader	2002	2017	6
DPWS18	Chain spreader	2003	2018	5
DPWS20	Chain spreader	2004	2019	4
DPWS22	Chain spreader	2004	2019	4
DPWS26	Chain spreader	2004	2019	4
DPWS27	Chain spreader	2005	2020	3
DPWS39	Chain spreader	2006	2021	2
DPWS24	3 in 1 combo	2012	2027	-4
DPWS25	3 in 1 combo	2012	2027	-4
DPWS32	Dual auger spreader	2015	2030	-7
DPWS33	Dual auger spreader	2015	2030	-7
DPWS40	Dual auger spreader	2015	2030	-7
DPWS45	Dual auger spreader	2015	2030	-7
DPWS56	Dual auger spreader	2015	2030	-7
DPWS37	Dual auger spreader	2017	2032	-9
DPWS54	Dual auger spreader	2017	2032	-9
DPWS57	Dual auger spreader	2022	2037	-14
DPWS58	Dual auger spreader	2022	2037	-14

Average age 16

Snowplow Trucks-15 Year Replacement

Unit Number	Type	Model Year	Replacement Year	Years Beyond Replacement
DPW41	Brine truck	2001	2016	7
DPW36	Brine truck	2002	2017	6
DPW27	Tandem axle	2003	2018	5

DPW26	Tandem axle	2004	2019	4
DPW22	Tandem axle	2004	2019	4
DPW38	Tandem axle	2006	2021	2
DPW20	Tandem axle	2006	2021	2
DPW45	Tandem axle	2007	2022	1
DPW40	Tandem axle	2007	2022	1
DPW39	Tandem axle	2007	2022	1
DPW33	Tandem axle	2007	2022	1
DPW32	Tandem axle	2007	2022	1
DPW34	Tandem axle	2010	2025	-2
DPW25	Brine truck	2012	2027	-4
DPW24	Brine truck	2012	2027	-4
DPW19	Tandem axle	2013	2028	-5
DPW18	Tandem axle	2013	2028	-5
DPW37	Tandem axle	2014	2029	-6
DPW54	Tandem axle	2016	2031	-8
DPW55	Single axle	2017	2032	-9
DPW56	Tandem axle	2020	2035	-12
DPW57	Tandem axle	2022	2037	-14

Average age

16

Automated Refuse Trucks-8 Year Replacement

Unit Number	Type	Model Year	Replacement Year	Years Beyond Replacement
DPW114	Side loader	2008	2016	7
DPW120	Side loader	2010	2018	5
DPW131	Side loader	2010	2018	5
DPW116	Side loader	2013	2021	2
DPW134	Side loader	2013	2021	2
DPW136	Side loader	2013	2021	2
DPW141	Side loader	2013	2021	2
DPW117	Side loader	2014	2022	1
DPW118	Side loader	2014	2022	1
DPW119	Side loader	2017	2025	-2
DPW126	Side loader	2017	2025	-2
DPW108	Side loader	2018	2026	-3
DPW129	Side loader	2018	2026	-3
DPW138	Side loader	2018	2026	-3
DPW133	Side loader	2019	2027	-4
DPW146	Side loader	2019	2027	-4
DPW137	Side loader	2019	2027	-4
DPW149	Side loader	2020	2028	-5
DPW148	Side loader	2020	2028	-5
DPW142	Side loader	2022	2030	-7
DPW143	Side loader	2022	2030	-7
DPW1521	Side loader	2023	2031	-8
DPW1522	Side loader	2023	2031	-8

Average age

8

Non-Lease Light Duty Trucks/Vans-12 Year Replacement

Unit Number	Type	Model Year	Replacement Year	Years Beyond Replacement
DPW232	Barricade truck	1995	2007	16
DPW242	Cargo van	2001	2013	10
DPW232	Cargo van	2004	2016	7
DPW235	Cargo van	2004	2016	7
DPW240	Cargo van	2011	2023	0
DPW192	2wd/Service truck	2003	2015	8
DPW185	2wd/Tire truck	2009	2021	2
DPW183	4wd Dump	2010	2022	1
DPW165	2wd	2013	2025	-2
DPW188	2wd/Sign truck	2013	2025	-2
DPW179	2wd/Sign truck	2015	2027	-4
DPW201	4wd	2015	2027	-4
DPW202	4wd	2015	2027	-4
DPW203	4wd	2015	2027	-4
DPW204	4wd	2015	2027	-4
DPW182	4wd/Flatbed	2015	2027	-4
DPW186	4wd dump	2015	2027	-4
DPW198	2wd/Sign truck	2015	2027	-4
DPW207	4wd	2016	2028	-5
DPW213	2wd	2016	2028	-5
DPW212	4wd/Service truck	2016	2028	-5
DPW214	SUV	2017	2029	-6
DPW218	4wd/BMT	2017	2029	-6
DPW171	4wd Dump	2020	2032	-9
DPW181	4wd Dump	2020	2032	-9
DPW189	4wd/Sign truck	2020	2032	-9
DPW225	4wd/BMT	2020	2032	-9

Average age 12

Sidewalk Utility Tractors-6 Year Replacement

Unit Number	Type	Model Year	Replacement Year	Years Beyond Replacement
DPW750	Holder	2006	2012	11
DPW755	Toolcat	2010	2016	7
DPW751	Toolcat	2015	2021	2
DPW754	Toolcat	2020	2026	-3
DPW758	Toolcat	2020	2026	-3
DPW766	Toolcat	2021	2027	-4
DPW770	Toolcat	2021	2027	-4
DPW757	Toolcat	2022	2028	-5

Average age 6

Tractors-15 Year Replacement

Unit Number	Type	Model Year	Replacement Year	Years Beyond Replacement
DPW715	2wd	2000	2015	8
DPW705	2wd	2004	2019	4
DPW709	2wd	2005	2020	3

DPW714	4wd	2006	2021	2
DPW721	4wd	2006	2021	2
DPW713	4wd	2008	2023	0
DPW716	4wd	2009	2024	-1
DPW701	4wd	2013	2028	-5
DPW704	4wd	2013	2028	-5
DPW718	4wd	2016	2031	-8
DPW719	4wd	2016	2031	-8
DPW723	4wd	2017	2032	-9

Average age 14

Front End Loaders-12 Year Replacement

Unit Number	Type	Model Year	Replacement Year	Years Beyond Replacement
DPW811	Loader w/plow/wing	2010	2022	1
DPW802	Loader w/plow/wing	2012	2024	-1
DPW803	Loader w/plow/wing	2015	2027	-4
DPW804	Loader w/plow/wing	2019	2031	-8
DPW807	Loader w/plow/wing	2020	2032	-9
DPW812	Loader w/plow/wing	2021	2033	-10

Average age 7

Electrical Utility Bucket Trucks-15 Year Replacement

Unit Number	Type	Model Year	Replacement Year	Years Beyond Replacement
DPW167	Bucket truck	2001	2016	7
DPW172	Bucket truck	2010	2025	-2
DPW168	Bucket truck	2017	2032	-9

Average age 14

Zero Turn Lawn Mowers-12 Year Replacement

Unit Number	Type	Model Year	Replacement Year	Years Beyond Replacement
DPW975	Zero Turn	2005	2017	6
DPW974	Zero Turn	2012	2024	-1
DPW969	Zero Turn	2014	2026	-3

Average age 13

Motor Grader w/wing-25 Year Replacement

Unit Number	Type	Model Year	Replacement Year	Years Beyond Replacement
DPW852	Grader w/wing	1989	2014	9
DPW853	Grader w/wing	1994	2019	4
DPW846	Grader w/wing	1995	2020	3
DPW849	Grader w/wing	1999	2024	-1
DPW851	Grader w/wing	2001	2026	-3
DPW850	Grader w/wing	2003	2028	-5

Average age 26

Brush Chipper-12 Year Replacement

Unit Number	Type	Model Year	Replacement Year	Years Beyond Replacement
DPW536	Brush chipper	2003	2015	8
DPW537	Brush chipper	2004	2016	7

Average age 20

Asphalt Repair Equipment-12 Year Replacement

Unit Number	Type	Model Year	Replacement Year	Years Beyond Replacement
DPW824	Roller	1996	2008	15
DPW990	Router	2004	2016	7
DPW825	Roller	2005	2017	6
DPW628	Hot box	2011	2023	0
DPW614	Tar kettle	2012	2024	-1
DPW970	Roller	2014	2026	-3
DPW615	Tar kettle	2015	2027	-4
DPW627	Hot box	2015	2027	-4
DPW992	Router	2016	2028	-5
DPW616	Mastic machine	2017	2029	-6
DPW72	Infrared truck	2022	2034	-11

Average age 11

Front End Loader Snowblower-20 Year Replacement

Unit Number	Type	Model Year	Replacement Year	Years Beyond Replacement
DPW493	Snow blower	1989	2014	9

Average age 34

Loose Leaf Collection Trucks-20 Year Replacement

Unit Number	Type	Model Year	Replacement Year	Years Beyond Replacement
DPW106	Rear loader	1992	2012	11
DPW109	Rear loader	1993	2013	10
DPW147	Leaf vacuum	1993	2013	10
DPW130	Leaf vacuum	1994	2014	9
DPW132	Leaf vacuum	1994	2014	9
DPW103	Rear loader	1997	2017	6
DPW5	Rear loader	1998	2018	5
DPW128	Leaf vacuum	1998	2018	5
DPW35	Rear loader	1999	2019	4
DPW121	Rear loader	1999	2019	4
DPW102	Rear loader	2001	2021	2
DPW100	Rear loader	2002	2022	1
DPW104	Rear loader	2004	2024	-1
DPW111	Rear loader	2004	2024	-1
DPW101	Rear loader	2006	2026	-3
DPW139	Rear loader	2008	2028	-5
DPW144	Rear loader	2008	2028	-5

Average age 24

Trailers-20 Year Replacement

Unit Number	Type	Model Year	Replacement Year	Years Beyond Replacement
DPW506	Single axle	1969	1989	34
DPW526	Single axle	1978	1998	25
DPW505	Single axle	1979	1999	24
DPW510	Single axle	1985	2005	18
DPW501	Single axle	2004	2024	-1
DPW504	Single axle	2004	2024	-1
DPW515	Step deck	2007	2027	-4
DPW512	Tandem axle	2007	2027	-4
DPW508	Tandem axle	2008	2028	-5
DPW516	Single axle	2013	2033	-10
DPW514	Single axle tilt	2014	2034	-11
DPW517	Single axle tilt	2014	2034	-11
DPW520	Tandem axle	2016	2036	-13
DPW521	Tandem axle	2019	2039	-16
DPW522	Tandem axle	2022	2042	-19
DPW523	Tilt deck	2023	2043	-20

Average age 19

Single/Tandem Axle Trucks-15 Year Replacement

Unit Number	Type	2024	2025	2026	2027	2028
DPW71	Flusher truck	\$185,000				
DPW15	Tractor	\$105,000				
DPW42	Tandem axle	\$285,000				
DPW46	Tandem axle	\$285,000				
DPW21	Tandem axle	\$285,000				
DPW43	Tandem axle	\$285,000				
DPW10	Tandem axle	\$285,000				
DPW2	Tandem axle	\$285,000				
DPW11	Single axle	\$275,000				
DPW47	Tandem axle				\$330,000	
DPW31	Tandem axle					
DPW29	Single axle					
DPW53	Single axle					
DPW4	Single axle					
Total		\$2,275,000	\$0	\$0	\$330,000	\$0

Salt Spreaders-15 Year Replacement

Unit Number	Type	2024	2025	2026	2027	2028
DPWS38	Chain spreader	\$35,000				
DPWS19	Chain spreader	\$35,000				
DPWS34	Chain spreader	\$35,000				
DPWS18	Chain spreader	\$35,000				
DPWS20	Chain spreader	\$35,000				
DPWS22	Chain spreader	\$35,000				
DPWS26	Chain spreader	\$35,000				
DPWS27	Chain spreader	\$35,000				
DPWS39	Chain spreader	\$35,000				
DPWS24	3 in 1 combo				\$85,000	
DPWS25	3 in 1 combo				\$85,000	
DPWS32	Dual auger spreader					
DPWS33	Dual auger spreader					
DPWS40	Dual auger spreader					
DPWS45	Dual auger spreader					
DPWS56	Dual auger spreader					
DPWS37	Dual auger spreader					
DPWS54	Dual auger spreader					
DPWS57	Dual auger spreader					
DPWS58	Dual auger spreader					
Total		\$315,000	\$0	\$0	\$170,000	\$0

Snowplow Trucks-15 Year Replacement

Unit Number	Type	2024	2025	2026	2027	2028
DPW41	Brine truck	\$295,000				
DPW36	Brine truck	\$295,000				
DPW27	Tandem axle	\$295,000				
DPW26	Tandem axle	\$295,000				
DPW22	Tandem axle	\$295,000				
DPW38	Tandem axle	\$295,000				
DPW20	Tandem axle	\$295,000				

DPW45	Tandem axle	\$295,000				
DPW40	Tandem axle	\$295,000				
DPW39	Tandem axle	\$295,000				
DPW33	Tandem axle	\$295,000				
DPW32	Tandem axle	\$295,000				
DPW34	Tandem axle		\$315,000			
DPW25	Brine truck				\$335,000	
DPW24	Brine truck				\$335,000	
DPW19	Tandem axle					\$345,000
DPW18	Tandem axle					\$345,000
DPW37	Tandem axle					
DPW54	Tandem axle					
DPW55	Single axle					
DPW56	Tandem axle					
DPW57	Tandem axle					
Total		\$3,540,000	\$315,000	\$0	\$670,000	\$690,000

Automated Refuse Trucks-8 Year Replacement

Unit Number	Type	2024	2025	2026	2027	2028
DPW114	Side loader	\$335,000				
DPW120	Side loader	\$335,000				
DPW131	Side loader	\$335,000				
DPW116	Side loader	\$335,000				
DPW134	Side loader	\$335,000				
DPW136	Side loader	\$335,000				
DPW141	Side loader	\$335,000				
DPW117	Side loader	\$335,000				
DPW118	Side loader	\$335,000				
DPW119	Side loader		\$345,000			
DPW126	Side loader		\$345,000			
DPW108	Side loader			\$355,000		
DPW129	Side loader			\$355,000		
DPW138	Side loader			\$355,000		
DPW133	Side loader				\$365,000	
DPW146	Side loader				\$365,000	
DPW137	Side loader				\$365,000	
DPW149	Side loader					\$375,000
DPW148	Side loader					\$375,000
DPW142	Side loader					
DPW143	Side loader					
DPW1521	Side loader					
DPW1522	Side loader					
Total		\$3,015,000	\$690,000	\$1,065,000	\$1,095,000	\$750,000

Non-Lease Light Duty Trucks/Vans-12 Year Replacement

Unit Number	Type	2024	2025	2026	2027	2028
DPW232	Barricade truck	\$65,000				
DPW242	Cargo van	\$38,000				
DPW232	Cargo van	\$38,000				
DPW235	Cargo van	\$38,000				
DPW240	Cargo van	\$38,000				

DPW192	2wd/Service truck	\$175,000				
DPW185	2wd/Tire truck	\$90,000				
DPW183	4wd Dump	\$125,000				
DPW165	2wd/Sign truck		\$48,000			
DPW188	2wd/Sign truck		\$48,000			
DPW179	2wd/Sign truck				\$55,000	
DPW201	4wd				\$50,000	
DPW202	4wd				\$50,000	
DPW203	4wd				\$50,000	
DPW204	4wd				\$50,000	
DPW182	4wd/Flatbed				\$125,000	
DPW186	4wd Dump				\$125,000	
DPW198	2wd/Sign truck				\$105,000	
DPW207	4wd					\$52,000
DPW213	2wd					\$52,000
DPW212	4wd/Service truck					
DPW214	SUV					
DPW218	4wd/BMT					
DPW171	4wd Dump					
DPW181	4wd Dump					
DPW189	4wd/Sign truck					
DPW225	4wd/BMT					
Total		\$607,000	\$96,000	\$0	\$610,000	\$104,000

Sidewalk Utility Tractors-6 Year Replacement

Unit Number	Type	2024	2025	2026	2027	2028
DPW750	Holder	\$105,000				
DPW755	Toolcat	\$105,000				
DPW751	Toolcat	\$105,000				
DPW754	Toolcat			\$115,000		
DPW758	Toolcat			\$115,000		
DPW766	Toolcat				\$120,000	
DPW770	Toolcat				\$120,000	
DPW757	Toolcat					\$125,000
Total		\$315,000	\$0	\$230,000	\$240,000	\$125,000

Tractors-15 Year Replacement

Unit Number	Type	2024	2025	2026	2027	2028
DPW715	2wd	\$85,000				
DPW705	2wd	\$85,000				
DPW709	2wd	\$85,000				
DPW714	4wd	\$85,000				
DPW721	4wd	\$85,000				
DPW713	4wd	\$85,000				
DPW716	4wd	\$85,000				
DPW701	4wd					\$105,000
DPW704	4wd					\$105,000
DPW718	4wd					
DPW719	4wd					
DPW723	4wd					
Total		\$595,000	\$0	\$0	\$0	\$210,000

Front End Loaders-12 Year Replacement

Unit Number	Type	2024	2025	2026	2027	2028
DPW811	Loader w/plow/wing	\$235,000				
DPW802	Loader w/plow/wing	\$235,000				
DPW803	Loader w/plow/wing				\$250,000	
DPW804	Loader w/plow/wing					
DPW807	Loader w/plow/wing					
DPW812	Loader w/plow/wing					
Total		\$470,000	\$0	\$0	\$250,000	\$0

Electrical Utility Bucket Trucks-15 Year Replacement

Unit Number	Type	2024	2025	2026	2027	2028
DPW167	Bucket truck	\$235,000				
DPW172	Bucket truck		\$245,000			
DPW168	Bucket truck				\$255,000	
Total		\$235,000	\$245,000	\$0	\$255,000	\$0

Zero Turn Lawn Mowers-12 Year Replacement

Unit Number	Type	2024	2025	2026	2027	2028
DPW975	Zero Turn	\$17,000				
DPW974	Zero Turn	\$17,000				
DPW969	Zero Turn			\$20,000		
Total		\$34,000	\$0	\$20,000	\$0	\$0

Motor Grader w/wing-25 Year Replacement

Unit Number	Type	2024	2025	2026	2027	2028
DPW852	Grader w/wing	\$450,000				
DPW853	Grader w/wing	\$450,000				
DPW846	Grader w/wing	\$450,000				
DPW849	Grader w/wing	\$450,000				
DPW851	Grader w/wing			\$460,000		
DPW850	Grader w/wing					\$470,000
Total		\$1,800,000	\$0	\$460,000	\$0	\$470,000

Brush Chipper-12 Year Replacement

Unit Number	Type	2024	2025	2026	2027	2028
DPW536	Brush chipper	\$85,000				
DPW537	Brush chipper	\$85,000				
Total		\$170,000	\$0	\$0	\$0	\$0

Asphalt Repair Equipment-12 Year Replacement

Unit Number	Type	2024	2025	2026	2027	2028
DPW824	Roller	\$105,000				
DPW990	Router	\$25,000				
DPW825	Roller	\$25,000				
DPW628	Hot box	\$85,000				
DPW614	Tar kettle	\$50,000				
DPW970	Roller			\$32,000		
DPW615	Tar kettle				\$65,000	
DPW627	Hot box					
DPW992	Router					\$35,000

DPW616	Mastic machine					
DPW72	Infrared truck					
Total		\$290,000	\$0	\$32,000	\$65,000	\$35,000

Front End Loader Snowblower-20 Year Replacement

Unit Number	Type	2024	2025	2026	2027	2028
DPW493	Snow blower	\$175,000				
Total		\$175,000				

Loose Leaf Collection Trucks-20 Year Replacement

Unit Number	Type	2024	2025	2026	2027	2028
DPW106	Rear loader	\$235,000				
DPW109	Rear loader	\$235,000				
DPW147	Leaf vacuum	\$150,000				
DPW130	Leaf vacuum	\$150,000				
DPW132	Leaf vacuum	\$150,000				
DPW103	Rear loader	\$235,000				
DPW5	Rear loader	\$235,000				
DPW128	Leaf vacuum	\$150,000				
DPW35	Rear loader	\$235,000				
DPW121	Rear loader	\$235,000				
DPW102	Rear loader	\$235,000				
DPW100	Rear loader	\$235,000				
DPW104	Rear loader	\$235,000				
DPW111	Rear loader	\$235,000				
DPW101	Rear loader			\$250,000		
DPW139	Rear loader					\$265,000
DPW144	Rear loader					\$265,000
Total		\$2,950,000	\$0	\$250,000	\$0	\$530,000

Trailers-20 Year Replacement

Unit Number	Type	2024	2025	2026	2027	2028
DPW506	Single axle	\$5,000				
DPW526	Single axle	\$5,000				
DPW505	Single axle	\$5,000				
DPW510	Single axle	\$5,000				
DPW501	Single axle					
DPW504	Single axle					
DPW515	Step deck				\$140,000	
DPW512	Tandem axle				\$11,000	
DPW508	Tandem axle					\$12,000
DPW516	Single axle					
DPW514	Single axle tilt					
DPW517	Single axle tilt					
DPW520	Tandem axle					
DPW521	Tandem axle					
DPW522	Tandem axle					
DPW523	Tilt deck					
Total		\$20,000	\$0	\$0	\$151,000	\$12,000

Annual total **\$16,806,000** **\$1,346,000** **\$2,057,000** **\$3,836,000** **\$2,926,000**

Projected 5-Year Replacement Schedule 2024-2028

2024

Rank	Section	New Unit	Retired Unit	Cost	Total
1	Sanitation	Automated refuse truck	(114) Automated refuse truck	\$335,000	\$335,000
2	Street	Tandem axle dump truck/wing/plow	(42) Tandem axle dump truck/wing/plow	\$295,000	\$630,000
3	Street	Tandem axle dump truck/wing/plow	(41) Tandem axle dump truck/wing/plow	\$295,000	\$925,000
4	Sanitation	Automated refuse truck	(131) Automated refuse truck	\$335,000	\$1,260,000
5	Street	Sidewalk tractor w/attachments	(751) Sidewalk tractor w/attachments	\$90,000	\$1,350,000
6	Street	Front end loader/wing/plow/grapple	(802) Front end loader/wing/plow	\$195,000	\$1,545,000

2025

Rank	Section	New Unit	Retired Unit	Cost	Total
1	Sanitation	Automated refuse truck	(116) Automated refuse truck	\$345,000	\$345,000
2	Sanitation	Automated refuse truck	(117) Automated refuse truck	\$345,000	\$690,000
3	Streets	Sidewalk tractor w/attachments	(755) Sidewalk tractor w/attachments	\$110,000	\$800,000
4	Electrical	Electrical utility truck	(167) Electrical utility truck	\$245,000	\$1,045,000
5	Streets	Asphalt reclaimer trailer	(628) Asphalt reclaimer trailer	\$90,000	\$1,135,000
6	Streets	Front end loader snowblower	(492) Front end loader snowblower	\$175,000	\$1,310,000
7	Streets	Tandem axle dump truck/wing/plow	(27) Tandem axle dump truck/wing/plow	\$315,000	\$1,625,000

2026

Rank	Section	New Unit	Retired Unit	Cost	Total
1	Sanitation	Automated refuse truck	(108) Automated refuse truck	\$355,000	\$355,000
2	Sanitation	Automated refuse truck	(129) Automated refuse truck	\$355,000	\$710,000
3	Streets	Sidewalk tractor w/attachments	(754) Sidewalk tractor w/attachments	\$115,000	\$825,000
4	Streets	Sidewalk tractor w/attachments	(758) Sidewalk tractor w/attachments	\$115,000	\$940,000
5	Streets	Zero turn lawnmower w/bagger	(969) Zero turn lawn mower	\$20,000	\$960,000
6	Streets	Motor grader w/wing	(852) Motor grader w/wing	\$460,000	\$1,420,000
7	Streets	Tandem axle dump truck/wing/plow	(31) Tandem axle dump truck/wing/plow	\$320,000	\$1,740,000

2027

Rank	Section	New Unit	Retired Unit	Cost	Total
1	Sanitation	Automated refuse truck	(138) Automated refuse truck	\$365,000	\$365,000
2	Sanitation	Automated refuse truck	(133) Automated refuse truck	\$365,000	\$730,000
3	Street	Tandem axle dump truck/wing/plow	(26) Tandem axle dump truck/wing/plow	\$335,000	\$1,065,000
4	Street	Tandem axle dump truck/wing/plow	(22) Tandem axle dump truck/wing/plow	\$335,000	\$1,400,000
5	Signs	2wd/Sign service truck	(198) 2wd/Sign service truck	\$125,000	\$1,525,000
6	Signs	4wd/Sign truck	(165) 2wd/Sign truck	\$65,000	\$1,590,000
7	Signs	4wd/Sign truck	(188) 2wd/Sign truck	\$65,001	\$1,655,001

2028

Rank	Section	New Unit	Retired Unit	Cost	Total
1	Sanitation	Automated refuse truck	(146) Automated refuse truck	\$375,000	\$375,000
2	Sanitation	Automated refuse truck	(137) Automated refuse truck	\$375,000	\$750,000
3	Street	Tandem axle dump truck/wing/plow	(20) Tandem axle dump truck/wing/plow	\$345,000	\$1,095,000
4	Street	Tandem axle dump truck/wing/plow	(22) Tandem axle dump truck/wing/plow	\$345,500	\$1,440,500
5	Street	Sidewalk tractor w/attachments	(766) Sidewalk tractor w/attachments	\$125,000	\$1,565,500
6	Street	Sidewalk tractor w/attachments	(770) Sidewalk tractor w/attachments	\$125,000	\$1,690,500



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 19, 2023

PREPARED BY

AGENDA ITEM # Q.8

To receive and place on file the Parks & Forestry Department equipment and vehicle list.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 2024-28 Vehicle and Equipment CIP Parks

Parks and Recreation Vehicle and Equipment Replacement Plan

Unit Number	Model Year	Type	Type of Equipment	Recommended Replacement Year	Actual Replacement Year	Years Beyond Replacement
1	2012	Automobile				
4	2016	Ford Focus	Vehicle	2020		3
5	2001	GMC Savana Van	Vehicle	2025	2025	
7	2020	Chev Ram 2500	Vehicle	2028		
8	2019	Dodge Ram 2500 Truck	Vehicle	2028		
9	2020	Dodge Ram 2500 W/Plow	Vehicle	2028		
10	2019	Dodge Ram 2500 Truck	Vehicle	2028		
11	1998	Ford F800	Vehicle	2009	2022	13
13	1997	Ford F800	Vehicle	2008		15
14	2020	Freightliner M2	Vehicle	2034		
15	2011	Ford F150	Vehicle	2020		3
16	2020	Freightliner M2	Vehicle	2034		
17	2001	Ford F750	Vehicle	2015		
22	2000	GMC C65002 Ton Truck	Vehicle	2011	2023	12
23	2021	Freightliner M260	Vehicle	2034		
27	2008	Ford F250 Truck	Vehicle	2017	2028	6
32	2012	Chevrolet Silverado 1500	Vehicle	2021	2026	2
33	2015	Chevrolet 1/2 Ton Truck	Vehicle	2028		
34	2013	Ford F550	Vehicle	2024		
35	2000	GMC Savana 3500	Vehicle	2009	2026	14
37	2016	Cherolet 1500	Vehicle	2025		
38	2023	Ford F-250	Vehicle	2035		
39	2004	GMC Sierra 2500	Vehicle	2012	2024	11
40	1966	Wnger Snowmobile Tow	Equipment	2021		2
41	2015	Ford F550	Vehicle	2023		
43	2016	Jeep Cherokee	Vehicle	2025		
44	2004	GMC Sierra 2500	Vehicle	2013		10
45	2021	Jeep Cherokee	Vehicle	2029		
46	2001	Ford F750 W/ Compactor	Vehicle	2015		8
49	2004	Ford F250 Truck	Vehicle	2013	2025	11
50	2004	GMC C7500	Vehicle	2014	2024	9
51	2006	Ford F250 Truck	Vehicle	2015	2026	8
52	2013	Ford F250 Truck	Vehicle	2022		1
53	2013	Ford F250 Truck	Vehicle	2022		1
55	2007	GMC Sierra 4x4	Vehicle	2015	2025	8
58	2014	Ford F250 Truck	Vehicle	2023		
60	2016	International 7200	Vehicle	2028		
61	2007	IHC IH 4700	Vehicle	2018	2026	5
62	2007	IHC IH 4200	Vehicle	2018	2027	5
63	2007	IHC 4200 W/Chipper	Vehicle	2018	2025	5
68	2013	Ford Transit Connect	Vehicle	2022		1
69	2016	International 4300 4x2	Vehicle	2035		
70	2016	International 4300 4x2	Vehicle	2035		
71	2017	Freightliner M2	Vehicle	2035		
73	2006	Ford E35	Vehicle	2015		8
74	2011	Chevrolet G2500 Cargo Van	Vehicle	2020		3
75	2016	Cherolet Express Van	Vehicle	2025		
76	2017	Dodge Ram 1500 Truck	Vehicle	2026		
77	2010	Ford F750 Aerial Truck	Vehicle	2020	2027	3
79	2018	Chevrolet 1500	Vehicle	2027		
80	2019	Ford F-250	Vehicle	2027		

82	2021	Chevrolet 2500 Silverado	Vehicle	2029		
83	2021	Chevrolet 2500 Silverado	Vehicle	2029		
85	2020	Ford F450	Vehicle	2029		
87	2006	Ford F750 Aerial Truck	Vehicle	2017	2023	6
89	2008	Ford F250 3/4 Ton Pickup	Vehicle	2017	2027	10
91	2017	Ford F550	Vehicle	2017		6
92	2006	Ford E150	Vehicle	2015	2024	9
93	2011	Ford F150 pickup	Vehicle	2020	2025	5
95	1996	Ford F350	Vehicle	2007	2023	16
96	2017	International 7300 Box truck	Vehicle	2028		
97	2019	Freightliner M2	Vehicle	2032		
98	2019	Freightliner M2	Vehicle	2032		
99	2012	Ford F450	Vehicle	2020		3
101	2021	Toro 5900 Gangmower	Equipment	2035		
102	2010	Toro 5900 Gangmower	Equipment	2019		4
104	2013	Jacobsen Gangmower	Equipment	2022	2023	1
105	1998	Kawasaki ATV	Equipment	2007		16
107	2005	John Deere 60" Deck Mower	Equipment	2014		9
108	2020	SCAG	Equipment	2024		
109	2005	John Deere 72" Mower	Equipment	2014		9
110	2005	Frontier Overseeder	Equipment	2014		9
112	1989	Trailer/2Mower	Equipment	2000	2025	23
113	2013	Trailer/2Mower	Equipment	2022		1
114	2013	Car Hauler	Equipment	2022		1
115	2019	Enclosed Trailer	Equipment	2032		
116	2014	Vermeer SC802 Stumper	Equipment	2023		
117	2001	Ski-Doo Snowmobile	Equipment	2010	2026	13
118	2001	Vermeer SC752 Stumper	Equipment	2010	2023	13
126	2009	Kubota 72" Deck Mower	Equipment	2023		
127	2008	Kubota 72" Deck Mower	Equipment	2022		1
128	2018	Ventrac 72" Mower	Equipment	2032		
129	2012	John Deer 72" Mower	Equipment	2021	2023	2
130	2022	Kubota 72" Mower	Equipment	2036		
132	2013	Kubota 72" Mower	Equipment	2022	2024	2
133	2019	Kubota 72" Mower	Equipment	2028		
134	2023	Kubota 72" Mower	Equipment		2023	
135	2017	Toro Aerator	Equipment	2023		
136	2020	Kubota 72" Zereturn	Equipment	2034		
137	2015	Kubota 72" Mower	Equipment	2024	2026	
138	2014	Jacobsen Gangmower	Equipment	2023	2026	
139	2016	Kubota 60" Zereturn	Equipment	2025		
142	1993	Bobcat 600M	Equipment	2003		20
143	2023	Vermeer Stumper	Equipment		2023	
144	2018	Vermeer Stumper	Equipment	2027		
145	1996	Yamaha Golfcart	Equipment	2004	2024	19
149	1994	Nissan Forklift	Equipment	2003		20
150	2018	Kubota 72" Zereturn	Equipment	2032		
151	2001	John Deere 4300 Tractor	Equipment	2010		13
152	1992	AAR Sweeper	Equipment	2006		17
155	1999	Bobcat Skid Steer	Equipment	2013		10
157	2014	BayBeach Concession Trailer	Equipment	2034		
160	2017	Kubota 72" Zereturn	Equipment	2026		
161	2015	Soil Conditioner	Equipment	2024		-1
180	2016	Kubota Blower/72" mower	Equipment	2025	2027	

186	1991	Welder	Equipment	2000		23
189	2004	Trailer/Cat/Ramps	Equipment	2014		9
190	2016	Hydroteck Mobile Washer	Equipment	2025		
191	2019	Kubota 72" Zeroturn	Equipment	2032		
194	2003	Trailer/Cat/Tilt	Equipment	2013	2024	10
195	2019	Norstar Trailer/Cat/Tilt	Equipment	2028		
202	2016	Vermeer Brush Chipper	Equipment	2030		
203	2018	Trailer/sissors Lift	Equipment	2028		
204	2000	Genie S-80 Boom Lift	Equipment	2027	2027	
207	1992	Vermeer Tractor	Equipment	2001		22
208	2024	Trailer/Cat/Tilt	Equipment	2034		
209	1993	J. Bean Water Sprayer	Equipment	2002		21
210	2015	Vermeer Brush Chipper	Equipment	2024	2024	
212	2011	Vermeer Brush Chipper	Equipment	2022	2023	1
213	2018	Vermeer Brush Chipper	Equipment	2032		
215	2023	Bobcat Toolcat	Equipment	2030	2023	
216	2023	Bobcat Skid Steer	Equipment	2030	2023	
218	2023	Bobcat S64 Loader	Equipment	2030	2023	
219	2016	Bobcat Skid Steer	Equipment	2030	2023	
222	2013	Bobcat Skid Steer	Equipment	2027		
223	2020	Bobcat S64 Loader	Equipment	2029		
225	2015	Bobcat Skid Steer	Equipment	2024	2028	
233	2008	Bobcat 5600 Toolcat	Equipment	2022	2023	1
234	2012	Bobcat 5610 Toolcat	Equipment	2026	2025	
235	2020	Bobcat 5600 Toolcat	Equipment	2029		
237	2015	Bobcat 5610 Toolcat	Equipment	2028	2026	
245	2015	Bobcat 5610 Toolcat	Equipment	2029		
252	1990	Trencher	Equipment	2005		18
255	2022	Welder	Equipment	2037		
260	2021	Diamond C Dump Trailer	Equipment	2030		
267	2015	Welder	Equipment	2030		
268	2014	Trailer/Bob/Tilt	Equipment	2027		
282	2016	Trailer/Cat/Flat Top	Equipment	2030		
286	2007	Felling FT-101T Trailer	Equipment	2025		
290	2017	Hyster Forklift	Equipment	2026		
291	2007	John Deere Gator	Equipment	2028		
292	2014	Polaris UTV	Equipment	2028		
294	2015	Polaris Ranger	Equipment	2024		
295	2015	Polaris Ranger	Equipment	2024		
310	2014	John Deere Tractor/Backhoe	Equipment	2028		
312	2016	Polaris Ranger	Equipment	2025		
313	2016	Polaris Ranger	Equipment	2025		
324	2021	John Deere Wheel Loader	Equipment	2040		
328	2014	Club Car Golf Cart	Equipment	2028		
358	2006	Lull Forklift	Equipment	2024	2024	
392	2016	Polaris Ranger	Equipment	2025		
394	2017	Graco Paint Stripper	Equipment	2021		2
396	2014	Graco Paint Stripper	Equipment	2026	2027	
425	2013	JLG Trailer Mounted Man Lift	Equipment	2027		
457	1999	Le Roi Air Compressor	Equipment	2008	2024	15
502	2004	Hydromulcher on Trailer	Equipment	2022		1
506	2018	Sky Jack Sissors lift	Equipment	2027		
565	2018	Cart Away Concrete Hauler	Equipment	2035		
578	1996	Portable Stage	Equipment	2015		8

579	2016	Bannerman Ball Diamond Groomer	Equipment	2025		
580	2016	Bannerman Ball Diamond Groomer	Equipment	2025		
638	2017	Bobcaty 5600 Toolcat	Equipment	2026		
640	2017	Bobcat Skid Steer	Equipment	2026		
656	2017	Trailer /2Mower	Equipment	2026		
658	2017	Jacobsen Gangmower	Equipment	2026		
659	2017	Polaris Ranger	Equipment	2026		
660	2022	Bobcat UTV	Equipment	2031		
666	2018	Fat Tire Trail Groomer	Equipment	2035		
777	2019	Polaris Ranger	Equipment	2028		
se Vehicle Inventory						
L1000	2021	Chevrolet Equinox	Vehicle	2025		
L1001	2021	Chevrolet Equinox	Vehicle	2025		
L1002	2021	Chevrolet 2500 Silverado	Vehicle	2025		
L1003	2021	Chevrolet 2500 Silverado	Vehicle	2025		
L1004	2021	Chevrolet 2500 Silverado	Vehicle	2025		
L1005	2021	Chevrolet 2500 Silverado	Vehicle	2025		
L1006	2021	Chevrolet 2500 Silverado	Vehicle	2025		
L1007	2021	Chevrolet 2500 Silverado	Vehicle	2025		
L1008	2021	Chevrolet Silverado	Vehicle	2025		
L1009	2021	Chevrolet Silverado	Vehicle	2025		
L1010	2021	Chevrolet Silverado	Vehicle	2025		
L1011	2021	Chevrolet Silverado	Vehicle	2025		
L1012	2021	Chevrolet Silverado	Vehicle	2025		
L1013	2021	Chevrolet Silverado	Vehicle	2025		
L1014	2021	Chevrolet Silverado	Vehicle	2025		
L1015	2021	Chevrolet Silverado	Vehicle	2025		
L1016	2021	Chevrolet Silverado	Vehicle	2025		
L1017	2022	Chevrolet Silverado	Vehicle	2025		
L1018	2021	Chevrolet Silverado	Vehicle	2025		
L1019	2022	Chevrolet G2500 Pickup	Vehicle	2026		
L1020	2022	Chevrolet Van 2500	Vehicle	2026		
L1021	2022	Ford F-250 Pickup	Vehicle	2026		
L1022	2022	Ford F-250 Pickup	Vehicle	2026		
L1026	2022	Ford F-250 Pickup	Vehicle	2026		
L1027	2022	Ford F-150 Pickup	Vehicle	2026		



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 19, 2023

PREPARED BY

AGENDA ITEM # Q.9

To approve the 2024 capital needs and borrowing request.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 2024 requests by funding source 12-11-23

Total Capital Projects Summary By Year updated 12-11-2023

Department	Finance Description	2024	2024 PROPOSED BORROWING	OTHER FUNDING	OTHER FUNDING DESCRIPTION
GENERAL LEVY:					
Clerk / Treasurers	DS200 Tabulator Replacement	\$15,000	\$15,000		
	Department Total	\$15,000	\$15,000	\$0	
IT	ArcServe Backup	\$32,000	\$0	\$32,000	Operating budget
	DataCenter	\$500,000	\$0	\$500,000	ARPA allocation
	Door Access System Replacement	\$110,000	\$110,000		
	DR Site - Air Conditioner	\$6,000	\$0	\$6,000	Operating budget
	FortiNAC Control and Application Server	\$133,279	\$0	\$133,279	Search grant or wait until 2025
	FortiSIEM Hardware Appliance	\$101,772	\$0	\$101,772	Wait until 2025
	Department Total	\$883,051	\$110,000	\$773,051	
Municipal Court	Courtroom sound and security system	\$50,000	\$50,000		
	Department Total	\$50,000	\$50,000	\$0	
Police	AED's (Defibrillators) 2024	\$85,000	\$85,000		
	Building Backup Power Generator	\$125,000	\$125,000		
	Department Carpet Replacement	\$110,000	\$110,000		
	GBPD 2nd Floor HVAC Liebert Unit	\$30,000	\$30,000		
	Hand Held Radios	\$80,000	\$80,000		
	Mobile Radios	\$25,000	\$25,000		
	Patrol Rifles	\$122,000	\$122,000		
	Police Department garage door renovations/replacment	\$30,000	\$30,000		
	Radio Encryption	\$925,000	\$0	\$925,000	Delay a year or other funding source
	Replacement Squad 40	\$58,500	\$58,500		
	Replacement Squad 43	\$58,500	\$58,500		
	Replacement Squad 44	\$58,500	\$58,500		
	Replacement Squad 45	\$58,500	\$58,500		
	Replacement Squad 49	\$58,500	\$58,500		
	Replacement Squad 57	\$58,500	\$58,500		
	Replacement Squad 72	\$58,500	\$58,500		
	Replacement Squad 73	\$58,500	\$58,500		
	Replacement Squad 74	\$58,500	\$58,500		
	Replacement Squad 75	\$58,500	\$58,500		
	Replacement Squad 76	\$58,500	\$58,500		
	Replacement Squad 77	\$58,500	\$58,500		
	Replacement Squad 80	\$58,500	\$58,500		
	Replacement Squad 81	\$58,500	\$58,500		
	Replacement Squad 82	\$58,500	\$58,500		
	Security Camera Replacement	\$12,000	\$0	\$12,000	Operating budget
	Department Total	\$2,421,500	\$1,484,500	\$937,000	
Fire	Ambulance MED 471	\$437,875	\$437,875		
	Ambulance MED 491	\$437,875	\$0	\$437,875	Fund 219 Fire Consolidation
	Battalion Vehicle BC 411	\$150,000	\$150,000		3/4 truck, slideout, cab, radio, modem, misc equip

Department	Finance Description	2024	2024 PROPOSED BORROWING	OTHER FUNDING	OTHER FUNDING DESCRIPTION
	Dishwasher Station 5	\$25,500	\$25,500		
	Extrication equipment	\$191,100	\$191,100		New - need for ladder truck and replace on old ladder truck
	Flooring - Station 2	\$87,300	\$87,300		
	Flooring/Carpet - Station 4	\$13,725	\$13,725		
	Garage Doors/Openers - Shop	\$25,800	\$25,800		
	Ladder Truck LA421 & Equipment -COUNCIL APPROVED	\$2,034,000	\$2,034,000		
	Ladder Truck LA461 & Equipment -COUNCIL APPROVED	\$2,034,000	\$0	\$2,034,000	Move to 2025 Bonding
	Lot Station 7	\$29,325	\$29,325		
	Radio Firmware/Tune	\$16,250	\$16,250		
	Thermal Imaging Cameras	\$136,710	\$136,710		
	Utility Vehicle 413	\$67,600	\$67,600		
	Department Total	\$5,687,060	\$3,215,185	\$2,471,875	
DPW	1,800 GALLON ANTI-ICING UNITS (x2)	\$90,000	\$90,000		
	4th Street - Broadway to S Maple Reconstruction	\$315,000	\$315,000		
	Bridge - Pearl to E Termini	\$67,500	\$67,500		
	Bridges - Annual Preventative Maintenance	\$365,000	\$365,000		
	Bridges - Approach Repairs	\$230,000	\$230,000	\$0	
	Bridges - Structural Steel Painting	\$1,600,000	\$1,600,000		
	Cass Street - Madison to Monroe Reconstruction	\$185,000	\$185,000		
	County Road EB	\$700,000	\$700,000		
	Danz Avenue over Baird Creek - Bridge Rehabilitation Design	\$100,000	\$100,000		
	East Mason - Lime Kiln to Main	\$756,750	\$0	\$756,750	TID #10
	ENCLOSED TRAILER	\$7,500	\$7,500		
	Finger Road - Superior to Challenger	\$636,120	\$146,120	\$490,000	Prior year fund balance
	FLAIL MOWER	\$23,000	\$23,000		
	Front End Loader/Wing/Plow/Grapple	\$180,000	\$180,000		
	General Annual Projects (Pavement Repairs and Mudjacking)	\$650,000	\$650,000		
	General Bridge Maintenance	\$200,000	\$0	\$200,000	ARPA Interest
	Grandview Bridge Replacement	\$105,000	\$105,000		
	Howard - Ashland to Oakland	\$159,300	\$159,300		
	Larsen Road Bridge - Construction	\$1,000,000	\$200,000	\$800,000	State Aid
	Main Street over Fox River - East Hydraulics	\$242,000	\$242,000	\$0	
	Main Street over Fox River - Structural Repairs Design	\$225,000	\$225,000	\$0	
	Main Street over Fox River - West Hydraulics	\$791,000	\$0	\$791,000	I&S report - Financial agreement with DOT at CC 12/5 for \$1.2M state contribution
	MOBILE COLUMN VEHILCE LIFT UNITS (x6)	\$85,000	\$85,000		
	Oakland Howard/Seymour Ct	\$369,000	\$369,000		
	Oxford - Dousman to Reed Reconstruction	\$290,000	\$290,000		
	PLUMBING PRESS FITTING TOOL KIT	\$8,500	\$8,500		
	Reed - Oxford to Allard Reconstruction	\$175,000	\$175,000		
	Refuse collection truck-COUNCIL APPROVED	\$710,000	\$710,000		
	Resurfacing Program	\$3,350,000	\$3,350,000		
	Richmond - Ricky to 100' E/o	\$45,000	\$0	\$45,000	TID #10

Department	Finance Description	2024	2024 PROPOSED BORROWING	OTHER FUNDING	OTHER FUNDING DESCRIPTION
	Ricky - Vine to Richmond	\$135,000	\$0	\$135,000	TID #10
	Robotic Total Staton with Data Collector	\$85,000	\$85,000		
	RUGGEDIZED LAPTOP COMPUTER	\$5,500	\$0	\$5,500	Operating budget
	S Maple - 9th to N Termini	\$462,000	\$462,000		
	S Maple Avenue - Walnut to Kellogg	\$840,000	\$840,000		
	School PI - Ashland to c-d-s	\$430,000	\$430,000		
	Seventh Street over Beaver Dam Creek - Rehabilitation	\$100,000	\$100,000		
	Sidewalk Tractor	\$85,000	\$85,000		
	Sidewalk tractor with attachments	\$81,000	\$81,000		
	Sidewalks Citywide Program	\$720,000	\$320,000	\$400,000	Assessments
	Sidewalks Compliant Program	\$360,000	\$150,000	\$210,000	Assessments
	Sitka Sidewalk	\$275,000	\$275,000		
	STEEP SLOPE ZERO TURN MOWER	\$30,000	\$30,000		
	TANDEM AXLE DUMP TRUCK	\$285,000	\$285,000		
	Tandem Axle Dump Truck/Wing/Plow	\$287,000	\$287,000		
	Traffic Signal Repair	\$500,000	\$500,000		
	West Shop - Main Building HVAC	\$300,000	\$300,000		
	West Shop - Salt Storage Shed Repairs	\$65,000	\$65,000		
	West Shop - Sanitary Lateral	\$500,000	\$500,000		
	Woodlawn - Shawano to Dousman Reconstruction	\$480,000	\$480,000		
	ZERO TURN MOWER WITH BAGGER	\$18,500	\$18,500		
	DPW other funding sources	\$0	-\$4,585,000	\$4,585,000	TBD - LRIP, 2023 funds carried over, & Vehicle Registration
	Department Total	\$19,704,670	\$11,286,420	\$8,418,250	
Parks	10,000 GVW Bobcat Trailer - Unit 288	\$14,500	\$14,500		
	180 hp 18" towable brush chipper - 212	\$125,500	\$15,060	\$110,440	Stormwater Forestry
	19500 GVW Cab and Chasis with body and boom lift - Unit 34	\$235,000	\$28,200	\$206,800	Stormwater Forestry
	3/4 Ton 4x4 Pickup - Unit 39	\$66,500	\$66,500		
	72" Deck Mower - Unit 132	\$26,000	\$26,000		
	Farlin Park Redevelopment	\$230,000	\$230,000		
	Forestry Tree Nursery	\$100,000	\$12,000	\$88,000	Stormwater Forestry
	Joanne's Aquatic Center Roof Replacement	\$200,000	\$200,000		
	Joannes Pool Restroom Hot Water Heater	\$16,000	\$16,000		
	Leicht Park Redevelopment	\$7,000,000	\$0	\$7,000,000	Donations \$4M, TID \$2M, DNR Stewardship Grant \$250K, TBD \$750,000
	Marquette Wading Pool Filter	\$51,000	\$51,000		
	Olde Preble - New Playground Walk	\$150,000	\$150,000		
	Olde Preble - Storm Water Management Construction	\$60,000	\$60,000		
	Park Shop - Underground Gas Tank Design and Engineering	\$30,000	\$30,000		
	Pool Funbrella Replacement	\$18,000	\$18,000		
	Resch Aquatic Center - Pool Heater Replacement	\$100,000	\$100,000		
	Resch Aquatic Center Freezer and Refrigerator Replacement	\$33,000	\$33,000		
	Scoreboards - Colburn/Perkins/Edison	\$50,000	\$50,000		
	Skidsteer - Unit 225	\$72,500	\$72,500		

Department	Finance Description	2024	2024 PROPOSED BORROWING	OTHER FUNDING	OTHER FUNDING DESCRIPTION
	Telescopic Forklift - Unit 358	\$225,000	\$27,000	\$198,000	Stormwater Forestry
	UTV - New Addition	\$43,000	\$43,000		
	UTV - Unit 145	\$21,500	\$21,500		
	Department Total	\$8,867,500	\$1,264,260	\$7,603,240	
City Hall	City Hall - 3rd Floor Fiber Optics	\$400,000	\$400,000		
	City Hall - Replace Main Electrical Service	\$1,500,000	\$750,000	\$750,000	Updated quote / split between 2024 and 2025
	Department Total	\$1,900,000	\$1,150,000	\$750,000	
	GENERAL LEVY TOTALS	\$39,528,781	\$18,575,365	\$20,953,416	
Sanitary Sewer	4th Street - Broadway to S Maple Reconstruction	\$190,000	\$190,000		
	Bridge - Pearl to E Termini	\$40,000	\$40,000		
	Cass Street - Madison to Monroe Reconstruction	\$111,000	\$111,000		
	Chronic Sewer Repairs - Citywide	\$1,000,000	\$1,000,000		
	Country Club Road Reconstruction - Sanitary Sewer Replacement	\$1,055,000	\$1,055,000		
	East Mason - Lime Kiln to Main	\$454,000	\$0	\$454,000	TID #10
	Finger Road - Superior to Challenger	\$382,000	\$87,000	\$295,000	Prior year fund balance
	Howard - Ashland to Oakland	\$95,580	\$95,580		
	Oakland Howard/Seymour Ct	\$205,000	\$205,000		
	Oxford - Dousman to Reed Reconstruction	\$175,000	\$175,000		
	Reed - Oxford to Allard Reconstruction	\$105,000	\$105,000		
	Resurfacing Program	\$600,000	\$600,000		
	Richmond - Ricky to 100' E/o	\$27,000	\$0	\$27,000	TID #10
	Ricky - Vine to Richmond	\$81,000	\$0	\$81,000	TID #10
	S Maple - 9th to N Termini	\$280,000	\$280,000		
	S Maple Avenue - Walnut to Kellogg	\$505,000	\$505,000		
	Sanitary Lift Station Upgrade or Replacement	\$150,000	\$150,000		
	Sanitary Sewer - Alley Between Broadway and Chestnut	\$260,000	\$260,000		
	School PI - Ashland to c-d-s	\$278,300	\$278,300		
	Sewer Repairs - Citywide	\$400,000	\$400,000		
	Woodlawn - Shawano to Dousman Reconstruction	\$290,000	\$290,000		
	Department Total	\$6,683,880	\$5,826,880	\$857,000	
Parking Utility	BOX PLOW	\$4,600	\$4,600		
	ELEVATOR DOORS (PINE)	\$18,000	\$18,000		
	Elevator-Cherry Street Ramp	\$400,000	\$400,000		
	Parking Ramp Emergency Repairs	\$50,000	\$50,000		
	Parking Ramp Repairs	\$600,000	\$600,000		
	Ticket writer equipment	\$56,000	\$56,000		
	Department Total	\$1,128,600	\$1,128,600	\$0	
Storm Sewer	4th Street - Broadway to S Maple Reconstruction	\$285,000	\$285,000		
	Barina Creek Dredging	\$400,000	\$0	\$400,000	Removed/pushed back
	Bridge - Pearl to E Termini	\$60,000	\$60,000		

Department	Finance Description	2024	2024 PROPOSED BORROWING	OTHER FUNDING	OTHER FUNDING DESCRIPTION
	Cass Street - Madison to Monroe Reconstruction	\$170,000	\$170,000		
	Chronic Sewer Repairs	\$100,000	\$100,000		
	Control Structure Rehab	\$100,000	\$100,000		
	County Road EB	\$500,000	\$500,000		
	East Mason - Lime Kiln to Main	\$682,000	\$0	\$682,000	TID #10
	East River Flood Project	\$75,000	\$75,000		
	Finger Road - Superior to Challenger	\$440,000	\$0	\$440,000	Prior year fund balance
	Howard - Ashland to Oakland	\$1,110,000	\$1,110,000		
	Klee Street Storm Sewer	\$250,000	\$250,000		
	Lift Station Upgrade or Replacement	\$400,000	\$400,000		
	Mini Storm Sewers - Citywide	\$650,000	\$650,000		
	Oakland Howard/Seymour Ct	\$540,000	\$540,000		
	Oxford - Dousman to Reed Reconstruction	\$260,000	\$260,000		
	Reed - Oxford to Allard Reconstruction	\$155,000	\$155,000		
	Resurfacing Program	\$900,000	\$900,000		
	Richmond - Ricky to 100' E/o	\$40,000	\$0	\$40,000	TID #10
	Ricky - Vine to Richmond	\$125,000	\$0	\$125,000	TID #10
	S Maple - 9th to N Termini	\$416,000	\$416,000		
	S Maple Avenue - Walnut to Kellogg	\$755,000	\$755,000		
	School PI - Ashland to c-d-s	\$550,000	\$550,000		
	Sewer jet cleaning truck	\$395,000	\$395,000		
	Sewer Repairs - Citywide	\$400,000	\$400,000		
	Seymour Pond West	\$3,000,000	\$3,000,000		
	Storm Sewer - Alley between Broadway & Chestnut	\$145,800	\$145,800		
	Storm Water Lift Station Repairs	\$400,000	\$400,000		
	Storm Water Structure Repairs	\$160,000	\$160,000		
	Street Sweeping Dewatering Basins	\$100,000	\$100,000		
	Westway Drive - Hillcrest Drive to Pleasant Lane	\$40,000	\$40,000		
	Woodlawn - Shawano to Dousman Reconstruction	\$435,000	\$435,000		
	Department Total	\$14,038,800	\$12,351,800	\$1,687,000	
	GENERAL LEVY TOTALS	\$39,528,781	\$18,575,365	\$20,953,416	
	OTHER FUNDING SOURCES TOTALS	\$21,851,280	\$19,307,280	\$2,544,000	
	TOTAL PROJECTS BY YEAR	\$61,380,061	\$37,882,645	\$23,497,416	



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

December 19, 2023

PREPARED BY

AGENDA ITEM # Q.10

To approve the Contingency Resolution approved by Common Council on 12/06/2022 for \$30,000.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Resolution-transfer from Contingency for Berners Schober

**RESOLUTION AUTHORIZING
TRANSFER OF FUNDS**

December 19, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of December 12, 2023, the following 2023 transfer of funds is hereby authorized:

	<u>ACCOUNT</u>		<u>AMOUNT</u>
From:	101099-59001	Contingency	\$30,000.00
To:	416300-53001-83059	Contractual services	\$30,000.00

This budget amendment is to cover \$30,000 paid to Berners Schober flow review requested by the Ad Hoc Facilities Committee and approved by Common Council on 12/6/22.

Adopted _____

Approved _____

Mayor

Clerk



RE: LEICHT PARK SCOPE AND ADDITIONAL SERVICES PROPOSAL

Kaurie,

ISG appreciates this opportunity to work with the City and On Broadway, Inc. to reimagine and design Leicht Park. We understand additional needs for the scope have emerged and the team at ISG is prepared to support those efforts. The basis for this project is the City's October 26, 2021 RFP for ARCHITECTURAL & ENGINEERING SERVICES LEICHT MEMORIAL PARK MASTER PLANNING, SHELTER, & STAGE - an excerpt of that original request is below for context.

"The City of Green Bay Department of Parks, Recreation, and Forestry (PRF) is interested in creating a new master plan for Leicht Memorial Park. The extent of the master plan will only include the southern area of the park that the City owns. The leased area of the park to the north will not be included in the master plan. The shelter, stage and possible storm water management will need to be designed seamlessly into the site master plan showing the location of each of these elements and how the circulation in the park will function.

PRF is also looking to construct a new shelter that meets the current needs for various park activities and recreational programming. The proposed shelter will have restrooms, an enclosed community/activity room, a sales counter area for drinks and/or concessions, storage space, a utility/mechanical room and possibly an open shelter area. It is anticipated the shelter will be approximately 1,500 square feet in size; which is typical for a shelter of this type. The size of the structure will be dictated in part by the budget and in part by the park needs.

Additionally, PRF is looking to construct a new covered permanent stage that will feature various performances and programming in the park. There is an existing stage located in the park that is not ideal for certain performances and programming. Therefore, the new stage will likely be located in a different area of the park from where the existing stage is located. The stage size will likely be similar to that of the existing stage. The size of the structure will be dictated in part by the budget and in part by the park needs.

A storm water management system may need to be engineered and constructed if the area disturbed to carry out the master plan is greater than ½ acre. The consultant will determine if storm water management is required as part of the proposed development, and if it is required, it will be included as part of Construction Contract 1 in the scope of work for engineering services to accommodate the required storm water management needs."

ISG's bid for the original scope was \$149,100:

ISG's goal for this additional services proposal, is to be flexible to accommodate the requirements of this project. This supplemental proposal is intended to assist with additional professional design services necessary due to new information and changes in project design direction.

The following serves as scope and fee for additional requested services yet to be completed.

1. Stage Redesign –January-May 2023 – Additional design services related to stage and site redesign as guided by client team from the original design shared prior to January 2023.
2. Any Additional stage and site redesign fees will be billed for time and materials to accommodate changes recommended by the City, On Broadway or Stage Technology design consultant and authorized by the City.
3. Stage Technology design consultant – ISG will support Broadway, Inc.’s chosen vendor response for stage entertainment system design and controls. As it is the City and On Broadway Inc.’s preference, the vendor will be a subconsultant to ISG. There will be a 5-percent fee on the subconsultant’s invoicing total per remittance.
4. Archeology Study support – ISG will support City contracted Archeology consultant on an hourly basis.
5. Soil Contamination support – ISG will support City contracted Soil Contamination consultant on an hourly basis.
6. Sign Design and Permitting – ISG will support site monument sign design and permitting for the City’s preferred location on an hourly basis. We understand the preferred sign location is outside the property boundary and adjacent to a WisDOT corridor. The sign aesthetic would be dynamic in nature to support display of upcoming events.
7. Gateway Design and Landowner Coordination – ISG will support the gateway monument and signage design and coordination with adjacent landowner and City permitting on an hourly basis. We understand the gateway feature could include ticket booth, storage and an overhead structure. As the driveway is shared access and the gateway location is outside the parcel boundary we recognize landowner coordination, city coordination, and design would strongly inform permitting and coordination needs.

ISG appreciates the opportunity to provide a solution tailored to the needs of Leicht Park. Please sign the acknowledgment box to accept this Proposal, and return a copy to our office. We look forward to providing you with responsive service, a collaborative approach, and timely delivery.

COMPENSATION

ISG’s proposed compensation for the scope of services in this Proposal is as follows:

SERVICE	COMPENSATION
Completed January-May 2023 - Stage Redesign	\$12,000
2023-2024 Stage and Site Redesign	Time + Materials
Stage Technology Design Consultant Support	\$17,000, hourly estimated for DMM, plus DMM travel expenses. Plus, 5% fee to ISG on the Subconsultant’s invoicing total per pay period
Archeology Study support	\$1,000, hourly with estimate
Soil Contamination support	\$1,000, hourly with estimate
Sign Design and Permitting	\$2,000, hourly with estimate
Gateway Design, Coordination and Permitting	\$8,000, hourly with estimate
TOTAL	\$29,000 plus hourly tasks (+/- \$41,000)

Reimbursable Expenses

Anticipated reimbursable expenses for ISG such as travel, mileage, and printing are included within the compensation listed above.

APPLICABLE CONTRACT

The General Terms and Conditions applicable to this Proposal are available at the link below and are hereby accepted and incorporated herein by reference. Upon acceptance of this Proposal, the parties can proceed with the project based on this signed Proposal, per its General Terms and Conditions, or for more complex projects, ISG, at its discretion, will prepare and require the use of an AIA or EJCDC Contract that will govern the project.

↖ bit.ly/termsconditions_isg

Sincerely,



Danyelle Pierquet, PLA
Project Executive

Danyelle.Pierquet@ISGInc.com



Mark Chambers, AIA, CDT, LEED AP
Senior Architect

Mark.Chambers@ISGInc.com

ACKNOWLEDGMENT OF ACCEPTANCE

Accepted this _____ day of _____, 2023.

Company: _____
Print

Name: _____
Print

Title: _____
Print

Signature: _____

This proposal is valid for 30 days.



**Project
Leicht Park Stage
Green Bay, WI**

**Scope of Work Proposal
DMM Systems / Rob Uehling
P.O. Box 265
Hartford, SD 57033**

Compensation

Hourly Rate \$100, billable every 30 days, client will be on a 30-day net pay schedule. Estimated time (see Scope of Work estimates) is 170 hours.

Travel is billable per mile using the IRS Standard Mileage Rate. No hourly rate is billed during travel. Hotel rooms are billable per use. I anticipate 3 trips to Green Bay during the duration of this project.

Timeline

Project is in development stages with groundbreaking in the fall of 2024. For this project, it is recommended that the timeline is ongoing and completed once the project is completely constructed and fully functional.

Scope of work – Consult Infrastructure

Loading Zones
Power Requirements
Audio / Lighting Control Paths
Estimated Time = 20 hours

Scope of Work – Consult Performance Space / Stage Area

Storage Space
Technical Equipment / Staff Areas
Audience Area / Experience / Sightlines
Stage Area Design
Estimated Time = 20 hours

Scope of work – Consult Equipment Rigging

Location of rigging points
Determining capacity of rigging points
Type of rigging point attachment
Estimated Time = 20 hours

Scope of Work – Consult Audio Design

Recommendations for Audio Equipment

Examples of Audio Design / Coverage / SPL

Assist with Audio Deployment

Estimated Time = 40 hours

Scope of Work – Consult Lighting Design

Recommendations for Lighting Equipment

Example of Lighting Design / Coverage

Assist with implementing Architectural Lighting with Concert Lighting

Assist with Lighting Deployment

Estimated Time = 40 hours

Scope of Work – Onsite Visits as Needed

In person inspection of progression of all Scopes of Work

Estimated Time = 30 hours

Eli Bridge Company
800 Case Avenue
Jacksonville, IL 62650 USA
217-245-7145 Fax: 217-479-0103
email: info@elibridge.com

Scrambler
HITCH

QUOTE # 231102-02

TO:

**City of Green Bay
919 Crocker St
Green Bay WI 54301**

We propose to furnish the following equipment/service at the process, terms, and conditions named hereon (unless prevented by strikes, fires, delays caused by non-receipt of material, or other causes beyond our control.) Unless otherwise specified below, all prices are stated in U.S. currency and are Net Cash, f.o.b. our factory, Jacksonville, Illinois, USA. Please return this form or refer to the above Reference Number when ordering.

NEW BASE MOUNTED DRIVE SYSTEM FOR SCRAMBLER

One new Electric Base Mounted Drive System, with two 208 volt, 3-phase 5 HP Electric Motor with Variable Frequency Drive Main Panel and remote 24V Operators Panel.

New Drive System, FOB Jacksonville IL . . . \$ 45,000.00*

1/3 Down payment due with order \$15,000.

* Does not include packing and truck freight charges.*

FOR ELI BRIDGE COMPANY:

ACCEPTED BY PURCHASER:

Purchaser

Date

The equipment described herein above is offered for your acceptance within 30 days from the time of this offer. Big Eli products are offered on a first-come first-served basis. In the event that another purchaser should contract for the purchase of the above mentioned equipment with Eli Bridge Company prior to receiving money down along with a signed copy of this agreement, from you at the office of Eli Bridge Company, Jacksonville, Illinois, this agreement will become null and void. For the purpose of this agreement, Central Standard time will be used in determining any time requirements herein. Furthermore, the parties herein agree that the law of the State of Illinois will govern their rights and duties and that the Circuit court of Morgan County, located in Jacksonville, Illinois, shall have jurisdiction to determine this agreement.

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

TO : Purchasing Division/Administrative Services

DATE: 11/06/23

FROM: Department/Division Bay Beach Amusement Park

REQUISITION #

List "No Substitute" Item(s) here:

One new Scrambler base mounted drive system. System is to include two 208 volt three phase five horsepower electric motors, variable frequency motor drives, main drive pannel with appropriate hardware, and one remote 24 volt operator's pannel.

Select One:

- ☒ 1) One Time Purchase Estimated Cost: \$ \$45,000
- ☐ 2) Annual Commodity purchase: Estimated annual cost: \$
- ☐ 3) Item may be purchased again: Indicate term: Estimated Annual Cost: \$
- Example: 1 year, indefinite, etc. Long term requests will be reevaluated periodically)

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

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

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

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

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

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

The Scrambler base mounted drive system has been designed and manufactured by Eli Bridge to keep in compliance with all ASTM and State of Wisconsin DSPS codes. For Bay Beach to be remain in compliance with the afore mentioned codes, only maufacturer produced or approved replacement parts may be used on an Amusement Ride. At this time the Scrambler base mounted drive system is only offered by Eli Bridge, the original manufacturer of the Scrambler ride.

Approvals:

Requestor: *A. K. C.*

Date: 12/6/23

Department Head: *Paul D. Doherty*

Date: 12/12/23

Purchasing Manager: *Sherry L. Lohr*

Date: 12/12/23



Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE

December 19, 2023

PREPARED BY

AGENDA ITEM # S.I

To approve the request to fill the following positions and all subsequent vacancies resulting from internal transfers.

a. Records Clerk

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Personnel Committee Request to Fill Memo - 12.12.23
2. Records Clerk Position to Fill Request for Terri Racine

MEMORANDUM



Human Resources Department

To: Personnel Committee

From: Emma Baierl
Human Resources Generalist

Re: Request to Fill Vacant Positions

Date: December 12, 2023

The Human Resources Department is requesting authorization to fill the following replacement positions approved as part of the 2023 and 2024 budgets and all subsequent vacancies resulting from internal transfers. The justification reports are attached.

- Records Clerk – Replacement position due to the retirement of Terri Racine effective January 17, 2024. This position is budgeted at \$22.20 to \$24.66 per hour. (Pay Grade D)

**Position Fill Request
Justification Report
November 28, 2023**

Position Title: Records Clerk

1. **If this position is a replacement position, please indicate the reasons for the vacancy. If this is not a replacement position, please indicate the reasons for requesting the position.**

 X **Replacement Position** **Not a Replacement Position**

This is a replacement position for Terri Racine who will retire effective January 17, 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 included in the current budget at Grade D (\$22.20-\$24.66/hour).

3. **Please list the functions and any special information regarding this position.**
Records clerical support, validating/processing police reports and citations.

4. **Does the position generate revenue or reduce expenses? If so, provide an estimated amount.**
Yes, in terms of citations and arrests. When citations are not processed in a timely manner, it impacts Municipal Court and revenues.

5. **Please explain why current staff is unable to absorb duties of this position.**
Due to the volume of reports and citations. The Records Division has lost 2 full time positions off the Table of Organization over the last several years.

6. **If duties of position are presently being done, how are they done?**
By the incumbent until retirement, and then by other Records Clerks.

7. **What service would be reduced or eliminated if this position is not filled?**
Entering police records and arrests to maintain data available to law enforcement officers, courts and other government agencies. Processing citations to forward to Municipal Court. Internal and external customer service.

8. **What are the alternative methods and costs of accomplishing the work?**
Overtime assignments filled by the current staff as a short-term fix, but this is not a feasible long-term solution.

9. **Are there union issues?**
No

10. **Other supporting comments.**
None



Report to the
Public Arts Commission
of the City of Green Bay

MEETING DATE

December 19, 2023

PREPARED BY

Laura Schley, Staff

AGENDA ITEM # T.I

To approve the Large Scale Public Art Project Request For Proposal upon amendments.

BACKGROUND

Consideration with possible action to review and approve the RFP for the commission of new work(s) and/or purchase of existing artwork(s) to diversify the City's public art collection and increase opportunities for the public to engage with public art.

A total of \$50,000 of American Rescue Plan Act (ARPA) funds has been allocated toward commissioning and/or purchasing permanent artwork(s) for the City of Green Bay.

Permanent artwork(s) considered for commission and/or purchase will be displayed within publicly accessible areas. The City is open to artist-suggested sites and has identified several locations, both interior and exterior, that may accommodate public artwork. These sites include:

- City Hall front entryways (interior and exterior)
- City Hall Council Chambers (interior)
- Northernmost portion of the green space located at 109 Dousman Street (exterior)
- Walnut Tunnel along the Fox River Trail (exterior somewhat sheltered)
- Along the Fox River Trail north of the Ray Nitschke Bridge (exterior)

After reviewing the RFP, the Commission may suggest edits before release. The project timeline below is intended to provide a loose framework for project development. The timeline is subject to change based on the approval process and the needs of the overall project.

- **January 2024** - Project Announced
- **February 29, 2024** - Deadline for Submissions
- **March 2024** - Notification of Finalists
- **April 2024** - Notification of Selection
- **April 2024 - December 2025** - Artwork(s) Installed

RECOMMENDATION

Staff recommends approval of the Large Scale Public Art Project RFP, subject to revisions.

FISCAL IMPACT

ATTACHMENTS

- I. DRAFT City of Green Bay Large Scale Public Art Project RFP

CITY OF GREEN BAY LARGE SCALE PUBLIC ART PROJECT RFP

GREEN BAY PUBLIC ARTS COMMISSION (GBPAC) MISSION STATEMENT

The GBPAC focuses on the creation and preservation of public art within Green Bay, and ensuring equal access for all to enjoy and engage with public art. The GBPAC exists to fund artistic activities and support cultural programs that integrate and advance arts and culture as an essential part of life in Green Bay.

THIS CALL IS OPEN UNTIL 5:00 PM (CT), February 29, 2024

PROJECT INTENT

The objective of the Large Scale Public Art Project is to diversify the City's public art collection by either commissioning a new work(s) and/or purchasing an existing artwork(s) from artist(s) in all stages of their career. Artists can present past work for a new commission and/or propose the sale of existing work. If applicable, exterior artwork must be resistant to Green Bay's fluctuating weather conditions. All media in all genres, suitable for both interior and exterior public display, will be considered. Artwork(s) must be durable, permanent, low-maintenance, safe and appropriate for the general public, and in compliance with ADA guidelines upon installation.

SITE INFORMATION

Artwork(s) will be commissioned and/or purchased for publicly accessible areas both interior and exterior. The City is open to artist suggested sites, and has identified several locations listed below that could accommodate public artwork.

1. City Hall front entryways (interior and exterior)
2. City Hall Council Chambers (interior)
3. Northernmost portion of the greenspace located at 109 Dousman Street (exterior)
4. Walnut Tunnel along the Fox River Trail (exterior somewhat sheltered)
5. Along the Fox River Trail north of the Ray Nitschke Bridge (exterior)

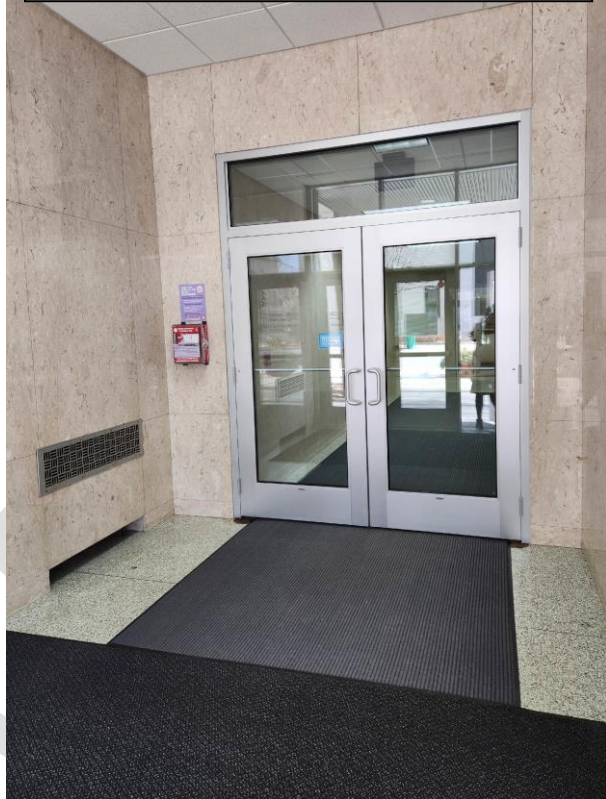
Photographs for these sites and/or aerial views can be found in the RFP below.

Interested applicants are highly encouraged to reach out to staff prior to applying to discuss potential display locations for their work.

1.) North vestibule of City Hall interior



1.) South vestibule of City Hall interior



1.) Front North (left) and South (right) entrances to City Hall exterior



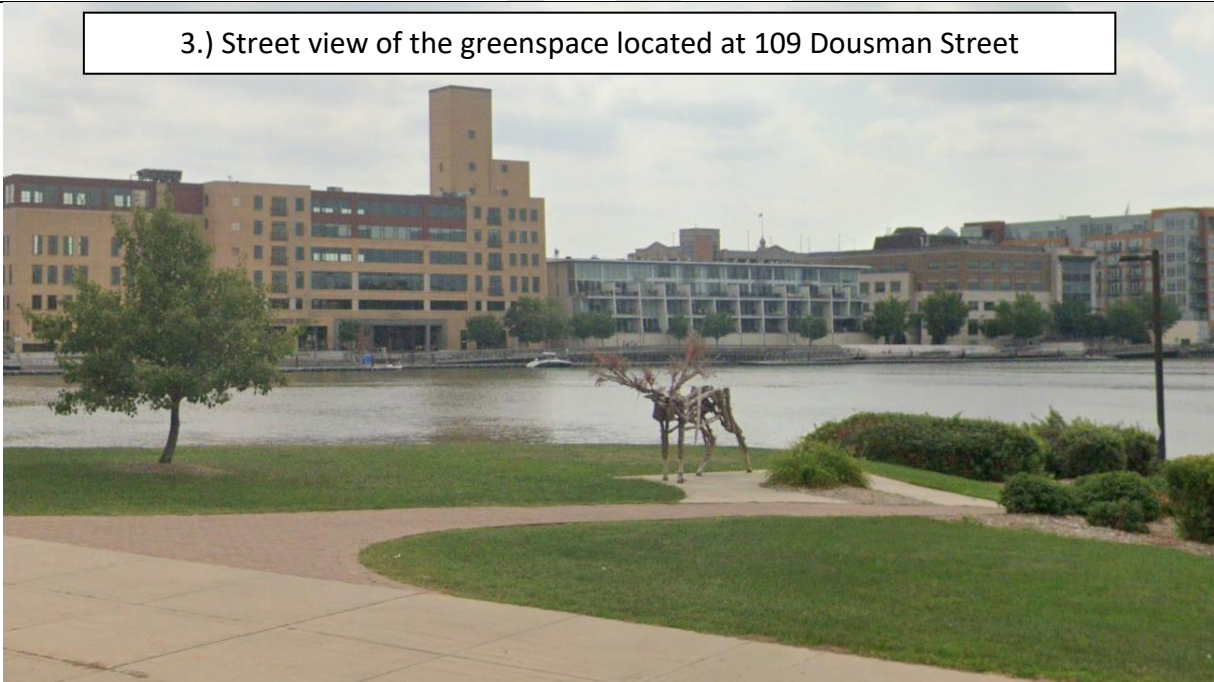
1.) City Hall front exterior



2.) City Hall Council Chambers



3.) Street view of the greenspace located at 109 Dousman Street



3.) Aerial view of the greenspace located at 109 Dousman Street



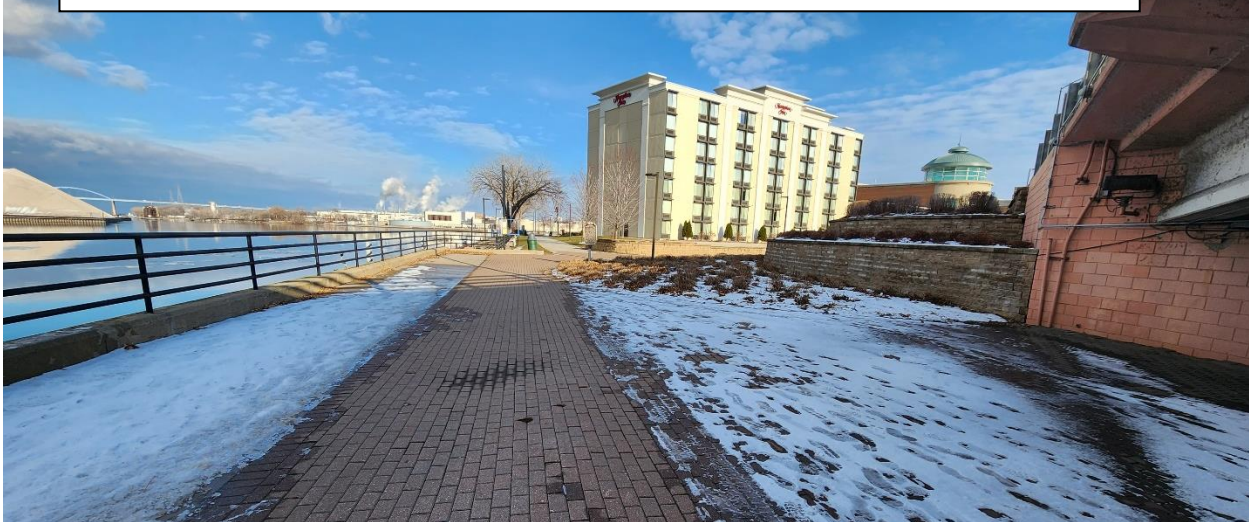
4.) Walnut Tunnel along the Fox River Trail (exterior somewhat



5.) Looking North below the Ray Nitschke Bridge



5.) Looking north along the Fox River Trail north of the Ray Nitschke



5.) Looking south (left) and west (right) along the Fox River Trail north of the Ray Nitschke Bridge



PROJECT AMOUNT

Funded by the American Rescue Plan Act (ARPA), funds available are dedicated to either commission new permanent work(s) and/or purchase existing permanent artwork(s).

Project budget is \$50,000, all-inclusive. Artwork agreement will be \$50,000 maximum for the artwork(s). The City reserves the right to split this budget between multiple applicants. Upon submission, the price of the artwork(s) is considered all-inclusive of the following: materials, labor, fabrication, insurance, taxes, commissions, fees, shipping, delivery, installation, travel, lodging, display hardware, site preparation, footings and foundations, and project signage.

SCOPE OF WORK: COMMISSIONED WORK

- Prepare design details, budgets, and concepts detailing every physical feature of the artwork(s) and its integration within the site.
- Work with City staff to finalize aesthetic design, fabrication methods and materials for Wisconsin's outdoor environment.
- Coordinate with City staff on artwork footing and lighting, if any.
- Create a presentation for the Public Arts Commission for review and approval.
- Fabricate, deliver, and install the sculpture(s) on schedule.
- Complete a description of regular and long-term maintenance and the specifications for replacement of electronic components, if any. Material and color samples to be provided.
- Participate, as requested, in community outreach and dedication events.
- Other scopes of work that may be required by the City.

SCOPE OF WORK: PURCHASE EXISTING WORK

- Except for fabricating the artwork design, scope of work includes all the scope in Commissioned Work above.
- If necessary, modify the artwork or artwork structure for installation and site needs for footing/landscaping.

SELECTION PROCESS AND CRITERIA

A Submission Review Team of artists, arts professionals, and City staff will score applications based on the selection criteria listed below and provide results to the Public Arts Commission. The Public Arts Commission will be responsible for selecting final artwork(s) to be permanently displayed. Artwork included in the final pool is not a guarantee of selection.

The selection criteria shall include, but is not limited to:

- Level of Artistic Ability
- Quality of the Artwork
- Potential for the artwork to meet new audiences and impact the community
- Artist(s')/Organization's ability to produce and deliver quality artwork
- Publicly accessible for all to enjoy and level of thought for how artwork interacts with the space

Artwork submitted for consideration does not need to be removed from other sale/funding opportunities, however, if a submitted piece is purchased/funded through another opportunity,

the applicant is required to notify the City immediately so the work can be removed from the final pool.

Artwork installed at the site must be the same piece and price selected by the Public Arts Commission. Substitutions and/or price fluctuations will not be allowed after the submission deadline.

Artists/Organizations whose artwork is selected will be required to enter into an agreement with the City of Green Bay.

Payment will be made upon completion of the terms of the agreement. Once delivery and installation of artwork is completed, final payment will be processed and issued.

PROJECT TIMELINE (Dates subject to change)

January 2024.....	Project Announced
February 29, 2024.....	Deadline for Submissions
March 2024.....	Notification of Finalists
April 2024.....	Notification of Purchases
April 2024 - December 2025.....	Artwork Installed

QUESTIONS/FOLLOW UP

Please email or call for assistance, advice, or questions:

Troy Van Handel
City of Green Bay Purchasing Department
100 North Jefferson St. – Room 101
Green Bay, WI 54301
Phone: (920) 448-3049
Fax: (920) 448-3050
Email: purchasingag@greenbaywi.gov

DEADLINE FOR SUBMISSIONS: Thursday, February 29, 2024

Application Requirements

Please read the following carefully as incomplete or late submissions will *not* be accepted. Supplemental information beyond what is requested will not be reviewed by the Submission Review Team or Public Arts Commission. Failure to provide any of the published requirements will result in disqualification. All materials must be submitted according to the specifications outlined below.

Please note that only ONE application per Artist/Organization will be considered.

1. Statement of Interest:

- Not to exceed two (2) pages. Address your response to this project opportunity, experience, philosophy, statement of approach, project inspiration, and any other

relevant information to the artwork being considered. The letter should provide a description of how your professional background relates to this art project. Briefly describe your interest in adding to Green Bay's public art collection and what you can bring to this project.

2. Current Resume(s) and Support Materials:

- Not to exceed two (2) pages. Include artist's training and professional experience plus additional support materials of press clippings or other relevant materials on past projects, career advancements, professional accomplishments, and training relevant to the proposed artwork. If applicable, organizations submitting on behalf of an artist(s) shall include a brief statement on the history and relevant programming/experience of the organization. Proposed projects with multiple artists shall include resumes for all involved artists.

3. Representative Work and Documentation:

- Not to exceed five (5) pages. Up to five (5) previously completed projects that show relevance to this project. Briefly describe images, including budget for projects, title, completion dates, dimensions, media, location and other essential information.
- Images must be JPEG format, 1920 pixels maximum on the longest side, 72 dpi, with compression settings resulting in the best image quality under 2MB file size.

4. Image Index for Representative Work:

- An annotated image list, clearly labeled with your full name and information and a numerical listing for each image, the title of the work, budget, year completed, dimensions, and media. Please use the document: Image List located at the end of this RFP.

5. Proposed Artwork and Site Plan:

- Not to exceed four (4) pages. Proposed design must include a scaled plan of the proposed location. Design must also include perspectives of the concept, information regarding artwork title(s), materials, dimensions, colors and other relevant details.

6. Artwork Maintenance Plan and Project Budget

- Not to exceed one (1) page. Brief explanation of intended artwork maintenance plan and itemized project budget.

Eligibility Criteria

The project is open to all professional artists located in the continental U.S.A., age 18 and over, regardless of race, color, religion, national origin, gender, age, marital status, or physical or mental ability. City of Green Bay employees, as well as Commission members and their immediate family members are not eligible for participation.



Report to the
Equal Rights Commission
of the City of Green Bay

MEETING DATE

December 19, 2023

PREPARED BY

AGENDA ITEM # U.I

Hold until the next Equal Rights Commission meeting the initiative to install signage that has the City of Green Bay in the language of each culture represented in Green Bay that was held over from the August 17, 2023 Equal Rights Commission meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Pucihkit Proposal Memo 823
2. The Languages and Cultures of Green Bay Campaign Plan
3. Menominee Villages and Place Names -1919_vol18(3)97-102

MEMO
8/4/23

To: Tara Vang, Chairwoman of the Green Bay Equal Rights Commission, Joseph Faulds, Primary Contact for the Green Bay Equal Rights Commission
From: Marcus Grignon, Commissioner of the Green Bay Equal Rights Commission
RE: The Inclusive Names for Green Bay in Other Languages Initiative (?)

The City of Green Bay has and is home to a diverse population of cultures from across the world. Historic Settlement of Green Bay was founded by French fur traders and the Menominee people. The Menominee refer to Green Bay as “Pucihkit” or Bay of Green. The rich history of Green Bay before settlement as a trading route stop and food mero-complex for the Menominee and as a small trading post to the evolution into a city is documented through the eyes of diverse cultures and backgrounds. The various European cultures, the Latino/Central/South American cultures, the Hmong/Laotian cultures, African American cultures, and cultures that were created from Green Bay being a city. All of these cultures need to be represented and recognized whenever a visitor comes to our great city.

As a member of the Menominee Tribe of Wisconsin, I propose the Equal Rights Commission in collaboration with the Office of the Mayor create a permanent installation of every culture represented in our city their word for the city of Green Bay. Timeline would be unveiling the different names for Green Bay at significant times throughout the year, leading up to the NFL Draft in 2025. Each culture will be recognized and a plaque with their word installed at all road signs into the City of Green Bay as well as City Hall. We would start with Menominee on Native American Heritage Month, November 2023 and go by either months designated for each respective culture or significant dates/holidays. When the draft occurs, a potential opportunity would be to create Packer Jersey's with either a chosen word in another language for Green Bay or all of the words available to every culture that makes up Green Bay.

The goal of this proposal is to recognize the territorial ethnicity of the Menominee Tribe and the cultures who have made Green Bay their home. This will amplify city pride for our residents and pay homage to the Menominee Tribe who's been welcoming for centuries to our diverse populations.

CC: Members of the Green Bay Equal Rights Commission, Office of the Mayor



DRAFT

DATE 12/14/23

THE LANGUAGES OF GREEN BAY ACTION PLAN

ELEVATE CULTURE AND EQUALITY FOR ALL GREEN BAY RESIDENTS

PRESENTED BY: MARCUS GRIGNON
COMMISSIONER, CITY OF GREEN BAY EQUAL RIGHTS COMMISSION
JEFFERSON ST GREEN BAY, WI 54303



THE LANGUAGES OF GREEN BAY ACTION PLAN

PLAN OVERVIEW

Practice:	Name
Name of Campaign:	The Languages of Green Bay
Campaign Manager:	
Subject Matter Expert:	

The City of Green Bay is home to a diverse population of cultures from across the world. From the early settlements of Menominee, Dutch, French, British, and Oneida, Green Bay became a hub for various languages and cultures. The city exploded with residents in the late 20th and early 21st century with Hispanic/Latino, Black, Hmong/Laothian, and Somali families bringing cultures and languages to Green Bay. As we look back during the time of early settlement to the city as it is today, the diversity is what built Green Bay as a world-renowned place to live.

Our city has a culture from its own resident's visionary actions. The Green Bay Packers are the only publicly-owned National Football League team. The culture of the Green Bay Packers is infamous throughout the United States and internationally. The infusion of the cultures that created Green Bay and the football franchise is at the heart of this campaign.

OBJECTIVE

To raise awareness and elevate the cultures and languages that have built Green Bay since time immemorial through mixed media platforms.

TARGET MARKET

PRODUCT DEMOGRAPHICS

Residents of the City of Green Bay, Villages of Allouez, Ashwaubenon, Bellevue, De Pere, Howard, Scott, Suamico. Residents of the City of Green Bay, Villages of Allouez, Ashwaubenon, Bellevue, De Pere, Howard, Scott, Suamico. According to the 2020 US Census, the racial demographics of the

population within the Greater Green Bay Area is broken down with 68.2% White, 17.9% Hispanic or Latino, 7.2% Black, 6% Asian-Pacific Islander, 5.6% Native, and 10% two races or more recognized.¹

Visitors to the 2025 NFL Draft hosted in Green Bay, WI by the Packers. The influx of visitors to the NFL Draft will be larger than any time a home game, regular or post season, has happened within the Greater Green Bay Area.

TARGET CONTACT DEMOGRAPHICS

Community Based Organizations (CBOs) who will support the campaign from the Equal Rights Commission. CBOs can choose to provide time, money, and resources to support the mixed media components of the campaign.

Potential target contact CBOs:

- Brown County United Way
- Greater Green Bay Chamber
- The Art Garage
- On Broadway Inc.
- Greater Green Bay YMCA
- Discover Green Bay
- Big Brothers Big Sisters
- The Premier
- Wello
- Mosaic Arts, Inc.
- NEW North
- Casa Alba Melanie
- Greater Green Bay Community Foundation

MESSAGE SUMMARY

The NFL Draft of 2025 is a significant event to educate our visitors to the languages, cultures, and inclusivity that ranks City of Green Bay one of the best places to live in the United States.

CALL TO ACTION

Timeline of Campaign:

Start Date: May 1, 2024; End Date: April 26, 2025

WHAT IS THE DESIRED OUTCOME?

To elevate and raise the awareness of the languages and cultures that make up the Greater Green Bay Area. The outcome is visitors in town for the NFL Draft in April 2025 see the inclusivity of all nationalities including our early residents from the tribal nations to Dutch, French, and English. The education of our languages and cultures are on display downtown by the Packer memorial, temporary wheat pastes display, QR codes stickers to link to historical record on a website, and apparel.

¹ United States Census Bureau. Annual Estimates of the Resident Population: April 1, 2020 to July 1, 2022. U.S. Census Bureau, Population Division.

WHAT IS THE PULL-THROUGH OFFER?

Our target audience is both residents of the Greater Green Bay Area and visitors to the NFL Draft in April 2025. We plan to implement a mixed media strategy to elevate and raise awareness on the languages and cultures of Green Bay. The tactics we will use to carry out the strategy are: public events for recognition of the various languages/cultures during Heritage months and significant days of the year respected at the Packer memorial downtown, temporary wheat paste public exhibitions open to area artists, temporary ordinance reprieve for QR stickers plastered throughout the Greater Green Bay Area, and a pride race for fun to see how many cultures can sell Packer Jerseys designed exclusively for each said language and culture.

PROCESS

LIST DEVELOPMENT

- Get Equal Rights Commission Buy-In
- Seek feedback on Action Plan for additions, revisions, and edits
- Gain approval by City of Green Bay
- Secure support from CBO's and tribal nations
- Gain approval from Green Bay Packers
- Develop website page for historical record and cultural significant history for our diverse residents

PROSPECTING MECHANISM

Our delivery of this important history of Green Bay will be through a mixed-media approach that will take the form of art installations, public events, QR codes, jerseys, and a website page that anchors the campaign for our target audiences to engage from the comforts of their own phone or computer.

The jersey will be part of a prepaid fundraiser by the individual's purchase leading up the 2025 NFL Draft. At public events, art installations, and the QR codes promotion of the culturally specific Packer Jerseys will be displayed for residents and individuals to pre pay for their favorite jersey design. The top two jerseys with the most pre-paid numbers will have a limited run for Packer fans, both within the city and internationally.

PRE-EVENT FOLLOW-UP

Phase 1: Gain approval by City of Green Bay

Phase 2: Secure support from Community Based Organizations

Phase 3: Gain Approval by Menominee, Oneida and Green Bay Packers

Phase 4: Launch campaign

POST-EVENT FOLLOW-UP

Phase 1: Debrief with partners and analyze data

Phase 2: Hold focus groups and interviews

Phase 3: Compile, Analyze, and release data to City for dissemination to public

Phase 4: Based on data and feedback, seek recognition through Urban/City specific awards

TIMELINE OF CAMPAIGN

The campaign will infuse into existing events and celebrations to make the largest impact. The campaign will hold public events during the history months and during such time will implement wheat paste murals, install recognition signage, and release online the historical pieces on each culture that makes up Green Bay.

2024-2025

May 2024

- Asian-Pacific Islander and South Asian History Month
- Hmong Festival during Memorial Day Weekend (Kickoff campaign with Public Event)
- Wisconsin is home to the third largest Hmong population in the United States

July 2024

- French-American History Month
- Chronicle Samuel De Champlain and Henry Samuel Baird History with Public Event at Heritage Hill
- Promote the French influence on the City of Green Bay

September 2024

- Hispanic/Latino/German History Month
- Raise awareness on the history of Hispanic/Latino/German residents of Green Bay
- Coincide the campaign with the Hispanic/Latino Day at UWGB

November 2024

- Native American History Month
- Recognition of Menominee and Oneida Cultures
- Chronicle Menominee and Oneida histories with Public Event at Discover Green Bay
- Unveil Pucihkit addition to Green Bay “welcome signs” as you enter the City

February 2025

- Black History Month
- Raise awareness on the history of Black/African/Somalian residents of Green Bay
- Coincide the campaign with a local universities Black History Month event with public event

March 2025

- Irish/Greek History Month (?)
- Raise awareness on the history of Irish/Greek residents of Green Bay
- Coincide the campaign with St. Patty’s Day Parade with public event

April 2025

- Arab/Scottish History Month
- Collaborate with Center for Middle East Studies at UWGB
- Coincide campaign with events on Arab American Heritage Month (April 1st) and Tartan Day (April 6th)

PROJECT PLAN

NECESSARY EVENT RESOURCES

Resource	Role	Estimated Work Hours
Resource 1	Role	Time
Resource 2	Role	Time
Resource 3	Role	Time

BUDGET

Compile a list of pertinent items that you will use to create your budget line items (for example, booth rental, amenities, travel). Use the Marketing Budget Plan template to build your final budget.

- List all pertinent items.

Define all pertinent items.

METRICS AND EXPECTATIONS

- List all metrics and expectations.

Define all metrics and expectations.

APPROVAL

Title	Name	Signature	Date
Mayor of Green Bay	Eric Genrich		
Chief of Operations	Joseph Faulds		
Campaign Manager			
Commissioner	Jon Shelton		
Commissioner	Cristina Ortiz		
Commissioner	Stephanie Guzman		
Commissioner	Michael Vinson		
Commissioner	Marcus Grignon		
Commissioner	Tara Yang		
Commissioner	Elizabeth Kostichka		

Title	Name	Signature	Date
Commissioner	Said Hassan		

CAMPAIGN SIGN-OFF

The undersigned accept this Marketing Campaign as described herein.

Jennifer Grant	Alderson	Signature	Date.
Jim Hutchinson	Alderson	Signature	Date.
William Morgan	Alderson	Signature	Date.
William Gavin	Alderson	Signature	Date.
Craig Stevens	Alderson	Signature	Date.
Steven Campbell	Alderson	Signature	Date.
Randy Scannell	Alderson	Signature	Date.
Chris Wery	Alderson	Signature	Date.
Brian Johnson	Alderson	Signature	Date.
Mark Steuer	Alderson	Signature	Date.
Melinda Eck	Alderson	Signature	Date.

Jesse Brunette	Alderperson	Signature	Date.
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Logo Design Concepts:







SOME MENOMINI INDIAN PLACE NAMES IN WISCONSIN

ALANSON SKINNER

Museum of the American Indian, H. C. Y. O. Foundation, New York

The following list of place names was obtained from John V. Satterlee, ex-captain of Menomini Indian police of Keshena, Wisconsin, and honorary member of the Wisconsin Archeological Society for the Menomini tribe, in June 1919. The names are of places famous in Menomini history and traditions, and many of the sites are now covered by thriving American towns and cities. The following symbols are used in spelling the native words. Other letters have continental values.

ä, a as in flat

â, aw as in raw

au, ow as in how

ai, i as in high

u, a whispered terminal u, scarcely heard

x, a whispered aspirant

', a glottal stop, or closure of the glottis

û, u as in buck

î, short i, or ê, short e, as in bit or bet

Oka'to (Pike Place) Oconto. Both banks of the Oconto River from its mouth to the old dam were formerly used as a place of residence by the Menomini, despite their swampy character. In later times most of the Indians lived in the city of Oconto where the lumber yards now are. Mr. Satterlee lived here for three or four years prior to 1862, when he left for the present reserve.

Wa'sa'kin (High Sandy Bank). This was an ancient Menomini village place on the sand dunes where the old dam was located. It was used more or less continuously from prehistoric days until recent times. An old half breed Menomini woman, Mrs. *Mishâkwût* (Covered by the Clouds) still resided there in June 1919. Many stone and copper relics, including a copper celt, and a grooved axe found by the old Indian woman have been obtained here. When visited last June in company with Mr. J. P. Schumacher of Green Bay and Dr. S. A. Barrett of the Milwaukee Museum numerous stone arrowpoints, a

notched stone maul, and a native copper fishhook were collected, also some decorated rim sherds from a large pottery vessel. Mr. Schumacher reports a small copper banner stone found here. Some relatively recent Indian children's graves were reported to lie under a fine tree on a knoll near Mrs. Mishakwut's house.

Pa^xkh'nano' (a Branch [of a river]). A village on a long, narrow point where the Little River joins the Oconto. When visited by Mr. Schumacher, Dr. Barrett, Mr. Satterlee, and the writer, this spot showed every indication of having been occupied for ages. Much pottery, a fragment of an ornamented clay pipe, numerous arrow, spear, and knife points of flint and other stones, hammerstones, and the like were obtained. Numerous hearths, charcoal, and split bones were seen, and Mr. Schumacher reports copper implements. Mr. Satterlee, following Indian traditions, located without difficulty a group of pits and wild rice caches dug into the edge of the bank on the east (?) side of the point. Mr. Satterlee reports that among the last Indians to reside here were George McCall, John *Wapus* (Rabbit) native name *Wä'nawät* ("Begs for Food,"), and the families of Charles Chickeney, (*Matcikine'u*, Terrible Eagle) and *Kine'sa* (Golden Eaglet.)

Pä^xkwu'kiu, (Pointed Hill) native name of Stiles. There is a site, now nearly destroyed, in the railroad yard here. Menomini tradition states that a *Mishi Kínúbik*, or monster horned hairy snake, lived in a whirlpool in the river a quarter of a mile above Stiles. An Indian mother of the long ago once sacrificed her little daughter to this beast in order to get it to give her portions of its body to make an evil medicine for witchcraft. The place was ever after noted and abhorred by the Indians, who always passed it in silence, throwing in an offering of tobacco to pacify the monster.

Ko^xnin (Where the Tornado Passed). A plain just below the Oconto Falls. There is said to be an ancient Menomini village here.

Nepeûspa'penîno' (Where Water Falls). The Menomini name of Oconto Falls. A Menomini village is said to have been located here.

Ona'sîn Apa'kato' (Rocky Rapids) a locality called Flat Rock by the whites. An old Menomini camp or village site.

Käkäwa'nikone (Crossing the Portage) now Underhill. This was where the Menomini carried across to Lake Shawano.



Governor E. L. Philipp hearing the petition of a St. Croix Chippewa Chief, at Reserve,
Wisconsin, June 19, 1919

Mätc Wasa^xkiû (Big High Bank) a locality on the Oconto now called Oconto Red Banks.

Sa^xna'wê'nino' Usna'ninä (Three Rivers Forking) now Sur-
ing.

Apä'sakiû (Brant [goose] Land) now called Pensaukee. There was an old Menomini village at the mouth of this creek.

Suamäko'sa (Little Sand Bar) Little Suamico. An ancient Menomini camp ground.

Mätc Sua'mäko (Great Sand Bar) now Big Suamico. An ancient Menomini village site of large extent is situated at the mouth of the river and along the lake shore. Copper and stone relics have been found here in abundance in former years by Messrs. J. P. Schumacher and A. C. Neville of Green Bay, who kindly took us to the spot in Mr. Neville's car. A bell-shaped celt and numerous arrow and spear points, scrapers, and sherds were obtained. Two Menomini men, named Adams, still live nearby. The site is one famous in Menomini folk lore, mythology, and history.

Sesipûketahe'kone (Ducks Landing [from flight]) Duck Creek, a place famous in Menomini folklore.

Putci'wikit, or noow *Puji'kit*, A Bay in Spite of Itself, or In Spite of Everything) Green Bay. Menomini villages were located in the present city of Green Bay on both sides of the mouth of the Fox River, and at Fort Howard (*Minä^xkä'^xkûn*, a fort), where they camped under the fort walls on the site of the present Green Bay R. R. depot.

Ke^xna'täo (A Cape) The Door peninsula.

Wa^xna^xti'û (A Bend) Bay Settlement.

No'mä Wikitu (Sturgeon Bay) Sturgeon Bay.

Wasa^xkiû (High Sand Bank) Death's door.

Apä'sitik Sepe'u (meaning lost, possibly connected with *A'pä'sos*, a deer) Peshtigo river.

Usä'ke'wik (At the mouth, or the Mouth). Name of the old Menomini village at the mouth of the Peshtigo River.

Apä'sitiko (Peshtigo City). Meaning of name lost.

Wapa'pako (White Falls) White Rapids.

Musikabo'sa Pagwû'tik (Little Solid Liquid's Falls). Named for an Indian who once dwelt there.

Minikani Se'peu (Village or Town River). The Menominee River. The city of Menominee, Michigan, is also called *Minikani*. This is the most noted spot in all Menomini history, for here the ancestor of the tribe first issued from the ground.

Mr. Satterlee was born on an island in the river between the two cities, Menominee, Michigan, and Marinette, Wisconsin.

Kinitciwunō (Long Stretch). A straight place in the Menomini River.

Uskotc Kikiti (Silent Place). A locality in this river where dwells a monster who harms or drowns noisy persons.

Namao Usna'ka'se (Sturgeon Barrier) Sturgeon Falls in the Menomini River. This was the northern inland boundary of the tribe, and here the traditional break up of the nation into two groups (purely mythical) through a quarrel over the supply of sturgeon took place.

Kipu'akûnāno (De Pere.) The meaning of the name is lost.

Oka'^xkane (Pike Fishing Place) Kaukauna.

Minä'si (An Island) Menasha.

Wawe'a^xpita (An Eddy or Whirlpool) Appleton.

Mä^xkinûk Ustcepät'ce (Where Stands the Blood [Cedar] Tree). A famous land mark on the Fox River near the two preceding.

Winiba'go' Nipe'sa (Winnebago Lake) Lake Winnebago.

Wa sūske'sino (A New Grave [Mound] In a Marsh) Chilton.

The parents of the present chief of the pagan Menomini, Indian Court Judge Sabatis Perrote, came from this place, where the Menomini had a later village. The Judge's father's name was Peanot (Perrote) Amob.

Keskä'kwûtino (Lake Bluff). A rock ledge opposite Oshkosh City, perhaps at Chilton. A sacred spot in Menomini mythology, because here the Thunder-birds who became the ancestors of that clan alighted and turned into men.

Wanika'miu (End of the Lake) Fond du Lac.

Osko's Omanika'n (Oshkosh, His City) Present city of Oshkosh. The name either means a "claw" or "brave." The connection possibly being that in olden times the slayer of a grizzly bear wore its claws as a necklace as a sign of bravery.

Osko's One'^xpishim (Oshkosh, His Lake) Lake Oshkosh.

Mitce'kane (A Stockade). A lake between Winneconne and Oshkosh City.

Winika'ni (A Skull) Winneconne. Named because of the large numbers of bleached human skulls and bones said by the Menomini to have been scattered about on the field of a battle, perhaps the site of one of the battles between the Sauk and the French.

Pâwah'ikane (Where Wild Rice Is Gathered) Lake Poygan. The Menomini lived about this body of water in relatively recent times.

Muhwä'o Sepe'u (Wolf River) Present Wolf River.

Pi'nä'o Wi'ko (Partridge Crop) Present lake of that name.

Akaunä'nûk Sepe'u Stranded Log River) New London.

Sake'mäo Watenâ (Mosquito Hill).. A locality a little above New London, on the Wolf.

Wa^xsa^xkiû (High Banks), another locality with this common name.

Mäno'na Kitchiu (At the Clay Bank) Brickyard.

Mä'no'mänê Sa'iak (Wild Rice Along the Banks) Shiocton, site of a recent Menomini settlement.

Wa'kitcon Omä'nikûn (Wakitcon, His Town.) Chief Wakitcon's village was here. The Chief's name was really *Wakijona'pe*, Crooked Beak, the personal name of the Thunderbirds, preserved in the Thunder clan of the Menomini.

Ona'mun Usta't (Where Vermillion Exists or Is Had). A clay bank on the Wolf River near Wakitcon's town, resorted to for red paint.

Kutahä'kukane (Shooting at Targets Place). A landmark at which the Indians always fired when passing.

Onakü^xkikane (Bark-house Place). A Menomini settlement just above the town of Waukechon.

"Pone" *Omä'nigan* (Pony's Town). Named for a white settler and trader called "Pony Richmond."

SETTLEMENTS ON THE MENOMINI RESERVATION.

Omä'nomäneo Ishko'negun, Menomoni reservation.

Oka'to'sa (Little Pike Place) South Branch Settlement.

Keshi'niur (Swift Flying) Keshena Agency. Named for a former chief.

Kowa'pomi Mänigan (Vanishing's Town). Named for some old Indian notable. Pagan settlement where Judge Perrote and Wi'sânokwût now live.

Ni'uopet (Four Seated, or Four In a Den). Niopet, named for the old chief, son of Oshkosh, recently deceased.

Nih'tukwûne Mi'nikan, translation not given, but the name is the same as that of the West Branch Settlement on the Wolf River. Zoar Settlement of "pagan" Menomini.

Niga'nis Omä'nigan (Niganis', a Potawatomi personal name village). A settlement near Phlox.

Perrote, A station on the railroad named for the present Indian court judge, Sabatis Perrote.

Askinê't (One that is Raw, Uncooked). A locality named for a former Indian court judge.

Naku'ti Uskinawe'nät (Sunfish's, a personal name, Berry Patch). A locality between Keshena and South Branch Settlement, where the late Phillip Nakuti gathered berries. Also called *Naku'ti Nuwi'sokun*, with the same meaning. There is a large mound group here.

Pikwû'kûnä'o Omä'nikun (Out done in Shooting Town). Named for an old Menomini chief. The "shooting" referred to here is that act (so called) as performed with otter skin medicine bags inside the medicine lodge. Now Satterlee P. O. (named for J. V. Satterlee) on the Oconto River, just off the reserve.



Report to the
Equal Rights Commission
of the City of Green Bay

MEETING DATE

December 19, 2023

PREPARED BY

AGENDA ITEM # U.2

To receive and place on file the next steps for the Visibility Initiative.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ERC Visibility Initiative - Final - 12-05-23



DRAFT GREEN BAY EQUAL RIGHTS COMMISSION VISIBILITY STRATEGY INITIATIVE

Revised November 30, 2023

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Executive Summary

The Visibility Initiative Strategy is a comprehensive plan developed by the Equal Rights Commission (ERC) to educate the community about the commission's purpose and initiatives.

Section 1: Purpose, Mission, and Vision - The purpose of the Visibility Initiative is to inform Green Bay residents about the existence of the Equal Rights Commission and Civil Rights Ordinance, encourage feedback and participation, and empower individuals.

Section 2: Goals - The ERC's overarching goals include raising awareness of the commission, advancing equity and social justice, ensuring accessibility to resources, building partnerships, and promoting individual rights through conversations, community events, and partnerships to promote inclusivity and equity.

Section 3: Engagement Guidelines and Messaging - The ERC commits to engaging respectfully, using proper pronouns, avoiding stereotypes, being mindful of language, and asking questions respectfully. They also acknowledge privilege, avoid defensive reactions, educate themselves, and apologize and learn from mistakes.

Section 4: Infrastructure, Audience of Focus, Outreach Methods and Strategies - The infrastructure is focused on planning, promotion, presence, and participation. The audience of focus includes local community members, organizations, and institutions. The various methods and strategies include social media, traditional and non-traditional media, informative materials, forums, and collaborations with local organizations.

Section 5: Outreach Phase Plan and Timeline - There are four outreach phases including internal updates, creation of evaluation and educational documents, ERC introduction to the public, and external engagement. The phases will be executed from September 2023 through September 2024.

Section 6: Evaluation Method - Evaluation involves surveys and questionnaires, focus groups and interviews, and participatory evaluation and feedback loops. The ERC emphasizes SMART criteria for data collection and plans to publish a formal report at the end of the initiative.

The Visibility Initiative Strategy outlines a thorough and well-structured plan to engage the community, promote awareness of the ERC, and advance equity and inclusivity in Green Bay, Wisconsin.

Introduction

The Visibility Initiative Strategy was developed to enable an equitable and comprehensive approach to educate the community about the purpose and initiatives of the Equal Rights Commission. It aims to encourage individual and community engagement through educational materials and vocally at community events.

The Strategic Outreach Plan includes the following:

1. The Commission's mission and vision
2. Goals and Objectives
3. Engagement Guidelines and Messaging
4. Infrastructure, Audience of Focus, Outreach Methods and Strategies
5. Outreach Phase Plan and Timeline
6. Evaluation Method

Section 1: Purpose, Mission, and Vision

City of Green Bay Municipal Code Chapter Sec. 12-2 Civil Rights Purpose

Each sector of society engaged in the life of the City has a role in promoting equal rights, equity, and a social fabric free of discrimination. City government is uniquely positioned to assume a primary leadership role in these efforts. To achieve this leadership objective, each department, agency, and unit of City government shall be accountable for promoting social and economic equity for all residents of the City, and structuring its work so that the outcomes are directed toward social and economic equity for all residents.

Visibility Initiative Purpose

The purpose of the Visibility Initiative is three-fold. The first is to inform Green Bay residents about the existence and responsibilities of the Equal Rights Commission (ERC). The second is to encourage individuals to provide feedback and participate in future public hearings, city programs, and processes. And the third goal is to empower and educate individuals about their rights.

Mission Statement

To grow public awareness of the existence of the Equal Rights Commission by facilitating conversations, being present at community events, and engaging with partners to foster a sense of inclusivity and equity.

Vision Statement

Our vision is to actively engage the people of Green Bay, empowering them to voice their concerns and share valuable input in regards to discrimination. By providing a platform and acknowledging the lived experiences in the community, we aspire to create a city that truly embraces diversity.

Section 2: Goals

The overall goal of the Commission is to reach out to Green Bay residents, particularly individuals from the communities noted and protected under the Equal Rights Ordinance. Specifically, the Commission's goals are:

Goal 1

We aim to raise awareness and promote understanding of the Equal Rights Commission's presence.

Goal 2

Advance diversity, equity, and social justice of the protected groups of people under the Equal Rights Ordinance.

Goal 3

Through effective education, share adequate information about the Equal Rights Commission and verify it is accessible to a wide range of Green Bay residents.

Accessibility considerations include, but are not limited to:

- Technology and/or internet
- Understanding of the political system and political environment which includes the roles and responsibilities of elected officials and disenfranchisement
- Help individuals who are not eligible to vote understand the role and purpose of the ERC and other rights or City services these individuals are afforded. This includes individuals not eligible to vote who may be undocumented, formerly incarcerated, and under 18 years old
- Incarcerated individuals
- Isolated/afraid to engage
- Transportation
- Limited technological or written literacy
- Mobile device accessible
- Cultural and/or Language
- Religion (including holidays & norms of engagement)
- Education level
- Disability

Goal 4

Continue to maintain and develop partnerships with the following groups of individuals:

- Geographically
 - o Villages/Towns
 - o Downtown Green Bay, West side, East side
- Race/Ethnicity
- Residents both documented and undocumented
- Immigrant, Refugee, Native-born
- Non-Profit
- Economic
 - o Small business, big business
 - o Business owner, employers, employee, labor unions
- Religious based organizations
- LGBTQ+, self-identified gender
- Disability
- Age: Youth, adults, seniors (65+)
- Native English Speakers and Limited English Proficiency
- Educational Institutions
- Local Industries, industrial, agriculture
- Homeowners/renters

Goal 5

Build trust, encourage participation, and build awareness of individual rights and the resources available to them through the Civil Rights Ordinance.

Section 3: Engagement Guidelines and Messaging

The ERC's goal is to present itself in the most respectful and cohesive way possible to maximize community impact. The Commission shall (1) engage in a comprehensive and equitable community outreach strategy, ensuring to it's best that the public is informed about the existence of the Equal Rights Commission and Civil Rights Ordinance; (2) establish rapport with local organizations and community members; (3) conduct themselves with integrity and fairness, fostering an inclusive and safe environment for community members to participate in the commission's activities.

The following are guidelines that the ERC will follow when engaging with community members and organizations:

1. **Listen and Learn:** Approach the conversation with an open mind and a willingness to listen and learn. Understand that everyone's experiences are unique, and take the opportunity to gain insight into their perspective.
2. **Respect Pronouns and Identity:** Use the correct pronouns and terminology that individuals use to describe their own identities. Avoid assumptions and respect their self-identified labels.

3. **Avoid Stereotypes:** Refrain from making assumptions based on stereotypes or preconceived notions. Treat each individual as an individual, not a representation of their entire group.
4. **Be Mindful of Language:** Use inclusive and respectful language. Avoid using offensive terms or slurs, and choose words that show your respect for their identities and experiences.
5. **Ask Respectful Questions:** If you have questions about their experiences, ask in a respectful and considerate manner. Be open to their comfort level in sharing information.
6. **Acknowledge Privilege:** Recognize your own privilege and be aware of the potential impact it may have on the conversation. Show empathy and avoid centering the conversation on your experiences.
7. **Avoid Defensive Reactions:** If someone shares their experiences of marginalization, avoid becoming defensive. Instead, express empathy and validate their feelings and experiences.
8. **Educate Yourself:** Take the initiative to educate yourself about their experiences, challenges, and history. Do your research to show that you're committed to understanding their perspective.
9. **Build Genuine Relationships:** Focus on building authentic connections based on shared interests and respect. Don't approach the conversation solely because of their marginalized identity.
10. **Apologize and Learn:** If you make a mistake or unintentionally offend someone, apologize sincerely and use it as an opportunity to learn and grow. Mistakes happen, but taking responsibility and showing a commitment to improvement is key.

All verbiage and messaging will align with the principals written in the City of Green Bay Policies and Code of Ordinances which include, but not limited to:

- Personnel Policy Chapter 24: Social Media
- Chapter 2 Administration and specifically Sec. 2-322 Responsibility of Public Office. Full Article IX Ordinance:
https://library.municode.com/wi/green_bay/codes/code_of_ordinances?nodeId=COOR_CH2AD_ARTIXET

- Chapter 12 - Civil Rights Ordinance. Full Civil Rights Ordinance: https://library.municode.com/wi/green_bay/codes/code_of_ordinances?nodeId=COOR_CH12CIRI

Section 4: Infrastructure, Audience of Focus, Outreach Methods and Strategies

Infrastructure

The ERC has created a high level infrastructure for outreach and engagement activities that will allow the commission to maximize its outreach efforts and target efforts towards the protected groups of population and residents of Green Bay. City staff, along with Commissioners, will build the ground level foundation to support the coordination of outreach activities efficiently and effectively.

The ERC has identified four main segments of coordinating engagement with the community summarized in the chart below with the four “P’s”: plan, promote, presence, and participation.

Plan	Create a detailed list of information that includes the event or campaign name, contact information, location, time, purpose of the event, funding/sponsors, and other important information specific to the event.
Promote	Announce and publicize the event/engagement on proper channels (dependent on event/engagement circumstances).
Presence	Determine whether the event/engagement is in-person or virtual and appoint commissioners to attend.
Participation	Disperse evaluation surveys and collect responses from attendees and/or event/engagement participants.

Audiences of Focus

- Local community members, including marginalized/underrepresented groups.
- Local organizations, advocacy groups, and community leaders.
- Educational institutions, including schools and universities.
- Media outlets, both traditional and digital platforms.

Outreach Methods and Strategies

The outreach methods and strategies below display a detailed list of possible actions the ERC can utilize for the Visibility Initiative. The column labeled “Outreach Method” describes the medium in communication. The column labeled “Strategy” describes the action that will be taken on the medium.

Outreach Method	Strategy
Social Media	Establish a social media presence to share updates, educational content, and engage with the community.
Media Outlets (Traditional/Non-Traditional)	Participate in local traditional and non-traditional media to share ERC's mission (podcasts, email, newsletters, magazines, radio, etc.).
	Produce informative brochures, pamphlets, and flyers about the ERC services and ordinance.
	Engage with local news outlets to share press releases, organize interviews, and publish articles.
Website/ Webpage	Create an informative and user-friendly ERC website/webpage, featuring resources, FAQs, and contact information.
Forum(s)	Collaborate with local organizations and community leaders to host town hall meetings, workshops, and seminars.
	Organize and/or collaborate in the development of public forums and listening sessions to provide platforms for community members to voice their concerns and share experiences.
	Facilitate workshops and training sessions on topics related to equal rights and advocacy.
	Offer online webinars and live Q&A sessions to make information accessible to a broader audience.
	Host "open house" event for the Equal Rights Commission.
Education/ Schools	Develop partnerships with local schools and universities to conduct educational presentations and workshops.

	Engage with schools, universities, and educational institutions to integrate equal rights education into curricula and activities.
Other Local Government	Collaborate with other local government departments and agencies to amplify outreach efforts.
Community Events	Participate in local events, fairs, and festivals to reach a wider audience and to invite Common Council members to events.
	Encourage community feedback through surveys, online forms, and public comment periods.
	Stay updated on emerging events and technologies to adapt outreach methods accordingly.
	Collect and analyze feedback from the community through surveys and feedback mechanisms.
Local Organizations	Build partnerships with community organizations, nonprofits, and advocacy groups to leverage their networks and resources.
	Seek input from community stakeholders and partners to improve outreach efforts.
	Partner with local organizations to host a series of proclamations.

Section 5: Phase Plans

The ERC Outreach Phase Plan is a systematic guide that optimizes the outreach process, leading to better engagement, more effective communication, and higher chances of achieving the overall initiative goals. The phase plans are organized in a chart that includes the stage of the phase, objective, method, task/s, and support.

Phase Plans

Phase 1: Internal Updates

Internal updates refers to the adjustments that are needed within the ERC before engaging with the public to verify that information about the ERC is detailed, cohesive, and accessible.

Stage	Objective	Method	Task	Support
A	Update ERC webpage	City Website	- Update Commissioner Bio's	City Staff and Commissioners
			- Update current initiatives	City Staff
			- Add social media link/info	City Staff
			- Add discrimination complaint processes	City Staff
			- Add other helpful tools/resource links	City Staff
B	Create email signatures for commissioners		- Update Commissioner email signatures	Commissioners
			- Add city logo in email signatures	Commissioners
C	Print business cards for commissioners		- Design business cards and print	City Staff

Phase 2: Creation of Evaluation and Educational Documents

Evaluating community engagement and impact is crucial to understand the effectiveness of the Visibility Initiative. Evaluations will be on-going and will include tracking changes in key metrics such as participation rates, attendance at events, and etc. All surveys and questionnaires will be developed with the SMART criteria. SMART stands for Specific, Measurable, Achievable, Relevant, and Time-bound. A formal report with results and impact will be published at the end of the initiative. Here are the top three ways the ERC will evaluate community engagement and community impact:

1. Surveys and Questionnaires: The ERC will craft well-structured questions to assess the community's level of satisfaction, involvement, and perception of impact. We will also translate surveys that are culturally appropriate. We will make these accessible digitally and in traditional print-form.

2. Focus Groups and Interviews: The ERC plans to engage a diverse range of participants to gain comprehensive insights and in-depth exploration of community members' experiences, needs, and feedback. We will collect narratives and personal stories to humanize the data.

3. Participatory Evaluation and Feedback Loops: The ERC will establish feedback loops that enable community members to voice their in-put and help shape and direct ERC related activities.

Stage	Objective	Method	Task	Support
A	Create an evergreen digital feedback form for ERC	Online Survey Platform	Determine the best survey platform	City Staff
			Create S.M.A.R.T. survey questions	Commissioners
			Upload questions into online platform and add link to webpage	City Staff
			Develop tracking/monitoring system	City Staff
B	Create evaluations for community speaking engagements	Printed Surveys	Create S.M.A.R.T. survey questions	Commissioners
			Translate surveys into multiple languages	City Staff
			Print Surveys	City Staff
			Determine how to collect and analyze surveys	Commissioners and City Staff
C	Develop campaign to evaluate the community's perspective and knowledge of the Equal Rights Ordinance	Social Media (Facebook) and Printed Surveys	Determine the best survey platform(s) and how to best distribute the surveys	Commissioners and City Staff
			Create S.M.A.R.T. survey questions	Commissioners
			Determine partners	Commissioners
			Translate surveys into multiple languages	City Staff

Green Bay Equal Rights Commission
Visibility Initiative Strategy

			Upload survey online	City Staff
			Print and distribute	Commissioners
			Translate, print, and distribute to partners	City Staff and Commissioners
D	Create an evergreen document with general information about the Equal Rights Ordinance and the ERC	Printed and available on ERC web page as a pdf	Determine the top highlights of the Equal Rights Ordinance and Equal Rights Commission	Commissioners
			Design the one page document	City Staff
			Translate the document	City Staff
			Share document with community partners	Commissioners
E	Create a bi-annual ERC Report to share updates with the public	Newsletter (email) and Printed	Develop newsletter template	City Staff
			Create content for newsletter	Commissioners and City Staff
			Determine distribution plan	Commissioners

Phase 3: Formal ERC Introduction to Public

Stage	Objective	Method	Task	Support
A	Announce the establishment of the ERC "anniversary"	Social Media (Facebook)	Take an ERC group photo	Commissioners
			Write a caption to highlight ERC and Commissioners	Commissioners and City Staff
			Post on Facebook	City Staff
			Add call to action: Invite public to share events, news, and information with ERC through the ERC contact information on the website	City Staff

Green Bay Equal Rights Commission
Visibility Initiative Strategy

B	Email partners and local organizations	Email	Write a short email highlighting the updated ERC webpage, current news/initiatives, and contact information	City Staff
			Send to partners	Commissioners
C	Pitch to news stations about our visibility initiative	News/Media Outlets	Write pitch/press release to news/media outlets	City Staff and Commissioners
			Speak with media	Commissioners

Phase 4: External Engagement

The purpose of the external engagement phase is to foster open and constructive communication, collaboration, and participation between the local municipality and its residents. The ERC has already connected and spoke with community organizers and leaders at over 20 organizations in 2022. However, the ERC's goal with the Visibility Initiative is to create deeper connections with the protected populations listed under the Green Bay Civil Rights Ordinance and vulnerable populations that have limited access to resources and information. Vulnerable populations include, but are not limited to the following: people experiencing homelessness, communities of color, marginalized communities, refugees and immigrants, women and children, people with disabilities and special needs, and employees in labor intensive environments.

The ERC has categorized the local organizations and nonprofits that serve, support, and engage with the populations listed above into nine categories based on their services. The list is not indicative of the total number of categories or organizations that the ERC will engage with, however, it will be used as a guide. Engagement events will be scheduled on a rolling basis starting September 2023 through September 2024.

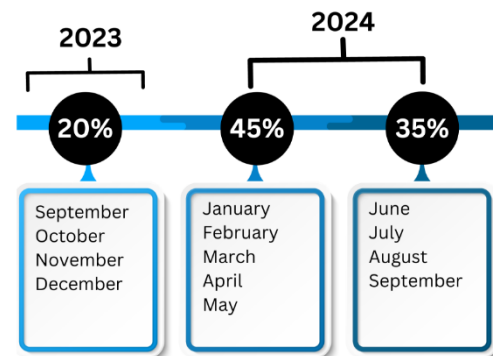
Housing	Workforce	Domestic Violence
Education	Disability	Children
LGBTQ+	Immigrant/Refugee	Seniors/Elders

Stage	Objective	Method	Task	Support
A	Identify local organizations	Online Search Engines	Search for organizations and local services that serve the audience of focus	Commissioners
		Email	Email professional networks and ask for	Commissioners

			contact information	
B	Initiative conversation	Email	Contact partners and organizations	Commissioners
C	Collaborate	Event	Create an engagement event/forum/campaign with the partner organization or partner on an existing event and use the four-P method listed in section four	Commissioners

Section 6: Timeline

The timeline of the external engagement phase is split into three sections for a more manageable execution through the twelve month initiative. The first section contains the last four months of the 2023 year. In these first months, the ERC will focus on phase plans 1, 2 and 3 while also starting to execute phase 4. The second section is split into the first five months of 2024 and the third section contains the four summer months of 2024. The ERC plans to reach out to 20% of the listed organizations above by the end of 2023. In 2024, the ERC will engage with another 40% of organizations bringing the total percentage of engagement to 60% by May of 2024. The last 40% of the engagement will happen in the last six months of 2024. The full initiative will close at the end of September 2024 and a full report will be provided to the Common Council.



Section 7: Conclusion

In conclusion, the Visibility Initiative Strategy represents a robust and proactive approach by the Equal Rights Commission to engage the Green Bay community, raise awareness about the commission's mission and the Civil Rights Ordinance, and promote equity and inclusivity. As we look ahead, it's important to note that this initiative will reach its culmination in September 2024.

At that time, a comprehensive and insightful report will be meticulously compiled, documenting the outcomes of the initiative. This report will not only include valuable

feedback from our community members, but will also present quantifiable metrics regarding our engagement efforts and events.

The report will serve as a testament to our commitment to transparency, accountability, and continuous improvement. It will provide the City Council with a thorough understanding of the impact of the Visibility Initiative, the challenges faced, and the opportunities for growth. Ultimately, this report will be instrumental in shaping the future direction of our efforts to foster a more inclusive and equitable Green Bay.

END OF VISIBILITY INITIATIVE STRATEGY.



Report to the
Equal Rights Commission
of the City of Green Bay

MEETING DATE

December 19, 2023

PREPARED BY

AGENDA ITEM # U.3

To approve the City of Green Bay Annual HR Report (to ERC) regarding activities and accomplishments with respect to diversity and equal opportunity in City employment.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. HR Annual Report to the ERC_12-14-23



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

MEMORANDUM

To: Equal Rights Commission

From: Joseph Faulds, Chief of Operations
Andrea Fox, Workplace Culture Specialist

Re: Human Resources Report

Date: December 14, 2023

Per the City of Green Bay Municipal Code 12-11(2)a. the Human Resources Department shall provide the Commission with information about the activities and accomplishments with respect to diversity and equal employment opportunity in City Employment.

I.DEI Activities and Opportunities

This past year was the final year of the previous D&I Strategic Plan. The plan aimed *to introduce awareness surrounding diversity, inclusion, belonging, and emotional intelligence concepts to the City of Green Bay and foster discussion to further education on key concepts and initiatives.* Some of the initiatives from the past year included:

- On May 31, 2023, City staff attended the NEW LGBTQ Plus Round Table event to discuss pride events in Green Bay. The City shared its plan to host a panel discussion on June 1st and a Pride Flag raising event on June 8th. Other organizations in attendance included UW-Green Bay, NWTC, Humana, Aurora, PFLAG Door County, Pride Center of NEW, GBPD, Bay Area Council on Gender Diversity & Bay Area Trans Youth Alliance, YWCA, Rainbow Alliance, Adoption Choice, and other organizations from the Sheboygan and Manitowoc County.
- Human Resources has a DEI SharePoint page that provides resources on DEI websites, publications, and City policies.
 - Need to update the page and then create awareness of the page.
- Human Resources hired a Workplace Culture Specialist in October 2023
- For City of Green Bay job postings, we include the following statement: *At the City of Green Bay, we strive to foster an environment of diversity, inclusion, and belonging. We welcome LGBTQ+, women, and minority candidates to apply.*
- The City has been improving its social media footprint through using various social media sites to post and communicate job opportunities.
- City has put an emphasis on on-the-job training and ability to obtain certifications within one year of the candidates hire date.
- City staff have attended job fairs put on by the Green Bay Chamber, UWGB, and NWTC.

2023 Human Rights Campaign Municipal Equality Index

The City of Green Bay scored 96 out of 100 on the 2023 Municipal Equality Index (MEI). This is a vast improvement from a score of 28 in 2018. The City is on track to continue increasing its score on the 2024 MEI scorecard with the recent implementation of an LGBTQ+ Employee Resource Group (ERG) open to all City employees. The Workplace Culture Specialist, along with the Pride ERG, is exploring additional efforts to reach a perfect score of 100 on the following MEI scorecard.

Workplace Culture Specialist

The new Workplace Culture Specialist will be a member of the City's Public Relations team to assist in Citywide communication.

Creating rapport with community organizations and residents is important to increase visibility and understand the needs of the community. The Workplace Culture Specialist is already a member of external groups, including NEW Veterans Treatment Court, Green Bay Chamber, Schreiber Institute for Women's Leadership at UW-Green Bay, and the YWCA. The Workplace Culture Specialist continues to make additional connections with community organizations, including Wello, COMSA, UWGB Pride Center, UWGB Pride ERG, Casa Alba Melanie, We All Rise, and others.

Two new Employee Resource Groups (ERGs) have been chartered since the new Workplace Culture Specialist started in October. There is a Military, Veterans, and Supporters (MVS) ERG and a Pride ERG. The groups have already confirmed their mission, purpose, and goals for the following calendar year, and they have their next group meetings scheduled for December. The Workplace Culture Specialist will continue to support the existing ERGs and help employees create new groups as interest increases.

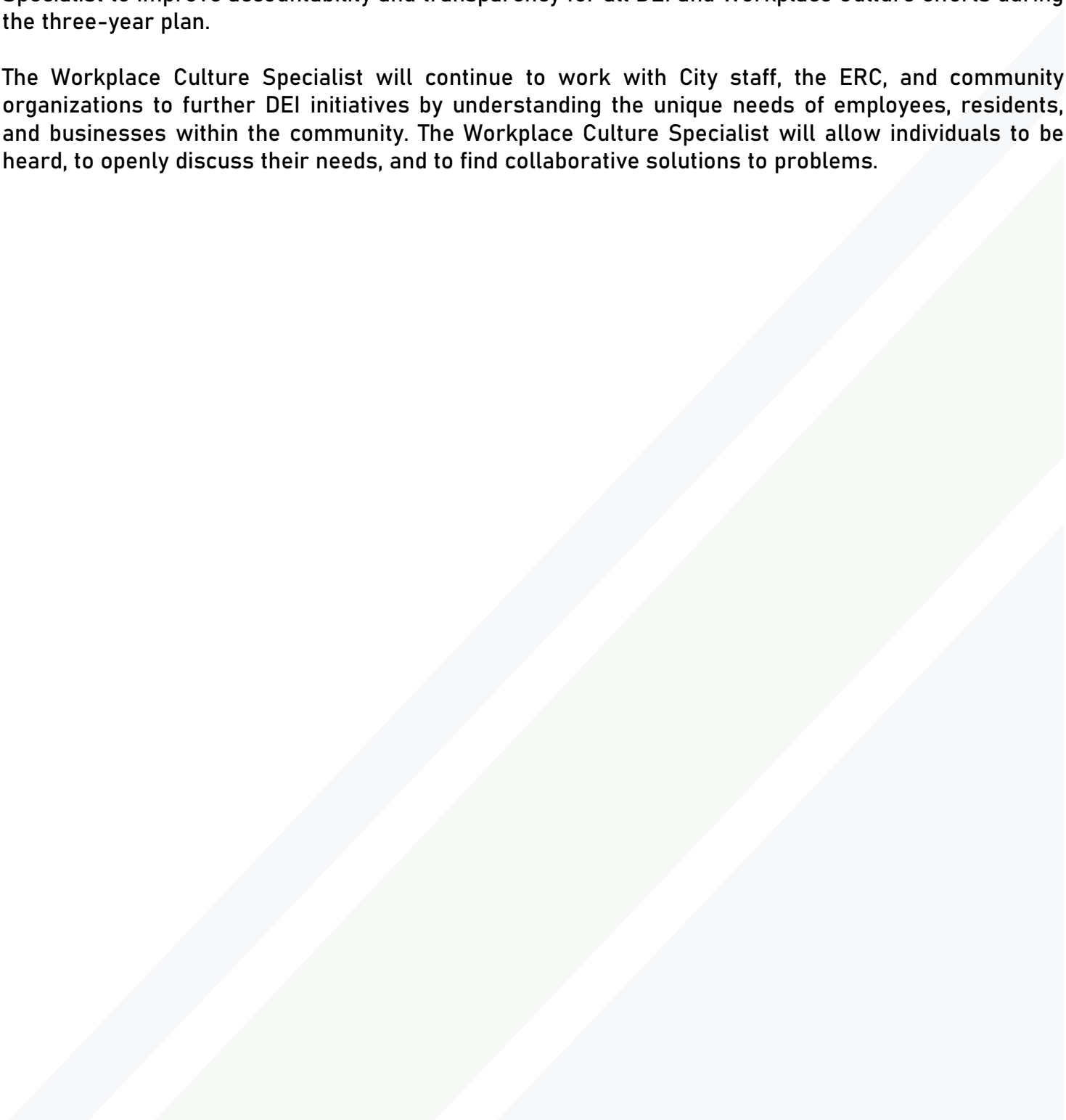
An opportunity to increase racial/ethnic and gender diversity among City employees is still present. While increasing diversity among City employees is not an explicit goal in the new DEI Strategic Plan, initiatives are directed toward increasing the number of overall job applicants. The demographics of job applicants will be monitored to see which programs and changes impacted the number of people applying for jobs. Having that data readily available will be a guide for future plans.

Current City of Green Bay Population and Employee Data through December 2023:

City of Green Bay Residents v. Employee Demographic Comparison		
	Residents	2023 FT Employees
Total People	106,095	914
Female	50.7%	21.3%
Black or African American	4.4%	0.98%
American Indian and Alaska Native	3.2%	0.55%
Asian	3.9%	1.3%
Hispanic or Latinx	16.6%	2.1%
White alone, not Hispanic or Latinx	67.8%	94.7%
Other	unknown	<1%

The Workplace Culture Specialist has started to draft the DEI Strategic Plan for the next three years (2024-2026). The intent of the plan is to focus heavily on capturing and analyzing employee demographic data, recruitment and retention information, employee recognition, and creating new professional development (education and training) opportunities for all City employees. These focus areas were discovered through the 2022 City of Green Bay Health of Our Culture Survey, conversations with employees, and by comparing historical employee demographic data. In addition to collecting new data sets, the plan requires quarterly and annual reporting from the Workplace Culture Specialist to improve accountability and transparency for all DEI and Workplace Culture efforts during the three-year plan.

The Workplace Culture Specialist will continue to work with City staff, the ERC, and community organizations to further DEI initiatives by understanding the unique needs of employees, residents, and businesses within the community. The Workplace Culture Specialist will allow individuals to be heard, to openly discuss their needs, and to find collaborative solutions to problems.

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Report to the
Equal Rights Commission
of the City of Green Bay

MEETING DATE

December 19, 2023

PREPARED BY

AGENDA ITEM # U.4

To approve the Annual ERC Report (to Common Council) regarding activities and accomplishments of the ERC in the City of Green Bay.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ERC Annual Report to Common Council_12-14-23



Human Resources Department
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Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3147
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MEMORANDUM

To: Mayor Eric Genrich
Common Council

From: Equal Rights Commission

Re: 2023 Equal Rights Commission Report

Date: December 14, 2023

Per the City of Green Bay Municipal Code 12-11(d)(2)b. the Equal Rights Commission shall provide a written communication to the Mayor and the Common Council summarizing the activities of the Commission and the progress of the City in meeting leadership objectives specified in Chapter 12. The communication shall include an examination of the conditions in the City at large which contribute to or detract from equal rights and an environment free from discrimination. The communication shall provide recommendations for furthering the purposes and objectives identified in Chapter 12.

I. Housing Discrimination Prohibited

The City of Green Bay Municipal Code 12-4 prohibits discrimination of a protected person status of the buyer, renter, applicant, or any person residing in or intending to reside in a dwelling after it is sold, rented, or made available.

On January 16, 2023, the Equal Rights Commission published the Green Bay Equal Rights Commission *Life, Liberty, and the Pursuit of Happiness: Recommendations to Promote Equal Housing Opportunity in Green Bay*. On February 7, 2023, the Common Council received and placed the report on file with the direction to staff to develop recommendations for the Common Council to consider and take action. City staff continues to work on the recommendations to propose to the Common Council to be adopted. This includes creating a task force of Community and staff members.

In the Spring, City staff conducted landlord and tenant training. There were approximately 50 people in attendance overall, with multiple offerings in both English and Spanish. For the two tenant trainings in Spanish, there were about ten people in attendance between the two trainings.

On May 11, 2023, the Fair Housing Center of Northeast Wisconsin presented to the ERC regarding fair housing programs and services provided for Green Bay residents.

II. Efforts to promote equal rights, opportunities, positive community relations, and eliminate discrimination and inequities in City Government and the Community.

The Equal Rights Commission has worked with City staff to give guidance and feedback on submitting information to the Human Rights Campaign for the Municipal Equality Index. "The Municipal Equality Index examines how inclusive municipal laws, policies, and services are of LGBTQ+ people who live and work there. Cities are based on non-discrimination laws, the municipality as an employer, municipal services, law enforcement, and leadership on LGBTQ+ equality."

The City of Green Bay scored 96 out of 100 on the 2023 Municipal Equality Index (MEI). This is a vast improvement from a score of 28 in 2018. The City is on track to continue increasing its score on the 2024 MEI scorecard with the recent implementation of an LGBTQ+ Employee Resource Group (ERG) open to all City employees. The Workplace Culture Specialist, Pride ERG, and Equal Rights Commission are exploring additional efforts to reach a perfect score of 100 on the following MEI scorecard.

In addition, the Equal Rights Commission recommended filling the Workplace Culture Specialist vacancy, which was filled in October 2023. This position will continue to focus on DEI efforts within the City of Green Bay workplace and assist the Equal Rights Commission in promoting equal rights and opportunities in the community. An overview of the responsibilities of the Workplace Culture Specialist is as follows:

- Develop relationships with supervisors and employees to understand current culture and policies.
- Review and potentially amend City policies and practices to create an inclusive workplace environment and an environment where employees feel valued and recognized for their performance.
- Provide education and training on best hiring practices for diversity, equity, and inclusion to ensure the City can recruit and retain qualified candidates.
- Develop a workplace culture and diversity plan to set goals and metrics for the City and City Departments.
- Assist with implementing Employee Resource Groups to create another avenue for employees to feel valued, respected, and included in the workplace.
- Assist in recruitment efforts to identify trends and best practices for attracting candidates to the City and perform routine recruitment efforts.
- Staff liaison to the Equal Rights Commission to assist in researching ERC projects and updating the ERC on activities and accomplishments concerning diversity and equal employment opportunity in the City of Green Bay.
- Building relationships with community partners and DEI groups.

Two new Employee Resource Groups (ERGs) have been chartered since the new Workplace Culture Specialist started in October. There is a Military, Veterans, and Supporters (MVS) ERG and a Pride ERG. The groups have already confirmed their mission, purpose, and goals for the following calendar year, and they have their next group meetings scheduled for December. The Workplace Culture Specialist will continue to support the existing ERGs and help employees create new groups as interest increases.

The Workplace Culture Specialist is creating an updated DEI Strategic Plan for 2024-2026. The plan focuses on accountability and transparency. Each initiative in the plan includes methods to collect quantitative and qualitative data to determine what is working to improve the workplace culture and what still needs to be addressed. The plan also outlines when and where the quarterly and annual reports will be published.

III. City of Milwaukee Equal Rights Commission Presentation

Since the Green Bay ERC is a new commission, the ERC wants to reach out to other Equal Rights Commissions to learn from their best practices and experiences. Tony Snell, the Chair of the City of Milwaukee Equal Rights Commission presented to the ERC on October 12, 2023. The presentation provided an overview of the City of Milwaukee's Equal Rights Commission, its history, and ongoing efforts to promote equal rights.

The ERC will continue to reach out and collaborate with other Equal Rights Commissions in Wisconsin and nationally to share knowledge and learn from each other's experiences.

IV. Visibility Initiative

The Equal Rights Commission will provide its recommendations on promoting equality in housing in 2023 and will continue to be engaged in the discussion to prohibit housing discrimination in the community.

The Equal Rights Commission will reconvene with community members and City staff to determine what steps can be taken next to provide additional recommendations on promoting equal opportunities and prohibiting discrimination in the community.

The Equal Rights Commission (ERC) Visibility Strategy Initiative was passed and approved by the Common Council on December 5th, 2023. The strategy intends to build trust and educate the public on the ERC's presence and purpose. The strategy encourages individuals to participate and provide feedback in future city programs, processes, and public hearings. The ERC's next meeting is on December 14th. During that meeting, the ERC will determine their next steps for implementing the plan in 2024.

Detail Summary of Projects Issued

11/1/2023 to 11/30/2023

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
114576	2920 BALLY BUNION LN..22-2079 [1-101 - Residential - New - Single Family House] NEW SINGLE FAMILY HOME	ADAM D & LINDSI L STORDEUR		\$1,665.10	\$610,000.00	Pending
114641	440 KRISTY LEE CT..21-8201 [1-101 - Residential - New - Single Family House]	KALIA & ANDY DOUANGMALA		\$1,108.71	\$450,000.00	Pending
114231	2875 EAST SHORE DR..21-1176-E-15 [2-434 - Residential - Alteration - 1 -2 Family House] REPAIR/REFINISH BASEMENT	SCOTT & ASHLEY VAN		\$255.00	\$1,000.00	Pending
114241	715 IRVINGTON ST..6-424 [2-434 - Residential - Alteration - 1 -2 Family House] FIRE DAMAGE REPAIRS	ERIC SCHMOLL		\$155.00	\$7,000.00	Pending
114280	438 S QUINCY ST..14-396 [2-434 - Residential - Alteration - 1 -2 Family House] BUILD NEW STAIRS	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC		\$100.00	\$9,000.00	Pending
114462	825 REBER ST..20-106 [2-434 - Residential - Alteration - 1 -2 Family House] INSTALL LIFT	JULIE SWANER		\$125.00	\$83,622.13	Pending
114479	465 MCAULIFFE HEIGHTS TR..21-7263 [2-434 - Residential - Alteration - 1 -2 Family House] BASEMENT FINISH	LISA & DANIEL SCHWEINER		\$255.00	\$15,000.00	Pending
114528	3549 BLACKWOLF RN..22-1876 [2-434 - Residential - Alteration - 1 -2 Family House] FINISHED BASEMENT	ANDREW S LALUZERNE		\$255.00	\$60,000.00	Pending
114533	1137 CHERRY ST..14-94 [2-434 - Residential - Alteration - 1 -2 Family House] REMODEL AND NEW GARAGE garage plan revised 11/17/23	MIRHASHEMI INC		\$548.43	\$65,000.00	Pending
114558	804 MEACHAM ST..2-1300 [2-434 - Residential - Alteration - 1 -2 Family House] BATHROOM REMODEL	ANDREW J MCDONALD		\$175.00	\$16,995.00	Pending
114590	513 9th ST..1-904-A [2-434 - Residential - Alteration - 1 -2 Family House]	DEBRA A LEE		\$255.00	\$72,000.00	Pending
114599	1457 MORROW ST..8-71 [2-434 - Residential - Alteration - 1 -2 Family House] ***double fee - started work without a permit***	TAMI L & FERNANDO MENDOZA		\$300.00	\$25,000.00	Pending
114633	807 BOND ST..5-1087 [2-434 - Residential - Alteration - 1 -2 Family House] UPDATING INSULATION, ELECTRICAL PLUMBING. NEW KITCHEN	KELLY C PALMER		\$290.16	\$25,000.00	Pending
114656	836 HUBBARD ST..4-44 [2-434 - Residential - Alteration - 1 -2 Family House] FIRE ESCAPE BALCONY	KURT A & CHRISTA B KANANEN		\$75.00	\$4,000.00	Closed
114675	414 S JACKSON ST..14-497 [2-434 - Residential - Alteration - 1 -2 Family House] ALTERATIONS	TORRES PROPERTIES LLC		\$50.00	\$800.00	Pending
114717	1207 S BROADWAY..1-814	MAX & JEFFERY KERSCHER		\$50.00	\$400.00	Pending

[2-434 - Residential - Alteration - 1 -2 Family House] FRONT STEPS

114450 1197 8th ST..1-1670 JACQUELINE L TROGLIO \$75.00 \$2,000.00 Pending

[4-438 - Residential - Alteration - Garage or carport or Shed] GARAGE REPAIRS

113687 822 14th AV..2-592 DIANE M & GARY J JANSSEN \$75.00 \$2,460.00 Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] HANDICAP RAMP

114409 900 CHERRY ST..9-138 JAY & KELLI SALMON \$100.00 \$4,322.94 Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] REPLACE STAIRS AND LANDING

114489 106 N ASHLAND AV..4-235 AHMED AWADALLAH \$100.00 \$3,500.00 Closed

[7-1 - Deck, Porch, Patio, Ramp (Residential)] FRONT LANDING AND STAIRS

114543 828 CORA ST..3-407 CHERYL L BLOHM \$150.00 \$1,200.00 Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] FRONT PORCH AND STEPS

Double Fee - Already built

114585 1603 W MASON ST..6-386 JANICE M DETIENNE \$75.00 \$700.00 Pending

REVOCABLE TRUST

[7-1 - Deck, Porch, Patio, Ramp (Residential)] STAIRS AND LANDING TO 2ND FLOOR APARTMENT

114692 625 S QUINCY ST..14-555 JENNY L JEFFERS \$100.00 \$8,000.00 Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)]

114559 1200 STATE ST..1-816 MONROE MANAGEMENT LLC \$100.00 \$6,500.00 Pending

[9-645 - Raze - Building or Structure (Residential)] RAZE

114589 3181 HIGHWOOD LN..22-170-4 PHOENIX REAL ESTATE \$100.00 \$29,400.00 Pending

FOUNDATION LLC

[9-645 - Raze - Building or Structure (Residential)] lot combination in drag file

114634 816 CROCKER ST..18-654 PETER ELLIS \$50.00 \$12,658.00 Pending

[9-649 - Demolition - Interior (Residential)] DEMO FROM FIRE DAMAGE

114680 1271 9th ST..1-431 BONZAI LLC \$100.00 \$7,000.00 Pending

[9-645 - Raze - Building or Structure (Residential)] RAZE

111724 809 CHERRY ST..10-68 GB REAL ESTATE \$150.00 \$20,000.00 Pending

INVESTMENTS LLC

[11-1 - Garage/Carport/Shed (residential)] NEW 2 STALL DETACHED GARAGE

114417 920 N VAN BUREN ST..7-242 & DENNIS J & GERTRUDE F \$50.00 \$21,888.00 Closed

MSM PROPERTY GROUP LLC

[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR

114448 2140 EASTMAN AV..21-2151-2 PRESTIGE INVESTMENTS LLC \$50.00 \$2,000.00 Pending

[11-1 - Z - Misc Project Not Listed (Residential)] INSTALL 3 JACKS WITH 2X2 CONCRETE FOOTING

114494 1059 SHADOW LN..1-2713 J FISCHER PROPERTIES LLC \$255.00 \$88,518.00 Pending

[11-1 - Swimming Pool (Residential)] IN-GROUND POOL

114508 898 HUBBARD ST..5-551 THOMAS E & TINA R HOFFMAN \$50.00 \$2,000.00 Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)] REMOVING PIECE OF DRIVEWAY AND ADDING SLAB NEXT TO GARAGE

114513 817 FOREST HILL DR..21-1111-D-162 JAMES R & SUSAN M PABLE \$50.00 \$5,000.00 Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)]

114518 1604 S NORWOOD AV..1-1161 AMBER DURFEY \$50.00 \$3,400.00 Closed

[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR

114560	1423 E MASON ST..17-844 [11-1 - Garage/Carport/Shed (residential)] GARAGE	DOUGLAS L SIUDZINSKI	\$100.00	\$14,500.00	Pending
114563	914 S CHESTNUT AV..2-1425 [11-1 - Garage/Carport/Shed (residential)] SHED	CRYSTAL J CHILDERS	\$50.00	\$800.00	Pending
114583	940 ROSCOE ST..1-331 [11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR	MARY ANN KANUGH	\$50.00	\$21,935.00	Pending
114588	1023 N CHESTNUT AV..18-524 [11-1 - Fence (Residential)] FENCE	LOREEN C NELSON	\$50.00	\$500.00	Pending
114604	303 N GREENWOOD AV..5-478 [11-1 - Garage/Carport/Shed (residential)] 10' x 10' SHED	VANCE & DEBRA J & TIMOTHY A & VICKY L & TIGE E LEAR	\$50.00	\$3,000.00	Pending
114609	1236 GRIGNON ST..17-222 [11-1 - Garage/Carport/Shed (residential)]	CAMILLE ANN & ADAM WILLIAM KEMPER	\$50.00	\$1,500.00	Pending
114629	2706 FINGER RD..21-150-3 [11-1 - Driveway Replacement and/or Expansion (Residential)]	SCOTT A & CINDY M WATZKA	\$50.00	\$8,500.00	Pending
114643	213 BELLEVUE ST..21-2468-1 [11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR & STORM SUMP PUMP	JEANETTE BLUM	\$100.00	\$20,811.00	Pending
114648	1559 ELLIS ST..19-220 [11-1 - Fence (Residential)] FENCE	SUE VANG	\$50.00	\$10,000.00	Pending
114674	1636 EASTMAN AV..19-444 [11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR	BASTEN INVESTMENTS LLC	\$50.00	\$6,980.00	Pending
114677	827 KELLOGG ST..5-1452 [11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR	LIBERTY STREET INVESTMENTS LLC	\$50.00	\$3,700.00	Closed
114678	157 JACOB ST..21-1753 [11-1 - Fence (Residential)] FENCE	PATRICIA M & DENISE C CAMERON	\$50.00	\$4,500.00	Pending
114684	901 APHRODITE RD..21-4321 [11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR	STEVEN J & MICHELLE L LABLANC	\$100.00	\$11,400.00	Pending
114688	329 QUINTON ST..21-1442 [11-1 - Fence (Residential)] 4 ft tall fence	OLIVIA R CROOKS	\$50.00	\$2,951.00	Closed
114690	1202 GROSS AV..1-159 [11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR	HAYLEY & ADAM INGRUM	\$50.00	\$17,944.00	Pending
114693	804 REDWOOD DR..2-1249 [11-1 - Fence (Residential)] FENCE	ANN M LONDO	\$50.00	\$4,429.00	Closed
114696	1780 BOND ST..6-58-A [11-1 - Garage/Carport/Shed (residential)] SHED	SHELLI D HARGREAVES	\$50.00	\$3,699.00	Pending
114698	1138 CHICAGO ST..14-1071 [11-1 - Garage/Carport/Shed (residential)] SHED	LAURENCE J WIEST	\$50.00	\$4,000.00	Pending
114699	121 S ASHLAND AV..3-76	YERALMIN L DIAZ SOTO	\$50.00	\$5,000.00	Pending

[11-1 - Fence (Residential)] FENCE

114709 1247 UNIVERSITY AV..8-216 SHERI & CHARLES DIXON \$50.00 \$30,000.00 Pending

[11-1 - Fence (Residential)] FENCE

114716 1428 13th AV..1-1704 LISA GRUBISHA \$50.00 \$20,000.00 Pending

[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR

114725 516 GRAY ST..5-788 ANN E FISK \$50.00 \$22,000.00 Pending

[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR

114728 994 9th ST..1-1447 GENE & DAWN C MOSS \$50.00 \$20,000.00 Pending

[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR

114729 1258 SAND HILL DR..6H-2823 KAREN WAGNER \$50.00 \$13,342.00 Pending

[11-1 - Fence (Residential)] FENCE

114747 1516 ROCKDALE ST..6-1079 RONALD A & WENDY R BENJAMIN \$50.00 \$4,273.00 Pending

[11-1 - Garage/Carport/Shed (residential)] SHED

114711 840 S MAPLE AV..2-240 SHIPYARD GROUP LLC \$330.00 \$90,000.00 Pending

[30-434 - Commercial - Alteration - Multi-Family of 3 or more units]

114712 846 S MAPLE AV ..2-240 SHIPYARD GROUP LLC \$330.00 \$90,000.00 Pending

[30-434 - Commercial - Alteration - Multi-Family of 3 or more units]

114713 604 5th ST..2-240 SHIPYARD GROUP LLC \$330.00 \$90,000.00 Pending

[30-434 - Commercial - Alteration - Multi-Family of 3 or more units]

114744 118 S WASHINGTON ST..12-341 KATHRYN L & MICHAEL P TUBBS \$70.00 \$3,800.00 Pending

[30-434 - Commercial - Alteration - Multi-Family of 3 or more units]

114745 118 S WASHINGTON ST..12-341 KATHRYN L & MICHAEL P TUBBS \$70.00 \$6,800.00 Pending

[30-434 - Commercial - Alteration - Multi-Family of 3 or more units]

111634 520 N BROADWAY, SUITE 230 ..5-1757 DDL HOLDINGS LLC \$1,117.38 \$120,000.00 Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

112673 219 BAY BEACH RD..20-689-C MCDONALD LUMBER CO INC \$1,895.02 \$450,000.00 Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

113325 111 N ROOSEVELT ST ..14-198 GREEN BAY REDEVELOPMENT AUTHORITY \$2,178.17 \$250,000.00 Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] TENANT BUILDOUT - Brown County United Way

113903 966 SHAWANO AV..3-1092 GREEN BAY AREA PUBLIC SCHOOL DISTRICT WEST HIGH \$7,141.50 \$3,200,000.00 Pending

[31-437 - Commercial - Addition - Non-Residence, Non-housekeeping] LOT COMBINATION NEEDED - to be done by end of JANUARY 2024 - PVC \$5000 SWB

NO PLUMBING UNTIL APPROVED STATE PLANS SUBMITTED

114483 424 S MONROE AV..13-165 MOSKI CORP \$710.00 \$49,545.00 Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] MINOR ALTERATIONS

114577 2424 W MASON ST..6H-1108-1 ASSOCIATED BANK NA \$1,282.50 \$350,000.00 Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] INTERIOR ALTERATIONS

114640 825 CHALLENGER DR..21-143-4 ENZYMATIC THERAPY LLC \$376.13 \$473,580.00 Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] PRODUCTION ROOM REMODELS

114669	425 S MILITARY AV ..6-118	MARSHALL LIVING TRUST	\$290.00	\$21,056.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

114736	2845 GREENBRIER RD..21-161-2	BAYCARE AURORA LLC	\$2,710.90	\$1,800,000.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

114737	744 S WEBSTER AV..14-825	BELLIN MEMORIAL HOSPITAL	\$708.00	\$162,000.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

114750	1265 LOMBARDI AV..1-1841-A	GREEN BAY CITY OF LAMBEAU FIELD	\$6,477.75	\$1,092,500.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] DEMO, COLUMN REINFORCEMENT, & 5TH FLOOR STRUCTURE

114752	904 S TAYLOR ST..6H-1081-3	BROOKWIEW MEADOWS LLC	\$2,002.64	\$475,000.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] NO PLUMBING WORK UNTIL PLUMBING PLANS ARE RECIEVED - PVC 11/27/2023

114767	127 S WASHINGTON ST..12-192	MANIFIT ALTERATIONS LLC	\$210.00	\$60,000.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

114414	1621 MAIN ST ..21-2005-1	CTM INVESTMENTS LLC	\$240.00	\$41,500.00	Pending
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[34-649 - Raze- Building or Structure (Commercial)] to EC 10/11/23

Tom W Meiklejohn, III AIA Architect sent application site plan

114532	2532 UNIVERSITY AV..21-1247-1	RTH LLC	\$100.00	\$30,000.00	Pending
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[34-1 - Site (Erosion control, Fill, Excavation)(Commercial)] to EC 10/25/23

EC APPROVED 11/15/23

114544	2025 MANITOWOC RD..21-1358	NCS HOLDINGS LLC	\$100.00	\$3,000.00	Pending
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[34-1 - Z - Misc Project Not Listed (Commercial)] DECK

114571	1681 DECKNER AV..21-1205-2	S & G RENTALS LLC	\$70.00	\$90,000.00	Pending
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[34-1 - Parking Lot - New & Reconstruction (Commerical)]

114608	1331 PACKERLAND DR..6H-1127-3	GREEN BAY AREA PUBLIC SCHOOL DISTRICT SOUTHWEST	\$70.00	\$0.00	Pending
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[34-1 - Temporary Office/Trailer/Event (Commercial)] craft fair at Southwest High School

NO ESTIMATED COST

114628	706 W WALNUT ST..4-245	HEINZ JOHN & ROBIN LLC	\$70.00	\$12,000.00	Pending
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[34-1 - Z - Misc Project Not Listed (Commercial)]

114694	2401 DECKNER AV..21-3685	NEW HOPE PRESBYTERIAN CHURCH INC	\$70.00	\$3,250.00	Pending
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[34-1 - Fence (Commercial)] DUMPSTER ENCLOSURE

114703	327 S FISK ST..6-579	ERIC R SCHMOLL	\$70.00	\$6,680.00	Pending
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[34-1 - Roofing (Commercial)] REROOF

114714	1593 WESTERN AV..6-119	E&P PROPERTIES LLP	\$70.00	\$10,000.00	Pending
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[34-649 - Demolition - Interior (Commercial)]

114775	2540 UNIVERSITY AV..21-301	UHAGB LLC	\$510.00	\$600,000.00	Pending
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[34-1 - Z - Misc Project Not Listed (Commercial)] BOOST PUMP STATION

114170	608 ST. GEORGE ST..8-238-A	PETER & ANGELA HERMANS	\$50.00	\$750.00	Pending
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[40-55 - Electrical Service - Repair (Residential)] SERVICE REPAIRS - COMPLAINT # 133945

114233	1820 FRANK ST..1-2193	WISCO SHORT TERM RENTALS LLC	\$50.00	\$2,500.00	Closed
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[40-53 - Electrical Service - Change (Residential)] EMERGENCY PANEL CHANGE

114449	741 ABRAMS ST..21-1343-3	PAUL E SOLETSKI	\$70.00	\$3,000.00	Pending
	[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]				
114529	3270 EASTWAY DR..21-7187	RICKY L & DONNA M LARDINOIS	\$100.00	\$11,800.00	Pending
	[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]				
114600	1342 14th AV..1-374	JACOB R KROSNIKI	\$50.00	\$2,000.00	Pending
	[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]				
114605	926 S CLAY ST..17-55	SUSAN T & KEVIN R KING	\$50.00	\$2,500.00	Pending
	[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]				
114606	1452 HARVEY ST..19-49	TRENTON F WHITE	\$70.00	\$2,000.00	Closed
	[40-52 - Electrical Service - Change (Commercial)] UTILITY POLE # 51C42 NE CORNER				
114616	1052 KELLOGG ST..5-738	DAVID J & SARA D KOEHLER	\$50.00	\$2,000.00	Closed
	[40-55 - Electrical Service - Repair (Residential)]				
114617	2492 UNIVERSITY AV..21-1254-3-1	PHILIP F & PETER S LEE	\$70.00	\$1,900.00	Pending
	[40-54 - Electrical Service - Repair (Commercial)]				
114620	2236 IMPERIAL LN..21-3365	BOARDWALK 1 LLC	\$70.00	\$21,888.00	Closed
	[40-54 - Electrical Service - Repair (Commercial)]				
114627	1119 COLONIAL AV..1-1786	LYNN B BURKLUND	\$50.00	\$2,000.00	Closed
	[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]				
114647	2465 FORESTVILLE DR..6H-1942	LYNN A & JEFFREY M JOHNSON	\$50.00	\$4,000.00	Pending
	[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] SERVICE CHANGES				
114655	120 S ROOSEVELT ST..14-269	SHIRLEY KOPATZ	\$50.00	\$500.00	Pending
	[40-55 - Electrical Service - Repair (Residential)] SERVICE REPAIR				
114657	2020 ANGIE AV..20-694	MCDONALD LUMBER CO	\$70.00	\$7,500.00	Pending
	[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] WIRE FUEL EQUIPMENT				
114663	357 EAGLEWOOD TRAIL..21-8517	GREEN VIPER INC	\$70.00	\$2,000.00	Pending
	[40-59 - New Electrical System (Commercial)] UTILITY UG SERVICE				
114691	2870 CURRY LN..21-275-12	JENNIFER M WEISE	\$50.00	\$1,775.00	Pending
	[40-53 - Electrical Service - Change (Residential)] SERVICE UPGRADE 100 AMP TO 200 AMP				
114705	555 FRED ST..21-1714-E-23	DAVID E & ROBERTA K LUNDY	\$50.00	\$3,500.00	Pending
	[40-53 - Electrical Service - Change (Residential)] SERVICE UPGRADE				
114734	811 ELMORE ST..5-1462	ERICKSON PROPERTIES LLC	\$70.00	\$2,000.00	Closed
	[40-54 - Electrical Service - Repair (Commercial)] EMERGENCY SERVICE REPAIRS				
114749	1283 SMITH ST..7-384	DANIEL & ANI WAGNER	\$100.00	\$985.00	Pending
	[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] *working without permit / double fee				
114751	615 DOUSMAN ST..4-122	NICHOLAS & RAEANNA SCHMIDT	\$50.00	\$1,595.00	Pending
	[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]				
114758	714 N LOCUST ST..6-1597	CHELSE L WENDRICKS	\$50.00	\$500.00	Closed

[40-51 - Eletrical Service - Temproary (Residential)] TEMPORARY SERVICE

114777 145 BADER ST..21-2284-1 MOBETA LLC \$50.00 \$1,099.00 Pending

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] FURNACE & AIR CONITIONER INSTALLATION

114781 1866 WESTERN AV..6-127-B-1 LENORA A & LINDA M & MICHAEL R VANDERLEEST \$50.00 \$50.00 Pending

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

113579 118 S WASHINGTON ST..12-341 KATHRYN L & MICHAEL P TUBBS \$140.00 \$13,469.00 Pending

[50-42 - Heating and Air Conditioning Units (Commercial)] FURNACE AND AIR CONDITIONER UNIT 117B
*owe \$90

114584 164 N BROADWAY..4-60 BLH HOLDINGS LLC \$70.00 \$25,000.00 Pending

[50-44 - Heating Unit Only (Commercial)] BOILER

114586 1511 SHANNON ST..6-1180 JOHN D & LINDA R MCDOWELL \$50.00 \$5,985.00 Closed

[50-45 - Heating Unit Only (Residential)] BOILER

114587 1306 S FISK ST..6-1207 TYLER M DILLENBURG \$50.00 \$9,109.00 Pending

[50-43 - Heating and Air Conditioning Units (Residential)] FURNACE AND AIR CONDITIONER

114593 145 BADER ST..21-2284-1 MOBETA LLC \$50.00 \$28,021.00 Closed

[50-43 - Heating and Air Conditioning Units (Residential)] FURNACE AND AIR CONDITIONER

114610 1214 DAY ST..7-84 CONNIE WITTERHOLT \$50.00 \$11,000.00 Closed

[50-43 - Heating and Air Conditioning Units (Residential)]

114611 2871-2873 HUMBOLDT RD..21-335 SYNIKA KIRK \$50.00 \$5,900.00 Pending

[50-45 - Heating Unit Only (Residential)]

114612 1834 KENNEDY CT..6-2747 GREGORY L NEVILLE, ETAL \$50.00 \$8,500.00 Closed

[50-43 - Heating and Air Conditioning Units (Residential)]

114613 3566 GLEN OAKS PASS..22-2036 SRIKANT & CHETANA VISWANATH \$50.00 \$13,000.00 Pending

[50-43 - Heating and Air Conditioning Units (Residential)]

114614 1005 NEVILLE AV..18-275 CHONG LO \$50.00 \$8,750.00 Closed

[50-43 - Heating and Air Conditioning Units (Residential)]

114615 1245 MAIN ST..8-264 J DARRELL GREIG \$70.00 \$6,000.00 Closed

[50-44 - Heating Unit Only (Commercial)]

114621 2519 PECAN ST..21-5225 VIVIAN J TAYLOR \$50.00 \$15,950.00 Closed

[50-43 - Heating and Air Conditioning Units (Residential)]

114622 904 N BUCHANAN ST..18-931 MATTHEW A MAZNARITZ \$50.00 \$15,000.00 Pending

[50-43 - Heating and Air Conditioning Units (Residential)]

114623 1010-2 MORAIN WY..6-3032 DEBORAH LAPLANTE \$50.00 \$9,980.00 Closed

[50-45 - Heating Unit Only (Residential)]

114624 1269 9th ST..1-430 ALLEN BEGOTKA \$50.00 \$9,980.00 Pending

[50-45 - Heating Unit Only (Residential)]

114625 1321 EMILIE ST..17-566 LINDSAY R & NATHANIEL E DORFF \$50.00 \$26,950.00 Pending

[50-43 - Heating and Air Conditioning Units (Residential)]

114630	227 S QUINCY ST..14-466 [50-45 - Heating Unit Only (Residential)] MINI SPLIT SYSTEM	JESSICA K & NOAH D DRESSER	\$100.00	\$15,348.00	Pending
114631	1262 BIEMERET ST..1-1982 [50-45 - Heating Unit Only (Residential)]	MICHAEL J & JACQUELINE S LEIFKER	\$50.00	\$5,189.00	Pending
114632	1180 MT MARY DR..21-429-1-17 [50-45 - Heating Unit Only (Residential)]	DEBRA B & PAUL J STRELKA	\$50.00	\$37,126.00	Pending
114635	1401 PORLIER ST..17-753-A [50-45 - Heating Unit Only (Residential)]	DAVID COUILLARD	\$50.00	\$4,000.00	Pending
114636	1642 FARLIN AV..19-396 [50-45 - Heating Unit Only (Residential)]	JUSTIN J PELKIN	\$50.00	\$5,719.95	Closed
114637	1400 N BAIRD ST..21-1198-6 [50-45 - Heating Unit Only (Residential)]	PERRY PARK PARTNERS ETAL	\$50.00	\$5,790.00	Pending
114638	1582 EDISON ST..8-646 [50-45 - Heating Unit Only (Residential)]	ESTHER B SAINTLOUIS	\$50.00	\$7,540.76	Closed
114639	211 N DANZ AV..21-1229-3 [50-45 - Heating Unit Only (Residential)]	TRACEY A COCHRAN, ETAL	\$50.00	\$4,983.00	Pending
114642	815 JOHN ST..8-650 [50-45 - Heating Unit Only (Residential)]	FELIPE & MAYRA P RODRIGUEZ MONTES	\$50.00	\$4,450.00	Pending
114644	115 S IRWIN AV..14-246 [50-45 - Heating Unit Only (Residential)]	ANDREA ALICE & TOMMY A HERRERA	\$50.00	\$4,500.00	Closed
114646	2404 HAMPTON AV..21-3232 [50-43 - Heating and Air Conditioning Units (Residential)]	LINDSAY K & JASON M HOLTERMANN	\$50.00	\$4,200.00	Pending
114649	490 POLARIS RD..21-3805 [50-45 - Heating Unit Only (Residential)]	GARY F & RANDY E COTHERN	\$50.00	\$4,450.00	Closed
114650	910 FOREST HILL DR..21-1111-D-173 [50-45 - Heating Unit Only (Residential)]	HARRY & SALLY ANN SORENSON	\$50.00	\$13,249.00	Pending
114651	2496 HE-NIS-RA LN..6H-1877 [50-43 - Heating and Air Conditioning Units (Residential)]	CHOUNING & KIA LOR LOR	\$50.00	\$11,000.00	Closed
114652	110 S JACKSON ST ..14-328 [50-44 - Heating Unit Only (Commercial)] SPACE HEATER	TEEGARDEN PROPERTIES LLC	\$70.00	\$3,153.00	Pending
114653	945 S JACKSON ST..16-260 [50-45 - Heating Unit Only (Residential)]	MICHAEL D MOGAN, ETAL	\$50.00	\$4,500.00	Pending
114672	1214 EMILIE ST..17-241 [50-45 - Heating Unit Only (Residential)] FURNACE	ALEXANDER RIEMER	\$50.00	\$5,900.00	Closed
114685	1356 DOTY ST..14-1412 [50-45 - Heating Unit Only (Residential)]	JEAN MYERS	\$50.00	\$5,000.00	Pending
114686	2680 WEST POINT RD..6H-1125-6	DAWN M PETERS	\$50.00	\$8,200.00	Pending

[50-45 - Heating Unit Only (Residential)]					
114701	2670 FINGER RD..21-118-13	BRENDA L SANDERS	\$50.00	\$3,820.00	Pending
[50-45 - Heating Unit Only (Residential)]					
114702	1014 WIRTZ AV..2-784	LISA S BELLEAU	\$50.00	\$13,090.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER					
114704	550 SUMMER WINDS DR..21-7087	ROBERTO R & KATIE R BARRERA	\$50.00	\$4,250.00	Pending
[50-45 - Heating Unit Only (Residential)]					
114715	2943 SUZANNE CT..21-817-4	LOIS A ROGGOW	\$50.00	\$8,490.00	Closed
[50-45 - Heating Unit Only (Residential)]					
114719	1070 THORNDALE ST..1-2651	KRIS M ARCHAMBEAU	\$50.00	\$4,000.00	Closed
[50-45 - Heating Unit Only (Residential)]					
114720	1321 CHICAGO ST..17-399	MOENS APARTMENTS LLC	\$50.00	\$3,500.00	Closed
[50-45 - Heating Unit Only (Residential)] LOCATED AT 1321 1/2 CHICAGO ST					
114721	1000 12th AV..2-855	KARMEN S KEITH	\$50.00	\$3,900.00	Closed
[50-45 - Heating Unit Only (Residential)]					
114722	3084 BIRDIE CT..6H-3123	JESSICA N & JEFFREY ALLEN HALL	\$50.00	\$13,500.00	Pending
[50-45 - Heating Unit Only (Residential)]					
114723	1314 CROOKS ST..17-384	LILIA & SERGIO ESTUPINAN	\$50.00	\$3,800.00	Closed
[50-45 - Heating Unit Only (Residential)]					
114724	1501 LANGLADE AV..6-1073	JEAN M BAXTER	\$50.00	\$4,470.00	Closed
[50-45 - Heating Unit Only (Residential)]					
114726	1433 KATERS DR..6-1027	SUZANNE J REESE	\$50.00	\$3,850.00	Pending
[50-45 - Heating Unit Only (Residential)]					
114727	807 SPENCE ST..2-1348	DERRICK J & BRIANA V MEADORS	\$50.00	\$3,500.00	Pending
[50-45 - Heating Unit Only (Residential)]					
114731	705 WILSON AV..18-401	ORRIE SIELAFF	\$50.00	\$3,873.00	Pending
[50-45 - Heating Unit Only (Residential)] FURNACE					
114735	1698 LILAC LN..21-1110-M-63	MARY E SPERRY TRUST AGREEMENT	\$50.00	\$5,000.00	Pending
[50-45 - Heating Unit Only (Residential)] FURNACE					
114738	3114 CRUSADE LN..6H-3907	LISA L & PETER J OLSON	\$50.00	\$7,180.00	Pending
[50-45 - Heating Unit Only (Residential)]					
114739	125 S IRWIN AV..14-248	ELIZABETH J BOSLEY	\$50.00	\$5,867.00	Pending
[50-45 - Heating Unit Only (Residential)]					
114740	3066 JAUQUET DR..21-7079	NANCY & BRYAN BOPREY	\$50.00	\$13,338.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]					
114741	1400 N BAIRD ST..21-1198-6	PERRY PARK PARTNERS ETAL	\$50.00	\$4,906.75	Pending
[50-45 - Heating Unit Only (Residential)]					

114743	515 FOREST ST..8-100 [50-44 - Heating Unit Only (Commercial)] BOILER	MCCLONE INVESTMENTS LLC	\$70.00	\$7,500.00	Pending
114746	1512 GATEWOOD ST..1-2336 [50-49 - Repair/Alter Existing HVAC System (Residential)] UNDERGROUND GAS LINE FROM HOUSE METER TO GARAGE	1512 GATEWOOD LLC	\$50.00	\$750.00	Pending
114748	111 LITTLE SWISS PL..21-82-1-A [50-45 - Heating Unit Only (Residential)]	CLARENCE V & MARGARET A ISAAC	\$50.00	\$2,570.00	Pending
114761	1343 ELIZA ST..17-532 [50-43 - Heating and Air Conditioning Units (Residential)] FURNACE AND AIR CONDITIONER	LAKESHORE REAL ESTATE SOLUTIONS INC	\$50.00	\$7,445.00	Closed
114762	509 THORNAPPLE DR..6H-3050 [50-45 - Heating Unit Only (Residential)] FURNACE	THOMAS M & ELAINE A JONES, ETAL	\$50.00	\$3,290.00	Pending
114765	1101 S FISK ST..6-290-B-1 [50-45 - Heating Unit Only (Residential)]	SHAWN ALSTEEN	\$50.00	\$6,800.00	Pending
114766	1148 DAY ST..7-60 [50-45 - Heating Unit Only (Residential)]	AMY L WALLENFANG	\$50.00	\$4,800.00	Pending
114768	245 TRADERS POINT LN..21-5705 [50-41 - AC Unit Only (Residential)]	RACHEL E MAES	\$50.00	\$7,000.00	Pending
114772	721 ETHEL AV..18-885 [50-43 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER	PATRICIA A JAGODINSKY	\$50.00	\$18,118.00	Pending
114773	1400 N BAIRD ST..21-1198-6 [50-45 - Heating Unit Only (Residential)] FURNACE	PERRY PARK PARTNERS ETAL	\$50.00	\$2,060.00	Pending
114778	2658 HE-NIS-RA LN..6H-2129 [50-45 - Heating Unit Only (Residential)]	JESSICA L FONTENOT	\$50.00	\$6,000.00	Pending
114779	512 ABRAMS ST..21-2658 [50-45 - Heating Unit Only (Residential)]	CHRISTINA A FALKEIS	\$50.00	\$4,000.00	Pending
114787	924 MATHER ST..18-840 [50-45 - Heating Unit Only (Residential)]	JENNIFER & JOSEPH TENOR	\$50.00	\$3,600.00	Pending
114788	255 GLACIER DR..21-1176-C-21 [50-45 - Heating Unit Only (Residential)]	JENNY R CHRISTL	\$50.00	\$6,249.00	Pending
114789	1633 DECKNER AV..21-1956-1 [50-45 - Heating Unit Only (Residential)]	DENISE B STEELE	\$50.00	\$4,000.00	Pending
114792	1378 LANGLADE AV..6-205-C [50-43 - Heating and Air Conditioning Units (Residential)]	ANDREW P & TRACI L MITTAG	\$50.00	\$11,825.00	Pending
114582	1838 ASPEN LN..6-2012 [60-33 - Storm Sewers - Connection/Repair (Residential)] INSTALL SUMP PUMP LATERAL	JULIE M & JAMES P MOHR	\$30.00	\$2,000.00	Closed
114592	607 W WALNUT ST..3-84 [60-28 - Water Service - Connection/Repair (Commercial)]	DWT INVESTMENTS 3 LLC	\$70.00	\$5,750.00	Pending
114596	1303 CHERRY ST..14-124	GRETA M JOCHMAN	\$30.00	\$6,500.00	Pending

[60-31 - Sanitary Sewers - Connection/Repair (Residential)]

114597	315 HARVARD ST..5-411	SHAWN JOSEPH MALONE	\$30.00	\$6,800.00	Pending
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[60-31 - Sanitary Sewers - Connection/Repair (Residential)]

114601	728 MATHER ST..5-148	JULIANE KANIA	\$30.00	\$5,000.00	Closed
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[60-30 - Sanitary Sewers - Connection/Repair (Commercial)] REPAIR SANITARY SEWER LATERAL

114607	1350 BIEMERET ST..6-861	TINA PALUBICKI	\$50.00	\$1,400.00	Closed
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[60-25 - Repair/Alter Existing Plumbing System (Residential)]

114626	1106 WIRTZ AV..1-82	MELISSA A & JOHN H VANDERKELEN	\$50.00	\$13,678.00	Pending
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[60-25 - Repair/Alter Existing Plumbing System (Residential)]

114645	955 MATHER ST..5-1273	JESS W JOHNSON	\$30.00	\$6,000.00	Pending
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[60-31 - Sanitary Sewers - Connection/Repair (Residential)] SANITARY REPLACEMENT

114654	621 SCHOOL PL..3-612	TODD M & JESSICA BECKER	\$50.00	\$15,524.00	Pending
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[60-25 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER CONVERSION

114658	307 13th AV..3-849-A	PAULA M RIDGLEY	\$50.00	\$5,336.00	Closed
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[60-25 - Repair/Alter Existing Plumbing System (Residential)]

114661	604 S GREENWOOD AV..2-397	VELOCITY PROPERTIES LLC	\$140.00	\$20,000.00	Pending
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[60-24 - Repair/Alter Existing Plumbing System (Commercial)] PLBG REPLACEMENTS

114664	2570 PARKWOOD DR..6H-2502	ERICK RATLIFF	\$30.00	\$5,000.00	Closed
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[60-27 - Water Heater (Residential)]

114666	1055 BADER ST..21-420-34	DALE K EVRAETS	\$140.00	\$2,550.00	Closed
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[60-24 - Repair/Alter Existing Plumbing System (Commercial)] TUB TO SHOWER & BATH FIXTURES

*work done without a permit, double fee

114668	1436 ELM ST..8-128	WOBIN ZHANG	\$30.00	\$3,000.00	Pending
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[60-29 - Water Service - Connection/Repair (Residential)]

114676	1134 BERNER ST..20-52	ERIC G BURKART	\$30.00	\$9,000.00	Closed
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[60-31 - Sanitary Sewers - Connection/Repair (Residential)] REPLACE SANITARY SEWER LATERAL

114687	415 MENLO PARK RD..21-4083	KERRY S & JULIE A LAMAL	\$100.00	\$3,725.00	Pending
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[60-25 - Repair/Alter Existing Plumbing System (Residential)] KITCHEN REMODEL

114697	1331 PACKERLAND DR..6H-1127-3	GREEN BAY AREA PUBLIC SCHOOL DISTRICT SOUTHWEST	\$70.00	\$25,000.00	Pending
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[60-36 - Lawn Sprinklers (Commercial)] IRRIGATION SYSTEM

114710	1042 WESTERN AV..3-713	LOIS LINZMAIER	\$30.00	\$10,595.00	Pending
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[60-31 - Sanitary Sewers - Connection/Repair (Residential)]

114718	1816 HAROLD ST..21-2534	KYANNA ALCALA-NIEVES	\$50.00	\$1,045.00	Pending
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[60-25 - Repair/Alter Existing Plumbing System (Residential)]

114753	1222 S GREENWOOD AV..1-573	DAVID M ROSKOSKI	\$50.00	\$13,216.00	Pending
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[60-25 - Repair/Alter Existing Plumbing System (Residential)]

114754	1137 12th AV..1-265	EUSTOLIA PATINO DE ARRIAGA	\$50.00	\$3,000.00	Pending
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[60-25 - Repair/Alter Existing Plumbing System (Residential)]

114755	2632 ENGLEWOOD RD..21-6193 [60-25 - Repair/Alter Existing Plumbing System (Residential)]	AARON M & CATHY A WILLEMS	\$50.00	\$23,777.00	Pending
114763	525 S TAYLOR ST..6-2534 [60-27 - Water Heater (Residential)]	SHARON A HENSEN	\$30.00	\$6,000.00	Pending
114776	1682 CROOKS ST..21-1289-1-1 [60-29 - Water Service - Connection/Repair (Residential)] REPAIR WATER SERVICE	JOSEPH C & BONNIE M DENIS	\$30.00	\$1,500.00	Pending
114780	512 ABRAMS ST..21-2658 [60-27 - Water Heater (Residential)]	CHRISTINA A FALKEIS	\$30.00	\$2,000.00	Pending
114782	800 10th AV..2-468 [60-31 - Sanitary Sewers - Connection/Repair (Residential)] EMERGENCY SANITARY SEWER REPLACEMENT	AMANDA M LAVERENZ	\$30.00	\$11,000.00	Pending
114791	113 HAZEL ST..3-931 [60-31 - Sanitary Sewers - Connection/Repair (Residential)] REPLACING SANITARY LATERAL	CANDACE M TOUTLOFF	\$30.00	\$6,000.00	Closed
113347	1601 N QUINCY ST..20-684-A [70-1 - Signs - Permanent] Wall Sigange along Quincy. Acepatable based because of ZO 20-01. Two monument signs acceptable based on Variance granted July 2023. 1100 square feet of wall signage. 123 square feet of monument signage. 1223 square feet total.	GREEN BAY PACKAGING INC	\$893.85	\$6,000.00	Pending
114550	321 S MADISON ST..13-159 [70-1 - Signs - Permanent] 3.5 x 6.3 sf updated readerboard disply	GRACE EVANGELICAL LUTHERAN CONGREGATION	\$101.03	\$3,000.00	Pending
114665	2560 UNIVERSITY AV..21-1249-1-1-1 [70-1 - Signs - Permanent] Monument Sign: 6.9'x6'=41.4 sqft (interally illuminated); Wall Sign: 5.25'x4'=21 sqft (non-illuminated); Wall Sign: 9.4'x6.5'=61.1 sqft (non-illuminated)	30KFT LLC	\$211.70	\$25,000.00	Pending
114682	1673 DOUSMAN ST..6-235-D [70-1 - Signs - Permanent] Monument Sign: 8.6'x6'=51.6 sqft (internally illuminated)	BROWN COUNTY ASSOC FOR RETARDED CHILDREN	\$115.80	\$27,600.00	Pending
114689	1660 STILES RD..6-57-2 [70-1 - Signs - Permanent] Monument Sign:4.5'x6'=27 sq ft (non-illuminated)	BROWN COUNTY ASSOC FOR RETARDED CITIZENS INC	\$103.50	\$10,000.00	Pending
114695	2414 E MASON ST..21-126-11-1 [70-1 - Signs - Permanent] 16.8 x 5.3 sf wall sign total encompass, "SHOES" is smaller, total SF equals 78.7 sf interally illumated. Located along the front face of building.	BAD FAM I LLC	\$129.00	\$6,500.00	Pending
114700	3757 VITAL PL..21-22 [70-1 - Signs - Permanent] Carnivore wall sign. 23.5 x 8.3 feet on wall	& MARVIN & MYRTLE CAR GREEN BAY (WI) LLC	\$187.53	\$14,000.00	Pending
114742	1726 SHAWANO AV..6-235-A [70-1 - Signs - Permanent] 66 sf wall sign located along the western wall of the medical/center hospital.	SAINT MARYS HOSPITAL MEDICAL CENTER OF G B INC	\$123.00	\$10,000.00	Pending
Totals: 214 projects			\$46,607.80	\$12,469,411.53	

Summary of Projects Issued

11/1/2023 to 11/30/2023

Class of Work	Proj	Site	Plan	Bldg	Elec	HVAC	Plbg	EC	Fees Paid	Estimated Cost
1 Residential - New - Single Family House	2	2	4	2	2	2	2	2	\$2,773.81	\$1,060,000.00
2 Residential - Alteration - 1 -2 Family House	14	2	12	14	10	5	7	0	\$2,888.59	\$384,817.13
4 Residential - Alteration - Garage or carport or Shed	1	0	1	1	0	0	0	0	\$75.00	\$2,000.00
7 Deck, Porch, Patio, Ramp (Residential)	6	3	6	6	0	0	0	0	\$600.00	\$20,182.94
9 Demolition - Interior (Residential)	1	0	0	1	0	0	0	0	\$50.00	\$12,658.00
9 Raze - Building or Structure (Residential)	3	0	0	3	0	0	3	0	\$300.00	\$42,900.00
11 Driveway Replacement and/or Expansion (Residential)	3	0	0	3	0	0	0	0	\$150.00	\$15,500.00
11 Fence (Residential)	8	0	0	8	0	0	0	0	\$400.00	\$70,722.00
11 Foundation Repair (Residential)	11	0	0	11	0	0	2	0	\$650.00	\$170,058.00
11 Garage/Carport/Shed (residential)	8	2	2	8	1	0	0	0	\$550.00	\$51,772.00
11 Swimming Pool (Residential)	1	1	1	1	1	1	0	1	\$255.00	\$88,518.00
11 Z - Misc Project Not Listed (Residential)	1	0	0	1	0	0	0	0	\$50.00	\$2,000.00
30 Commercial - Alteration - Multi-Family of 3 or more units	5	0	0	5	3	3	3	0	\$1,130.00	\$280,600.00
31 Commercial - Addition - Non-Residence, Non-housekeeping	1	1	5	1	1	1	1	1	\$7,141.50	\$3,200,000.00
31 Commercial - Alteration - Non-Residence, Non-Housekeeping	12	0	16	12	12	10	9	0	\$19,958.49	\$5,303,681.00
34 Demolition - Interior (Commercial)	1	0	0	1	0	0	0	0	\$70.00	\$10,000.00
34 Fence (Commercial)	1	0	0	1	0	0	0	0	\$70.00	\$3,250.00
34 Parking Lot - New & Reconstruction (Commercial)	1	0	0	1	0	0	0	0	\$70.00	\$90,000.00
34 Raze- Building or Structure (Commercial)	1	0	1	1	0	0	1	1	\$240.00	\$41,500.00
34 Roofing (Commercial)	1	0	0	1	0	0	0	0	\$70.00	\$6,680.00
34 Site (Erosion control, Fill, Excavation)(Commercial)	1	0	1	0	0	0	0	1	\$100.00	\$30,000.00
34 Temporary Office/Trailer/Event (Commercial)	1	0	0	1	0	0	0	0	\$70.00	\$0.00
34 Z - Misc Project Not Listed (Commercial)	3	1	1	3	1	1	1	0	\$680.00	\$615,000.00
40 Electrical Service - Change (Commercial)	1	0	0	0	1	0	0	0	\$70.00	\$2,000.00
40 Electrical Service - Repair (Commercial)	3	0	0	0	3	0	0	0	\$210.00	\$25,788.00
40 Electrical Service - Change (Residential)	3	0	0	0	3	0	0	0	\$150.00	\$7,775.00
40 Electrical Service - Repair (Residential)	3	0	0	0	3	0	0	0	\$150.00	\$3,250.00
40 Electrical Wiring (Misc., Alteration, Repair) (Commercial)	2	0	0	0	2	0	0	0	\$140.00	\$10,500.00
40 Electrical Wiring (Misc., Alteration, Repair) (Residential)	9	0	0	0	9	1	0	0	\$550.00	\$26,029.00
40 Eletrical Service - Temproary (Residential)	1	0	0	0	1	0	0	0	\$50.00	\$500.00
40 New Electrical System (Commercial)	1	0	0	0	1	0	0	0	\$70.00	\$2,000.00
50 AC Unit Only (Residential)	1	0	0	0	0	1	0	0	\$50.00	\$7,000.00
50 Heating and Air Conditioning Units (Commercial)	1	0	0	0	0	1	0	0	\$140.00	\$13,469.00
50 Heating and Air Conditioning Units (Residential)	16	0	0	0	0	16	0	0	\$800.00	\$215,296.00
50 Heating Unit Only (Commercial)	4	0	0	0	0	4	0	0	\$280.00	\$41,653.00
50 Heating Unit Only (Residential)	46	0	0	0	1	46	0	0	\$2,350.00	\$295,066.46

50 Repair/Alter Existing HVAC System (Residential)	1	0	0	0	0	1	0	0	\$50.00	\$750.00
60 Lawn Sprinklers (Commercial)	1	0	0	0	0	0	1	0	\$70.00	\$25,000.00
60 Repair/Alter Existing Plumbing System (Commercial)	2	0	0	0	0	0	2	0	\$280.00	\$22,550.00
60 Repair/Alter Existing Plumbing System (Residential)	9	0	0	0	1	0	9	0	\$500.00	\$80,701.00
60 Sanitary Sewers - Connection/Repair (Commercial)	1	0	0	0	0	0	1	0	\$30.00	\$5,000.00
60 Sanitary Sewers - Connection/Repair (Residential)	7	0	0	0	0	0	7	0	\$210.00	\$55,895.00
60 Storm Sewers - Connection/Repair (Residential)	1	0	0	0	0	0	1	0	\$30.00	\$2,000.00
60 Water Heater (Residential)	3	0	0	0	0	0	3	0	\$90.00	\$13,000.00
60 Water Service - Connection/Repair (Commercial)	1	0	0	0	0	0	1	0	\$70.00	\$5,750.00
60 Water Service - Connection/Repair (Residential)	2	0	0	0	0	0	2	0	\$60.00	\$4,500.00
70 Signs - Permanent	8	8	0	8	2	0	0	0	\$1,865.41	\$102,100.00
Totals:	214	20	50	94	58	93	56	6	\$46,607.80	\$12,469,411.53



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

County Name Brown		County Code Number 05		Report for Month/Year November 2023	
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.)	\$ 49,269.58	\$ 49,269.58			
Adjustment (if applicable)	\$.00	\$.00			
2. Municipal Court Costs (Chapter 814, Subchapter II, s. 814.65, Stats.)	\$ 23,427.41	\$ 20,416.74		\$ 3,010.67	
Adjustment (if applicable)	\$.00	\$.00		\$.00	
3. Penalty Surcharges (s. 757.05, Stats.)	\$ 12,462.83			\$ 12,462.83	
Adjustment (if applicable)	\$.00			\$.00	
4. County Jail Surcharges (s. 302.46(1)(a), Stats.)	\$ 5,844.66		\$ 5,844.66		
Adjustment (if applicable)	\$.00		\$.00		
5. Driver Improvement Surcharges (s. 346.655, Stats.)	\$ 5,847.15		\$ 3,046.60	\$ 2,800.55	
Adjustment (if applicable)	\$.00		\$.00	\$.00	
6. Crime Lab and Drug Enforcement Surcharges (s. 165.755(4), Stats.)	\$ 7,561.35			\$ 7,561.35	
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.)	\$ 250.00		\$ 250.00		
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.)	\$ 586.20			\$ 586.20	
Adjustment (if applicable)	\$.00			\$.00	
12. Totals	\$ 105,249.18	\$ 69,686.32	\$ 9,141.26	Pay This Amount \$ 26,421.60	



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

STATE CONTROLLER'S OFFICE-CMO
101 E. WILSON STREET, 5th FL
PO BOX 7932
MADISON, WI 53707-7932
DOAMunicipals@wisconsin.gov

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: *Neil Basten* Date: 12/1/23

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: *Linda Chen* Date: 12-12-23

In the event the Department of Administration has questions about this report and payment, who should we contact?

Name:	Telephone Number	Email Address
<u>Neil Basten</u>	<u>920-448-3131</u>	<u>neilba@greenbaywi.gov</u>

2023 Fiber Trade Agreement between the City of Green Bay and the County of Brown

This Fiber Trade Agreement ("Agreement") is made and entered into as of [insert date] by and among Brown County ("County") and the City of Green Bay.

This agreement immortalizes previous trades, agreements, resolutions, and other fiber infrastructure agreements between the parties as noted.

1. RECITALS

- 1.1. WHEREAS, each PARTY owns and operates a fiber-optic infrastructure within the County's boundaries;
- 1.2. WHEREAS, Brown County and the City of Green Bay share fiber routes, and interconnect fiber for government purposes for their respective facilities, communities and users;
- 1.3. WHEREAS Brown County, Green Bay Metropolitan Sewerage District (NEW Water) and the City of Green Bay entered constructed a shared infrastructure in 2009;
- 1.4. WHEREAS, the parties desire to engage in an in-kind trade arrangement to provide each other with access to their respective facilities;
- 1.5. NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

2. Definitions

- 2.1. "IRU" means an indefeasible right of use to the designated fiber-optic strands in the Network for a specified term.
- 2.2. "Term" means the length of time that the IRU is granted as set forth in Section 2 below. And "Life" means for the life of the fiber.
- 2.3. "Fiber-Optic Strands" means the individual strands of fiber-optic cable within the Network designated for use by Parties or their designees.
- 2.4. "Parties" The parties are Brown County and the City of Green Bay and/or their agents or designees.

3. Grant of IRU

- 3.1. Each party grants the use of the Fiber-Optic Strands and/or conduit as designated by this agreement to provide access to parties as noted, for the use of the Fiber-Optic Strands designated in attachments 1-2.
- 3.2. The IRU trades may be assigned by either party assuming all rights are maintained for the Parties.
- 3.3. Each PARTY or designees shall have the right to use the shared "IRU Fiber-Optic Strands" for the purpose of transmitting and receiving data, voice, and video communications between their respective facilities, partners, designees for any lawful purpose.
- 3.4.

4. Use and Maintenance of the Fiber-Optic Strands

- 4.1. Each Party shall be responsible for maintaining and repairing any equipment or devices necessary for the transmission and reception of data, voice, audio and video communications over the Fiber-Optic Strands.
- 4.2. Each Party shall permit reasonable access to their handholes, conduit, colocation sites and premise as required to permit continued use of traded fiber (IRU fiber).

- 4.3. Each Party shall be responsible to maintain their fiber and conduit infrastructure including maintenance and locates for IRU fiber necessary to maintain connectivity over the Fiber-Optic Strands. Brown County shall be responsible for Brown County infrastructure provided as trade and the City of Green Bay shall be responsible for infrastructure that is provided as IRU in-kind trade.

5. Emergency Repairs

- 5.1. Each party shall be responsible for the cost of emergency repairs to the Fiber-Optic Strands, conduit and/or infrastructure that said party manages, regardless of the cause of such repairs.
- 5.2. "Emergency repairs" means repairs necessary to restore the Fiber-Optic Strands, conduit or infrastructure to their normal operating condition after an unexpected outage or damage caused by an event outside the control of the party responsible for the Fiber-Optic Strands, including but not limited to natural disasters, fire, vandalism, and accidents.
- 5.3. The parties shall cooperate in good faith to promptly make emergency repairs to the Fiber-Optic Strands, conduit and infrastructure.
- 5.4. In the event of an emergency repair, the party responsible for the Fiber-Optic Strands or Infrastructure shall promptly notify the other parties of the repair and the estimated time to complete it.
- 5.5. The party responsible for repairs, shall use its best efforts to complete the emergency repair as soon as reasonably practicable.
- 5.6. The responsible party shall communicate emergency repair schedules and updates on a timely basis.
- 5.7. Any shared expense must be agreed to by all parties in writing.

6. Compensation

- 6.1. The parties shall engage in an in-kind trade arrangement, with no funds transferred between the parties as detailed in attachments 1-2. And as summarized below:
 - 6.1.1. Brown County receives 39,410 feet of ducts jointly owned by Brown County and the City of Green Bay.
 - 6.1.2. City of Green Bay receives 38,800 feet of fiber strands from Brown County
City of Green Bay may
 - 1) place Fiber Optic Cable facilities within approximately 4,455 feet of County owned duct:
 - 2) have exclusive rights to 12 fiber optic cable strands extending through the Brown County fiber optic network approximately 33,145 feet between the Walnut and Baird street intersection and the Eaton Rd Ontario Road Intersection: and
 - 3) have exclusive rights to 12 fiber optic cable strands extending through the Brown County fiber optic network approximately 1,200 feet between the Pearl and Bridge Street Intersection and the Chestnut and Howard Street Intersection. The total of these three items is 38,800 feet.
- 6.2. Challenges corrections or updates shall be treated as amendments to this agreement and require the affected parties updated signatures.
- 6.3. Either party can initiate an update/correction which requires updated language, and a new attached signature page.

7. Term and Termination

- 7.1. The term of the IRU (Indefeasible Right to Use) fiber trades granted by each Party shall be for the LIFE OF THE FIBER from the date of this Agreement. Current estimates put this at 40 or more years from installation.
- 7.2. A party may terminate, for cause, the IRU upon 180 days notice, but in deference to the complexity of fiber and related infrastructure, funding and builds, more than 360 days written notice is preferred.

7.3. Affected parties will negotiate in good faith prior to termination of any shared services.

8. Representations and Warranties

- 8.1. Each party represents and warrants that it has the authority to enter into and perform its obligations under this Agreement.
- 8.2. Each party represents and warrants that it has obtained any necessary consents or approvals required for it to enter into and perform its obligations under this Agreement.
- 8.3. Each party represents and warrants that it shall comply with all applicable laws, regulations, and ordinances in connection with its performance under this Agreement.
- 8.4. Any questions, challenges or conflicts regarding this agreement or questions beyond the contract regarding traded fiber shall be negotiated in good faith by representatives of each party.

9. Indemnification

- 9.1. Each party shall indemnify and hold harmless the other parties and their officers, directors, employees, and agents from and against any and all claims, damages, liabilities, costs, and expenses arising out of or in connection with the indemnifying party's negligent or intentional acts or omissions.

10. Assignment

- 10.1. The parties may not assign or transfer its rights or obligations under this Agreement without the written consent of the other party.
- 10.2. Agents of, or wholly owned, or controlled entities by a Party to the agreement are considered party of the agreement and must abide.
- 10.3. Any assignment must honor all existing contractual requirements.

11. Governing Law and Venue

- 11.1. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin, without giving effect to any choice of law or conflict of law provision.
- 11.2. Any dispute arising out of or in connection with this Agreement shall be resolved in the courts of Brown County, Wisconsin.

12. Entire Agreement

- 12.1. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements and understandings, whether written or oral.
- 12.2. This Agreement may not be modified, except in writing signed by all parties.

IN WITNESS WHEREOF, the parties have executed this BCCAN Fiber Agreement as of the date first above written.

Brown County
Troy Streckenbach, County Executive

Date

City of Green Bay
Eric Genrich, Mayor

Date

City of Green Bay
Celestine Jeffreys, Clerk

Attachment 1: Details of IRU Trade:

Green Bay shall

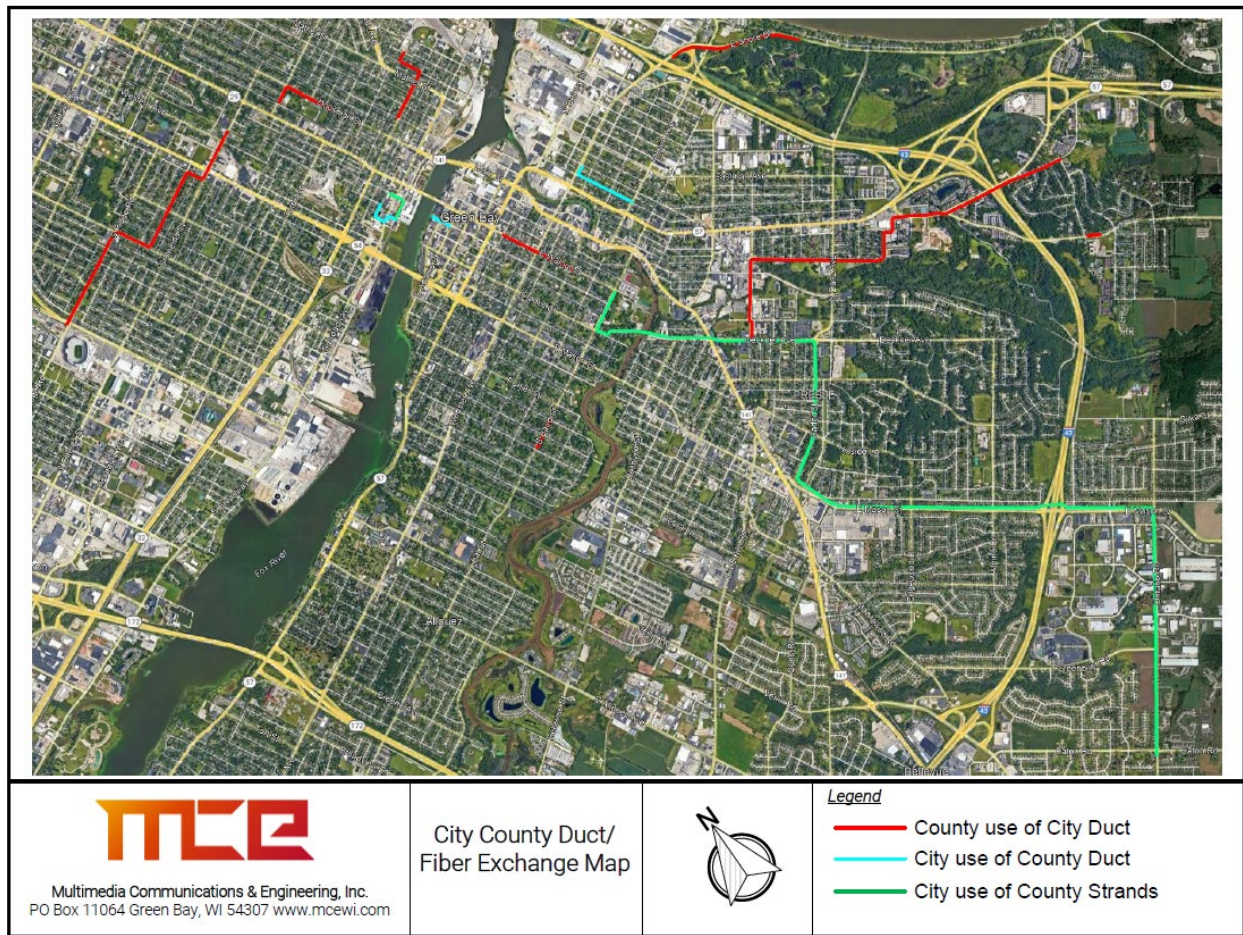
- a) Provide use of 39,410 feet of shared conduit for the life of the fiber to Brown County
- b) City of Green Bay or its agent(s) will own and operate the fiber it manages

Brown County shall

- c) Provide the use of 38,800 feet of County owned fiber for the life of the fiber to the City of Green Bay.
- d) Brown County or its agent(s) will own and operate the fiber it manages

See Section 6.1.2 for text description of the routes.

Attachment 2: Map of Fiber Trades



See Section 6.1.2 for text description of the routes.

**RESOLUTION AUTHORIZING
BUDGET AMENDMENT**

December 19, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of December 12, 2023, the following 2023 amendment of funds is hereby authorized:

	<u>ACCOUNT</u>		<u>AMOUNT</u>
Increase:	101300 50501	Police-Overtime	\$61,252.77
Increase:	101300 46223	Police Overtime Reimbursement	\$61,252.77

***This budget amendment is for 2023 unbudgeted overtime for staffing at various task forces-FBI, US Marshalls and Internet Crimes Against Children and unbudgeted special events such as Notre Dame Academy football games, farmer's markets, Friday's on the Fox, Bellin Run, Green Bay Duathlon, Alzheimer's Association Walk, Back to School Bash, All Bands on Deck Concert, Vyper Fest, Green Bay Packer Concert, Packer Training Camp, Snyagogue Security, Fall Fest on Broadway and Ignight Markets.*

Increase:	101400 50501	Fire-Overtime	\$6,734.15
Increase:	101400 46223	Fire Overtime Reimbursement	\$6,734.15

***This budget amendment is for 2023 unbudgeted overtime for staffing at the Bellin Run, Hot Cider Hustle,*

Increase:	101400 50501	Fire-Overtime	\$21,395.00
Increase:	101400 43611	Fire-State Overtime Reimbursement	\$21,395.00

***This budget amendment is for 2023 unbudgeted state reimbursements of costs incurred for employees to attend USAR (Urban Search & Rescue) trainings.*

Adopted _____

Approved _____

Mayor

Clerk

**RESOLUTION AUTHORIZING
TRANSFER OF FUNDS**

December 19, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of December 12, 2023, the following 2023 transfer of funds is hereby authorized:

	<u>ACCOUNT</u>	<u>AMOUNT</u>
From:	101099-59001 Contingency	\$1,562.00
To:	101630-53001 Parks/Contractual	\$1,562.00

This budget amendment to cover the an invoice from the United States Department of Agriculture to complete a white-tailed deer survey.

Adopted _____

Approved _____

Mayor

Clerk

**RESOLUTION AUTHORIZING
TRANSFER OF FUNDS**

December 19, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of December 12, 2023, the following 2023 transfer of funds is hereby authorized:

	<u>ACCOUNT</u>		<u>AMOUNT</u>
From:	101099-59001	Contingency	\$30,000.00
To:	416300-53001-83059	Contractual services	\$30,000.00

This budget amendment is to cover \$30,000 paid to Berners Schober flow review requested by the Ad Hoc Facilities Committee and approved by Common Council on 12/6/22.

Adopted _____

Approved _____

Mayor

Clerk

**RESOLUTION APPROVING THE
2024 OPERATING PLAN FOR THE
MILITARY AVENUE INC.,
BUSINESS IMPROVEMENT DISTRICT
(PP 23-05)**

December 11, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to the recommendation of the Green Bay Plan Commission at its meeting of December 11, 2023, the 2024 Operating Plan for the Military Avenue Inc. Business Improvement District, a copy of which is on file in the Clerk's office, is hereby approved.

Adopted _____

Approved _____

Mayor Eric Genrich

Celestine Jeffreys, City Clerk

wmt

Attachment – Map

**RESOLUTION APPROVING THE
2024 OPERATING PLAN FOR THE
OLDE MAIN STREET INC.,
BUSINESS IMPROVEMENT DISTRICT
(PP 23-03)**

December 11, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to the recommendation of the Green Bay Plan Commission at its meeting of December 11, 2023, the 2024 Operating Plan for the Olde Main Street, Inc., Business Improvement District, a copy of which is on file in the Clerk's office, is hereby approved.

Adopted _____

Approved _____

Mayor Eric Genrich

Celestine Jeffreys, City Clerk

wmt

Attachment – Map

**RESOLUTION APPROVING THE
2024 OPERATING PLAN FOR THE
ON BROADWAY INC.,
BUSINESS IMPROVEMENT DISTRICT
(PP 23-02)**

December 11, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to the recommendation of the Green Bay Plan Commission at its meeting of December 11, 2023, the 2024 Operating Plan for the On Broadway, Inc., Business Improvement District, a copy of which is on file in the Clerk's office, is hereby approved.

Adopted _____

Approved _____

Mayor Eric Genrich

Celestine Jefferys, Clerk

wmt

Attachment – Map

**RESOLUTION APPROVING THE
2024 OPERATING PLAN FOR THE
DOWNTOWN GREEN BAY INC.,
BUSINESS IMPROVEMENT DISTRICT
(PP 23-02)**

December 11, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to the recommendation of the Green Bay Plan Commission at its meeting of December 11, 2023, the 2024 Operating Plan for the Downtown Green Bay, Inc., Business Improvement District, a copy of which is on file in the Clerk's office, is hereby approved.

Adopted _____

Approved _____

Mayor Eric Genrich

Celestine Jeffreys, City Clerk

wmt

Attachment – Map

**RESOLUTION APPROVING A RELOCATION ORDER FOR
COUNTRY CLUB ROAD
FROM WEST MASON STREET FRONTAGE ROAD TO INDIAN HILL DRIVE
PROJECT I.D. 4987-02-74
DECEMBER 19, 2023**

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That the Common Council of Green Bay finds and determines that:

WHEREAS, the property establishing, laying out, widening, enlarging, extending, construction, reconstruction, improving, or maintaining a portion of a street/easement now designated as:

COUNTRY CLUB ROAD FROM WEST MASON STREET FRONTAGE ROAD TO INDIAN HILL DRIVE

and roads or lands in and about and leading to same, requires certain relocation or changes and the acquisition of lands or interests in lands as shown on the map or copy thereof marked:

**TRANSPORTATION PROJECT PLAT (PLAT OF RIGHT-OF-WAY) REQUIRED FOR
“COUNTRY CLUB ROAD FROM WEST MASON STREET FRONTAGE ROAD TO INDIAN HILL DRIVE”**

City of Green Bay, Brown County Wisconsin, dated December 19, 2023

pursuant to its authority under Section 62.22 and 62.23(10), Wisconsin Statutes,

NOW, THEREFORE, BE IT RESOLVED AND ORDERED THAT:

1. The said street/easement is hereby laid out and established to the lines and widths as shown on the said plat.
2. The required lands or interests in lands as shown in the plat shall be acquired in the name of the City of Green Bay.
3. This order supersedes and amends any previous order issued by the City of Green Bay.

Adopted _____, 2023

Approved _____, 2023

Eric Genrich - Mayor

ATTEST:

Celestine Jefferys - City Clerk

FINAL PAYMENTS RESOLUTION
December 19, 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. **SEWERS 1-21 (INCLUDING WATER MAIN) - PART A**
PTS CONTRACTORS, INC.

TOTAL AMOUNT EARNED:	\$	735,404.93
LESS AMOUNT RETAINED:	\$	0.00
	\$	735,404.93
LESS AMOUNT PREVIOUSLY PAID:	\$	715,246.50
AMOUNT DUE THIS PAYMENT:	\$	20,158.43

ACCOUNT NUMBERS

412500E-55355-68011: \$20,158.43
PO #2100043

2. **SEWERS 1-21 (INCLUDING WATER MAIN) - PART B**
PTS CONTRACTORS, INC.

TOTAL AMOUNT EARNED:	\$	1,162,632.30
LESS AMOUNT RETAINED:	\$	0.00
	\$	1,162,632.30
LESS AMOUNT PREVIOUSLY PAID:	\$	1,123,785.47
AMOUNT DUE THIS PAYMENT:	\$	38,846.83

ACCOUNT NUMBERS

403500-55355-68021: \$2,120.00
412500E-55355-68021: \$36,726.83
PO #2100044

3. **SEWERS 1-21 (INCLUDING WATER MAIN) - PART C**
PTS CONTRACTORS, INC.

TOTAL AMOUNT EARNED:	\$	706,702.29
LESS AMOUNT RETAINED:	\$	0.00
	\$	706,702.29
LESS AMOUNT PREVIOUSLY PAID:	\$	678,003.90
AMOUNT DUE THIS PAYMENT:	\$	28,698.39

ACCOUNT NUMBERS

403500-55355-68031: \$11,808.39
412500E-55355-68031: \$16,890.00
PO #2100045

4. **SEWERS 2-20 (INCLUDING WATER MAIN) - PART C
ADVANCE CONSTRUCTION, INC.**

TOTAL AMOUNT EARNED:	\$	861,509.31
LESS AMOUNT RETAINED:	\$	0.00
	\$	861,509.31
LESS AMOUNT PREVIOUSLY PAID:	\$	836,230.83
AMOUNT DUE THIS PAYMENT:	\$	25,278.48

ACCOUNT NUMBERS

501-12201-63050: \$2,938.00
403500-55355-63050: \$935.00
412500E-55355-63050: \$21,405.48
PO #2000072

5. **SEWERS 2-20 (INCLUDING WATER MAIN) - PART B
ADVANCE CONSTRUCTION, INC.**

TOTAL AMOUNT EARNED:	\$	870,132.91
LESS AMOUNT RETAINED:	\$	0.00
	\$	870,132.91
LESS AMOUNT PREVIOUSLY PAID:	\$	843,344.57
AMOUNT DUE THIS PAYMENT:	\$	26,788.34

ACCOUNT NUMBERS

403500-55355-63040: \$2,761.20
412500E-55355-63040: \$24,027.14
PO #2000071

6. **SEWERS 2-21 (BASIN REPAIR)
PTS CONTRACTORS, INC.**

TOTAL AMOUNT EARNED:	\$	770,541.50
LESS AMOUNT RETAINED:	\$	0.00
	\$	770,541.50
LESS AMOUNT PREVIOUSLY PAID:	\$	746,757.23
AMOUNT DUE THIS PAYMENT:	\$	23,784.27

ACCOUNT NUMBERS

403500-55355-68041: \$23,784.27
PO #2100087

Adopted _____, 2023

Approved _____, 2023

Mayor

ATTEST:

City Clerk

SAP

ZONING ORDINANCE NO. 26-23
AN ORDINANCE REZONING THE PROPERTIES LOCATED AT
1052 VELP AVENUE (PARCEL 18-756-A-1) AND 1046 GRAY COURT (PARCEL
18-756-2) FROM GENERAL INDUSTRIAL (GI) DISTRICT AND LIGHT INDUSTRIAL
(LI) TO HIGHWAY COMMERCIAL (C2) DISTRICT
(ZP 23-31)

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 the following described properties, known as 1052 Velp Avenue and 1046 Gray Court, from General Industry (GI) and Light Industrial (LI) to Highway Commercial (C2)

1052 VELP AVENUE (Parcel 18-756-A-1) 80,292 SQ FT WHITNEY OR LAVENTURE CLAIM PRT OF LOT 3 AS DESC IN 338 D 428 & 285 D 104 & 274 D 608 & 340 D 167 EX 1118 R 380 & PRT DESC IN J3615-24 & EX PCL 101 OF TPP 1450-04 -21-4.11

1046 GRAY COURT: (Parcel 18-756-2) 198,712 SQ FT LOTS 1 & 2 OF 17 CSM 105 BNG PRT OF LOT 3 WHITNEY'S SUB OF LAVENTURE CLAIM

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 _____, 2024.

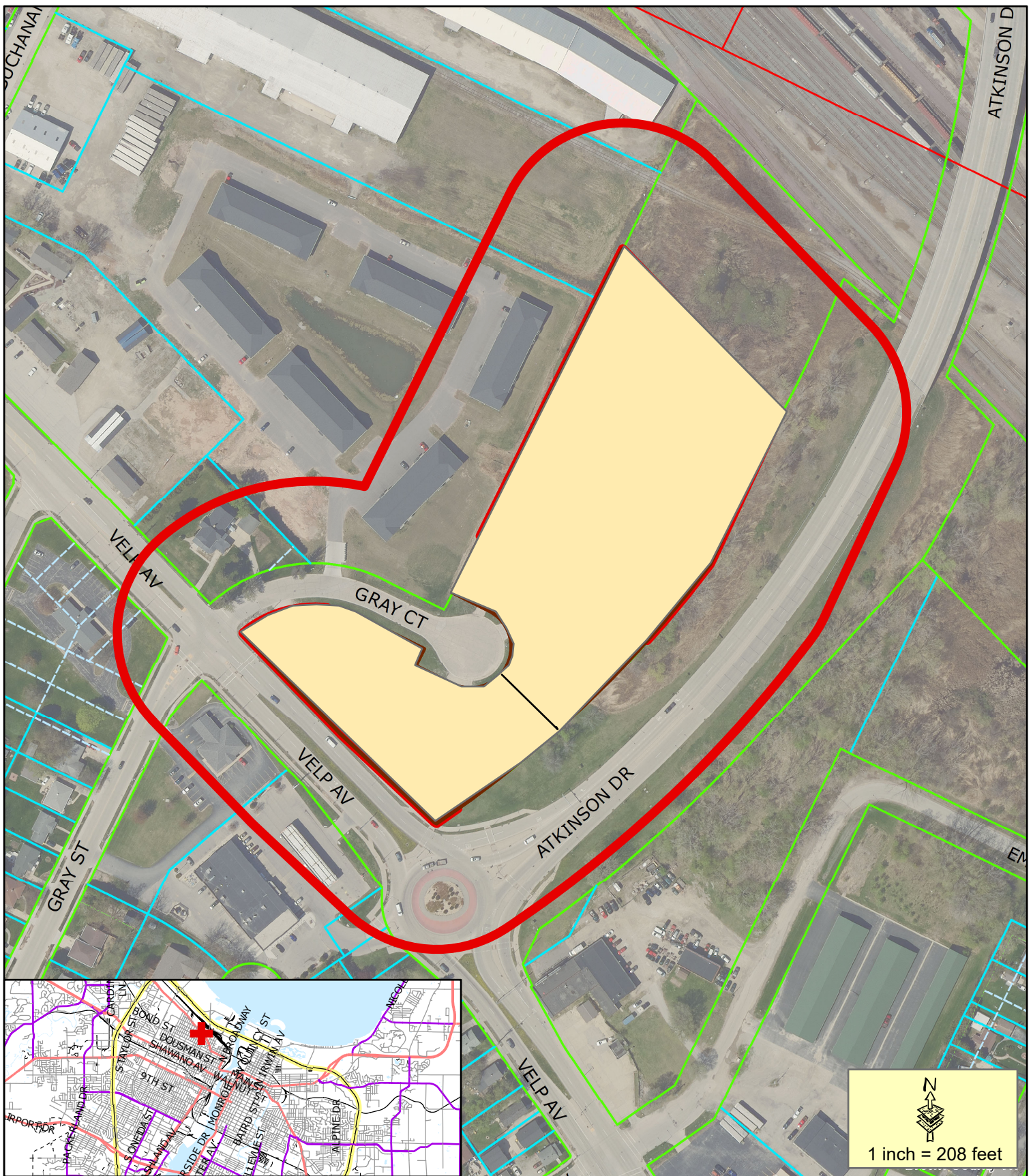
APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

jl:
Attachment – Location Map



- Proposed Rezone Parcels
- 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 23-31)
LI and GI to C2
1052 Velp Ave
1046 Gray Court

ZONING ORDINANCE NO. 25-23

AN ORDINANCE ZONING CERTAIN LAND KNOWN AS
THE JBS REDEVELOPMENT SITE (TAX PARCEL 23-243-1)
LOCATED ON THE 1300 BLOCK OF GUNS ROAD
AS A PLANNED UNIT DEVELOPMENT DISTRICT
(ZP 23-43)

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 establishing a Planned Unit Development District on the following described property (as shown on Exhibit A - Location Map):

PARCEL NUMBER 23-243-1: LOT 1 OF 53 CSM 221 MAP 7758 IN 2350722 BEING PART OF THE SOUTH 1/2 OF PC 9 ESRF & BEING PART OF LOT 1 OF SUBDIVISION OF PC 10 & 11 ESRF. AREA CONTAINS 1,001,009 SQUARE FEET / 22.98 ACRES MORE OR LESS.

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

- A. PURPOSE AND INTENT. The Planned Unit Development (PUD) is being utilized to permit the development of a bold and impactful mixed-use development that will complement the Imperial Pride neighborhood, the East Side, and greater Green Bay. This project will incorporate three primary elements:
1. New housing opportunities that include unique urban housing designs with higher density and a wide range of products to provide affordability options for both rental and ownership.
 2. Destination community park facilities that are culturally and ecologically inclusive incorporating active and passive recreational opportunities as well as programmable space.
 3. Urban farming concept scaled to focus on family sustaining levels of production, with potential training/support facilities and include a public gathering area (building and exterior space).
- B. DEVELOPMENT AREAS. The approximately 26 acres of the JBS development site is broken into two (2) public community asset sites and seven (7) residential development areas as illustrated in Exhibit B – Development Areas. Each development area may have different and distinct permitted uses and other land-use/dimensional regulations as outlined within this PUD.

- C. LAND-USE. The principal and accessory land uses which may be established and/or maintained on the subject property, public community asset sites and development areas are as follows:
1. Active Play Park, Urban Farm and Community Center Barn. Permitted and conditional uses within the active play park, urban farm and community center barn as identified on Exhibit B – Development Areas are those identified within Green Bay Municipal Code, Chapter 44, Article X – Public Institutional District. The following uses shall also be permitted with the issuance of a Conditional Use Permit:
 - a. General Retail Sales.
 - b. Personal Service.
 - c. Outdoor Commercial Recreation.
 - d. Agriculture.
 2. Grand Boulevard. Permitted and conditional uses within the active play park as identified on Exhibit B – Development Areas are those identified within Green Bay Municipal Code, Chapter 44, Article X – Public Institutional District. The following uses shall also be permitted with the issuance of a Conditional Use Permit:
 - a. General Retail Sales.
 - b. Personal Service.
 - c. Outdoor Commercial Recreation.
 3. Development Areas A, B and C. The following uses shall be permitted within Development Area A, B or C as identified on Exhibit B – Development Areas:
 - a. Single-family dwelling, detached. 4-8 units/acre.
 - b. Two-family dwelling, upper/lower duplex. 6-10 units/acre.
 - c. Single-family attached dwelling, townhouse. 8-12 units/acre.
 - d. Multiple-family dwelling. 10-30 units/acre.
 - e. Live-work unit.
 - f. Short-term rentals.
 - g. Community living arrangements serving 4-8 persons.
 - h. Family daycare home serving 8 or fewer children.
 4. Development Area D. The following uses shall be permitted within Development Area D as identified on Exhibit B – Development Areas:
 - a. Single-family attached dwelling, townhouse. 8-12 units/acre.
 - b. Multiple-family dwelling. 10-30 units/acre.
 - c. Live-work unit.
 - d. Short-term rentals.
 - e. Community living arrangements serving 4-8 persons.
 - f. Family daycare home serving 8 or fewer children.

5. Development Area E. The following uses shall be permitted within Development Area E as identified on Exhibit B – Development Areas:
- Multiple-family dwelling. 10-30 units/acre.
 - Mixed-use building. 10-30 units/acre. Commercial components shall only be permitted on the ground floor fronting the Grand Boulevard.
 - Live-work unit.
 - Short-term rentals.
 - Community living arrangements serving 4-8 persons.
 - Family daycare home serving 8 or fewer children.
6. Development Area F. This development area is located within the Village of Bellevue and is regulated by the Village however they are listed within this PUD for reference. The following uses shall be permitted within Development Area F as identified on Exhibit B – Development Areas:
- Single-family dwelling, detached. 4-8 units/acre.
 - Two-family dwelling, upper/lower duplex. 6-10 units/acre.
 - Live-work unit.
 - Short-term rentals.
 - Community living arrangements serving 4-8 persons.
 - Family daycare home serving 8 or fewer children.
7. Development Area G. The following uses shall be permitted within Development Area G as identified on Exhibit B – Development Areas:
- Single-family attached dwelling, townhouse. 8-12 units/acre.
 - Live-work unit.
 - Short-term rentals.
 - Community living arrangements serving 4-8 persons.
 - Family daycare home serving 8 or fewer children.
8. Development Area H. The following uses shall be permitted within Development Area H as identified on Exhibit B – Development Areas:
- Multiple-family dwelling. 10-30 units/acre.
 - Mixed-use building. 10-30 units/acre. Commercial components shall only be permitted on the ground floor fronting Guns Road or the Grand Boulevard. Permitted and conditional commercial uses shall be those listed for the Neighborhood Commercial District within Green Bay Municipal Code, Chapter 44, Article VIII – Commercial Districts.
 - Live-work unit.
 - Short-term rentals.
 - Community living arrangements serving 4-8 persons.
 - Family daycare home serving 8 or fewer children.

9. Accessory Uses.

- a. Accessory uses for active play park, urban farm, community center barn and Grand Boulevard shall be those listed within for the Public Institutional District within Green Bay Municipal Code, Chapter 44, Article X, Division 2, Section 44-884, Table 44-16.
- b. Accessory uses for Development Areas A, B, C, D, E, F and G shall be those listed within for the R-3 Varied Density Residential District within Green Bay Municipal Code, Chapter 44, Article VI, Division 2, Section 44-589, Table 44-3.

D. DIMENSIONAL AND AREA REQUIREMENTS. Dimensional and area requirements shall meet the following regulations:

- 1. Lot Width and Area. Minimum lot width and lot area shall be regulated by use.
 - a. Single-family dwellings, detached and two-family dwelling, upper/lower duplexes: minimum lot width of 35 feet with minimum lot area of 3,500 square feet.
 - b. Single-family, attached dwellings/townhomes: minimum lot width of 15 feet per unit with minimum lot area of 1,500 square feet per unit.
 - c. Multiple-family dwellings and mixed-use buildings: minimum lot width of 40 feet with minimum lot area of 750 square feet per unit.
- 2. Setbacks. Setbacks are established by Development Area and uses, as depicted on Exhibit B - Development Areas.
 - a. Development Areas A, B and C
 - (1) Front yard setback, principal structures: Minimum setback required for yards fronting the public right-of-way is fifteen (15) feet. Attached garages fronting the right-of-way shall maintain a minimum front yard setback that is five (5) feet further back than the home.
 - (2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.
 - (3) Side yard setback, Principal Structures and Drives: Minimum side yard setback is five (5) feet.
 - i. Side yard setbacks shall apply only to the ends of single-family attached dwellings.
 - ii. Side yard setbacks for drives leading to detached garages shall have the same side yard setback of the detached garage.
 - (3) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structure's façade and the public right-of-way. Minimum rear and side yard setbacks is two and a half (2.5) feet.

- b. Development Area D
 - (1) Front yard setback, principal structures: Minimum setback required for yards fronting the public right-of-way is ten (10) feet.
 - (2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.
 - (3) Side yard setback, Principal Structures: Minimum side yard setback is ten (10) feet.
 - i. Side yard setbacks shall apply only to the ends of single-family attached dwellings.
 - (4) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structures façade and the public right-of-way. Minimum rear and side yard setbacks is two and a half (2.5) feet.
 - (5) Setbacks for surface parking: Surface parking lots shall not be permitted between a structures front façade and the public right-of-way. Side and rear yard setbacks for parking lots is ten (10) feet
- c. Development Area E
 - (1) Front yard setback, principal structures: There is no minimum setback required for yards fronting the public right-of-way and the maximum front yard setback is fifteen (15) feet.
 - (2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.
 - (3) Side yard setback, Principal Structures: Minimum side yard setback is ten (10) feet.
 - (6) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structures façade and the public right-of-way. Minimum rear and side yard setbacks is ten (10) feet.
 - (7) Setbacks for surface parking: Surface parking lots shall not be permitted between a structures front façade and the public right-of-way. Side and rear yard setbacks for parking lots is ten (10) feet.
- d. Development Area F
 - (1) Front yard setback, principal structures: Minimum setback required for yards fronting the public right-of-way is fifteen (15) feet.
 - (2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.
 - (3) Side yard setback, Principal Structures and Drives: Minimum side yard setback is six (6) feet for single story structures and eight (8) feet for greater than single story structures.
 - i. Side yard setbacks for drives leading to detached garages shall have the same side yard setback of the detached garage.

- (4) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structure's façade and the public right-of-way. Minimum rear yard setback is four (4) feet and minimum side yard setbacks is two and a half (2.5) feet.
- e. Development Area G
 - (1) Front yard setback, principal structures: Minimum setback required for yards fronting the public right-of-way is five (5) feet and maximum front yard setback is fifteen (15) feet.
 - (2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.
 - (3) Side yard setback, Principal Structures: Minimum side yard setback is six (6) feet for single story structures and eight (8) feet for greater than single story structures.
 - i. Side yard setbacks shall apply only to the ends of single-family attached dwellings.
 - (5) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structure's façade and the public right-of-way. Minimum rear and side yard setbacks is two and a half (2.5) feet.
- f. Development Area H
 - (1) Front yard setback, principal structures: There is no minimum setback required for yards fronting the public right-of-way and the maximum front yard setback is fifteen (15) feet.
 - (2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.
 - (3) Side yard setback, Principal Structures: Minimum side yard setback is ten (10) feet.
 - (6) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structures façade and the public right-of-way. Minimum rear and side yard setbacks is ten (10) feet.
 - (7) Setbacks for surface parking: Surface parking lots shall not be permitted between a structures front façade and the public right-of-way. Side and rear yard setbacks for parking lots is ten (10) feet.
- 3. Height. Maximum building heights shall be regulated by use.
 - a. Single-family dwellings, detached and two-family dwelling, upper/lower duplexes: maximum height is thirty-five (35) feet or two and a half (2.5) stories, whichever is less.
 - b. Single-family, attached dwellings/townhomes: maximum height is thirty-five (40) feet or three (3) stories, whichever is less.
 - c. Multiple-family dwellings and mixed-use buildings: maximum height is fifty (50) feet or four (4) stories, whichever is less.

- d. Active play park, urban farm and community center : maximum height of fifty (50) feet or four (4) stories, whichever is less.
- 4. Impervious Surface. Maximum impervious surface coverage shall be regulated by use.
 - a. Single-family dwellings, detached and two-family dwelling, upper/lower duplexes: maximum impervious surface including all buildings, drives, walks, etc. is 60% of lot area.
 - b. Single-family, attached dwellings/townhomes: maximum impervious surface including all buildings, drives, walks, etc. is 70% of lot area.
 - c. Multiple-family dwellings and mixed-use buildings: maximum impervious surface including all buildings, drives, walks, etc. is 80% of lot area.
 - (1) Beyond typical green space, when calculating impervious surface, exposed balconies; decks; patios; active hardscaped plazas; roof gardens; green roofs and planters may be included as pervious surfaces.
 - d. Active play park, urban farm and community center: maximum impervious surface including all buildings, drives, walks, etc. is 80% of lot area.
- E. STORM WATER MANAGEMENT AND GRADING PLAN. A storm water management and grading plan meeting the standards established by the Department of Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the City prior to the issuance of building permits.
 - 1. The storm water management and grading plan shall be comprehensive and take into account expected build-out of the entire PUD area as depicted on Exhibit A – Location Map.
 - a. With approval of the Department of Public Works, this requirement may be adjusted to address only storm water management needs of the specific Development Area for which development is proposed, as depicted on Exhibit B – Development Areas.
 - 2. Stormwater management facilities should function not only as a utility but also as an integral site amenity.
 - a. Green infrastructure and sustainable stormwater management practices are encouraged to be utilized throughout the site.
 - b. Traditional stormwater facilities shall be designed with landscaping providing human-scale interest and incorporating native plant species where possible.

- c. Include public interface and interaction through the use of site amenities such as walking paths, sitting areas, art and educational/interpretive signage.
- F. SIGNAGE. Signage throughout the PUD area shall be regulated as follows:
 - 1. Signage for single-family dwellings, detached and two-family dwelling, upper/lower duplexes shall be regulated as the R-1 Low Density District per the Green Bay Municipal Code, Chapter 30, Article II.
 - 2. Signage for multiple-family dwellings and mixed-use buildings shall be regulated as the OR Office Residential District per the Green Bay Municipal Code, Chapter 30, Article II.
- G. REFUSE AND MECHANICALS. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article XIX, Division 3, Section 44-1917 and further regulated as follows:
 - 1. Refuse material containers and mechanical equipment shall not be located between any principal structure's front facade and the public right-of-way and shall be screened so as not to be visible from the public right-of-way with materials compatible to the nearest structure.
 - 2. Shared communal recycling/trash may be utilized in lieu of dedicated space on individual sites provided that proof of sufficient capacity exists for the number of proposed users and a recorded shared access/use agreement is provided.
- H. PARKING. Parking requirements shall be regulated by use:
 - 1. Single-family dwellings, detached and two-family dwelling, upper/lower duplexes: two (2) spaces per dwelling unit, of which one (1) space per unit must be an enclosed (garage) space.
 - 2. Single-family, attached dwellings/townhomes: one (1) space per dwelling unit.
 - 3. Multiple-family dwellings and mixed-use buildings:
 - a. Residential Uses: one (1) space per dwelling unit.
 - b. Commercial and Service Uses: regulated by specific use per the Green Bay Municipal Code, Chapter 44, Article VIII.
 - 4. Active play park, urban farm and community center: To be determined by Zoning Administrator based on a parking study.

- H. LIGHTING. Lighting throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article V, Division 8.
- I. LANDSCAPING. Landscaping throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article XIX, Division 5.
- J. ACCESS AND CIRCULATION. Access and circulation for automobile and pedestrian traffic shall be established in substantial conformity with Exhibit C – Circulation Plan.
1. Roadway area identified as “Grand Boulevard” shall be dedicated to the public and be a wide boulevard designed with a variety of social and active spaces within its center. The linear boulevard shall create a link through the site from Guns Road to the activity zone (community gathering space, community building/barn and urban farm on the west side of the development area.)
 2. Roadway areas identified as “Imperial Lane Connection” shall be dedicated to the public as street right-of-way.
 - a. “Imperial Land Connection” shall connect Interior Roads and Imperial Lane.
 3. Roadway areas identified as “West-East Connector” shall be dedicated to the public as street right-of-way.
 - a. “West-East Connector” shall connect Lime Kiln Road to the “Imperial Lane Connection” and continue to Guns Road.
 4. Roadway areas identified as “Interior Roads” shall be dedicated to the public or privately held.
 - a. If privately held, “Interior Roads” shall provide for public access and use though permanent easement(s).
 5. Coordinated pedestrian connections linking all individual building entries, public rights-of-way, community gathering space, barn and urban farm within the PUD area through the use of public sidewalks and/or private walks/trails.

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

subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

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

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

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

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

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

Dated at Green Bay, Wisconsin, this _____ day of _____, 2023.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

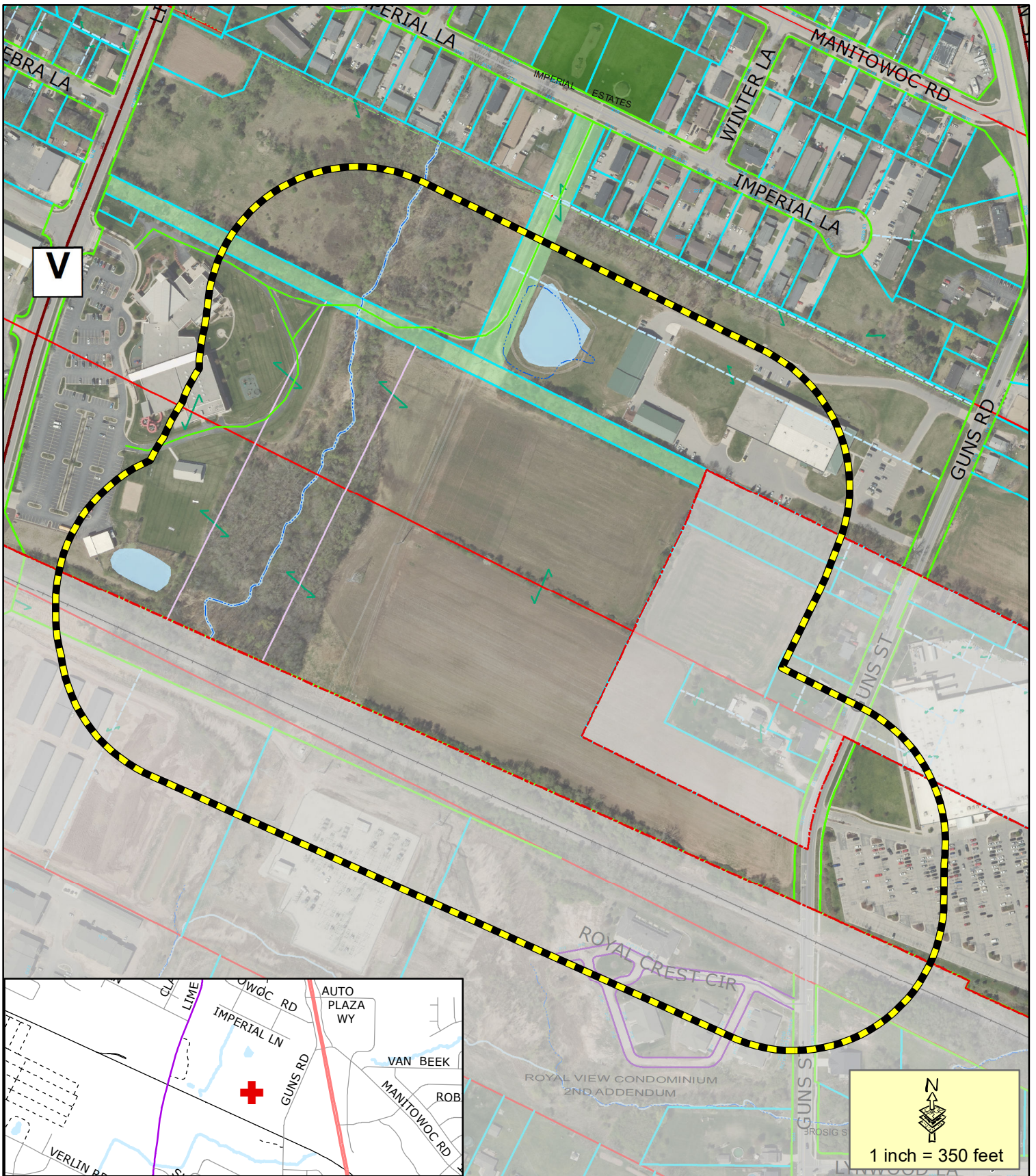
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Attachments:

Exhibit A - Location Map

Exhibit B - Development Areas

Exhibit C – Circulation Plan



- Proposed PUD
- 400' Property Notice Area

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 23-43)

Proposed PUD at 1300 Block Guns Rd



MISCELLANEOUS ORDINANCE NO. 08-23

**AN ORDINANCE AMENDING THE SMART GROWTH 2022
COMPREHENSIVE PLAN OF THE CITY OF GREEN BAY TO
INCLUDE RECOMMENDATIONS OF THE 2020 GREEN BAY
AREA HOUSING MARKET STUDY
(CPA 23-06)**

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 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 22-01 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

MISCELLANEOUS ORDINANCE NO. 08-23
Page 2

ATTEST:

Clerk

Enclosure – Text Change

Housing Objectives and Policies



Green Bay Smart Growth 2022

Housing Plan

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Housing Plan

Relationship to the Issues and the Concept Plan

The Green Bay Housing Plan is intended to guide public and private investments to ensure an adequate housing supply that meets existing and forecasted housing demand in Green Bay.

The policies of this chapter recommend how to promote new and rehabilitated housing, provide choices for people of all ages and incomes and for people with special needs. Private actions are directed through the City's review of development applications, working within federal, state and city programs, and amendments to the zoning ordinance.

Strategies and actions also address the findings of the Green Bay Housing Market Study conducted in October 2020.

Summary of Issues

The major housing issues are summarized as:

- How can the City's housing supply best be structured to compete with new housing in outlying communities?
- How should the mix of housing types change during the plan period? Should greater diversification of the City's housing stock be encouraged?
- Is there a market demand for housing types not represented? (Examples might include higher-end apartments in mixed-use buildings; urban townhouses or rowhouses; live-work units; small-lot single-family homes with common amenities; larger rental apartments; senior housing for independent living.)
- To what degree is a diversity of housing types desirable within single neighborhoods? Could design standards help to create a compatible mix of housing types and densities? Should the greatest variety of housing types be concentrated around neighborhood commercial nodes?
- Should design standards be developed for new infill housing in existing older neighborhoods? These might include basic criteria such as similar setbacks, building massing and garage placement.
- Should programs be developed to assist the City's elderly now residing in large single-family homes, to provide for shared living arrangements, maintenance assistance, or rehabilitation for accessibility?
- How can the City's existing housing stock best be preserved and upgraded? Are additional incentives needed to stimulate private sector investment in housing in the City's older neighborhoods?
- How can homes in existing floodplain areas be upgraded to better meet flood protection standards?
- How can the City's large stock of 1950s to 1960s single-family homes best be updated to meet current market needs and ensure the continued viability of their neighborhoods?

23. Housing Plan

- Should certain housing types be targeted for selective replacement? (Examples might include small multifamily buildings in poor condition.) If so, what kind of housing should replace them? What is the ideal balance between “retention” and “replacement”?
- Are fair housing issues being adequately addressed? (This includes non-discrimination in provision of housing and housing assistance.) Are additional efforts needed?
- Should the City’s zoning code be made more flexible to accommodate a greater variety of housing types and site designs?

Guidance from the Concept Plan

- **Affordable Housing:** Green Bay should work with Brown County, other communities and the private housing market to find a regional solution to the need for housing priced and sized for lower-income households, especially families.
- **Housing Diversity:** Diversify the housing stock by adding more attractive attached housing in all price ranges, styles and tenure (ownership or rental).
- **Housing Density:** Housing densities should be increased using quality planned unit development guidelines. However, concentrations of high-density dwellings should be discouraged. Neighborhood design options should provide choices, to incorporate affordability and compete with urban sprawl desires that allow for home workshops etc.

- **Infill and Rehabilitation:** Green Bay should emphasize infill development and rehabilitation of existing housing units. Design guidelines should be established for new infill housing and rehabilitation work. The City should create incentives for housing rehabilitation to safeguard or improve the quality of housing in the City.
- **Design Guidelines for Attached Housing:** The City should adopt guidelines for the site planning and general design of apartments and townhouses so that these housing forms will become a more attractive alternative and an asset to the neighborhoods in which they are located. New subdivisions and rebuilt streets should include buried utilities and street trees. Neighborhood commercial development should be encouraged and designed to be more attractive through site planning, landscaping, access control and sign design.
- **Code Enforcement:** Green Bay should provide increased support and resources for systematic nuisance and code enforcement regarding property maintenance, especially in terms of hazardous or toxic materials such as lead paint or asbestos.



Plan Overview

Summary of Objectives

The Green Bay Housing Plan sets goals, objectives and policies that can be undertaken by both the public and private sectors to improve and enhance the quality of the housing in Green Bay. The Plan is closely related to the Neighborhoods and Districts Plan and the Urban Design Plan in its focus on compatible infill and redevelopment in established neighborhoods.

Goal: Continue to stabilize and improve established neighborhoods while promoting affordable and decent housing for all residents of Green Bay.

Objective 1 – Affordable Housing. Promote cooperation among agencies, both private and public, that promote affordable housing opportunities for all.

Objective 2 – Housing Diversity. Encourage a broad range of housing types and price levels in order to bring people of diverse ages, races, incomes and abilities into daily interaction, strengthening the personal and civic bonds essential in a community.

Objective 3 – Housing Density. Encourage appropriate increases in housing density in established, new and developing neighborhoods while discouraging the over-concentration of high-density dwellings in limited areas.

Objective 4 – Infill and Rehabilitation. Encourage and assist in the rehabilitation of housing units in neighborhoods to create desirable living environments.

Objective 5 – Design Guidelines for Attached Housing.

Develop site planning and general design guidelines for new and rehabilitated attached housing (townhouses, rowhouses, apartments) to ensure that these types of housing become a more attractive alternative and an asset to the neighborhoods in which they locate.

Objective 6 – Code Enforcement. Provide increased support and resources to building, fire, health and zoning code enforcement regarding property maintenance to protect the health, safety, and welfare of the housing occupants.

Objectives and Policies

Objective 1 – Affordable Housing

Promote cooperation among agencies, both private and public, that promote affordable housing opportunities for all.

Recommended Policies:

- 1. Affordable Housing:** Plan and design neighborhoods that provide housing options with character and neighborhood identities. Continue to identify areas for affordable housing in conformance with *Smart Growth 2022*. The City's Neighborhood Division will continue to provide information on City-owned property suitable for low and moderate income housing or for special needs housing. Use acquisition and rehabilitation to increase the supply of quality affordable housing units. Provide housing opportunities for all residents throughout the City.
- 2. Federal Housing Assistance.** The City should continue to administer all available federal housing programs including, but not limited to:
 - The federal HOME program
HUD-Section 8 Voucher Choice Program
 - Community Development Block Grants (CDGB)
 - Section 108 Loan program
 - All other federally funded programs.

Expand the City's implementation of housing programs that take maximum advantage of all available state and federal funding sources. The City should continue to monitor housing availability and should aggressively pursue all available federal funds to meet special housing needs and create new funding

sources to assist with the provision of affordable housing.

- 3. State Housing Assistance:** The City should continue to administer all available state housing programs offered by, but not limited to:
 - Wisconsin Housing and Economic Development Authority (WHEDA) Emergency Shelter Program
 - Housing Cost Reduction Initiative Program
 - Neighborhood Enhancement Fund
 - Tax increment Financing.

The City should continue to monitor housing availability and should aggressively pursue all available state funding to meet special housing needs and create new funding sources to assist with the provision of affordable housing.

- 4. Local Housing Assistance:** The City along with other appropriate agencies should create a package of services that will help enable those low-income families who wish to become responsible homeowners.
 - The City should participate with private and nonprofit groups seeking to leverage or obtain new funding sources aimed at solving housing problems by supporting or jointly pursuing foundation funds and social investment by corporations, and by assisting with grant writing and with completing applications for available federal and State funds.

- The City should continue to work with financial institutions; underwriters of development loans and mortgages, to find and promote solutions to barriers in the real estate finance process that inhibit the development of modest single-family houses.
- The City should continue to work with the Mayor's Neighborhood Resources Board to assist in the acquisition, rehabilitation and construction of new residences.
- **The City should examine waiving or reducing fees on a case-by-case basis to encourage affordable housing and reduce development cost.**
- **The City should streamline review process for affordable housing projects as an incentive to include affordable units in various development projects.**

5. Residential Development: The City will use the future Land Use Plan to ensure the availability of land for the construction of residential units to meet the projected population demand for the life of *Smart Growth 2022*. The City will continue to follow and update the adopted Residential Development Policy to ensure planned, orderly growth. A future study on the supply-side nature of the housing market should be completed to support future residential expansion.

6. Flexible Zoning: The City will consider various zoning techniques in its new zoning ordinance that will permit greater housing choices in neighborhoods such as “granny flats” and live-work units. **Adopt policies that encourage accessory dwelling units (ADUs) by-right in appropriate residential zoning districts.**

7. Affordable Housing Trust Fund. **Create an affordable housing trust fund as a general purpose vehicle to serve various affordable housing initiatives throughout the city.**

8. Tax Increment Financing (TIF). **Utilize TIF for infrastructure construction associated with affordable housing as well as always holding tax increment districts open for the one year affordable housing extension.**



Example of senior multifamily apartments.

Objective 2 – Housing Diversity

Encourage a broad range of housing types and price levels in order to bring people of diverse ages, races, incomes and special needs into daily interaction strengthening the personal and civic bonds essential in a community.

Recommended Policies:

- 1. Special Needs:** Encourage safe, decent and sanitary housing for those who are disabled in compliance with the American Disabilities Act (ADA) requirements. Continue to permit:
 - Community Living Arrangements (CLAs)
 - Adult Family Homes (AFH)
 - Community Based Residential Facilities (CBRFs)
 - Other assisted living facilities in appropriate locations.

Strive to allocate housing subsidy resources in a manner that increases opportunities for ethnic minorities, diverse ages, races and incomes to choose residences located throughout the City.

Establish reasonable ordinances in compliance with state and federal law and establish guidelines to govern the concentration and density of group living facilities including rooming houses, shelters, CBRF's, special needs residential facilities, migrant housing and dormitories that create opportunities and lessens impacts on surrounding neighborhoods.

- 2. Homeless:** Encourage agencies and organizations in their efforts to meet the housing needs of the homeless. Primary efforts should be aimed at early intervention and out reach to prevent households from becoming homeless. Strive to develop a continuum of housing opportunities, ranging from emergency shelters to transitional housing to permanent housing, in order to assist households that become homeless to regain stable, permanent housing. The Green Bay Housing Authority along

with appropriate agencies, non-profit groups should assist in determining the location and design of homeless facilities and the feasibility of renovating publicly owned vacant buildings for use as homeless facilities.

- 3. Elderly Housing:** Encourage a range of affordable housing types for the elderly, including but not limited to independent living, various degrees of assisted living, and skilled nursing care facilities.

Develop programs to be included in the overall services system by providing labor, maintenance and renovation of homes owned by elderly residents so they can remain in their homes.

- 4. Equal Opportunity:** Provide training, and public information outreach on county, state and federal fair housing law, and procedures for relief of discrimination under the law. The City in partnership with local housing agencies should provide home-buyer counseling and tenant and landlord training to inform prospective homebuyers, tenants and landlords of their legal responsibilities, rights and opportunities.

- 5. Housing Types:** The City should facilitate and encourage the construction of a variety of housing types, such as townhouses, rowhouses, apartments, live-work, etc, to provide alternatives to single-family detached housing in-keeping with the Urban Design and Neighborhoods Plans. Plan and promote the use of "Universal Design" to meet the future needs of the physically disabled, in all multifamily and commercial developments.

Objective 3 – Housing Density

Encourage appropriate increases in housing density in established, new and developing neighborhoods while discouraging the concentration of high-density dwellings.

Recommended Policies:

- 1. High Density Housing Supply:** Provide an adequate supply of sites for higher density housing in desirable locations to meet current and projected demand.
- 2. Work Force Multiple Family Housing:** Plan for higher density affordable” work force” multifamily housing in close proximity to employment centers. Utilize planned-unit developments to maximize parking, storage and green space.
- 3. Mid- and High-Density Housing:** Allow higher residential development densities in moderate density multifamily zones, based on the lower traffic and parking impacts this type of housing generates. Higher density housing should be located near public transit stops, commercial services and schools when feasible.
- 4. Planned Developments and Design:** Consider the use of cluster housing and planned unit developments to conserve open space and environmentally sensitive or valuable areas in keeping with the Natural Resources Plan. Appropriate design requirements should be developed in keeping with the surrounding neighborhood. Promote neighborhood identity and active resident involvement through the incorporation of Neighborhood park and recreation centers, which provide resident meeting places.

Enable cottage court housing development types through Planned Unit Development. Explore areas where cottage courts could be located and promote these to developers and city leaders.
- 5. Neighborhood Design:** Provide for neighborhoods with smaller lots and smaller less expensive homes, built to high energy conservation standards, with narrower streets and sidewalks, that incorporate neighborhood commercial service centers. Promote neighborhood identity and active resident involvement through the incorporation of neighborhood park and recreation centers which provide resident meeting places. (See the discussion in the Urban Design Plan.)
- 6. Rural Holding (RH) District:** Create a rural holding district in the zoning code for undeveloped and unserved land. Purpose should be to discourage large lot sprawl development by holding land as agricultural or open space until it is serviced by public utilities and ready to be placed into a regular zoning classification.

Objective 4 – Infill and Rehabilitation

Encourage and assist in the rehabilitation of housing units in neighborhoods to create desirable living environments.

Recommended Policies:

- 1. Adaptive Reuse:** Encourage the adaptive reuse of existing buildings for residential and commercial uses in appropriate areas through flexible zoning standards and financial assistance.
- 2. Historic Structures:** Preserve and conserve historically significant structures in accordance with the Historic Preservation Chapter.
- 3. Incompatible Land Uses:** Identify and remove those incompatible, non-residential land uses that degrade the residential character of a neighborhood, and that are not in conformance with *Smart Growth 2022*.
- 4. Infill Lots:** Support the donation of vacant lots and structures appropriate for infill housing to other organizations engaged in providing homes in established neighborhoods. Consideration should be given to amending the zoning code to include regulatory incentives for infill projects that are compatible with older neighborhoods and historic districts. Design requirements should be established to regulate the placement and design of infill buildings in keeping with surrounding homes.
- 5. Blighted Properties:** Continue to identify areas of housing and infrastructure deterioration and blight, which would benefit from neighborhood rehabilitation.
- 6. Neighborhoods Rehabilitation:** Target rehabilitation efforts toward clusters of units or toward sound, established neighborhoods where the use of resources will result in desirable

living environments. The City's Neighborhood Division should identify neighborhoods each year, which due to location or other factors have the potential to become stable, safe, livable areas. Involve both the City and neighborhoods in rehabilitation efforts as they affect each neighborhood.



Example of rowhouse-style attached units suitable for infill development

Objective 5 – Design Guidelines for Attached Housing

Develop site planning and general design guidelines for new and rehabilitated attached housing (townhouses, rowhouses, apartments) to ensure that these types of housing become a more attractive alternative and an asset to the neighborhoods in which they locate.

Recommended Policies:

1. **Energy Efficiency:** Encourage the use of energy-saving materials and construction techniques in new and rehabilitation projects when economically feasible.
2. **Alternative Housing:** Continue the use of modular and manufactured housing, using more efficient manufacturing processes, conforming to the standards of Federal, State & local building and high standards for energy conservation. Encourage the development of mixed-use neighborhoods that include neighborhood commercial activities that are designed appropriately through site planning, landscaping, access control and sign control.
3. **Residential Areas:** Encourage quality residential areas, which function as integral neighborhood units with schools, parks and other similar facilities as centers. Encourage new forms of housing in neighborhoods to provide housing for neighborhood residents at different stages in their lives. New and existing housing stock shall be safe and sanitary and located in a livable environment with adequate public services for the level of development. Involve both the City and neighborhoods in planning the types, appearance, and location of new housing best suited for each neighborhood. (See the standards in the Urban Design Plan.)
4. **Land Use:** Coordinate the City's growth management planning to provide adequate capacity to accommodate expected residential growth and anticipated demand for different types of housing. Maintain sufficient zoned development capacity to accommodate Green Bay's projected share of Brown County household growth over the next 20 years as provided for and described in the land use element. Make certain the Affordable Housing Objective is taken into account when making future housing land use decisions.
5. **Education:** Continue to educate neighborhood residents and organizations and encourage homeowners to increase private reinvestment in housing by providing information, technical assistance, and Incentives.
6. **Design Standards:** Establish urban design standards for infill and rehabilitation work with the assistance of the neighborhoods. Promote the conservation of the existing housing stock when feasible.

Objective 6 – Code Enforcement

Provide increased support and resources to building, fire, health and zoning code enforcement regarding property maintenance to protect the health, safety, and welfare of the housing occupants.

Recommended Policies:

- 1. Enforcement:** City building, fire, health, and zoning codes will continue to be enforced to remedy existing pockets of blight and deterioration. Establish a strict systematic nuisance and housing code enforcement programming and monitor property conditions in all residential areas to help prevent neighborhood deterioration.

The City's Building and Zoning Inspection Division will strengthen its ability to investigate Zoning Code and Building Code violations with an emphasis on maintaining the residential character of neighborhoods.

Work with the federal government to remove actual and perceived barriers to home improvements in areas regulated by the Floodplain Overlay District.

- 2. Blight and Deterioration:** Emphasize the revitalization of existing pockets of blight and deterioration in a timely fashion and the prevention of future degradation. Continue to educate residents and neighborhood organizations in detecting hazardous or toxic materials such as lead paint or asbestos.



Implementation Program

This section describes the major actions involved in implementing the *Smart Growth 2022* Housing Element and indicates the relative priority of each, the responsible agency and any required coordination. Numerous specific actions are described in the body of the plan while the times listed below are only the major short- and long-term actions.

Table 23-1: Implementation Program for the Housing Plan

Priority	Action	Lead and Coordinating Agencies
1	Establish Design Guidelines for Attached Housing: Create design guidelines for various housing types in the new zoning ordinance.	Planning Department Inspection Division
1	Zoning Ordinance: Amend the Green Bay zoning ordinance to allow and encourage a variety of housing types including housing in mixed-use buildings and in traditional neighborhood settings including the allowance of accessory dwelling units.	Planning Department Law Department
1	Affordable Housing: continue to work with Brown County, other communities and the private housing market to address the issue of affordable housing that may include reduced fees and prioritize reviews.	Planning Department Green Bay Housing Authority Brown County Housing Authority
1	Infill and Rehabilitation: Continue to emphasize infill and rehabilitation of existing housing units utilizing various funding options and the design guidelines in the new zoning ordinance. Create a Rural Holding District to discourage sprawl.	Planning Department Public Works Department
2	Code Enforcement: Provide increased support , training and resources to improve City of Green Bay code enforcement.	Public Works Department and the Inspections division Planning Department

23. Housing Plan

Priority	Action	Lead and Coordinating Agencies
2	Local Housing Assistance: Continue to work with the Mayor's Neighborhood Resource board and other local agencies to provide housing services to residents.	Planning Department Mayor's Office
2	Housing Density: Provide an adequate supply of sites for higher density housing in desirable locations to meet current and projected demands. Enable and promote cottage court development through PUD.	Planning Department Neighborhood and Planning Division
3	Floodplain Overlay District Review: Work with various agencies to update the current floodplain mapping and remove barriers to home improvement projects in the mapped floodplain.	Federal Emergency Management Agency Planning Department
3	Historic Preservation: Use the Historic Preservation Plan to assist in the preservation of historic structures.	Planning Department Green Bay Historic Preservation Commission
3	Housing Assistance: Continue to administer state, federal and local programs aimed at rent assistance, homeownership assistance and alleviating homelessness.	Neighborhood and Community Development Division of the Planning Department
3	Federal and State Funding: Monitor and pursue all available state and federal funding sources to meet special housing needs in the city. Utilize TIF one-year extensions for affordable housing.	Planning Department Green Bay and Brown County Housing Authorities.

ZONING ORDINANCE NO. 24-23

**AN ORDINANCE REZONING THE PROPERTY LOCATED AT
1409 VELP AVENUE (PARCEL 6-45) FROM GENERAL COMMERCIAL (C1)
AND LOW DENSITY RESIDENTIAL (R1) DISTRICTS TO VARIED DENSITY
RESIDENTIAL (R3) DISTRICT
(ZP 23-30)**

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 the following described property, known as 1409 Velp Avenue from general commercial (C1) and low density residential (R1) districts to varied density residential (R3) district:

MILITARY RESERVE N 1/2 OF PRT OF LOT 72 SW OF VELP AV EX 233 D 258 & EX 247 D 592 & EX 310 D 66 & EX 324 D 86 & EX 791 R 445 & EX 958 D 375 & EX 12 CSM 9 & EX PCL 161 OF TPP 1450-04-21-4.24.

REZONE AREA CONTAINS 155,901 SQUARE FEET / 3.579 ACRES, MORE OR LESS.

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 _____, 2024.

APPROVED:

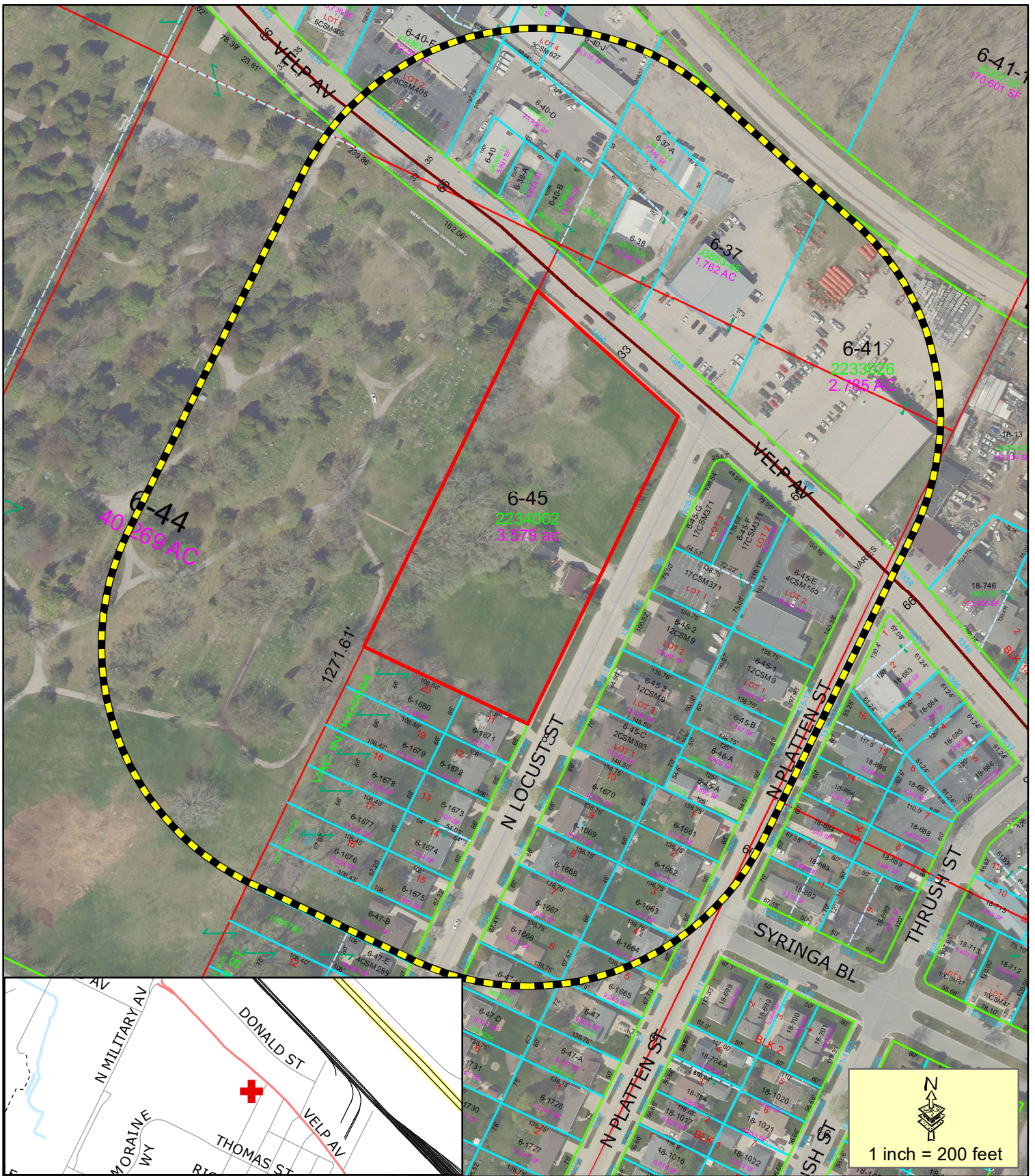
Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

Db:

Attachment – Map



- Proposed Zone Change
- 400' Property Notice Area

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 23-30)

Proposed Zone Change at 1409 Velp Avenue



ZONING ORDINANCE NO. 22-23

**AN ORDINANCE REZONING THE PROPERTIES LOCATED AT
1006 VELP AVENUE AND 0 ATKINSON DRIVE (PARCEL #18-756-B)
FROM GENERAL INDUSTRY (GI) AND LIGHT INDUSTRY (LI) DISTRICTS
TO HIGHWAY COMMERCIAL (C2) DISTRICT
(ZP 23-46)**

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 the following described properties, known as 1006 Velp Avenue and 0 Atkinson Street, from General Industry (GI) and Light Industry (LI) to Highway Commercial (C2):

1006 Velp Avenue (parcel #18-756): 163,035 SQ FT WHITNEY OR LAVENTURE CLAIM THAT PRT OF LOT 3 AS DES IN 311 D 503 BCR EX 360 D 395 & EX PRT DES IN 366 D 211 EX 76J82-27 & EX J5306-34 & EX PCL 88 OF TPP 1450-04-21-4.09

0 Atkinson Drive (parcel #18-756-B): 3,719 SQ FT WHITNEY OR LAVENTURE CLAIM THAT PRT OF LOT 3 AS DESC IN 306 D 56 EXC 1111 R 362 & EX PCL 227 OF TPP 1450-04 -21-4.09

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 _____, 2024.

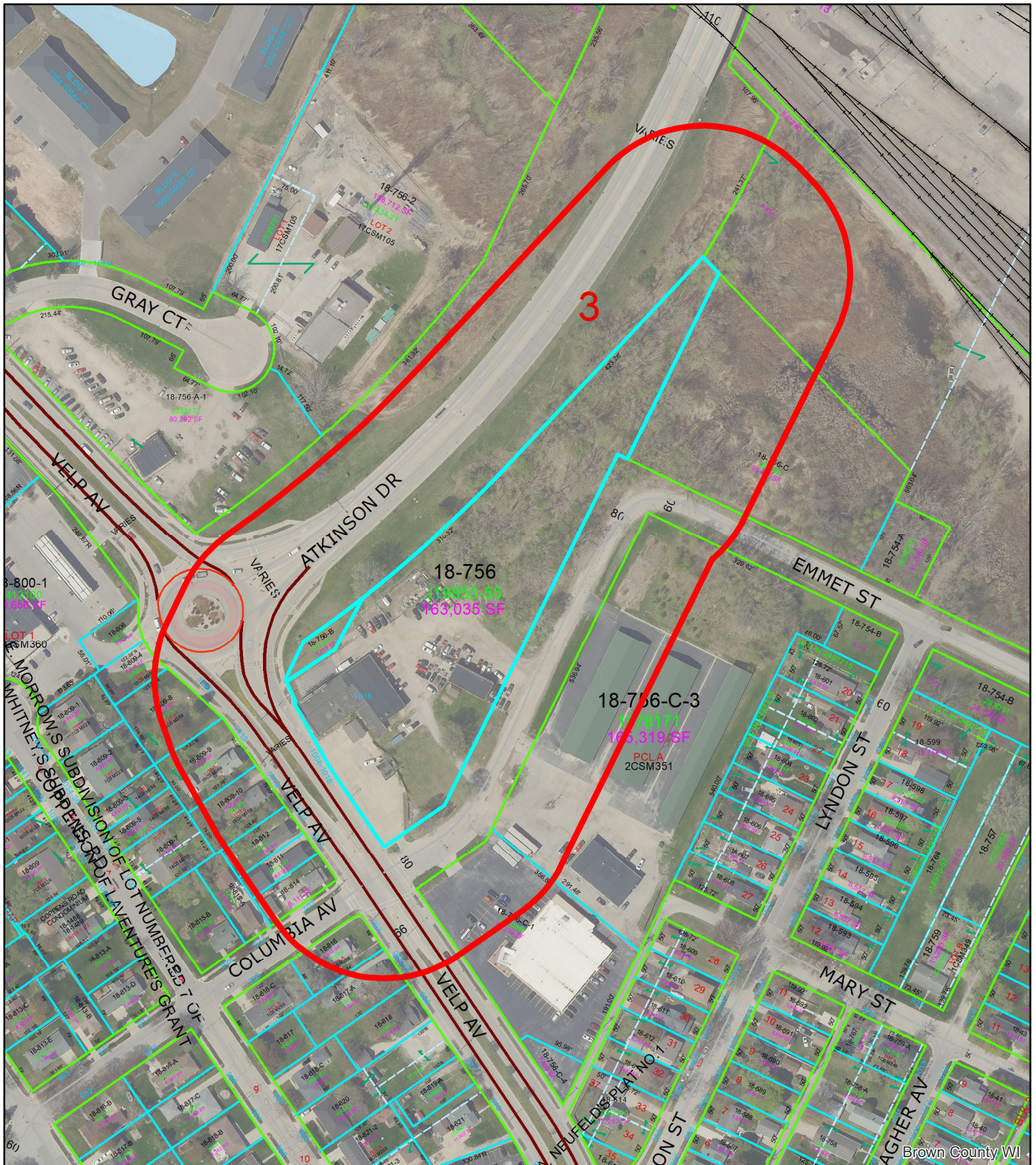
APPROVED:

Eric Genrich, Mayor

ATTEST:

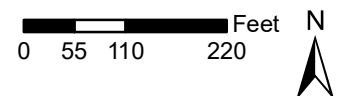
Celestine Jeffreys, Clerk

sh:
Attachment – Location Map



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. 28 Nov 2023 X:\Planning\Basemaps\template_8.5x11.mxd

(ZP 23-46) Rezone 0 Atkinson & 1006 Velp from Varied Zoning to C2



- 0 Atkinson & 1006 Velp
- 200' Notification Area

ZONING ORDINANCE NO. 23-23

**AN ORDINANCE REZONING THE PROPERTIES LOCATED AT
0 EMMET STREET (PARCEL #18-756-C)
AND 0 ATKINSON DRIVE (PARCEL #18-756-D)
FROM GENERAL INDUSTRY (GI) DISTRICT
TO CONSERVANCY (CON) DISTRICT
(ZP 23-47)**

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 the following described properties, known as 0 Emmet Street and 0 Atkinson Street, from General Industry (GI) to Conservancy (CON):

0 Emmet Street (parcel #18-756-C): 95,406 SQ FT WHITNEY OR LAVENTURE CLAIM THAT PRT OF LOT 3 AS DESC IN 262 D 65 EX 342 D 258 & EX 361 D 46 & EX 366 D 572 & EX 770 R 132 & EX 843 R 144

0 Atkinson Drive (parcel #18-756-D): 10.555 AC M/L WHITNEYS OR LAVENTURE CLAIM PRT OF LOTS 2 & 3 DESC IN 366 D 211/212/572 & 368 D 297 & VAC ST EX RD

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 _____, 2024.

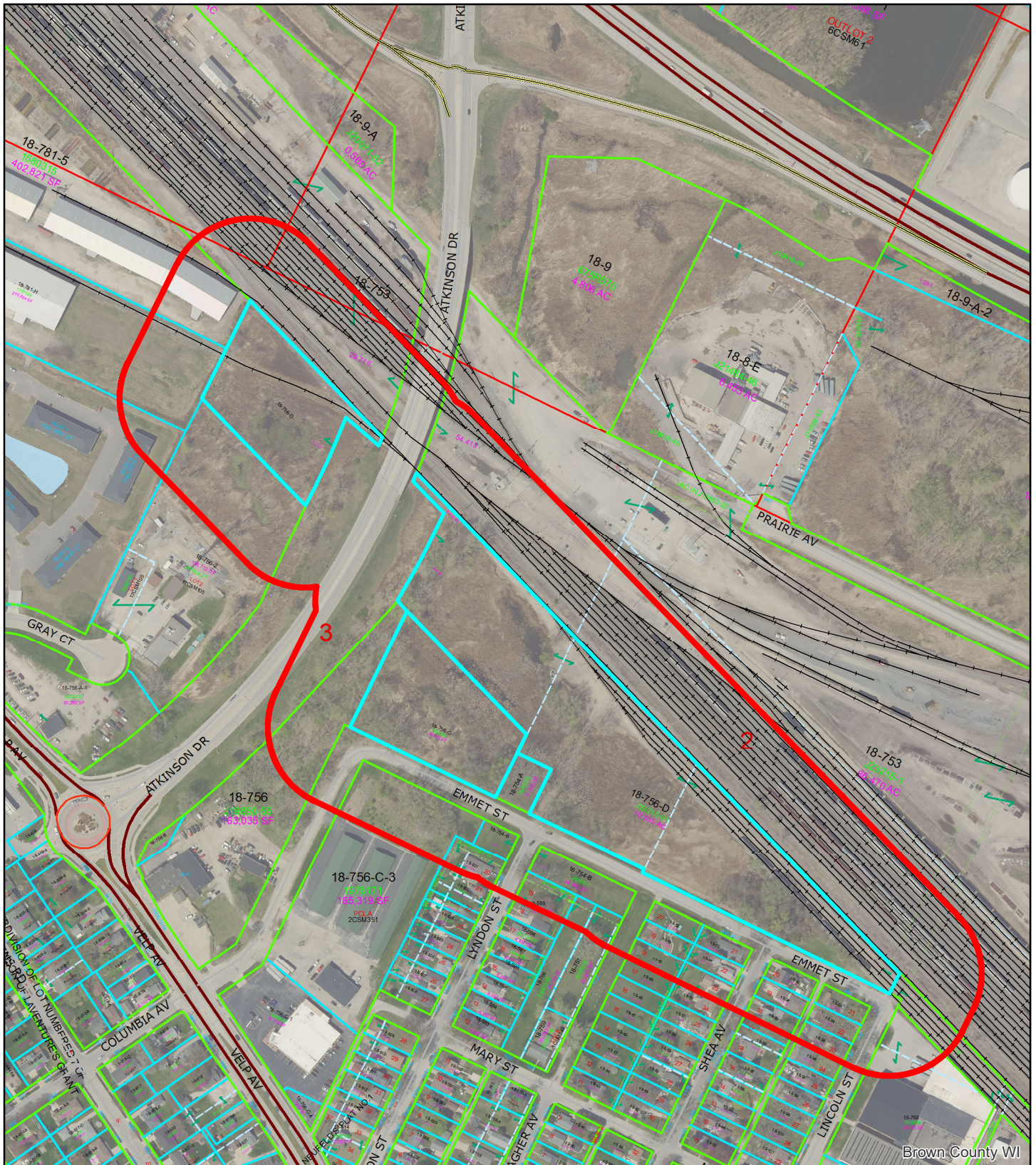
APPROVED:

Eric Genrich, Mayor

ATTEST:

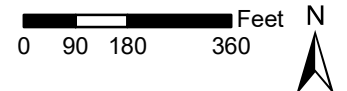
Celestine Jeffreys, Clerk

sh:
Attachment – Location Map



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(ZP 23-47) Rezone 0 Atkinson & 0 Emmet from GI to CON



- 0 Atkinson & 0 Emmet
- 200' Notification Area

ZONING ORDINANCE NO. 27-23

**AN ORDINANCE REZONING THE PROPERTIES LOCATED AT
322 S MONROE AVENUE, 326 S MONROE AVENUE, 512 MORAVIAN STREET, 315 S
MADISON STREET, 325 S MADISON STREET, AND 333 S MADISON STREET FROM
OFFICE RESIDENTIAL (OR) TO DOWNTOWN (D1) DISTRICT
(ZP 23-48)**

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 the following described properties,

322 S MONROE AVENUE (PARCEL 13-147) 13,233 SQ FT
PLAT OF ASTOR LOTS 1 & 2 BL K 28

326 S MONROE AVENUE (PARCEL 13-150) 9,925 SQ FT
PLAT OF ASTOR LOT 4 BLK 28

512 MORAVIAN STREET (PARCEL 13-148) 6,617 SQ FT
PLAT OF ASTOR LOT 3 BLK 28

512 MORAVIAN STREET (PARCEL 13-149) 6,617 SQ FT
PLAT OF ASTOR LOT 14 BLK 28

315 S MADISON STREET (PARCEL 13-159) 13,234 SQ FT
PLAT OF ASTOR LOTS 12 & 13 BLK 28

325 S MADISON STREET (PARCEL 13-158) 9,926 SQ FT
PLAT OF ASTOR LOT 11 BLK 28

333 S MADISON STREET (PARCEL 13-157) 9,926 SQ FT
PLAT OF ASTOR LOT 10 BLK 28

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 _____, 2024.

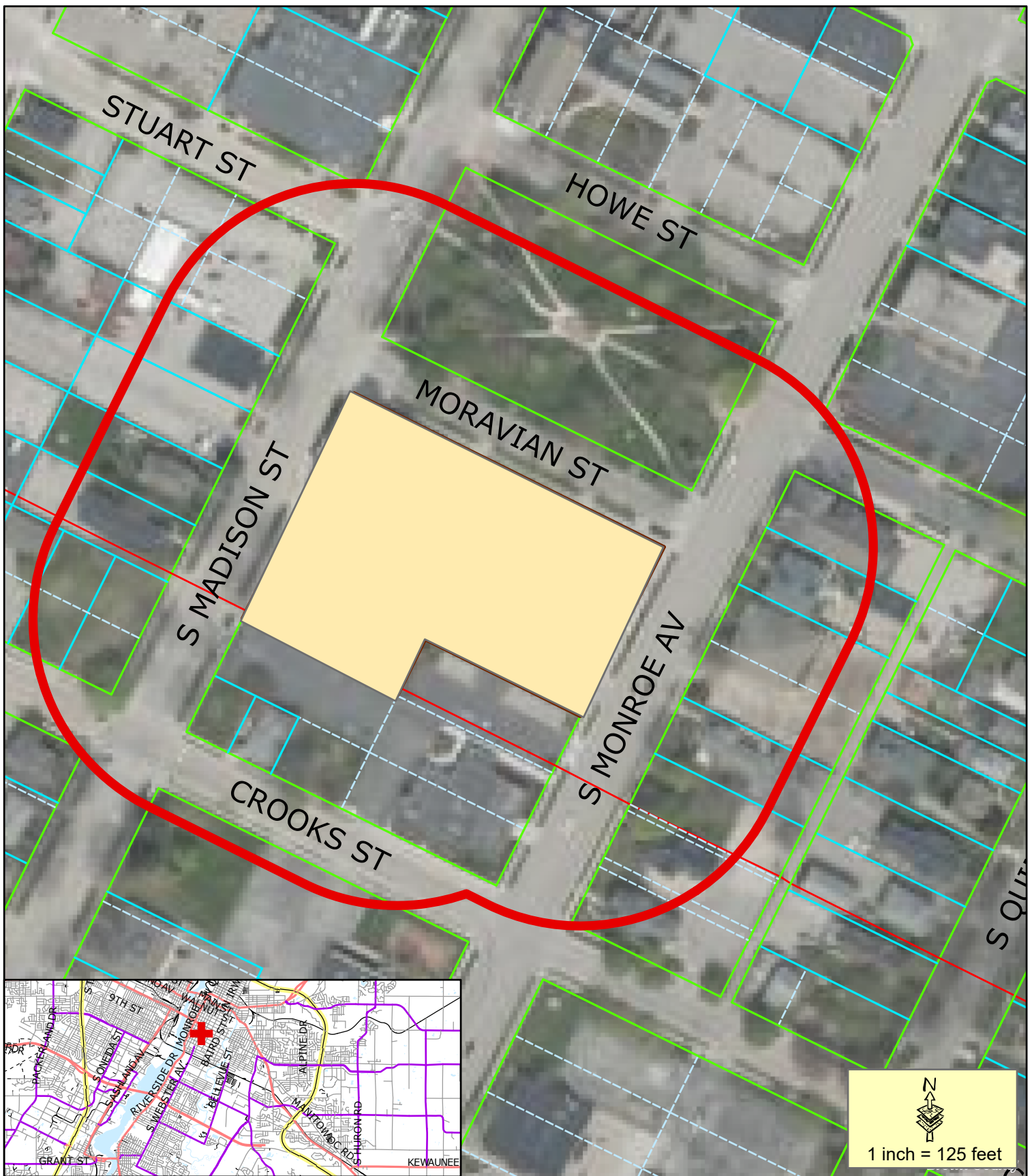
APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

jl:
Attachment – Location Map



- Proposed Rezone Parcels
- 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 23-48) OR to D1

**322 S Monroe, 326 S Monroe, 512 Moravian
315 S Madison, 325 S Madison, 333 S Madison**

GENERAL ORDINANCE NO. 25-23

**AN ORDINANCE AMENDING SECTION 2-175,
GREEN BAY MUNICIPAL CODE,
RELATING TO CONFIRMATION OF BOARDS,
COMMISSIONS AND SIMILAR BODIES**

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

SECTION 1. Section 2-175, Green Bay Municipal Code, is hereby amended to read:

2-175. Confirmation. Appointees to boards and commissions shall be confirmed by a majority of all members of the Common Council.

~~Appointees to the following bodies shall be confirmed by not less than a two-thirds vote of the members present when the Common Council considers their appointments:~~

- ~~(1) Board of Review, Section 2-177.~~
- ~~(2) Annexation Commission, Section 2-179.~~
- ~~(3) Economic Development Authority, Section 2-180.~~
- ~~(4) Ethics Board, Section 2-150.~~
- ~~(5) Board of Police and Fire Commissioners, Section 2-178.~~
- ~~(6) Zoning and Planning Board of Appeals, Section 44-138 et seq.~~
- ~~(7) Traffic, Bicycle and Pedestrian Commission, Section 40-3.~~

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

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

Dated at Green Bay, Wisconsin, this _____ day of _____, 2023.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

12/11/2023

GENERAL ORDINANCE NO. 24-23

**AN ORDINANCE AMENDING SECTION 44-138,
GREEN BAY MUNICIPAL CODE,
RELATING TO ZONING BOARD OF APPEALS**

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

SECTION 1. Section 44-138, Green Bay Municipal Code, is hereby amended to read:

44-138. Establishment.

The Zoning Board of Appeals is established for the purpose of hearing appeals and applications and granting variances and exceptions to the provisions of this chapter in harmony with the purpose and intent of this chapter.

- (1) *Composition.* The Zoning Board of Appeals shall consist of five members appointed by the Mayor and subject to confirmation by the Common Council for terms of three years, except that of those first appointed, one shall serve for one year, two for two years, and two for three years. **The Mayor shall designate one of the members as chairperson.**

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

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

Dated at Green Bay, Wisconsin, this _____ day of _____, 2023.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

[Date]