



AGENDA OF THE COMMON COUNCIL

TUESDAY, JANUARY 16, 2024, 6:00 PM

AMENDED

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

Virtual attendance also available via [Zoom](#).

(Second amended agenda to correct Zoom information)

A. Zoom Meeting Information.

- I. Join Zoom Meeting
<https://us02web.zoom.us/j/89274696903>

Or call in by phone: +1 312 626 6799
Meeting ID: 892 7469 6903
Passcode: 209710

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.

- I. December 19, 2023.

F. Approval of the Agenda.

G. Report by the Mayor.

H. Announcements.

I. Appointments.

I. Appointments:

Green Bay Public Arts Commission

Michelle Winter, 2611 E. Shore Drive, Green Bay, WI 54302

Term to expire: September 1, 2025 (filling the remainder of a term)

Reappointments:

Military Avenue Business Improvement District

Adam Kersten, 1600 Shawano Avenue, Suite 204, Green Bay, WI 54303

Term to expire: December 1, 2026

J. Committee of the Whole.

1. Report relating to the Lambeau Field Lease Negotiations. The Council may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Council will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

K. Public Hearings.

1. (Planning Ordinance No. 02-23) Public hearing on a request to amend the City's Official Map to establish the Plat of Right-of-Way for Country Club Road from West Mason Street Frontage Road to Indian Hill Drive, submitted by City of Green Bay Department of Public Works (Ald. Brunette, District 12).
2. (CPA 23-06) Public hearing on a request to amend the Green Bay 2022 Smart Growth Comprehensive Plan to include recommendations of the 2020 Green Bay Area Housing Market Study.

L. Landmarks Commission

1. An appeal from Pat Drury regarding the denial of the Certificate of Appropriateness (COA 23-58) for an architectural makeover to a Tudor-style façade at 412-414 Porlier Street.

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

M. Ordinances - Second Reading for Adoption.

1. 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.

2. 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.
3. General Ordinance 25-23
An ordinance relating to Confirmation of Boards and Commissions.
4. General Ordinance 24-23
An ordinance relating to Zoning Board of Appeals
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. Planning Ordinance No. 02-23
An ordinance amending the Official Map to approve a Plat of Right-of-Way for Country Club Road.

N. Report of the Improvement & Services Committee (January 10, 2024).

1. To approve the request by Mohamed Farah, 802 Cora Street, to allow for year-round overnight on-street parking permission for three vehicles due to family having five vehicles and only two parking spaces with the exception of snow emergencies.
2. To approve the request by James and Kim Reynebeau, 2641 Zak Lane, to allow for year-round overnight on-street parking permission for one vehicle due to their child's need for nursing care with the exception of snow emergencies.
3. To approve the request by Richard Luxton, 2646 Sequoia Lane, to allow for 30 overnight on-street parking permission requests between April 1 and November 1 to park his recreational vehicle on the street.

4. To approve the request by Kelly and Tracey Giannunzio, 1245 7th Street, to allow for 8 overnight on-street parking permission requests between Memorial Day and October 31 to park their camper and truck on the street.
5. To refer to staff the request by Ald. Hutchison to have the Department of Public Works research programs to supplement the existing asphalt resurfacing and reconstruction programs, with a goal of improving ride quality and increasing the volume of streets in the Capital Improvement Program.
6. To approve the request by Department of Public Works to approve a Professional Services Contract for a value of up to \$200,000 for Field Inspection Services on Public Construction Contracts for 2024. The consultant/s will be determined at a later date.
7. To deny the request as proposed to award this contract at a staff level, and award PARKS 13-23 GIANT SLIDE STAIR REPAIR to Beson and Houle in the amount of \$271,950.00.
8. To receive and place on file the award of contract BAY BEACH PAVILION REROOF to Garland/DBS, Inc. in the amount of \$520,242.00.
9. To receive and place on file the award of contract PARKS 12-23 FINGER ROAD BALLFIELD CONCESSION UTILITIES to Dorner Inc. in the amount of \$197,246.10.
10. To approve the request by Speedy Clean, Inc. and Miller Pipeline to enter into an annual Hold Harmless Agreement for access to the City of Green Bay sewer system to conduct inspection of the sewer mains and laterals.
11. To receive and place on file the actions taken by the Department of Public Works.

A. Granting of Licenses

1. Sidewalk Builder

- a. Blaser Construction LLC
- b. IEI General Contractors, Inc.
- c. J&S Concrete Services LLC
- d. J&D Services LLC
- e. Patriot Concrete LLC
- f. Dorner Equipment Sales and Service, LLC
- g. Howard Immel, Inc.
- h. Naps Flatwork & Construction

2. Tree & Brush Trimmer

- a. Epic Innovations, LLC; Epic Tree Care
- b. SDA Lawnservice LLC
- c. Tree-B-Gone LLC
- d. J&D Services LLC
- e. Urban Tree Service
- f. Selner Tree & Shrub Care LLC

O. Report of the Protection & Policy Committee (January 8, 2024).

1. To approve a change of agent for Kwik Trip, Inc. (Kwik Trip 115) at 515 W. Walnut to Dallas Maass.
2. To grant a "Class A" Liquor & Class "A" Beer license for Neo Beverages, LLC at 1117 W. Mason St. with a license premises description as "behind the counter, shelves, back office, with the approval of the proper authorities."
3. To grant an extension request of the "Class B" Liquor and Class "B" Beer license granted to Rocky'Z Taqueria at 1679 Main St.
4. To adopt draft. G.O. 01-24 relating to Reckless Driving.
5. To receive and place on file a communication from Ald. Scannell that the City of Green Bay include in its tax bill the amount that the Green Bay School Board levies for private school vouchers and independent charter schools (submitted by Ald. Randy Scannell, District 7).

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

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

Q. Report of the Plan Commission. (January 8, 2024)

1. To approve a request to allow a Conditional Use Permit to establish a two-family use in the Low-Density Residential (R1) zoning district located at 515 Forest Street. (Public Hearing held 1.8.2024)
2. To approve the request to rezone the property located at 1728 Deckner Avenue and 120 S Henry Street (Parcels 21-2294 and 21-2295) from Low-Density Residential (R1) and Varied-Density Residential (R3) District to the Public Institutional (PI) District. (Public Hearing held 1.8.2024)
3. To approve the request for a Planned Unit Development (PUD) at 101 Bridge Street, 119 Bridge Street, and 239 Arndt Street for the development of a mixed-use project. (Public Hearing held 1.8.2024)
4. To approve the request to deviate from various sections of the Municipal Code, Chapter 36-Subdivisions for the design and development of 8 attached single-family homes (townhomes), 7 single-family home lots and extension of Hinkle Street from W. Mason Street to Hobart Drive with conditions.
5. To approve the request to create a Planned Unit Development (PUD) at 2405 W Mason Street (6H-1109), 0 W Mason Street (6H-1109-2), and 0 Ninth Street (6H-1089 & 6H-1091) to allow the development of 8 attached single-family homes (townhomes), 7 single-family home lots and extension of Hinkle Street from W. Mason Street to Hobart Drive with conditions. (Public Hearing held 1.8.2024)

R. Report of the Finance Committee. (January 9, 2024)

1. To award Bellin Health the Contract for Firefighter NFPA 1582 Medical Physicals for an estimated \$180,000 for 3 years.
2. To approve the purchase of a Superliner Type I Ambulance for a contracted price of \$394,940.00.

3. To award Assessment Services to Forward Appraisal for a total 3-year cost of \$252,000.
4. To approve the 2024 Agricultural Lease Agreements for city-owned parcels #21-24, #21-11-1, #21-403, #21-404, #21-189-1, #22-SC513 and #22-SC510.
5. To receive and place on file the review of the City of Green Bay's 10-33 Program Inventory.
6. To approve the resolution to refund real estate taxes for parcel # 21-8022 at 3492 Dolomite Drive for 2023 and 2022 assessment years for a total of \$859.26.
7. To approve the resolution to refund real estate taxes for parcel # 6-3042-1 at 1220 Hurlbut Street for 2023 and 2022 assessment years for a total of \$2,748.87.
8. To refer to staff, communication from Ald. Randy Scannell, to determine options to be transparent at a lump sum level and cost to accomplish it.
9. To approve the use of contingency funds to pay the United States Department of Agriculture \$9,650 for a cooperative agreement to conduct deer management in 2024.
10. To approve the resolution authorizing a budget amendment for 2023 unbudgeted overtime for special events.

S. Report of the Park Committee (January 10, 2024).

1. To approve the request by the Fox-Wolf Watershed Alliance to implement and manage an Adopt-a-Launch Program at the Metro Boat Launch.
2. To approve contracting with Graef-USA Inc. to provide engineering services for required electrical upgrades to the Birds of Prey exhibit at the Wildlife Sanctuary for a total cost of \$27,300.
3. To approve the purchase of a Taylor L820 Electric Two-Sided Grill for Bay Beach Amusement Park from Taylor Enterprises of WI, Inc. for a total cost of \$35,678.
4. To approve the purchase of a Replacement Pool Filter for the Marquette Park wading pool from Carrico Aquatic Resources, Inc for a total cost of \$34,800 (Option 1).

T. Report of the Personnel Committee (January 9, 2024).

1. To approve the request to fill the following positions and all subsequent vacancies resulting from internal transfers.
 - a. Truck Driver
 - b. Administrative Clerk
 - c. Recreation Supervisor
 - d. Payroll Specialist
2. To approve the request to create a full-time Limited Term Homeless Outreach Case Coordinator classification and approval to fill two positions along with staff submitting quarterly reports to the Protection and Policy Committee on key performance indicators as established by staff.

3. To approve the request to increase the number of annual personal days for Police Department Commanders from 3 days to 4 days.

U. Report of the Traffic, Bicycle, and Pedestrian Commission (December 18, 2023).

1. To receive and place on file the reports by the Police Department on the November and December 2023 Traffic Enforcement Unit Traffic Safety Plans.
2. To receive and place on file the Traffic Study at the intersection of Nicolet Drive (CTH A) and East Shore Drive/The Shores Apartments with no additional intersection improvement.
3. To receive and place on file the request by Ald. Wery to study the need for a THREE-WAY STOP condition at the intersection of Western Avenue and Mary Hill Drive.
4. To approve the request by Department of Public Works that the City enters into an agreement with Procter & Gamble on request to install a Rectangular Rapid Flashing Beacon (RRFB) system on Quincy Street at Eastman Street.

V. Informational.

1. Building Report for December 2023
2. MuniCtReport2023

W. Resolutions.

1. Resolution to accept Huron Road Sidewalk Addition and issue assessments.
2. Resolution drawing final orders to contractors for January 16, 2024.
3. Resolution authorizing Conditional Use Permit at 515 Forest Street.
4. Resolution authorizing cancellation of 2023 Real Estate Property Taxes.
5. Resolution authorizing cancellation of 2022 real estate property taxes.
6. Resolution authorizing cancellation of 2023 real estate property taxes.
7. Resolution authorizing cancellation of 2022 real estate property taxes.
8. Resolution authorizing budget amendment.
9. Resolution assigning polling locations for February 20, 2024 Spring Primary and April 2, 2024 Spring General and Presidential Preference.
10. Resolution authorizing transfer of funds.
11. Resolution authorizing variances to allow for the development of a mixed-use neighborhood and extension of Hinkle Street from W. Mason Street to Hobart Drive.

X. Ordinances - First Reading.

1. General Ordinance 01-24
An ordinance creating Section 26-22, Green Bay Municipal Code, relating to reckless driving.

2. Zoning Ordinance No. 01-24
An ordinance creating a Planned Unit Development (PUD) overlay district for properties located at 101 Bridge Street, 119 Bridge Street, and 239 Arndt Street.
3. Zoning Ordinance No. 21-23
An ordinance rezoning front 160-feet of property located at 1562 Velp Avenue from General Industrial (GI) District to Highway Commercial (C2) District.
4. Zoning Ordinance No. 28-23
An ordinance rezoning property located at 1218, 1212 and 1156 Velp Avenue from General Industrial (GI) District to Highway Commercial (C2) District.
5. Zoning Ordinance No. 02-24
An ordinance rezoning property located at 1728 Deckner Avenue and 120 S. Henry Street.
6. Zoning Ordinance No. 03-24
An ordinance zoning certain land known as Southwest Woods Subdivision as a Planned Unit Development District.

Y. Referral of Petitions & Communications.

Z. Adjournment.

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



Report to the
Common Council
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # K.1

(Planning Ordinance No. 02-23) Public hearing on a request to amend the City's Official Map to establish the Plat of Right-of-Way for Country Club Road from West Mason Street Frontage Road to Indian Hill Drive, submitted by City of Green Bay Department of Public Works (Ald. Brunette, District 12).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. PO 02-23 Amending the Official Map to Approve Plat of ROW for Country Club Road
2. ROW 23-01 Legal Description
3. ROW 23-01 Plat 10-18-2023

PLANNING ORDINANCE NO. 02-23

**AN ORDINANCE AMENDING THE OFFICIAL MAP
TO APPROVE A PLAT OF RIGHT-OF-WAY
FOR COUNTRY CLUB ROAD
(ROW 23-01)**

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

SECTION 1. The Official Map of the City of Green Bay, as created by Chapter 34, Green Bay Municipal Code, is hereby amended to establish the Plat of Right-of-Way required for Country Club Road from West Mason Street Frontage Road to Indian Hill Drive, as depicted on a map attached hereto and made a part of this ordinance as though fully set forth herein.

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 _____, 2024.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

DAM

Attachments – Legal Description and Map

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

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

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

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

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

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

Part of Lot 6 of Section 29;

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

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

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

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

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

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

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

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

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

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

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

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

Part of Lots D and E of Section 20;

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

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

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

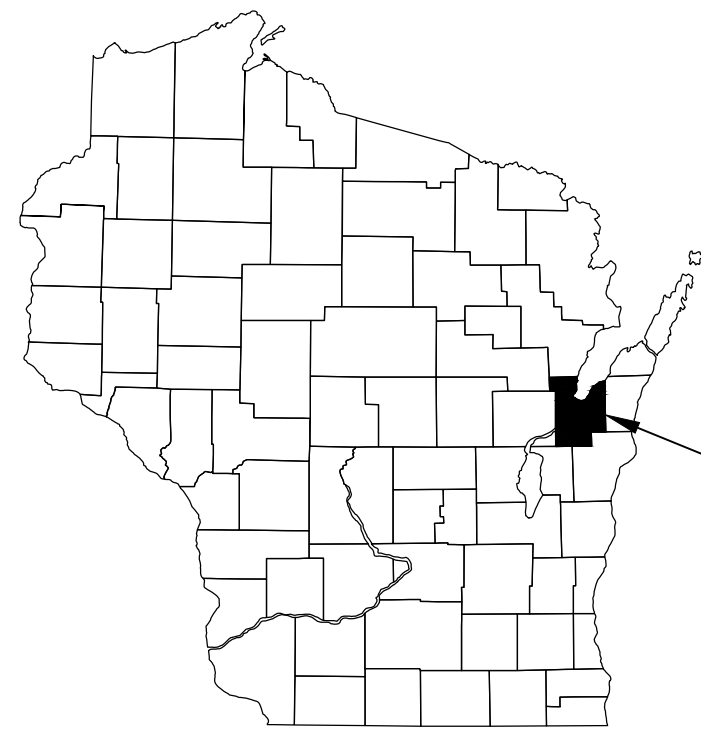
Part of Lot 9, Memory Acres recorded in Volume 16 of Plats, Page 153, as Document Number 858239;

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

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

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

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION
TRANSPORTATION PROJECT PLAT TITLE SHEET
4987-02-75
COUNTRY CLUB ROAD
WEST MASON STREET FRONTAGE ROAD - INDIAN HILL DRIVE
CITY OF GREEN BAY
BROWN COUNTY



PROJECT
LOCATION

CONVENTIONAL SYMBOLS

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

CONVENTIONAL ABBREVIATIONS

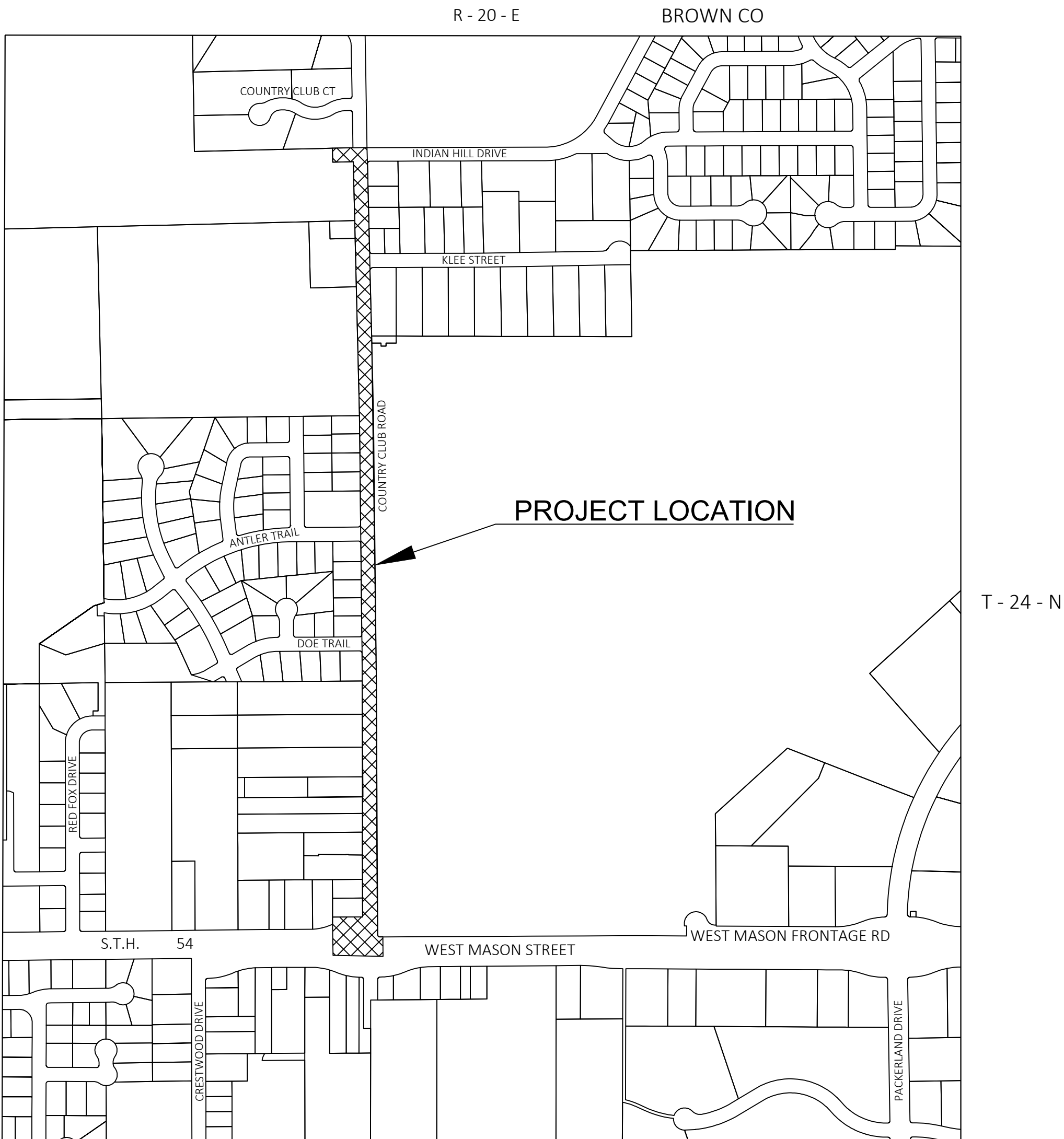
ACCESS RIGHTS	AR	POINT OF INTERSECTION	PI
ACRES	AC	PROPERTY LINE	PL
AHEAD	AH	RECORDED AS	(100')
ALUMINUM	ALUM	REEL / IMAGE	R/I
AND OTHERS	ET AL	REFERENCE LINE	R/L
BACK	BK	REMAINING	REM
BLOCK	BLK	RESTRICTIVE DEVELOPMENT	RDE
CENTERLINE	C/L	EASEMENT	
CERTIFIED SURVEY MAP	CSM	RIGHT	RT
CONCRETE	CONC	RIGHT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

CURVE DATA

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

CONVENTIONAL
UTILITY SYMBOLS

---	WATER
---	GAS
---	TELEPHONE
---	OVERHEAD
---	TRANSMISSION LINES
---	ELECTRIC
---	CABLE TELEVISION
---	FIBER OPTIC
---	SANITARY SEWER
---	STORM SEWER



PROJECT
LOCATION

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

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

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

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

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

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

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

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

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

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

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

4

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

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

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

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

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

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

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

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

UTILITY EASEMENTS

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

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

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

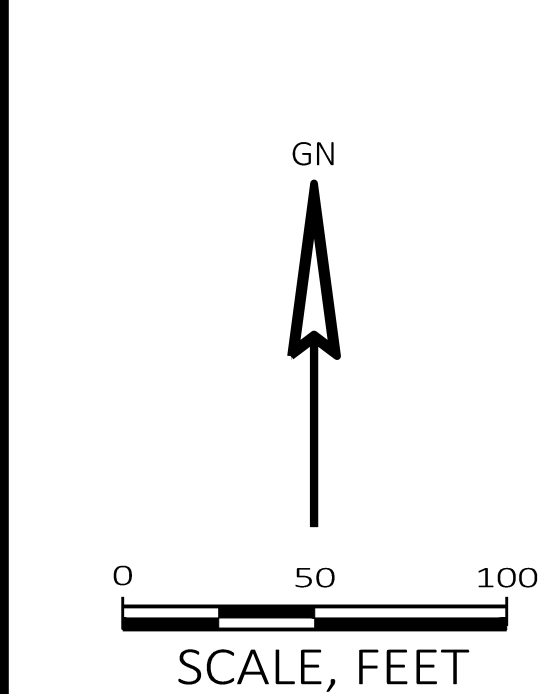
FOR THE LATEST ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN GREEN BAY.

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

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

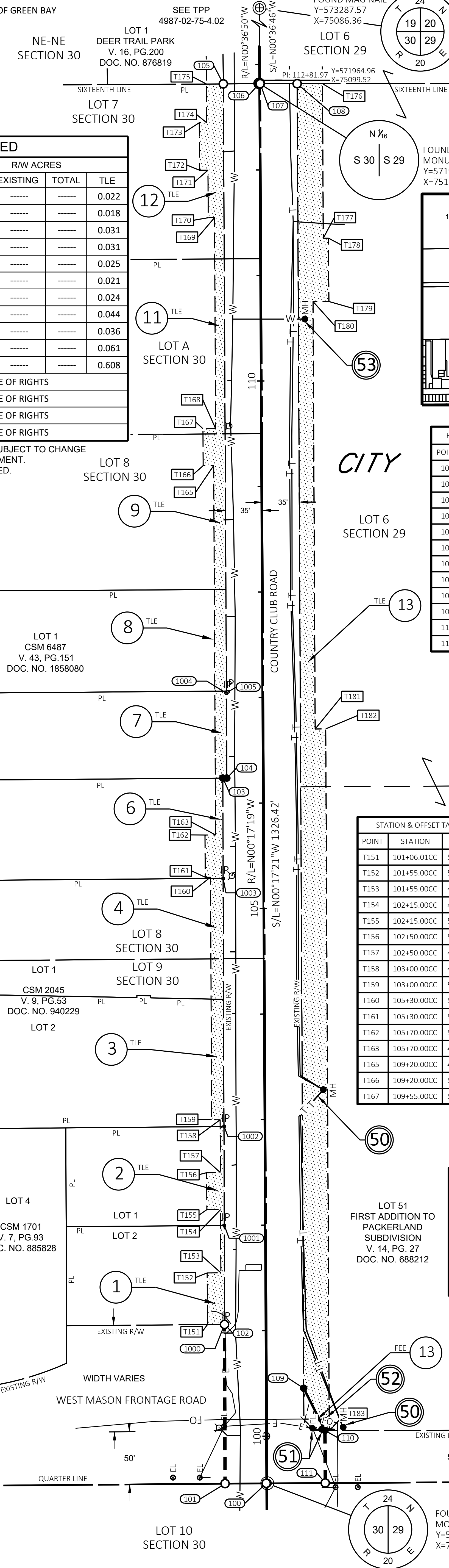
FOR ADDITIONAL INFORMATION REFER TO THE TITLE SHEET, RECORDED AS SHEET 2 OF 2.

OF

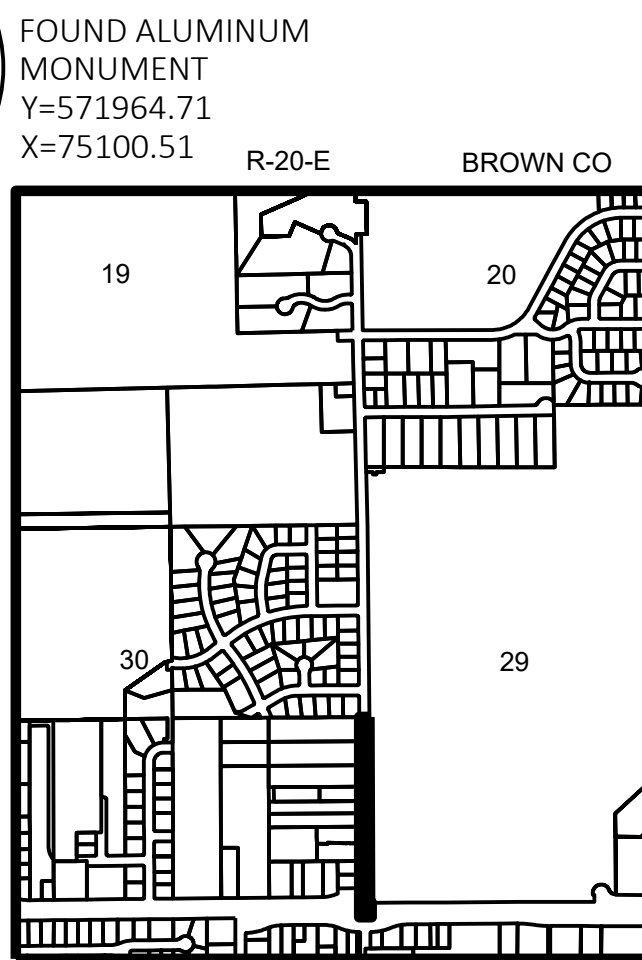


R/W COURSE TABLE		
COURSE	BEARING	DISTANCE
MON-100	S89°31'33"W	1.00'
100-101	S89°31'33"W	39.00'
101-102	N00°11'17"W	150.90'
102-103	N00°11'17"W	517.77'
103-104	N89°32'18"E	3.83'
104-105	N00°17'19"W	657.85'
105-106	N89°39'58"E	34.00'
106-107	N89°39'58"E	0.99'
107-108	N89°59'29"E	35.01'
108-109	S00°17'19"E	1236.37'
109-110	S26°47'11"E	44.77'
110-111	S00°18'59"E	49.79'
111-MON	S89°40'53"W	55.00'

I, JACOB S. JENSEN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF CITY OF GREEN BAY, I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT 4987-02-75-4.01 AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.	
JACOB S. JENSEN REGISTRATION NUMBER: S-2961	OCTOBER 12, 2023 DATE
THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR CITY OF GREEN BAY.	
STEVEN GRENIER DIRECTOR OF PUBLIC WORKS	DATE



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



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

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

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

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

GREEN BAY

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

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

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

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

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

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

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

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

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

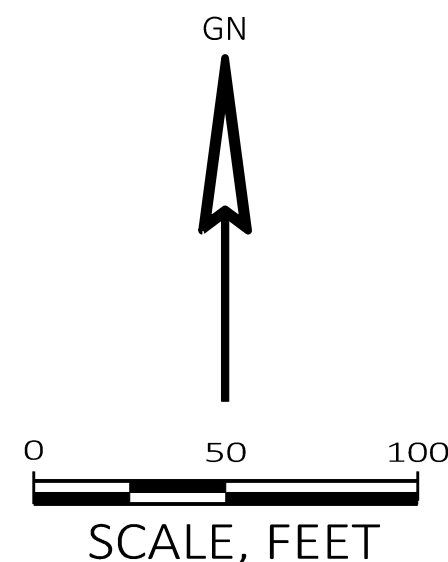
ALL EXISTING IRON PINS ARE $\frac{5}{8}$ " CAPPED REBARS UNLESS OTHERWISE NOTED.

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

COUNTRY CLUB RD: CSM 9326, DEER TRAIL PARK.
DOE TRAIL: DEER TRAIL PARK.
ANTLER TRAIL: CSM 9326, DEER TRAIL PARK.

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

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



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

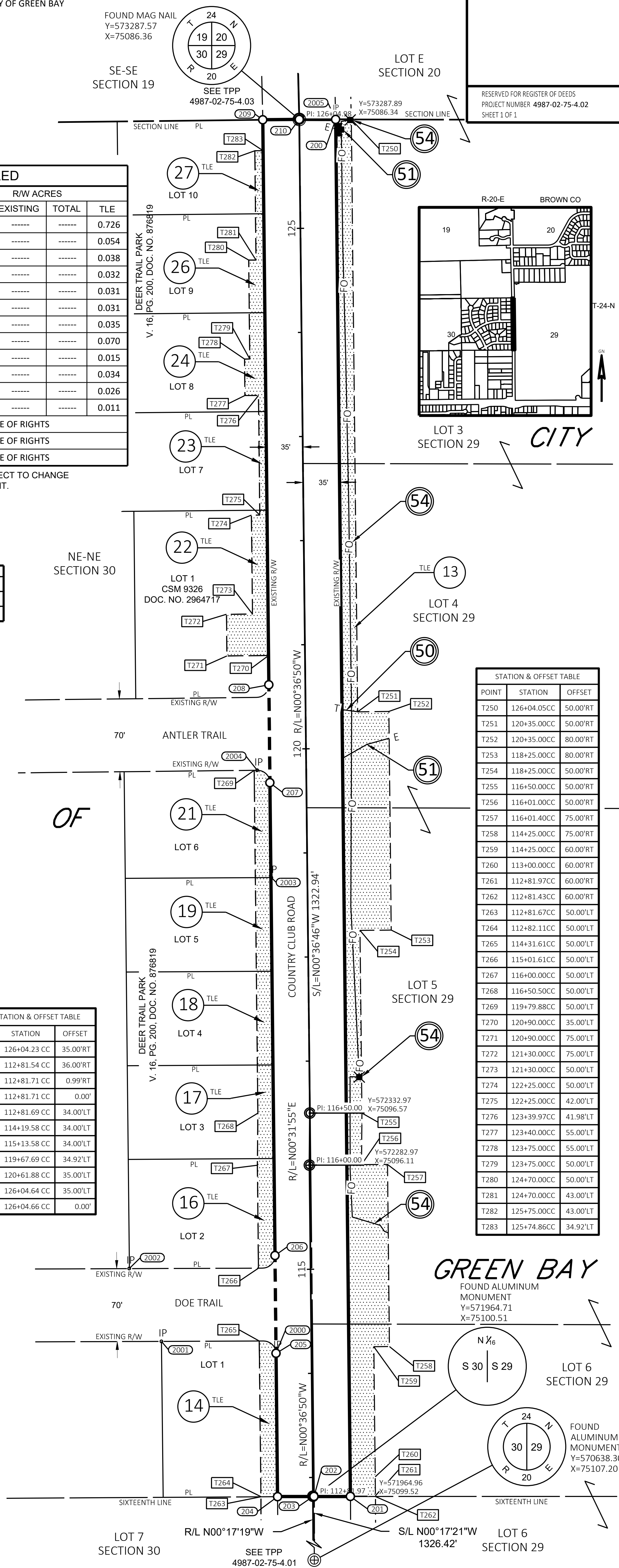
JACOB S. JENSEN
REGISTRATION NUMBER: S-2961

OCTOBER 12, 2023
DATE

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

STEVEN GRENIER _____ DATE _____
DIRECTOR OF PUBLIC WORKS

AVRES



PLOT NAME :

AYRES ASSOCIATES

PLOT BY:

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

FILE NAME : I:\45\450506 COUNTRY CLUB ROAD\C3D\RW\4.02.DWG
APPRAISAL PLAT DATE : OCTOBER 12, 2023

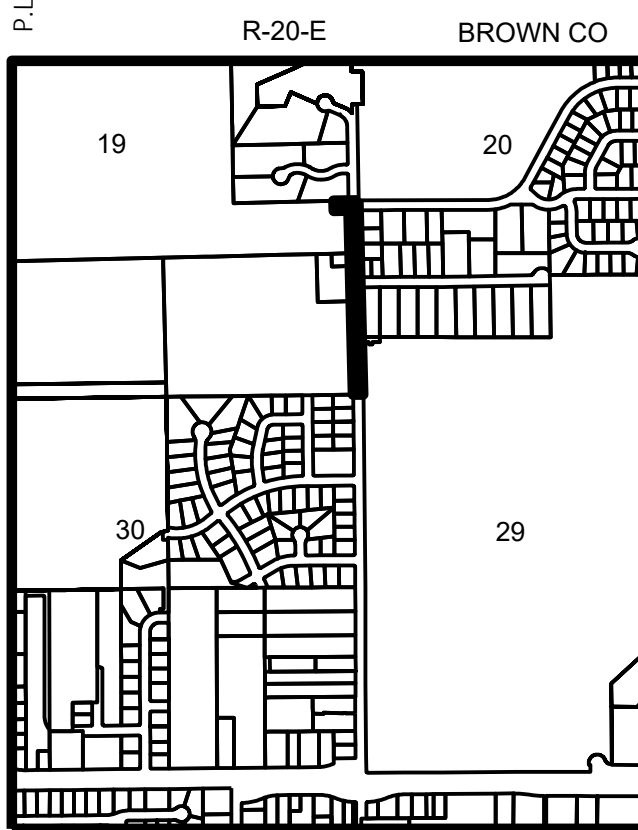
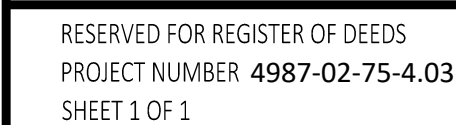
THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, AND THAT PART OF LOT D AND E OF SECTION 20, AND THAT PART OF LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 1543, VOLUME 6, PG.257, DOCUMENT NO. 848046, LOT 1 OF CERTIFIED SURVEY MAP NO. 1643, VOL. 6, PG. 493, DOCUMENT NO. 870907, LOT 1 OF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

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

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

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



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

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

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

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

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

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

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

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

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

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

COUNTRY CLUB RD: CSM 9326, DEER TRAIL PARK.
DOE TRAIL: DEER TRAIL PARK.
ANTLER TRAIL: CSM 9326, DEER TRAIL PARK.

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

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

JACOB S. JENSEN
REGISTRATION NUMBER: S-2961

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

STEVEN GRENIER
DIRECTOR OF PUBLIC WORKS

DATE _____

NE-NE^{X=}
SECTION 30

FOUND MAG
Y=573287.57
X=75086.36

SEE TPP
4987-02-75-4.02

LOT 3
SECTION 29

LOT D
SECTION 20

EXISTING IRON PIPES POINT TABLE		
POINT NAME	Y COORDS	X COORDS
3000	574170.320	75029.974
3001	574624.501	75088.855
3002	574556.614	75243.304
3003	574326.272	75096.703
3004	574221.484	75099.171
3005	574096.768	75254.016
3006	574026.862	75233.520
3007	574026.413	75118.827
3008	574011.056	75103.834
3009	573684.931	75111.617
3010	573647.722	75122.701
3011	573287.674	75121.234
3012	573929.571	75035.755

SECTION 20

PLOT DATE :	10/12/2023 8:27 AM	PLOT BY :	AYRES ASSOCIATES	PLOT NAME :
-------------	--------------------	-----------	------------------	-------------

FILE NAME : I:\45\450506 COUNTRY CLUB ROAD\C3D\RW\4.03.DWG
APPRAISAL PLAT DATE : OCTOBER 12, 2023



Report to the
Common Council
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # K.2

(CPA 23-06) Public hearing on a request to amend the Green Bay 2022 Smart Growth Comprehensive Plan to include recommendations of the 2020 Green Bay Area Housing Market Study.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. CPA 23-06 Class I Public Notification for CC Mtg

For Official Notice:

Public Notification
Proposed Amendment to the City of Green Bay
Smart Growth 2022 Comprehensive Plan
(CPA 23-06)

The Green Bay Common Council will hold a public hearing on **Tuesday, January 16, 2024**, at 6:00 p.m. The meeting will be conducted both in person in Room 604 of City Hall (100 N Jefferson Street, Green Bay, 54301) or virtually. If you wish to participate in the Public Hearing virtually, you may access the meeting by internet or telephone, using the access code below.

Join Zoom Meeting

<https://us02web.zoom.us/j/86344047889>

Meeting ID: 863 4404 7889

Passcode: 953434

One tap mobile

+19292056099,,86344047889#,,,,*953434# US (New York)

+13017158592,,86344047889#,,,,*953434# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 863 4404 7889

Passcode: 953434

Find your local number: <https://us02web.zoom.us/j/86344047889>

The hearing is regarding the following proposed amendment to the City of Green Bay Smart Growth 2022 Comprehensive Plan:

(CPA 23-06) Consideration on 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 comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay

Community & Economic Development

Attn: David Buck, AICP

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

For additional information, contact David Buck at david.buck@greenbaywi.gov or 920.448.3411.

ACCESSIBILITY: Any person wishing to attend who, because of a disability, requires special accommodation should contact the City Safety Manager at (920) 448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.

Publication Date: January 05, 2023

STIPULATION

The parties, property owner Pat Drury and Director Cheryl Renier-Wigg on behalf of the Department of Community and Economic Development, hereby stipulate as follows:

1. With some modifications to the original application, Mr. Drury's application for a Certificate of Appropriateness (COA 23-58) to perform exterior work on the building located at 412-414 Porlier Street, Green Bay, Wisconsin, can be granted consistent with the Green Bay Municipal Code and without changing the historical character of the building.
2. The parties agree that the Common Council may grant Mr. Drury's COA application subject to the following conditions:
 - a. The COA may authorize alterations to the front porch area of the building exclusively through the addition of a stone façade, consistent with the photographic rendering attached as **Exhibit A**.
 - b. The COA application shall be denied to the extent Mr. Drury sought to alter the siding materials. Any repairs or replacement of siding materials must precisely match the current siding, consistent with the photographic rendering attached as **Exhibit A**.
 - c. Wood and stucco are expressly prohibited in all alterations to the building.
 - d. The COA shall be effective for one year from the date of Common Council approval.
 - e. All work performed must conform to local ordinances.
3. Mr. Drury and the Department agree that any additional work on or alteration to the building will require Mr. Drury to submit a new application for a separate Certificate of Appropriateness.

The Common Council may enter an order to this effect to resolve the pending appeal of the denial of Mr. Drury's COA application.

Dated this 10 day of January, 2024.



Pat Drury
Owner, 412-414 Porlier St.



Cheryl Renier-Wigg
Director, Community and Economic Development

Exhibit A



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 23-36)**

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:

That part of the North One-Half (N 1/2) of Lot Seventy-Two (72), lying South of Velp Avenue, according to the recorded Plat of Fort Howard Military Reserve, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, EXCEPTING therefrom those parts described in Volume 233 Deeds 258, Volume 247 Deeds 592, Volume 324 Deeds 86, Volume 791 Records 445, Volume 958 records 475 and Volume 12 Certified Survey Maps 9, subject to easements of record and EXCEPTING therefrom those parts used for street purposes.

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

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 23-36)

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.~~

~~That part of the North One-Half (N 1/2) of Lot Seventy-Two (72), lying South of Velp Avenue, according to the recorded Plat of Fort Howard Military Reserve, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, EXCEPTING therefrom those parts described in Volume 233 Deeds 258, Volume 247 Deeds 592, Volume 324 Deeds 86, Volume 791 Records 445, Volume 958 records 475 and Volume 12 Certified Survey Maps 9, subject to easements of record and EXCEPTING therefrom those parts used for street purposes.~~

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.

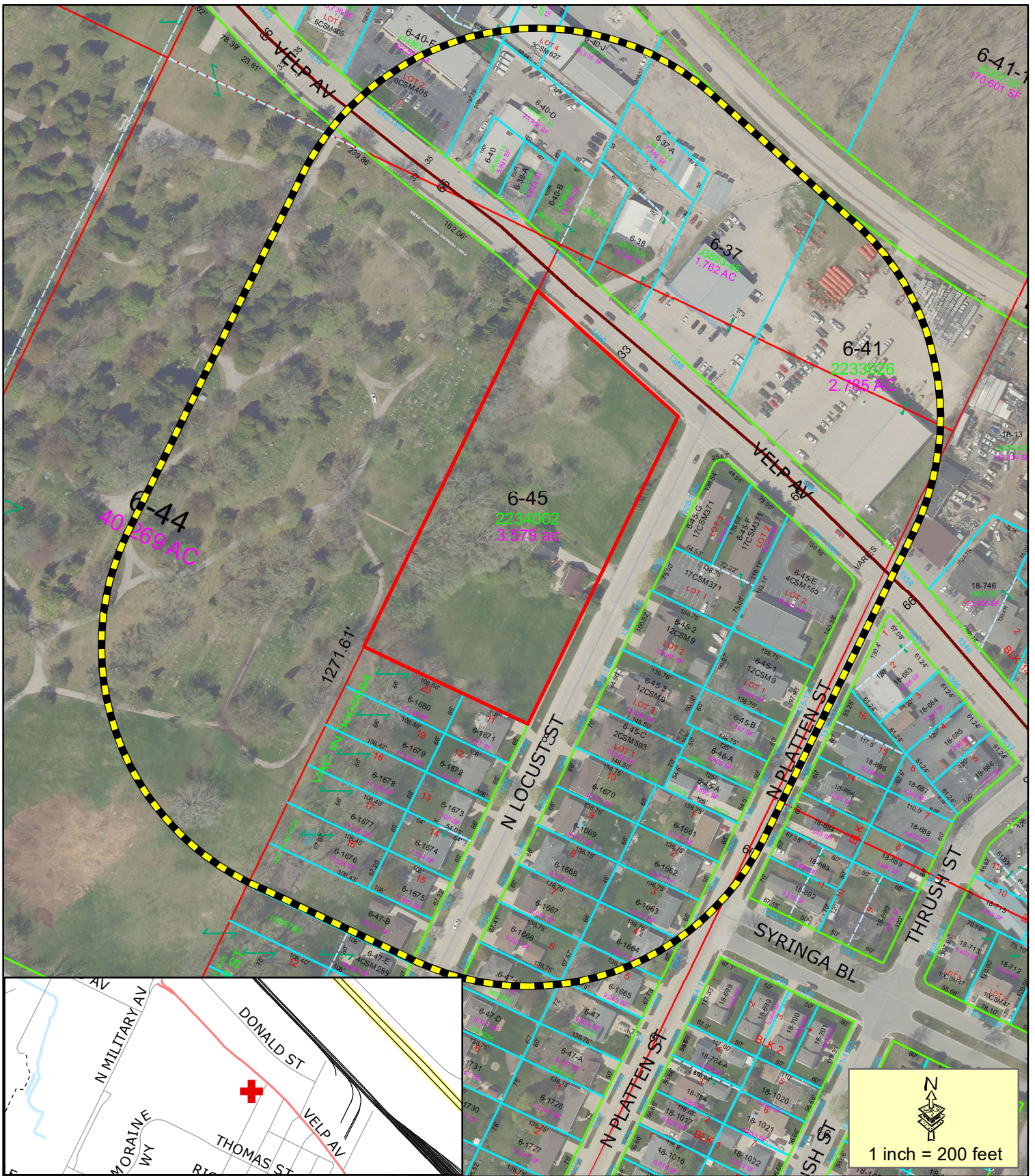
APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

Db:
Attachment – Map



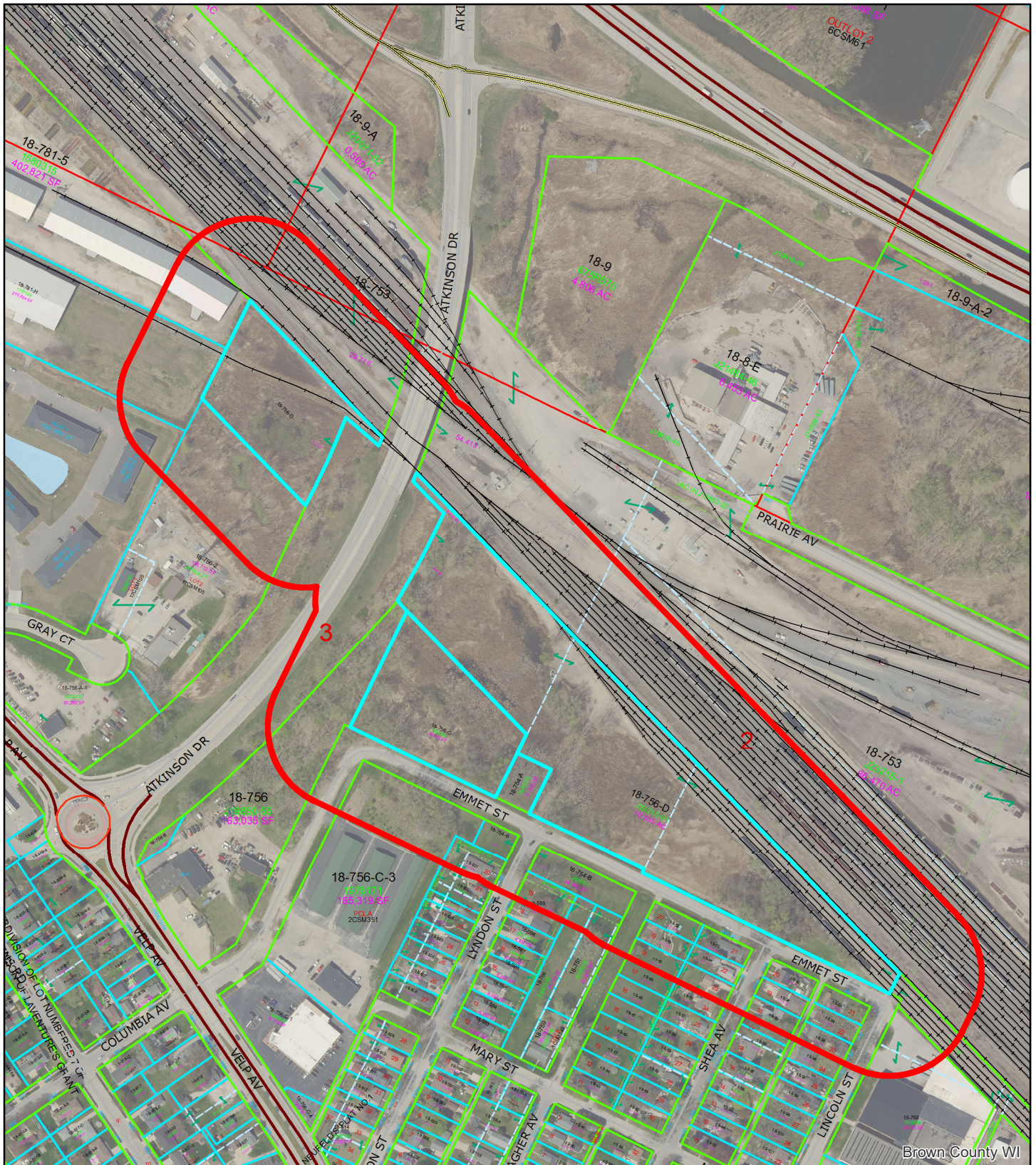
- Proposed Zone Change
- 400' Property Notice Area

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)

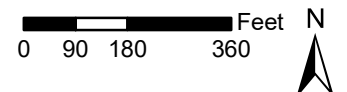
Proposed Zone Change at 1409 Velp Avenue





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 23-47) Rezone 0 Atkinson & 0 Emmet from GI to CON



- 0 Atkinson & 0 Emmet
- 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)

That part of Lot 3, Whitney's Subdivision of Laventure Claim, West Side of the Fox River, City of Green Bay, Brown County, Wisconsin described in Brown County Document Number 326436 recorded in Volume 262 of Deeds, Page 65; Excepting those parts described as follows:

Document Number 524895 recorded in Volume 342 of Deeds, Page 258;

Document Number 558970 recorded in Volume 361 of Deeds, Page 46; Document Number 569562 recorded in Volume 366 of Deeds, Page 572; Document Number 659295 recorded in Volume 770 of Records, Page 132; Document Number 689849 recorded in Volume 843 of Records, Page 144.

0 Atkinson Drive (parcel #18-756-D)

Part East of Atkinson Drive:

That part of Lots 2 and 3, Whitney's Subdivision of Laventure Claim; and part of the vacated Lincoln Street rights-of-way described in Volume 897 of Records, Page 630 as Brown County Document Number 713485, City of Green Bay, Brown County, Wisconsin described as follows:

Commencing at the southwest corner of Lot 53, Fort Howard Military Reserve; thence S64°-02'-58"E, 508.91 feet along the south line of said Lot 53 to the east right-of-way line of Atkinson Drive as described in the Plat of Right-of-Way required for IH 43 Project I.D. 1220 5 25;

thence southwesterly along the arc of a 1969.86 foot radius curve to the right, 292.30 feet, said curve having a chord which bears S18°-27'-00"W, 292.03 feet, along said east right-of-way line of Atkinson Drive, to the point of beginning; thence continuing southwesterly along the arc of a 1969.86 foot radius curve to the right, 21.75 feet, said curve having a chord which bears S23°-01'-02"W, 21.75 feet, along said east right-of-way line of Atkinson Drive,

ZONING ORDINANCE NO. 23-23

PAGE 2

thence continuing along said Atkinson Drive, S43°-57'-07"E, 107.95 feet;
thence continuing southwesterly along the arc of a 2069.86 foot radius curve to the right, 241.37 feet, said curve having a chord which bears S27°-49'-42"W, 241.23 feet, along said east right-of-way line of Atkinson Drive;
thence continuing along said Atkinson Drive, S43°-08'-21"W, 0.78 feet;
thence S43°-58'-20"E, 452.52 feet, to the east line of said Lot 3, Whitney's Subdivision of Laventure Claim;
thence S26°-15'-03"W, 50.25 feet, along said east line of Lot 3;
thence S64°-15'-05"E, 92.00 feet;
thence S26°-15'-03"W, 120.00 feet, to the north right-of-way line of Emmet Street;
thence S64°-15'-05"E, 310.99 feet along said north right-of-way line of Emmet Street;
thence S26°-14'-50"W, 10.00 feet;
thence S64°-15'-05"E, 30.55 feet along said north right-of-way line of Emmet Street;
thence S63°-48'-36"E, 639.68 feet along said north right-of-way line of Emmet Street, to the centerline of said vacated Lincoln Street right-of-way;
thence N26°-14'-29"E, 55.55 feet along said centerline of said vacated Lincoln Street right-of-way;
thence N43°-58'-20"W, 1694.94 feet, to the point of beginning.

Part West of Atkinson Drive:

That part of Lot 3, Whitney's Subdivision of Laventure Claim, City of Green Bay, Brown County, Wisconsin described as follows:

Commencing at the southwest corner of Lot 53, Fort Howard Military Reserve;
thence S64°-02'-58"E, 508.91 feet along the south line of said Lot 53 to the east right-of-way line of Atkinson Drive as described in the Plat of Right-of-Way required for IH 43 Project I.D. 1220 5 25;
thence southwesterly along the arc of a 1969.86 foot radius curve to the right, 292.30 feet, said curve having a chord which bears S18°-27'-00"W, 292.03 feet, along said east right-of-way line of Atkinson Drive;
thence N43°-58'-20"W, 120.45 feet, to the west right-of-way line of Atkinson Drive, and the point of beginning;
thence southwesterly along the arc of a 1859.86 foot radius curve to the right, 21.95 feet, said curve having a chord which bears S21°-34'-10"W, 21.95 feet, along said west right-of-way line of Atkinson Drive;
thence continuing along said Atkinson Drive, N49°-22'-12"W, 105.94 feet;
thence continuing southwesterly along the arc of a 1759.86 foot radius curve to the right, 235.56 feet, said curve having a chord which bears S24°-38'-06"W, 235.38 feet, along said west right-of-way line of Atkinson Drive;
thence S25°-10'-13"W, 0.95 feet, continuing along said west right-of-way line of Atkinson Drive;
thence N43°-58'-20"W, 363.46 feet;
thence N26°-24'-53"E, 265.40 feet;
thence S43°-58'-20"E, 462.74 feet, to the point of beginning.

ZONING ORDINANCE NO. 23-23

PAGE 3

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

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~~

That part of Lot 3, Whitney's Subdivision of Laventure Claim, West Side of the Fox River, City of Green Bay, Brown County, Wisconsin described in Brown County Document Number 326436 recorded in Volume 262 of Deeds, Page 65; Excepting those parts described as follows:

Document Number 524895 recorded in Volume 342 of Deeds, Page 258;

Document Number 558970 recorded in Volume 361 of Deeds, Page 46;

Document Number 569562 recorded in Volume 366 of Deeds, Page 572;

Document Number 659295 recorded in Volume 770 of Records, Page 132;

Document Number 689849 recorded in Volume 843 of Records, Page 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~~

Part East of Atkinson Drive:

That part of Lots 2 and 3, Whitney's Subdivision of Laventure Claim; and part of the vacated Lincoln Street rights-of-way described in Volume 897 of Records, Page 630 as Brown County Document Number 713485, City of Green Bay, Brown County, Wisconsin described as follows:

Commencing at the southwest corner of Lot 53, Fort Howard Military Reserve; thence S64°-02'-58"E, 508.91 feet along the south line of said Lot 53 to the east right-of-way line of Atkinson Drive as described in the Plat of Right-of-Way required for IH 43 Project I.D. 1220 5 25;

thence southwesterly along the arc of a 1969.86 foot radius curve to the right, 292.30 feet, said curve having a chord which bears S18°-27'-00"W, 292.03 feet, along said east right-of-way line of Atkinson Drive, to the point of beginning; thence continuing southwesterly along the arc of a 1969.86 foot radius curve to the right, 21.75 feet, said curve having a chord which bears S23°-01'-02"W, 21.75 feet, along said east right-of-way line of Atkinson Drive,

thence continuing along said Atkinson Drive, S43°-57'-07"E, 107.95 feet;

thence continuing southwesterly along the arc of a 2069.86 foot radius curve to the right, 241.37 feet, said curve having a chord which bears S27°-49'-42"W,

ZONING ORDINANCE NO. 23-23

PAGE 2

241.23 feet, along said east right-of-way line of Atkinson Drive;
thence continuing along said Atkinson Drive, S43°-08'-21"W, 0.78 feet;
thence S43°-58'-20"E, 452.52 feet, to the east line of said Lot 3, Whitney's
Subdivision of Laventure Claim;
thence S26°-15'-03"W, 50.25 feet, along said east line of Lot 3;
thence S64°-15'-05"E, 92.00 feet;
thence S26°-15'-03"W, 120.00 feet, to the north right-of-way line of Emmet Street;
thence S64°-15'-05"E, 310.99 feet along said north right-of-way line of Emmet
Street;
thence S26°-14'-50"W, 10.00 feet;
thence S64°-15'-05"E, 30.55 feet along said north right-of-way line of Emmet
Street;
thence S63°-48'-36"E, 639.68 feet along said north right-of-way line of Emmet
Street, to the centerline of said vacated Lincoln Street right-of-way;
thence N26°-14'-29"E, 55.55 feet along said centerline of said vacated Lincoln
Street right-of-way;
thence N43°-58'-20"W, 1694.94 feet, to the point of beginning.

Part West of Atkinson Drive:

That part of Lot 3, Whitney's Subdivision of Laventure Claim, City of Green Bay,
Brown County, Wisconsin described as follows:

Commencing at the southwest corner of Lot 53, Fort Howard Military Reserve;
thence S64°-02'-58"E, 508.91 feet along the south line of said Lot 53 to the east
right-of-way line of Atkinson Drive as described in the Plat of Right-of-Way
required for IH 43 Project I.D. 1220 5 25;
thence southwesterly along the arc of a 1969.86 foot radius curve to the
right, 292.30 feet, said curve having a chord which bears S18°-27'-00"W, 292.03
feet, along said east right-of-way line of Atkinson Drive;
thence N43°-58'-20"W, 120.45 feet, to the west right-of-way line of Atkinson Drive,
and the point of beginning;
thence southwesterly along the arc of a 1859.86 foot radius curve to the right,
21.95 feet, said curve having a chord which bears S21°-34'-10"W, 21.95 feet,
along said west right-of-way line of Atkinson Drive;
thence continuing along said Atkinson Drive, N49°-22'-12"W, 105.94 feet;
thence continuing southwesterly along the arc of a 1759.86 foot radius curve to
the right, 235.56 feet, said curve having a chord which bears S24°-38'-06"W,
235.38 feet, along said west right-of-way line of Atkinson Drive;
thence S25°-10'-13"W, 0.95 feet, continuing along said west right-of-way line of
Atkinson Drive;
thence N43°-58'-20"W, 363.46 feet;
thence N26°-24'-53"E, 265.40 feet;
thence S43°-58'-20"E, 462.74 feet, to the point of beginning.

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

ZONING ORDINANCE NO. 23-23
PAGE 3

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

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.

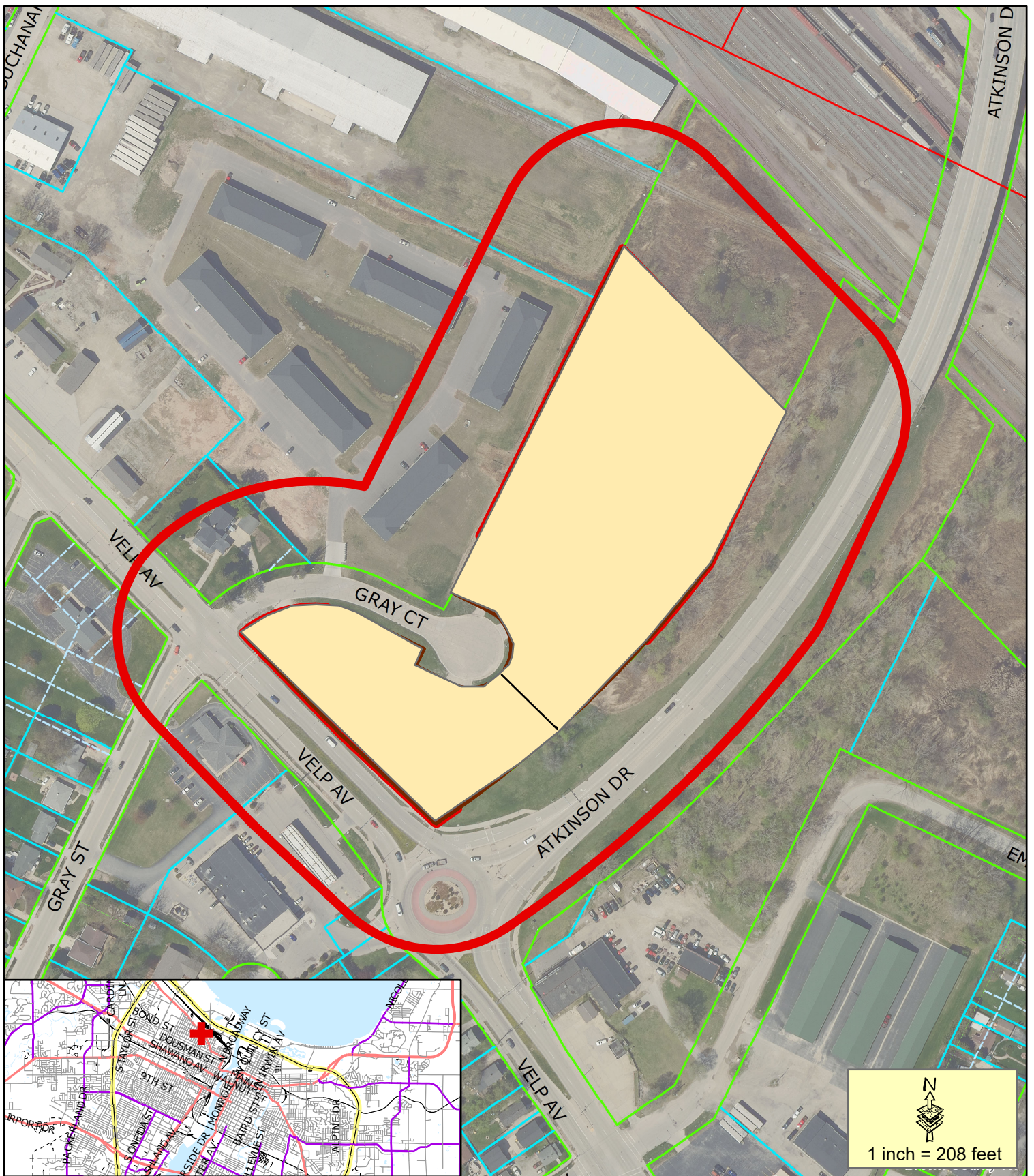
APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

[Date]



- 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. 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)**

~~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 from General Industry (GI) and Light Industrial (LI) to Highway Commercial (C2) and 1046 Gray Court from General Industry (GI) to Highway Commercial (C2), ~~from General Industry (GI) and Light Industrial (LI) to Highway Commercial (C2)~~

1052 ~~V~~elp ~~A~~venue (Parcel # 18-756-A-1)

That part of Lot Three (3) according to the recorded Plat of Whitney's Subdivision of Laventure Claim as described in Volume 338 Records, Page 428, Volume 285 records, Page 104, Volume 274 records page 608, Volume 340 records, Page 167, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, EXCEPTING therefrom that part described in Volume 1118 records, Page 380.

AND

That part described in Jacket 3615 records, Image 24, in parcel "D" according to the recorded Plat of Laventure Claim, in the City of Green Bay, Brown County, Wisconsin, EXCEPTING thereof any parts used for road purposes.

~~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 ~~G~~gray ~~C~~ourt: (Parcel # 18-756-2)

Lot One (1) and Two (2) of Vol. 17 Certified Survey Maps, page 105, Map No. 3213; said map being part of Lot Three (3), according to the recorded Plat of Whitney's Subdivision of Laventure Claim, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin.

~~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.

ZONING ORDINANCE NO. 17-22

PAGE 2

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

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 from General Industry (GI) and Light Industrial (LI) to Highway Commercial (C2) and 1046 Gray Court from General Industry (GI) to Highway Commercial (C2).

1052 Velp Avenue (Parcel # 18-756-A-1)

That part of Lot Three (3) according to the recorded Plat of Whitney's Subdivision of Laventure Claim as described in Volume 338 Records, Page 428, Volume 285 records, Page 104, Volume 274 records page 608, Volume 340 records, Page 167, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, EXCEPTING therefrom that part described in Volume 1118 records, Page 380.

AND

That part described in Jacket 3615 records, Image 24, in parcel "D" according to the recorded Plat of Laventure Claim, in the City of Green Bay, Brown County, Wisconsin, EXCEPTING thereof any parts used for road purposes.

1046 Gray Court: (Parcel # 18-756-2)

Lot One (1) and Two (2) of Vol. 17 Certified Survey Maps, page 105, Map No. 3213; said map being part of Lot Three (3), according to the recorded Plat of Whitney's Subdivision of Laventure Claim, in the City of Green Bay, West side of Fox River, 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 _____, 2024.

APPROVED:

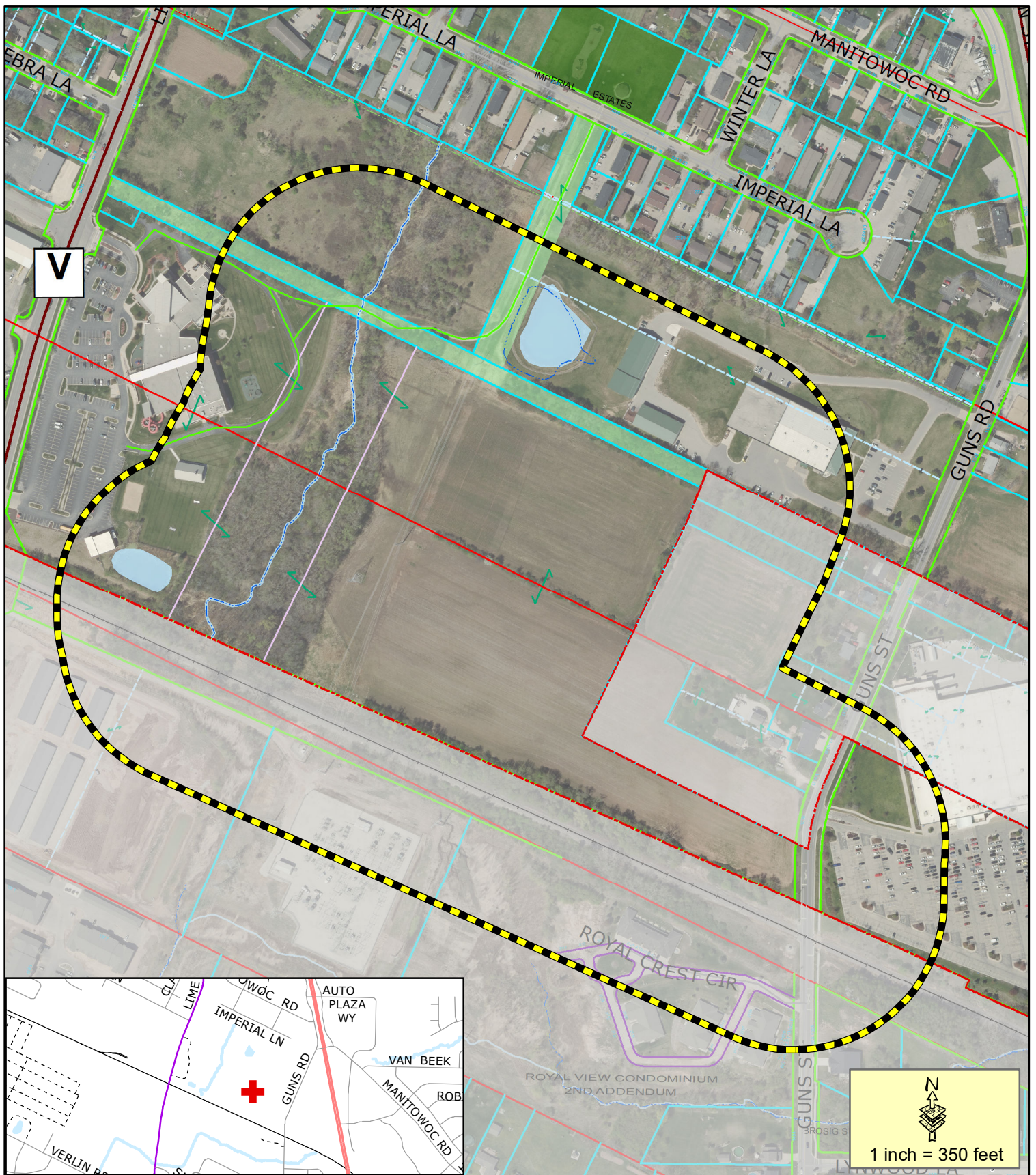
Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

jl:

Attachment – Location Map



- 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



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):

0 Lime Kiln Road (parcel # 23-243-1):

Lot 1 of Volume 53 of Certified Survey Maps, page 221, Document No. 2350722, Map No. 758, said map being a part of the South ½ of Private Claim 9, East Side of the Fox River, and Part of Lots 1 and 2 of the Subdivision of Private Claims 10 and 11, East Side of the East River, City of Green Bay, Brown County, Wisconsin.

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

db:

Attachments:

Exhibit A - Location Map

Exhibit B - Development Areas

Exhibit C – Circulation Plan

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):

0 Lime Kiln Road (parcel # 23-243-1):
Lot 1 of Volume 53 of Certified Survey Maps, page 221, Document No. 2350722, Map No. 758, said map being a part of the South ½ of Private Claim 9, East Side of the Fox River, and Part of Lots 1 and 2 of the Subdivision of Private Claims 10 and 11, East Side of the East River, City of Green Bay, Brown County, Wisconsin.
~~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:
- a. Multiple-family dwelling. 10-30 units/acre.
 - b. Mixed-use building. 10-30 units/acre. Commercial components shall only be permitted on the ground floor fronting the Grand Boulevard.
 - 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.
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:
- a. Single-family dwelling, detached. 4-8 units/acre.
 - b. Two-family dwelling, upper/lower duplex. 6-10 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.
7. Development Area G. The following uses shall be permitted within Development Area G as identified on Exhibit B – Development Areas:
- a. Single-family attached dwelling, townhouse. 8-12 units/acre.
 - b. Live-work unit.
 - c. Short-term rentals.
 - d. Community living arrangements serving 4-8 persons.
 - e. 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:
- a. Multiple-family dwelling. 10-30 units/acre.
 - b. 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.
 - 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

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

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?
- **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

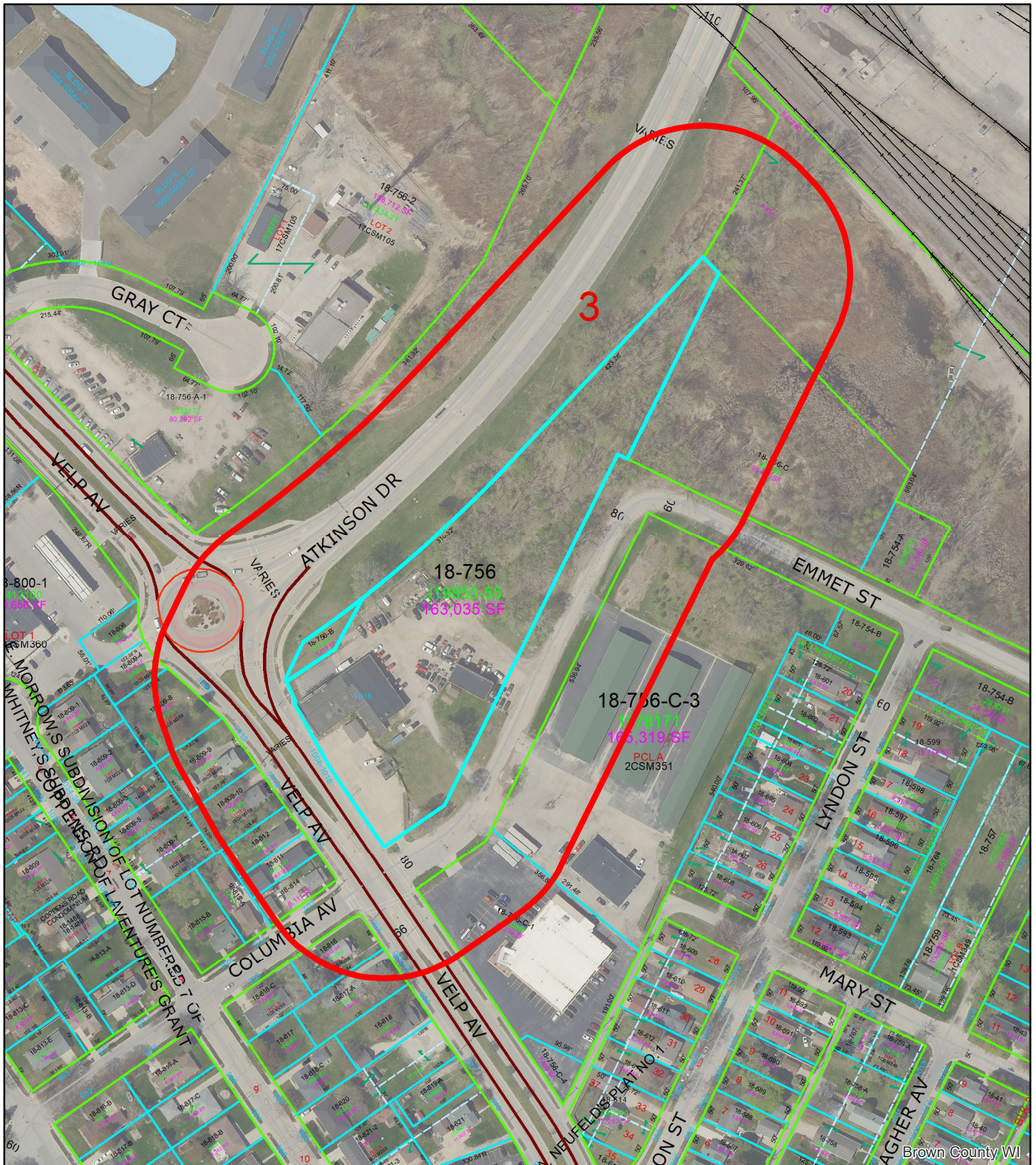
This section describes the major actions involved in implementing the *Smart Growth 2022* Housing Element and indicates the relative priority of each, the responsible agency and any required coordination. Numerous specific actions are described in the body of the plan while the times listed below are 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

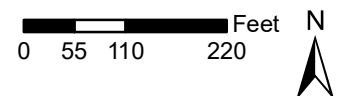
23. Housing Plan

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.



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. 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):

Part of Lot 3 of Whitney's Subdivision of the Laventure Claim, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, described as follows: Commencing at the intersection of the West line of said Lot 3 with the North line of Velp Avenue, thence N 26° E along the West line of Lot 3, 250 feet to the point of beginning, thence continuing N 26° E, 941.53 feet to the South line of the C.&N.W. Ry. Co. Right of Way, thence S 44° 15'23" E along the South line of said Railway Right of Way 722.81 feet, said point being N 44° 15'23" W, 417.78 feet along said South Right of Way line from its intersection with the East line of Lot 3, thence S 25° 59'14" W parallel to the East line of Lot 3, 1337.12 feet to the North line of Velp Avenue, said point being N 34° 12'40" W, 400 feet along the North line of Velp Avenue from its intersection with the West line of the West Alley of E. A. Neufeld Plat No. 1, thence N 34° 12'40" W along the North line of Velp Avenue 384.14 feet, said point being S 34° 12'40" E 400 feet along the North line of Velp Avenue from its intersection with the West line of Lot 3, thence N 55° 47'20" E, 125.00 feet, thence N 28° 31'29" E, 184.20 feet, thence N 34° 12'40" W, 314.43 feet, thence N 64° W 144.49 feet to the point of beginning, EXCEPT Volume 360 Deeds, Page 395 and EXCEPT part described in Volume 366 Deeds, Page 211 and EXCEPT Jacket 82, Image 27 (1976), and EXCEPT Jacket 5306 Records, Image 34 and EXCEPT Parcel 88 of Transportation Project Plat 1450-04-21-4.09 recorded as Document Number 2447891.

0 Atkinson Drive (parcel #18-756-B):

All that part of Lot Three (3), Whitney's Subdivision of LaVenture Claim, in the City of Green Bay, West side of the Fox River, Brown County, Wisconsin as described in Volume 306 of Deeds, Page 56, excepting therefrom that part described in Volume 1111 of Records, Page 362, and excepting Parcel 227 of Transportation Project Plat 1450-04-21-4.09, recorded as Document Number 2447891, in Brown County, Wisconsin.

ZONING ORDINANCE NO. 22-23

PAGE 2

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

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~~

Part of Lot 3 of Whitney's Subdivision of the Laventure Claim, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, described as follows: Commencing at the intersection of the West line of said Lot 3 with the North line of Velp Avenue, thence N 26° E along the West line of Lot 3, 250 feet to the point of beginning, thence continuing N 26° E, 941.53 feet to the South line of the C.&N.W. Ry. Co. Right of Way, thence S 44° 15'23" E along the South line of said Railway Right of Way 722.81 feet, said point being N 44° 15'23" W, 417.78 feet along said South Right of Way line from its intersection with the East line of Lot 3, thence S 25° 59'14" W parallel to the East line of Lot 3, 1337.12 feet to the North line of Velp Avenue, said point being N 34° 12'40" W, 400 feet along the North line of Velp Avenue from its intersection with the West line of the West Alley of E. A. Neufeld Plat No. 1, thence N34° 12'40" W along the North line of Velp Avenue 384.14 feet, said point being S 34° 12'40" E 400 feet along the North line of Velp Avenue from its intersection with the West line of Lot 3, thence N 55° 47'20" E, 125.00 feet, thence N 28° 31'29" E, 184.20 feet, thence N 34° 12'40" W, 314.43 feet, thence N 64° W 144.49 feet to the point of beginning, EXCEPT Volume 360 Deeds, Page 395 and EXCEPT part described in Volume 366 Deeds, Page 211 and EXCEPT Jacket 82, Image 27 (1976), and EXCEPT Jacket 5306 Records, Image 34 and EXCEPT Parcel 88 of Transportation Project Plat 1450-04-21-4.09 recorded as Document Number 2447891.

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~~

All that part of Lot Three (3), Whitney's Subdivision of LaVenture Claim, in the City of Green Bay, West side of the Fox River, Brown County, Wisconsin as described in Volume 306 of Deeds, Page 56, excepting therefrom that part described in Volume 1111 of Records, Page 362, and excepting Parcel 227 of Transportation Project Plat 1450-04-21-4.09, recorded as Document Number 2447891, in Brown County, Wisconsin.

ZONING ORDINANCE NO. 22-23

PAGE 2

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:

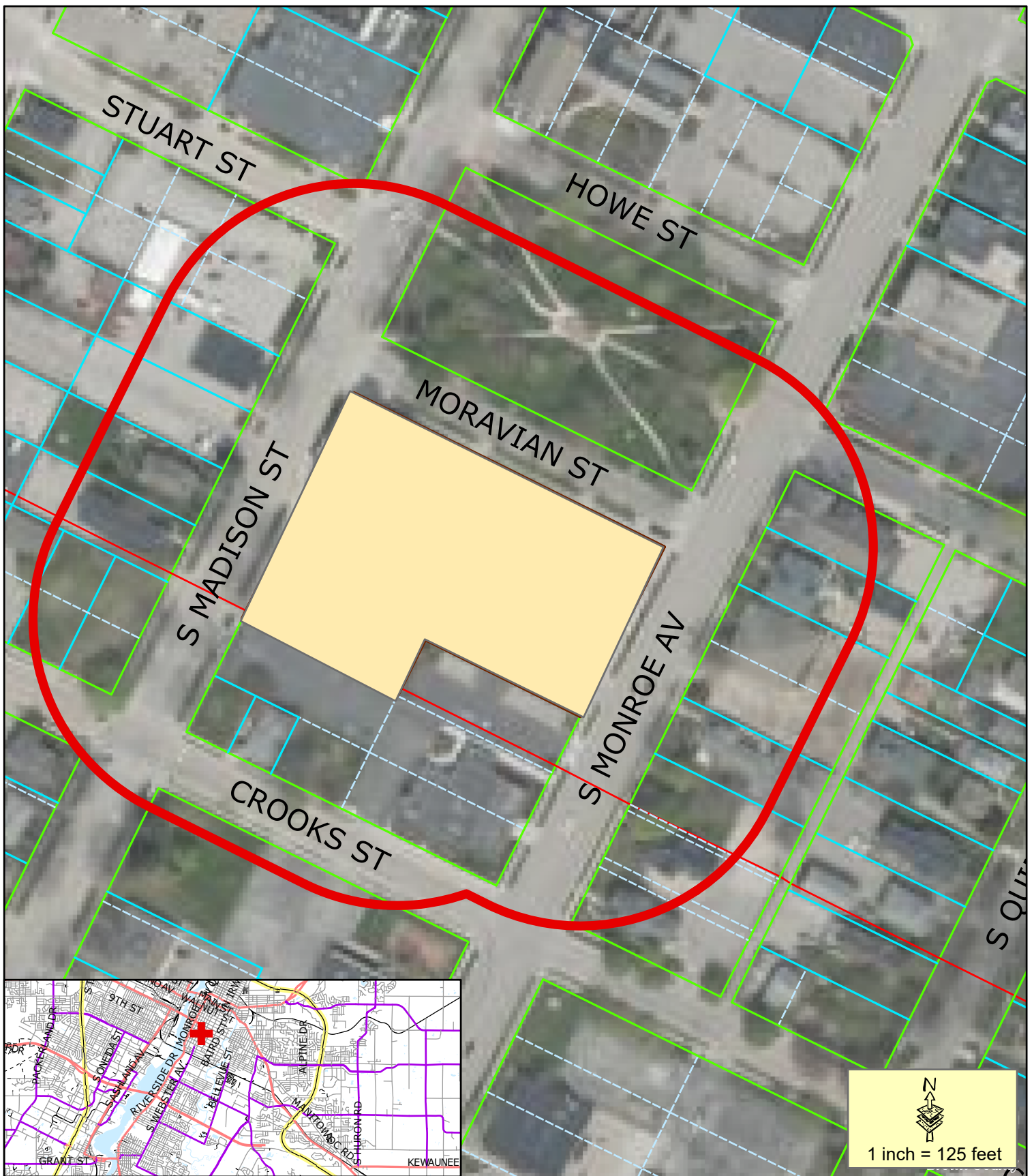
Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

sh:

Attachment – Location Map



- 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**

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
Lots 1 and 2, Block 28, Plat of Astor, City of Green Bay, East Side of Fox River, Brown County, Wisconsin.

326 S Monroe Avenue Parcel # 13-150
Lot 4, Block 28, Plat of Astor, City of Green Bay, East Side of Fox River, Brown County, Wisconsin.

512 Moravian Street Parcel # 13-148
Lot 3, Block 28, Plat of Astor, City of Green Bay, East Side of Fox River, Brown County, Wisconsin.

512 Moravian Street Parcel # 13-149
Lot 14, Block 28, Plat of Astor, City of Green Bay, East Side of Fox River, Brown County, Wisconsin.

315 S Madison Street Parcel # 13-159
Lots 12 and 13, Block 28, Plat of Astor, City of Green Bay, East Side of Fox River, Brown County, Wisconsin.

325 S Madison Street Parcel # 13-158
Lot 11, Block 28, Plat of Astor, City of Green Bay, East Side of Fox River, Brown County, Wisconsin.

333 S Madison Street Parcel # 13-157
Lot 10, Block 28, Plat of Astor, City of Green Bay, East Side of Fox River, Brown County, Wisconsin.

ZONING ORDINANCE NO. 27-23

PAGE 2

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

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

Lots 1 and 2, Block 28, Plat of Astor, City of Green Bay, East Side of Fox River, Brown County, Wisconsin.

326 S Monroe Avenue Parcel # 13-150

Lot 4, Block 28, Plat of Astor, City of Green Bay, East Side of Fox River, Brown County, Wisconsin.

512 Moravian Street Parcel # 13-148

Lot 3, Block 28, Plat of Astor, City of Green Bay, East Side of Fox River, Brown County, Wisconsin.

512 Moravian Street Parcel # 13-149

Lot 14, Block 28, Plat of Astor, City of Green Bay, East Side of Fox River, Brown County, Wisconsin.

315 S Madison Street Parcel # 13-159

Lots 12 and 13, Block 28, Plat of Astor, City of Green Bay, East Side of Fox River, Brown County, Wisconsin.

325 S Madison Street Parcel # 13-158

Lot 11, Block 28, Plat of Astor, City of Green Bay, East Side of Fox River, Brown County, Wisconsin.

333 S Madison Street Parcel # 13-157

Lot 10, Block 28, Plat of Astor, City of Green Bay, East Side of Fox River, Brown County, Wisconsin.

~~322 S MONROE AVENUE (PARCEL 13-147) 13,233 SQ FT
PLAT OF ASTOR LOTS 1 & 2 BLK 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~~

ZONING ORDINANCE NO. 27-23

PAGE 2

~~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

PLANNING ORDINANCE NO. 02-23

**AN ORDINANCE AMENDING THE OFFICIAL MAP
TO APPROVE A PLAT OF RIGHT-OF-WAY
FOR COUNTRY CLUB ROAD
(ROW 23-01)**

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

SECTION 1. The Official Map of the City of Green Bay, as created by Chapter 34, Green Bay Municipal Code, is hereby amended to establish the Plat of Right-of-Way required for Country Club Road from West Mason Street Frontage Road to Indian Hill Drive, as depicted on a map attached hereto and made a part of this ordinance as though fully set forth herein.

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 _____, 2024.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

DAM

Attachments – Legal Description and Map

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

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

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

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

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

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

Part of Lot 6 of Section 29;

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

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

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

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

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

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

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

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

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

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

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

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

Part of Lots D and E of Section 20;

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

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

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

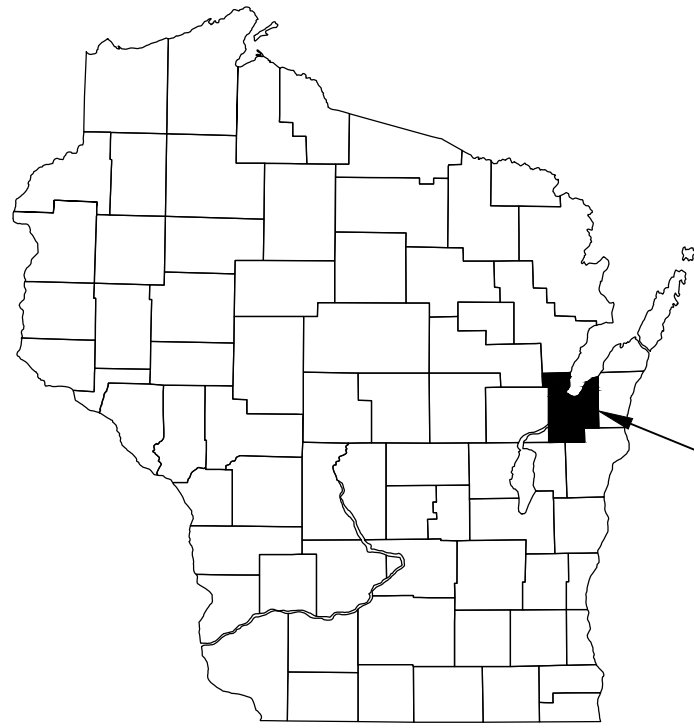
Part of Lot 9, Memory Acres recorded in Volume 16 of Plats, Page 153, as Document Number 858239;

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

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

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

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION
TRANSPORTATION PROJECT PLAT TITLE SHEET
4987-02-75
COUNTRY CLUB ROAD
WEST MASON STREET FRONTAGE ROAD - INDIAN HILL DRIVE
CITY OF GREEN BAY
BROWN COUNTY



PROJECT
LOCATION

CONVENTIONAL SYMBOLS

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

CONVENTIONAL ABBREVIATIONS

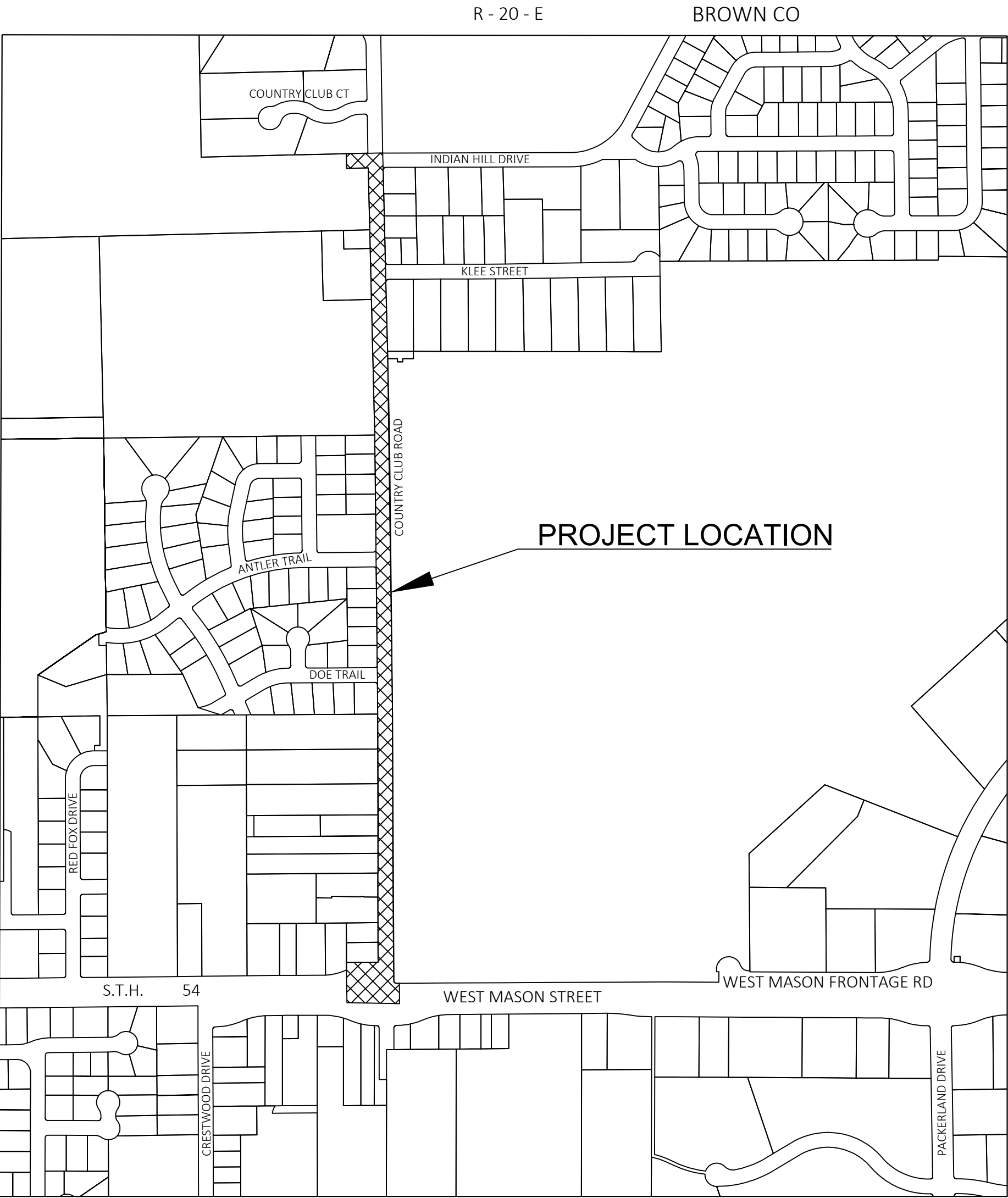
ACCESS RIGHTS	AR	POINT OF INTERSECTION	PI
ACRES	AC	PROPERTY LINE	PL
AHEAD	AH	RECORDED AS	(100')
ALUMINUM	ALUM	REEL / IMAGE	R/I
AND OTHERS	ET AL	REFERENCE LINE	R/L
BACK	BK	REMAINING	REM
BLOCK	BLK	RESTRICTIVE DEVELOPMENT	RDE
CENTERLINE	C/L	EASEMENT	
CERTIFIED SURVEY MAP	CSM	RIGHT	RT
CONCRETE	CONC	RIGHT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

CURVE DATA

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

CONVENTIONAL
UTILITY SYMBOLS

---	WATER
---	GAS
---	TELEPHONE
---	OVERHEAD
---	TRANSMISSION LINES
---	ELECTRIC
---	CABLE TELEVISION
---	FIBER OPTIC
---	SANITARY SEWER
---	STORM SEWER



PROJECT
LOCATION

LAYOUT
SCALE 0 500 FEET

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

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

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

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

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

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

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

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

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

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

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

PROJECT NUMBER 4987-02-75 -4.01
SHEET 2 OF 2
AMENDMENT NO:

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

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

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

1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
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PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.
PURPOSED OF ALL THE TLES IS FOR GRADING, UNLESS NOTED.

UTILITY EASEMENTS

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

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

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

ALL EXISTING IRON PINS ARE 5/8" CAPPED REBARS UNLESS OTHERWISE NOTED. FOUND MONUMENT INFORMATION SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPERTY OWNER.

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

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

GN



GREEN BAY

JACOB S. JENSEN
REGISTRATION NUMBER: S-2961

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

STEVEN GRENIER
DIRECTOR OF PUBLIC WORKS

DATE _____

AVRES

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

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

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

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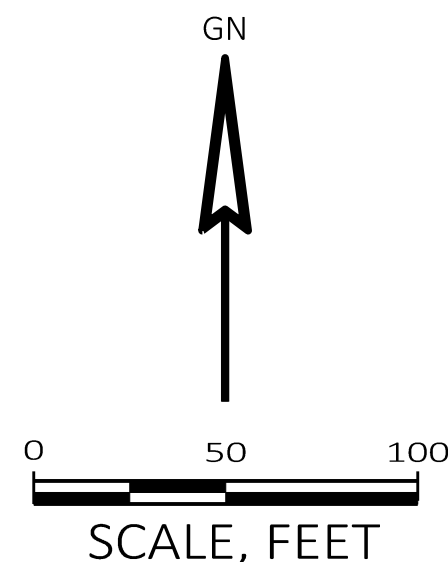
FOR THE LATEST ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN GREEN BAY.

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

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

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

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



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

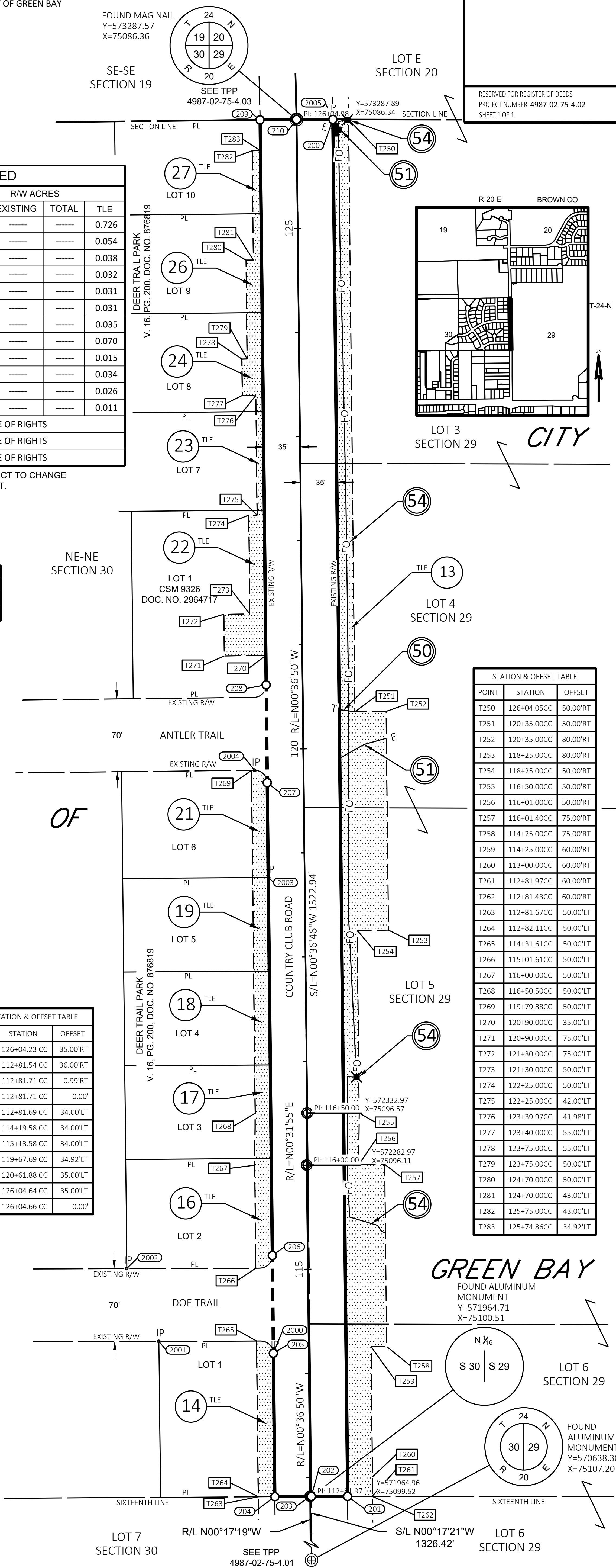
JACOB S. JENSEN
REGISTRATION NUMBER: S-2961

OCTOBER 12, 2023
DATE

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

STEVEN GRENIER _____ DATE _____
DIRECTOR OF PUBLIC WORKS

AVRES



PLOT NAME :

AYRES ASSOCIATES

PLOT BY:

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

FILE NAME : I:\45\450506 COUNTRY CLUB ROAD\C3D\RW\4.02.DWG
APPRAISAL PLAT DATE : OCTOBER 12, 2023

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

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

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

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UTILITY EASEMENTS

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



SCALE, FEET

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

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

SCHEDULE OF LANDS & INTERESTS REQUIRED

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

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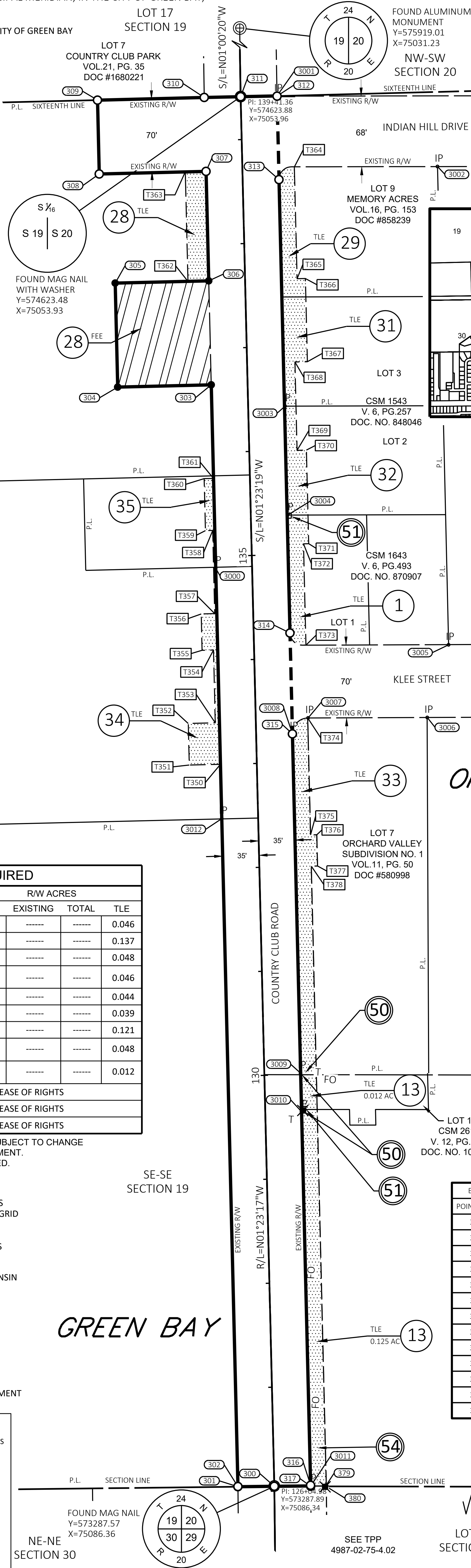
JACOB S. JENSEN
REGISTRATION NUMBER: S-2961
OCTOBER 12, 2023
DATE

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

STEVEN GRENIER
DIRECTOR OF PUBLIC WORKS

DATE

AYRES





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

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # N.1

To approve the request by Mohamed Farah, 802 Cora Street, to allow for year-round overnight on-street parking permission for three vehicles due to family having five vehicles and only two parking spaces with the exception of snow emergencies.

BACKGROUND

Residents at 802 Cora Street have five vehicles, one for each of the parents and three adult children. The property has space for legally parking two vehicles only. Therefore, residents are requesting allowance for year-round overnight on-street parking permission for the three additional vehicles.

RECOMMENDATION

To approve the request by Mohamed Farah, 802 Cora Street, to allow for year-round overnight on-street parking permission for three vehicles due to family having five vehicles and only two parking spaces with the exception of snow emergencies.

FISCAL IMPACT

None.

ATTACHMENTS

None



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

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # N.2

To approve the request by James and Kim Reynebeau, 2641 Zak Lane, to allow for year-round overnight on-street parking permission for one vehicle due to their child's need for nursing care with the exception of snow emergencies.

BACKGROUND

Parents at 2641 Zak Lane have a child who requires, at times, specialized and emergency nursing care. There is no extra space in the residents' driveway for the nurse's vehicle when he/she visits the home, which can be at any hour of the day. Residents are requesting year-round overnight on-street parking permission for the nurse's vehicle only.

RECOMMENDATION

To approve the request by James and Kim Reynebeau, 2641 Zak Lane, to allow for year-round overnight on-street parking permission for one vehicle due to their child's need for nursing care.

FISCAL IMPACT

None.

ATTACHMENTS

None



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

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # N.3

To approve the request by Richard Luxton, 2646 Sequoia Lane, to allow for 30 overnight on-street parking permission requests between April 1 and November 1 to park his recreational vehicle on the street.

BACKGROUND

Residents at 2646 Sequoia Lane have a large recreational vehicle that does not fit in the driveway. They use the RV throughout the camping season and want to park it on the street in front of their residence when it is not in use. Residents are requesting 30 overnight on-street parking permission requests between April 1 and November 1 to park the recreational vehicle on the street. Residents will inform the Green Bay Parking Division each time the RV will be on the street.

RECOMMENDATION

To approve the request by Richard Luxton, 2646 Sequoia Lane, to allow for 30 overnight on-street parking permission requests between April 1 and November 1 to park his recreational vehicle on the street.

FISCAL IMPACT

None.

ATTACHMENTS

None



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

MEETING DATE

January 16, 2024

PREPARED BY**AGENDA ITEM # N.4**

To approve the request by Kelly and Tracey Giannunzio, 1245 7th Street, to allow for 8 overnight on-street parking permission requests between Memorial Day and October 31 to park their camper and truck on the street.

BACKGROUND

Residents at 1245 7th Street have a camper and truck that do not fit in their driveway together. Although they store the camper off-site during the camping season, the evening before they leave for camping it is brought to the property to be loaded, etc. Residents are requesting 8 overnight on-street parking permission requests between Memorial Day and October 31 to park their camper and truck on the street in front of the home. Residents will inform Green Bay Parking Division when the camper and truck will be on the street.

RECOMMENDATION

To approve the request by Kelly and Tracey Giannunzio, 1245 7th Street, to allow for 8 overnight on-street parking permission requests between Memorial Day and October 31 to park their camper and truck on the street.

FISCAL IMPACT

None.

ATTACHMENTS

None



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

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # N.5

To refer to staff the request by Ald. Hutchison to have the Department of Public Works research programs to supplement the existing asphalt resurfacing and reconstruction programs, with a goal of improving ride quality and increasing the volume of streets in the Capital Improvement Program.

BACKGROUND

The City of Green Bay has historically administered an asphalt residential street resurfacing program and a street reconstruction program. Typically, roads with PASER ratings of 3, and sometimes 4, are eligible for resurfacing. Streets rated 2, with failing base, or paved into the gutter are typically candidates for reconstruction. More often than not, significant underground utility infrastructure upgrade is required with resurfacing and reconstructed streets.

In an effort to accomplish more street work, the Department of Public Works would like to evaluate programs which restore ride quality, extend existing pavement life, but don't necessarily have the underground utility impacts of our existing programs. Staff will communicate with other jurisdictions on their approach to pavement rehabilitation and prepare a report for Committee review on the findings. If found to be beneficial, staff may recommend adoption of a new pavement rehabilitation program.

RECOMMENDATION

Recommendation – Refer to staff for study.

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # N.6

To approve the request by Department of Public Works to approve a Professional Services Contract for a value of up to \$200,000 for Field Inspection Services on Public Construction Contracts for 2024. The consultant/s will be determined at a later date.

BACKGROUND

Department of Public Works for the last couple of years has only had three Engineering Aides on staff. The Engineering Aides are responsible to inspect all construction. For the last couple of years DPW has hired an Consultant to provide inspectors during the summer construction season to supplement our own internal staff. Last year Department of Public Works put the RFP on the street in spring and found out that all consultants did not have staff available to supplement our staff. This year we put out the RFP in December and we received more interest. There is a timeliness aspect in that we need to reserve consultant staff prior to the consultant committing them elsewhere. At this time Department of Public Works does not know the specific construction schedules but based upon past years we can estimate the number of additional staff required.

RECOMMENDATION

Department of Public Works recommends that the Committee grant DPW authorization to hire the supplementary staff as required to complete the scheduled projects. At this time based upon last year the cost is estimated to be \$200,000.

FISCAL IMPACT

Up to \$200,000

ATTACHMENTS

None



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

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # N.7

To deny the request as proposed to award this contract at a staff level, and award PARKS 13-23 GIANT SLIDE STAIR REPAIR to Beson and Houle in the amount of \$271,950.00.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # N.8

To receive and place on file the award of contract BAY BEACH PAVILION REROOF to Garland/DBS, Inc. in the amount of \$520,242.00.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

\$520,242.00

ATTACHMENTS

1. QUESTCDN_Project Bid Results Parks 12-23 Finger Road Ballfield Concession Utilities
2. OMNIA Proposal #25-WI-230951 - Bay Beach Pavilion Reroof

PARKS 12-23 FINGER ROAD BALLFIELD CONCESSION UTILITIES

Quest Number: 8843163

Closing Date: Tue, 12/12/2023 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:	Trista Hobbs
Email:	trista.hobbs@greenbaywi.gov
Phone:	920-448-3114
Award Date:	
Comments:	
Award Status:	Pending

Letting Bid Tabulation: [View on vBid](#)

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
Dorner Inc.	Tina Aschenbrenner	920-845-2442	tina.asch@dornerinc.com	\$ 197,246.10		
Advance Construction Inc.	Paul Kultgen	920-434-3978	pkultgen@advconst.net	\$ 198,990.10		
MC Excavating	Mike Conard	920-639-0670	mikeconard2019@outlook.com	\$ 214,652.75		
Scott Lamers Costuction LLC	Scott	920-759-9775	scott@scottlamers.com	\$ 229,000.00		
PTS Contractors, Inc	Jeannie Petasek	920-468-5217	JPetasek@PTSCcontractors.net	\$ 232,018.00		
Vinton Construction Company	Estimating at Vinton Construction	920-682-0375	quotes@vintonwis.com	\$ 244,512.87		
DE GROOT, INC.	MARK DE GROOT	920-866-2348	mark@degrootinc.com	\$ 271,349.00		
Alfson Excavating LLC	Ken Alfson	920-242-8999	ken@alfex.net	\$ 297,787.00		



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

City of Green Bay
Bay Beach Pavilion Reroof
1313 Bay Beach Road
Green Bay, WI 54301

Date Submitted: 10/17/2023
Proposal #: 25-WI-230951
MICPA # PW1925

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). The line item pricing breakdown from Attachment C: Bid Form should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered an informal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

Scope of Work:

- 1.** Remove existing shingles and underlayment exposing the underlying wood deck. Properly dispose of all tear off materials.
- 2.** Inspect wood decking and repair or replace failed/rotten decking per this projects specification documents and drawings. At areas where decking is removed, inspect corresponding structural wood beams and repair or replace failed/rotten decking as per this projects specification documents and drawings.
- 3.** Install Self Adhering R-Mer Seal Ice and Water Shield, mechanically fastening as required, over the entire wood decking.
- 4.** Install perimeter and penetration flashings as detailed per this projects specification documents and drawings.
- 5.** Install gutters and downspouts per this projects specification documents and drawings.
- 6.** Install the asphalt shingles per this projects specification documents and drawings.
- 7.** Clean up construction site removing all project debris, nails, etc and haul away to be properly disposed of at the landfill.

Attachment C: Bid Form - Line Item Pricing Breakdown					
Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
2.29	Tear-off & Dispose of Debris: SYSTEM TYPE Dimensional/Architectural Shingle Roof - Wood Deck	\$ 1.34	32,366	SF	\$ 43,370
16.07	INSTALLATION OF SHAKE, TILE, OR SHINGLE ROOF SYSTEMS: ADD/DEDUCT TO INSTALL SELF-ADHERING UNDERLAYMENT OVER ENTIRE ROOF - Install Self-Adhering Underlayment on Entire Roof Deck	\$ 2.47	32,366	SF	\$ 79,944
16.02	INSTALLATION OF SHAKE, TILE, OR SHINGLE ROOF SYSTEMS: REPLACING ARCHITECTURAL SHINGLE ROOF SYSTEM - New Dimensional Shingle Roof System with Base Sheet as an Underlayment, Install Self-Adhering Underlayment on All Eaves, Peaks & Valleys	\$ 8.24	32,366	SF	\$ 266,696
	Sub Total Prior to Multipliers				\$ 390,010
22.03	MULTIPLIER - MULTIPLE MATERIAL STAGINGS Multiplier is applied when labor production is effected by the time it takes to stage a roof multiple times. Situations include, but are not limited to staging materials to perform work on multiple roof levels, planned shutdowns and restarts, portion of the job is over sensitive work areas requiring staging from more than one point, etc.	25	390,010.30	%	\$ 97,503
22.13	MULTIPLIER - ROOF HAS GREATER THAN 4/12 SLOPE Multiplier is applied when Roof Area has a Greater than 4/12 Slope, Steeper slope reduces overall labor production and requires additional safety precautions.	25	390,010.30	%	\$ 97,503
22.22	MULTIPLIER - ROOF SIZE IS GREATER THAN 30,000 SF, BUT LESS THAN 50,000 SF Multiplier is applied when Roof Size is greater than 30,000 SF, but less than 50,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across a larger than average roof area resulting in fixed costs being a lower portion of the overall job costs	-3	390,010.30	%	\$ (11,700)
	Total After Multipliers				\$ 573,315

Base Bid Total Maximum Price of Line Items under the MICPA: **\$ 573,315**

Proposal Price Based Upon Market Experience: **\$ 520,242**

Garland/DBS Price Based Upon Local Market Competition:

Brockman's Roofing and Siding, Inc	\$ 520,242
Overhead Solutions	\$ 607,380
Pioneer Roofing	\$ 748,595

Brockman's Roofing and Siding, Inc. - Unforeseen Site Conditions:

Decking Replacement	\$	2.34	per Sq. Ft.
12"X12"X 1" Wood Deck Repair	\$	5.70	per Ln. Ft.
Additional Roof Removal	\$	17.10	per Sq. Ft.

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers.

Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal can only be held for 30 days. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

Clarifications/Exclusions:

1. Permits are excluded. If permits are required this will be addressed via change order.
2. Plumbing, Mechanical, Electrical work is excluded.
3. Masonry work is excluded.
4. Interior Temporary protection is excluded.
5. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

John Petersen

John Petersen
Garland/DBS, Inc.
216-302-3777



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

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # N.9

To receive and place on file the award of contract PARKS 12-23 FINGER ROAD BALLFIELD CONCESSION UTILITIES to Dorner Inc. in the amount of \$197,246.10.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

\$197,246.10

ATTACHMENTS

- I. QUESTCDN_Project Bid Results Parks 12-23 Finger Road Ballfield Concession Utilities

PARKS 12-23 FINGER ROAD BALLFIELD CONCESSION UTILITIES

Quest Number: 8843163

Closing Date: Tue, 12/12/2023 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:	Trista Hobbs
Email:	trista.hobbs@greenbaywi.gov
Phone:	920-448-3114
Award Date:	
Comments:	
Award Status:	Pending

Letting Bid Tabulation: [View on vBid](#)

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
Dorner Inc.	Tina Aschenbrenner	920-845-2442	tina.asch@dornerinc.com	\$ 197,246.10		
Advance Construction Inc.	Paul Kultgen	920-434-3978	pkultgen@advconst.net	\$ 198,990.10		
MC Excavating	Mike Conard	920-639-0670	mikeconard2019@outlook.com	\$ 214,652.75		
Scott Lamers Costuction LLC	Scott	920-759-9775	scott@scottlamers.com	\$ 229,000.00		
PTS Contractors, Inc	Jeannie Petasek	920-468-5217	JPetasek@PTSCcontractors.net	\$ 232,018.00		
Vinton Construction Company	Estimating at Vinton Construction	920-682-0375	quotes@vintonwis.com	\$ 244,512.87		
DE GROOT, INC.	MARK DE GROOT	920-866-2348	mark@degrootinc.com	\$ 271,349.00		
Alfson Excavating LLC	Ken Alfson	920-242-8999	ken@alfex.net	\$ 297,787.00		



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

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # N.10

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

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # N.I I

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

A. Granting of Licenses

I. Sidewalk Builder

- a. Blaser Construction LLC
- b. IEI General Contractors, Inc.
- c. J&S Concrete Services LLC
- d. J&D Services LLC
- e. Patriot Concrete LLC
- f. Dorner Equipment Sales and Service, LLC
- g. Howard Immel, Inc.
- h. Naps Flatwork & Construction

2. Tree & Brush Trimmer

- a. Epic Innovations, LLC; Epic Tree Care
- b. SDA Lawnservice LLC
- c. Tree-B-Gone LLC
- d. J&D Services LLC
- e. Urban Tree Service
- f. Selner Tree & Shrub Care LLC

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # O.3

To grant an extension request of the "Class B" Liquor and Class "B" Beer license granted to Rocky'Z Taqueria at 1679 Main St.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 1679 MAIN ST EXTENSION REQUEST



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

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # O.4

To adopt draft. G.O. 01-24 relating to Reckless Driving.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Draft G.O. 01-24 Relating to Reckless Driving

GENERAL ORDINANCE NO. 01-24

AN ORDINANCE CREATING SECTION 26-22,
GREEN BAY MUNICIPAL CODE,
RELATING TO RECKLESS DRIVING

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

SECTION 1. Section 26-22, Green Bay Municipal Code, is hereby created to read:

Sec. 26-22. Impounding vehicles used in reckless driving offenses.

- (a) *Authority.* Under the authority of Wis. Stats. § 349.115, law enforcement officers may impound any vehicle used in the commission of reckless driving, as defined under Wis. Stats. § 346.62.
- (b) *Requirements.* The Green Bay Police Department may impound a vehicle used in the commission of reckless driving in violation of Wis. Stats. § 346.62 at the time of issuing a citation for said violation provided that the person cited meets all of the following conditions:
 - (1) The person is the owner of the vehicle.
 - (2) The person has a prior conviction for reckless driving in violation of Wis. Stats. § 346.62.
 - (3) The person has not fully paid the forfeiture for said prior conviction.
- (c) *Recovery of impounded vehicle.* Any vehicle impounded under subsection (b) may remain impounded until the person fully pays the prior forfeiture amount and the reasonable costs of impounding the vehicle, including towing or other transportation and storage costs. Upon payment of both amounts, the City shall return the impounded vehicle to its owner.
- (d) *Disposal of impounded vehicle.* If a vehicle impounded under subsection (b) remains unclaimed for more than 90 days after the disposition of the citation for which the vehicle was impounded, the City may dispose of said vehicle in accordance with Wis. Stats. § 342.40.

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 _____, 2024.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

01/16/2024
LAW

Print

Alders' Petitions and Communications - Submission #65698

Date Submitted: 12/10/2023

Name*

Randy Scannell



Select your name from the list.

Committee Name*

Protection and Policy Committee



Select the committee, board, or commission that your communication or petition is for.

Text of Communication*

For consideration with possible action that the City of Green Bay include in its tax bill the amount that the Green Bay School Board levies for private school vouchers and independent charter schools.

**REPORT OF THE PROTECTION AND POLICY COMMITTEE
GRANTING OPERATOR LICENSES
January 16, 2024**

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

Angell, Jamie L
Bowens, Joshua D
Carter, Mariah Q
Curda, Eric J
Enke, Holden P
Espino, Ana K
Funmaker, Madison SA
Garcia, Erica M
Gazella, Meah MA
Gonzales, Alyssa A
Granger, Ireland E
Gross, Adam J
Henry Jr, Raymond O
Kasal, Jacklyn M
Kozbiel, Krystal L
Krohn, Kendall R
Kurowski, Kiana M
Le Cloux, Jason A.
Pfau, Alayna M
Pritzl, Nikki D
Puc Uc, Orlando
Rank, Autumn M
Schmid, Nancy M
Valdes, Joelyz
Valdez Soria, Cesar E
Winston, Evelyn
Wolf, Angela M



Report to the Green Bay Plan Commission

MEETING DATE

January 16, 2024

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # Q.1

To approve a request to allow a Conditional Use Permit to establish a two-family use in the Low-Density Residential (R1) zoning district located at 515 Forest Street. (Public Hearing held 1.8.2024)

BACKGROUND

Primary Address: 515 Forest Street

Alderson/District: Ald. Scannell, District 7

Reason for Request: To establish a two-family use (duplex) in the low-density residential (R1) district

Surrounding Zoning and Land Uses:

SUBJECT: Low-Density Residential (R1); Two-Family Home

NORTH: Low-Density Residential (R1); Single-Family Homes

SOUTH: Low-Density Residential (R1); Single-Family Homes

EAST: Low-Density Residential (R1); Single- and Two-Family Homes

WEST: Low-Density Residential (R1); Single- and Two-Family Homes

Comprehensive Plan: The 2022 Smart Growth Plan currently designates this area for Low Density Residential uses. The CUP request is consistent with the recommendations of the Comprehensive Plan.

Report: 515 Forest Street has an existing two-story structure, previously used for both commercial and residential uses. The current owner has converted the lower space to a residential unit, creating a duplex. A duplex requires a Conditional Use Permit (CUP) in the R1 zoning district and has the following land use development standards:

44-1580(b) Two-family dwelling, duplex in R-1 Residential Districts.

(1) No parking shall be located in the front yard or between the front facade and the street except on a permitted driveway providing access to parking areas beyond the front yard.

(2) Access to the second dwelling unit shall be either through a common hallway with one front entrance or by means of a separate entrance. The primary entrance shall be located on the facade fronting a public street.

(3) New housing types should be introduced in limited quantities to increase diversity and housing choice, not to replace whole blocks of existing housing. Therefore, no duplex shall be constructed and no single-family dwelling shall be converted to a duplex within a distance of 300 feet from any other two-family or multifamily dwelling located within the same block without a conditional use permit.

(4) Duplexes shall be designed to reflect the general architectural style of surrounding buildings on the block, including front yard depth, height and roof pitch, primary materials, facade detailing, and size and placement of window and door openings. Renderings of all buildings' elevation designs must be complementary with the neighborhoods. This requirement shall only apply under the in-fill lot definition.

All standards listed above have been met once the CUP is secured. For point #3, we did an assessment of properties within the same block within 300-feet. This area is predominantly single-family homes (82%), with 3 parcels (14%) being two-family homes, zero being multifamily homes, and 1 (4%) for industrial use.

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

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

The proposed duplex use will not have a negative impact on the surrounding properties. The staff feels the CUP is appropriate. Ald. Scannell and adjacent property owners within 200 ft. of the subject area have been notified of the request. There have been no inquiries regarding this request as of the drafting of this report.

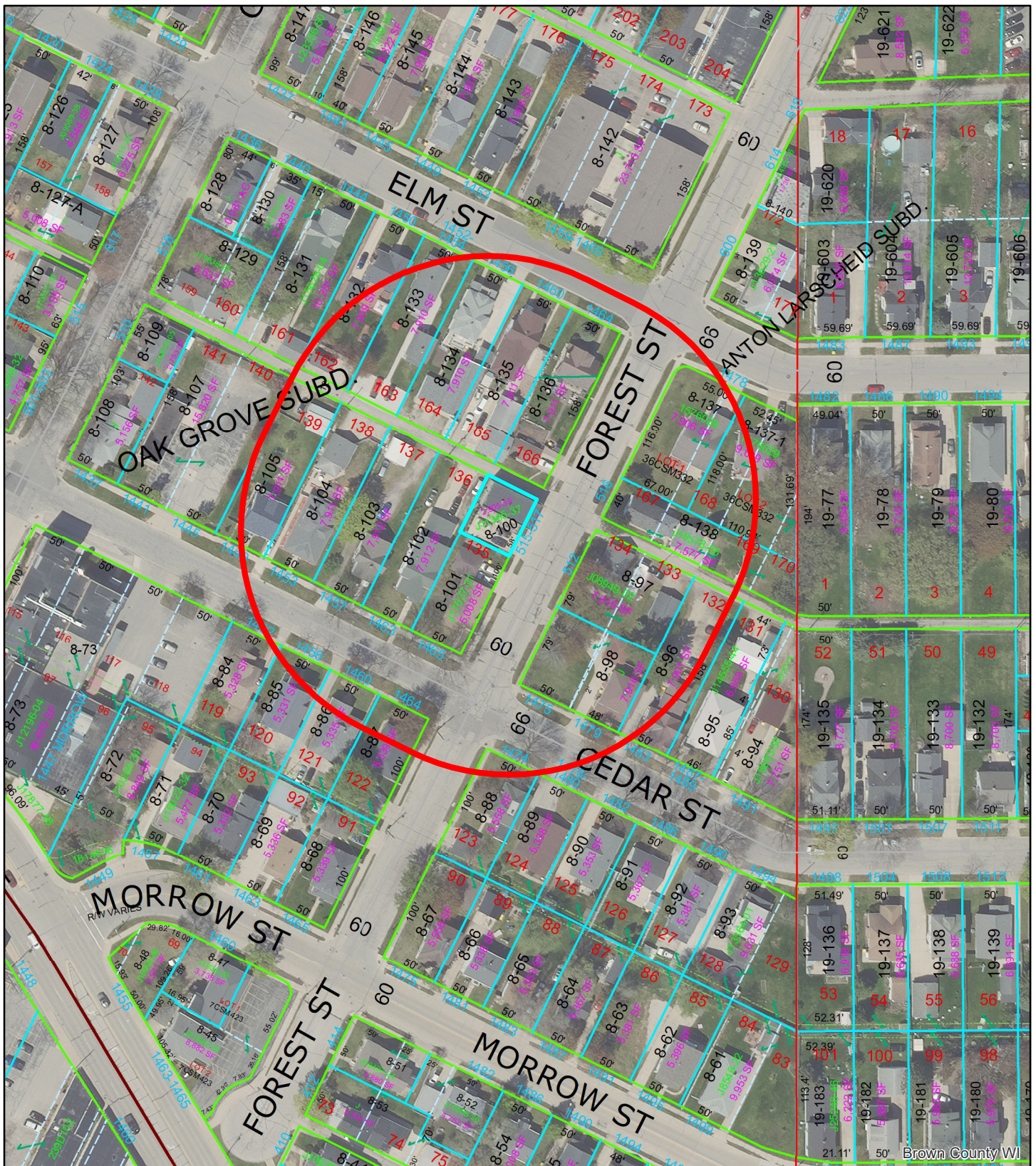
RECOMMENDATION

Approval of the request, subject to compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

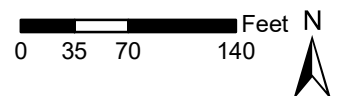
ATTACHMENTS

1. ZP 23-50 Map
2. ZP 23-50 Street View
3. ZP 23-50 Application and Attachments



(ZP 23-50) Conditional Use Permit 515 Forest Street

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 27 Dec 2023 X:\Planning\Basemaps\template_8.5x11.mxd



- 515 Forest Street
- 200-foot





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: 515 Forest St. Green Bay, WI 54302
Parcel Number(s): 8-100
Petitioner(s): McClone Investments (Dave McClone) Date: 12/5/2023
Email: mcclonedevlopment@gmail.com Phone Number: 920-850-3288
Address: 152 Schramm Rd. City: Neenah State: WI Zip: 54956
Property Owner: McClone Investments Phone Number: 920-850-3288

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, Dave McClone, respectfully request that the City of Green Bay take the following action:

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

Owner Signature: David McClone Date: 12/6/2023 | 6:48:49 AM PST

Petitioner Signature(s): _____

Checklist of required attachments:

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

For office use only:

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



+

-

▼

8-100

X

Q

Show search results for 8-100





City Of GreenBay > Parcel Data

[Find a Parcel](#)

Current Parcel: 8-100

515 FOREST ST

(515-517 FOREST ST, 517 FOREST ST)

MCCLONE INVESTMENTS LLC

152 SCHRAMM RD NEENAH WI 54956

[Street View Map](#) • [Green Bay Parcel Map](#) • [Google Map](#)

[Assessment Records](#)

[Zoning and Districts](#)

[Brown County Parcel Data](#)

[Inspection Records](#)

[Special Assessments](#)

[Requests For Service](#)

[Police Calls](#)

Brown County Parcel Data

Property Info

TIF: -1	TXTACRE: 2,905 SQ FT	PKEY:
IMPRVAL: \$85,000	LOCATION: 515 FOREST ST	PARCELID: 8-100
LANDVAL: \$12,300		

Owner Info

Owner First name:	Owner Mail Ln 3: 152 SCHRAMM RD	Owner State: WI
Owner Last Name: MCCLONE INVESTMENTS LLC	Owner Mail Ln 4: NEENAH WI 54956	Owner Zip: 54956
Owner Mail Ln 1: MCCLONE INVESTMENTS LLC	Owner City: NEENAH	Owner Zip+4:
Owner Mail Ln 2:		

Legal Description

Description: OAK GROVE N 58 FT OF LOT 135	Document ID: 3023931
---	----------------------

[View on the Brown County Website](#)

Applicant Narrative Describing Project

Permit was pulled to remove a wall in the upper unit and to add a second bedroom to the lower unit.

Certificate Of Completion

Envelope Id: 7F00005549E74CB9BF10219504C2D121

Status: Completed

Subject: 515 Forest CUP Amendment.pdf

Source Envelope:

Document Pages: 4

Signatures: 1

Envelope Originator:

Certificate Pages: 5

Initials: 0

David McClone

AutoNav: Enabled

899 Pine Hill Dr

Envelope Stamping: Disabled

Oneida, WI 54155

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

mcclonedevlopment@gmail.com

IP Address: 174.192.67.166

Record Tracking

Status: Original

Holder: David McClone

Location: DocuSign

12/6/2023 6:47:54 AM

mcclonedevlopment@gmail.com

Signer Events**Signature****Timestamp**

David McClone



Sent: 12/6/2023 6:47:54 AM

mcclonedevlopment@gmail.com

Viewed: 12/6/2023 6:48:05 AM

Realtor

Signed: 12/6/2023 6:48:49 AM

Design Realty

Freeform Signing

Security Level: Email, Account Authentication (None)

Signature Adoption: Pre-selected Style

Using IP Address: 174.192.67.166

Signed using mobile

Electronic Record and Signature Disclosure:

Accepted: 7/10/2019 7:05:30 PM

ID: 52b21b54-7548-48e5-8e38-a138cc0f3221

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp**

jed@rentmsm.com

COPIED

Sent: 12/6/2023 6:48:50 AM

jed@rentmsm.com

Viewed: 12/6/2023 7:51:30 AM

Security Level: Email, Account Authentication (None)

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Witness Events**Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

12/6/2023 6:47:54 AM

Certified Delivered

Security Checked

12/6/2023 6:48:05 AM

Signing Complete

Security Checked

12/6/2023 6:48:49 AM

Completed

Security Checked

12/6/2023 6:48:50 AM

Payment Events**Status****Timestamps**

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

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Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after signing session and, if you elect to create a DocuSign signer account, you may access them for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of a DocuSign envelope instead of signing it. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures

electronically from us.

How to contact jessica janssen:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: jessica@designrealtyteam.com

To advise jessica janssen of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at jessica@designrealtyteam.com and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc. to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in the DocuSign system.

To request paper copies from jessica janssen

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to jessica@designrealtyteam.com and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with jessica janssen

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to jessica@designrealtyteam.com and in the body of such request you must state your e-mail, full name, US Postal Address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only)
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	Allow per session cookies

** These minimum requirements are subject to change. If these requirements change, you will be asked to re-accept the disclosure. Pre-release (e.g. beta) versions of operating systems and browsers are not supported.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I agree' box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify jessica janssen as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by jessica janssen during the course of my relationship with you.



Report to the Green Bay Plan Commission

MEETING DATE

January 16, 2024

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # Q.2

To approve the request to rezone the property located at 1728 Deckner Avenue and 120 S Henry Street (Parcels 21-2294 and 21-2295) from Low-Density Residential (R1) and Varied-Density Residential (R3) District to the Public Institutional (PI) District. (Public Hearing held 1.8.2024)

BACKGROUND

Primary Address: Our Saviours Evangelical Lutheran Church at 1728 Deckner Avenue and 120 S. Henry Street.

Aldersperson/District: Ald. Stevens, District 5

Reason for Request: The proposed rezoning will best match the existing land use.

Surrounding Zoning and Land Uses:

SUBJECT: Low-Density Residential (R1) and Varied-Density Residential (R3) | Religious Institution

NORTH: Low-Density Residential (R1) and Office-Residential (OR) | Single-Family Homes, Medical Office

SOUTH: Varied-Residential (R3) | Single-Family Homes, Apartments

EAST: Low-Density Residential (R1) | Single-Family Homes

WEST: Low-Density Residential (R1) | Single-Family Homes

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends other Public or Semi-Public and Low-Density Residential uses for this parcel. Over the last 20 years, the church has expanded beyond the boundaries of the Other Public or Semi-Public classification and into the Low-Density Residential land use classification specifically onto 1728 Deckner Avenue, which was previously a home site. The church has existed at 120 S. Henry Street for decades but only the church proper, as it existed at that time, was recognized in the comp plan as Other Public or Semi-Public. The parking lot and green space were labeled as Low-Density Residential. Staff has determined that the rezoning does comply with the comprehensive plan. Churches and schools are often located in residential neighborhoods, and it seemed that the Other Public or Semi-Public classification was only for the developed area at the time the comprehensive plan was written.

Report: The subject parcel is the Our Saviours Lutheran Church campus consisting of the church/school, parking lot, green space, and rectory. The overall size of the two lots is 5.46 acres.

It appears that 1728 Deckner Avenue was once a single-family home but between 2000 and 2005, the church expanded onto that parcel and removed the home. This explains why 1728 Deckner Avenue is zoned Low-Density Residential (R1). In this district, religious institutions/places of worship are permitted with a Conditional Use Permit. With regard to 120 S. Henry Street, this parcel is in the Varied Residential (R3) District where religious institutions/places of worship are permitted by right.

Our city zoning code designates the purpose of R1 to provide an environment of predominantly single-family dwellings on moderately sized lots. Infill development is encouraged on lots that are consistent in size and dimensions with the predominant lot size and type on adjacent parcels. R3 is established to provide for an

environment of moderate-to high-density attached, and multifamily housing designed to present an attractive appearance to neighboring street and adjacent uses, to include sufficient private and semi-private outdoor space, and to be well integrated into their surroundings. A Public Institutional District (PI) is intended to provide for a district for public and civic buildings and large institutional uses that otherwise may not fit into other zoning districts because of their specialized land use needs and public purposes.

Past practice has been to routinely designate religious uses in the residential zoning districts. From time to time, city staff receive requests to do a clean-up on zoning misalignments, typically church properties. This change will align any improvements and existing uses on the property with PI bulk requirements.

Since the church and school have been at this location and a part of the neighborhood for many decades, staff believe this action is warranted.

Ald. Stevens and neighbors within 400 feet were notified of the meeting based on Plan Commission policy. No inquiries have been made as of the drafting of this report.

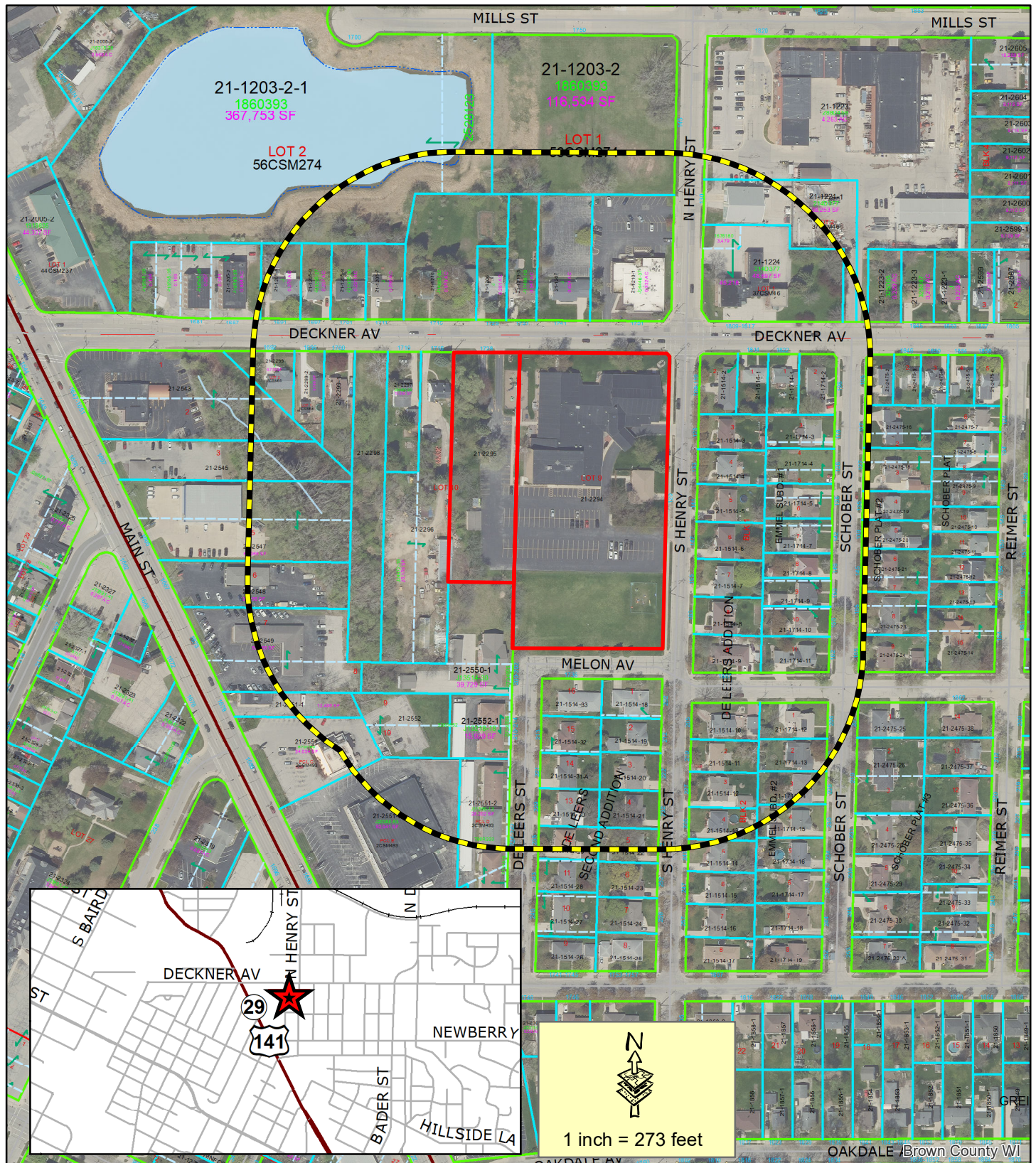
RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. ZP 23-51 Map



- Subject Area
- 400' Property Owner Notice

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

Zoning Petition (ZP 23-51)
Rezone Subject Area
at 1728 Deckner Avenue and 120 S. Henry
Street from Low Density Residential (R-1) and Varied Residential (R-3) to Public
Institutional (PI)





Report to the Green Bay Plan Commission

MEETING DATE

January 16, 2024

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # Q.3

To approve the request for a Planned Unit Development (PUD) at 101 Bridge Street, 119 Bridge Street, and 239 Arndt Street for the development of a mixed-use project. (Public Hearing held 1.8.2024)

BACKGROUND

Primary Address: 101 Bridge Street, 119 Bridge Street, and 239 Arndt Street

Alderson/District: Ald. Johnson / District 9

Reason for Request: To permit the development of a multi-phased mixed use project

Subject Parcel Zoning and Land Use: Subject property is zoned Downtown (D2) and is currently undeveloped green space.

Surrounding Zoning and Land Uses:

NORTH: Light Industry (LI); Industrial Uses

SOUTH: Downtown (D2); undeveloped green space (Shipyard)

EAST: N/A; Fox River

WEST: Light Industry (LI); Industrial Uses

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for High Intensity Residential, Office, or Housing uses. This PUD is in keeping with this designation.

Analysis: This request is for a two-phase project. Phase 1 includes two multifamily apartment buildings connected by a skybridge with 109 dwelling units. A parking lot with 45 spaces is also included in this phase. Phase 2 will be a mixed-use building with both commercial and residential uses, along with an additional parking lot with approximately 70 spaces. The attached "PUD Preliminary Plan" details the phasing, design, and massing of the project. The draft PUD addresses Phase 1 of this project; a PUD amendment will be required for Phase 2 and to reflect upcoming land division changes.

While the D2 zoning district is the appropriate zoning district for higher density developments such as this, there are pieces of the proposed development that do not adhere to the D2 district. They are listed as follows and further detailed in the attached draft PUD:

1. Allow residential dwellings on the 1st floor of the buildings.
2. Reduction in parking requirements.
3. Setback adjustment along North/Bridge Street property line.
4. Reduce the minimum lot area requirement.

Given the type, location, and phasing of this project, the staff are in support of the PUD language. While this property is located and zoned for downtown, the staff feel the 1st floor dwelling units will not have a negative impact on the downtown area due to the project's location off a main road and near the Fox River. We are also supportive of the reduction in bulk requirements for the project to establish the highest and best uses in this prime location.

Ald. Johnson and property owners within 200-feet have been notified of the request. We have received no objections as to the drafting of this report.

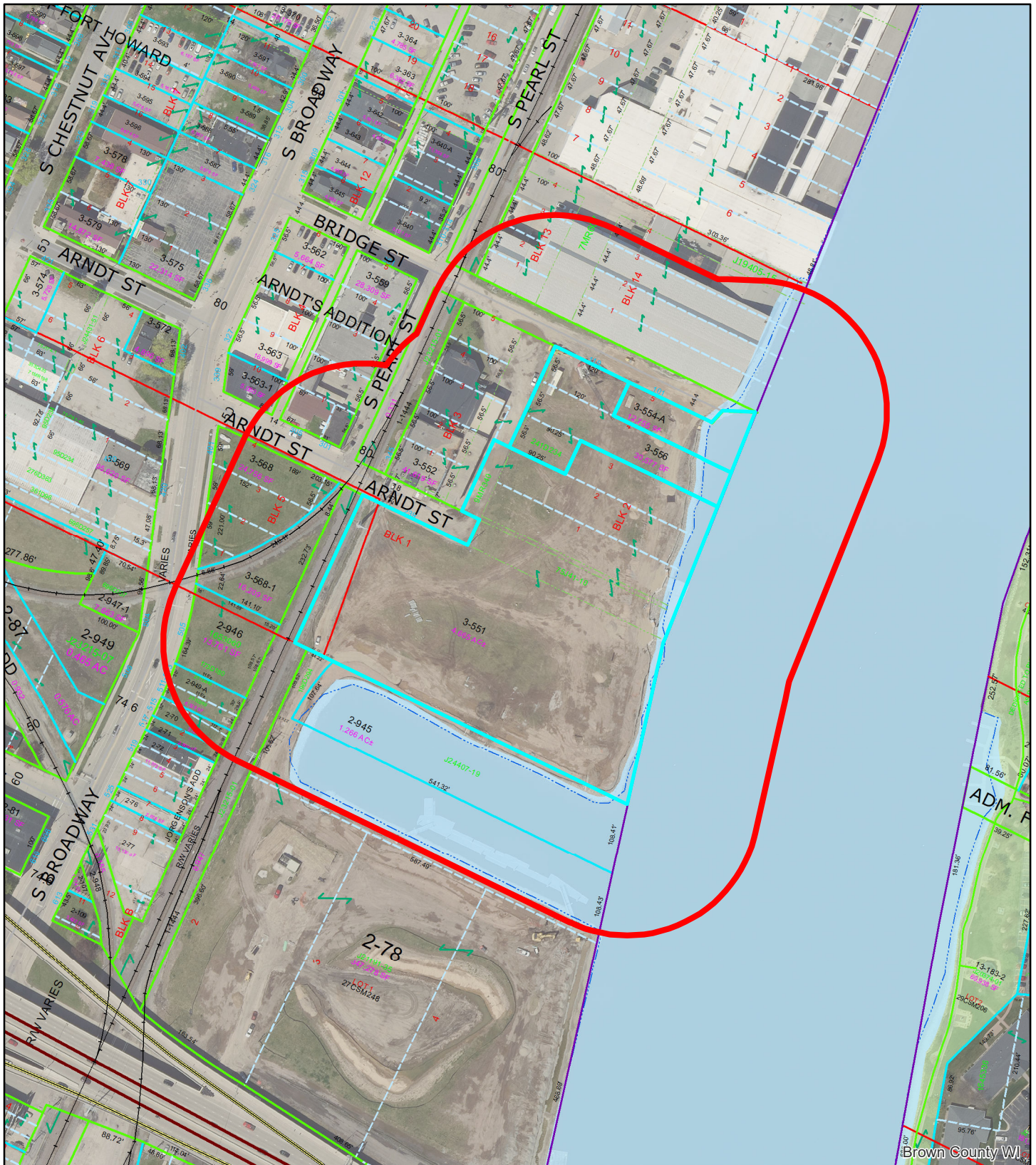
RECOMMENDATION

Approval of the request, subject to the draft PUD.

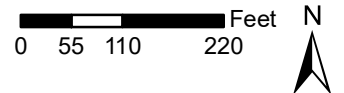
FISCAL IMPACT

ATTACHMENTS

1. ZP 23-49 Map
2. ZO XX-XX PUD for Bridge, Arndt- Shipyard
3. ZP 23-49 PUD Preliminary Plan
4. ZP 23-49 Application



(ZP 23-49) Planned Unit Development 101 & 119 Bridge and 239 Arndt Street



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 27 Dec 2023 X:\Planning\Basemaps\template_8.5x11.mxd

- 101 & 119 Bridge and 239 Arndt
- 200-foot

ZONING ORDINANCE NO. XX-XX

**AN ORDINANCE
CREATING A PLANNED UNIT DEVELOPMENT (PUD)
OVERLAY DISTRICT FOR PROPERTIES LOCATED AT
101 BRIDGE STREET, 119 BRIDGE STREET, AND 239 ARNDT STREET
(ZP 23-49)**

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 Overlay District on the following described property, as also depicted on Exhibit A - Location Map:

101 Bridge Street, Legal Description: 12,755 SQ FT ARNDTS ADDN PRT OF LOT 5 LYG ELY OF A LINE 280 FT ELY OF E LINE OF PEARL ST DESC IN 233 D 466 BLK 2
Tax Parcel: 3-554-A
Land Area: Comprises approximately 12,755 square feet/.293 acres

119 Bridge Street, Legal Description: 30,577 SQ FT ARNDTS ADDN PRT OF LOTS 3,4 & 5 BLK 2 & PRT OF VAC WATER ST DESC IN J4359-33
Tax Parcel: 3-556
Land Area: Comprises approximately 30,577 square feet/.702 acres

239 Arndt Street, Legal Description: 4.665 AC M/L ARNDTS ADDN BLK 1 LYG E OF C/L PEARL ST PROJECTED SLY EXT TO CHANNEL OF FOX RIVER EX RR ALSO VAC ARNDT ST DESC IN 75J41-10 & ALSO LOTS 1,2 & 3 FROM C/L OF WATER ST VAC TO CHANNEL BANK OF FOX RIVER EX PRT OF LOT 3 DESC IN 241 D 234 BLK 2
Tax Parcel: 3-551
Land Area: Comprises approximately 203,213 square feet/4.665 acres

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 two-phase mixed-use development. Phase 1 will include two (2) buildings with 109 apartment units. Phase 2 will include a mixed-use building project containing both commercial and residential uses. The overall appearance and design of the site and improvements shall comply with the attached Exhibits and as regulated within this PUD.

B. Development Site. Area included within this PUD consists of all land included

at 101 Bridge Street, 119 Bridge Street, and 239 Arndt Street. Phase 1, as described in Exhibit B, is the primary focus of this PUD. A PUD amendment shall be required for Phase 2, also described in Exhibit B. Further, any PUD amendments shall reflect any land divisions recorded after the execution of this document.

- C. Land Use Regulations. The principal and accessory land uses which may be established and/or maintained on Phase 1 of the subject property are as follows:
1. Principal use of 109 residential dwelling units within two structures, including first-floor dwelling units.
 2. Accessory uses customarily associated with multiple family dwelling including but not limited to a lobby, mail room, janitorial services, community room that may be made available to public entities, office space associated with the principal use, home occupations, childcare for residents, educational spaces for residents, outdoor gathering spaces, and other uses deemed appropriate by the Zoning Administrator.
- D. Prohibited Uses. The PUD limits certain uses from being established on the site or as accessory to the multi-family dwelling principal use including rooming/boarding houses, shelter facilities, transitional housing, dormitories, assisted living/nursing homes, commercial uses typically associated with dwelling (family daycares and live-work units). All other proposed uses, including those proposed for Phase 2, are subject to a PUD amendment.
- E. Dimensional and Area Requirements. Dimensional and area requirements for principal structure on the subject property shall generally comply with Exhibit B and be regulated as follows:
1. General Site.
 - a. Lot Size. Minimum lot area is 72,000 square feet
 - b. Other site provisions and accessory buildings shall be regulated as if in the D2 Zoning District.
 2. Building.
 - a. Front Yard Setback Maximum along Bridge Street: 55-90 feet, varied (must substantially conform to Exhibit B)
 - b. Other buildings provisions and accessory buildings shall be regulated as if in the D2 Zoning District.
- F. Access, Circulation, and Parking. Access, circulation, and parking within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code, and as modified as follows:
1. Residential uses need only provide evidence of the availability of off-street public or private parking within 1,000-feet in the amount of one parking space per dwelling unit.

2. Phase 1 shall include a parking lot with 45 spaces. Phase 2 shall only be established with an amendment to this PUD.
3. Pedestrian access shall be provided from all public streets with public sidewalks adjoining the development.
4. Any access, circulation, or parking issues not addressed by this PUD shall default to the D2 Zoning District.

G. Architectural Design. All building elevations shall substantially comply with Exhibit B and subject to the following requirements:

1. Four-sided design. All sides of the building shall include materials and design characteristics similar to and compatible with those on the front.
2. Façade Articulation. Buildings shall be designed to provide interest and variety. Flat, unadorned walls should be avoided. Façade lengths shall not be greater than 40 feet without articulation including but not limited to:
 - a. Division of façade into individual components (i.e. storefronts, distinct uses) through the use of architectural elements such as entrances, arcades, windows, balconies, awnings, marquees, etc.
 - b. Recesses or projections of the main façade plane.
 - c. Recesses or projections of upper floors from the ground floor façade plane.
 - d. Vertical division using different materials and textures.
3. Exterior Materials. Building materials shall be durable and appropriate for the residential district as well as being regulated as follows:
 - a. Exterior building façades shall be predominately (minimum of 80%):
 1. Brick or brick veneer
 2. Cementitious panels/siding
 3. Architectural/decorative metal panels
 4. Wood or wood composite
 5. Windows and doors
 - b. Windows and doors. Windows shall include trim and all building entrances shall include a canopy or other roofing element over the doorway.

H. Lighting. All lighting within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article V of the Green Bay Municipal Code.

I. Signage. All signage within the PUD area shall meet the standards as set forth within Chapter 30 of the Green Bay Municipal Code.

J. Refuse and Mechanical Equipment. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code.

K. Landscaping and Transitional Yards. Landscaping within the PUD area shall

meet the standards as set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code.

- L. Compliance with all the regulations of the Green Bay Municipal Code not covered under the PUD. If not covered as part of this PUD, the base zoning for the parcel shall be considered Downtown (D2).

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 _____, 2024.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

sh:

Attachments:

Exhibit A – Location Map

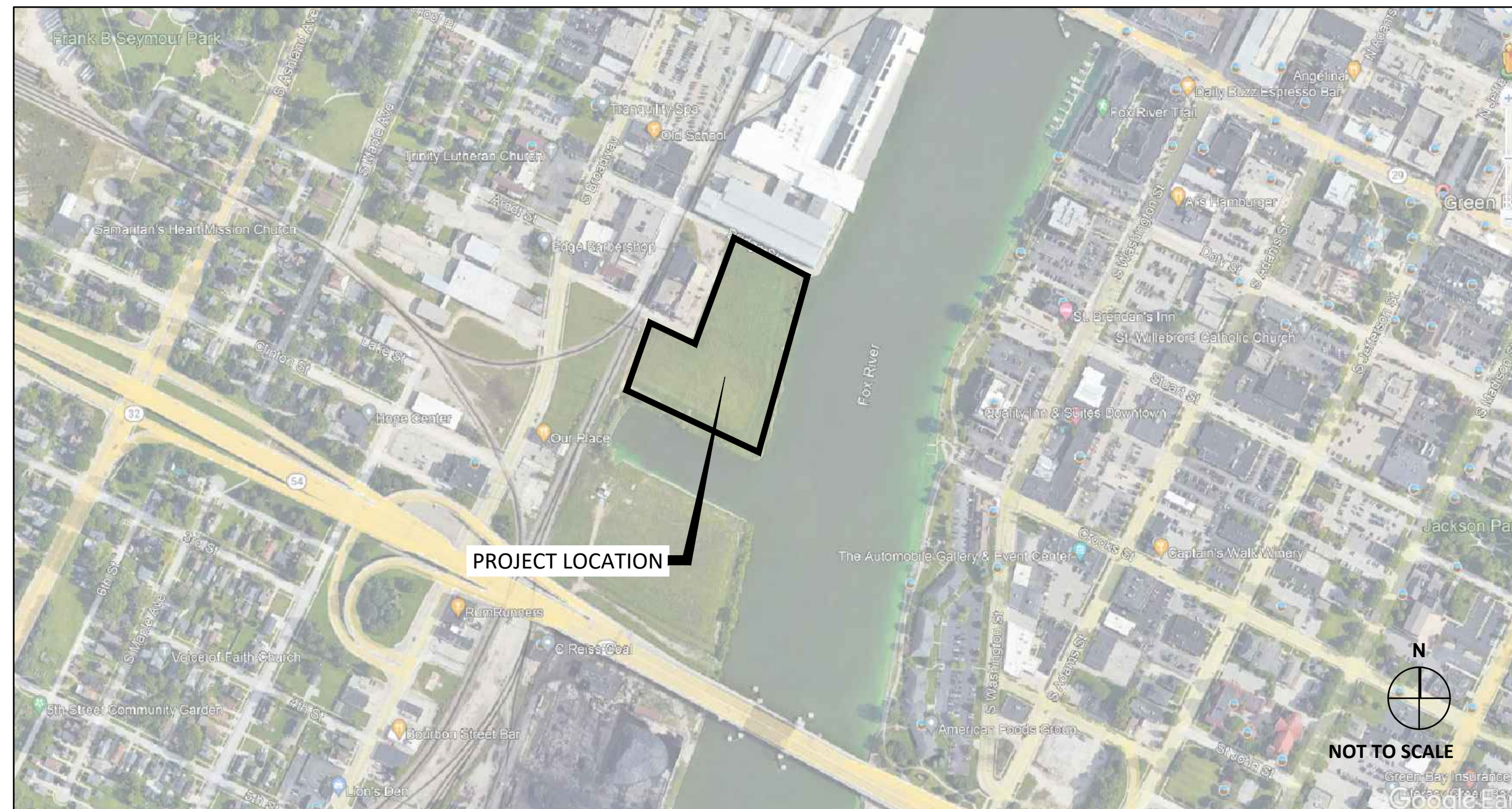
Exhibit B – Preliminary Plans

DRAFT

239 ARNDT STREET
GREEN BAY, WISCONSIN 54301



PUD APPLICATION - DATE: 11.15.2023



	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.	
	_____ JUSTIN L. ERNST, P.E.	
	REG. NO. #46801-6	DATE _____
	MY LICENSE RENEWS ON DATE _____	
	PAGES OR SHEETS COVERED BY THIS SEAL: XX XX XX	

RELINQUISH FOR CONSENT

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SURVEILLANCE DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN.

SAMUEL J. KESSEL, PLA

REG. NO. #784-14 DATE: _____

MY LICENSE RENEWAL DATE IS _____

PAGES OR SHEETS COVERED BY THIS SEAL:

XX-XX-XX-XX

	I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly registered architect under the laws of the state of Iowa. Daniel Drendel, AIA, Wisconsin License #12528-5 Slingshot Architecture, Inc.
	Pages or sheets covered by this seal: <u>A.101 to A.102, A.201 to A.203</u> _____ Date issued: _____

Sheet Number	Sheet Title
G.100	COVER SHEET
G.200	LEGEND & ABBREVIATIONS
C.000	EXISTING SITE
C.100	LAYOUT PLAN
L.100	LANDSCAPE PLAN
A.101	LEVEL 1 S - FLOOR PLAN
A.102	LEVEL 1 N - FLOOR PLAN
A.201	BUILDING ELEVATIONS
A.202	BUILDING ELEVATIONS
A.203	BUILDING ELEVATIONS

PROJECT TEAM

OWNER:
CITY OF GREEN BAY
100 NORTH JEFFERSON STREET
GREEN BAY, WI 54301
PHONE: 920-448-3000
CONTACT: MATT BUCHANAN

PLAN PREPARER:
BOLTON & MENK
430 E GRAND AVENUE SUITE 101
DES MOINES, IA 50309
PHONE: (515) 259-9190
CONTACT: TREY ROUSE

CIVIL ENGINEER:
BOLTON & MENK
430 E GRAND AVENUE SUITE 101
DES MOINES, IA 50309
PHONE: (515) 259-9190
CONTACT: JUSTIN ERNST

DEVELOPER / PETITIONER:
MERGE URBAN DEVELOPMENT
604 CLAY STREET
CEDAR FALLS, 50613
PHONE: (319) 768-7235
CONTACT: BRENT DAHLSTROM

ARCHITECT:
SLINGSHOT ARCHITECTURE
305 EAST COURT AVE
DES MOINES, IOWA 50309
PHONE: (515) 243-0074
CONTACT: STEVE MILLER

LANDSCAPE ARCHITECT:
BOLTON & MENK
430 E GRAND AVENUE SUITE 101
DES MOINES, IA 50309
PHONE: (515) 259-9190
CONTACT: SAM KESSEL

PROJECT SUMMARY

ZONING:
EXISTING ZONING: D2
PROPOSED ZONING: PUD
SURROUNDING PROPERTIES: D1, D2, LI
EXISTING USE: VACANT
PROPOSED USE: PHASE 1 P

BIKE PARKING COUNTS:
TOTAL REQUIRED: UNDETERMINED
TOTAL PROVIDED: UNDETERMINED

LEGAL DESCRIPTION:
N/A

<u>BUILDING SUMMARY:</u>	
FOOTPRINT AREA:	19,615 SF
BUILDING TYPE:	STOREFRONT
GROSS SF:	80,000 GSF
SQ FEET BY USE:	RESIDENTIAL: 80,000 SF
# OF STORIES:	4 STORIES
BUILDING HEIGHT:	UNDETERMINED
# OF DWELLING UNITS (DU):	109
FIRE PROTECTION:	UNDETERMINED
# OF EMPLOYEES:	N/A

SITE SUMMARY:

PROJECT AREA:	PHASE 1 LOT: 73,571 SF (1.69 AC) PHASE 2 LOT: 96,016 SF (2.20 AC)
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REQUIRED SETBACKS (RESIDENTIAL):

FRONT YARD MINIMUM:	10'
FRONT YARD MAXIMUM:	20'
SIDE YARD:	12' (TOTAL)
REAR YARD:	25'

REQUIRED SETBACKS (MIXED-USE):

FRONT YARD MINIMUM:	N/A
FRONT YARD MAXIMUM:	15'
SIDE YARD:	N/A (SITE DOES NOT ADJOIN RESIDENTIAL)
REAR YARD:	N/A (SITE DOES NOT ADJOIN RESIDENTIAL)

PARKING COUNTS:

REQUIRED:	PHASE 1 PARCEL: 109 SPACES (1 SPACE/DU) PHASE 2 PARCEL: 0 SPACES
PROVIDED:	PHASE 1 PARCEL: 40 SPACES + 5 ACCESSIBLE PHASE 2 PARCEL: 77 SPACES

EXISTING TOPOGRAPHIC SYMBOLS

	ACCESS GRATE		SATELLITE DISH
	AIR CONDITION UNIT		SIGN TRAFFIC
	ANTENNA		SIGNAL CONTROL CABINET
	AUTO SPRINKLER CONNECTION		SOIL BORING
	BARRICADE PERMANENT		SIREN
	BASKETBALL POST		TELEPHONE BOOTH
	BENCH		TILE INLET
	BIRD FEEDER		TILE OUTLET
	BOLLARD		TILE RISER
	BUSH		TRANSFORMER-ELECTRIC
	CATCH BASIN RECTANGULAR CASTING		TREE-CONIFEROUS
	CATCH BASIN CIRCULAR CASTING		TREE-DEAD
	CURB STOP		TREE-DECIDUOUS
	CLEAN OUT		TREE STUMP
	CULVERT END		TRAFFIC ARM BARRIER
	DRINKING FOUNTAIN		TRAFFIC SIGNAL
	DOWN SPOUT		TRASH CAN
	FILL PIPE		UTILITY MARKER
	FIRE HYDRANT		VALVE
	FLAG POLE		VALVE POST INDICATOR
	FLARED END / APRON		VALVE VAULT
	FUEL PUMP		VAULT
	GRILL		VENT PIPE
	GUY WIRE ANCHOR		WATER SPIGOT
	HANDHOLE		WELL
	HANDICAP SPACE		WETLAND DELINEATED MARKER
	IRRIGATION SPRINKLER HEAD		WETLAND
	IRRIGATION VALVE BOX		WET WELL
	LIFT STATION CONTROL PANEL		YARD HYDRANT
	LIFT STATION		
	LIGHT POLE		
	MAILBOX		
	MANHOLE-COMMUNICATION		
	MANHOLE-ELECTRIC		
	MANHOLE-GAS		
	MANHOLE-HEAT		
	MANHOLE-SANITARY SEWER		
	MANHOLE-STORM SEWER		
	MANHOLE-UTILITY		
	MANHOLE-WATER		
	METER		
	ORDER MICROPHONE		
	PARKING METER		
	PAVEMENT MARKING		
	PEDESTAL-COMMUNICATION		
	PEDESTAL-ELECTRIC		
	PEDESTRIAN PUSH BUTTON		
	PICNIC TABLE		
	POLE-UTILITY		
	POST		
	RAILROAD SIGNAL POLE		
	REGULATION STATION GAS		

PROPOSED TOPOGRAPHIC SYMBOLS

	CLEANOUT
	MANHOLE
	LIFT STATION
	STORM SEWER CIRCULAR CASTING
	STORM SEWER RECTANGULAR CASTING
	STORM SEWER FLARED END / APRON
	STORM SEWER OUTLET STRUCTURE
	STORM SEWER OVERFLOW STRUCTURE
	CURB BOX
	FIRE HYDRANT
	WATER VALVE
	WATER REDUCER
	WATER BEND
	WATER TEE
	WATER CROSS
	WATER SLEEVE
	WATER CAP / PLUG
	RIP RAP
	DRAINAGE FLOW
	TRAFFIC SIGNS
	LIGHT POLE

SURVEY SYMBOLS

	BENCH MARK LOCATION
	CONTROL POINT
	MONUMENT IRON FOUND
	CAST IRON MONUMENT

EXISTING TOPOGRAPHIC LINES

	RETAINING WALL
	FENCE
	FENCE-DECORATIVE
	GUARD RAIL
	TREE LINE
	BUSH LINE

SURVEY LINES

	CONTROLLED ACCESS BOUNDARY
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	SETBACK LINE
	SECTION LINE
	QUARTER LINE
	SIXTEENTH LINE
	TEMPORARY EASEMENT

EXISTING UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE

PROPOSED UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE
	PIPE CASING

GRADING INFORMATION

	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED GRADING LIMITS / SLOPE LIMITS
	PROPOSED SPOT ELEVATION
	RISE:RUN (SLOPE)

HATCH PATTERNS

SEE PLANS

EXISTING PRIVATE UTILITY LINES

NOTE:
EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY IOWA ONE CALL - 1-800-292-8989

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"

	UNDERGROUND FIBER OPTIC
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND COMMUNICATION
	OVERHEAD ELECTRIC
	OVERHEAD COMMUNICATION
	OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL OTHER THAN D:

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: G-A G-A UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-02.

UTILITY QUALITY LEVELS:

LEVEL D - INFORMATION COMES SOLELY FROM EXISTING UTILITY RECORDS.

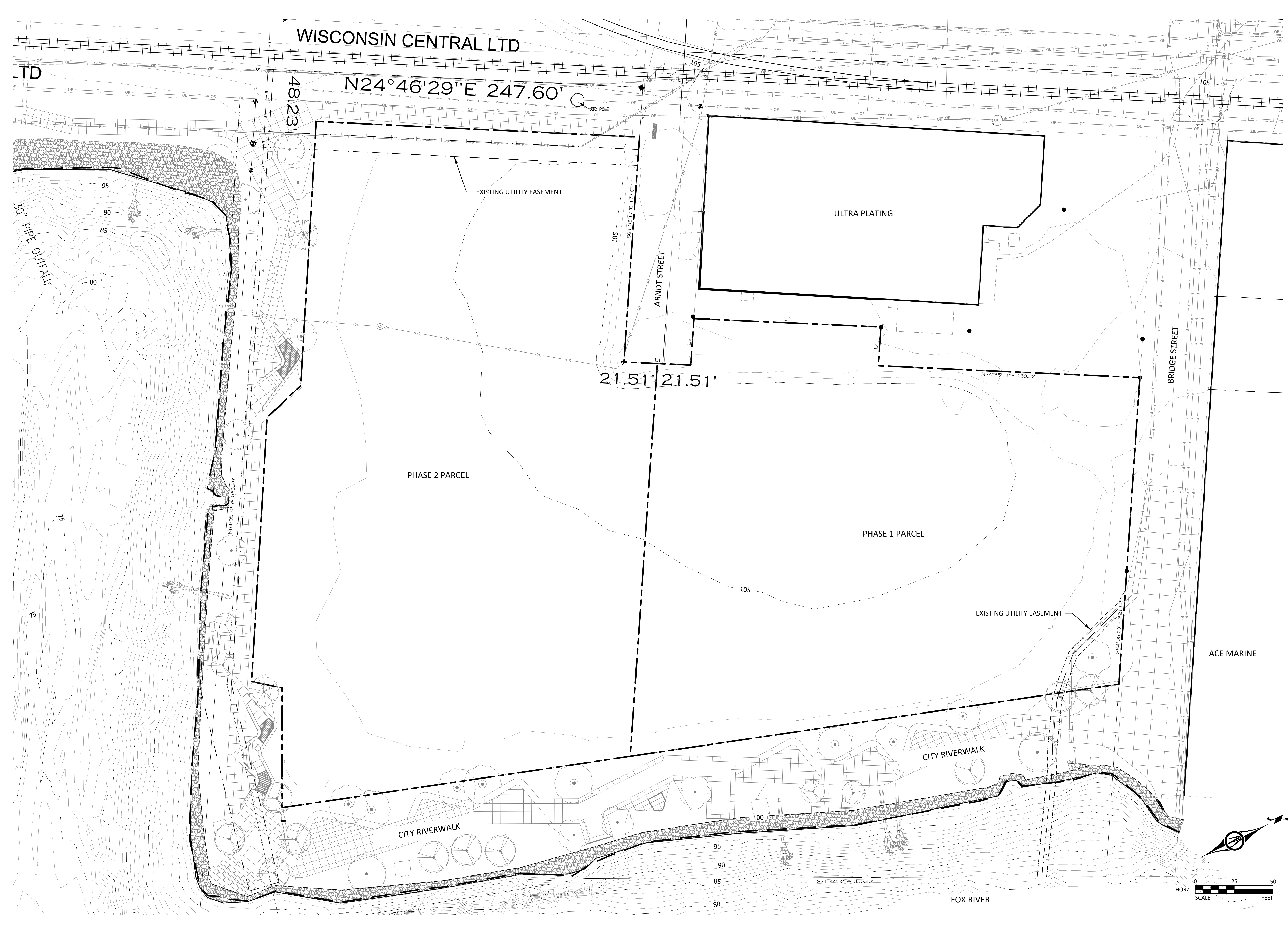
LEVEL C - SURVEYING ABOVE GROUND UTILITY FACILITIES, SUCH AS MANHOLES, VALVE BOXES, ETC; AND CORRELATING THIS INFORMATION WITH EXISTING UTILITY RECORDS.

LEVEL B - THE USE OF SURFACE GEOPHYSICAL TECHNIQUES TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF UNDERGROUND UTILITIES.

LEVEL A - THE USE OF NONDESTRUCTIVE DIGGING EQUIPMENT AT HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GV	GATE VALVE	RT	RIGHT
ADJ	ADJUST	HDPE	HIGH DENSITY POLYETHYLENE	SAN	SANITARY SEWER
ALT	ALTERNATE	HH	HANDHOLE	SCH	SCHEDULE
B-B	BACK TO BACK	HMA	HOT MIX ASPHALT	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TNH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL	CLASS	MH	MANHOLE	TYP	TYPICAL
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VCP	VITRIFIED CLAY PIPE
C.O.	CHANGE ORDER	MPW	MUSCATINE POWER & WATER	VERT	VERTICAL
COMM	COMMUNICATION	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
CSP	CORRUGATED STEEL PIPE	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CLVT	CULVERT	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
DIA	DIAMETER	NTS	NOT TO SCALE	WM	WATERMAIN
DIP	DUCTILE IRON PIPE	NWL	NORMAL WATER LEVEL	WS	WATER SERVICE
DWY	DRIVEWAY	OHV	ORDINARY HIGH WATER LEVEL		
E	EXTERNAL CURVE DISTANCE	PC	POINT OF CURVE		
ESMT	EASEMENT	PCC	PORTLAND CEMENT CONCRETE	AC	ACRES
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CF	CUBIC FEET
ELEV/EL	ELEVATION	PED	PEDESTRIAN, PEDESTAL	CV	COMPACTED VOLUME
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	CY	CUBIC YARD
ER	END RADIUS	PERM	PERMANENT	EA	EACH
EX	EXISTING	PI	POINT OF INTERSECTION	EV	EXCAVATED VOLUME
FES	FLARED END SECTION	PL	PROPERTY LINE	LB	POUND
F-F	FACE TO FACE	PRC	POINT OF REVERSE CURVE	LF	LINEAR FEET
FF	FINISHED FLOOR	PT	POINT OF TANGENT	LS	LUMP SUM
F&I	FURNISH AND INSTALL	PVC	POLYVINYL CHLORIDE PIPE	LV	LOOSE VOLUME
FM	FORCEMAIN	PVMT	PAVEMENT	SF	SQUARE FEET
FO	FIBER OPTIC	R	RADIUS	SV	STOCKPILE VOLUME
F.O.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE	SY	SQUARE YARD
GRAN	GRANULAR	RET	RETAINING		
GRAV	GRAVEL	R/W	RIGHT-OF-WAY		
GU	GUTTER	RSC	RIGID STEEL CONDUIT		



GNITSHOT
BOLTON & MENK
ARCHITECTURE

430 E. GRAND AVENUE, SUITE 101
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305 EAST COURT AVENUE, DES MOINES, IA 50309
T 515-243-0074

GREEN BAY SHIPYARD NORTH BUILDING 1
239 ARNDT ST.
GREEN BAY, WISCONSIN 54301

PRELIMINARY - NOT FOR CONSTRUCTION

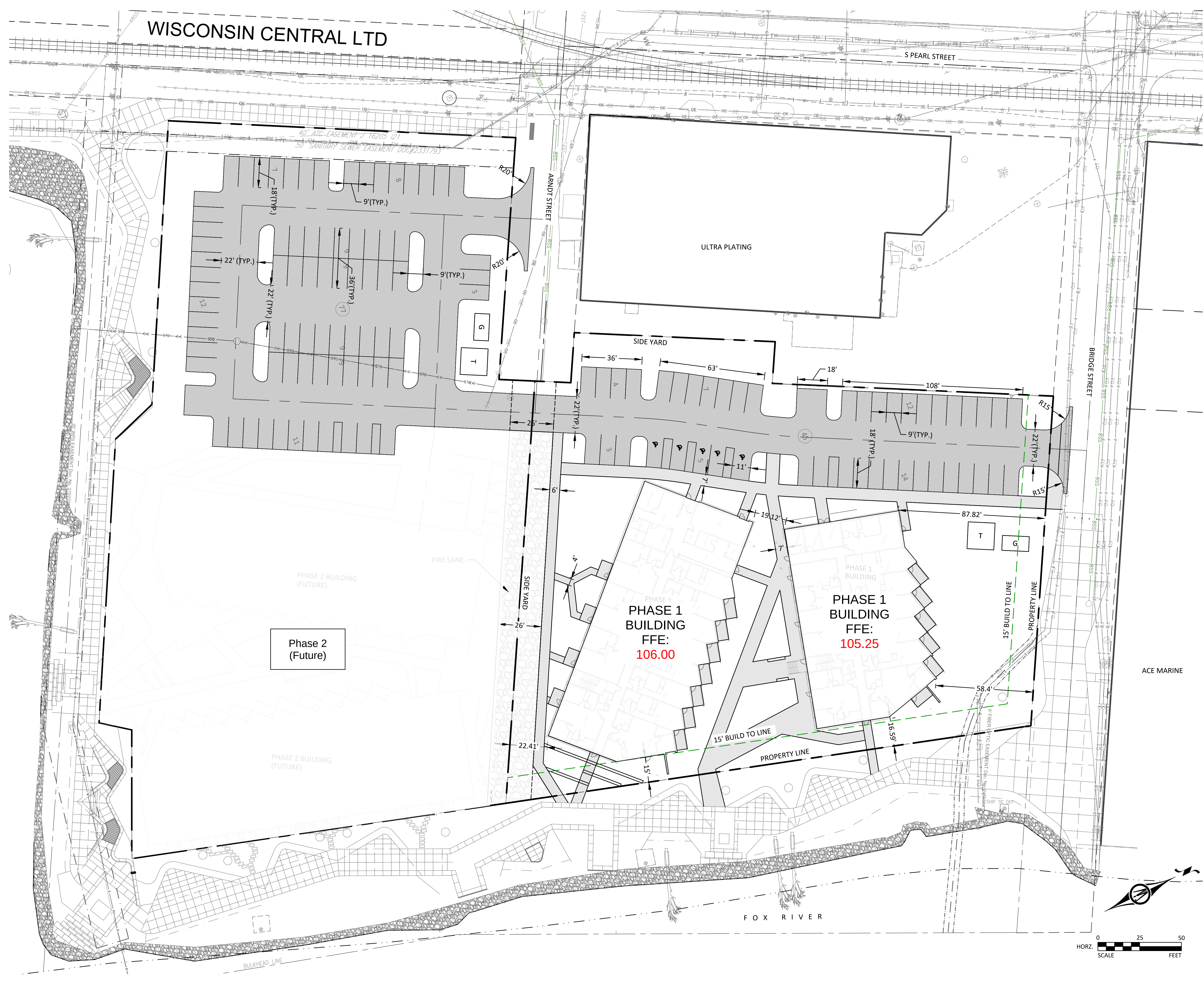
2019.40

PRELIMINARY PLAN
PUD APPLICATION
2023.11.15

REVISION SCHEDULE
NO. DESCRIPTION DATE

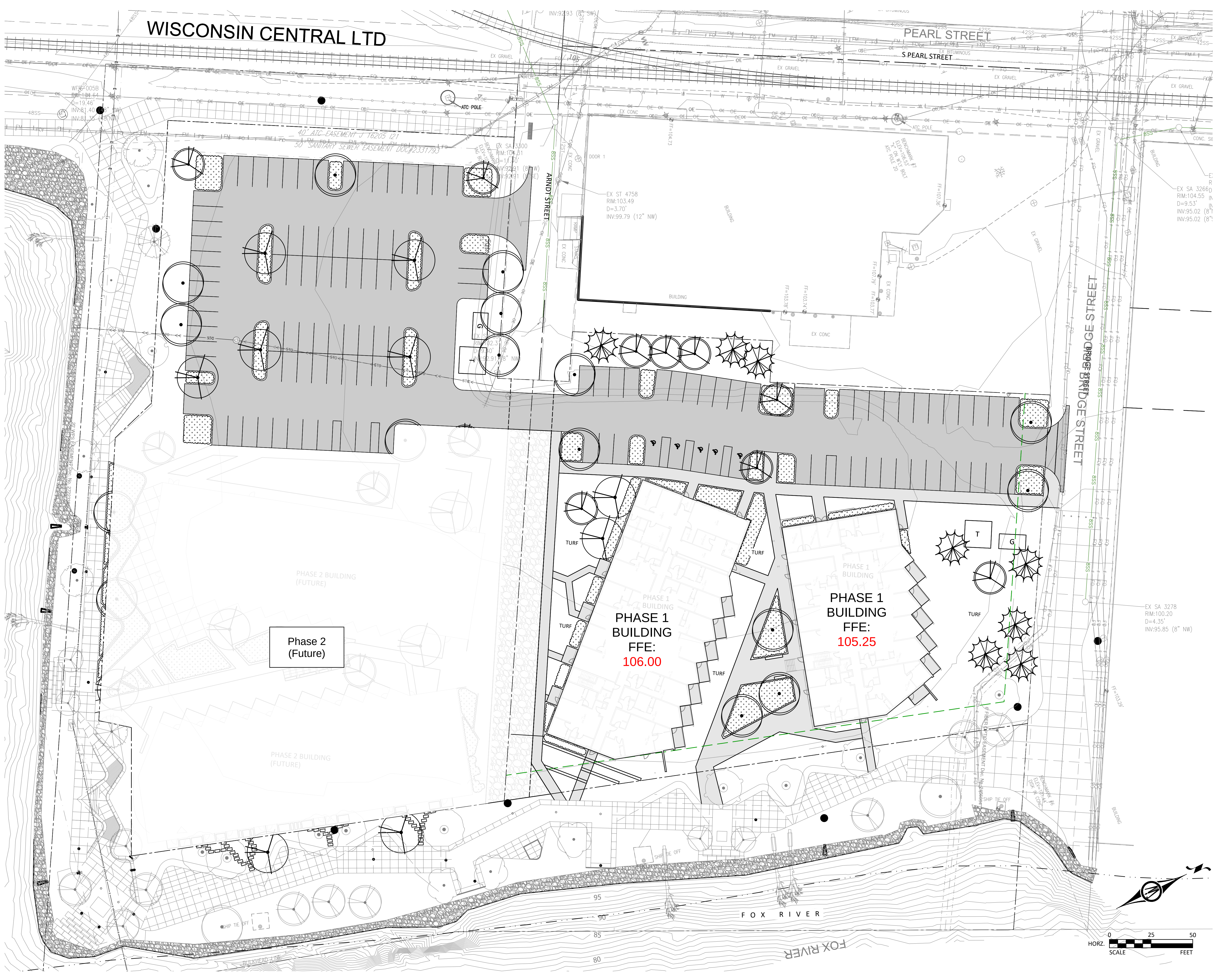
EXISTING SITE

C.000



PAVING LEGEND

	5" CONCRETE WALK
	7" CONCRETE PARKING LOT PAVING
	6" COMPACTED AGGREGATE FIRE LINE



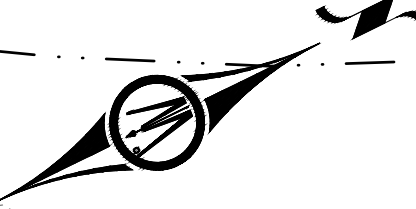
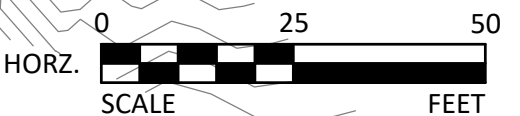
Phase 2
(Future)

PHASE 1 BUILDING
FFE:
106.00

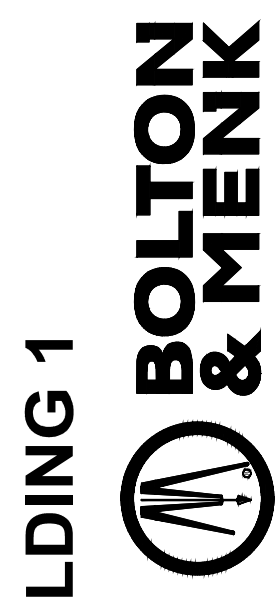
PHASE 1 BUILDING
FFE:
105.25

PLANTING LEGEND

- OVERSTORY TREE
- UNDERSTORY TREE
- EVERGREEN TREE
- PERENNIAL/SHRUB PLANTING BED



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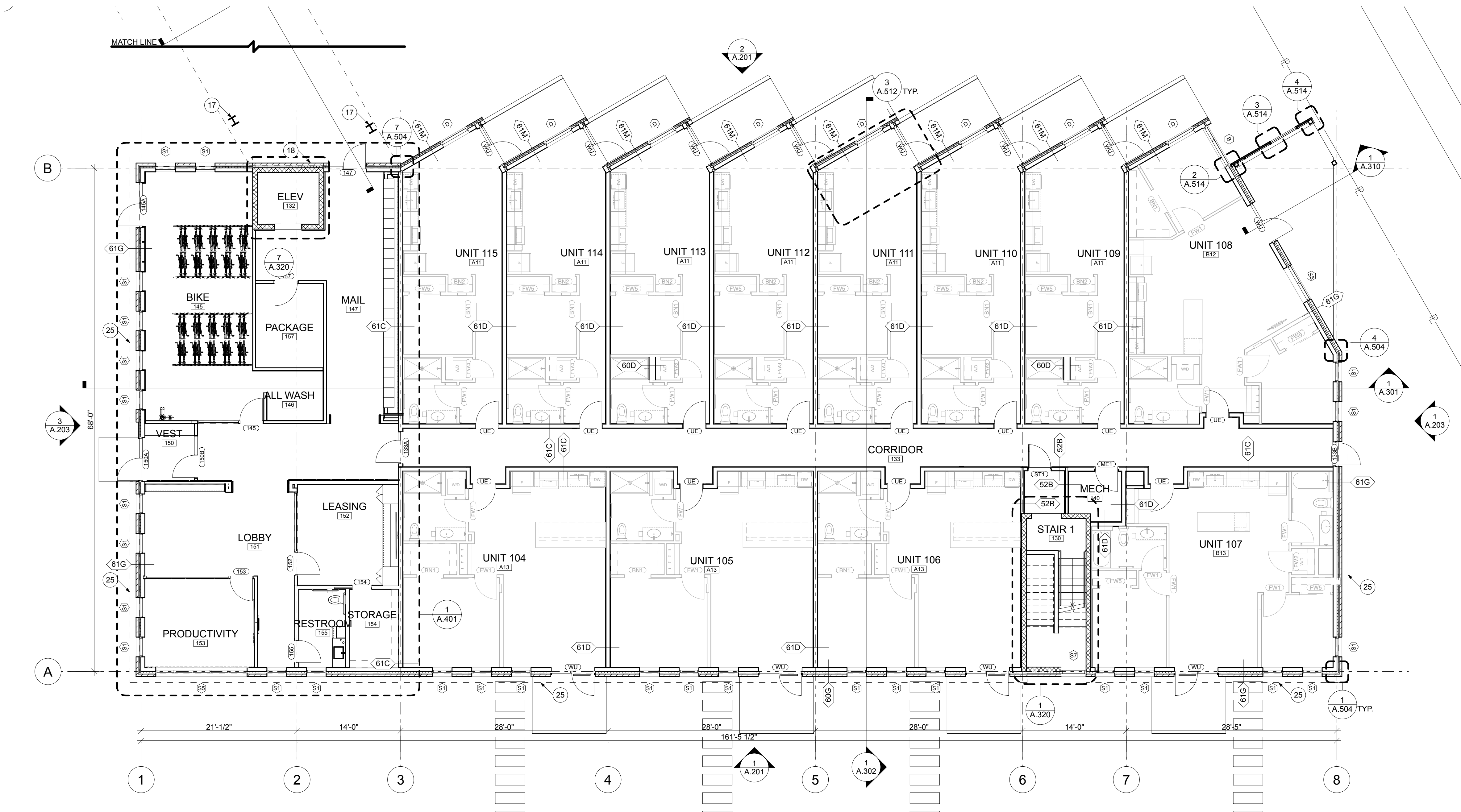
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

LANDSCAPE PLAN

L.100

PRELIMINARY - NOT FOR CONSTRUCTION

2019.40
PRELIMINARY PLAN
PUD APPLICATION
2023.11.15

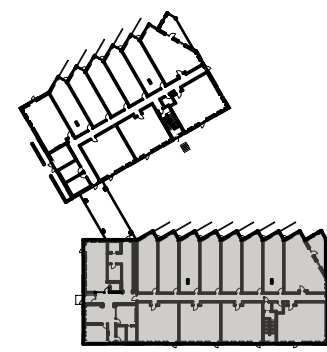


1
A.101

LEVEL 1 - FLOOR PLAN

SCALE: 1/8" = 1'-0"

- ### FLOOR PLAN KEYNOTES
- PROPERTY LINE - REFER TO CIVIL FOR COORDINATES
 - CONCRETE SIDEWALK - REFER TO CIVIL FOR LAYOUT + DETAIL
 - CONCRETE RAMP ON GRADE - REFER TO CIVIL FOR LAYOUT AND DETAILS
 - CONCRETE STAIR - REFER TO CIVIL FOR LAYOUT + DETAIL
 - ACCESSIBLE PARKING SPACE, PROVIDE 2% MAX SLOPE ON ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING SPACE.
 - VAN ADA ACCESSIBLE SPACE, PROVIDE 2% MAX SLOPE ON ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING SPACE.
 - EASEMENT - REFER TO CIVIL
 - TRANSFORMER / PAD / CONTAINMENT - REFER TO CIVIL + ELECTRICAL FOR DETAIL AND LAYOUT
 - CONCRETE PAVEMENT - REFER TO CIVIL FOR DETAIL
 - PARKING LOT STRIPING - REFER TO CIVIL FOR LAYOUT
 - PARKING CURB - REFER TO CIVIL FOR DETAIL
 - FROST DEPTH CONCRETE STOOP AT DIAGONAL HATCH PATTERN - REFER TO STRUCTURAL FOR DETAIL
 - LANDSCAPE PLANTER - SEE DETAIL + LANDSCAPE
 - ELECTRICAL METER LOCATIONS - REFER TO ELECTRICAL
 - WATER METER LOCATIONS - REFER TO PLUMBING
 - FIRE DEPARTMENT CONNECTION - REFER TO SPRINKLER
 - 1 HR FIRE RATED STEEL COLUMN, INTUMESCENT - SEE STRUCTURAL FOR COLUMN SIZE INFORMATION
 - HIGH SECURITY INDUSTRIAL/GOVERNMENT KEY BOX - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
 - DIRECTORY & CALL PANEL - REFER TO ELECTRICAL
 - MAILBOXES - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
 - PARCEL BOXES - COORDINATE SYSTEM REQUIREMENTS WITH OWNER
 - BIKE SERVICE STATION - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
 - BIKE RACK - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
 - EXTERIOR HOSE BIB - REFER TO PLUMBING
 - BUILDING EDGE EXTENDS ABOVE AT DASHED LINE
 - ALUMINUM STOREFRONT SYSTEM
 - ALUMINUM CURTAIN WALL SYSTEM
 - CONCRETE PAVER SYSTEM, PVS-1 - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
 - COMPOSITE WOOD DECKING - REFER TO SPECIFICATIONS
 - 4' TALL BOLLARD, 6" STEEL PIPE, FILL W/ CONCRETE, PAINT
 - BALCONY TYPE 1 - PRE-FINISHED ALUMINUM SYSTEM - REFER TO SPECIFICATIONS FOR DELEGATED DESIGN INFORMATION
 - BALCONY TYPE 2 - REFER TO STRUCTURAL FOR DETAIL
 - 42" H. GUARDRAIL - REFER TO DETAIL XX FOR ADDITIONAL INFORMATION.
 - 34" H. HANDRAIL - REFER TO DETAIL XX FOR ADDITIONAL INFORMATION
- FE - SURFACE MOUNTED FIRE EXTINGUISHER CABINET - REFER TO SPECIFICATIONS



LEVEL 1 - KEY PLAN

SCALE: 1/128" = 1'-0"

- ### GENERAL NOTES
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 - REFER TO A.601 FOR DOOR SCHEDULE.
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 - ALL INTERIOR WALLS ARE 60A UNLESS NOTED OTHERWISE.
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GREEN BAY SHIPYARD NORTH BUILDING 1

239 ARNDT ST. GREEN
BAY WISCONSIN 54301

PRELIMINARY - NOT FOR CONSTRUCTION

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PRELIMINARY PLAN
PUD APPLICATION
2023.11.15

NO.	REVISION SCHEDULE DESCRIPTION	DATE
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LEVEL 1 S - FLOOR
PLAN

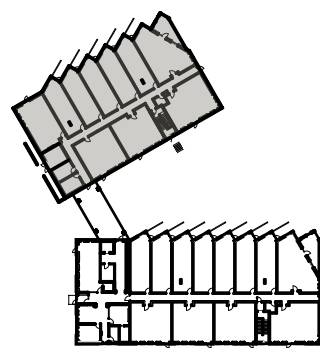
A.101



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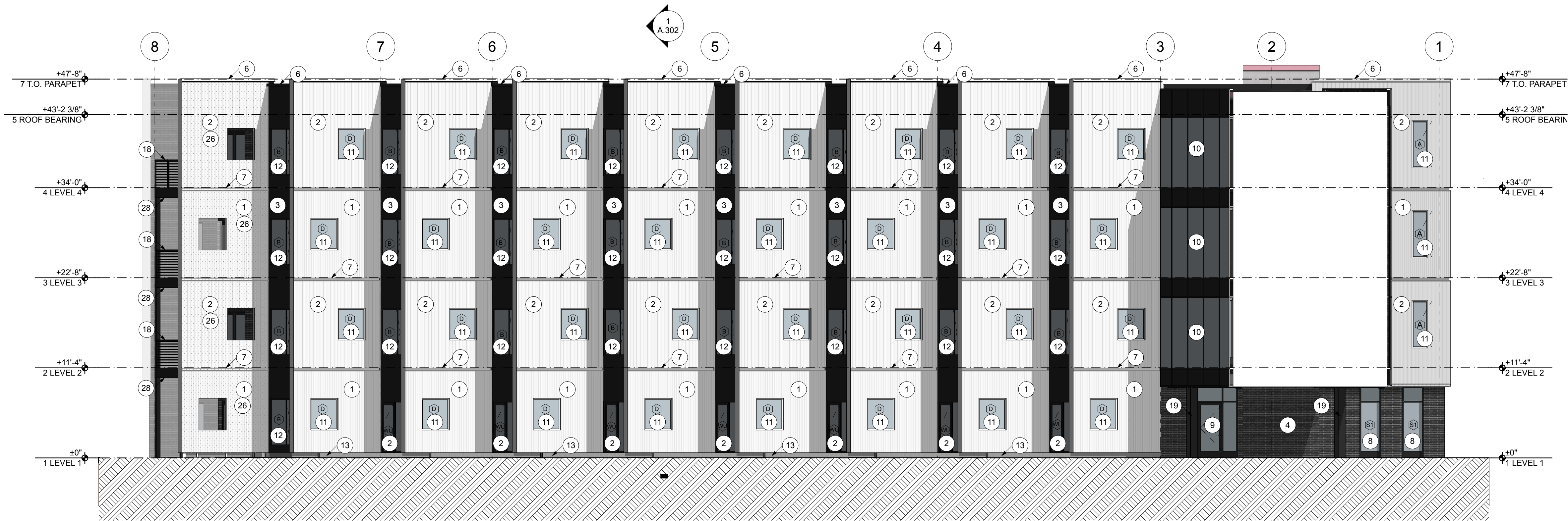


LEVEL 1 - KEY PLAN

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2 NORTH ELEVATION
A.201 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
A.201 SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

- METAL PANEL 1 (MP-1) - WHITE MORIN Z-12
- METAL PANEL 2 (MP-2) - WHITE MORIN W-12
- METAL PANEL 3 (MP-3) - BLACK ACM
- BRICK MASONRY VENEER 1 (MV-1)
- PRE-MANUFACTURED BALCONY, ENGINEERED ALUMINUM BALCONY - REFER TO SPECIFICATIONS FOR DELEGATED DESIGN INFORMATION
- PREFINISHED COPING CAP
- METAL TRANSITION TRIM - SEE DETAIL X/A.5XX
- ALUMINUM STOREFRONT SYSTEM - REFER TO SPECIFICATION FOR PRODUCT INFORMATION
- ALUMINUM DOORS WITH 10" BOTTOM STILE - REFER TO DOOR SCHEDULE
- ALUMINUM CURTAIN WALL W/ SPANDRAL PANELS- REFER TO SPECIFICATION FOR DELEGATED DESIGN REQUIREMENTS.
- FIBERGLASS WINDOW/SLIDING DOOR - WHITE EXTERIOR FRAME
- FIBERGLASS WINDOW/SLIDING DOOR - BLACK EXTERIOR FRAME
- EXPOSED CONCRETE STEM WALL
- HOLLOW METAL DOOR, PAINTED - SEE DOOR SCHEDULE
- FIRE DEPARTMENT CONNECTION - REFER TO SPRINKLER
- MECHANICAL INTAKE/EXHAUST - REFER TO MECHANICAL REFER TO THE SPECIFICATIONS FOR TYPE AND FINISH
- PRE-MANUFACTURED, ENGINEERED ROOF SCREEN SYSTEM WITH METAL PANEL CLADDING - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
- 42" H. GUARDRAIL - SEE DETAILS
- 1 HR RATED EXPOSED STEEL STRUCTURE - GALVANIZED AND PAINTED WITH INTUMESCENT COATING. - SEE ASSEMBLY XX
- MASONRY EXPANSION JOINT.
- EXTERIOR LIGHT FIXTURE - REFER TO ELECTRICAL FOR PRODUCT INFORMATION.
- STEEL CANOPY/AWNING
- DRYER EXHAUST VENT - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION.
- SIGNAGE - PROVIDE ATTACHMENT AND POWER AS REQUIRED.
- COMPOSITE WOOD PANELS
- PERFORATED METAL PANEL
- ELECTRICAL METERS

A. ALIGN

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239 ARNDT ST. GREEN
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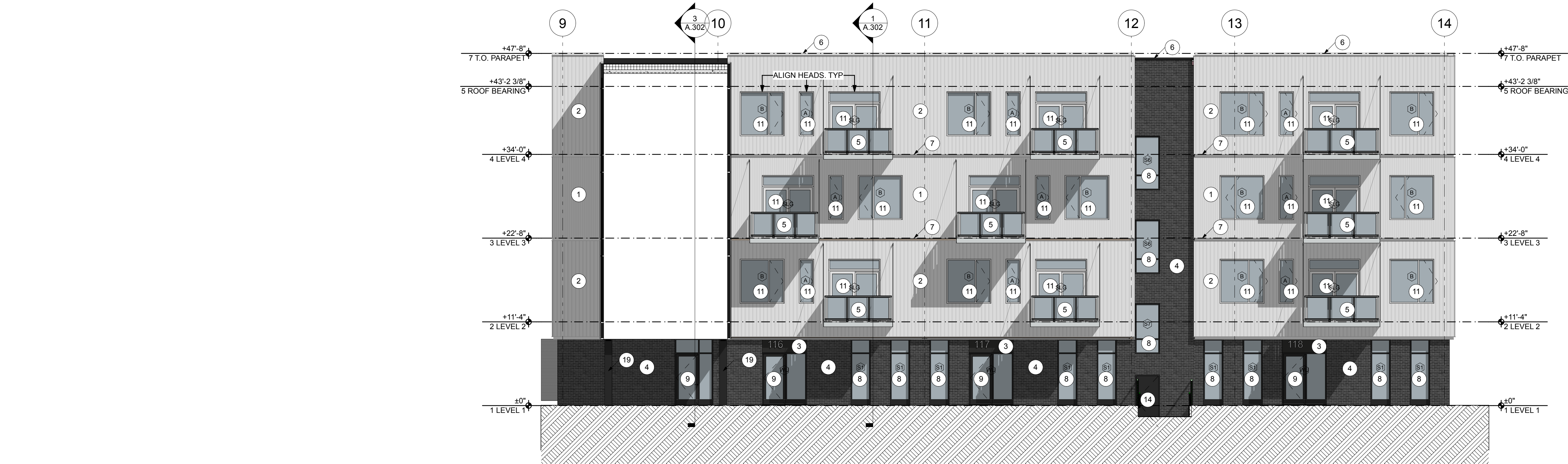
PRELIMINARY PLAN
PUD APPLICATION
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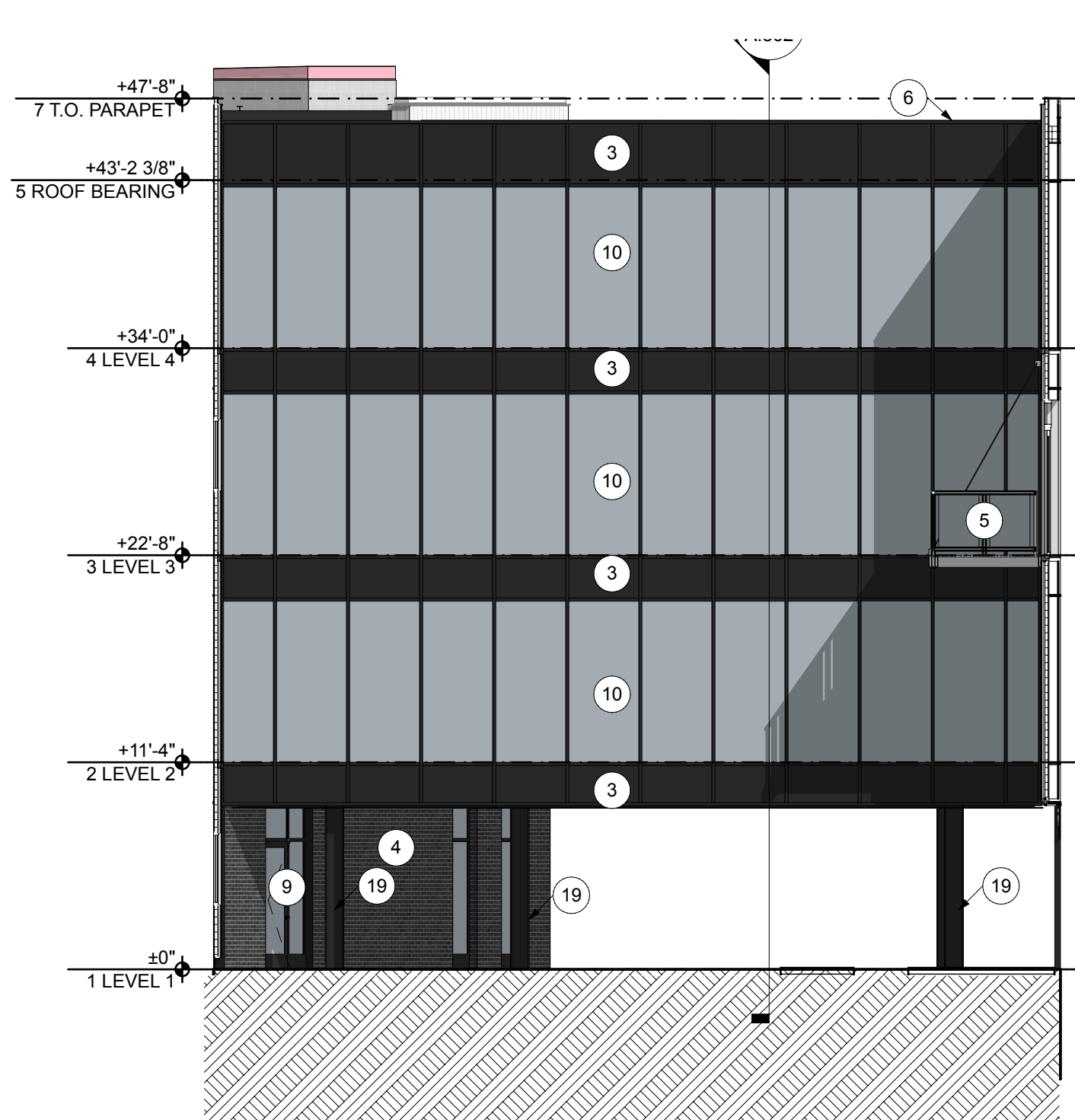
BUILDING
ELEVATIONS

A.201

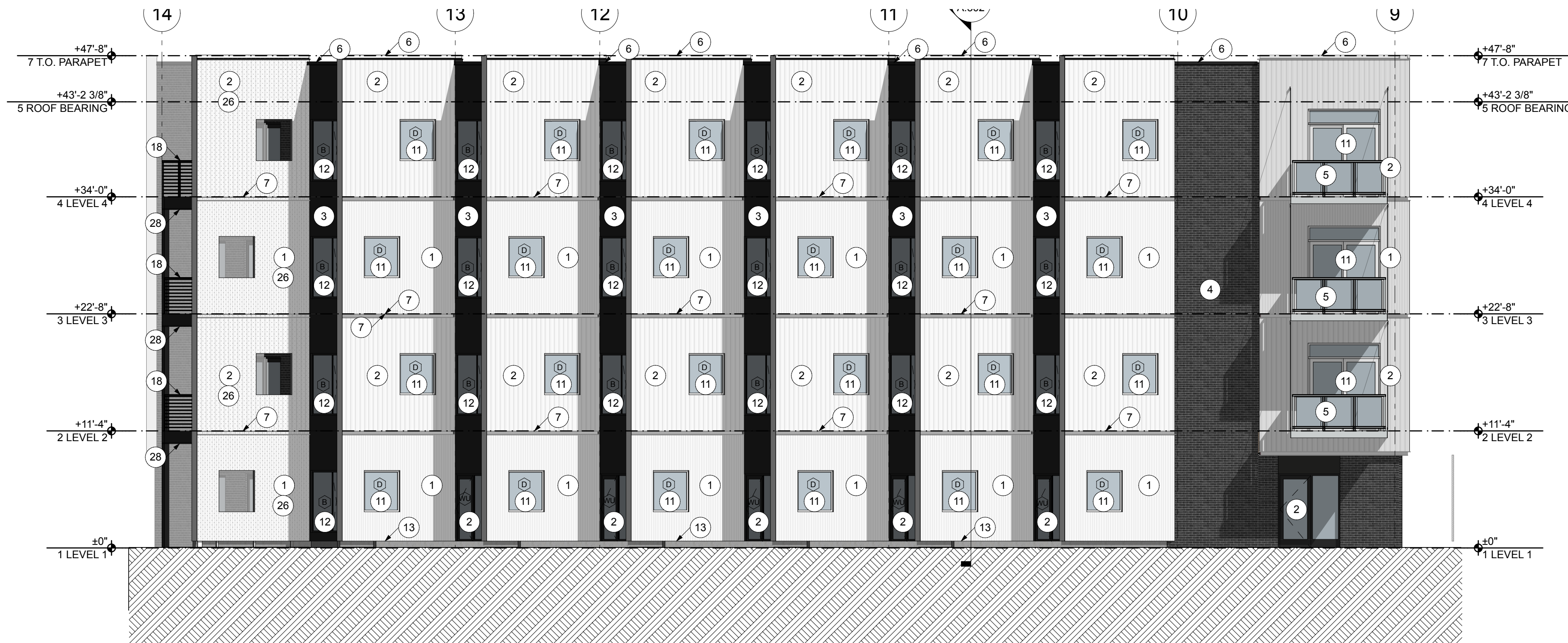
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ARCHITECTURE
305 EAST COURT AVENUE, DES MOINES, IA 50309
T 515-243-0074



3
A.202
SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



2
A.202
BRIDGE ELEVATION
SCALE: 1/8" = 1'-0"



1
A.202
NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

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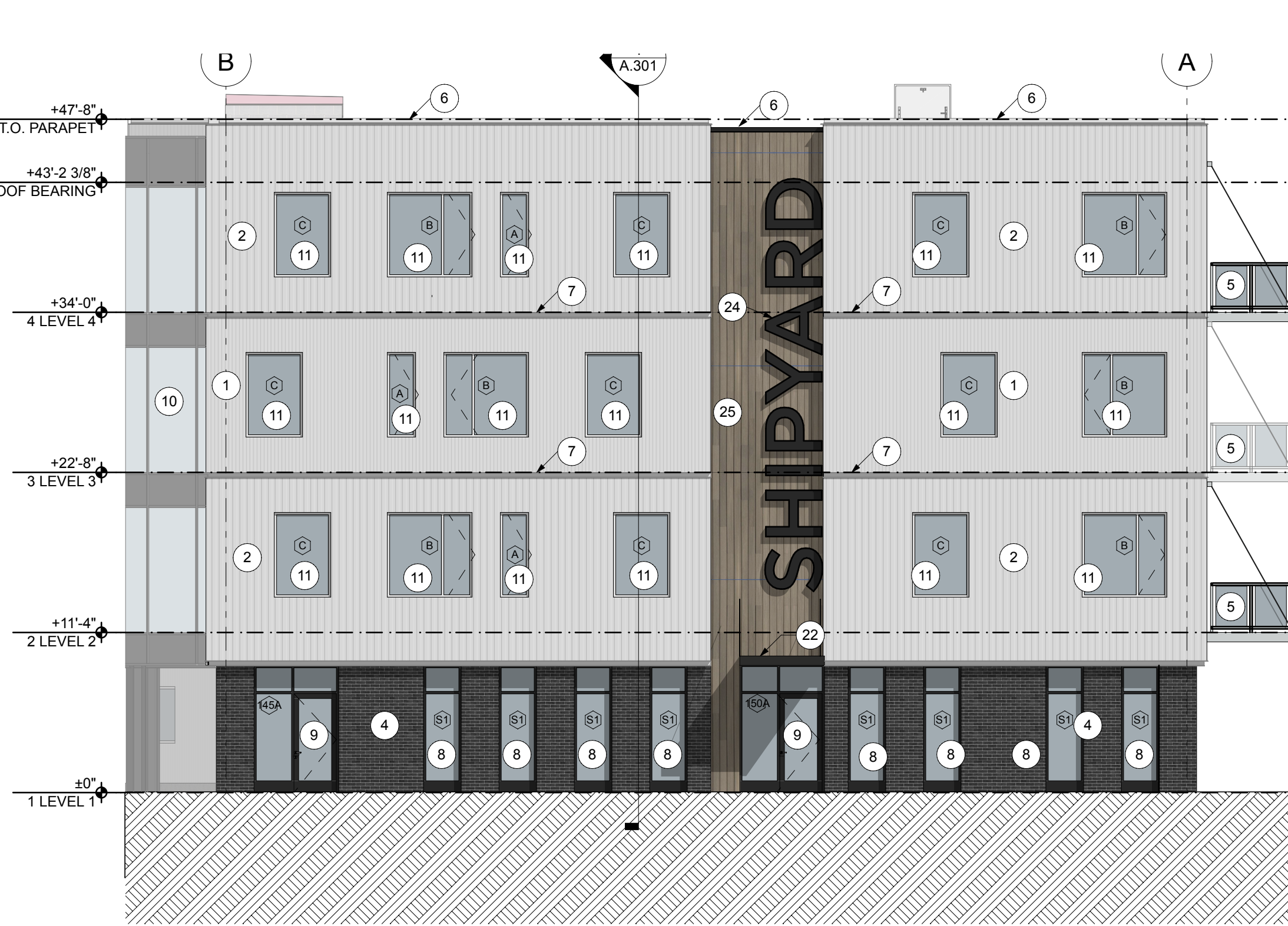
BUILDING
ELEVATIONS

A.202

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4
A.203
SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



3
A.203
WEST ELEVATION
SCALE: 1/8" = 1'-0"



2
A.203
NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



1
A.203
EAST ELEVATION
SCALE: 1/8" = 1'-0"

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- PRE-MANUFACTURED BALCONY, ENGINEERED ALUMINUM BALCONY - REFER TO SPECIFICATIONS FOR DELEGATED DESIGN INFORMATION
- PREFINISHED COPING CAP
- METAL TRANSITION TRIM - SEE DETAIL X/A.5XX
- ALUMINUM STOREFRONT SYSTEM - REFER TO SPECIFICATION FOR PRODUCT INFORMATION
- ALUMINUM DOORS WITH 10" BOTTOM STILE - REFER TO DOOR SCHEDULE
- ALUMINUM CURTAIN WALL W/ SPANDRAL PANELS- REFER TO SPECIFICATION FOR DELEGATED DESIGN REQUIREMENTS.
- FIBERGLASS WINDOW/SLIDING DOOR - WHITE EXTERIOR FRAME
- FIBERGLASS WINDOW/SLIDING DOOR - BLACK EXTERIOR FRAME
- EXPOSED CONCRETE STEM WALL
- HOLLOW METAL DOOR, PAINTED - SEE DOOR SCHEDULE
- FIRE DEPARTMENT CONNECTION - REFER TO SPRINKLER
- MECHANICAL INTAKE/EXHAUST - REFER TO MECHANICAL REFER TO THE SPECIFICATIONS FOR TYPE AND FINISH
- PRE-MANUFACTURED, ENGINEERED ROOF SCREEN SYSTEM WITH METAL PANEL CLADDING - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
- 42" H. GUARDRAIL - SEE DETAILS
- 1 HR RATED EXPOSED STEEL STRUCTURE - GALVANIZED AND PAINTED WITH INTUMESCENT COATING. - SEE ASSEMBLY XX
- MASONRY EXPANSION JOINT.
- EXTERIOR LIGHT FIXTURE - REFER TO ELECTRICAL FOR PRODUCT INFORMATION.
- STEEL CANOPY/AWNING
- DRYER EXHAUST VENT - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION.
- SIGNAGE - PROVIDE ATTACHMENT AND POWER AS REQUIRED.
- COMPOSITE WOOD PANELS
- PERFORATED METAL PANEL
- ELECTRICAL METERS

A. ALIGN

GENERAL NOTES

- ARCHITECTURAL 0'-0" = 000.00 CIVIL FFE OF LOBBY.
- INTERIOR DIMENSIONS ARE TO FACE OF STUD (ONE SIDE) OF DEMISING + CORRIDOR WALLS UNLESS NOTED OTHERWISE AND CENTERLINE OF OPENINGS.
- EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF STUD, UNLESS NOTED OTHERWISE, AND CENTERLINE OF OPENINGS.
- ALL GWB WALLS AND CEILINGS TO BE PAINTED 'P1' UNLESS NOTED OTHERWISE.
- ALL GWB WALLS TO HAVE RUBBER BASE UNLESS NOTED OTHERWISE.
- KEY SPACES ARE DESCRIBED ON ENLARGED PLAN SHEETS, REFERENCED FROM THE OVERALL FLOOR PLAN.
- REFER TO A.501 FOR HORIZONTAL AND VERTICAL ASSEMBLY INFORMATION.
- REFER TO A.601 FOR WINDOW ELEVATIONS, WINDOW TAGS REFER TO THESE ELEVATIONS.
- REFER TO A.601 FOR DOOR SCHEDULE.
- REFER TO A.602 FOR ROOM FINISH SCHEDULE.
- ALL CEILING MATERIALS/HEIGHTS ATTACH TO UNDERSIDE OF FLOOR/ROOF STRUCTURE UNLESS NOTED OTHERWISE. CEILING HEIGHTS ARE INDICATED OFF OF ASSOCIATED FLOOR LEVEL.
- ALL INTERIOR WALLS ARE 60A UNLESS NOTED OTHERWISE.
- ALL SITE WORK INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCOPE AND DETAILING.
- ALL DOORS ARE EITHER CENTERED IN ITS WALL OR LOCATED 4" FROM AN ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE

GREEN BAY SHIPYARD NORTH BUILDING 1

239 ARNDT ST. GREEN
BAY WISCONSIN 54301

GNITSHOT
ARCHITECTURE
305 EAST COURT AVENUE, DES MOINES, IA 50309
T 515-243-0074

PRELIMINARY - NOT FOR CONSTRUCTION

2019.40

PRELIMINARY PLAN
PUD APPLICATION
2023.11.15

NO.	REVISION SCHEDULE DESCRIPTION	DATE
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BUILDING
ELEVATIONS

A.203



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: 101 Bridge Street, 119 Bridge Street, 239 Arndt Street

Parcel Number(s): 3-554-A, 3-556, 3-551

Petitioner(s): Bolton & Menk Inc. Date: 11/15/23

Email: trey.rouse@bolton-menk.com Phone Number: 515-229-1158

Address: 430 E Grand Avenue Suite 101 City: Des Moines State: IA Zip: 50309

Property Owner: City of Green Bay Phone Number: 920-448-3000

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, Trey Rouse, respectfully request that the City of Green Bay take the following action:

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

Owner Signature: _____ Date: 11/15/23

Petitioner Signature(s): Trey Rouse

Checklist of required attachments:

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

For office use only:

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

REQUEST FOR CITY ACTION PLAN COMMISSION

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

Per WI State Statue 66.1003:

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

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

SIGNATURE	PRINTED NAME	ADDRESS

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



Report to the Green Bay Plan Commission

MEETING DATE

January 16, 2024

PREPARED BY

David Buck, Staff

AGENDA ITEM # Q.4

To approve the request to deviate from various sections of the Municipal Code, Chapter 36-Subdivisions for the design and development of 8 attached single-family homes (townhomes), 7 single-family home lots and extension of Hinkle Street from W. Mason Street to Hobart Drive with conditions.

BACKGROUND

Reason for Request: To permit the development of a mixed-use neighborhood that will include commercial redevelopment potential, new housing opportunities and expansion of an existing community park. The proposed developments mentioned will require zoning code regulatory exceptions as part of a Planned Unit Development, which is a separate item on this agenda.

Subject Parcel Zoning and Land Use: Subject land area is zoned General Commercial (C1) District, Low Density Residential (R-1) District and Public Institutional (PI) District. Land area along the W Mason Street Frontage is developed with commercial and service businesses and the remainder of the land area is undeveloped.

Surrounding Zoning and Land Uses:

NORTH: Highway Commercial (C2) Miscellaneous retail and service businesses Comm. Center Commercial (C3)

SOUTH: Public Institutional (PI) Community Park

EAST: General Commercial (C1) Retail and service businesses and undeveloped

WEST: Highway Commercial (C2) Miscellaneous retail and service businesses General Commercial (C1) Low Density Residential (R-1) Single, two- and multifamily residential

Comprehensive Plan: The 2022 Smart Growth Plan designates commercial uses on the northern side of the subject area and high intensity retail, office or housing uses on the southern and eastern portion.

Report: The Plan Commission and City Council have the authority to approve variations to the specific requirements of the Subdivision and Platting Ordinance. See the code language below.

Section 36-457 of the Subdivision and Platting Ordinance dictates when the Plan Commission and Common Council find that extraordinary hardship or injustice will result from strict compliance with this ordinance, the terms may vary to the extent deemed necessary and proper to grant relief, provided that the modification meets the following standards:

- a. The modification is due to physical features of the site or its location.
- b. The modification is the least deviation from this ordinance, which will mitigate the hardship.
- c. The modification is not detrimental to the public interest and is in keeping with the general spirit and intent of this ordinance.
- d. Modifications may also be granted for a complete community or neighborhood unit that provides adequate public spaces and improvement for the circulation, recreation, light, air, and service needs when fully developed and populated.
- e. The requirement of filing and recording the plat or survey shall not be waived.
- f. Any modification thus granted shall be entered in the minutes of the Council, along with the reasons

which, in the opinion of the Council, justified the modification.

This request is part of a larger Planned Unit Development (PUD) proposal that is included on the agenda as ZP 23-38 and referred to as the Southwest Woods Subdivision. The development is proposed to include the extension of Hinkle Street from W. Mason Street to Hobart Drive, creation of a new public street referred to as Southwest Vie Court, creating lots for 8 attached single-family home sites (townhomes) and the creation of 7 single-family home lots.

A subdivision plat (CP 23-03) is being processed and requires quite a large list of variances as follows:

1. The minimum lot width for single family home sites is 75' feet (Sec. 44-554). Lots 9-10 do not comply with this requirement, with frontages proposed at 56 and 62 feet.
2. Street frontage for lots on cul-de-sac bulbs or the outer radius of a curved street shall be a minimum of 50' (Sec. 36-460(b)). Lots 11-14 do not meet this requirement with frontages proposed from 43 to 47 feet.
3. The minimum lot area for detached single-family lots is 7,500 square feet (Sec. 44-554). Lots 9-10 and 12 do not comply with this requirement, with proposed areas ranging from 5,731 to 7,136 square feet.
4. Double frontage lots are not permitted per Sec. 36-461. Proposed lot 15 is double-fronted.
 - a. Additionally, a 20' planting screen easement is required where a double frontage lot is allowed.
5. The required street width for Hinkle St. (a collector street) is 70–80 feet and Southwest Vie Court (local cul-de-sac) is 50 feet (Sec. 36-412). The proposed Hinkle St. street width is at 60 feet and the proposed Southwest Vie Court is at 48 feet.
6. The required street design standards, including street clear width, are required to be 40–44 feet wide for Hinkle Street and 30 feet wide for Southwest Vie Court (Sec. 36-412). Hinkle Street is proposed at 36 feet and Southwest Vie Court is proposed at 28 feet.
7. The plat is required to provide specific sidewalk/pedestrian locations on both sides of the street (Sec. 36-456). Sidewalks are proposed on one side of Hinkle Street (alternating) and not proposed on Southwest Vie Court at all.
8. The street jog at Hinkle Street and W. Mason Frontage Street is not permitted as the code requires the intersection ROW to either line up with or be separated a minimum of 125 feet from the existing intersection (Sec. 36-424). The proposed intersection does not line up and is proposed to have a 60-foot offset to the west.
9. The street intersection at Hinkle Street and Hobart Drive is required to connect at a 90-degree angle (Sec. 36-423) per a condition of the recently approved Official Map amendment. The proposal is to “merge” extended Hinkle Street with Hobart Drive and connect Hobart Drive coming from the north at 90 degrees.
10. The minimum required radius of the cul-de-sac is 55' (Sec. 36-419). The proposed cul-de-sac is offset to the south and has a radius of 39 feet and 47 feet.

Below is a discussion on these requests:

Requests 1-6

Department of Community and Economic Development (CDED) staff has reviewed the multiple variations of the proposal and feels variance requests related to lot sizes and street designs (requests 1-6) meet the criteria for variance approval. Staff supports the reduction in size and frontage for single-family lots within the City. As this will essentially be a neighborhood unto itself and can create its own “feel” through lot sizes, housing types/styles and roadway design that will have very limited impact outside its boundaries. Also, the lot size restraints appear to be due to the existing parcel size, required location for Hinkle Street extension, and the location of wetlands, floodplains and navigable waterways. Since this is infill development, there is only so much space available for development.

Interdepartmental discussions with the Department of Public Works (DPW) have yielded different opinions on the acceptability of narrower rights-of-way and lane designs as included in request 5 and 6. DPW is concerned that the roadway will not function effectively or efficiently as a collector street and cannot support the requested right-of-way or street pavement reductions. It is also felt that the different right-of-

way widths and lane designs will impact surrounding areas as Hinkle Street will now be the main thoroughfare for properties as far south as West Point Road/9th Street and as far north as Larson Road.

Request 7

DCED staff have differing opinions regarding the lack of sidewalks on Southwest Vie Court and only on one side of Hinkle Street (request 7). Some believe the lack of sidewalks on Southwest Vie Court and only on one side of Hinkle Street are not the least deviation from the ordinance, and they should be required. Others feel the limited size of the development makes the reduction of sidewalk requests acceptable.

Request 8

There is concern from all staff about the intersection jog at Hinkle and W Mason Street (request 8). It is a very odd configuration and staff is unclear on how it will function once completed. The petitioner had a traffic study conducted a few years ago, but it considered items that have not been approved, such as closing/vacating frontage roads, utilizing private driving lanes as “easement streets”, and opening up new intersections onto W Mason Street at Isbell Street and Hobart Drive. DPW has requested a Traffic Impact Analysis for the intersection redesign alone, but that has not yet been completed.

Request 9

There is concern from some DCED staff about the redesign of the intersection of Hinkle Street and Hobart Drive (request 9). The proposed design is concerning as it is fundamentally shifting traffic from the existing Hobart Drive collector street to Hinkle Street, which impacts Beaver Dam Park area, park vegetation, ball field functions, and park frontage. The intersection as shown has previously been denied by the Common Council. The petitioner has been authorized to provide alternative designs to be reviewed and approved by the City but has not and is again requesting the original or previously denied alignment. Additionally, driveway access points for 3 residential properties on Hobart Drive will need to be reconfigured with the new intersection design and may be problematic as they will be located at the center of the new intersection. Owners of these properties need to be consulted to find an acceptable driveway design. The Parks Department, though not in favor of losing some legacy tree vegetation and bringing a roadway so close to existing ball field outfields, see the value of adding considerable acreage as well as more street frontage to Beaver Dam Park.

Request 10

The reduced size of the cul-de-sac bulb of Southwest Vie Court (request 10) may also pose problems, as it is unclear if fire trucks and other needed apparatus or if public utility vehicles (such as plows, sweepers and garbage collection) will be able to service the properties cul-de-sac.

The petitioner has been analyzing the feasibility of developing the area and has been in negotiations with the property owners for over the past 3 years. Working with civil and traffic engineers, a plethora of scenarios for the potential roadway designs that go along with development of the lands have been created, as well as the petitioner looking at new and modified roadways in that time frame. By mid-2023, the petitioner formulated their most desirable design however modifications and revisions have been submitted as late as January 2. One-on-one communication with property owners along West Mason Street Frontage Roads and Hobart Drive has taken place over the last 2 years and a formal neighborhood meeting was held on October 30, 2023 to share imagery and plans.

As noted above, staff believe some of the subdivision variances are justified but have not been able to come to agreement on others and feel additional information is needed on a few.

RECOMMENDATION

As there has not been consensus among staff on the requested subdivision variances, not only within the

Department of Community and Economic Development but also with the Department of Public Works, staff is moving this request forward but cannot support them at this time with the information provided.

However, if the requests are approved, staff recommends the following conditions:

1. The Department of Public Works approval of the redesign of the intersection of Hinkle Street and W Mason Street based on the updated traffic study and the findings within it.
2. The Department of Public Works and Fire Department confirmed that they can service the development including lots located on Southwest Vie Court including conditions placed upon approval by the Fire Department.
3. Alternatives to the Hinkle-Hobart intersection design will be investigated, and the final design will be brought back to Plan Commission for approval.
4. Associated Planned Unit Development is approved.

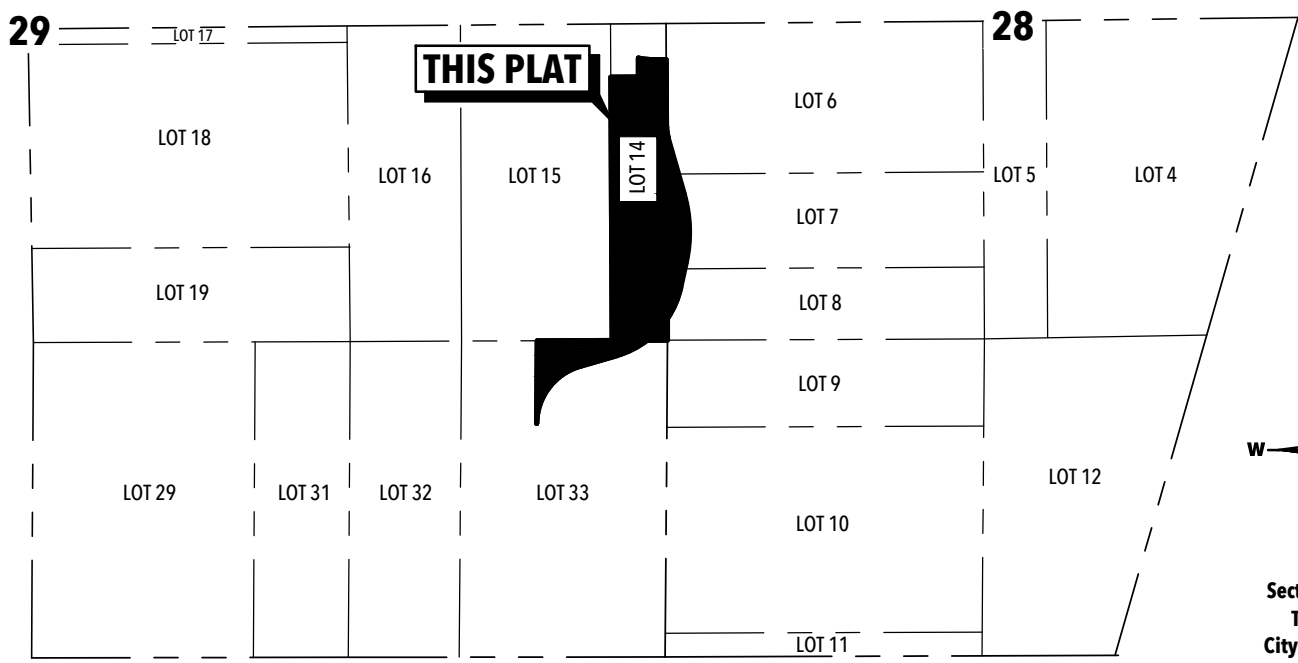
FISCAL IMPACT

ATTACHMENTS

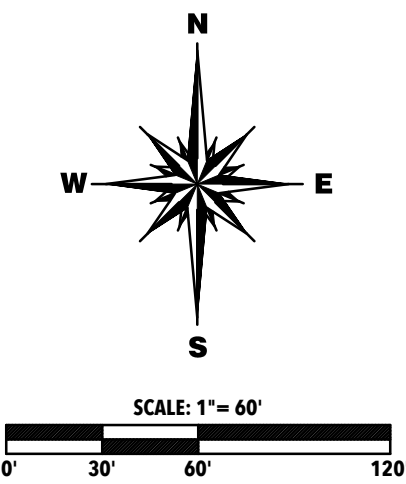
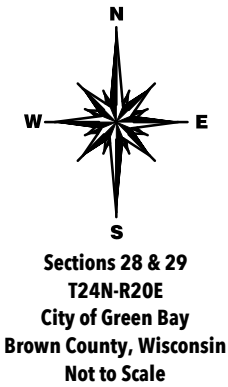
1. Plat - I.2.24 Rev SR
2. Resolution - Authorizing Platting Variances for Southwest Woods Subd
3. MEMO-S~I
4. Memo - Hinkle-Hobart Intersection Breakdown

PRELIMINARY PLAT
SOUTHWEST WOODS
A PLANNED DEVELOPMENT DISTRICT

ALL OF LOT 2, OUTLOT 1 AND OUTLOT 2 OF CERTIFIED SURVEY MAP NUMBER 9023, DOCUMENT NUMBER 2851838, LOCATED IN PART OF LOT 14 AND PART OF LOT 33 OF SECTION 29, PART OF PENNY JAR CONDOMINIUM, VOLUME 5 OF CONDO PLATS, PAGE 148, DOCUMENT NUMBER 2388209, LOCATED IN PART OF LOT 6, AND BEING PARTS OF LOT 7 AND LOT 8 OF SECTION 28, ALL LOCATED IN TOWNSHIP 24 NORTH, RANGE 20 EAST, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

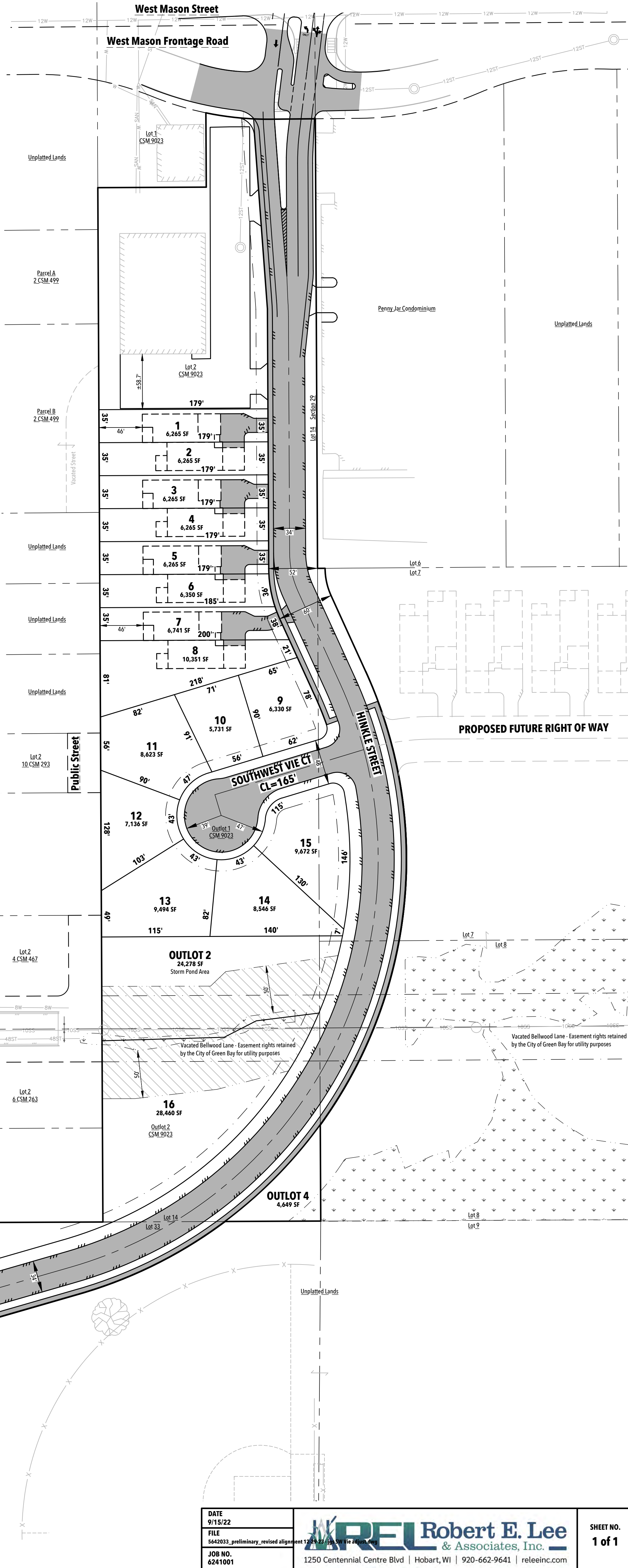


LOCATION SKETCH



PROPOSED SETBACKS
LOTS 1-8 (TOWNHOMES)
FRONT YARD: 25'
SIDE YARD: 5'
REAR YARD: 25'

LOTS 9-15
FRONT YARD: 12'
SIDE YARD: 6'
REAR YARD: 10'

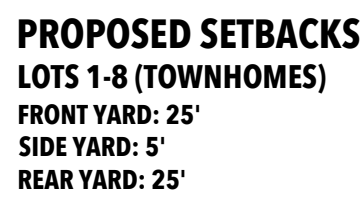


DATE
9/15/22
FILE
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JOB NO.
6241001

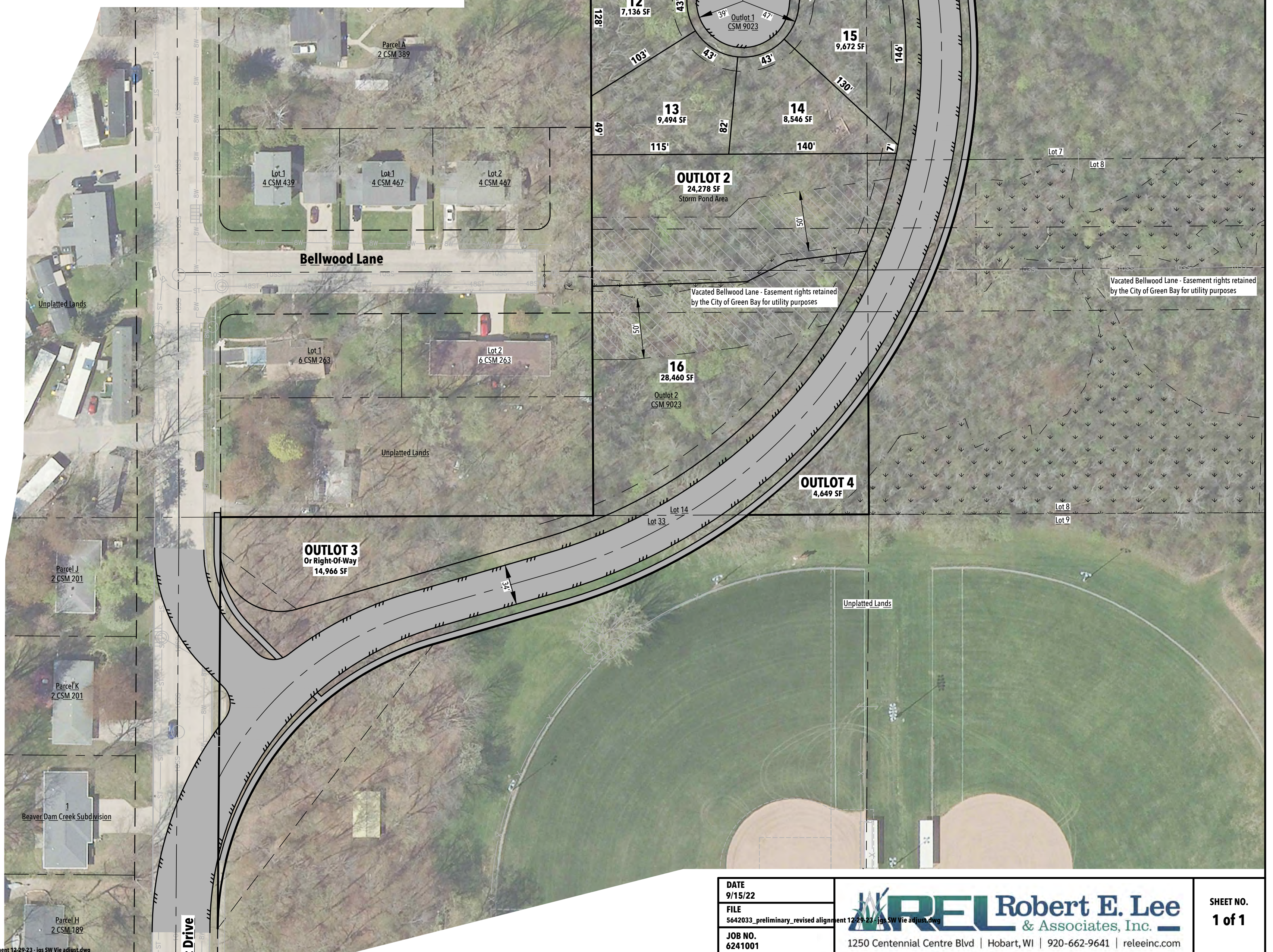
REL Robert E. Lee
& Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO.
1 of 1

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FRONT YARD: 12'
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REAR YARD: 10'



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FILE	5642033_preliminary_revised align
JOB NO.	6241001

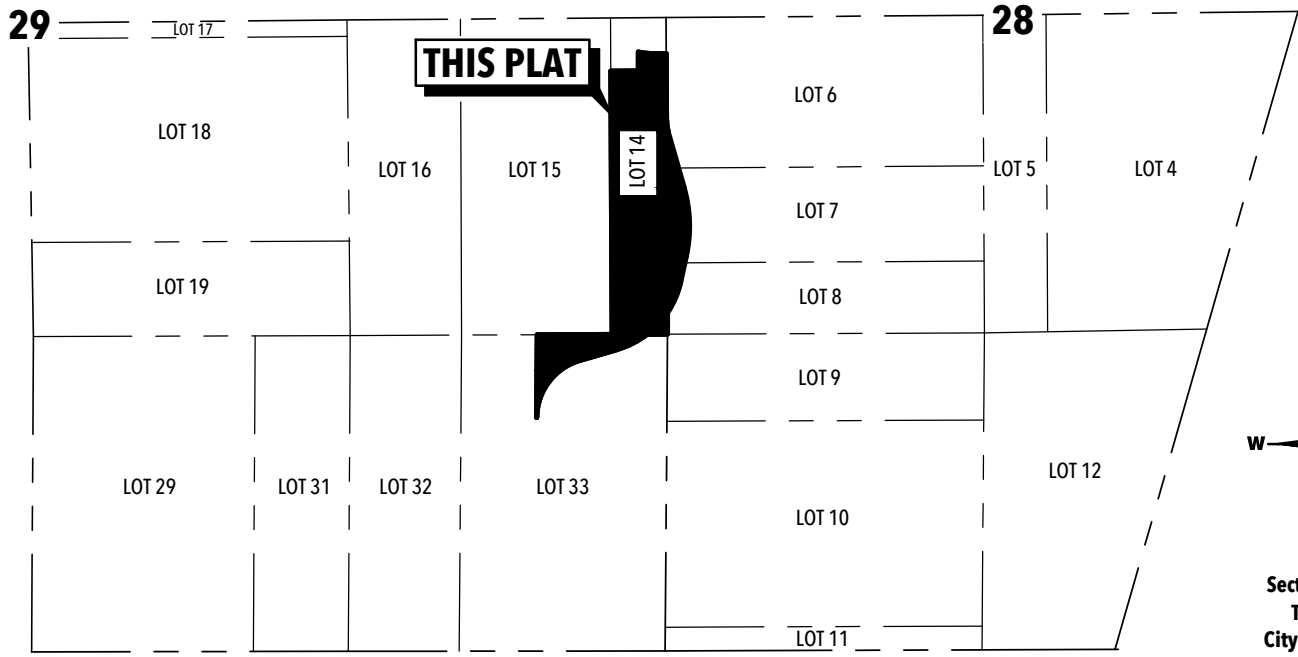
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1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

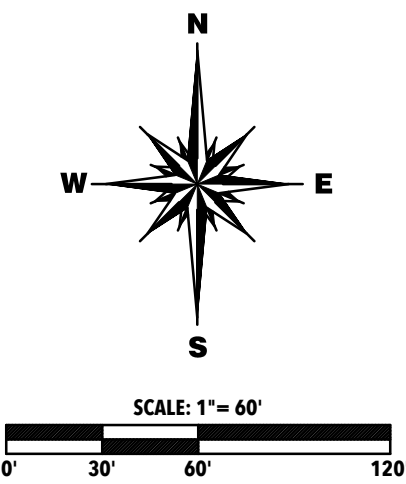
SHEET NO.
1 of 1

PRELIMINARY PLAT
SOUTHWEST WOODS
A PLANNED DEVELOPMENT DISTRICT

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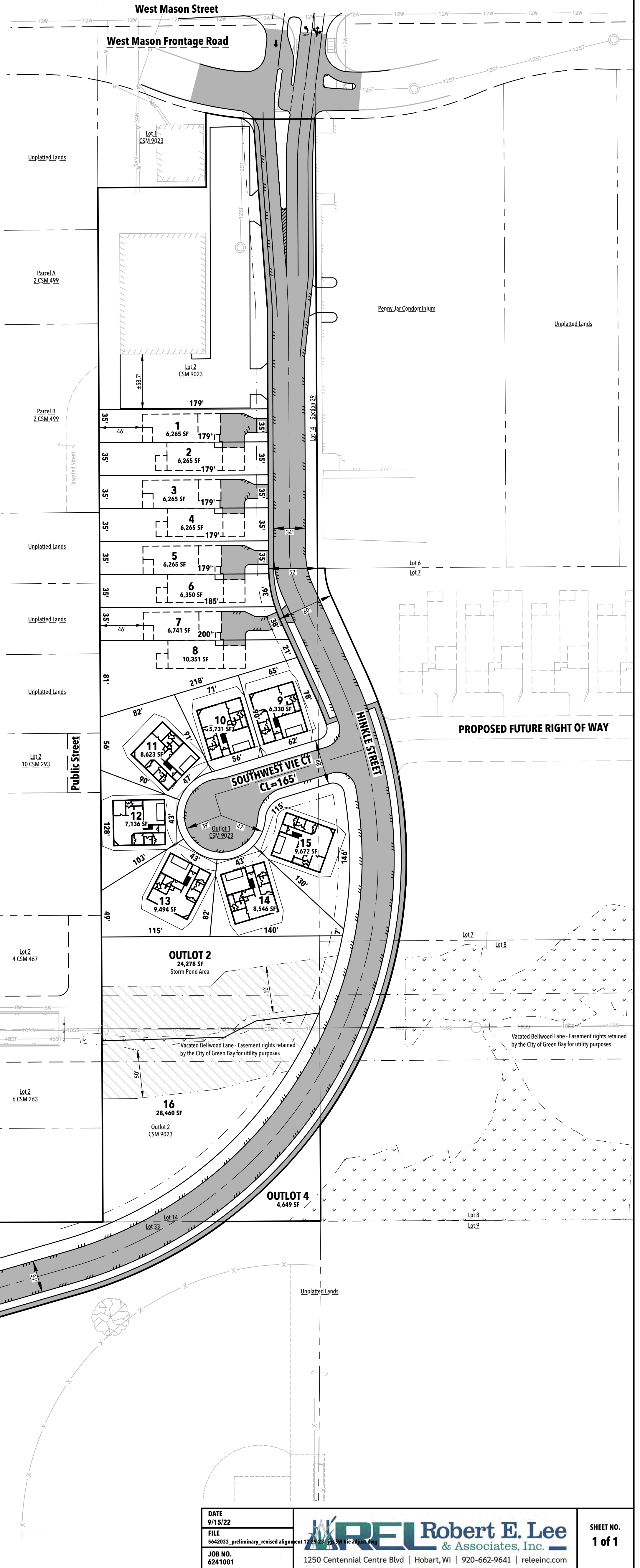


LOCATION SKETCH



PROPOSED SETBACKS
LOTS 1-8 (TOWNHOMES)
FRONT YARD: 25'
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LOTS 9-15
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JOB NO.
6241001

REL Robert E. Lee
& Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO.
1 of 1

**RESOLUTION AUTHORIZING
VARIANCES FROM MULTIPLE SECTIONS OF CHAPTER 36-
SUBDIVISION AND PLATTING, GREEN BAY MUNICIPAL CODE,
TO ALLOW FOR CREATION OF A PERMIT THE DEVELOPMENT
OF A MIXED-USE NEIGHBORHOOD AND EXTENSION OF HINKLE
STREET FROM W. MASON STREET TO HOBART DRIVE AT
2405 W MASON ST (PARCEL 6H-1109), 0 W MASON ST (PARCEL 6H-1109-2),
AND 0 NINTH ST (PARCELS 6H-1089)
(VR 23-05)**

January 16, 2024

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Variance Request 23-05 and the recommendation of the Plan Commission on January 8, 2024, the City of Green Bay does authorize variances from various Sections of Chapter 36-Subdivision and Platting, Green Bay Municipal Code, as follows:

1. Minimum lot width for single family home sites is 75' feet (Sec. 44-554). Lots 9-10 do not comply with frontages at 56 and 62 feet.
2. Street frontage for lots on cul-de-sac bulbs or the outer radius of a curved street shall be a minimum of 50' (Sec. 36-560(b)). Lots 11-14 do not meet this requirement with frontages from 43 to 47 feet.
3. Minimum lot area for detached single-family lots is 7,500 square feet (Sec. 44-554). Lots 9-10 and 12 do not comply with this requirement with lot areas ranging from 5,731 to 7,136 square feet.
4. Double frontage lots are not permitted per Sec. 36-461. Lot 15 is double-fronted.
 - a. A 20' planting screen easement is required where a double frontage lot is allowed, and the proposal cannot comply with screening easement.
5. The required street widths for Hinkle St. (a collector street) is 70-80 feet and Southwest Vie Court (local cul-de-sac) is 50 feet (Sec. 36-412). Hinkle St. Street width is at 60 feet and Southwest Vie Court is at 48 feet.
6. The required street design standards including street clear width are required to be 40-44 feet wide for Hinkle Street and 30 feet wide for Southwest Vie Court (Sec. 36-412). Hinkle Street is at 36 feet and Southwest Vie Court is at 28 feet.
7. The plat is required to provide specific sidewalk/pedestrian locations on both sides of the street (36-456). Sidewalks are to be located on one side of Hinkle Street (alternating) and not included on Southwest Vie Court at all.
8. The street jog at Hinkle Street and W. Mason Frontage Street is not permitted as code requires intersection ROW to either line up with or be a minimum of 125 feet separated from the existing intersection (Sec. 36-424). The intersection will include a 60 foot offset to the west.
9. The street intersection at Hinkle Street and Hobart Drive is required to connect at a 90-degree angle (Sec. 36-423) as well as it being a condition of the recently approved Official Map amendment. The proposal will "merge" extended Hinkle Street with Hobart Drive and connecting Hobart Drive coming from the north at 90 degrees.
10. The minimum required radius of the cul-de-sac is 55' (Sec. 36-419). Southwest Vie Court cul-de-sac is offset to the south and has a radius of 39 feet and 47 feet.

Subdivision variances will be located on the following described property at 2405 W Mason St (parcel 6H-1109), 0 W Mason St (parcel 6H-1109-2), and 0 Ninth St (parcel 6H-1089):

PARCEL NUMBER 6H-1109: LOT 2 OF CSM MAP 9023 IN 2851838 BNG PRT OF LOT 14 SEC 29 T24N R20E. AREA CONTAINS 102,087 SQUARE FEET / 2.344 ACRES MORE OR LESS.

PARCEL NUMBER 6H-1109-2: OUTLOT 1 OF CSM MAP 9023 IN 2851838 BNG PRT OF LOT 14 SEC 29 T24N R20E. AREA CONTAINS 104,429 SQUARE FEET / 2.397 ACRES MORE OR LESS.

PARCEL NUMBER 6H-1089: LOTS 7 & 8 SEC 28 T24N R20E EX STS & PART VAC ST IN J10917-37 ADJ EX J27639-44. AREA CONTAINS 722,094 SQUARE FEET / 16.577 ACRES MORE OR LESS.

PARCEL NUMBER 6H-1091: THAT PART OF LOTS 9 & 10 SEC 28 T24N R20E LYG NLY OF BEAVER DAM CREEK CONSER- VANCY AREA EX 781 R 473 & EX J27639-44. AREA CONTAINS 307,315 SQUARE FEET / 7.055 ACRES MORE OR LESS.

WHEREBY said Variance Requests are subject to the following conditions:

1. Department of Public Works approval of the redesign of the intersection of Hinkle Street and W Mason Street.
2. Department of Public Works and Fire Department confirmation that they can service the development including lots located on Southwest Vie Court.
3. Associated Planned Unit Development is approved.

Adopted _____

Approved _____

Eric Genrich, Mayor

Celestine Jeffreys, Clerk

db

Attachments (Preliminary Plat)

MEMORANDUM

To: Mr. David Buck, City of Green Bay, and members of the Green Bay Plan Commission
From: Garritt R. Bader, GB Real Estate Investments, LLC
Date: January 2, 2024
Re: Southwest Woods Subdivision Variance Request Narrative

After many years of planning, I'm proud to submit the plat of *Southwest Woods* to the City of Green Bay, creating an initial fifteen new single-family homes in 2024. Accompanying this plat is a request for subdivision variances to allow a more compact and denser neighborhood than city code allows, including the following elements:

- Smaller lot sizes than city minimum required sizes of 7,500 square feet in the R-1 district, including stand-alone lots as small as 5,721 square feet and townhouse lots as small as 6,265 square feet.
- Lot frontages less than 75 feet (50 feet for cul-de-sac lots) required in the R-1 district, including as little as 43 feet for the stand-alone lots and 35 feet for the townhouse lots.
- Double-fronting residential lots along Southwest Vie Court that back up to Hinkle Street.
- Reduced cul-de-sac diameter dimensions of 94 feet for ROW and 78 feet for pavement.
- Reduced right-of-way (ROW) of 48 feet for Southwest Vie Court and 60 feet for Hinkle Street, along with reduced street widths of 28 feet for Southwest Vie Court and 36 feet for Hinkle Street.
- Elimination of sidewalks along the short stretch of Southwest Vie Court.

So why should Plan Commission approve these subdivision variances?

Minimum Lot Sizes & Lot Frontages: Current code requires a minimum of 7,500 SF per lot. Our target buyer doesn't want a large property to maintain, so small lots are a *positive*. One great local example of our planned vision is Langlade Court in Allouez, where lots are as narrow as 50 feet in width and 4,000 square feet in size for stand-alone homesites. Townhomes are now common in new developments, with frontages as little as 22 feet.

Double-Fronting Lots: Current code aims to prevent the sight of "backyard messiness," and that's laudable. But screening of our lots that back up to Hinkle Street will be provided through a combination of existing trees, new landscaping, and some fencing—meeting the spirit of the code. Many subdivisions elsewhere are designed this way, and approving this design will allow the full fifteen lots to be developed (vs. only eight to ten otherwise).

Cul-De-Sac Dimensions: The Southwest Vie cul-de-sac is only 150 feet in depth off Hinkle Street. Sited hesitation to a smaller-than-required diameter is the fear of lack of turning radii for garbage trucks (in particular) has been tested on a similar street as we are proposing and has been successfully proven.

Reduced ROW & Street Widths: Wide ROWs and street widths are a post-World War II remnant of vehicle-focused suburban design. Modern planning now respects that vehicles are *one* aspect of design, not the *primary* one. As a result, fewer lanes, less pavement, and less ROW is needed. Utility easements flanking ROWs assure utility serviceability. The proposed width of Southwest Vie Court is 28 feet, wider than City Deck Court (24 feet), and similar to other newer city subdivision streets. This small subdivision and its minimal traffic affords these designs. Hinkle Street's proposed width is 36 feet, allowing for two standard 12-foot vehicle lanes and two 5-foot bike lanes with plenty of utility capacity.

Elimination Of Sidewalks Along Southwest Vie Court: Although sidewalks are almost always a hallmark of "new urban" design as touted above, Southwest Vie's narrow design provides a safe environment for pedestrian movement within the compact neighborhood already. Similar to Langlade Court and the Luxemburg example shown herein, the compactness of the neighborhood and narrow street negates the need for a dedicated sidewalk. Sidewalks *will* be installed along Hinkle Street to provide access to Beaver Dam Park, and the broader neighborhood.

During the Plan Commission hearing on this item, imagery will be provided showing examples of the above-requested items so that commissioners can see how these elements will be applied.

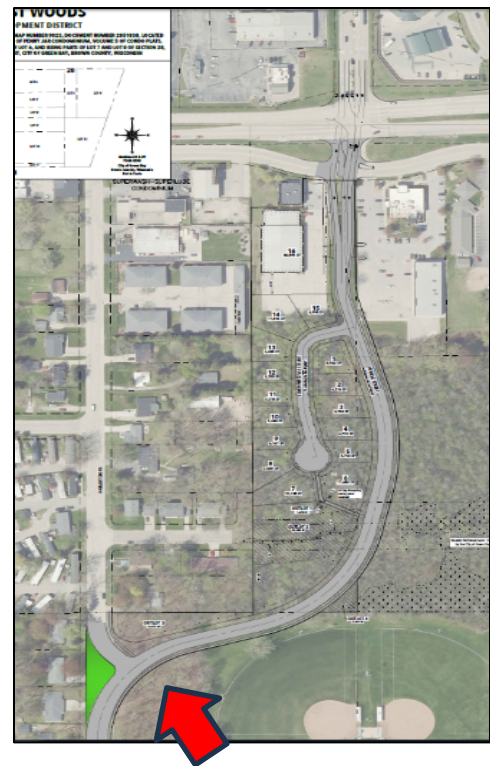
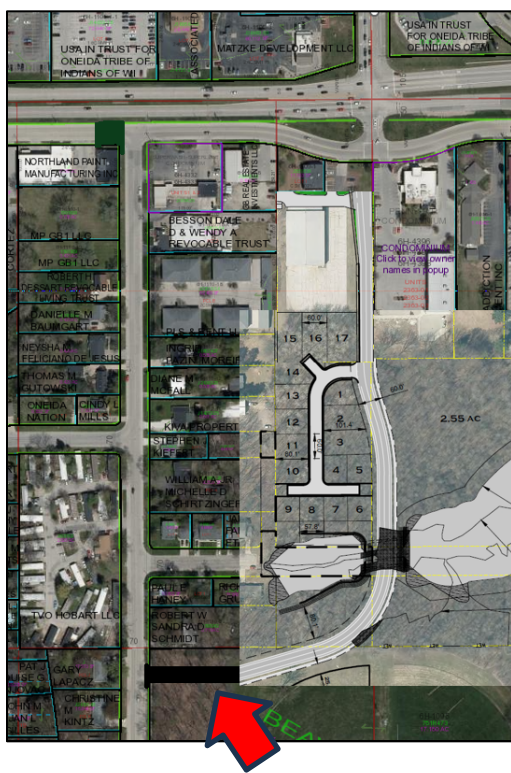
Thank you for your time!

MEMORANDUM

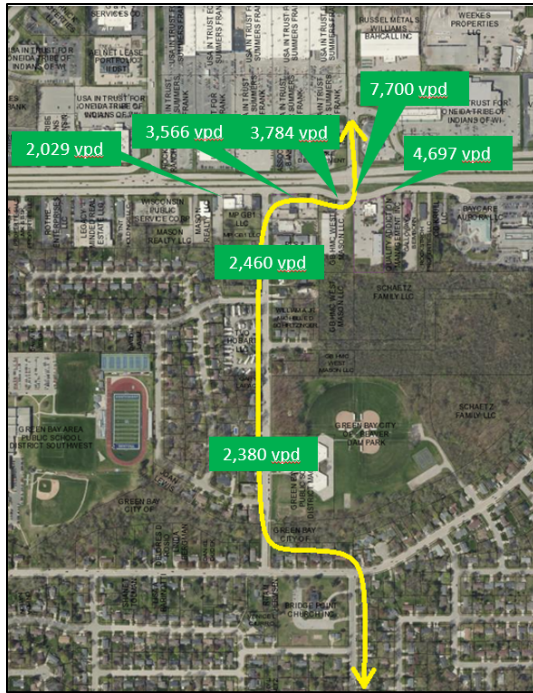
To: Mr. David Buck, City of Green Bay, and members of the Green Bay Plan Commission
From: Garritt R. Bader, GB Real Estate Investments, LLC
Date: January 8, 2024
Re: Hinkle-Hobart Intersection Design Rationale & Comparisons

This past summer, a map amendment was approved by the city that officially added an extension of Hinkle Street between Mason Street and Hobart Drive. Within that approval was language requiring Hinkle Street to intersect Hobart Drive at 90 degrees following neighbor concerns about speed, pedestrian safety and removal of trees raised at Plan Commission on July 24, 2023.

An image of this 90-degree intersection is below, on the left. My preference is to instead have Hinkle “merge” onto Hobart Drive and provide a continual flow of traffic shown on the right; I believe this best reflects (and *respects*) today's traffic pattern along Hobart Drive that will shift to Hinkle. *Notably, I believe traffic calming with this design can address the neighbors' concerns cited.*



Collector Street Basics: Hobart Drive is a collector street—a street with low-to-moderate volume that moves traffic from residential streets to main roads. As seen below (left), approximately 2,400 vehicles per day use Hobart Drive between Mason Street and residential areas along and south of West Point Road. This is largely “pass-through” traffic, not residential traffic, evidenced by the similar traffic counts on both ends of Hobart Drive. Shown to the right, below, the extended Hinkle will largely shift Hobart’s traffic onto a smooth, safer alignment between these two areas with a much safer Mason Street intersection. Keeping this similar north-south traffic moving between the two areas (without unnecessary stopping) best respects the use of the corridor as a collector street and its primary purpose to move cars.



The Traffic Calming Solution: But just because cars should be moving and not stopping, it doesn't mean we want cars flying through a residential area! To prevent this, a separate request will soon be made to the city's Traffic Commission to approve traffic calming on collector streets—specifically, speed tables. Speed tables, similar to the one below installed on a collector street in Appleton, provide continual traffic flow but with a need to slow down to 20-30 mph to safely pass over the table. Best of all, the table “top” acts as a raised pedestrian crossing; vehicles need to naturally slow down to pass over the speed table *at the exact approach* where pedestrians cross. It's a win-win. With potentially two or three speed tables installed along Hinkle, it will keep traffic moving at safe speeds—safer than it is now along Hobart Drive—while providing the pedestrian safety that residents purport to want.



Many cities, including Appleton, De Pere, Washington D.C., and even the Federal Highway Administration allow traffic calming on collector streets. It is anticipated that Green Bay will soon join these, and many other, communities.

Finally, regarding some neighbors' desire to reduce tree clearing by pushing for a 90-degree intersection, the amount of land needed for a road connection (whether merged or 90 degrees) is approximately a similar 0.60 acres. In exchange, I am donating nearly 20 acres to the city to expand Beaver Dam Park.

Thank you!



Report to the Green Bay Plan Commission

MEETING DATE

January 16, 2024

PREPARED BY

David Buck, Staff

AGENDA ITEM # Q.5

To approve the request to create a Planned Unit Development (PUD) at 2405 W Mason Street (6H-1109), 0 W Mason Street (6H-1109-2), and 0 Ninth Street (6H-1089 & 6H-1091) to allow the development of 8 attached single-family homes (townhomes), 7 single-family home lots and extension of Hinkle Street from W. Mason Street to Hobart Drive with conditions. (Public Hearing held 1.8.2024)

BACKGROUND

Reason for Request: To permit the development of a mixed-use neighborhood that will include commercial redevelopment potential, new housing opportunities and expansion of an existing community park. A PUD is also requested to allow considerable deviations from the zoning code in an effort to create a neighborhood that provides alternative housing types for the area and roadway configurations uncommon in the Green Bay area.

Subject Parcel Zoning and Land Use: Subject land area is zoned General Commercial (C1) District, Low Density Residential (R-1) District and Public Institutional (PI) District. Land area along the W Mason Street Frontage is developed with commercial and service businesses and the remainder of the land area is undeveloped.

Surrounding Zoning and Land Uses:

NORTH: Highway Commercial (C2) Miscellaneous retail and service businesses Comm. Center Commercial (C3)

SOUTH: Public Institutional (PI) Community Park

EAST: General Commercial (C1) Retail and service businesses and undeveloped

WEST: Highway Commercial (C2) Miscellaneous retail and service businesses

General Commercial (C1) Single, two- and multifamily residential

Low Density Residential (R-1)

Comprehensive Plan: The 2022 Smart Growth Plan designates commercial uses on the northern side of the subject area and high intensity retail, office or housing uses on the southern and eastern portion. The proposed zoning change to a Planned Unit Development, as drafted, is not completely consistent with the recommendation of the Comprehensive Plan as density is proposed to be much lower with residential and park uses taking up a larger area. However, information discovered has affected the ability to implement the comprehensive plan's recommendations. This includes the identification of significant floodplains and wetlands as well as regulations associated with two navigable waterways that were unknown when the comprehensive plans were drafted. These items have made the former designation inconsistent with surrounding uses and community growth possibilities. The 2022 Smart Growth future land use plan will need to be changed to match the new uses. Since the comprehensive plan rewrite is in process, staff believes the utilization of the PUD with acknowledgment that the future land use plan reflects the lower density residential nature of the property when it is rewritten is sufficient at this time.

Analysis: The purpose of the Planned Unit Development District and the regulations applicable to it are meant to encourage and provide an avenue to create a new development by permitting greater flexibility and

design freedom than that permitted under the basic zoning district regulations. The draft PUD regulations are established to offer latitude in the allowed uses permitted and flexibility in the development of the sites. It is intended to encourage the redevelopment of underutilized commercial/industrial spaces, permit the development of a new low-density residential subdivision that includes a mix of small lot single-family home lots, a group of single or two-family townhome-like housing types, and facilitate a significant expansion of the community park. It is further intended to be part of a larger development project including the extension of Hinkle Street from West Mason Street to Hobart Drive with narrower rights-of-way and narrower driving lanes as well as alternative pedestrian and bicycle circulation.

The majority of the property included in the request has been owned by the Bouche family (now known as Schaetz Family LLC) for the last century. Over time, property along the street frontages has been sold off and developed with the intention of accessing the inner area for development via connections to Springdale Lane to the south and Bellwood Drive to the west. Changes to laws related to navigable waterways, identification of floodplains, and mitigation of wetlands have made these connections infeasible and, due to these factors, the land has remained undeveloped for the last 60 years. This past August, the petitioner came before the Plan Commission and Council to vacate several portions of dedicated roadway, to amend the city's official map removing unbuildable internal roadways and depicting the Hinkle Street extension south and west to Hobart Drive, which was approved.

The petitioner has been analyzing the feasibility of developing the site and has been in negotiations with the property owners for 3 years. Working with civil and traffic engineers, a plethora of scenarios for the potential development of the lands have been created as well as the petitioner looking at new and modified roadways in that timeframe. By mid-2023, the petitioner formulated their most desirable design. One-on-one communication with property owners along West Mason Street Frontage Roads and Hobart Drive has taken place over the last 2 years. A formal neighborhood meeting was held on October 30, 2023 to share imagery and plans.

The overall development area is approximately 27.54 acres of land. The development is proposed to incorporate five primary elements:

1. A commercial redevelopment opportunity consisting of lot reconfiguration on the existing commercial property at 2405 W Mason St. helps to facilitate a shift from the existing light industrial uses to commercial use.
2. Townhome-like development consisting of four two-unit multi-story townhomes directly accessing Hinkle Street, as extended.
3. A small lot single-family subdivision consisting of seven single-family parcels situated around a new cul-de-sac (Southwest Vie Ct) that connects to Hinkle Street, as extended.
4. Park expansion of Beaver Dam Park through the dedication of approximately 20 acres of land to the west of Hinkle Street, as extended and north and east of the existing Beaver Dam Park.
5. A future development area of approximately 4.5 acres along the east side of Hinkle Street directly across from the single-family subdivision. It is currently unknown what type of development will be proposed for this area, so it is being regulated the same as the low-density detached single-family subdivision. However, it is expected that a PUD amendment will be requested to facilitate its future development.

Though not directly associated with the PUD request, other key aspects of the overall plan include the extension of Hinkle Street from West Mason Street to Hobart Drive and the reconfiguration of the Hinkle Street and West Mason Street intersection. The design of the proposed street extension and intersection will require subdivision variances, which is a separate item on this agenda.

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 regulation to mitigate potential negative

effects. Exceptions to the zoning regulations include allowing smaller lot sizes, reduced setbacks, and larger impervious surface coverage.

Alderperson Eck, the MacArthur Heights Neighborhood Association and property owners within 400 ft. have been notified of the meeting based on Plan Commission policy. As mentioned, the petitioner also held a neighborhood meeting last October that was attended by about 20 individuals and several alderpersons. Staff have received inquiries about the development as well as heard concerns over the project's effects on property values, increased traffic and diminished traffic safety, and loss of park space and old growth trees.

Internal staff discussion on the development proposal has been extensive with considerable concern expressed and no clear consensus on the proposed Hinkle Street extension placement and design as well as the proposed configuration of the Hinkle – West Mason Intersection. Although the exceptions included in the PUD, such as small lot sizes and minimal setbacks, are relatively new to the city's far west side, they are not uncommon in other parts of the city or other communities. The staff have confidence in the petitioner's belief that the Green Bay market will embrace the linear mix of uses and smaller property sizes. Through the use of the PUD as a control, staff are looking forward to the development of this decades-old vacant property and seeing the market's response.

RECOMMENDATION

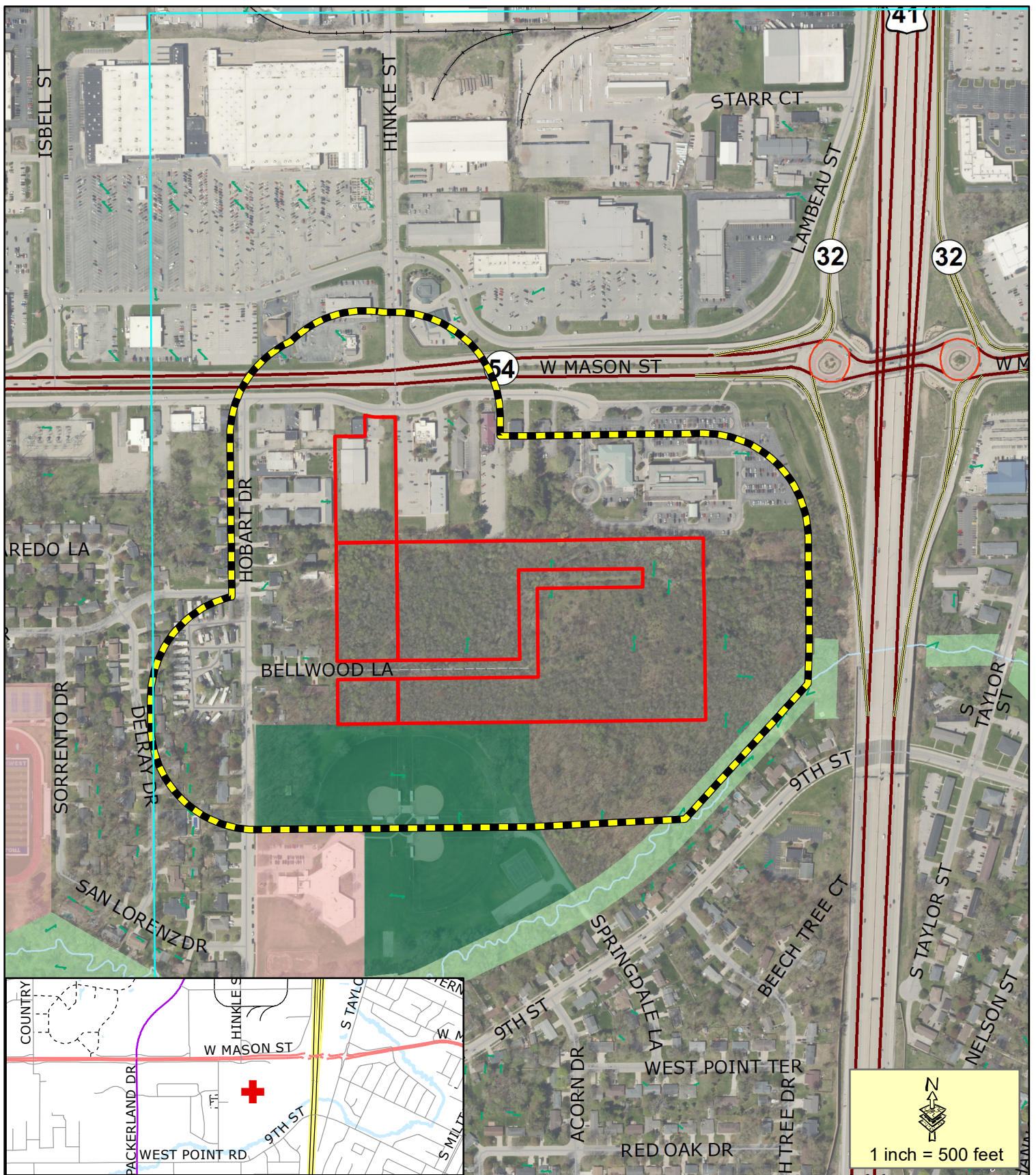
Approval of the request, subject to the following conditions:

1. Approval of the related subdivision variance requests.
2. Adoption of the draft PUD.

FISCAL IMPACT

ATTACHMENTS

1. ZP 23-38 Location Map
2. Draft ZO XX-23 - Southwest Woods PUDw exhibits
3. Memo - Southwest Woods PUD Code Exception Requests - I.2.24 Rev



- 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 23-38)

Proposed PUD including and south of the intersection of West Mason St and Hinkle Rd



ZONING ORDINANCE NO. XX-23

AN ORDINANCE ZONING CERTAIN LAND KNOWN AS
SOUTHWEST WOODS SUBDIVISION LOCATED ON
2405 W MASON ST (PARCEL 6H-1109), 0 W MASON ST (PARCEL 6H-1109-2),
AND 0 NINTH ST (PARCELS 6H-1089 AND 6H-1091)
AS A PLANNED UNIT DEVELOPMENT DISTRICT
(ZP 23-38)

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 6H-1109: LOT 2 OF CSM MAP 9023 IN 2851838 BNG PRT OF LOT 14 SEC 29 T24N R20E. AREA CONTAINS 102,087 SQUARE FEET / 2.344 ACRES MORE OR LESS.

PARCEL NUMBER 6H-1109-2: OUTLOT 1 OF CSM MAP 9023 IN 2851838 BNG PRT OF LOT 14 SEC 29 T24N R20E. AREA CONTAINS 104,429 SQUARE FEET / 2.397 ACRES MORE OR LESS.

PARCEL NUMBER 6H-1089: LOTS 7 & 8 SEC 28 T24N R20E EX STS & PART VAC ST IN J10917-37 ADJ EX J27639-44. AREA CONTAINS 722,094 SQUARE FEET / 16.577 ACRES MORE OR LESS.

PARCEL NUMBER 6H-1091: THAT PART OF LOTS 9 & 10 SEC 28 T24N R20E LYG NLY OF BEAVER DAM CREEK CONSER- VANCY AREA EX 781 R 473 & EX J27639-44. AREA CONTAINS 307,315 SQUARE FEET / 7.055 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 an innovative new low-density residential subdivision that includes a mix of small lot single-family home lots and a group of two-family townhomes housing types. The PUD also includes a significant expansion of Beaver Dam Park. This project will incorporate five primary elements:
1. Commercial redevelopment opportunity consisting of lot

reconfiguration on the existing commercial property at 2405 W Mason St. helping to facilitate a shift from the existing light industrial uses to commercial use.

2. Townhome development block consisting of four two-unit multi-story townhomes directly accessing Hinkle Street, as extended.
3. A small lot single-family subdivision consisting of seven single-family parcels situated around a new cul-de-sac (Southwest Vie Ct) that connects to Hinkle Street, as extended.
4. Park expansion of Beaver Dam Park through the dedication of approximately 20 acres of land area to the west of Hinkle Street, as extended and north and east of the existing Beaver Dam Park.
5. Future development area of approximately 4.5 acres along the east side of Hinkle Street directly across from the single-family subdivision. It is currently unknown what type of development will be proposed for this area so it shall be treated as a low-density detached single-family subdivision are however it is expected that the PUD will need to be amended to facilitate the future development.

B. DEVELOPMENT AREAS. The approximately 27.5 acres of the project area can be broken into a public community asset site, commercial redevelopment site, two residential development areas, and future development area as illustrated in Exhibit B – Development Areas. Each development area will have 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 are as follows:

1. Commercial Redevelopment Site. Permitted and conditional uses within the commercial redevelopment site as identified in Exhibit B – Development Areas are those identified within Green Bay Municipal Code, Chapter 44, Article VIII – Commercial Districts as a General Commercial (C-1) District.
2. Townhome development block. The following uses shall be permitted within the townhome development block as identified in Exhibit B – Development Areas:
 - a. Single-family attached dwellings, townhouses.
 - b. Two-Family dwellings, semi-detached.
 - c. Live-work units.
 - d. Short-term rentals.
 - e. Community living arrangements serving 4-8 persons.
 - f. Family daycare homes, serving 8 or fewer children.

4. Single-family subdivision. The following uses shall be permitted within single-family subdivision as identified in Exhibit B – Development Areas:
 - a. Single-family detached dwellings.
 - b. Live-work unit.
 - c. Short-term rentals.
 - d. Community living arrangements serving 4-8 persons.
 - e. Family daycare home, serving 8 or fewer children.
6. Beaver Dam Park Expansion. Permitted and conditional uses within the park expansion area are those identified within Green Bay Municipal Code, Chapter 44, Article X – Public Institutional District (PI) as identified in Exhibit B – Development Areas.
7. Future Development Area. The following uses shall be permitted within the area set aside for future development as identified in Exhibit B – Development Areas:
 - a. Single-family detached dwellings.
 - b. Live-work unit.
 - c. Short-term rentals.
 - d. Community living arrangements serving 4-8 persons.
 - e. Family daycare home, serving 8 or fewer children.

D. DIMENSIONAL AND AREA REQUIREMENTS. Dimensional and area requirements shall meet the following regulations:

1. Lot Width and Area. The minimum lot width and lot area shall be regulated by use.
 - a. Commercial uses: minimum lot width of 100 feet with minimum lot area of 10,000 square feet.
 - b. Single or two-family, attached dwellings/townhomes: minimum lot width of 35 feet per unit with minimum lot area of 6,000 square feet per unit.
 - i. Exception for proposed Lot 8, which is permitted to have a minimum frontage of 20 feet.
 - c. Single-family dwellings, detached: minimum lot width of 43 feet with minimum lot area of 5,700 square feet.
 - d. Park Expansion: minimum lot width of 80 feet with minimum lot area of 10,000 square feet.
 - e. Future development Area: Lot width and area shall be regulated as set forth in this PUD as the detached single-family dwelling use in Section 2.D.1.c, above.
2. Setbacks. Setbacks are established by Development Area and uses, as depicted in Exhibit B - Development Areas.
 - a. Commercial Redevelopment Site

- (1) Front yard setback (along W Mason St and Hinkle St extended): There shall be no minimum setback required for yards fronting the public right-of-way however each frontage that does not provide a minimum of 10 feet of setback shall provide aesthetic treatment the entire length of the street frontage as regulated in subsection 2.I of this ordinance.
 - (2) Rear yard setback (west property line): Minimum rear yard setback is fifteen (15) feet.
 - (3) Side yard setback, (south property line): There shall be no minimum setback required for the south side yard however the entire length of the south property line will include a minimum of a 6-foot-tall solid fence or wall made of masonry, vinyl, painted wood or other material deemed appropriate by the Zoning Administrator.
 - (3) Accessory structures: Accessory structures shall not be permitted between the principal structure's façade and any public right-of-way.
- b. Townhome Development Block
- (1) Front yard setback: Minimum setback required for yards fronting the public right-of-way is 25 feet.
 - (2) Rear yard setback: Minimum rear yard setback is 25 feet.
 - (3) Side yard setback: Minimum side yard setback is 5 feet.
 - i. Side yard setbacks shall apply only to the ends of single-family attached dwellings.
 - ii. There shall be provided a "no-build" and "access easement" within the 5-foot setback to provide for the maintenance of the structures.
 - (4) 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 2.5 feet.
- c. Single-Family Subdivision
- (1) Front yard setback: Minimum setback required for yards fronting the public right-of-way is 12 feet.
 - (2) Rear yard setback: Minimum rear yard setback is 10 feet. Additionally, lots with double frontage on Southwest Vie Ct and Hinkle Street shall provide buffer/screening element the entire length of their lots individual Hinkle street frontage as regulated in subsection 2.I of this ordinance.
 - (3) Side yard setback: Minimum side yard setback is 5 feet.
 - i. There shall be provided a "no-build" and "access easement" within the 5-foot setback to provide for the maintenance of the structures
 - (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 yard setback is 4 feet and minimum side yard setbacks is 2.5 feet.

- d. Beaver Dam Park Expansion. Setbacks within the park expansion area are those identified within Green Bay Municipal Code, Chapter 44, Article X – Public Institutional District (PI).
- e. Future Development Area. Setbacks within the future development area are regulated as set forth in this PUD as the detached single-family dwelling use in Section 2.D.2.c, above.

- 3. Height. Maximum building heights shall be regulated by use.
 - a. Structures associated with commercial uses: maximum height is 40 feet or 3 stories, whichever is less.
 - b. Single-family dwellings: maximum height is 35 feet or 2.5 stories, whichever is less.
 - c. Single or two-family, attached dwellings/townhomes: maximum height is 40 feet or 3 stories, whichever is less.
 - d. Structures associated with park uses: maximum height is 40 feet or 3 stories, whichever is less.
- 4. Impervious Surface. Maximum impervious surface coverage shall be regulated by use.
 - a. Commercial redevelopment area: maximum impervious surface including all buildings, drives, walks, etc. is 90% of lot area.
 - b. Single-family dwellings: maximum impervious surface including all buildings, drives, walks, etc. is 60% of lot area.
 - c. Single or two-family, attached dwellings/townhomes: maximum impervious surface including all buildings, drives, walks, etc. is 70% of lot area.
 - d. Park expansion area: maximum impervious surface including all buildings, drives, walks, etc. is 50% 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.
- F. SIGNAGE. Signage throughout the PUD area shall be regulated as follows:
1. Signage for Commercial Redevelopment site shall be regulated as the General Commercial (C1) District per the Green Bay Municipal Code, Chapter 30, Article II.
 2. Signage for single-family dwellings, detached and Single or two-family, attached dwellings/townhomes shall be regulated as the R-1 Low Density District per the Green Bay Municipal Code, Chapter 30, Article II.
 3. Signage for the park expansion area shall be regulated as the Public Institutional (PI) 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.
- H. PARKING. Parking requirements shall be regulated by use:
1. Commercial Redevelopment: regulated by specific use per the Green Bay Municipal Code, Chapter 44, Article VIII.
 2. Single-family dwellings, detached and single or two-family, attached dwellings/townhomes: two (2) spaces per dwelling unit, of which one (1) space per unit must be an enclosed (garage) space.
 3. Park expansion area: 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 with the following additions:
1. Detached single-family dwelling lots that are fronted on both Southwest Vie Ct and Hinkle St shall include buffer/screening in the form of a berm of no less than 3 feet high with vegetation that will

grow to a minimum of 5 feet in height and be 90% impervious to site when matured. Said buffer/screening shall be maintained in perpetuity. Fences shall not be permitted adjacent the Hinkle Street right-of-way.

2. In lieu of setbacks and in an effort to establish a street frontage separation and aesthetic pleasing commercial environment, the Commercial Redevelopment Site shall include a low-level decorative street treatment along all street frontages such as a decorative wrought iron fence, masonry wall, hedge row, etc. found to be acceptable to the Zoning Administrator.

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 “Southwest Vie Court” shall be dedicated to the public and shall include trail system or carriage walk (walk immediately adjacent the roadway surface) that provides access to each home site.
2. Roadway areas identified as “Hinkle Street” shall be dedicated to the public as street right-of-way and shall include sidewalk connection on at least one side of the roadway and connect the West Mason Street Frontage Road to Hobart Drive.

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 _____, 2024.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

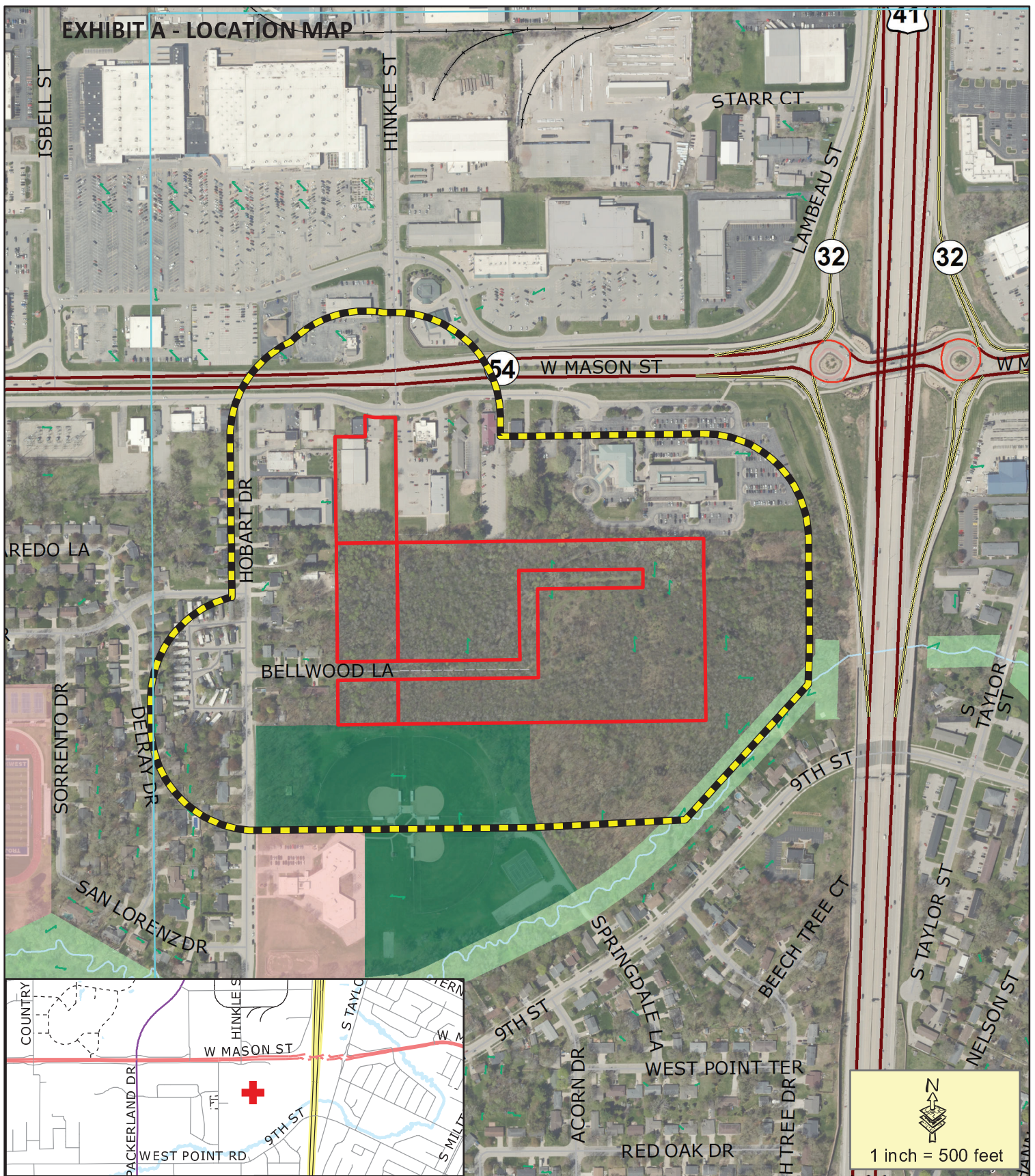
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Attachments:

Exhibit A - Location Map

Exhibit B - Development Areas

Exhibit C – Circulation Plan



- Proposed PUD
- 400' Property Notice Area

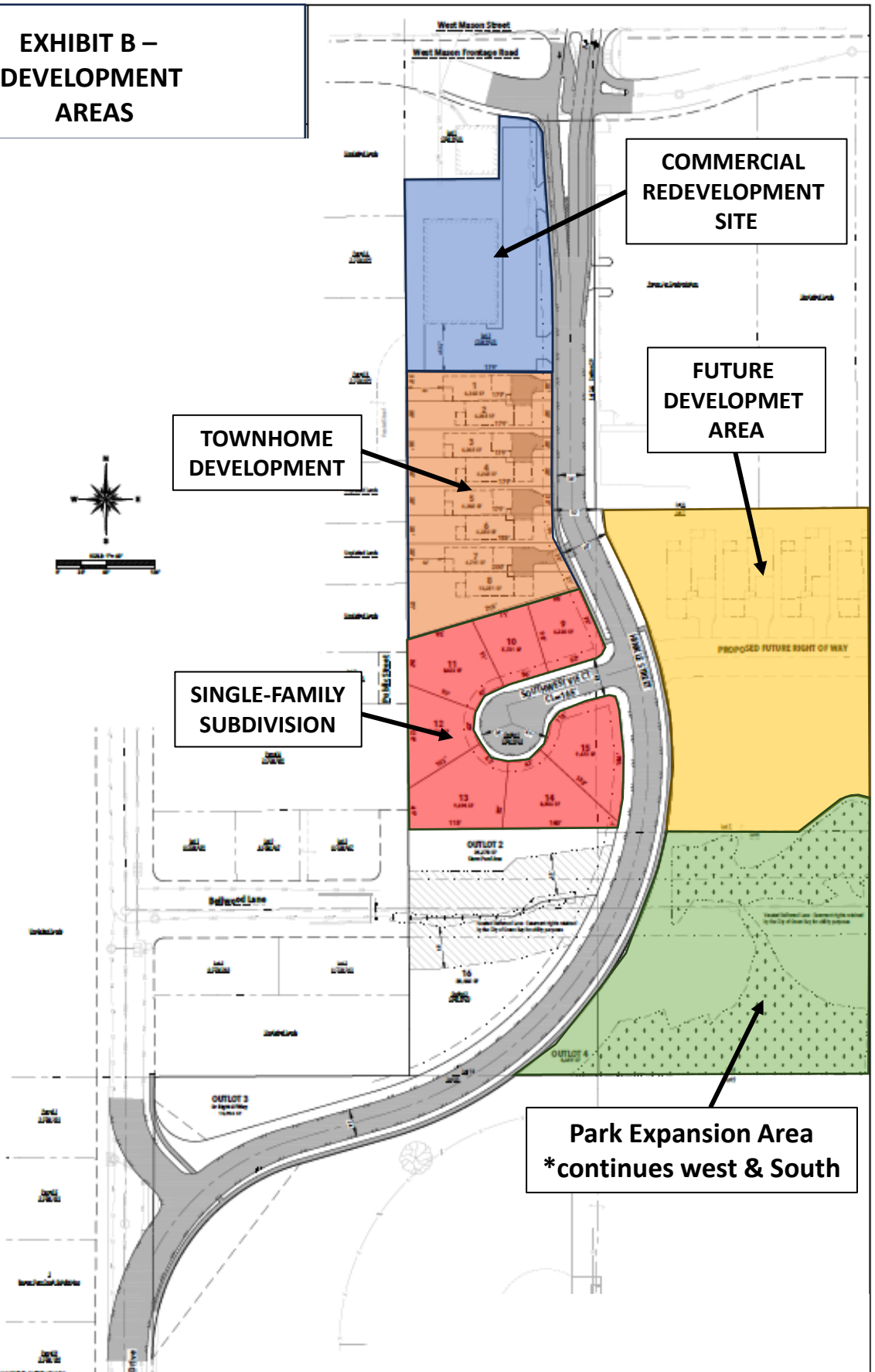
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Map prepared by DB

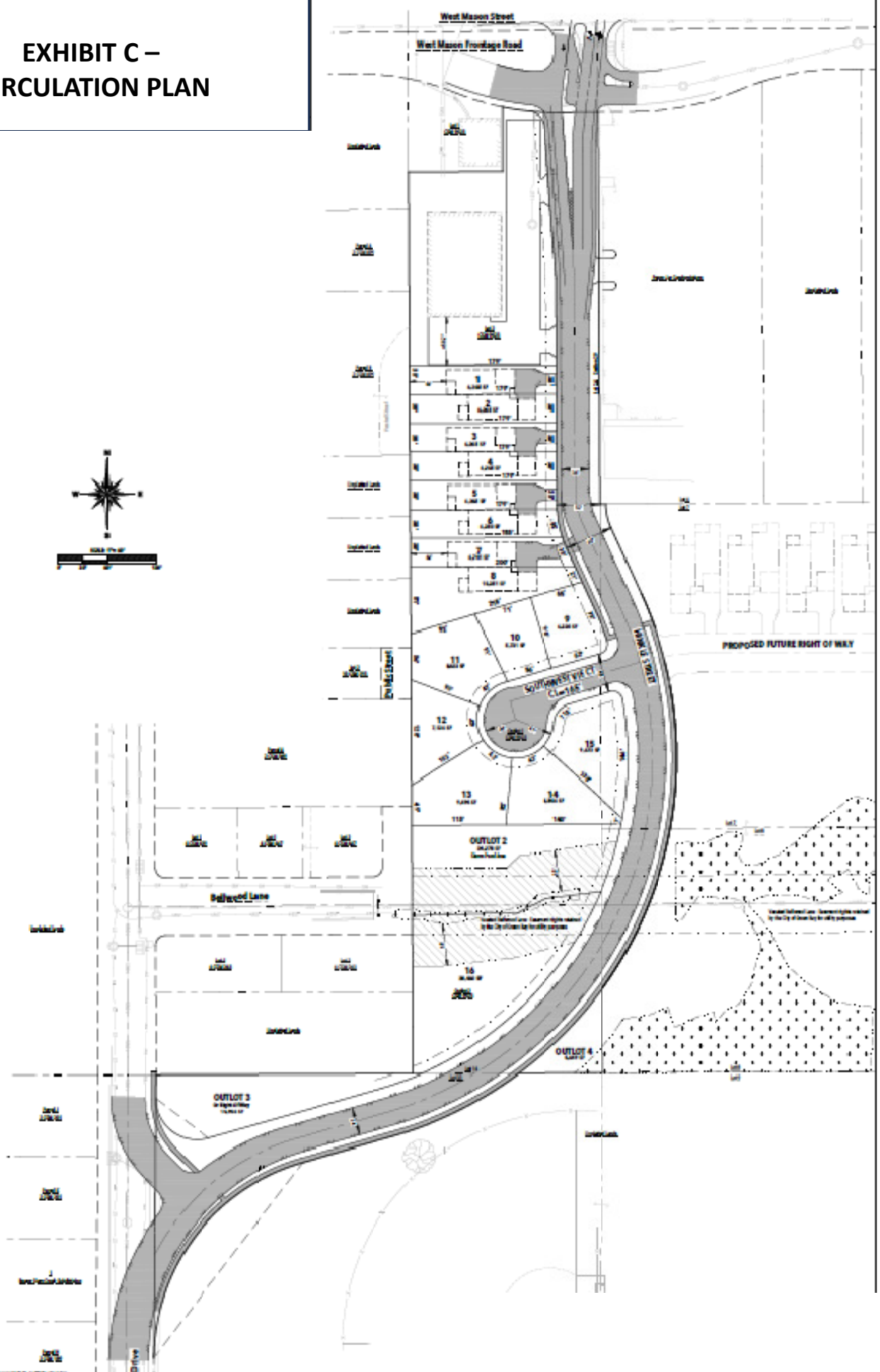
Zoning Petition (ZP 23-38)

Proposed PUD including and south of the intersection of West Mason St and Hinkle Rd



EXHIBIT B – DEVELOPMENT AREAS





MEMORANDUM

To: Mr. David Buck, City of Green Bay, and members of the Green Bay Plan Commission
From: Garritt R. Bader, GB Real Estate Investments, LLC
Date: January 2, 2024
Re: Southwest Woods PUD Narrative

After many years of planning, I'm proud to submit the plat of *Southwest Woods* to the City of Green Bay, creating an initial fifteen new single-family homes in 2024. Accompanying this plat is a request to zone the development through PUD to allow a more compact and denser neighborhood than city code allows, including the following elements:

- Smaller lot sizes than city minimum required sizes of 7,500 square feet in the R-1 district, including stand-alone lots as small as 5,721 square feet and townhouse lots as small as 6,265 square feet.
- Lot frontages less than 75 feet (50 feet for cul-de-sac lots) required in the R-1 district, including as little as 43 feet for the stand-alone lots and 35 feet for the townhouse lots.
- Front yard setbacks of 12 feet for the stand-alone lots (allowing homes to front directly up against the utility easement) and 25 feet for the townhouse lots, with side yard setback minimums of 5 feet. Rear setbacks will vary, from 10 feet to 25 feet.
- The elimination of front yard and side yard setbacks for commercial properties for commercial properties currently located along the Mason Street South Frontage Road & Hinkle Street.
- The elimination of residential buffer yards against commercial districts.

So why should Plan Commission approve these items within a PUD?

Minimum Lot Sizes & Lot Frontages: Current code requires a minimum of 7,500 SF per lot. Our target buyer doesn't want a large property to maintain, so small lots are a *positive*. One great local example of our planned vision is Langlade Court in Allouez, where lots are as narrow as 50 feet in width and 4,000 square feet in size for stand-alone homesites. Townhomes are now common in new developments, with frontages as little as 22 feet.

Residential Setbacks: Allowing homes to be built 0 feet off the front utility easement (12 feet from ROW) will allow just enough space for vehicles to be parked in driveways without hanging into the street (18-20 feet), and the maximum number of trees to be saved in the backyards of each lot. Reducing side yard setbacks to 5 feet minimum will allow homes to be placed 10 feet from each other, the minimum distance required per fire code and similar to my Whitney Park Townhomes spacing between buildings. As Langlade Court again shows as a nice example, rear yards can vary from 30 feet to as little as 10 feet.

Commercial Setbacks: Eliminating the setbacks for commercial properties on the north end of the subdivision will allow the warehouse to be renovated for retail use, and its parking fronting Hinkle Street to be designed in an urban way with a block knee wall, hardscape landscaping and/or decorative fencing against the Hinkle sidewalk—harkening a downtown streetscape example.

Buffer Yards: Eliminating the buffer yards setback between residential and commercial districts can allow Lots 1 to be sited south of the former Hasselblad warehouse; since the warehouse has been there for decades, any residential owner would be well aware of any locational negatives before buying a home. There *will* be a combination of evergreens and fencing providing a visual separation between Lot 1 and the commercial properties to the north.

During the Plan Commission hearing on this item, imagery will be provided showing examples of the above-requested items so that commissioners can see how these elements will be applied.

Thank you for your time!



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # R.I

To award Bellin Health the Contract for Firefighter NFPA 1582 Medical Physicals for an estimated \$180,000 for 3 years.

BACKGROUND

RECOMMENDATION

Approval of contract to Bellin Health.

FISCAL IMPACT

ATTACHMENTS

- I. Finance Request Fire Fighter Physicals 1-9-24



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

Phone 920.448.3047
Fax 920.448.3050

1/03/2024

Finance Committee 1/09/2024

Consideration and possible action to approve the Contract for Fire Fighter NFPA 1582 Medical Physicals. This service was competitively bid out in September 2023. Bellin Health scored highest through the evaluation process. This service is expected to cost approximately \$60,000.00 dollars a year. This is a 3-year (36 month) commitment with a total cost for 3 years estimated at \$180,000.00 dollars. This will be a full-service compliance contract offering the new hire exams and the annual exams for the City of Green Bay Fire Department. This will process through the Fire Department budget under account 101420-52006.

Respectfully Submitted,

Thomas J. Walenski

Thomas J. Walenski
Procurement Manager
City of Green Bay

CITY OF GREEN BAY BID SUMMARY
RFP #2023-38 Fire Fighter NFPA 1582 Compliant Medical Physicals
ISSUED: 8/24/2023 DUE: 11/30/23
CC: 94874
Scoring Criteria & Points

Evaluation Team Total Possible Points	Categories	Highest Score (Avg.)			---->		
		Bellin Health			Site Med		
		Option #1			Option #2		
		EV1	EV2	EV3	EV1	EV2	EV3
30	Meets Specifications	28	30	29	20	30	25
25	Previous Experience with Providing NFPA 1582 Compliant Fire Fighter Physicals	25	25	20	25	25	20
15	On Site Exams	15	15	15	15	15	10
20	Price	20	20	10	10	15	10
10	References	8	10	5	10	10	5
100	Vendor Score(s) (Total Possible Points = 100)	96	100	79	80	95	70
		91.67			81.67		

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



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # R.2

To approve the purchase of a Superliner Type I Ambulance for a contracted price of \$394,940.00.

BACKGROUND

Expense to account 2194190 55140 41220, 219 Fire Consolidation Fund.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Finance Request 1-9-2024 Fire - Ambulance



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

Phone 920.448.3047
Fax 920.448.3050

1/08/2024

Finance Committee 1/09/2024

Consideration and possible action to approve the Purchase of a 171" Superliner Type 1 W/Ford F450 NA08 Ambulance. This will be Purchased off the HGAC Contract #AM10-23. The Contract price is \$394,940.00.

This will process through the Fire Department fund balance in the 219 Consolidation Fund. Unit will replace Unit 491 at #9.

Attached Quote has been consolidated – Full document available upon request.

Respectfully Submitted,

Thomas J. Walenski

Thomas J. Walenski
Procurement Manager
City of Green Bay



LIFE LINE

EMERGENCY VEHICLES

AMBULANCE QUOTE

City of Green Bay
100 N Jefferson Street
Green Bay, WI 54301-5026
920-448-3051
920-448-3050
purchasingag@greenbaywi.gov

Jefferson Fire & Safety, Inc.
Rob Little
7620 Donna Drive
Middleton, WI 53562
(608) 836-0068
n/a
rob@jeffersonfire.com

Exp. Date: 02/08/2024
Quote No: 10961-0001
BODY: SUPER D

City of Green Bay Metro Fire Dept.
171" SUPERLINER TYPE I

01/08/2024

Page 1

PART NO	S	DESCRIPTION	QTY	
	<	== 171" SUPERLINER TYPE I - 1.000 07/01/19 == HGAC CONTRACT #AM10-23 Type I Superliner 171" Body Ford F450 NA08 MASTER PARTS REVISION DATE (Start 01-02-24 to 04-02-24)		
00-00-0500	<	LIFE LINE WARRANTY Warranties Include: Lifetime Modular Body Warranty Lifetime Electrical Harness Warranty Lifetime Limited Cabinet Warranty 5-Year/60,000 Mile Product Conversion Warranty 10-Year/100,000 Mile Electrical Warranty Elite System 6-Year Pro-Rated LL Paint Warranty Which is as follows: For 3 Years 100% 4th Year 50% 5th Year 25% 6th Year 10%	1	
				\$394,940.00



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # R.3

To award Assessment Services to Forward Appraisal for a total 3-year cost of \$252,000.

BACKGROUND

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. Finance Comm Request Appraisal Services 1-8-2024



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

Phone 920.448.3047
Fax 920.448.3050

12/27/2023

Finance Committee 1/8/2024

Consideration and possible action for Approval of Assessment Services to Forward Appraisal for the cost of \$84,000.00 per year for a 3-year total of \$252,000.00. This contract will be for the fiscal years 2024, 2025, 2026. This contract allows for one 2-year extension, if exercised this contract would run through 2028.

This Purchase will be funded out of the Assessor's Office Annual Budget.

Respectfully Submitted,

Thomas J. Walenski
Thomas J. Walenski
Procurement Manager
City of Green Bay



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

Phone 920.448.3047
Fax 920.448.3050

12/20/2023

RE: Notice of Intent to Award
RFP # 2023-62 Assessment Services

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 Assessors Department is recommending awarding the Assessment Services to Forward Appraisal.

The recommended award will be brought for approval before the next Finance Committee meeting scheduled for January 8, 2024 @ 4:30 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: Russ Schwandt

CITY OF GREEN BAY BID SUMMARY
RFP #2023-62 Assessment Services
ISSUED: 11/16/2023 DUE: 12/20/2023
CC: 91814, 91889, 94615
Scoring Criteria & Points

		Score		
Evaluation Team Total Possible Points		Forward Appraisal		
	Categories	Option #1		
		EV1	EV2	EV3
30	Experience and qualifications of the business, individual members of the business, and the individual(s) assigned to the City Assessor's Office in providing similar services	28	30	29
40	Knowledge of the City of Green Bay real estate market	38	35	38
10	Methodology and implementation plan	9	10	10
20	Cost Proposal	20	20	19
100	Vendor Score(s) (Total Possible Points = 100)	95	95	96
		95.33		

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

ATTACHMENT D - PRICING & SIGNATURE PAGE

CITY OF GREEN BAY PROPOSAL SIGNATURE PAGE - #2023-62

Separate Sealed Proposal. Submit one (1) copy of the cost proposal in a separate sealed envelope clearly marked.

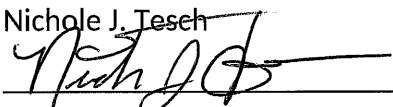
VENDOR NAME: FORWARD APPRAISAL, INC

The proposal will be scored using a standard quantitative calculation where the most cost criteria points will be awarded to the proposal with the lowest cost.

State LUMP SUM Cost Here: Defined as the annual cost to provide the services defined in this RFP on the basis of an average of 35 hours per week (1820 hours annually).	\$84,000.00 /LUMP SUM
State COST per HOUR : State the cost per hour to provide the <u>services defined in this RFP</u> in excess of 1820 hours annually.	\$<u> </u>/HOUR No Additional Charge
State Cost For Ad Hoc Services Here: List any additional services not included in this RFP that your company offers and the cost to perform that service. <u>Performance of services outside the scope of services defined in this RFP can be requested and invoiced separately at the following rate once agreed upon by both parties.</u>	\$46.00/HOUR
Vendor may list any "Value Added" products or services your firm may include at no additional charge if awarded this project.	
Payment Terms: Payment will be made on a monthly basis within 30 days of receipt of invoice.	

The undersigned, on behalf of the Vendor, certifies: (1) this offer is made without previous understanding, conflict of interest, agreement or connection with any person, firm, or corporation making a proposal on the same project; (2) is in all respects fair and without collusion or fraud; (3) the person whose signature appears below is legally empowered to bind the firm in whose name the proposal is entered; (4) they have read the complete Request for Proposal and understand all provisions and fully understanding the local conditions affecting the cost of the work, hereby proposes to furnish all labor, materials, tools and equipment to perform the work required by the proposed purchase contract documents referred to therein (as altered, amended or modified by addenda); (5) if accepted by the City, this proposal is guaranteed as written and will be implemented as stated; and (6) mistakes in writing of the submitted proposal will be their responsibility.

VENDOR'S SIGNATURE & INFORMATION:

Vendor Full Legal Name: Forward Appraisal, Inc.
Complete Address, City, ST, Zip: P.O. Box 13434, Green Bay, WI 54307
Bidder's Contact Name & Title (Type or Print) Nichole J. Tesch
Authorized Signature: 
Phone # & Fax #: 608-444-6216
Contact's Email Address: nichole@forwardappraisal.com
Date: 12/5/2023
Taxpayer I.D. Number: 20-4584317

ADDENDA - It is Vendor's responsibility to check for issuance of any addenda. The undersigned hereby acknowledges receipt of the following addenda:

Addenda Number: _____ Date: _____ Addenda Number: _____ Date: _____
Addenda Number: _____ Date: _____ Addenda Number: _____ Date: _____



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

Wendy Townsend, Economic Coordinator

AGENDA ITEM # R.4

To approve the 2024 Agricultural Lease Agreements for city-owned parcels #21-24, #21-11-1, #21-403, #21-404, #21-189-1, #22-SC513 and #22-SC510.

BACKGROUND

Every three years, the City of Green Bay renews agricultural leases with area farmers willing to lease city-owned land for agricultural purposes. Staff would like to recommend an increase to the lease rates by \$10 per acre.

RECOMMENDATION

Approval of the lease agreements with the new rate.

FISCAL IMPACT

\$14,774.98

ATTACHMENTS

1. Farm Lease- - Larry Dufek Lease 2024-25
2. Detrie Farms, LLC Lease update 2024-2025
3. Farm Lease- Kroll 2024-2025
4. Farm Leases- Quality Dairy LLC - Glen Dufek 2024-25
5. Farm Lease - DA-RAN Stahl lease 2024-25

AGRICULTURAL FARM LEASE AGREEMENT

THIS LEASE AND AGREEMENT is entered into this 20th day of December 2023 by and between the City of Green Bay, Wisconsin, a municipal corporation ("CITY"), and Dairyland Farm, LLC (LESSEE).

1. Leased Premises. CITY hereby leases to LESSEE for the purpose of agricultural farming the following described premises in the CITY of Green Bay, Brown County, Wisconsin:

Tax Parcel Number 22-SC513

The aforementioned property is referenced herein as the "LEASED PROPERTY". A map showing the location of the LEASED PROPERTY is attached hereto and incorporated by reference as Exhibit A. More specifically, the LEASED PROPERTY is located in the University Heights Business Park, near Hemlock and Algoma Roads. The parties agree that for purposes of determination of the rent due hereunder, the leased parcel(s) total approximately **52.956 acres** useable for farming purposes.

2. Terms of Agreement.

- a. The term of this Agreement shall be two (2) years, commencing January 1, 2024 and terminating December 31, 2025.
- b. Rent for the each (12) month period of this lease shall be **\$130.00** per tillable acre for a total amount of **\$6884.28** annually.
- c. In the event that CITY sells or otherwise needs any portion of the LEASED PROPERTY during the term of the lease, the CITY may, at its sole option, terminate and cancel this lease or any portion thereof by giving thirty (30) day notice to LESSEE, who shall thereupon vacate the premises in accordance with the terms of such notice. The CITY will use reasonable efforts to allow LESSEE to cultivate and harvest its crops.
- d. Early Termination by CITY: In the event all or part of this lease is terminated by CITY pursuant to section 2(c), the CITY shall be responsible for damages suffered by LESSEE, including the reasonable value of crops damaged or unable to be harvested as a result of the early termination. Damage compensation shall not exceed the rent paid or owed by LESSEE during that current twelve (12) month period.

- e. **Early Termination by LESSEE:** In the event this lease is terminated by LESSEE, LESSEE shall forfeit any and all claim(s) of any nature whatsoever for any work performed, materials or supplies, including seed, or any other cost which LESSEE may have incurred.
3. **Payment of Rent.** Rent payments are due on or before December 31st of each year, and are payable to the City of Green Bay. Payment shall be forwarded to the Community and Economic Development Department, City of Green Bay, 100 North Jefferson Street Room 608, Green Bay, WI 54301.
4. **Use of LEASED PROPERTY.** LESSEE shall use the LEASED PROPERTY for general farming purposes and shall care for the same according to standard industry practices, including mowing land not seeded or planted for the following crop season. LESSEE shall be permitted to spread manure on above-described premises under the following conditions:
- Manure shall not be spread within 25 feet of the top of banks leading to creek beds, streams, stormwater ponds, or other waterways;
 - Manure shall be incorporated into soil within 24 hours of spreading; and
 - Land spread is not permitted if there is a chance of precipitation within 24 hours.
5. **Access:** LESSEE understands that the LEASED PROPERTY is landlocked and that LESSEE shall obtain access to LEASED PROPERTY via a third party, as it deems necessary to access the premises. The CITY is not responsible for obtaining said access, including any payment that may be owed for the right of access.
6. **Sublease.** The LEASED PROPERTY may not be sublet to a third party without written approval of CITY.
7. **Renewal:** LESSEE shall have a right of first refusal to lease said LEASED PROPERTY for subsequent lease periods following the initial lease.

8. Notice. Notice required or permitted hereunder shall be sent via U.S. Mail, 1st Class, postage prepaid to the following:

If to CITY:

Economic Development Department
City of Green Bay
100 N Jefferson
Room 608
Green Bay, WI 54301

If to LESSEE:

Dairyland Farm, LLC
5420 Gauthier Road
New Franklin, WI 54229

9. LESSEE shall assume liability for, be responsible for, indemnify, and, at the request of the CITY, defend and save harmless the CITY, its employees, officials and agents, boards, commissions, and other agencies thereof, and anyone to whom the CITY may be liable by contract or otherwise, against any loss, damage, or expense arising from any actual or claimed death or claimed damages to LEASED PROPERTY, whether owned by LESSEE, the CITY, or third parties including loss of use, which actually or allegedly results from, or actually or allegedly arises in connection with, the performance of this lease.
10. Miscellaneous. LESSEE promises and agrees to pay the rent as provided herein and not to underlease or sublet said LEASED PROPERTY or any portion thereof or assign this agreement without the prior written consent of CITY. LESSEE further agrees to quit and deliver the LEASED PROPERTY to CITY at the end of the term of this lease and to keep the same in as good repair as the same as at the commencement of the lease. LESSEE agrees to use and improve said LEASED PROPERTY using standard industry practices and to provide CITY access to view the premises at all reasonable times. If LESSEE shall fail to pay rent at the aforesaid times expressed in this lease or shall underlease or sublet the premises without the written consent of CITY, CITY may enter and expel LESSEE and/or his assigns from the premises. LESSEE shall be held to have forfeited any rent that may have been paid and shall be liable to CITY for any such payment or payments of rent hereunder which are then due and unpaid. In such case, the CITY shall not be responsible for LESSEE for any damages under this lease.

The covenants herein contained shall bind the parties mutually and their respective heirs, personal representatives, administrators, and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first written above.

DAIRYLAND FARM LLC

CITY OF GREEN BAY

Larry Dufek, Officer of Dairyland Farm, LLC

Eric Genrich, MAYOR

Dated this ____ day of December, 2023

Celestine Jefferys, CLERK

Dated this ____ day of December 2023

AGRICULTURAL FARM LEASE AGREEMENT

THIS LEASE AND AGREEMENT is entered into this ____ day of December by and between the City of Green Bay, Wisconsin, a municipal corporation ("CITY"), and Detrie Farms, LLC (LESSEE).

1. Leased Premises. CITY hereby leases to LESSEE for the purpose of agricultural farming the following described premises in the CITY of Green Bay, Brown County, Wisconsin:

Tax Parcel Number 21-24 (only on the easterly portion to the waterway)

The aforementioned property is referenced herein as the "LEASED PROPERTY". A map showing the location of the LEASED PROPERTY is attached hereto and incorporated by reference as Exhibit A. More specifically, the property is located on the north side of Finger Road, between Grandview Road and Northview Road. The parties agree that for purposes of determination of the rent due hereunder, the leased parcel totals approximately **12 acres**, this parcel usable for farming purposes.

2. Terms of Agreement.

- a. The term of this Agreement shall be for two (2) years, commencing January 1, 2024, and terminating December 31, 2025
- b. Rent for the each (12) month period of this lease shall be **\$90.00** per tillable acre for a total amount of **\$1080.00** annually.
- c. In the event that the CITY sells or otherwise needs any portion of the LEASED PROPERTY during the term of the lease, the CITY may, at its sole option, terminate and cancel this lease or any portion thereof by giving thirty (30) day notice to LESSEE, who shall thereupon vacate the premises in accordance with the terms of such notice. The CITY will use reasonable efforts to allow LESSEE to cultivate and harvest its crops.
- d. Early Termination by CITY: In the event all or part of this lease is terminated by CITY pursuant to section 2(c), the CITY shall be responsible for damages suffered by LESSEE, including the reasonable value of crops damaged or unable to be harvested because of the early termination. Damage compensation shall not exceed the rent paid or owed by LESSEE during that current twelve (12) month period.

- e. **Early Termination by LESSEE:** In the event this lease is terminated by LESSEE, LESSEE shall forfeit any and all claim(s) of any nature whatsoever for any work performed, materials or supplies, including seed, or any other cost which LESSEE may have incurred.
3. **Payment of Rent.** The first rent payment will be due January 31st and future rent payments will be on or before December 31st of each year and are payable to the Economic Development Authority. Payment shall be forwarded to the Economic Development Department, City of Green Bay, 100 North Jefferson Street Room 604, Green Bay, WI 54301.
4. **Use of LEASED PROPERTY.** LESSEE shall use the LEASED PROPERTY for general farming purposes and shall care for the same according to standard industry practices, including mowing land not seeded or planted for the following crop season. LESSEE shall be permitted to spread manure on above-described premises under the following conditions:
- Manure shall not be spread within 25 feet of the top of banks leading to creek beds, streams, stormwater ponds, or other waterways.
 - Manure shall be incorporated into soil within 24 hours of spreading; and
 - Land spread is not permitted if there is a chance of precipitation within 24 hours.
6. **Sublease.** The property may not be sublet to a third party without written approval of the CITY.
7. **Renewal:** LESSEE shall have the right of first refusal to lease said LEASED PROPERTY for subsequent lease periods following the initial lease.
8. **Notice.** Notice required or permitted hereunder shall be sent via U.S. Mail, 1st Class, postage prepaid to the following:

If to CITY:

Economic Development Department
City of Green Bay
100 N Jefferson
Room 608
Green Bay, WI 54301

If to LESSEE:

Jim and John Detrie
Detrie Farm, LLC
3910 Courier Rd.
Green Bay, WI 54311

9. LESSEE shall assume liability for, be responsible for, indemnify, and, at the request of the CITY, defend and save harmless the CITY, its employees, officials and agents, boards, commissions, and other agencies thereof, and anyone to whom the CITY may be liable by contract or otherwise, against any loss, damage, or expense arising from any actual or claimed death or claimed damages to property, whether owned by LESSEE, the CITY, or third parties including loss of use, which actually or allegedly results from, or actually or allegedly arises in connection with, the performance of this lease.
10. Miscellaneous. LESSEE promises and agrees to pay the rent as provided herein and not to underlease or sublet said LEASED PROPERTY or any portion thereof or assign this agreement without the prior written consent of CITY. LESSEE further agrees to quit and deliver the LEASED PROPERTY to CITY at the end of the term of this lease and to keep the same in as good repair as the same as at the commencement of the lease. LESSEE agrees to use and improve said LEASED PROPERTY using standard industry practices and to provide CITY access to view the premises at all reasonable times. If LESSEE fails to pay rent at the aforesaid times expressed in this lease or shall underlease or sublet the premises without the written consent of CITY, CITY may enter and expel LESSEE and/or his assigns from the premises. LESSEE shall be held to have forfeited any rent that may have been paid and shall be liable to CITY for any such payment or payments of rent hereunder which are then due and unpaid. In such a case, the CITY shall not be responsible for LESSEE for any damages under this lease.

The covenants contained herein shall bind the parties mutually and their respective heirs, personal representatives, administrators, and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first written above.

DETRIE FARMS, LLC

CITY OF GREEN BAY

Jim Detrie, Officer

Eric Genrich, Mayor

John Detrie, Officer

Celestine Jefferys, City Clerk

Dated this ____ day of December 2023

Dated this ____ day of December 2023

AGRICULTURAL FARM LEASE AGREEMENT

THIS LEASE AND AGREEMENT is entered into this ___day of December 2023, by and between the City of Green Bay, Wisconsin, a municipal corporation ("CITY"), and James Kroll individual (LESSEE).

1. Leased Premises. CITY hereby leases to LESSEE for the purpose of agricultural farming the following described premises in the CITY of Green Bay, Brown County, Wisconsin:

Tax Parcel Numbers 21-189-1

The aforementioned property is referenced herein as the "LEASED PROPERTY". A map showing the location of the LEASED PROPERTY is attached hereto and incorporated by reference as Exhibit A. More specifically, the property is located on the east side of East Mason Street and Finger Road. The parties agree that for purposes of determination of the rent due hereunder, the leased parcels total approximately **3.09 acres**, usable for farming purposes.

2. Terms of Agreement.

- a. The term of this Agreement shall be for **two (2) years commencing January 1, 2024, and terminating December 31, 2025**.
- b. Rent for each farming season of this lease shall be **\$130.00** per tillable acre for a total amount of **\$401.70** annually.
- c. In the event that CITY sells or otherwise needs any portion of the LEASED PROPERTY during the term of the lease, the CITY may, at its sole option, terminate and cancel this lease or any portion thereof by giving thirty (30) day notice to LESSEE, who shall thereupon vacate the premises in accordance with the terms of such notice. The CITY will use reasonable efforts to allow LESSEE to cultivate and harvest its crops.
- d. Early Termination by CITY: In the event all or part of this lease is terminated by CITY pursuant to section 2(c), the CITY shall be responsible for damages suffered by LESSEE, including the reasonable value of crops damaged or unable to be harvested as a result of the early termination. Damage compensation shall not exceed the rent paid or owed by LESSEE during that current twelve (12) month period.

- e. Early Termination by LESSEE: In the event this lease is terminated by LESSEE, LESSEE shall forfeit any and all claim(s) of any nature whatsoever for any work performed, materials or supplies, including seed, or any other cost which LESSEE may have incurred.
3. Payment of Rent. Rent payments are due on or before **December 31st** and payable to the City of Green Bay. **Payment shall be forwarded to the Community and Economic Development Department, City of Green Bay, 100 North Jefferson Street Room 608, Green Bay, WI 54301.**
4. Use of LEASED PROPERTY. LESSEE shall use the LEASED PROPERTY for general farming purposes and shall care for the same according to standard industry practices, including mowing land not seeded or planted for the following crop season. LESSEE shall be permitted to spread manure on above-described premises under the following conditions:
- Manure shall not be spread within 25 feet of the top of banks leading to creek beds, streams, stormwater ponds, or other waterways.
 - Manure shall be incorporated into soil within 24 hours of spreading; and
 - Land spread is not permitted if there is a chance of precipitation within 24 hours.
6. Sublease. The property may not be sublet to a third party without written approval of the CITY.
7. Renewal: LESSEE shall have the right of first refusal to lease said LEASED PROPERTY for subsequent lease periods following the initial three-year lease.
8. Notice. Notice required or permitted hereunder shall be sent via U.S. Mail, 1st Class, postage prepaid to the following:

If to CITY:

Economic Development Department
City of Green Bay
100 N Jefferson
Room 608
Green Bay, WI 54301

If to LESSEE:

James Kroll
1150 S Vandenberg
Green Bay, WI 54311

9. LESSEE shall assume liability for, be responsible for, indemnify, and, at the request of the CITY, defend and save harmless the CITY, its employees, officials and agents, boards, commissions, and other agencies thereof, and anyone to whom the CITY may be liable by contract or otherwise, against any loss, damage, or expense arising from any actual or claimed death or claimed damages to property, whether owned by LESSEE, the CITY, or third parties including loss of use, which actually or allegedly results from, or actually or allegedly arises in connection with, the performance of this lease.
10. Miscellaneous. LESSEE promises and agrees to pay the rent as provided herein and not to underlease or sublet said LEASED PROPERTY or any portion thereof or assign this agreement without the prior written consent of CITY. LESSEE further agrees to quit and deliver the LEASED PROPERTY to CITY at the end of the term of this lease and to keep the same in as good repair as the same as at the commencement of the lease. LESSEE agrees to use and improve said LEASED PROPERTY using standard industry practices and to provide CITY access to view the premises at all reasonable times. If LESSEE fails to pay rent at the aforesaid times expressed in this lease or shall underlease or sublet the premises without the written consent of CITY, CITY may enter and expel LESSEE and/or his assigns from the premises. LESSEE shall be held to have forfeited any rent that may have been paid and shall be liable to CITY for any such payment or payments of rent hereunder which are then due and unpaid. In such a case, the CITY shall not be responsible for LESSEE for any damages under this lease.

The covenants contained herein shall bind the parties mutually and their respective heirs, personal representatives, administrators, and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first written above.

Kroll Farms

CITY OF GREEN BAY

James Kroll

Eric Genrich, Mayor

Celestine Jeffreys, Clerk

Dated this ____ day of December 2023

Dated this ____ day of December 2023

AGRICULTURAL FARM LEASE AGREEMENT

THIS LEASE AND AGREEMENT is entered into this ___day of December 2023, by and between the City of Green Bay, Wisconsin, a municipal corporation ("CITY"), and Glen Dufek of Quality Dairy LLC individual (LESSEE).

1. Leased Premises. CITY hereby leases to LESSEE for the purpose of agricultural farming the following described premises in the CITY of Green Bay, Brown County, Wisconsin:

Tax Parcel Numbers 21-403 & 21-404

The aforementioned property is referenced herein as the "LEASED PROPERTY". A map showing the location of the LEASED PROPERTY is attached hereto and incorporated by reference as Exhibit A. More specifically, the property is located on the east side of East Mason Street and Finger Road. The parties agree that for purposes of determination of the rent due hereunder, the leased parcels total approximately **30.7 acres**, useable for farming purposes.

2. Terms of Agreement.

- a. The term of this Agreement shall be for three (3) years commencing January 1, 2024, and terminating December 31, 2025.
- b. Rent for each farming season of this lease shall be **\$130.00** per tillable acre for a total amount of **\$3991.00** annually.
- c. In the event that CITY sells or otherwise needs any portion of the LEASED PROPERTY during the term of the lease, the CITY may, at its sole option, terminate and cancel this lease or any portion thereof by giving thirty (30) day notice to LESSEE, who shall thereupon vacate the premises in accordance with the terms of such notice. The CITY will use reasonable efforts to allow LESSEE to cultivate and harvest its crops.
- d. Early Termination by CITY: In the event all or part of this lease is terminated by CITY pursuant to section 2(c), the CITY shall be responsible for damages suffered by LESSEE, including the reasonable value of crops damaged or unable to be harvested as a result of the early termination. Damage compensation shall not exceed the rent paid or owed by LESSEE during that current twelve (12) month period.

- e. Early Termination by LESSEE: In the event this lease is terminated by LESSEE, LESSEE shall forfeit any and all claim(s) of any nature whatsoever for any work performed, materials or supplies, including seed, or any other cost which LESSEE may have incurred.
3. Payment of Rent. Rent payments are due on or before **December 31, 2023, and by December 31st each year thereafter** and are payable to the City of Green Bay. **Payment shall be forwarded to the Community and Economic Development Department, City of Green Bay, 100 North Jefferson Street Room 608, Green Bay, WI 54301.**
4. Use of LEASED PROPERTY. LESSEE shall use the LEASED PROPERTY for general farming purposes and shall care for the same according to standard industry practices, including mowing land not seeded or planted for the following crop season. LESSEE shall be permitted to spread manure on above-described premises under the following conditions:
- Manure shall not be spread within 25 feet of the top of banks leading to creek beds, streams, stormwater ponds, or other waterways.
 - Manure shall be incorporated into soil within 24 hours of spreading; and
 - Land spread is not permitted if there is a chance of precipitation within 24 hours.
6. Sublease. The property may not be sublet to a third party without written approval of CITY.
7. Renewal: LESSEE shall have a right of first refusal to lease said LEASED PROPERTY for subsequent lease periods following the initial three year lease.
8. Notice. Notice required or permitted hereunder shall be sent via U.S. Mail, 1st Class, postage prepaid to the following:

If to CITY:

Economic Development Department
City of Green Bay
100 N Jefferson
Room 608
Green Bay, WI 54301

If to LESSEE:

Glen Dufek
Quality Dairy LLC
N 5232 BK Line Road
Luxemburg, WI 54217

9. LESSEE shall assume liability for, be responsible for, indemnify, and, at the request of the CITY, defend and save harmless the CITY, its employees, officials and agents, boards,

commissions, and other agencies thereof, and anyone to whom the CITY may be liable by contract or otherwise, against any loss, damage, or expense arising from any actual or claimed death or claimed damages to property, whether owned by LESSEE, the CITY, or third parties including loss of use, which actually or allegedly results from, or actually or allegedly arises in connection with, the performance of this lease.

10. Miscellaneous. LESSEE promises and agrees to pay the rent as provided herein and not to underlease or sublet said LEASED PROPERTY or any portion thereof or assign this agreement without the prior written consent of CITY. LESSEE further agrees to quit and deliver the LEASED PROPERTY to CITY at the end of the term of this lease and to keep the same in as good repair as the same as at the commencement of the lease. LESSEE agrees to use and improve said LEASED PROPERTY using standard industry practices and to provide CITY access to view the premises at all reasonable times. If LESSEE shall fail to pay rent at the aforesaid times expressed in this lease or shall underlease or sublet the premises without the written consent of CITY, CITY may enter and expel LESSEE and/or his assigns from the premises. LESSEE shall be held to have forfeited any rent that may have been paid and shall be liable to CITY for any such payment or payments of rent hereunder which are then due and unpaid. In such case, the CITY shall not be responsible for LESSEE for any damages under this lease.

The covenants herein contained shall bind the parties mutually and their respective heirs, personal representatives, administrators, and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first written above.

QUALITY DAIRY LLC

CITY OF GREEN BAY

Glen Dufek

Eric Genrich, Mayor

Celestine Jeffreys, City Clerk

Dated this ____ day of December 2023

Dated this ____ day of December 2023

AGRICULTURAL FARM LEASE AGREEMENT

THIS LEASE AND AGREEMENT is entered into this ____ day of December 2023, by and between the City of Green Bay, Wisconsin, a municipal corporation ("CITY"), and Dave J and Randal M Stahl individual (LESSEE).

1. Leased Premises. CITY hereby leases to LESSEE for the purpose of agricultural farming the following described premises in the CITY of Green Bay, Brown County, Wisconsin:

Tax Parcel Number 21-11-1

The aforementioned property is referenced herein as the "LEASED PROPERTY". A map showing the location of the LEASED PROPERTY is attached hereto and incorporated by reference as Exhibit A. More specifically, the property is located on the west side of S. Grandview Road. The parties agree that for purposes of determination of the rent due hereunder, the leased parcels total approximately **18.6 acres**, useable for farming purposes.

2. Terms of Agreement.

- a. The term of this Agreement shall be for two (2) years commencing January 1, 2024 and terminating December 31, 2025.
- b. Rent for each farming season of this lease shall be **\$130.00** per tillable acre for a total amount of **\$2418.00** annually.
- c. In the event that CITY sells or otherwise needs any portion of the LEASED PROPERTY during the term of the lease, the CITY may, at its sole option, terminate and cancel this lease or any portion thereof by giving thirty (30) day notice to LESSEE, who shall thereupon vacate the premises in accordance with the terms of such notice. The CITY will use reasonable efforts to allow LESSEE to cultivate and harvest its crops.
- d. Early Termination by CITY: In the event all or part of this lease is terminated by CITY pursuant to section 2(c), the CITY shall be responsible for damages suffered by LESSEE, including the reasonable value of crops damaged or unable to be harvested as a result of the early termination. Damage compensation shall not exceed the rent paid or owed by LESSEE during that current twelve (12) month period.

- e. **Early Termination by LESSEE:** In the event this lease is terminated by LESSEE, LESSEE shall forfeit any and all claim(s) of any nature whatsoever for any work performed, materials or supplies, including seed, or any other cost which LESSEE may have incurred.
3. **Payment of Rent.** Rent payments are due on or before December 31st each year and are payable to the City of Green Bay. **Payment shall be forwarded to the Community and Economic Development Department, City of Green Bay, 100 North Jefferson Street Room 608, Green Bay, WI 54301.**
4. **Use of LEASED PROPERTY.** LESSEE shall use the LEASED PROPERTY for general farming purposes and shall care for the same according to standard industry practices, including mowing land not seeded or planted for the following crop season. LESSEE shall be permitted to spread manure on above-described premises under the following conditions:
- Manure shall not be spread within 25 feet of the top of banks leading to creek beds, streams, stormwater ponds, or other waterways;
 - Manure shall be incorporated into soil within 24 hours of spreading; and
 - Land spread is not permitted if there is a chance of precipitation within 24 hours.
6. **Sublease.** The property may not be sublet to a third party without written approval of CITY.
7. **Renewal:** LESSEE shall have a right of first refusal to lease said LEASED PROPERTY for subsequent lease periods following the initial three year lease.
8. **Notice.** Notice required or permitted hereunder shall be sent via U.S. Mail, 1st Class, postage prepaid to the following:
- | | |
|---|---|
| <p><u>If to CITY:</u>
Economic Development Department
City of Green Bay
100 N Jefferson
Room 608
Green Bay, WI 54301</p> | <p><u>If to LESSEE:</u>
Dave J and Randall M Stahl
DA- RAN Dairy
NB 5232 B-K Line Road
Luxemburg, WI 54217</p> |
|---|---|
9. LESSEE shall assume liability for, be responsible for, indemnify, and, at the request of the CITY, defend and save harmless the CITY, its employees, officials and agents, boards,

commissions, and other agencies thereof, and anyone to whom the CITY may be liable by contract or otherwise, against any loss, damage, or expense arising from any actual or claimed death or claimed damages to property, whether owned by LESSEE, the CITY, or third parties including loss of use, which actually or allegedly results from, or actually or allegedly arises in connection with, the performance of this lease.

10. Miscellaneous. LESSEE promises and agrees to pay the rent as provided herein and not to underlease or sublet said LEASED PROPERTY or any portion thereof or assign this agreement without the prior written consent of CITY. LESSEE further agrees to quit and deliver the LEASED PROPERTY to CITY at the end of the term of this lease and to keep the same in as good repair as the same as at the commencement of the lease. LESSEE agrees to use and improve said LEASED PROPERTY using standard industry practices and to provide CITY access to view the premises at all reasonable times. If LESSEE shall fail to pay rent at the aforesaid times expressed in this lease or shall underlease or sublet the premises without the written consent of CITY, CITY may enter and expel LESSEE and/or his assigns from the premises. LESSEE shall be held to have forfeited any rent that may have been paid and shall be liable to CITY for any such payment or payments of rent hereunder which are then due and unpaid. In such case, the CITY shall not be responsible for LESSEE for any damages under this lease.

The covenants herein contained shall bind the parties mutually and their respective heirs, personal representatives, administrators, and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first written above.

DA-RAN DAIRY

CITY OF GREEN BAY

Dave J Stahl, Partner

Eric Genrich, Mayor

Randal M Stahl, Partner

Celestine Jeffreys, Clerk

Dated this ____ day of December 2023

Dated this ____ day of December 2023



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # R.5

To receive and place on file the review of the City of Green Bay's 10-33 Program Inventory.

BACKGROUND

RECOMMENDATION

To review and accept the the 10-33 Program Inventory.

FISCAL IMPACT

ATTACHMENTS

- I. 1033 Inventory Plain Language 12-23

ITEM NAME	PLAIN LANGUAGE	QTY	UNIT COST	TOTAL VALUE	SN	SHIP DATE
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$499.00	\$499.00	5438284	April 30, 1996
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$499.00	\$499.00	5439375	April 30, 1996
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$499.00	\$499.00	5440555	April 30, 1996
RIFLE,7.62 MILLIMETER	M14 RIFLE	1	\$138.00	\$138.00	1038191	November 17, 2006
RIFLE,7.62 MILLIMETER	M14 RIFLE	1	\$138.00	\$138.00	1243683	November 17, 2006
RIFLE,7.62 MILLIMETER	M14 RIFLE	1	\$138.00	\$138.00	855711	November 17, 2006
RIFLE,7.62 MILLIMETER	M14 RIFLE	1	\$138.00	\$138.00	857636	November 17, 2006
RIFLE,7.62 MILLIMETER	M14 RIFLE	1	\$138.00	\$138.00	861413	November 17, 2006
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	025880	August 31, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	026893	August 31, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	051003	August 30, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	051293	August 31, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	056917	August 31, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	059120	August 31, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	068379	August 30, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	228560	August 31, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	229472	August 31, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	234274	August 31, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	265740	August 30, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	306382	August 30, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	316519	August 30, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	4012646	August 30, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	4023317	August 30, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	4033138	August 31, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	4038777	August 30, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	4041942	August 30, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	4042531	August 30, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	4045751	August 31, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	4047227	August 31, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	4255452	August 30, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$120.00	\$120.00	4278629	August 31, 2010
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	10581410	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	1901244	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	4416523	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	6294883	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	6313202	November 19, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	6313852	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	6375124	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	6376982	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	6380244	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	6381249	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	6382830	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	6383992	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	6384000	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	6386100	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	6390316	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	6393805	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	6393842	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	6421645	November 19, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	6424477	November 19, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	6482747	November 19, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	6531810	November 19, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	6531813	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7031047	November 19, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7050587	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7229818	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7244659	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7357394	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7357395	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7357397	November 19, 2014

RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7357398	November 19, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7357401	November 19, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7357457	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7357468	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7357560	November 19, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7357594	November 19, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7357629	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7357633	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7357652	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7357681	November 19, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7357697	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7375461	November 19, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7394271	November 19, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7398126	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7455839	November 18, 2014
RIFLE,5.56 MILLIMETER	M16 RIFLE	1	\$749.00	\$749.00	7455859	November 19, 2014
ADAPTER RAIL,WEAPON MOUNT	QUAD RAIL ADAPTER FOR M4 RIFLE	12	\$81.18	\$6,088.50	Quantity reduced from 35	July 2, 2019
RANGE FINDER-TARGET DESIGNATOR,LASER	LONG RANGE BINOCULARS WITH THERMAL CAPABILITY	2	\$73,929.00	\$147,858.00	120088120092	July 11, 2019
SIGHT,REFLEX	AIMPOINT M4S RED DOT SIGHT	10	\$446.00	\$4,460.00		August 8, 2019
ILLUMINATOR,INTEGRATED,SIGHT,NIGHT VISION SNIPERS	INFRARED LASER FOR RIFLES	27	\$870.00	\$40,890.00		November 14, 2017
SIGHT,NIGHT VISION SNIPERS	NIGHT VISION SNIPER SCOPE	1	\$8,795.00	\$8,795.00	0173D	July 14, 2019
SIGHT,NIGHT VISION SNIPERS	NIGHT VISION SNIPER SCOPE	1	\$8,795.00	\$8,795.00	20444	July 31, 2019
SIGHT,NIGHT VISION SNIPERS	NIGHT VISION SNIPER SCOPE	1	\$8,795.00	\$8,795.00	21470	July 31, 2019
SIGHT,NIGHT VISION SNIPERS	NIGHT VISION SNIPER SCOPE	1	\$8,795.00	\$8,795.00	23344	July 31, 2019
SIGHT,NIGHT VISION SNIPERS	NIGHT VISION SNIPER SCOPE	1	\$8,795.00	\$8,795.00	23640	July 31, 2019
SIGHT, BORE, OPTICAL	ACOG RIFLE SCOPE	2	\$865.00	\$3,460.00	Quantity reduced from 4	December 21, 2020
CAMERA, DIGITAL	VIDEO CAMERA	1	\$1,600.00	\$1,600.00		January 26, 2023
CAMERA, DIGITAL	VIDEO CAMERA	1	\$1,600.00	\$1,600.00		January 26, 2023
CAMERA,STILL PICTURE PICKUP	DSLR CAMERAS	3	\$4,235.00	\$12,705.00		February 9, 2023
	PICKUP TRUCK	1	\$26,327.00	\$26,327.00	1FTPW14537KC83100	December 19, 2023
DIVER'S SUIT	DRY SUIT FOR DIVE TEAM	10	\$1,122.75	\$11,227.50		January 23, 2020
VIEWER,NIGHT VISION	SHORT RANGE THERMAL VIEWER	6	\$19,038.32	\$152,306.56		March 13, 2019
SIGHT, BORE, OPTICAL	ACOG RIFLE SCOPE	2	\$865.00	\$3,460.00		December 21, 2020
TRUCK, CARRYALL	MIDSIZE SUV	1	\$26,435	\$26,435.00		March 30, 2022
TRUCK,MULTISTOP DELIVERY	STEP VAN OR DELIVERY TRUCK	1	\$39,087.00	\$39,087.00		September 26, 2022
UTILITY VEHICLE,OFFROAD	TACTICAL POLARIS RZR UTV	1	\$32,000.00	\$32,000.00		October 20, 2022
ACCESSORY KIT,PHOTOGRAPHY	LENS KIT FOR DSLR CAMERAS	3	12,000.00	36,000.00		December 19, 2022
ADAPTER RAIL,WEAPON MOUNT	QUAD RAIL ADAPTER FOR M4 RIFLE	23	\$81.18	\$6,088.50		July 2, 2019



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # R.6

To approve the resolution to refund real estate taxes for parcel # 21-8022 at 3492 Dolomite Drive for 2023 and 2022 assessment years for a total of \$859.26.

BACKGROUND

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. Rescinded 21-8022 for 2023 & 2022



Office of the City Assessor

DATE: January 4, 2024
TO: Finance Committee
City of Green Bay
FROM: Russ Schwandt
Assessor
RE: Adjustment of **2023** REAL ESTATE Tax Bill

Please be advised that I am recommending that the **2023** tax bill be adjusted for the following PERSONAL PROPERTY account:

<u>PARCEL #</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>
21-8022	Susan M. Smith	3492 Dolomite Dr

Reason: Assessed home features, Elevator that was not installed and incorrect listing of separate ducts for heat.

The 2023 assessed value of the real estate was \$600,300.
The corrected 2023 real estate assessment is \$577,700.

The 2023 tax bill has been paid in full.

Refund taxes according to this adjustment.

Cc: Diana Ellenbecker

SUSAN M SMITH
3492 DOLOMITE DR
GREEN BAY, WI 54311

SUSAN M SMITH
3492 DOLOMITE DR
GREEN BAY, WI 54311

SUSAN M SMITH
3492 DOLOMITE DR
GREEN BAY, WI 54311

Calculation for Real Estate - Assessed Value									
FILING RECINDED/REFUNDED TAX IN 2024									
ACCOUNT #		TAX ROLL YEAR		2023					
PARCEL									
21-8022									
LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	ESTIMATED FAIR MARKET VALUE			
600,300		600,300	19.34	\$11,609.00	0.9548	628,700			
						TOTAL TAX			
						\$11,608.99			
						\$ (68.03)			
						\$11,540.96			
							Less first \$ Credit		
						\$11,608.99			

Calculation for Real Estate - Assessed Value												
FILING RECINDED/REFUNDED TAX IN 2024												
ACCOUNT #		TAX ROLL YEAR		2023								
PARCEL												
21-8022												
		TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	ESTIMATED FAIR MARKET VALUE						
LAND	IMPROV											
577,700		577,700	19.34	\$11,171.90	0.9548	605,000						
						TOTAL TAX						
						\$11,171.94						
						\$ (68.03)						
						\$11,103.91						
						Less first \$ Credit						
						\$11,171.94						

Calculation for Real Estate - Assessed Value									
FILING RECINDED/REFUNDED TAX IN 2024									
ACCOUNT #		TAX ROLL YEAR		2023					
PARCEL									
21-8022									
LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	ESTIMATED FAIR MARKET VALUE			
22,600	-	22,600	19.34	\$437.10	0.9548	23,700			
						TOTAL TAX			
						\$437.05			
						\$ -			
						\$437.05			
						Amount City to refund			
						\$437.05			

Request for Charge Back of Rescinded or Refunded Taxes

(Sec. 74.41, Wis. Stats.)

DOR USE ONLY

Case no.

1	Assessment year 2023	Co-muni code 05 - 231	Municipality CITY OF GREEN BAY	County BROWN																																																																											
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9	Preparer name JIM PLACEK	Email JIM.PLACEK@GREENBAYWI.GOV
	Daytime phone (920) 488-3069	

**RESOLUTION AUTHORIZING CANCELLATION
OF 2023 REAL ESTATE PROPERTY TAXES**

January 16, 2024

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to the recommendation of the Finance Committee at its meeting of January 9, 2024, the real estate property taxes for 2023 for the following parcel is hereby rescinded.

<u>Parcel</u>	<u>Amount</u>
21-8022	\$437.05
Susan M. Smith	
3492 Dolomite Dr	

Adopted _____

Approved _____

Mayor

Clerk



Office of the City Assessor

DATE: January 4, 2024
TO: Finance Committee
City of Green Bay
FROM: Russ Schwandt
Assessor
RE: Adjustment of **2022** REAL ESTATE Tax Bill

Please be advised that I am recommending that the **2022** tax bill be adjusted for the following PERSONAL PROPERTY account:

<u>PARCEL #</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>
21-8022	Susan M. Smith	3492 Dolomite Dr

Reason: Assessed home features, Elevator that was not installed and incorrect listing of separate ducts for heat.

The 2022 assessed value of the real estate was \$600,300.
The corrected 2022 real estate assessment is \$577,700.

The 2022 tax bill has been paid in full.

Refund taxes according to this adjustment.

Cc: Diana Ellenbecker

Request for Charge Back of Rescinded or Refunded Taxes

(Sec. 74.41, Wis. Stats.)

DOR USE ONLY

Case no.

1	Assessment year 2022	Co-muni code 05 - 231	Municipality CITY OF GREEN BAY	County BROWN																																																																											
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9	Preparer name JIM PLACEK	Email JIM.PLACEK@GREENBAYWI.GOV
	Daytime phone (920) 488-3069	

**RESOLUTION AUTHORIZING CANCELLATION
OF 2022 REAL ESTATE PROPERTY TAXES**

January 16, 2024

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to the recommendation of the Finance Committee at its meeting of January 9, 2024, the real estate property taxes for 2022 for the following parcel is hereby rescinded.

<u>Parcel</u>	<u>Amount</u>
21-8022	\$422.21
Susan M. Smith	
3492 Dolomite Dr	

Adopted _____

Approved _____

Mayor

Clerk



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # R.7

To approve the resolution to refund real estate taxes for parcel # 6-3042-I at 1220 Hurlbut Street for 2023 and 2022 assessment years for a total of \$2,748.87.

BACKGROUND

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. Rescinded 6-3042-I for 2023 & 2022



Office of the City Assessor

DATE: December 11, 2023

TO: Finance Committee
City of Green Bay

FROM: Russ Schwandt
Assessor

RE: Adjustment of **2023** PERSONAL PROPERTY Tax Bill

Please be advised that I am recommending that the **2023** tax bill be adjusted for the following REAL ESTATE account:

<u>PARCEL #</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>
6-3042-1	Martell Development, LLP	Hurlbut Street

Reason:

The property does not have sewer run to it, which was erroneously added during the revaluation.

The 2023 assessed value of the real estate was \$481,800

The corrected 2023 real estate assessment is \$409,500

The 2023 tax bill has not been paid yet.

Adjust taxes due according to this adjustment.

Cc: Diana Ellenbecker

Request for Charge Back of Rescinded or Refunded Taxes

(Sec. 74.41, Wis. Stats.)

DOR USE ONLY

Case no.

1	Assessment year 2022	Co-muni code 05 - 231	Municipality CITY OF GREEN BAY	County BROWN																																																																												
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9	Preparer name NICHOLE TESCH	Email NICHOLE.TESCH@GREENBAYWI.GOV
	Daytime phone (920) 448-3067	

**RESOLUTION AUTHORIZING CANCELLATION
OF 2023 REAL ESTATE PROPERTY TAXES**

January 16, 2024

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to the recommendation of the Finance Committee at its meeting of January 9, 2024, the real estate property taxes for 2023 for the following parcel is hereby rescinded.

<u>Parcel</u>	<u>Amount</u>
6-3042-1 Martell Development, LLC 1220 Hurlbut St	\$1,398.18

Adopted _____

Approved _____

Mayor

Clerk



Office of the City Assessor

DATE: December 11, 2023
TO: Finance Committee
City of Green Bay
FROM: Russ Schwandt
Assessor
RE: Adjustment of **2022** PERSONAL PROPERTY Tax Bill

Please be advised that I am recommending that the **2022** tax bill be adjusted for the following REAL ESTATE account:

<u>PARCEL #</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>
6-3042-1	Martell Development, LLP	Hurlbut Street

Reason:

The property does not have sewer run to it, which was erroneously added during the revaluation.

The 2022 assessed value of the real estate was \$481,800

The corrected 2022 real estate assessment is \$409,500

The 2022 tax bill has been paid in full.

Refund taxes according to this adjustment.

Cc: Diana Ellenbecker

MARTELL DEVELOPMENT
1220 HURLBUT ST
GREEN BAY, WI 54303

MARTELL DEVELOPMENT
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GREEN BAY, WI 54303

MARTELL DEVELOPMENT
1220 HURLBUT ST
GREEN BAY, WI 54303

Calculation for Real Estate - Assessed Value

FILING RECINDED/REFUNDED TAX IN 2023

ACCOUNT #	TAX ROLL YEAR	2022
PARCEL 6-3042-1		

LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	ESTIMATED FAIR MARKET VALUE
481,800		481,800	18.68	\$9,000.90	0.9548	504,600
						TOTAL TAX
						\$9,000.86
						\$ (68.03)
						\$8,932.83
						\$9,000.86
						Less first \$ Credit
						\$9,000.86

Calculation for Real Estate - Assessed Value

FILING RECINDED/REFUNDED TAX IN 2023

ACCOUNT #	TAX ROLL YEAR	2022
PARCEL 6-3042-1		

LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	ESTIMATED FAIR MARKET VALUE
409,500		409,500	18.68	\$7,650.20	0.9548	428,900
						TOTAL TAX
						\$7,650.17
						\$ (68.03)
						\$7,582.14
						\$7,650.17
						Less first \$ Credit
						\$7,650.17

Calculation for Real Estate - Assessed Value

FILING RECINDED/REFUNDED TAX IN 2023

ACCOUNT #	TAX ROLL YEAR	2022
PARCEL 6-3042-1		

LAND	IMPROV	TOTAL ASSESSED VALUE	TAX RATE	TOTAL DUE	RATIO	ESTIMATED FAIR MARKET VALUE
72,300	-	72,300	18.68	\$1,350.70	0.9548	75,700
						TOTAL TAX
						\$1,350.69
						\$ -
						\$1,350.69
						Amount City to refund
						\$1,350.69

Request for Charge Back of Rescinded or Refunded Taxes

(Sec. 74.41, Wis. Stats.)

DOR USE ONLY

Case no.

1	Assessment year 2023	Co-muni code 05 - 231	Municipality CITY OF GREEN BAY	County BROWN																																																																							
2	☒ Real estate parcel no. ☐ Personal property account no. 6-3042-1			Is this parcel in a TID? ☒ No ☐ Yes TID no. 																																																																							
3	Property owner name MARTELL DEVELOPMENT LLP			Personal property category (see instructions) 																																																																							
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8	Select the appropriate statute and explanation why these taxes were rescinded or refunded. Statute no(s). 70.43 - Assessor correction of error Explanation: Other Additional explanation: <i>(If you need more space, include as an attachment)</i> Property description changed to include sewer, this was incorrect, the property does not have sewer connection.																																																																										

9	Preparer name NICHOLE TESCH	Email NICHOLE.TESCH@GREENBAYWI.GOV
	Daytime phone (920) 448-3067	

**RESOLUTION AUTHORIZING CANCELLATION
OF 2022 REAL ESTATE PROPERTY TAXES**

January 16, 2024

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to the recommendation of the Finance Committee at its meeting of January 9, 2024, the real estate property taxes for 2022 for the following parcel is hereby rescinded.

<u>Parcel</u>	<u>Amount</u>
6-3042-1 Martell Development, LLC 1220 Hurlbut St	\$1,350.69

Adopted _____

Approved _____

Mayor

Clerk



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # R.8

To refer to staff, communication from Ald. Randy Scannell, to determine options to be transparent at a lump sum level and cost to accomplish it.

BACKGROUND

RECOMMENDATION

To receive and refer to staff.

FISCAL IMPACT

ATTACHMENTS

- I. Ald. Scannell communication - tax bill GBAPS vouchers

From: noreply@civicplus.com
To: [Celestine Jeffreys](#); [Eric Genrich](#); [Amaad Rivera](#)
Subject: Online Form Submittal: Alders' Petitions and Communications
Date: Sunday, December 10, 2023 9:53:06 PM

Alders' Petitions and Communications

Name	Randy Scannell
Committee Name	Protection and Policy Committee
Text of Communication	For consideration with possible action that the City of Green Bay include in its tax bill the amount that the Green Bay School Board levies for private school vouchers and independent charter schools.

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



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # R.9

To approve the use of contingency funds to pay the United States Department of Agriculture \$9,650 for a cooperative agreement to conduct deer management in 2024.

BACKGROUND

RECOMMENDATION

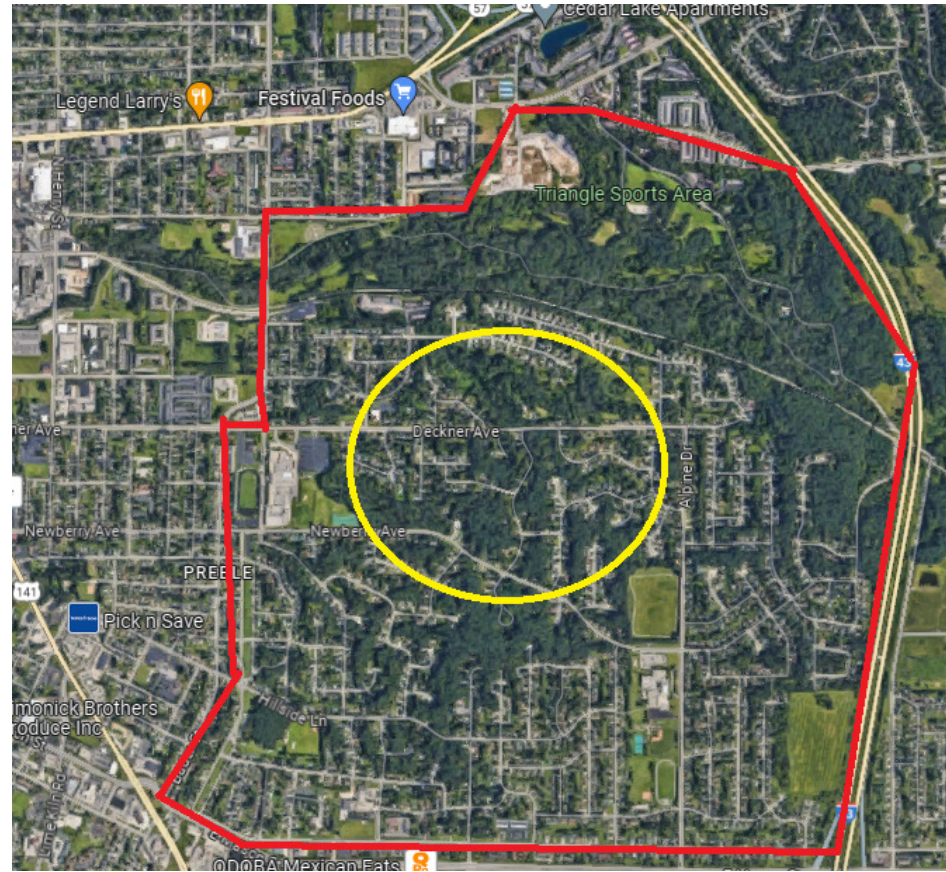
Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. USDA - Preble Area Deer Count

USDA – Deer Count Boundary Map – Preble Park Area



Yellow Line – Approximate deer count location of concern, as addressed by neighborhood residents at July 19, 2023 Public Meeting.

Red Line – USDA Drone Flyover Boundary

Green Bay Deer Survey Final Count

Total 125-132 deer

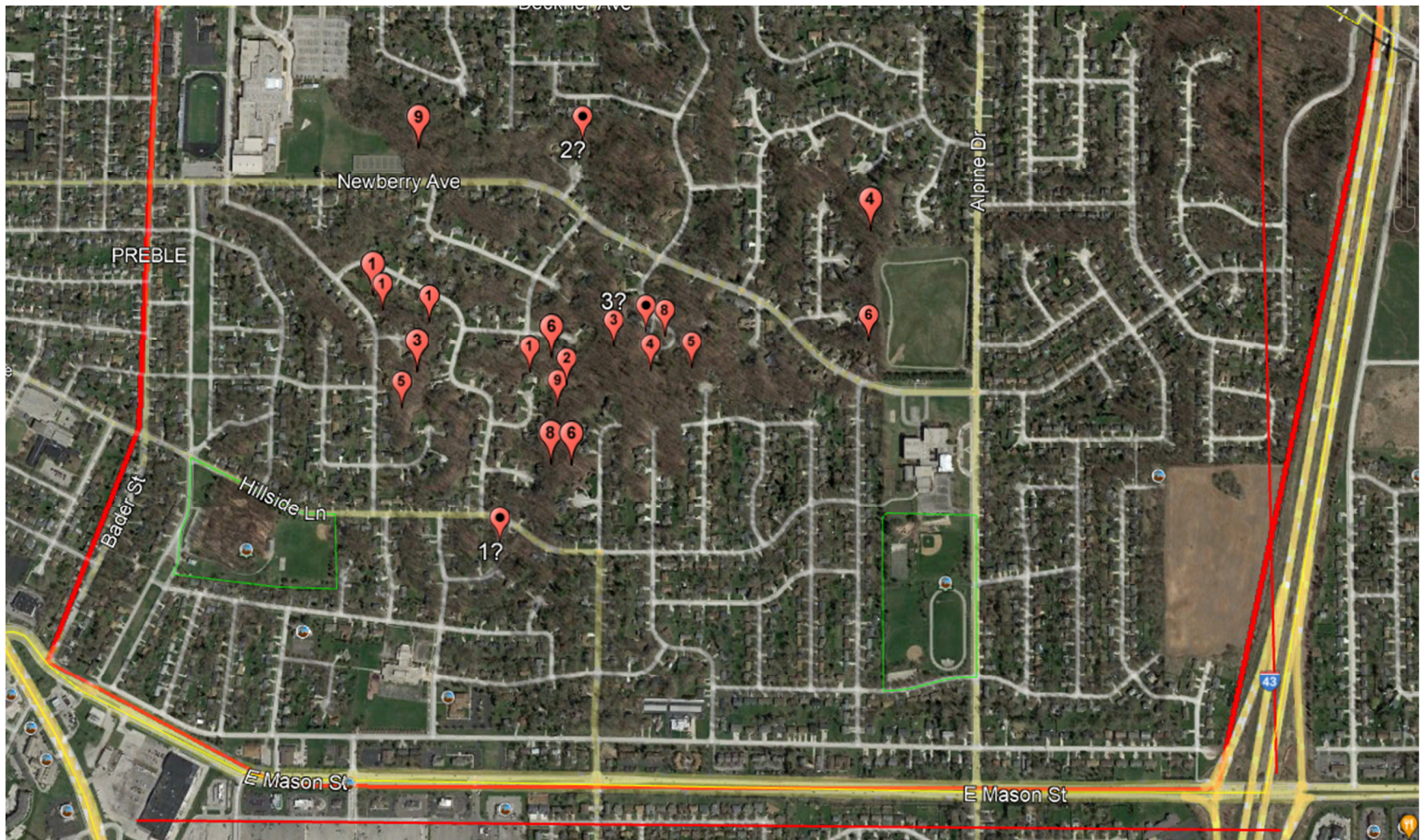
Southwest: (South of Newberry Ave/Preble HS; West of Alpine Dr: 82-88 deer

- Preble Park Launch- 52-56 deer
- SW Field Launch- 10 deer (by Georgia Pacific)
- Elk Ct- No new deer located
- Preble High School- 20-22

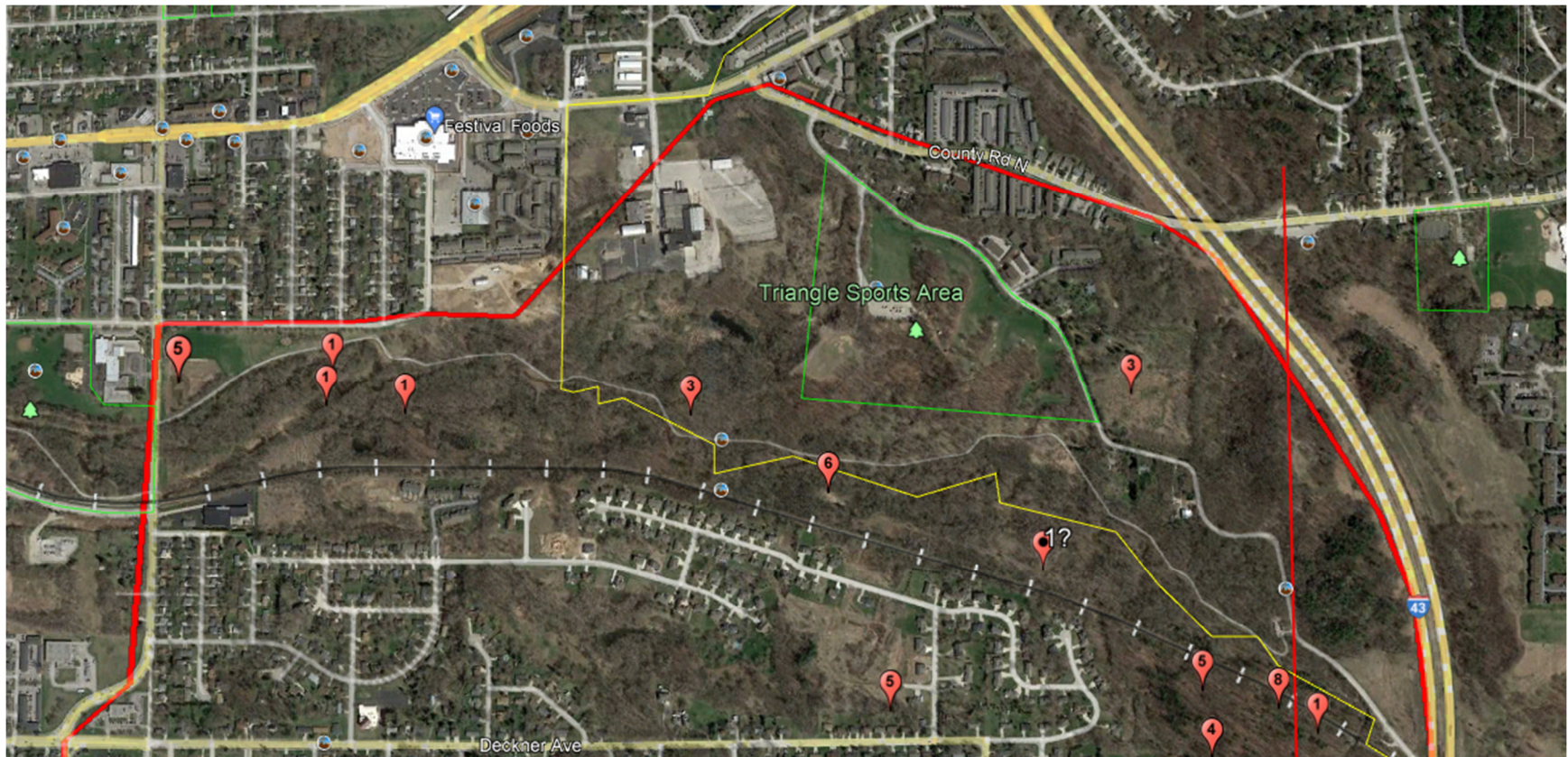
South East: (East of Alpine Dr, South of Deckner Ave/Railroad)- 0 deer

North: (North of Deckner rd/railroad): 43-44 deer

- TSA West- 8 deer
- TSA Central-9 deer
- TSA East (I43/railroad)- 21-22 deer
- Edmund Dr- 5 deer



USDA Drone Flyover Map (12/19/2023) – Southwest Area



USDA Drone Flyover Map (12/19/2023) – North Area



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # R.10

To approve the resolution authorizing a budget amendment for 2023 unbudgeted overtime for special events.

BACKGROUND

RECOMMENDATION

Approval of the resolution.

FISCAL IMPACT

ATTACHMENTS

- I. Combined Resolution for 1.9.24 Finance Meeting

**RESOLUTION AUTHORIZING
BUDGET AMENDMENT**

January 16, 2024

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of January 9, 2024, the following 2023 amendment of funds is hereby authorized:

	<u>ACCOUNT</u>		<u>AMOUNT</u>
Increase:	101300 50501	Police-Overtime	\$10,026.37
Increase:	101300 46223	Police Overtime Reimbursement	\$10,026.37

***This budget amendment is for 2023 unbudgeted overtime for staffing at various events such as the Christmas Gift Giveaway, Turkey Trot and overtime backfill from CIT Training.*

Increase:	101400 50501	Fire-Overtime	\$1,890.07
Increase:	101400 46223	Fire Overtime Reimbursement	\$1,890.07

***This budget amendment is for 2023 unbudgeted overtime for staffing at the Brown County Healthcare Casper Run and the Brown County Fire Investigation Task Force investigation and board meeting.*

Increase:	101400 50501	Fire-Overtime	\$15,565.00
Increase:	101400 43611	Fire-State Overtime Reimbursement	\$15,565.00

***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
Parks Committee
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # S.I

To approve the request by the Fox-Wolf Watershed Alliance to implement and manage an Adopt-a-Launch Program at the Metro Boat Launch.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # S.2

To approve contracting with Graef-USA Inc. to provide engineering services for required electrical upgrades to the Birds of Prey exhibit at the Wildlife Sanctuary for a total cost of \$27,300.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Proposal-Birds of Prey with T&C



The Avenue
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

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December 8, 2023

City of Green Bay
Department of Parks, Recreation & Forestry

SUBJECT: WLS – Birds of Prey Electrical Upgrades

Dear Emma:

We are very pleased to provide you with this proposal for professional services. When accepted, this proposal will become the basis of the Agreement between Graef-USA Inc. (GRAEF) and City of Green City (Client).

This proposal is for WLS-Birds of Prey Electrical (Project). Our proposal is subject to the terms and conditions of our annual consultant agreement with City of Green Bay.

It is our understanding that the nature of the Project is to provide electrical upgrades, a new 200amp service, additional receptacles within the Birds of Prey exhibit. Provide cost estimating, attending meetings and surveys.

For this Project, GRAEF proposes to provide the following Basic Services:

- Design, Cost Estimating, Code Research, Specifications, and surveys per the RFP requirements.

GRAEF will endeavor to perform the Basic Services in accordance with a mutually agreed-upon schedule.

GRAEF can provide the following Additional Services for additional compensation as detailed below:

- Design work beyond what was outlined in the RFP dated November 29, 2023.

It is our understanding that you will provide the following services, items and/or information:

- Base map of the existing conditions in AutoCAD.
- Front-end specifications.
- Final plans and specifications to potential bidders.

You agree to compensate GRAEF for all basic services noted above with a lump sum of \$27,300.00.

Direct Expenses will be billed in accordance with our annual consultant agreement and are included in the fee quoted above.



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You agree to compensate GRAEF for any Additional Services on an hourly rate and direct expense basis.

To accept this proposal, please provide us with your standard authorization accepting the scope and fee of this proposal. Upon written authorization GRAEF will commence work on the Project.

We look forward to working with you on this exciting project. Please call us at 414-266-9238 if you have any questions regarding this proposal.

Sincerely,

Graef-USA Inc.

Jason Gerke, P.E., CxA, LEED AP BD+C
Practice Area Leader - MEP | Principal

Accepted by:
City of Green Bay

(Signature)

(Name Printed)

Erv Stern

Erv Stern
Electrical Designer D.E.S.

(Title)

(Date)



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Graef-USA Inc.'s STANDARD TERMS AND CONDITIONS

These Standard Terms and Conditions are material terms of the Professional Services Agreement proposed on December 8, 2023 (Agreement) by and between Graef-USA Inc. (GRAEF) and City of Green Bay (Client):

Standard of Care: GRAEF shall exercise ordinary professional care in performing all services under this Agreement, without warranty or guarantee, expressed or implied.

Client Responsibilities: Client shall at all times procure and maintain financing adequate to timely pay for all costs of the PROJECT as incurred; shall timely furnish and provide those services, items and/or information defined in Agreement, as amended, and shall reasonably communicate with and reasonably cooperate with GRAEF in its performance of this Agreement. GRAEF shall be entitled to rely on the accuracy and completeness of any services, items and/or information furnished by Client. These terms are of the essence. Client shall indemnify, defend and hold GRAEF, its present or former officers, employees and subconsultant(s), fully harmless from any liability or loss, cost or expense (including attorney's fees and other claims expenses) in any way arising from or in connection with errors, omissions or deficiencies in the services, items and/or information Client is obliged to furnish in respect of this Agreement.

Limitation of Liability: Client and GRAEF agree that GRAEF's liability for any direct, indirect, incidental or consequential economic losses or damages arising under or in connection with this agreement (including any attorney's fees or claims expenses) shall be limited to the sum of one hundred thousand dollars (\$100,000.00).

Additional Services: Client may request or it may become necessary for GRAEF or its subconsultant(s) to perform Additional Services in respect of this Agreement. Client shall pay for such Additional Services above and beyond charges for Basic Services set forth in this Agreement. GRAEF will notify Client in advance of GRAEF's intention to render Additional Services. Client's failure to instruct GRAEF not to perform the proposed Additional Service shall constitute Client's acceptance of such Additional Service and agreement to pay for such Additional Service in accordance with the Invoicing & Payment terms of this Agreement.

Collection Costs: Client shall pay all collection costs GRAEF incurs in order to collect amounts due from Client under this Agreement. Collection costs shall include, without limitation, reasonable attorney's fees and expenses, collection agency fees and expenses, court fees, collection bonds and reasonable GRAEF staff costs at standard billing rates for GRAEF's time spent in efforts to collect. Client's obligation to pay GRAEF's collection costs shall survive the term of this Agreement or the earlier termination by either party.

Invoicing & Payment: GRAEF may issue invoices for services rendered and expenses incurred at such times and with such frequency as GRAEF deems necessary or appropriate in GRAEF's discretion. All invoices are due and payable upon receipt and shall be considered past due if not paid within thirty (30) calendar days of the due date. **Prompt and full payment of all periodic invoices or other billings issued by GRAEF pursuant to this Agreement is of the essence of this Agreement.** In the event that Client fails to promptly and fully pay any invoice as and when due, then, and in addition to any other remedies allowed by law, GRAEF, may, in its sole discretion, suspend performance of all services under this Agreement upon seven (7) calendar days' written notice to Client, and immediately invoice Client for all unbilled work-in-progress rendered and other expenses incurred. Upon GRAEF's receipt of full payment, in good funds and without offset, of all sums invoiced in connection with any such declaration of suspension, GRAEF shall resume services, **provided that** the time schedule and compensation under this Agreement shall be equitably adjusted in a manner acceptable to GRAEF to compensate GRAEF for the period of suspension plus any other reasonable and necessary time and expenses GRAEF suffers or incurs to resume services. No failure by GRAEF to exercise its right to suspend work and accelerate sums due shall in any way waive or abridge Client's obligations to GRAEF or GRAEF's rights to later suspend work and accelerate terms. Client agrees GRAEF shall incur no liability whatsoever to Client, or to any other person, for any loss, cost or expense arising from any such suspension by GRAEF, either directly or indirectly. In addition, simple interest shall accrue at the lower of 1.5% per month (18% per annum), or the maximum interest rate allowable by law, on any invoiced amounts remaining unpaid for more than 60 days from the date of the invoice. Payments made shall be allocated as follows: (1) first to unpaid collection costs; (2) second to unpaid accrued interest; and (3) last to unpaid principal of the oldest invoice.

Latent Conditions: Client acknowledges that subsurface or latent physical conditions at the site that differ materially from those indicated in the project documents, or unknown or unusual conditions that materially differ from those ordinarily encountered may exist. If such latent conditions require a change in the design or the construction phase services, GRAEF shall be entitled to a reasonable extension of time to evaluate such change(s) and their impact on the project and to prepare such additional design documents as may be necessary to address or respond to such latent conditions. Client shall pay GRAEF for all services rendered and reimbursable expenses incurred by GRAEF and its subconsultant(s), if any, to address, respond to or repair such latent conditions. Such services by GRAEF or its subconsultant(s) shall constitute Additional Services.



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Graef-USA Inc.'s STANDARD TERMS AND CONDITIONS (continued)

Insurance: GRAEF shall procure and maintain liability insurance policies, including professional liability, commercial general liability, automobile liability, and workers' compensation insurance for the duration of this Agreement and shall, upon request, produce certificates evidencing the maintenance of such coverages. Should Client desire additional insurance, GRAEF shall endeavor reasonably to procure and maintain such additional insurance, but Client shall reimburse GRAEF for any additional premiums or other related costs that GRAEF incurs.

Instruments of Service: All original documents prepared for Client by GRAEF or GRAEF's independent professional associate(s) and subconsultant(s) pursuant to this Agreement (including calculations, computer files, drawings, specifications, or reports) are Instruments of Professional Service in respect of this Agreement. GRAEF shall retain an ownership and property interest therein whether or not the services that are the subject of this Agreement are completed. Unless otherwise confirmed by written Addenda to this Agreement, signed by duly authorized representatives of both Client and GRAEF, no Instrument of Professional Service in respect of this Agreement constitutes, or is intended to document or depict any "as-built" conditions of the completed Work. Client may make and retain copies for information and reference in connection with the use and occupancy of the completed project by Client and others; however, such documents are not intended or represented to be suitable for reuse by Client or others on extensions of the project, or otherwise. Any reuse without GRAEF's written consent shall be at Client's sole risk and responsibility, and without any liability to GRAEF, or to GRAEF's independent professional associate(s) and subconsultant(s). Further, Client shall indemnify, defend and hold GRAEF and GRAEF's independent professional associate(s) and subconsultant(s), fully harmless from all liability or loss, cost or expense (including attorney's fees and other claims expenses) in any way arising from or in connection with such unauthorized reuse.

Contractor Submittals: The scope of any review or other action taken by GRAEF or its subconsultant(s) in respect of any contractor submittal, such as shop drawings, shall be for the limited purpose of determining if the submission generally conforms with the overall intent of the design of the work that is the subject of this Agreement, but not for purposes of determining accuracy, completeness or other details such as dimensioning or quantities, or for substantiating instructions or performance of equipment or systems. GRAEF shall not be liable or responsible for any error, omission, defect or deficiency in any contractor submittal.

Pricing Estimates: Neither GRAEF nor Client has any control over the costs of labor, materials or equipment, over contractors' methods of determining bid prices, or over competitive bidding, market or negotiation conditions. Accordingly, GRAEF cannot and does not warrant or represent that bids or negotiated prices will not vary from any projected or established budgetary constraints.

Construction Observation: Unless expressly stated in this Agreement, GRAEF shall have no responsibility for Construction Observation. If Construction Observation services are performed, GRAEF's visits to the construction site shall be for the purpose of becoming generally familiar with the progress and quality of the construction, and to determine if the construction is being performed in general accordance with the plans and specifications. GRAEF shall have no obligation to "inspect" the work of any contractor or subcontractor and shall have no control or right of control over and shall not be responsible for any construction means, methods, techniques, sequences, equipment or procedures (including, but not limited to, any erection procedures, temporary bracing or temporary conditions), or for safety precautions and programs in connection with the construction. Also, GRAEF shall have no obligation for any defects or deficiencies or other acts or omissions of any contractor(s) or subcontractor(s) or material supplier(s), or for the failure of any of them to carry out the construction in accordance with the contract documents, including the plans and specifications. GRAEF is not authorized to stop the construction or to take any other action relating to jobsite safety, which are solely the contractor's rights and responsibilities.

Dispute Resolution: GRAEF and Client shall endeavor to resolve all disputes first through direct negotiations between the parties' informed and authorized representatives, then through mediation. If mediation fails to fully resolve all disputes within 120 calendar days of the first written request for mediation, either party may pursue any remedy it deems appropriate to the circumstances.

No Assignment: This Agreement is not subject to assignment, transfer or hypothecation without the written consent of both parties expressly acknowledging such assignment, transfer or hypothecation.

Governing Law: This Agreement, as amended, and any disputes or controversies arising in connection with this Agreement shall be governed and resolved by the laws of the State of Wisconsin, without regard to said state's choice of law rules.

Severance of Clauses: In the event that any term, provision or condition of this Agreement is void or otherwise unenforceable under the law governing this Agreement, then such terms shall be stricken and the balance of this Agreement shall be interpreted and enforced as if such stricken terms never existed.

Integrated Agreement: The parties' final and entire agreement is expressed in the attached proposal letter and these Standard Terms and Conditions. All prior oral agreements or discussions, proposals and/or negotiations between the parties are merged into and superceded by this Agreement. No term of the parties' Agreement may be orally modified, amended or superceded.



Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # S.3

To approve the purchase of a Taylor L820 Electric Two-Sided Grill for Bay Beach Amusement Park from Taylor Enterprises of WI, Inc. for a total cost of \$35,678.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. BAY_BEACH___GRILL_QUOTE
2. Bay Beach Grill - No Substitute Form - A



Quote

12/20/2023

Project:
BAY BEACH - GREEN BAY

From:
Taylor Enterprises of WI, Inc
Mitch Tesch
N8108 Maple St
Ixonia, WI 53036
262-567-7286 136

Job Reference Number: 2640

Item	Qty	Description	Sell	Sell Total
1	1 ea	GRIDDLE WITH PLATENS, ELECTRIC  Taylor Company (Middleby) Model No. L820 Crown® Series Electric Grill, floor unit, 2-sided, (2) upper platens, (2) separately controlled cooking zones, (3) independent heating elements, programmable microprocessor controls, automatic gapping, one touch menu selection, external USB port, casters, NSF, cULus listed	\$35,678.00	\$35,678.00
	1 ea	208v/60/3-ph, 48.0 amps, NEMA 15-60P		
	1 ea	Two side grease cans		
	1 ea	Box of 9 release sheets, includes clips and retainer		
	1 ea	Squeegee		
	1 ea	Grill cleaner, 1qt		
	1 ea	Cleaning pads		
	1 ea	Cleaning pad holder		
	1 ea	Tool holder		
Total				\$35,678.00

Prices subject to change. Does not include freight or tax.

CREDIT CARD PAYMENTS WILL INCUR A 3% PROCESSING FEE.

5% Surcharge on Henny Penny equipment for orders shipping 90-180 days. Shipping after 180 days, will be priced at the current price upon shipment date.

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: \$35,678.00



Model G820 Includes
grooved upper platen.

Item No. _____

L820

Electric Two-Sided Grill

Features

One touch menu selection automatically provides accurate TIME, TEMPERATURE, and GAP settings for every product.

Programmable Controls

Microprocessor controls are programmable for simplified operator operation. Offers flexibility for future menu items and product specification changes at the restaurant level. Customizable to offer multi-stage settings per product, five languages (English, Spanish, French, Russian and Portuguese), standby alert to conserve energy, and four timers that can be used specifically for flat grill cooking.

External USB Port

External USB port allows user access to upload new menu and promotional items. Menu changes can be sent electronically to other store locations saving time and eliminating operator error.

Upper Platens

Two upper platens will close automatically to the preset gap setting with the touch of one button. Air cylinder system provides quiet, simple, trouble-free operation of the upper platen. As a safety feature, platen will automatically open at loss of power, or if an obstruction is detected.

Precise Automatic Gapping

Solid platform with 3-point reference plane and fixed (home) reference point. Once programmed, the upper platen automatically achieves accurate and consistent gaps, every time. Precise, repeatable gapping assures product safety and better quality finished product.

Cooking Zones

Two separately controlled cooking zones. Each zone has three independent heating elements, and two in the upper platen to assure even temperatures and quick recovery.

Side-To-Side Release Material

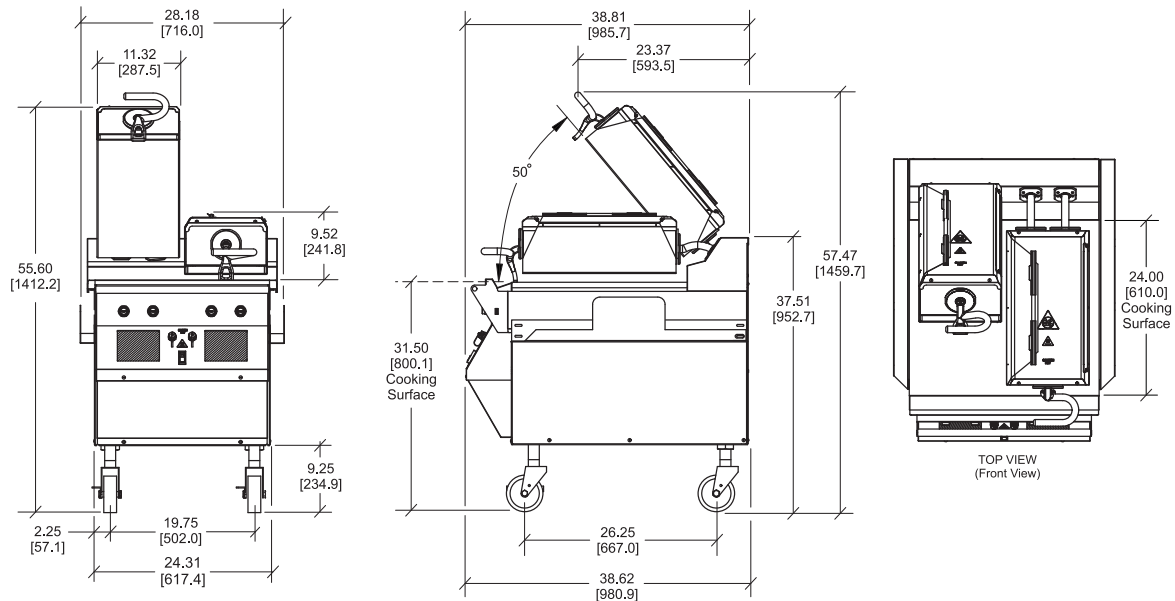
Protects entire upper platen cooking surface and makes cleaning easy. Improved installation and removal process away from hot surfaces.

Patty Cook Position Placement Guide

Lower cooking surface is etched for a permanent patty placement guide for two-sided cooking.

Optional Weighted Platens- 3 Phase Models Only

The weighted platen is designed to compress a fresh hand formed product to a patty, while maintaining the juices and quality of the product along with the desired sear.



FIGURES IN BRACKETS INDICATE MILLIMETERS / DECIMAL AND FRACTIONAL DIMENSIONS EQUAL TO (PLUS OR MINUS 1/16 INCH [1.5mm]).
MACHINE HEIGHT CAN VARY (PLUS OR MINUS 2.5 INCHES [63.5 MM]) WITH CASTER HEIGHT ADJUSTMENT / SIDE GREASE CANS NOT SHOWN.

Weights	lbs.	kgs.
Net	670/***783	304***355
Crated	772/***885	350/***401

***Weighted platen model

	cu. ft.	cu. m.
Volume	39.0	1.11

Dimensions	in.	mm.
Width	28-3/16	716
Depth	38-13/16	986
Height	55 to 60	1397 to 1524
Cooking Surface Height	29 to 34	737 to 864
Floor Clearance	6-3/4 to 11-3/4	172 to 299

Casters may be adjusted.

Electrical	Amps Per Cord	Total kW	Cord Supplied with NEMA Plug
208/60/3***	48	17	NEMA 15-60P
220-240/50/3	44	17	NEMA 15-60P
240/60/3	43	17	NEMA 15-60P
200/50/60/3	48	17	**
220/380/60/3	15 (2)	17	**
400/50/3N~***	14 (2)	17	**

** Plug supplied by customer ***Weighted platen model available voltage

This unit may be manufactured in other electrical characteristics and may have additional regulatory agency approvals. Consult the local Taylor Distributor for other electrical characteristics and agency approvals based on specific electrical and country requirements.

(For exact electrical information and approval marks, always refer to the data label of the unit.)

Continuing research results in steady improvements; therefore, these specifications are subject to change without notice.

Bidding Specs

Electrical: Volt _____ Hz _____ ph _____

Neutral: ☐ Yes ☐ No

Cooling: ☐ Air ☐ Water ☐ NA

Options: _____

Specifications

Electrical

One dedicated electrical connection is required. See the Electrical chart for the proper electrical requirements. Manufactured to be permanently connected. Consult your local Taylor distributor for receptacle specifications as local codes allow.

Accessories

- Cleaner (1qt)
- Grease cans (two, mount on each side)

Minimum clearance from construction:

Allow for a 34"(86.4cm) minimum aisle width in front of grill for grease can removal.

- Release sheets; includes clips and retainer (one box of 9)
- Squeegee (one)

Options

- Cleaning Pads (10 qty.)
- Cleaning Pad Holder
- Gap Gage (0.255)
- Grill Scraper
- Tool Holder

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

TO : Purchasing Division/Administrative Services

DATE: 12/27/23

FROM: Department/Division Bay Beach Amusement Park

REQUISITION #

List "No Substitute" Item(s) here:

taylor L820 Electric Two Platen Two-Sided Grill

Select One:

- ☒ 1) One Time Purchase Estimated Cost: \$
- ☐ 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: *This will be a Manufacturer Purchase*

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

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

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

Our current equipment for cooking hamburgers, chicken, ham and cheese and other items in the pavilion has become unreliable and is in constant need of repair. Additionally this has become a hinderance to delivering fresh food in a timely manner for our customers. After extensive research into alternatives, staff has determined that the Taylor L820 would be the only viable equipment to handle the volume of product in a timely manner to our quality standards. This grill is used at fast food chains throughout the country including McDonalds. It features programmable cook times for different items, ensures food is cooked to required temperatures, eliminates employee error, delivers a consistant product and is capable of delivering 8 fully cooked burgers per minutes

Approvals:

Requestor:

King & Babinette

Date:

12/27/2023

Department Head:

David Schubert

Date:

12/27/2023

Purchasing Manager:

Chad Walsh

Date:

12/27/23



Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # S.4

To approve the purchase of a Replacement Pool Filter for the Marquette Park wading pool from Carrico Aquatic Resources, Inc for a total cost of \$34,800 (Option I).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Marquette Pool Filter Quote
2. Pool Filter Sole Source Signed 1-1-24



Providing Safe Clean Sparkling Blue Water

720 N. Parkway • Jefferson, WI 53549

Office: 920-541-3600

Fax: 920-541-3602

www.carricoaquatics.com

August 7, 2023

Mr. Andy Krzewina
City of Green Bay
100 N. Jefferson Room 510
Green Bay, WI 54301

RE: *Marquette Pool Filter Replacement*

Dear Andy,

Thank you for allowing Carrico Aquatic Resources Inc. the opportunity to continue to work with the City of Green Bay and provide you with a proposal for a filter replacement at Marquette Pool.

Option 1:

- (1) Poltank, NSF, 42" diameter, 17.5 sqft. horizontal commercial pool filter
- Gauge panel and backwash sight glass
- AFM Filter Media
- Schedule 80 pipe and fittings
- Bray lug style butterfly valves
- Demolition and disposal of existing filter system
- Installation, start-up, operator training and manuals
- State required engineered plans, permits and inspections
- Shipping

Your total investment for Option 1 is thirty-four thousand eight hundred and 00/100 dollars (\$34,800.00).

Option 2:

- (1) Poltank, NSF, 34" diameter, 17.5 sqft. horizontal commercial pool filter
- Gauge panel and backwash sight glass
- AFM Filter Media
- Schedule 80 pipe and fittings
- Bray lug style butterfly valves
- Demolition and disposal of existing filter system
- Installation, start-up, operator training and manuals
- State required engineered plans, permits and inspections
- Shipping

Your total investment for Option 2 is thirty-four thousand seven hundred fifty and 00/100 dollars (\$34,750.00)

Terms for this sale are:

- Prices are firm for 30 days from date of this proposal.
- Terms of payment requested is 30 days from the date of our invoice.
- Past due accounts will be charged a late fee of 1.5% per month.
- This price does not include taxes.

If you have any questions please contact us at 800-832-7147. If you find this proposal acceptable, please send a signed copy to jon@carricoaquatics.com.

Thank you,

Jon Yearwood
Sales Director
Carrico Aquatic Resources Inc.

Proposal Acceptance

Option 1 _____ Option 2 _____

Accepted By: _____ Date: _____ P.O.#: _____

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

TO : Purchasing Division/Administrative Services

DATE: 01/03/24

FROM: Department/Division Parks, Recreation & Forestry

REQUISITION #

List "No Substitute" Item(s) here:

Marquette Wading Pool Filter Replacement

Select One:

- ☒ 1) One Time Purchase Estimated Cost: \$ \$35,000
- ☐ 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):

Carrico Aquatic Resources, Inc. is the Parks Department supplier of all our pool chemicals, pool chemical feeders and other essential pool equipment required to operate our pools and wading pools safely. It is critical that all purchased equipment is compatible with our chemical supplier's system. During the pool operating season Carrico has been a reliable resource to trouble shoot problems, no matter what time of day when pool operating issues occur. Staying with Carrico and the products and knowledge they supply will ensure that the wading pools and all our pools will run efficiently and remain open as much as possible throughout the pool season.

Approvals:

Requestor:

Kim D. Bobette

Date:

1/03/2024

Department Head:

Paul D. Dinkert

Date:

1/03/24

Purchasing Manager:

Sherry A. Hall

Date:

1-3-24



Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY**AGENDA ITEM # T.1**

To approve the request to fill the following positions and all subsequent vacancies resulting from internal transfers.

- a. Truck Driver
- b. Administrative Clerk
- c. Recreation Supervisor
- d. Payroll Specialist

BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

- 1. Personnel Committee Request to Fill Memo - 2.9.24
- 2. Administrative Clerk - D. Ouradnik 12.29.23
- 3. Recreation Supervisor - P. Baye 01.26.24
- 4. Truck Driver (Sanitation) - D. Aschenbrenner 12.31.23
- 5. Payroll Specialist - T. Metoxen 12.29.23

MEMORANDUM



Human Resources Department

To: Personnel Committee

From: Emma Baierl
Human Resources Generalist

Re: Request to Fill Vacant Positions

Date: February 9, 2024

The Human Resources Department is requesting authorization to fill the following replacement positions approved as part of the 2024 budgets and all subsequent vacancies resulting from internal transfers. The justification reports are attached.

- Administrative Clerk – Replacement position due to the retirement of Dawn Ouradnik effective December 29, 2023. This position is budgeted at \$22.20 to \$24.66 per hour. (Pay Grade D)
- Recreation Supervisor – Replacement position due to the retirement of Patrick Baye effective January 26, 2024. This position is budgeted at \$72,010 - \$84,718 annually. (Pay Grade J)
- Truck Driver – Replacement position due to the retirement of Dennis Aschenbrenner effective December 31, 2023. This position is budgeted at \$24.93 - \$28.49 per hour. (Pay Grade F)
- Payroll Specialist – Replacement position due to the resignation of Tammy Metoxen effective December 29, 2023. This position is budgeted at \$26.82 - \$31.55 per hour. (Pay Grade G)

**Position Fill Request
Justification Report
December 29, 2023**

Position Title: Administrative Clerk (Parks, Recreation, Forestry)

- 1. If this position is a replacement position, please indicate the reasons for the vacancy. If this is not a replacement position, please indicate the reasons for requesting the position.**

 X **Replacement Position** **Not a Replacement Position**

This position is vacant as a result of the retirement of Dawn Ouradnik effective at the end of the work day on December 29, 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 in the budget. The wage range is \$22.20-\$24.66/hour (Pay Grade D).

- 3. Please list the functions and any special information regarding this position.**

Provides clerical support services to internal and external customers in the processing of reports, work requests, reservations, forms, as requested.

Acts as receptionist, assisting callers and responding to inquiries. Performs moderately to considerably difficult telephone answering and counter work, which may involve explanation of some departmental procedures or independent judgement for immediate/emergency tree or other park related response. Takes reservations, payments, enrollments, and answers customer's requests.

Assists Park and Recreation Department 7 divisions with clerical-related duties as deemed necessary, to include but is not limited to updating of forms, documents, email responses.

- 4. Does the position generate revenue or reduce expenses? If so, provide an estimated amount.**

Clerical staff are responsible for accepting payment for all reservations, program enrollments, special events, metro boat launch passes, leagues, tickets, etc., for customers. Additionally, they collect payment for all staff clothing and uniforms items and additional special purchases throughout the park and recreation department.

- 5. Please explain why current staff is unable to absorb duties of this position.**

As we approach Spring/Summer, we hire over 900 seasonal employees. As the pools and Bay Beach prepare to open the increase of administrative services needed to prepare for the opening of the special facilities as well as summer activities and programs increases in order to meet the deadlines of the opening of these facilities. Loss of an Administrative Clerk position represents a reduction in our department's ability to provide administrative services in a timely manner. This will force a number of our current staff members in the

administrative division to work comp time or over time to ensure the needs of our customers and staff are met.

6. If duties of position are presently being done, how are they done?

Currently the supervisor of the division will absorb as much as possible until the position is filled. This is an extremely busy time for us with seasonal hiring and reservations opening for the new year. A number of these duties are having to be performed outside of our normal working hours.

7. What service would be reduced or eliminated if this position is not filled?

Response time and the level of service to the public would be directly impacted both internally and externally.

8. What are the alternative methods and costs of accomplishing the work?

Outsourcing of these duties would not be possible due to the technical aspect of our reservation system and the collection of revenue as well as confidential information.

9. Are there union issues?

No.

10. Other supporting comments.

The administrative division of the Park and Recreation Department is a fast passed working environment that provides all of the administrative support for the Department. As the Park Department continues to grow by adding additional trails, parks, and service areas the amount of administrative support continues to grow as well.

**Position Fill Request
Justification Report
January 26, 2024**

Position Title: Recreation Supervisor (Parks, Recreation, Forestry)

1. **If this position is a replacement position, please indicate the reasons for the vacancy. If this is not a replacement position, please indicate the reasons for requesting the position.**

 X **Replacement Position** **Not a Replacement Position**

This position is vacant as a result of the retirement of Patrick Baye effective at the end of the work day on January 26, 2024.

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 budget. The wage range is \$72,010-\$84,718/annually (Pay Grade J).

3. **Please list the functions and any special information regarding this position.**

Creates, plans, organizes, and administers city recreation programs with a focus on community recreation, enrichment, special events and facility operations.

Programs of primary focus may include Summer Playground Program, Youth Dance, Youth Sports, Ice/Hockey Rinks and Pickleball.

4. **Does the position generate revenue or reduce expenses? If so, provide an estimated amount.**

The Recreation Supervisor administers revenue-producing programs like Youth Dance, Youth Sports classes, and Special Events. Additionally, this position handles field and facility rentals.

5. **Please explain why current staff is unable to absorb duties of this position.**

With the way the Recreation Division is structured, each full-time recreation position has a full slate of programs and services they oversee. As we approach the spring/summer season, the amount of interviewing, hiring, onboarding, and training that needs to take place for our summer programs is too much for other staff to take on.

6. **If duties of position are presently being done, how are they done?**

Currently the supervisor of the division will absorb as much as possible until the position is filled. This is an extremely busy time for us with seasonal hiring and programming for the new year.

7. **What service would be reduced or eliminated if this position is not filled?**

The scope of the Summer Playground program may decrease to accommodate staffing. Instructional classes and special events may not take place if this position is not filled.

8. What are the alternative methods and costs of accomplishing the work?

Contractual Programming could be an alternative method to provide these programs. However, these programs still take a good amount of staff time to coordinate and oversee. Contracting these programs would see a decrease in revenue and the city would lose control over program details and development.

9. Are there union issues?

No.

10. Other supporting comments.

The recreation division of the Park and Recreation Department is a fast-paced working environment that provides all of the community programming and recreational offerings. As the Park Department continues to grow by adding additional trails, parks, and facilities, the number of recreational needs continues to grow as well.

**Position Fill Request
Justification Report
December 28, 2023**

Position Title: Truck Driver – DPW Operations Division/Sanitation Section

1. **If this position is a replacement position, please indicate the reasons for the vacancy. If this is not a replacement position, please indicate the reasons for requesting the position.**

 X **Replacement Position** **Not a Replacement Position**

This position is vacant following the retirement of Dennis Aschenbrenner effective at the end of the regular workday on 12/31/2023.

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 currently funded in the DPW operating budget. The current wage is \$24.93 - \$28.49/hour (Pay Grade F).

3. **Please list the functions and any special information regarding this position.**

Sanitation Section Truck Drivers perform duties including but not limited to driving trash, recycling, brush route, and bulk waste collection trucks, operating various pieces of equipment, plowing snow, daily equipment maintenance, and other assignments necessary for DPW to perform core functions

4. **Does the position generate revenue or reduce expenses? If so, provide an estimated amount.**

This position can generate revenue for the City, depending on the price of recyclable materials and if fees are charged for services rendered. More importantly, the use of in-house labor and equipment reduces the need to contract services that are currently provided by DPW employees. In addition, solid waste must be collected to help maintain public health in Green Bay.

5. **Please explain why current staff is unable to absorb duties of this position.**

Loss of a Sanitation Section Truck Driver represents a reduction in DPW's ability to provide core services in a timely manner, including trash and recycling collection, brush collection, snow plowing, curbside yard and garden waste collection, etc.

6. **If duties of position are presently being done, how are they done?**

Duties associated with any vacant DPW position are assigned to other Operations Division employees. When there is a lack of personnel to perform core DPW functions, assignments are prioritized. Unstaffed assignments end up being postponed or not completed. Tasks can be contracted to vendors. But that alternative typically costs the City more than performing it in-house.

7. **What service would be reduced or eliminated if this position is not filled?**

DPW *cannot* reduce or eliminate core services. A reduction in DPW staff will result in a reduced level of service to residents, and increase the amount of time required to complete those services.

8. What are the alternative methods and costs of accomplishing the work?

Reducing the level of services provided to City residents, working overtime to maintain the expected level of service, or outsourcing of services.

9. Are there union issues? No

10. Other supporting comments. None

**Position Fill Request
Justification Report
December 15, 2023**

Position Title: Payroll Specialist

- 1. If this position is a replacement position, please indicate the reasons for the vacancy. If this is not a replacement position, please indicate the reasons for requesting the position.**

 X **Replacement Position** **Not a Replacement Position**

This position is vacant as a result of the resignation of Tammy Metoxen effective at the end of the work day on December 29, 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 in the current budget. The current wage range is \$26.82 - \$31.55/hour (Pay Grade G).

- 3. Please list the functions and any special information regarding this position.**

This position is responsible for the following:

- Processes weekly payroll in Tyler Munis software or alternating groups of City of Green Bay employees.
- Assists with entering and auditing tax withholdings, direct deposits, health benefit adjustments, and various employee reimbursements.
- Assists with setting up, and monitoring pay garnishments, union dues and employee charitable donations. etc.
- Enters information on newly hired, rehired, and terminated employees including seasonal and limited term employees.
- Assists in unemployment and workers compensation reports, fringe benefit reports, quarterly wage reports, personnel action forms and other payroll and benefit related reports.
- Gathers information for the monthly Current Employment Statistics Survey for the U.S Department of Labor.
- Enters Personal Action Forms (PAFs) for pay adjustments including, step changes, job transfers, contract settlements, shift changes, etc.
- Assists with the proration of accruals for newly hired, terminated, or retired employees.
- Assists in setting up new pay and deduction codes, work schedules, and positions classes.
- Assists with calculating Compensatory Time Pay Outs and updating accrual balances at year-end.
- Assists with filing and paying payroll taxes in accordance with state and federal law.
- Assists Payroll Manager with W-2 processing, mailing and electronic filing.
- Assists employees by providing payroll related information and responding to

general payroll related questions.

- 4. Does the position generate revenue or reduce expenses? If so, provide an estimated amount.**

Correct payroll processing is crucial to ensure City of Green Bay employees are paid accurately and timely. This position is also critical for compliance with tax laws and reporting obligations, which helps mitigate risk and avoid fines and penalties.

- 5. Please explain why current staff is unable to absorb duties of this position.**

The Payroll Department consists of two positions, Payroll Manager and Payroll Specialist. They process one payroll each week. This position is essential for processing payroll.

- 6. If duties of position are presently being done, how are they done?**

They are currently being done by the Payroll Manager.

- 7. What service would be reduced or eliminated if this position is not filled?**

The processing of payroll and compensation of City of Green Bay employees.

- 8. What are the alternative methods and costs of accomplishing the work?**

Many of these tasks are unable to be outsourced.

- 9. Are there union issues?**

No



Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # T.2

To approve the request to create a full-time Limited Term Homeless Outreach Case Coordinator classification and approval to fill two positions along with staff submitting quarterly reports to the Protection and Policy Committee on key performance indicators as established by staff.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Homeless Outreach Case Coordinator PC Memo



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: Personnel Committee
Joseph Faulds, Chief of Operations

From: Jennifer Smits, Human Resources Generalist

Re: Request to create a full-time Limited Term Homeless Outreach Case Coordinator classification and approval to fill two positions.

Date: January 5, 2024

RECOMMENDATION

- I. Human Resources and the Department of Community and Economic Development are requesting to create a new classification of Limited Term Homeless Outreach Case Coordinator (Pay Grade G, \$26.82-\$31.55 per hour). This new position was reviewed by the City's salary plan consultant for appropriate placement in the salary plan.

The Department of Community and Economic Development also requests approval to hire two full-time, limited term Homeless Outreach Case Coordinator positions. These positions are anticipated to last approximately three years.

BACKGROUND

- II. The new Homeless Outreach Case Coordinator positions will play a critical role in addressing homelessness within the City of Green Bay by providing direct assistance, support, and resources to individuals experiencing homelessness. These positions engage with homeless individuals in a compassionate manner to assess their needs and connect them with appropriate services and resources. The primary objective is to facilitate their transition from homelessness to stable housing and improved quality of life. Many of the homeless individuals these positions will be working with have very complex and acute needs. In addition to working directly with homeless individuals, they will also be working collaboratively with area service providers to assemble the right team of people to best meet the needs of the individuals they are working with.

FISCAL IMPACT

- III. The two Homeless Outreach Case Coordinator positions will be fully funded by HOME-ARP (American Rescue Plan) dollars. It is anticipated that the funding will be approved by the

Redevelopment Authority (RDA) at their meeting on January 9, 2024. The annual cost per position, including salary and benefits, is \$88,109.

Estimated	Homeless Outreach Case Coordinator Grade G, Step 4
Salary	\$60,715
FICA	\$4,645
WRS (General)	\$3,946
Worker's Comp	\$128
Health Insurance	\$17,197
Dental Insurance	\$1,402
Life Insurance	\$77
TOTAL COMPENSATION	\$88,109

- c: Will Peters, Neighborhood Support Specialist
Cheryl Renier-Wigg, Development Director



Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # T.3

To approve the request to increase the number of annual personal days for Police Department Commanders from 3 days to 4 days.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Commander Request for Additional Personal Day 01-2023
2. Chapter 9.20 - Protective Service Employees - Fringe Benefits



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: Personnel Committee
Joseph Faulds, Chief of Operations

From: Melanie Falk, Human Resources Manager

Re: Request to increase the number of annual personal days for Police Department Commanders from 3 days to 4 days

Date: January 5, 2024

In October 2023, and as a result of negotiations with the Police Supervisory union (which represents the Police Department Lieutenants), the Lieutenants received an additional personal day. This resulted in an increase from 3 days to 4 days annually, and provides continuity with the Police Officers' contract, which includes a 4th personal day that was bargained earlier this year.

Historically, Police Department Captains and Commanders have received the same fringe benefits as their union subordinates. However, effective March 3, 2015, and in accordance with City policy, Chapter 9.20 (see attached), if the supervisory labor agreement provides a new benefit to the union employees, City Council authorization is needed to implement the new benefit for the department managerial employees. It should be noted that current policy states that Police Captains will continue to receive the leave benefits consistent with the terms of the Lieutenant Supervisory agreement and therefore, the Captains will receive the additional day in accordance with policy.

As a result, in an effort to maintain consistency and to ensure alignment of leave benefits with the sworn employees that the Commanders lead, it is recommended that the (3) Police Department Commanders receive (4) personal days each year.

Thank you for your consideration.

Cc: Police Chief Chris Davis
Rick Jurkanis, Business Manager

service and average a minimum of 20 hours per week will be eligible to receive prorated vacation and personal leave.

9.18.2 At the end of each calendar year, the Park Department will review the number of hours worked by each seasonal employee at the Wildlife Sanctuary to determine which employees will be eligible for benefits during the following year. Those employees who are deemed eligible will be granted prorated vacation and personal leave. Prorating will be based on the percent of full time that the employee worked in the previous year. 2080 hours per year will be considered full time. Employees who are eligible for benefits will be credited with an amount equal to 62% of the normal annual accumulation for that person (62% = 7.5 months). The period used to determine eligibility for Sanctuary employees will be the preceding 12 months.

9.18.3 Seasonal wildlife sanctuary employees will earn appropriate prorated vacation and personal leave.

9.19 VOLUNTARY FURLOUGHS

Effective January 1, 2012 an employee may volunteer to take up to 5 unpaid furlough days per calendar year. Voluntary furlough days are subject to approval by the employee's supervisor and may not result in additional overtime for the City. The employee's salary will be reduced by a commensurate amount of pay in the pay period in which the unpaid furlough day(s) occurs. During the unpaid furlough day, an employee will not experience a reduction in the City's contribution toward insurance benefits. Voluntary furlough days will not be considered as eligible wages towards calculating the WRS contributions. Unpaid furlough days may be taken in multiple days, single day, or half-day increments.

9.20 PROTECTIVE SERVICE EMPLOYEES

Police and Fire Department managerial employees not represented by a bargaining unit have historically received the same fringe benefits as their union subordinates. Where the benefits outlined above conflict with those afforded by the respective labor agreements (i.e., Police Supervisors Agreement for Police Managers and Firefighters Contract for Fire Managers) the labor agreements will apply. These managers will also receive clothing allowance consistent with the appropriate labor agreement. However, no new benefits will be allowed after March 3, 2015 (the date of adoption of these policies), without specific City Council action. Health and Dental insurance coverage and contributions will be consistent with this policy.

9.20.1 Police Captains will receive vacation, catastrophic leave, holidays and escrow benefits consistent with the terms of the Lieutenants under the Supervisory bargaining unit and will receive shift differential pay. Police Captains will be scheduled for 2080 annual hours.

9.21 COBRA

On April 7, 1986, the Consolidated Omnibus Budget Reconciliation Act (COBRA, also known as Public Law 99-272, Title X) was enacted. This Federal law requires that employers with 20 or more employees offer employees and/or their dependents a continuation of medical and dental coverage in certain instances where coverage under the plan would otherwise terminate.



Report to the
Traffic, Bicycle and Pedestrian Commission
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # U.I

To receive and place on file the reports by the Police Department on the November and December 2023 Traffic Enforcement Unit Traffic Safety Plans.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. TRAFFIC SAFETY PLAN NOV 2023
2. TRAFFIC SAFETY PLAN DEC 2023



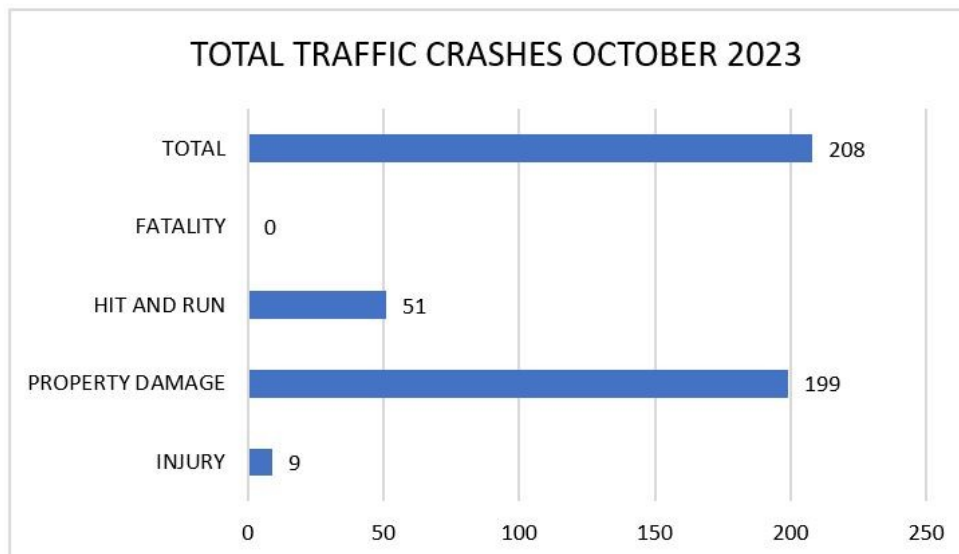
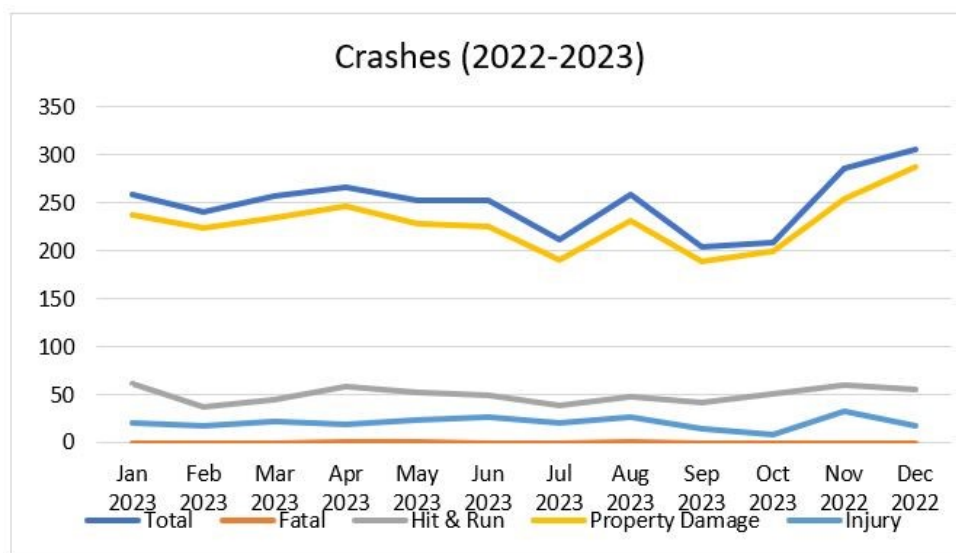
Green Bay Police Department

NOVEMBER 2023

Traffic Safety Plan

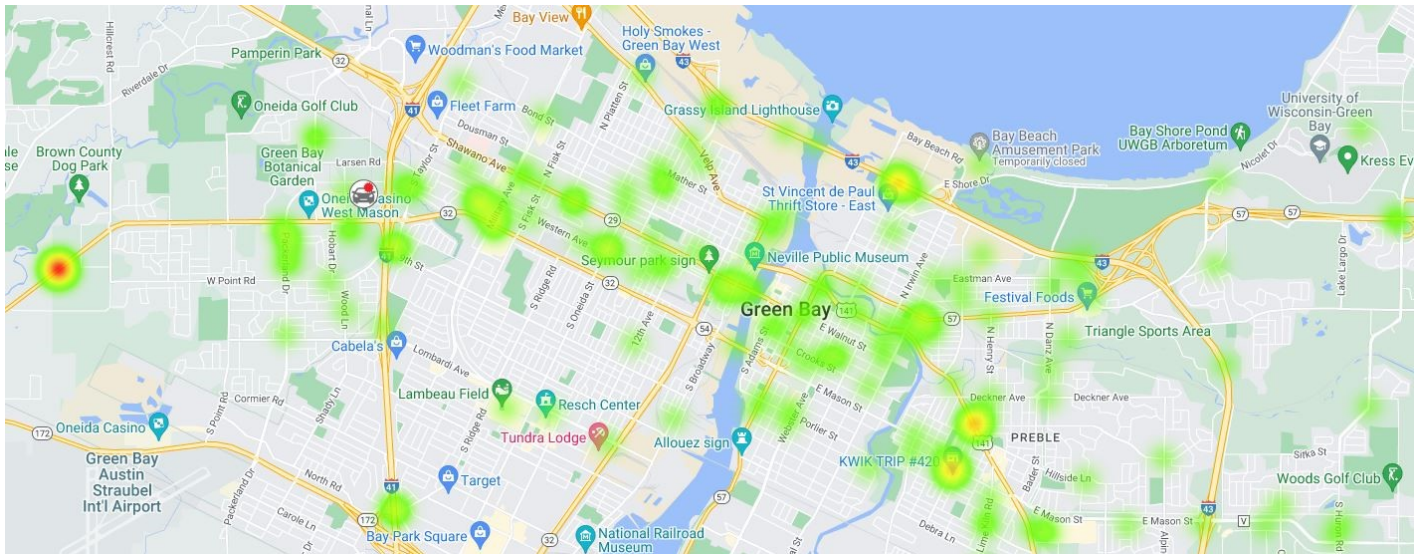
Traffic complaints are the #1 complaint made to the Green Bay Police Department and City Alderpersons. The police department is committed to safe travels for motorists, pedestrians and bicyclists. With a goal of reducing traffic crashes, property damage, injury and death on Green Bay's roadways, the police department will use a data driven approach for traffic enforcement. Data analytics from crash data, citizens complaints and speed boards will be used to identify traffic emphasis areas. Each month's report will be posted on the police department's website and will be presented at each months Traffic, Bicycle and Pedestrian Commission meetings.

OCTOBER 2023 CRASH DATA

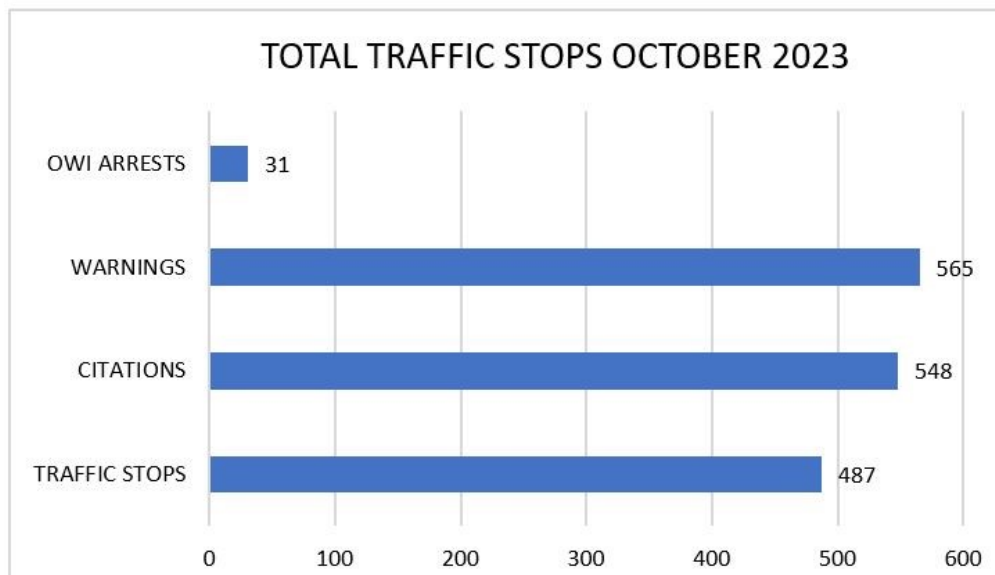


GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

TRAFFIC CRASH HEAT MAP



OCTOBER 2023 TRAFFIC STOPS

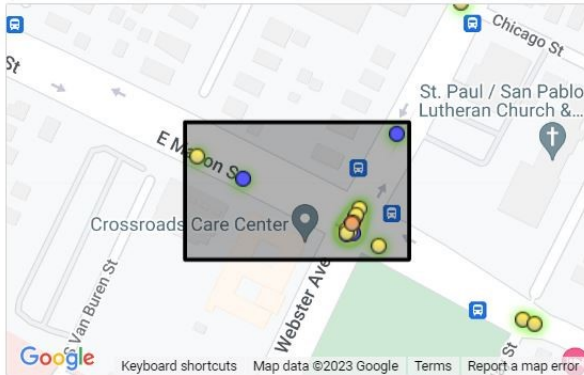


GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

UPCOMING TRAFFIC TASK FORCE DEPLOYMENTS

- * BROWN COUNTY OWI TASK FORCE—NOVEMBER 17, 18
- * CLICK IT OR TICKET SEATBELT ENFORCEMENT— NOVEMBER 8, 15, 29
- * LOCAL ALCOHOL ENFORCEMENT—NOVEMBER 10, 11

ENFORCEMENT PRIORITY AREAS



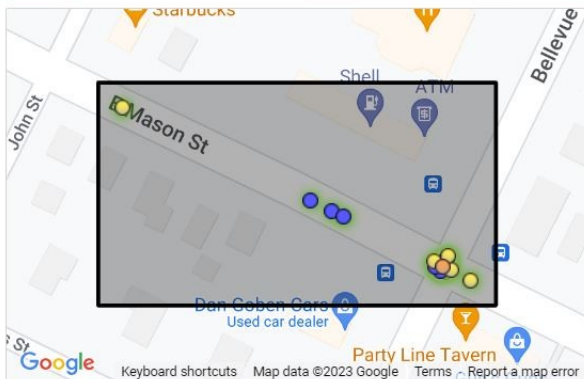
Analysis Area #2: GREEN BAY (C)

Roadway: E MASON ST

Total Crashes: 16

Contributing Factors:

- Occp Protection (5)
- CMV (1)
- Teen Driver (4)
- Impaired (1)
- Bike (2)
- Distracted (2)
- Speed (2)



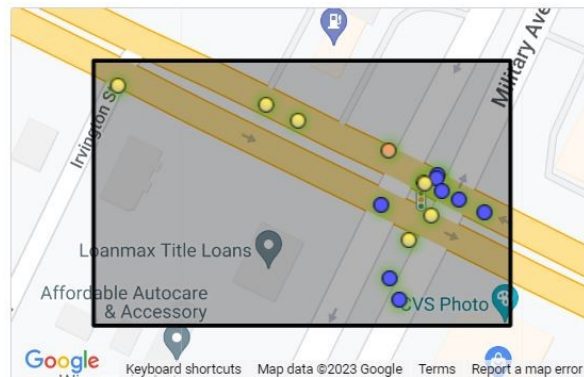
Analysis Area #3: GREEN BAY (C)

Roadway: E MASON ST

Total Crashes: 13

Contributing Factors:

- Teen Driver (4)
- 65+ Driver (3)
- Occp Protection (2)
- Speed (2)
- Impaired (1)



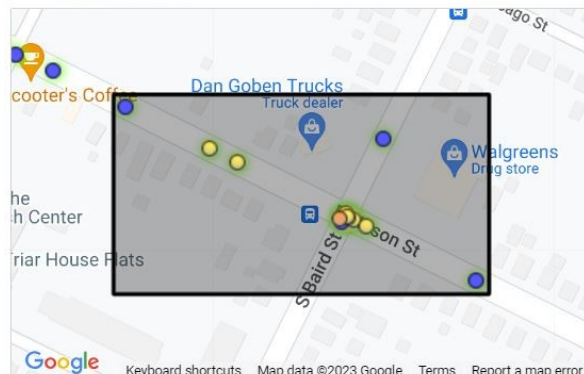
Analysis Area #4: GREEN BAY (C)

Roadway: 032

Total Crashes: 16

Contributing Factors:

- Teen Driver (3)
- CMV (1)
- 65+ Driver (3)
- Distracted (1)
- Bike (2)
- Occp Protection (1)
- Impaired (2)
- Speed (1)
- Pedestrian (2)



Analysis Area #5: GREEN BAY (C)

Roadway: E MASON ST

Total Crashes: 14

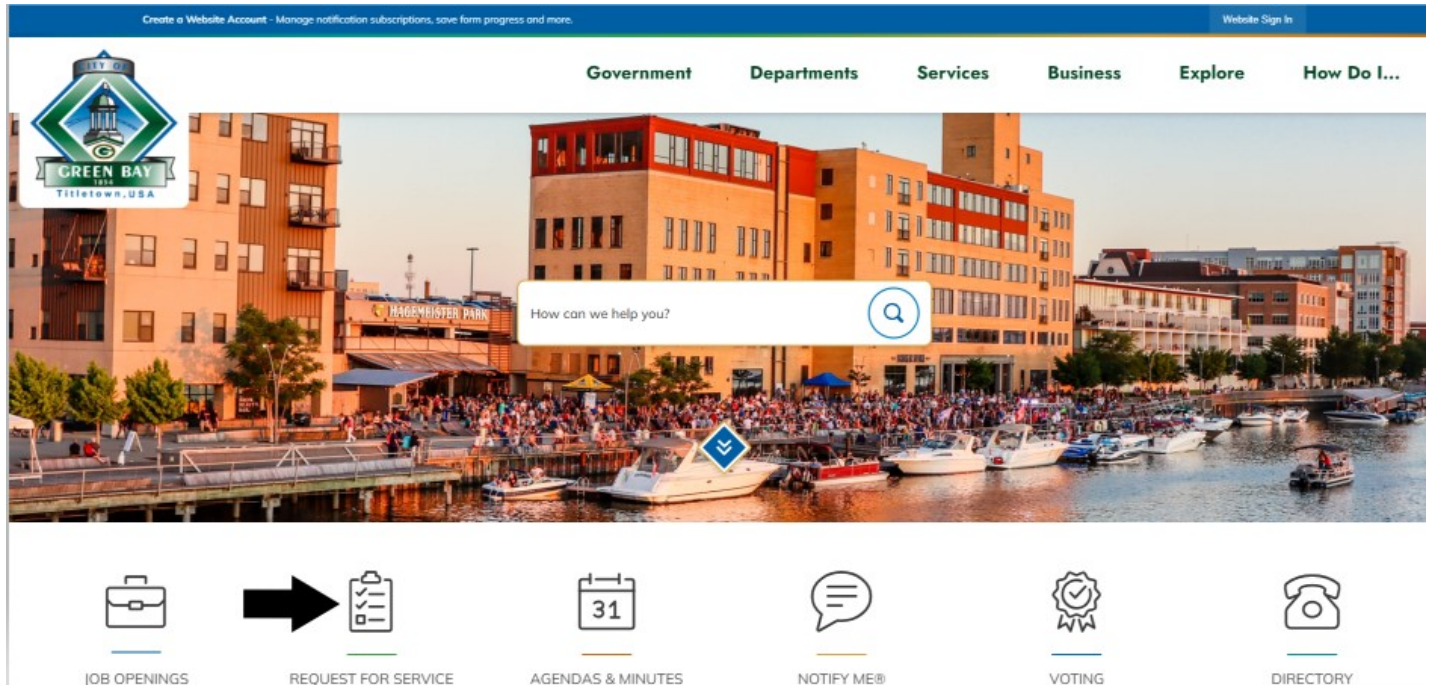
Contributing Factors:

- Teen Driver (5)
- Pedestrian (1)
- Distracted (2)
- Speed (1)
- Bike (1)
- Impaired (1)
- Occp Protection (1)

GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

TRAFFIC COMPLAINTS

To report a traffic complaint, submit a “Request for Service” through the City of Green Bay website—greenbaywi.gov or by calling the Traffic Enforcement Unit Complaint Line at (920) 448-3212.



WINTER DRIVING TIPS

- Plan ahead before winter storms. Get errands done before the snow. **ONLY GO OUT IF NECESSARY.**
- Make sure your tires are properly inflated.
- Maintain a safe stopping distance between you and the vehicle in front of you. Avoid waiting to stop/slow last minute and needing to slam on brakes, especially on slick roadways. Watch for slowing traffic ahead.
- Check the weather before you leave if you are making a long trip. If driving on highways, check road conditions on 511wi.gov.
- Don't drive distracted - in any weather.



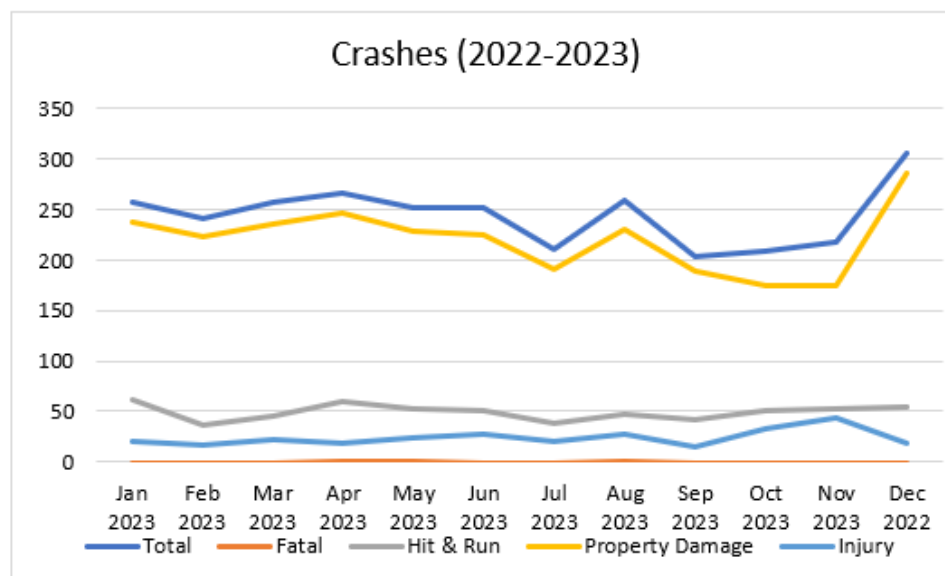
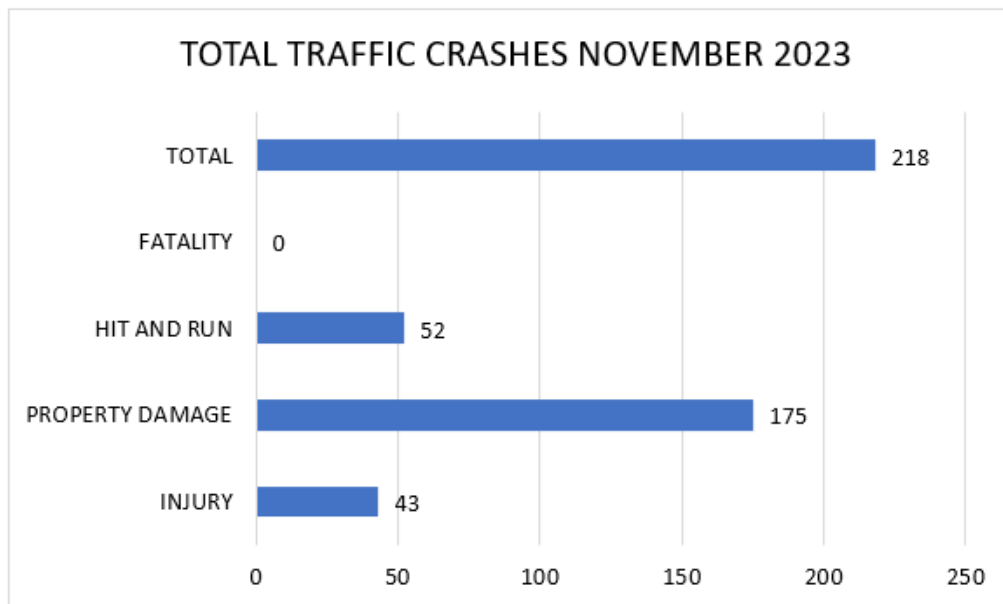
Green Bay Police Department

DECEMBER 2023

Traffic Safety Plan

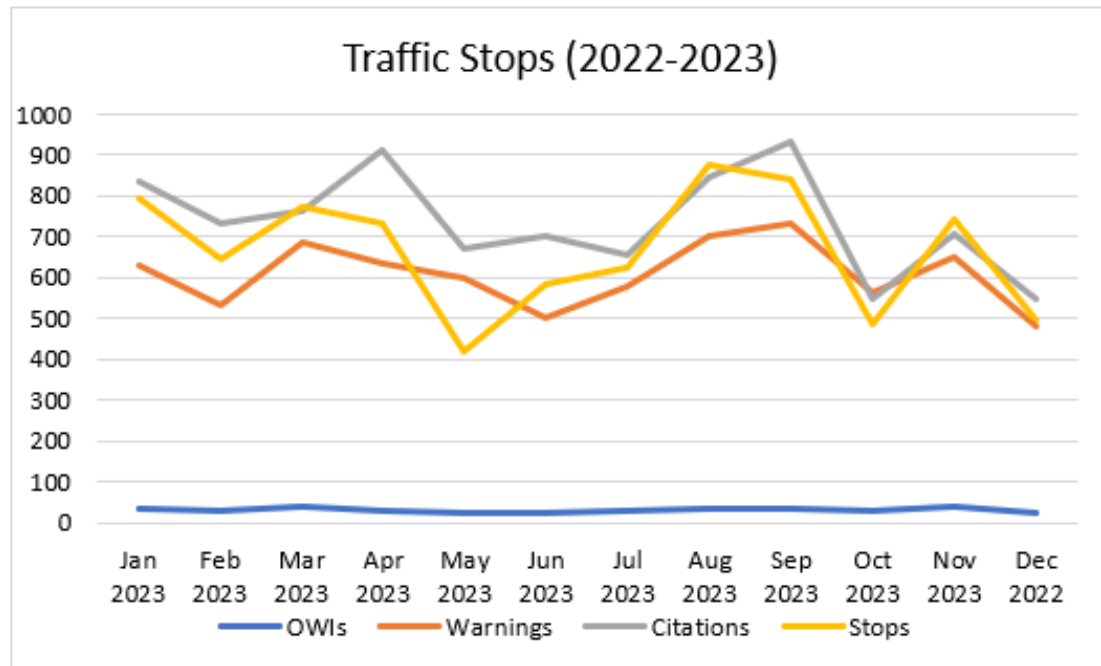
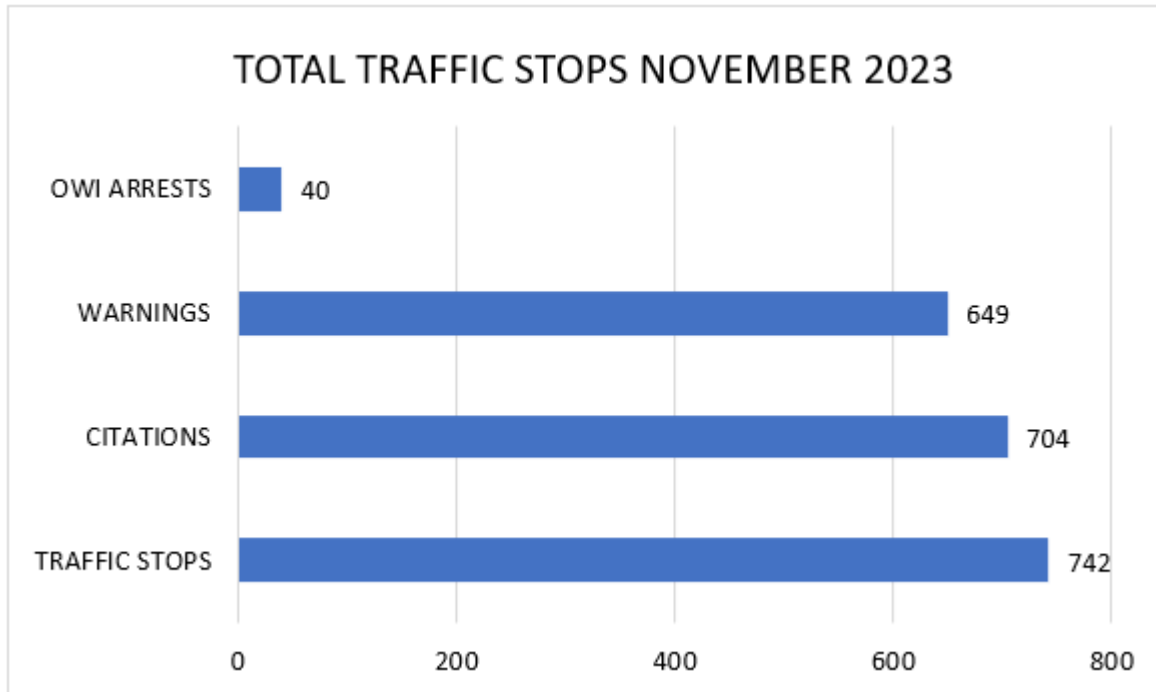
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NOVEMBER 2023 CRASH DATA



GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

NOVEMBER 2023 TRAFFIC STOPS



UPCOMING TRAFFIC TASK FORCE DEPLOYMENTS

- * BROWN COUNTY OWI TASK FORCE— DECEMBER 8, 9, 15, 16, 31
- * CLICK IT OR TICKET SEATBELT ENFORCEMENT— DECEMBER 6, 13, 27
- * LOCAL ALCOHOL ENFORCEMENT—DECEMBER 29, 30

GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

UPDATE—RAILROAD TRAFFIC SAFETY INITIATIVE ON NOVEMBER 28, 2023

On Tuesday, November 28, 2023, the Green Bay Police Department partnered with Watco in “Officer on the Train”, an Operation Lifesaver program to educate the public on railroad traffic safety. This effort took place along North Quincy Street between Eastman Avenue and Radisson Street, which is where Watco has reported approximately 25 to 30 near misses between trains and vehicles since the beginning of this year. For more information on railroad crossing and train track safety, visit Operation Lifesaver at oli.org.

Results:

Nine traffic stops

- *Two Citations

- *Nine Warnings

One Crash - Vehicle vs. Train - Low-Speed & No Injuries

- *Driver Cited for Failure to Stop for Railroad Crossing Signal



NOTE: The effort was originally scheduled for the hours of 3:00 p.m. to 7:00 p.m. but the actual initiative took place from approximately 3:30 p.m. to 6:00 p.m.. The initiative ended early as the officers handled the vehicle vs. train crash. The crash occurred at N. Quincy Street and Weise Street. The locomotive was backing up and an SUV continued forward towards the tracks resulting in minor damage to the vehicle, however there were no injuries.

TRAFFIC COMPLAINTS

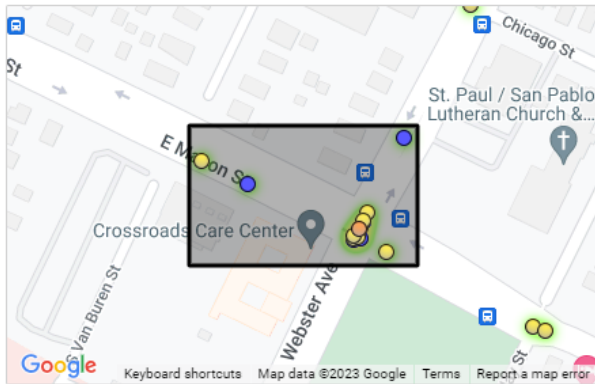
Below are the most recent traffic complaints received by the Green Bay Police Department. To make a traffic complaint, call the Traffic Enforcement Unit Complaint at (920) 448-3212. Residents can also submit an online complaint through the City’s Request for Service page. Please leave detailed information including specific times/days of the week, street and block number/ intersection, and contact information if you would like follow-up from an officer.

District	Area	Complaint
A	MASON ST/ MITCHELL ST	LOUD VEHICLES AND SPEEDING
A	SHAWANO AV/ FELLOWS DR	VEHICLES NOT YIELDING TO PEDS IN CROSSWALK
A	1200 BLOCK OF WESTERN AV	SPEEDING
A	PACKERLAND DR/ WEST POINT RD	VEHICLES NOT YIELDING TO PEDS IN CROSSWALK IN AM
A	1200 BLOCK OF ELMORE ST	SPEEDING
A	1600-1900 BLOCKS OF BOND ST	SPEEDING
B	9TH ST / 14TH AV	VEHICLE OBSTRUCTING TRAFFIC LANE IN AM
C	1400 BLOCK OF DAY ST	RECKLESS DRIVING
D	700-1200 BLOCKS OF BELLEVUE ST	LOUD VEHICLES AND SPEEDING
D	300 BLOCK OF STEVEN ST	SPEEDING

GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

ENFORCEMENT PRIORITY AREAS

Areas are determined using a predictive analysis tool through the Wisconsin DOT. The tool uses crash data from the previous three years to determine areas that have a high likelihood of vehicle crashes.



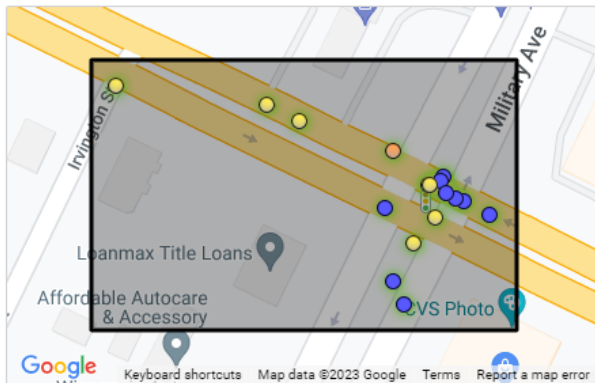
Analysis Area #2: GREEN BAY (C)

Roadway: E MASON ST

Total Crashes: 16

Contributing Factors:

- Ocsp Protection (5)
- CMV (1)
- Teen Driver (4)
- Impaired (1)
- Bike (2)
- Distracted (2)
- Speed (2)



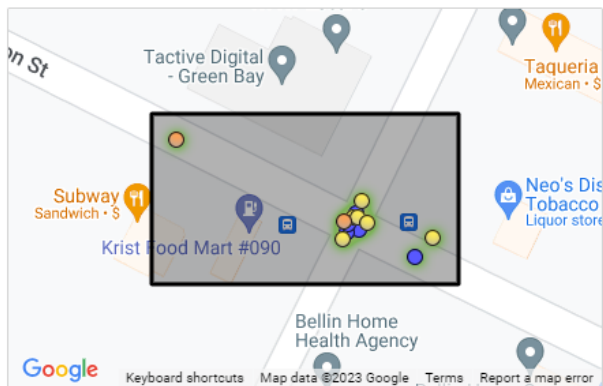
Analysis Area #3: GREEN BAY (C)

Roadway: 032

Total Crashes: 17

Contributing Factors:

- Teen Driver (4)
- CMV (1)
- 65+ Driver (3)
- Distracted (1)
- Bike (2)
- Ocsp Protection (1)
- Impaired (2)
- Speed (1)
- Pedestrian (2)



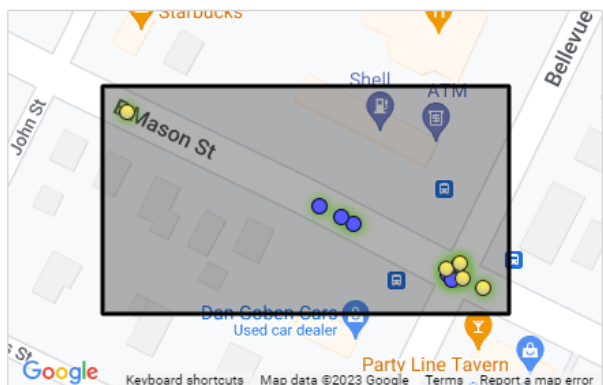
Analysis Area #4: GREEN BAY (C)

Roadway: ROOSEVELT ST S

Total Crashes: 13

Contributing Factors:

- Impaired (2)
- Teen Driver (1)
- Aggressive (1)
- 65+ Driver (1)
- Distracted (1)
- Motorcycle (1)
- Ocsp Protection (1)



Analysis Area #5: GREEN BAY (C)

Roadway: E MASON ST

Total Crashes: 12

Contributing Factors:

- Teen Driver (4)
- Ocsp Protection (2)
- Speed (2)
- 65+ Driver (2)
- Impaired (1)



Report to the
Traffic, Bicycle and Pedestrian Commission
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # U.2

To receive and place on file the Traffic Study at the intersection of Nicolet Drive (CTH A) and East Shore Drive/The Shores Apartments with no additional intersection improvement.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. E. Shore & Nicolet
2. Memo - Nicolet at EastShore

From: noreply@civicplus.com
To: [Celestine Jeffreys](#); [Eric Genrich](#); [Amaad Rivera](#)
Subject: Online Form Submittal: Alders' Petitions and Communications
Date: Thursday, October 5, 2023 8:58:08 AM

Alders' Petitions and Communications

Name	Jennifer Grant
Committee Name	Traffic, Bicycle, and Pedestrian Commission
Text of Communication	With consideration and possible action to review the intersection at Nicolet Dr. & E. Shore Dr. regarding traffic concerns.

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



Public Works Department
100 North Jefferson Street - Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100
Operations 920.448.3535
Parking 920.448.3431
Fax 920.448.3102

TO: Traffic, Bicycle, and Pedestrian (TB&P) Commission, Alderman Grant, District I
Public Works Director Steven Grenier, P.E.

FROM: Traffic Technician Tom Schuurmans

RE: **Traffic Study Nicolet Drive (CTH A) and EastShore Drive/The Shores Apartment**

DATE: October 27, 2023

This memorandum serves as a follow up to the request submitted by Alderman Grant (District I) to conduct a traffic study at the intersection of Nicolet Drive (CTH A) and EastShore Drive.

This memo will be presented on Monday, December 18, 2023, Traffic, Bicycle, and Pedestrian (TB&P) Commission meeting.

Traffic Signal Warrants

Refer to Figure 1 for a summary of the traffic signal warrants as applied to the Nicolet Drive (CTH A) and EastShore Drive intersection. All warrants except Warrant 5 (School Crossing), Warrant 6 (Coordinated Signal System), and Warrant 9 (Intersection Near a Grade Crossing) were evaluated. Warrants 5 and 9 did not apply due to no nearby school and no nearby railroad crossing.

Operational Evaluation

12-Hour Turning Movement Counts were conducted on Monday October 23, 2023, and Tuesday October 24, 2023. While conducting this count I observed no substantial delay in traffic entering from EastShore Drive.

I did have operations staff adjust the Stop Sign on EastShore Drive and the Keep Right assembly mounted below. I moved the Stop sign north and installed short object marker delineators on island noses. This adjustment will allow motorists stopped on EastShore Drive to better see approaching traffic that is Westbound on Nicolet Drive (CTH A). I also called Toonen Development who owns and manages The Shores apartments to increase the size of the Stop sign at Nicolet Drive as it was currently substandard.

The current traffic volumes are slightly less than those counted in 2010 (see comparison spreadsheet). Nicolet Drive Eastbound right turn went up significantly. This could be workers heading to and from paper mills or possibly downtown as it is the route with the least stops and conflict points.

Conclusions

The intersection does not currently meet Traffic Signal or Muti-Way Stop warrants. Like some other intersections the Traffic Division will put this intersection into its regular count rotation to monitor changes. We will also evaluate traffic crash data annually.

Recommendations

Receive and place on file.

Functional Classification

- [illegible]

Prepared by:
Tom Schuurmans
DPW Traffic Division
July 2010

10 min
Fewer turns



2260 Nicolet Dr

9 min
Fastest

11 min



Fox River

Wisconsin Department of Transportation Traffic Signal Warrant Summary Worksheet

100%

The Worksheet(s) attached are provided as an attachment to the Engineering Investigation Study for:

Intersection: Nicolet Drive at EastShore Dr

County: Brown

Select one:

Major Street: Nicolet Drive

Minor Street: EastShore Drive

Critical Approach Speed: 35 mph

Critical Approach Speed: 35 mph

Lanes: 2 or more lanes

Lanes: 2 or more lanes

% Right Turns Included

In built-up area of isolated community of < 10,000 population? No

From North (SB) 0%

Total number of approaches at intersection?

From East (WB) 0%

If it is a "T" intersection, inflate minor threshold to 150%? Yes

From South (NB) 0%

Manually set volume level?

From West (EB) 0%

Analysis based on

volume data.

		Time (HH:MM)			
		From	AM / PM	To	AM / PM

Warrant Evaluation Summary	Warrant Met:
Warrant 1: Eight - Hour Vehicular Volume	No
Condition A: Minimum Vehicular Volume	No
Condition B: Interruption of Continuous Traffic	No
Condition C: Combination: 80% of A and B	No
Warrant 2: Four-Hour Volume	No
Warrant 3: Peak Hour Volume	No
Warrant 4: Pedestrian Volume	N/A
Criterion A: Four-Hour	
Criterion B: Peak-Hour	
Warrant 5: School Crossing	N/A
Warrant 6: Coordinated Signal System	N/A
Warrant 7: Crash Experience	N/A
Warrant 8: Roadway Network	No
Warrant 9: Intersection Near a Grade Crossing	N/A

Warrant Analysis Conducted By:

Name: Tom Schuurmans (Traffic Technician)

Agency: DPW Traffic Division

Date: 10/26/2023

Warrant 1: Eight - Hour Vehicular Volume

100%

Warrant Evaluated? Yes

Condition A : Min. Veh. Volume		
Volume Level	100%	80%
Major Rd. Req	600	480
Minor Rd. Req	300	240
Number of Hours	0	0

Satisfied? No

Condition B: Interruption of Continuous Traffic		
Volume Level	100%	80%
Major Rd. Req	900	720
Minor Rd. Req	150	120
Number of Hours	0	0

Satisfied? No

Condition C: Combination of A & B at 80%		
---	--	--

Satisfied? No

Warrant Satisfied? No

Manually Set To:

6:00 AM		Enter Start Time (Military Time) (HH:MM)			Total
Time Period	From	To	Major Road: Both App. (VPH)	Minor Road: High App. (VPH)	
1	6:00	7:00	0	0	0
2	7:00	8:00	890	84	974
3	8:00	9:00	530	71	601
4	9:00	10:00	651	83	734
5	10:00	11:00	601	58	659
6	11:00	12:00	563	72	635
7	12:00	13:00	746	85	831
8	13:00	14:00	638	61	699
9	14:00	15:00	705	101	806
10	15:00	16:00	1041	119	1160
11	16:00	17:00	1062	116	1178
12	17:00	18:00	818	102	920
13	18:00	19:00	478	54	532
14	19:00	20:00	0	0	0
15	20:00	21:00	0	0	0
16	21:00	22:00	0	0	0

Warrant 2: Four-Hour Volume

100%

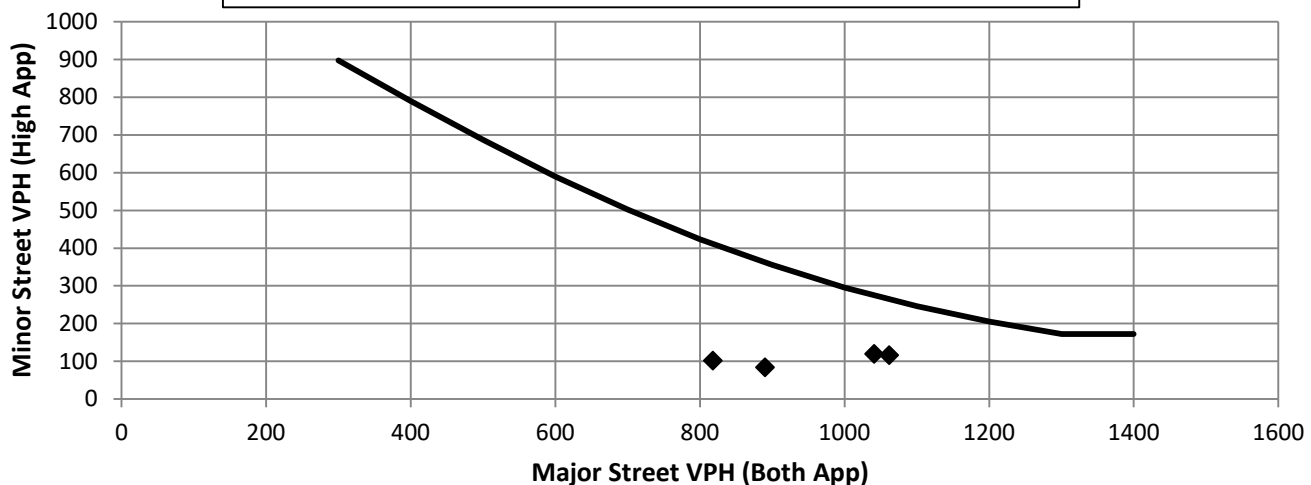
Warrant Evaluated? Yes

Warrant Satisfied? No

Manually Set To:

Hour Start	16:00	15:00	7:00	17:00
Major Road Vol.	1062	1041	890	818
Minor Road Vol.	116	119	84	102

Figure 4C-1 Warrant 2, Four-Hour Vehicular Volume



Warrant 3: Peak Hour Volume

100%

Warrant Evaluated? Yes

Condition justifying use of warrant:

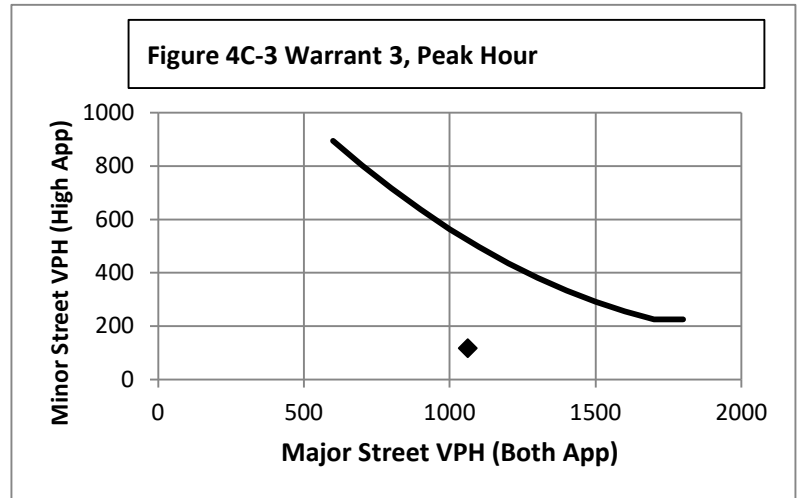
Criteria		Met?
Delay on Minor Approach	5	No
Volume on Minor Approach	150	No
Total Entering Volume (veh/h)		

Manually Set Peak Hour? No

Peak Hour	Major Road Vol. (Both App.)	Minor Road Vol. (High App.)
16:00	1062	116

Warrant Satisfied? No

Manually Set To:



Warrant 4: Pedestrian Volume

100%

Warrant Evaluated? No

Warrant Satisfied? N/A

Manually Set To:

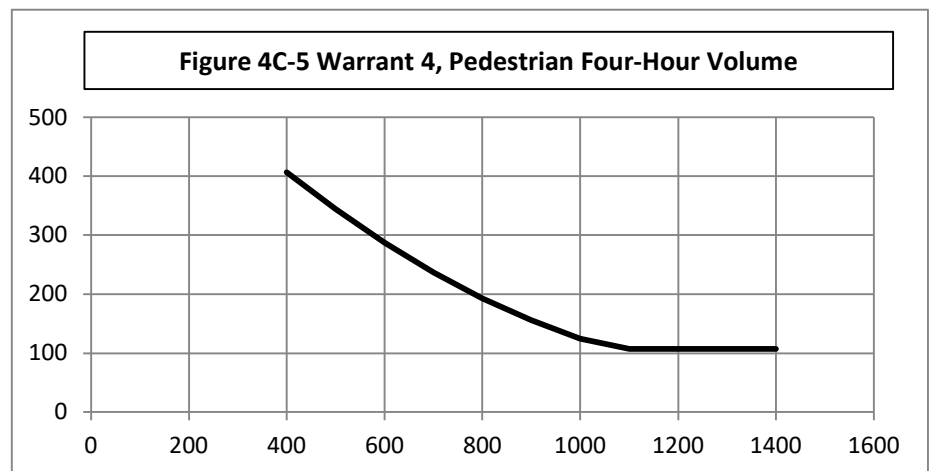
Criterion A: Four Hour

Hour (Start)	Pedestrian Volume	Major Road Vol.
		0
		0
		0
		0

Manually Set Major Rd Vol?

Avg. walk speed less than 3.5 ft/s?

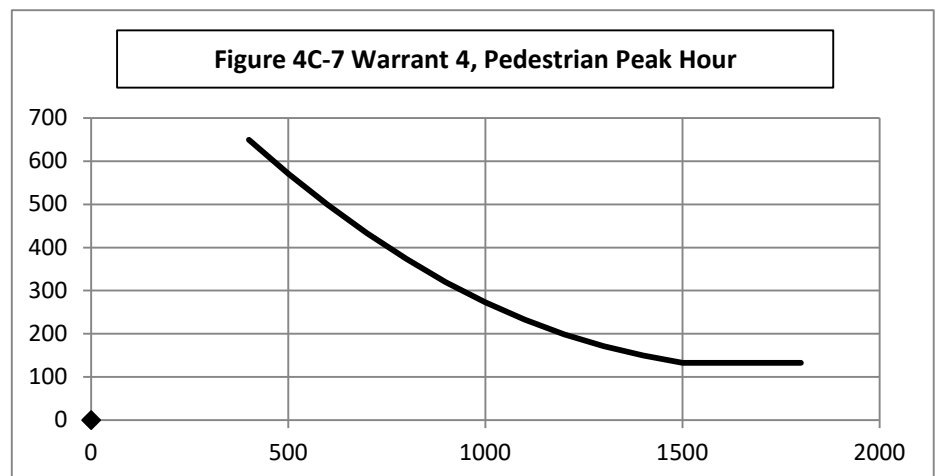
Criterion A Satisfied?



Criterion B: Peak Hour

Peak Hour	Pedestrian Vol.	Major Road Vol.
0:00	0	0

Criterion B Satisfied?



Warrant 5: School Crossing

100%

Warrant Evaluated? No

Warrant Satisfied? N/A

Manually Set To:

Criteria		Fulfilled?
1	There are a MINIMUM of 20 school children during the highest crossing hour.	
2	There are fewer adequate gaps in the major road traffic stream during the period when the school children are using the crossing than the number of minutes in the same period.	
3	The nearest traffic signal along the major road is located more than 300 ft away. Or, the nearest traffic signal is within 300 ft but the proposed traffic signal will not restrict the progressive movement of traffic.	

Warrant 6: Coordinated Signal System

100%

Warrant Evaluated? No

Warrant Satisfied? N/A

Manually Set To:

Criteria		Fulfilled?
1	Signal spacing > 1000 ft	
2	On a one-way road or a road that has traffic predominantly in one direction, the adjacent signals are so far apart that they do not provide the necessary degree of vehicle platooning.	
3	On a two-way road, adjacent signals do not provide the necessary degree of platooning and the proposed and the adjacent signals will collectively provide a progressive operation.	

Warrant 7: Crash Experience

100%

Warrant Evaluated?

Warrant Satisfied? N/A

Manually Set To:

Criteria		Met?	Fulfilled?
1	Adequate trial of other remedial measures has failed to reduce crash frequency. Measures Tried:		No
2	Five or more reported crashes, of types susceptible to correction by signal, have occurred within a 12 month period.	# of crashes per 12 months 3 in 2021	No
3	Warrant 1, Condition A (80%)	No	Yes
	Warrant 1, Condition B (80%)	No	
	Warrant 4, Criterion A (80%)	No	
	Warrant 4, Criterion B (80%)	Yes	

Warrant 8: Roadway Network

100%

Warrant Evaluated? Yes

Warrant Satisfied? No

Manually Set To:

Criteria		Met?	Fulfilled?
1	Total entering volume of at least 1,000 veh/h during typical weekday peak hour	1178	Yes
	Five-year projected volumes that satisfy one or more of Warrants 1, 2, or 3.		No
2	Total entering vol. of at least 1,000 veh/h for each of any 5 hrs of non-normal business day (Sat. or Sun.)		
	Hour		
	Volume		

Characteristics of Major Routes - Select yes if all intersecting routes have characteristic		Fulfilled?
1	Part of the road or highway system that serves as the principal roadway network for through traffic flow	No
2	Rural or suburban highway outside of, entering, or traversing a city	Yes
3	Appears as a major route on an official plan	Yes

Warrant 9: Intersection Near a Grade Crossing

100%

Warrant Evaluated? No

Warrant Satisfied? N/A

Manually Set To:

Adjustment Factors			Manually Set Peak Hour?				
Rail Traffic per Day	% High Occupancy Buses on Minor Road	% Tractor-Trailer Trucks on Minor Road	D	Peak Hour	Major Road Vol.	Minor Road Vol.	Adjusted Minor Vol.
1	0	0% to 2.5%	660	16:00	1062	116	38.86

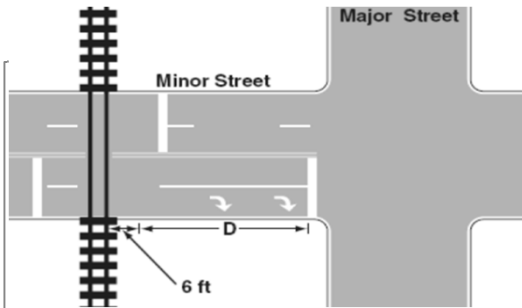
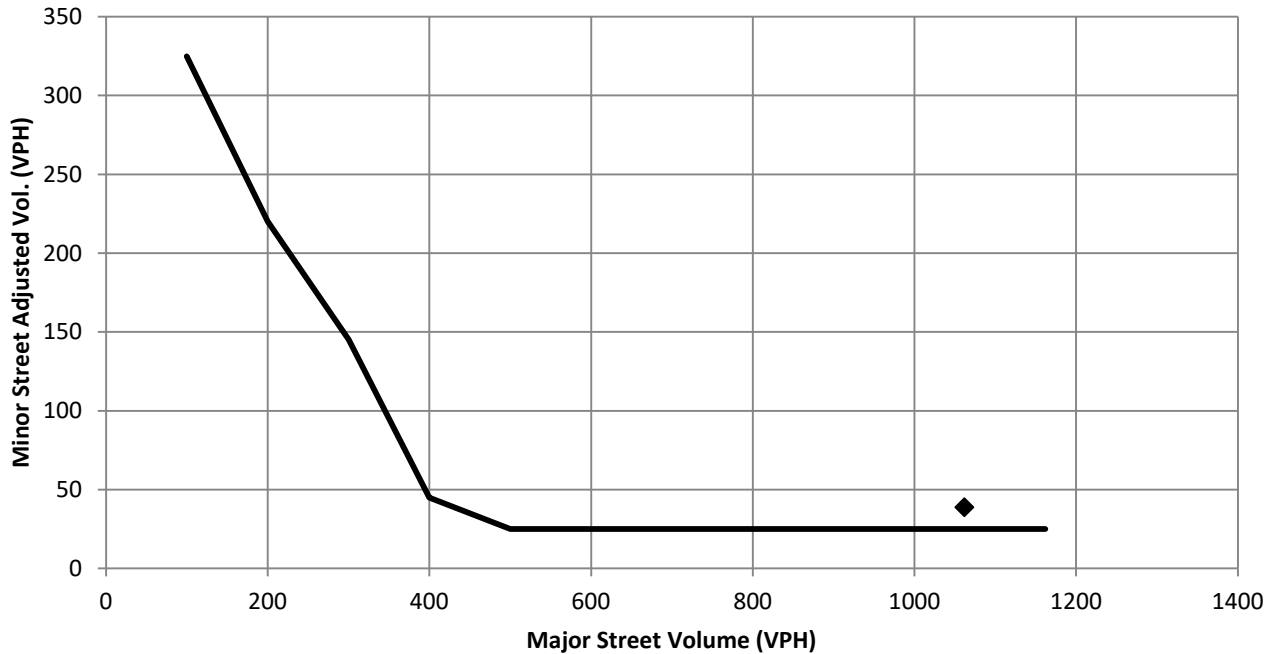


Figure 4C-10 Warrant 9, Intersection Near a grade Crossing
(Two or More Approach Lanes at the Track Crossing)



Conclusions/Comments:

Updated: 12/6/2017

TRAFFIC CRASH SUMMARY

NICOLET DRIVE (CTH A) AT EASTSHORE DRIVE

2018

Case #	Date	Time	Location	Description	Injuries
18-204973	05/07/18	2:06 PM	NICOLET DR & EAST SHORE DR	EB Left Turn struck by WB vehicle	0
18-206573	06/12/18	5:50 PM	NICOLET DR & EAST SHORE DR	EB Left Turn struck by WB vehicle	2
18-211050	10/01/18	6:01 PM	NICOLET DR & EAST SHORE DR	SB EastShore struck WB vehicle	1

2019

Case #	Date	Time	Location	Description	Injuries
19-212358	05/13/19	3:31 PM	NICOLET DR & EAST SHORE DR	EB Left Turn struck by WB vehicle	0

2020

Case #	Date	Time	Location	Description	Injuries
20-209427	09/30/20	5:15 PM	NICOLET DR & EAST SHORE DR	SB Failure to Yield R/W struck WB vehicle	3

2021

Case #	Date	Time	Location	Description	Injuries
21-205350	02/01/21	4:37 PM	NICOLET DR & EAST SHORE DR	SB Failure to Yeild R/W to WB vehicle	0
21-221705	04/29/21	3:15 PM	NICOLET DR & EAST SHORE DR	EB Left Turn struck by WB vehicle	0
21-256423	10/05/21	7:07 PM	NICOLET DR & EAST SHORE DR	SB Failure to Yeild R/W to WB vehicle	0
21-264429	11/11/21	9:27 AM	NICOLET DR & EAST SHORE DR	SB Rear End	1

2022

Case #	Date	Time	Location	Description	Injuries
22-249092	09/07/22	12:48 PM	NICOLET DR & EAST SHORE DR	NB Failure to Yeild R/W to WB vehicle	0

2023

Case #	Date	Time	Location	Description	Injuries
23-251337	09/15/23	8:48 AM	NICOLET DR & EAST SHORE DR	SB Failure to Yield R/W merge	0
23-255440	10/04/23	3:45 PM	NICOLET DR & EAST SHORE DR	EB Left Turn struck by WB vehicle	0



1 in = 50 ft



TRAFFIC CRASH SUMMARY NICOLET DRIVE (CTH A) AT EASTSHORE DRIVE

2018

Case #	Date	Time	Location	Description	Injuries
18-204973	05/07/18	2:06 PM	NICOLET DR & EAST SHORE DR	EB Left Turn struck by WB vehicle	0
18-206573	06/12/18	5:50 PM	NICOLET DR & EAST SHORE DR	EB Left Turn struck by WB vehicle	2
18-211050	10/01/18	6:01 PM	NICOLET DR & EAST SHORE DR	SB EastShore struck WB vehicle	1



TRAFFIC CRASH SUMMARY

NICOLET DRIVE (CTH A) AT EASTSHORE DRIVE

2019

Case #	Date	Time	Location	Description	Injuries
19-212358	05/13/19	3:31 PM	NICOLET DR & EAST SHORE DR	EB Left Turn struck by WB vehicle	0



TRAFFIC CRASH SUMMARY

NICOLET DRIVE (CTH A) AT EASTSHORE DRIVE

2020

Case #	Date	Time	Location	Description	Injuries
20-209427	09/30/20	5:15 PM	NICOLET DR & EAST SHORE DR	SB Failure to Yield R/W struck WB vehicle	3



1 in = 50 ft

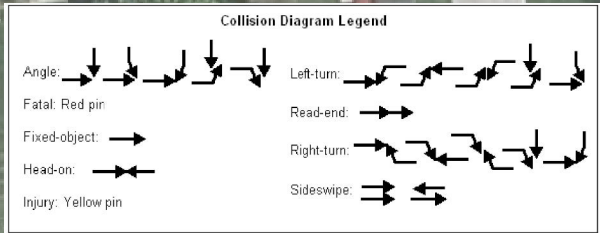


TRAFFIC CRASH SUMMARY

NICOLET DRIVE (CTH A) AT EASTSHORE DRIVE

2021

Case #	Date	Time	Location	Description	Injuries
21-205350	02/01/21	4:37 PM	NICOLET DR & EAST SHORE DR	SB Failure to Yield R/W to WB vehicle	0
21-221705	04/29/21	3:15 PM	NICOLET DR & EAST SHORE DR	EB Left Turn struck by WB vehicle	0
21-256423	10/05/21	7:07 PM	NICOLET DR & EAST SHORE DR	SB Failure to Yield R/W to WB vehicle	0
21-264429	11/11/21	9:27 AM	NICOLET DR & EAST SHORE DR	SB Rear End	1



1 in = 50 ft

TRAFFIC CRASH SUMMARY

NICOLET DRIVE (CTH A) AT EASTSHORE DRIVE

2022

Case #	Date	Time	Location	Description	Injuries
22-249092	09/07/22	12:48 PM	NICOLET DR & EAST SHORE DR	NB Failure to Yield R/W to WB vehicle	0



TRAFFIC CRASH SUMMARY
NICOLET DRIVE (CTH A) AT EASTSHORE DRIVE

2023

Case #	Date	Time	Location	Description	Injuries
23-251337	09/15/23	8:48 AM	NICOLET DR & EAST SHORE DR	SB Failure to Yield R/W merge	0
23-255440	10/04/23	3:45 PM	NICOLET DR & EAST SHORE DR	EB Left Turn struck by WB vehicle	0

Nicolet Drive at EastShore Drive

2010 vs 2023 Traffic Counts

Counted By: Tom Schuurmans
SIGNAL STUDY

	EAST SHORE DR From North			NICOLET DR From East			The Shores Apts From South			NICOLET DR From West			Total Entering Vehicles
Start Time	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	
7:00:00 AM	32	2	69	101	432	1	18	4	19	5	718	17	1418
7:00:00 AM	21	3	81	149	432	2	5	3	29	0	436	20	1181
% Change	(34.38)	50.00	17.39	47.52	0.00	100.00	(72.22)	(25.00)	52.63	(100.00)	(39.28)	17.65	(16.71)
8:00:00 AM	9	1	59	63	316	4	2	2	17	1	297	12	783
8:00:00 AM	15	3	68	68	234	2	4	1	29	0	280	14	718
% Change	66.67	200.00	15.25	7.94	(25.95)	(50.00)	100.00	(50.00)	70.59	(100.00)	(5.72)	16.67	(8.30)
9:00:00 AM	13	1	45	67	271	8	7	2	14	5	285	12	730
9:00:00 AM	18	2	81	48	194	3	5	1	7	0	441	13	813
% Change	38.46	100.00	80.00	(28.36)	(28.41)	(62.50)	(28.57)	(50.00)	(50.00)	(100.00)	54.74	8.33	11.37
10:00:00 AM	14	1	65	51	248	5	12	0	11	0	453	11	871
10:00:00 AM	27	1	57	66	256	7	3	1	19	3	322	16	778
% Change	92.86	0.00	(12.31)	29.41	3.23	40.00	(75.00)	-	72.73	-	(28.92)	45.45	(10.68)
11:00:00 AM	16	0	66	58	419	16	9	1	16	5	372	19	997
11:00:00 AM	28	1	71	61	273	2	5	3	14	6	262	26	752
% Change	75.00	-	7.58	5.17	(34.84)	(87.50)	(44.44)	200.00	(12.50)	20.00	(29.57)	36.84	(24.57)
12:00:00 PM	14	2	61	63	272	14	19	2	21	6	394	14	882
12:00:00 PM	26	2	83	87	318	7	8	2	14	3	391	30	971
% Change	85.71	0.00	36.07	38.10	16.91	(50.00)	(57.89)	0.00	(33.33)	(50.00)	(0.76)	114.29	10.09
1:00:00 PM	12	0	63	64	455	11	13	3	17	3	303	11	955
1:00:00 PM	22	0	61	79	307	7	3	2	15	3	295	29	823
% Change	83.33	-	(3.17)	23.44	(32.53)	(36.36)	(76.92)	(33.33)	(11.76)	0.00	(2.64)	163.64	(13.82)
2:00:00 PM	18	2	67	89	473	12	5	1	21	6	328	22	1044
2:00:00 PM	28	4	97	124	378	7	4	1	13	4	305	15	980
% Change	55.56	100.00	44.78	39.33	(20.08)	(41.67)	(20.00)	0.00	(38.10)	(33.33)	(7.01)	(31.82)	(6.13)
3:00:00 PM	35	2	95	67	467	8	5	3	23	7	444	30	1186
3:00:00 PM	31	7	112	125	559	1	4	0	23	10	445	36	1353
% Change	(11.43)	250.00	17.89	86.57	19.70	(87.50)	(20.00)	(100.00)	0.00	42.86	0.23	20.00	14.08
4:00:00 PM	14	1	90	54	400	15	8	0	23	5	446	18	1074
4:00:00 PM	25	5	111	80	539	7	5	2	21	12	491	25	1323
% Change	78.57	400.00	23.33	48.15	34.75	(53.33)	(37.50)	-	(8.70)	140.00	10.09	38.89	23.18
5:00:00 PM	22	3	82	57	337	8	11	4	15	7	463	14	1023
5:00:00 PM	14	2	100	75	393	9	10	2	11	15	400	16	1047
% Change	(36.36)	(33.33)	21.95	31.58	16.62	12.50	(9.09)	(50.00)	(26.67)	114.29	(13.61)	14.29	2.35
6:00:00 PM	13	3	79	40	217	13	11	0	20	9	269	17	691
6:00:00 PM	3	2	52	42	235	3	8	2	1	6	235	5	594
% Change	(76.92)	(33.33)	(34.18)	5.00	8.29	(76.92)	(27.27)	-	(95.00)	(33.33)	(12.64)	(70.59)	(14.04)
2010 Total	212	18	841	774	4307	115	120	22	217	59	4772	197	11654
2023 Total	258	32	974	1004	4118	57	64	20	196	62	4303	245	11333
Total % Change	21.70	77.78	15.81	29.72	(4.39)	(50.43)	(46.67)	(9.09)	(9.68)	5.08	(9.83)	24.37	(2.75)

11654 2010 Turning Movement Count
11333 2023 Turning Movement Count
(2.75) Percent Change

City of Green Bay

Traffic Division

Default Comments
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File Name : 2023 Nicolet at EastShore
Site Code : 00002222
Start Date : 10/24/2023
Page No : 1

Groups Printed- Unshifted - Bank 1

	EASTSHORE DR From North				NICOLET DR From East				The Shores Apt From South				NICOLET DR From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
07:00 AM	4	2	12	18	31	101	0	132	1	2	7	10	0	80	6	86	246
07:15 AM	5	0	15	20	27	84	0	111	0	0	5	5	0	89	1	90	226
07:30 AM	4	1	19	24	42	142	1	185	0	1	10	11	0	135	6	141	361
07:45 AM	8	0	35	43	49	105	1	155	4	0	7	11	0	132	7	139	348
Total	21	3	81	105	149	432	2	583	5	3	29	37	0	436	20	456	1181
08:00 AM	2	2	29	33	15	77	1	93	2	0	7	9	0	64	4	68	203
08:15 AM	4	0	11	15	20	51	0	71	0	0	7	7	0	47	6	53	146
08:30 AM	6	1	10	17	18	48	0	66	2	0	7	9	0	55	2	57	149
08:45 AM	3	0	18	21	15	58	1	74	0	1	8	9	0	114	2	116	220
Total	15	3	68	86	68	234	2	304	4	1	29	34	0	280	14	294	718
09:00 AM	3	0	26	29	12	45	0	57	2	0	0	2	0	147	3	150	238
09:15 AM	5	2	28	35	17	68	0	85	3	1	4	8	0	165	2	167	295
09:30 AM	3	0	13	16	7	53	2	62	0	0	2	2	0	75	4	79	159
09:45 AM	7	0	14	21	12	28	1	41	0	0	1	1	0	54	4	58	121
Total	18	2	81	101	48	194	3	245	5	1	7	13	0	441	13	454	813
10:00 AM	5	0	12	17	10	25	1	36	0	0	1	1	0	59	2	61	115
10:15 AM	11	0	15	26	17	65	0	82	1	1	5	7	1	82	4	87	202
10:30 AM	7	1	16	24	19	78	3	100	2	0	8	10	0	97	5	102	236
10:45 AM	4	0	14	18	20	88	3	111	0	0	5	5	2	84	5	91	225
Total	27	1	57	85	66	256	7	329	3	1	19	23	3	322	16	341	778
11:00 AM	12	0	15	27	16	69	0	85	0	0	4	4	1	70	9	80	196
11:15 AM	4	0	17	21	13	53	0	66	3	0	2	5	2	71	5	78	170
11:30 AM	8	0	18	26	19	93	2	114	1	1	4	6	1	56	6	63	209
11:45 AM	4	1	21	26	13	58	0	71	1	2	4	7	2	65	6	73	177
Total	28	1	71	100	61	273	2	336	5	3	14	22	6	262	26	294	752
12:00 PM	9	1	14	24	21	80	1	102	1	1	4	6	1	71	6	78	210
12:15 PM	3	0	18	21	17	91	4	112	4	0	5	9	0	159	6	165	307
12:30 PM	8	1	36	45	23	76	1	100	2	1	4	7	2	108	8	118	270
12:45 PM	6	0	15	21	26	71	1	98	1	0	1	2	0	53	10	63	184
Total	26	2	83	111	87	318	7	412	8	2	14	24	3	391	30	424	971
01:00 PM	4	0	11	15	18	63	2	83	1	1	4	6	0	66	8	74	178
01:15 PM	4	0	14	18	14	55	1	70	0	0	5	5	0	66	10	76	169
01:30 PM	7	0	14	21	23	74	0	97	0	0	1	1	2	91	7	100	219
01:45 PM	7	0	22	29	24	115	4	143	2	1	5	8	1	72	4	77	257
Total	22	0	61	83	79	307	7	393	3	2	15	20	3	295	29	327	823
02:00 PM	4	0	18	22	33	99	3	135	2	1	5	8	2	67	7	76	241
02:15 PM	10	2	21	33	27	79	1	107	0	0	2	2	1	96	3	100	242
02:30 PM	9	0	22	31	31	81	0	112	0	0	2	2	0	69	2	71	216
02:45 PM	5	2	36	43	33	119	3	155	2	0	4	6	1	73	3	77	281
Total	28	4	97	129	124	378	7	509	4	1	13	18	4	305	15	324	980

City of Green Bay Traffic Division

Default Comments

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File Name : 2023 Nicolet at EastShore

Site Code : 00002222

Start Date : 10/24/2023

Page No : 2

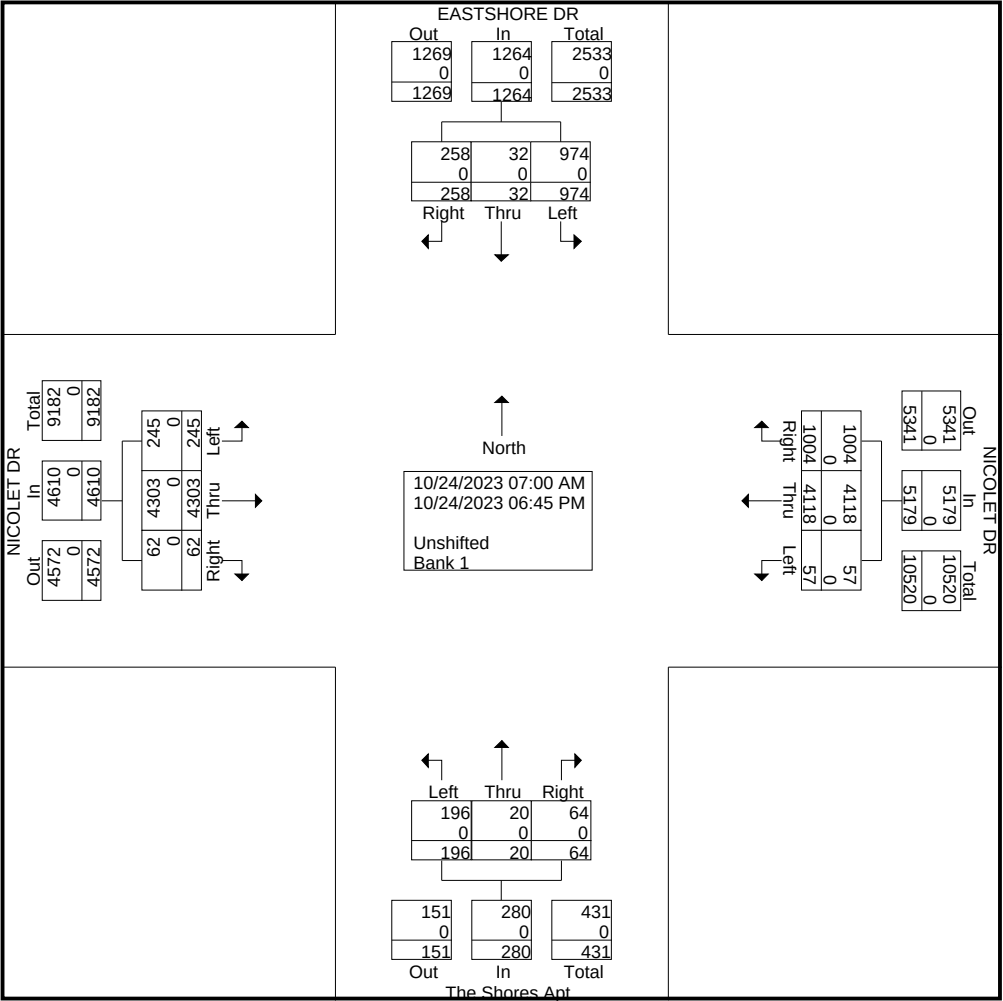
Groups Printed- Unshifted - Bank 1

[illegible]

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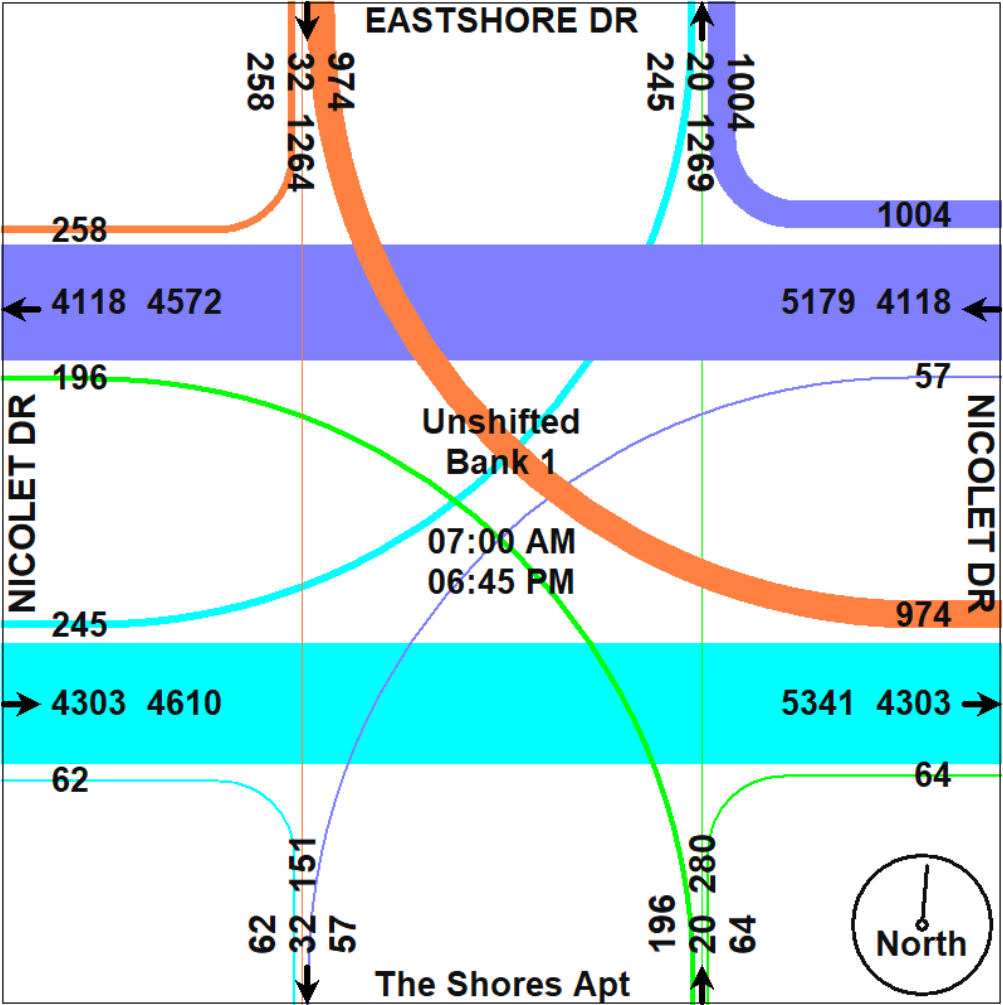
File Name : 2023 Nicolet at EastShore
Site Code : 00002222
Start Date : 10/24/2023
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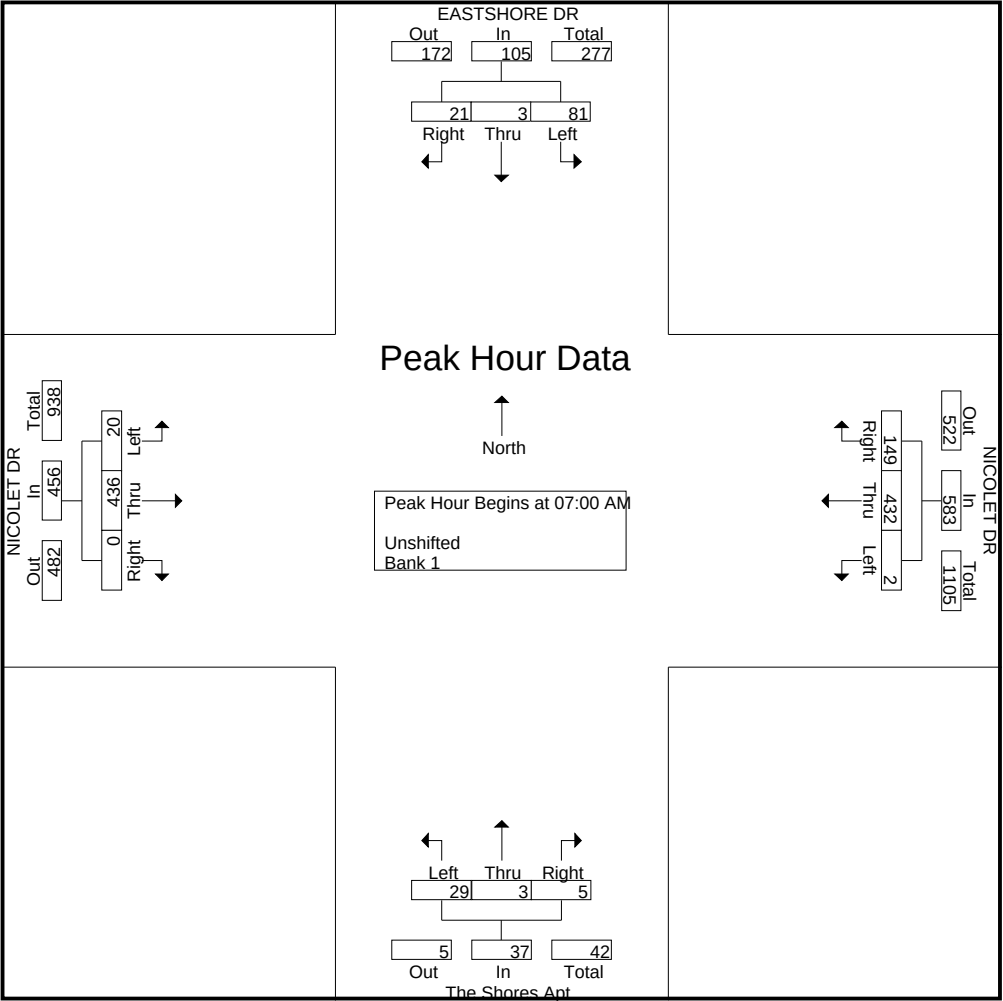
File Name : 2023 Nicolet at EastShore
 Site Code : 00002222
 Start Date : 10/24/2023
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	EASTSHORE DR From North				NICOLET DR From East				The Shores Apt From South				NICOLET DR From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 09:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	4	2	12	18	31	101	0	132	1	2	7	10	0	80	6	86	246
07:15 AM	5	0	15	20	27	84	0	111	0	0	5	5	0	89	1	90	226
07:30 AM	4	1	19	24	42	142	1	185	0	1	10	11	0	135	6	141	361
07:45 AM	8	0	35	43	49	105	1	155	4	0	7	11	0	132	7	139	348
Total Volume	21	3	81	105	149	432	2	583	5	3	29	37	0	436	20	456	1181
% App. Total	20	2.9	77.1		25.6	74.1	0.3		13.5	8.1	78.4		0	95.6	4.4		
PHF	.656	.375	.579	.610	.760	.761	.500	.788	.313	.375	.725	.841	.000	.807	.714	.809	.818

City of Green Bay Traffic Division

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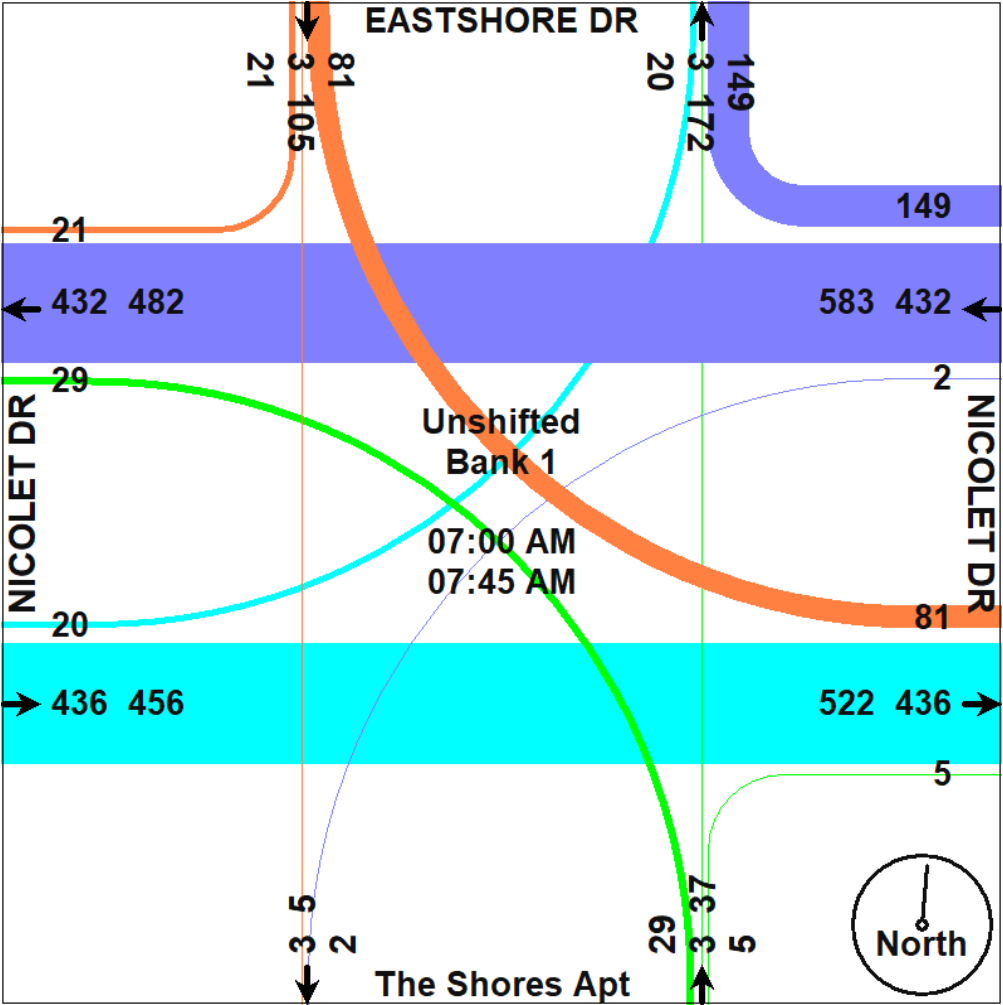
File Name : 2023 Nicolet at EastShore
Site Code : 00002222
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File Name : 2023 Nicolet at EastShore
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Traffic Division

Default Comments

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Select File/Preference in the Main Scree

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File Name : 2023 Nicolet at EastShore

Site Code : 00002222

Start Date : 10/24/2023

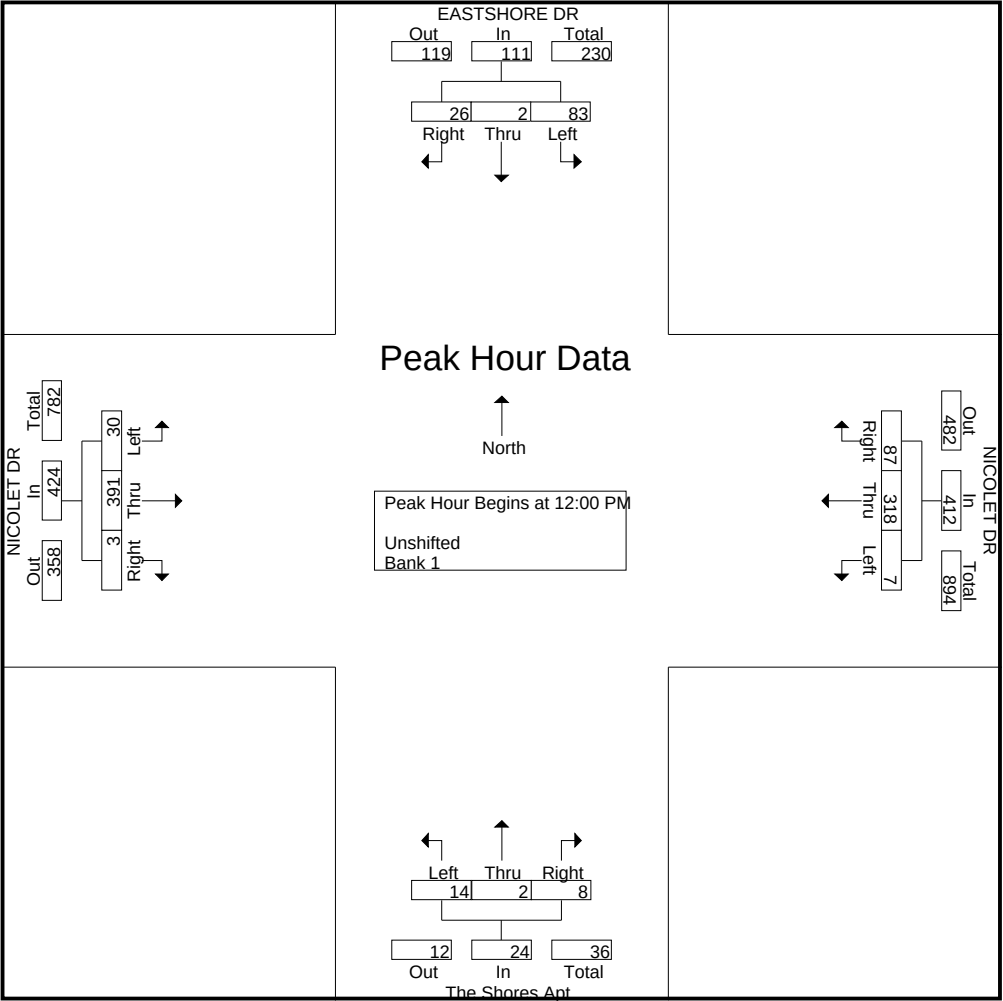
Page No : 8

	EASTSHORE DR From North				NICOLET DR From East				The Shores Apt From South				NICOLET DR From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 10:00 AM to 01:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 12:00 PM																	
12:00 PM	9	1	14	24	21	80	1	102	1	1	4	6	1	71	6	78	210
12:15 PM	3	0	18	21	17	91	4	112	4	0	5	9	0	159	6	165	307
12:30 PM	8	1	36	45	23	76	1	100	2	1	4	7	2	108	8	118	270
12:45 PM	6	0	15	21	26	71	1	98	1	0	1	2	0	53	10	63	184
Total Volume	26	2	83	111	87	318	7	412	8	2	14	24	3	391	30	424	971
% App. Total	23.4	1.8	74.8		21.1	77.2	1.7		33.3	8.3	58.3		0.7	92.2	7.1		
PHF	.722	.500	.576	.617	.837	.874	.438	.920	.500	.500	.700	.667	.375	.615	.750	.642	.791

City of Green Bay Traffic Division

Default Comments
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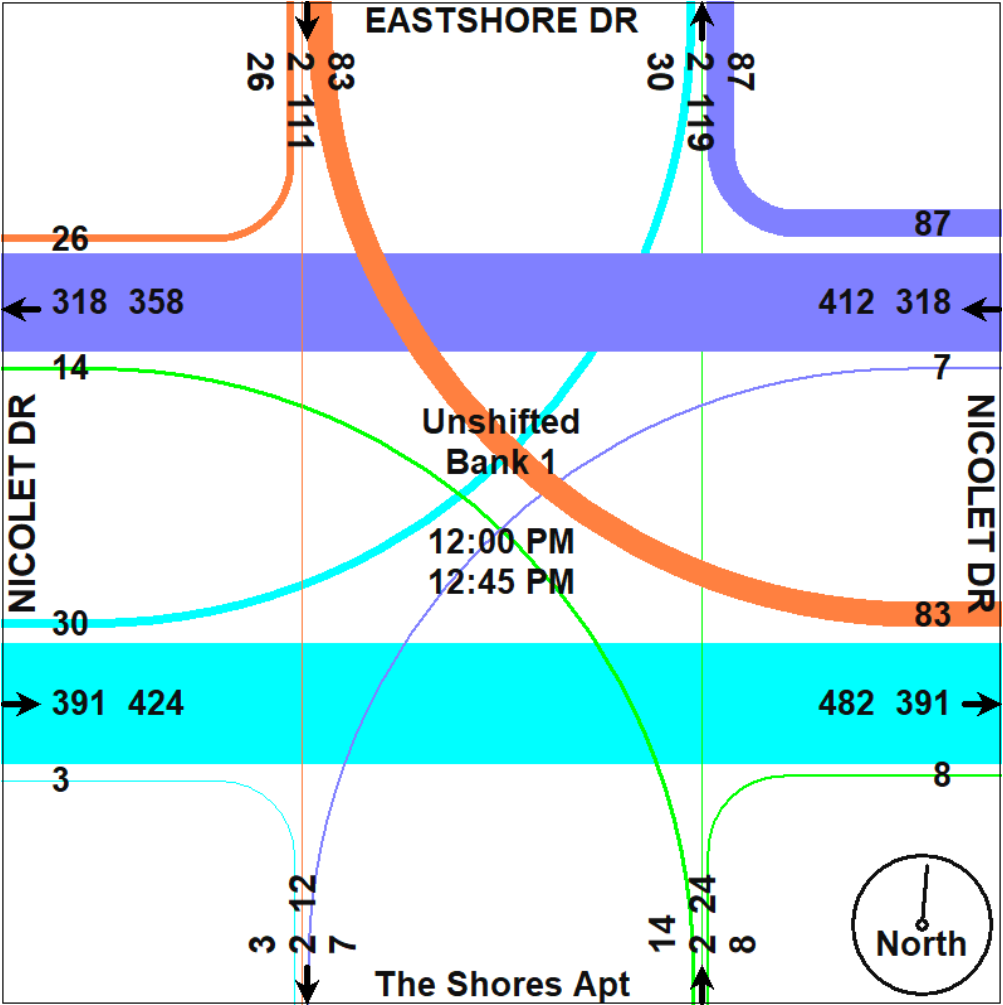
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Site Code : 00002222
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City of Green Bay Traffic Division

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File Name : 2023 Nicolet at EastShore
Site Code : 00002222
Start Date : 10/24/2023
Page No : 10



City of Green Bay

Traffic Division

Default Comments
 Change These in The Preferences Window
 Select File/Preference in the Main Scree
 Then Click the Comments Tab

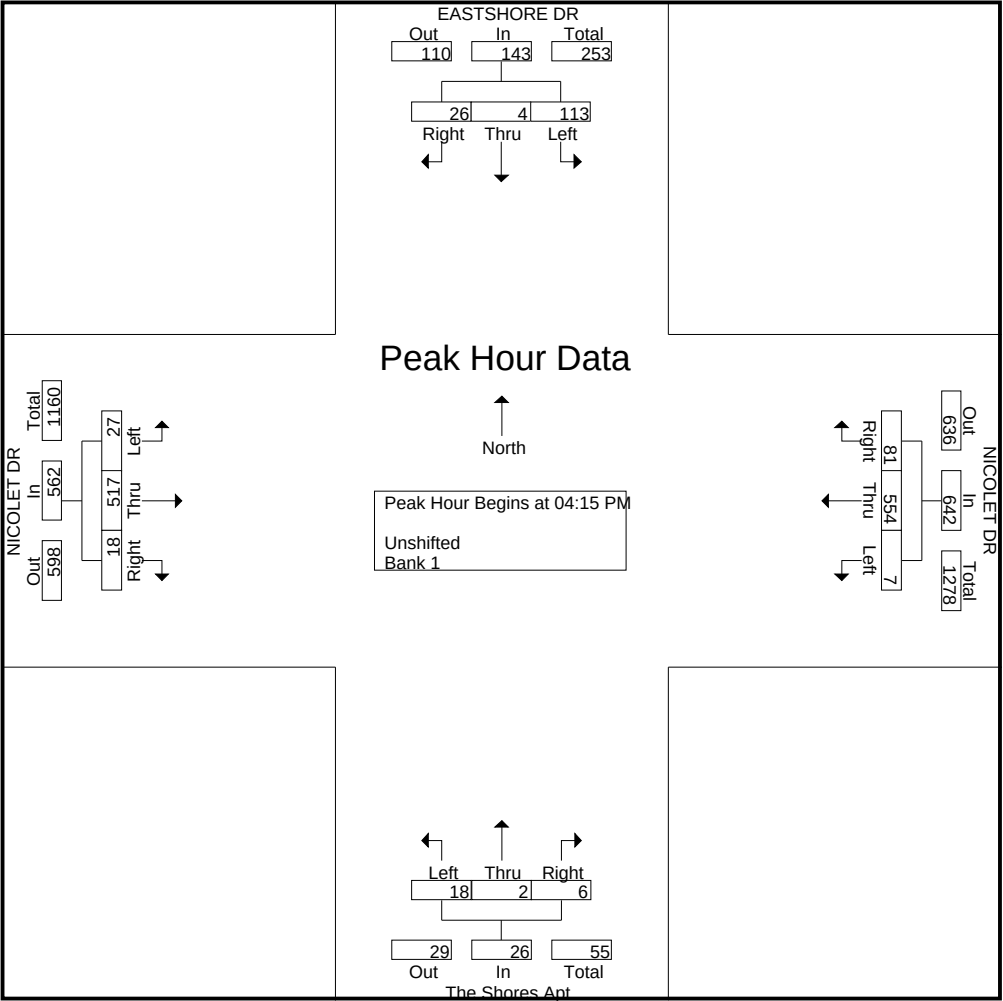
File Name : 2023 Nicolet at EastShore
 Site Code : 00002222
 Start Date : 10/24/2023
 Page No : 11

	EASTSHORE DR From North				NICOLET DR From East				The Shores Apt From South				NICOLET DR From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 06:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	7	1	28	36	17	112	1	130	0	0	4	4	2	125	9	136	306
04:30 PM	6	0	24	30	24	190	1	215	3	0	7	10	3	111	6	120	375
04:45 PM	6	3	30	39	15	118	5	138	1	1	4	6	7	142	6	155	338
05:00 PM	7	0	31	38	25	134	0	159	2	1	3	6	6	139	6	151	354
Total Volume	26	4	113	143	81	554	7	642	6	2	18	26	18	517	27	562	1373
% App. Total	18.2	2.8	79		12.6	86.3	1.1		23.1	7.7	69.2		3.2	92	4.8		
PHF	.929	.333	.911	.917	.810	.729	.350	.747	.500	.500	.643	.650	.643	.910	.750	.906	.915

City of Green Bay Traffic Division

Default Comments
Change These in The Preferences Window
Select File/Preference in the Main Scree
Then Click the Comments Tab

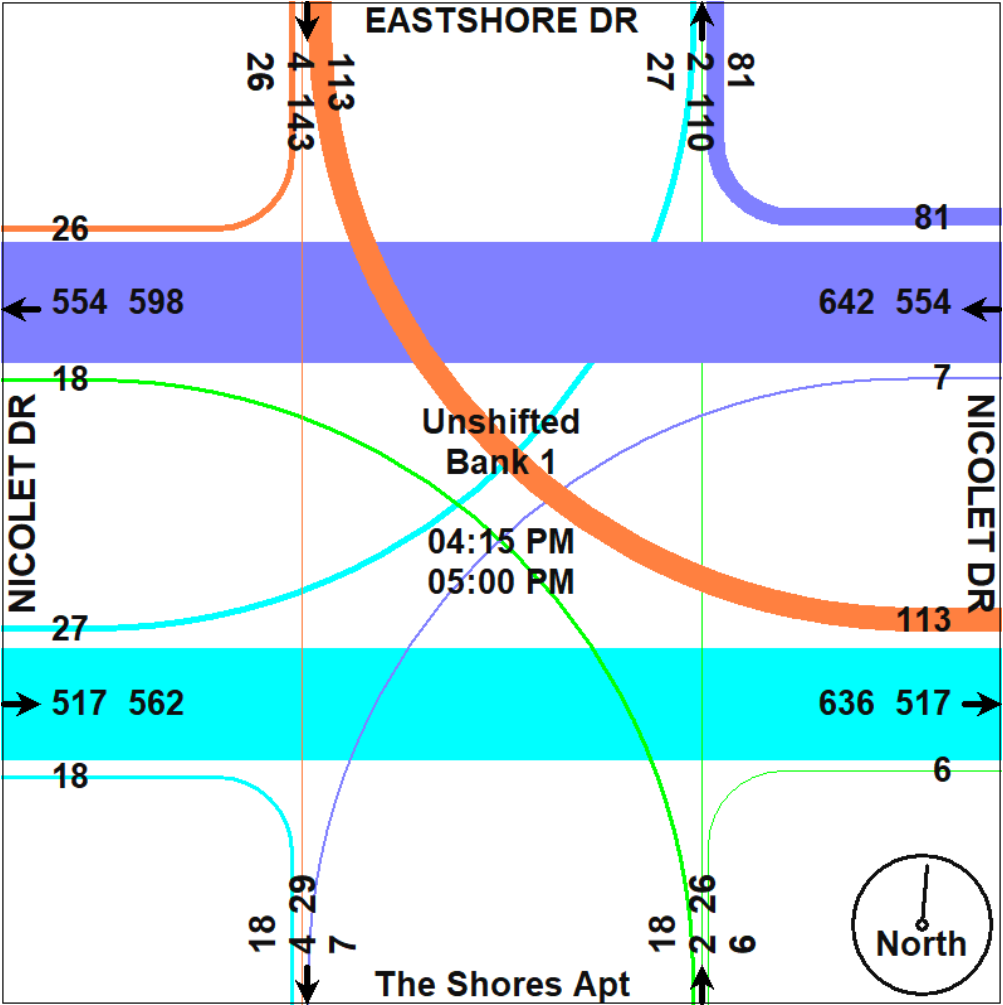
File Name : 2023 Nicolet at EastShore
Site Code : 00002222
Start Date : 10/24/2023
Page No : 12



City of Green Bay Traffic Division

Default Comments
Change These in The Preferences Window
Select File/Preference in the Main Scree
Then Click the Comments Tab

File Name : 2023 Nicolet at EastShore
Site Code : 00002222
Start Date : 10/24/2023
Page No : 13





Report to the
Traffic, Bicycle and Pedestrian Commission
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # U.3

To receive and place on file the request by Ald. Wery to study the need for a THREE-WAY STOP condition at the intersection of Western Avenue and Mary Hill Drive.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Wester & Mary Hill Communication
2. M awsc warrants Western-Maryhill 2020.djah
3. Work Order Western

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, October 18, 2023 7:37 PM
To: Celestine Jeffreys <Celestine.Jeffreys@greenbaywi.gov>; Eric Genrich <Eric.Genrich@greenbaywi.gov>; Amaad Rivera <Amaad.Rivera@greenbaywi.gov>
Subject: Online Form Submittal: Alders' Petitions and Communications

Alders' Petitions and Communications

Name	Chris Wery
Committee Name	Traffic, Bicycle, and Pedestrian Commission
Text of Communication	Request by Alderman Wery on behalf of neighborhood to install a 3 Way stop at the intersection of Western and Maryhill.

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

MEMORANDUM



Department of Public Works | Traffic Division

To: Traffic, Bicycle, and Pedestrian Commission (TBPC)
Public Works Director Steven Grenier, P.E.

From: Traffic Engineer David J.A. Hansen, P.E., PTOE

Re: **All-Way Stop Control Warrant Analysis, Western Avenue at Maryhill Drive**

Date: Friday, October 16, 2020

This memorandum serves as my response to the Traffic, Bicycle, and Pedestrian Commission (TBPC) motion to refer to staff the request by Ald. Wery to establish a 3-WAY STOP condition at Western Avenue and Maryhill Drive. (Ald. Wery – District 8).

This memo will be presented at the Mon Oct 19, 2020 TBPC meeting.

Existing Site Conditions

The intersection of Western Ave and Maryhill Dr is located on the west side of the City of Green Bay, in Aldermanic District 8 (Ald. Wery). See Figure 1 for General Location, Figures 2a-2c for Neighborhood Views.

Figure 1 – General Location

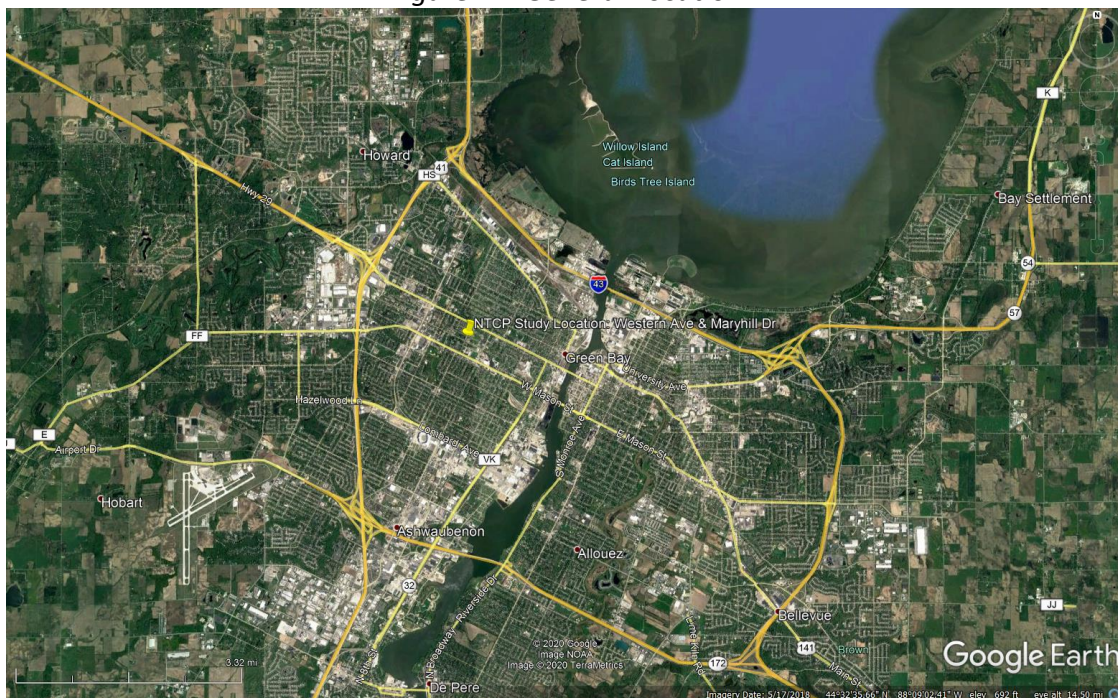


Figure 2a – Neighborhood View

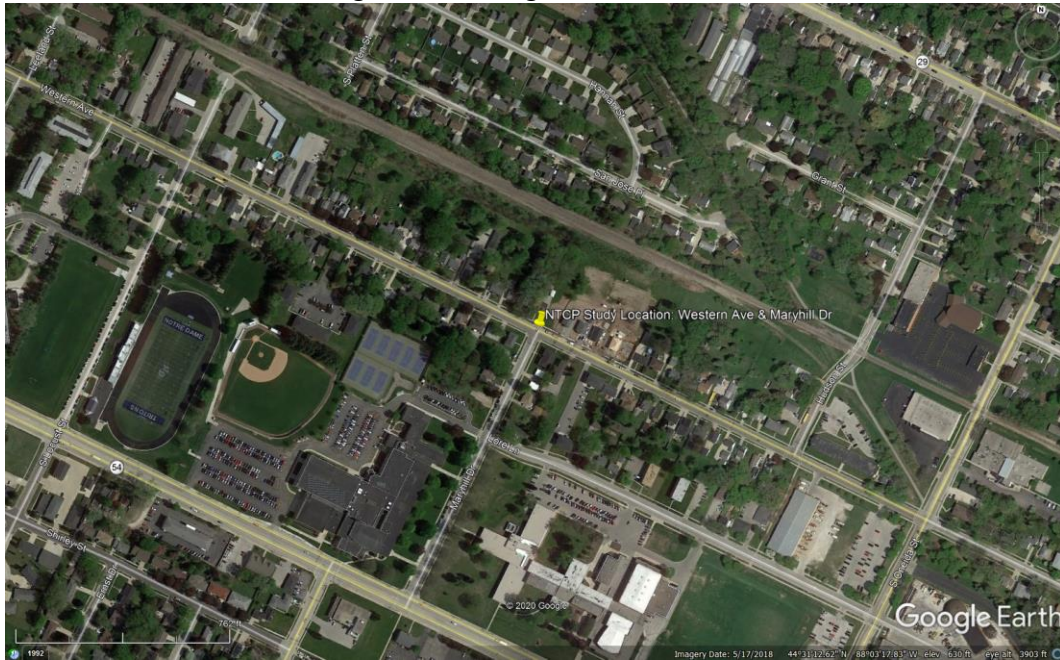


Figure 2b – Neighborhood View



Figure 2c – Neighborhood View

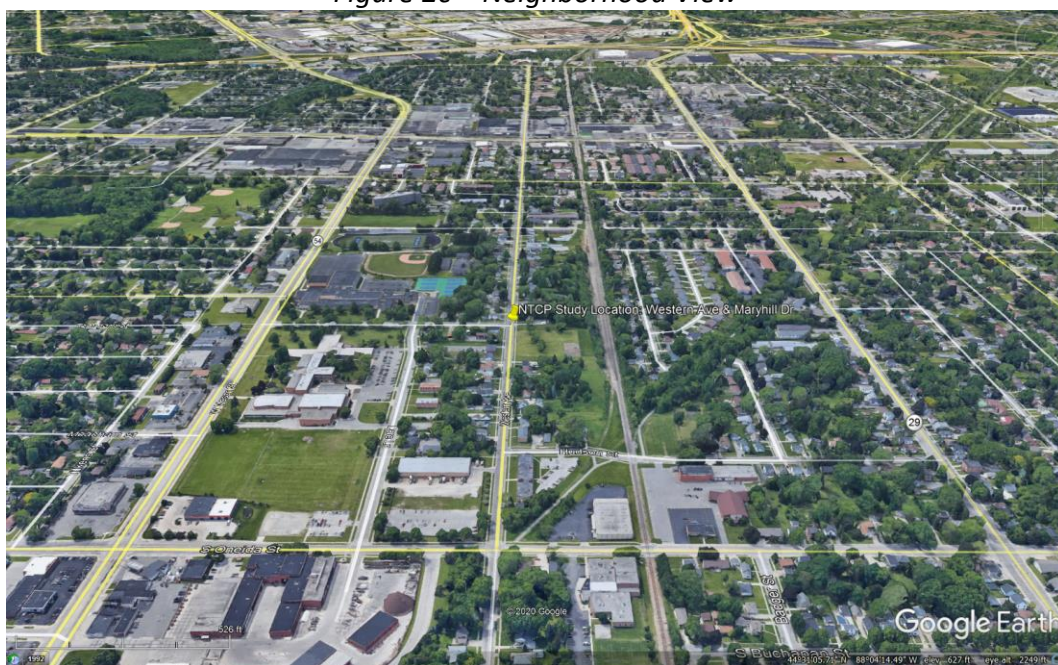
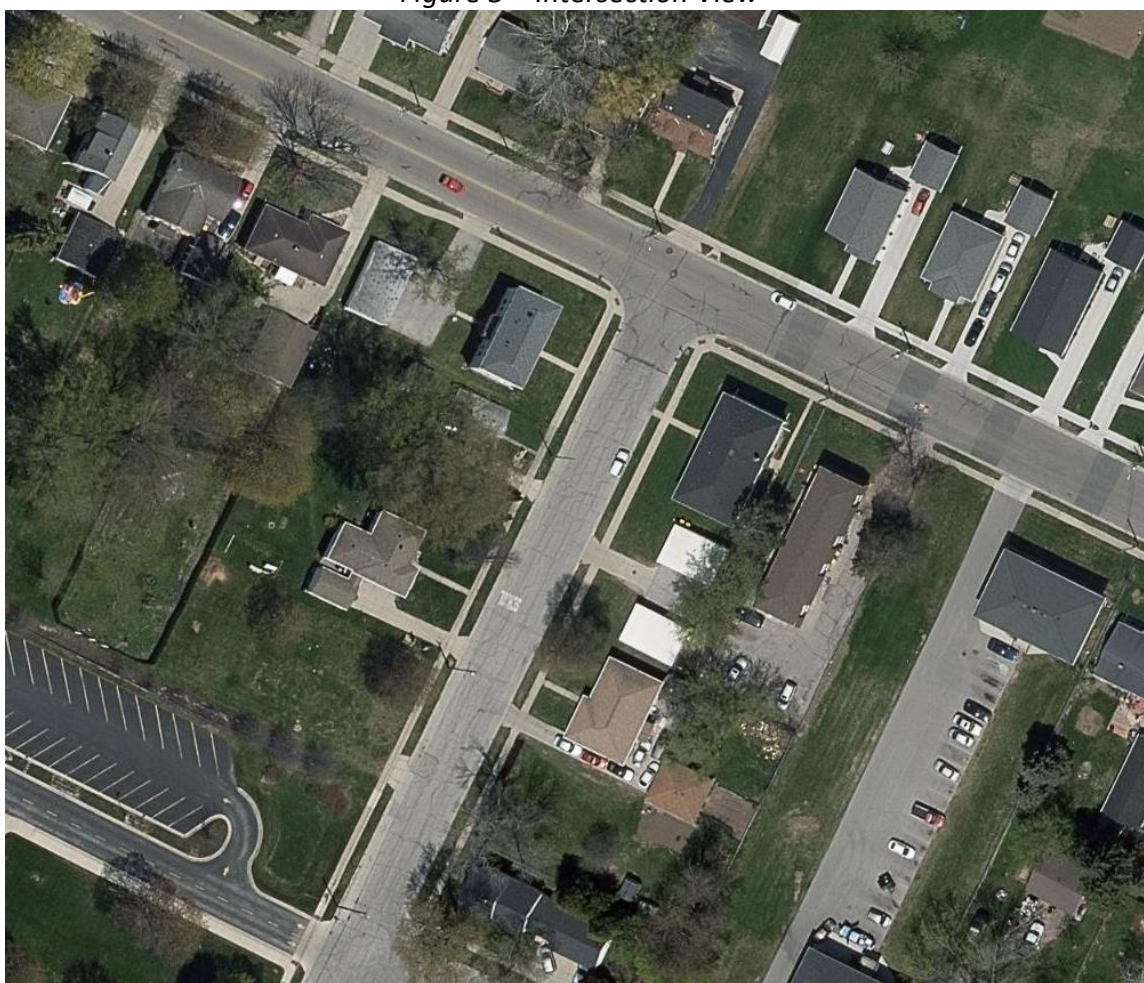


Figure 3 – Intersection View



The intersection of Western Ave and Maryhill Dr operates under 1-WAY STOP condition; Maryhill Dr (northbound) traffic stops for Western Ave (eastbound and westbound) traffic. It is a three-approach intersection, or "T-intersection". Two blocks south of the intersection is the southern terminus of Maryhill Dr and is a 1-WAY STOP condition where Maryhill Dr (southbound) traffic stops for W Mason St (eastbound and westbound) traffic.

Western Ave is an urban local street which functions as a collector street. Single family residential homes abut the roadway, east, west, and south of Maryhill Dr with two nearby apartment complexes. Two schools are near and south of the intersection: Notre Dame Academy and Franklin Middle School. Due to the pandemic, no school traffic was collected.

Western Ave has an asphaltic surface. Roadway width is 36 ft wide. It consists of 1 travel lane in each direction and parking lanes on both sides of the street. Parking is regulated on both sides of Western Ave both east and west of Maryhill Dr with 2-hour maximum, 7 AM and 4 PM on school days. The south side of Western Ave has 2 NO PARKING HERE TO CORNER zones in order to keep the intersection sight lines open to view oncoming traffic. The posted speed limit is 25 mph. Sidewalk exists along both sides of Western Ave. No centerline or lane line markings exist except for 540 ft of double yellow centerline west of the intersection due to the crest vertical curve. Street lighting exists along Western Ave and at the intersection with Maryhill Dr. No marked crosswalks exist at the intersection. Two unmarked crosswalks exist (one south leg, one east leg).

Maryhill Dr is an urban local street. Single family and multifamily residential homes exist south of the intersection. Maryhill Dr has an asphaltic surface and consists of 1 travel lane in each direction and parking lanes on both sides of the street. Clear roadway width is 36 ft. The posted speed limit is 25 mph. Sidewalk exists along both sides of Maryhill Dr. No centerline or lane line markings exist. SCHOOL word marking exists south of the intersection in the southbound direction. Street lighting exists along Maryhill Dr. Parking is regulated on both sides of Maryhill Dr with 2-hour maximum, 7 AM and 4 PM on school days. The east side of Maryhill Dr at Western Ave has a NO PARKING HERE TO CORNER zones in order to keep the intersection sight lines open to view cross traffic.

Stopping sight distance (SSD) for both streets is 155 ft based on the posted speed limit of 25 mph. In-field SSD is 365 ft, more than the minimum required. No Green Bay Metro Transit bus routes or stops exist near the intersection. No STOP AHEAD warning signs exist on Maryhill Dr approaching the intersection. See Figures 3a through 3d for photos of the intersection.

Figure 3a – Eastbound Western Ave approaching Maryhill Dr looking East



Figure 3b – Westbound Western Ave approaching Maryhill Dr looking West



Figure 3c – Northbound Western Ave at Maryhill Dr looking West



Figure 3d – Northbound Western Ave at Maryhill Dr looking East



Crash History

No crashes have occurred at the intersection in the past 5 years.

Vehicle and Pedestrian Traffic

Weekday vehicle volumes collected from Tue Sep 1 through Tue Sep 8, 2020 are summarized in Table 1. No pedestrian or bike counts were collected as part of this study.

Table 1 –Weekday Vehicle Volume Summary, Western Ave at Maryhill Dr

Weekday Vehicle Entering Volume Summary

Major Street: Western Ave			Eastbound & Westbound						
Minor Street: Maryhill Dr			Northbound						
Start Date: 1-Sep-20									
End Date: 8-Sep-20									
TIME						Minor	Major		EB + WB
FROM	TO	NB	SB	EB	WB	NB + SB	EB + WB	TOTAL	RANK
12:00 AM	1:00 AM	3		11	14	3	25	28	
1:00 AM	2:00 AM	1		9	10	1	19	20	
2:00 AM	3:00 AM	2		10	9	2	19	21	
3:00 AM	4:00 AM	1		9	5	1	14	15	
4:00 AM	5:00 AM	1		17	5	1	22	23	
5:00 AM	6:00 AM	2		27	9	2	36	38	
6:00 AM	7:00 AM	4		55	30	4	85	89	
7:00 AM	8:00 AM	10		55	48	10	103	113	
8:00 AM	9:00 AM	7		61	44	7	105	112	
9:00 AM	10:00 AM	12		89	53	12	142	154	
10:00 AM	11:00 AM	12		104	59	12	163	175	
11:00 AM	12:00 PM	16		107	71	16	178	194	6
12:00 PM	1:00 PM	20		120	78	20	198	218	4
1:00 PM	2:00 PM	15		116	78	15	194	209	5
2:00 PM	3:00 PM	20		135	88	20	223	243	2
3:00 PM	4:00 PM	27		121	96	27	217	244	3
4:00 PM	5:00 PM	26		126	99	26	225	251	1
5:00 PM	6:00 PM	22		97	77	22	174	196	7
6:00 PM	7:00 PM	14		90	72	14	162	176	8
7:00 PM	8:00 PM	12		67	57	12	124	136	
8:00 PM	9:00 PM	11		50	45	11	95	106	
9:00 PM	10:00 PM	10		33	35	10	68	78	
10:00 PM	11:00 PM	5		23	25	5	48	53	
11:00 PM	12:00 AM	4		14	17	4	31	35	
TOTAL		257	0	1,546	1,124	257	2,670	2,927	

Multi-Way Stop Application Warrant Analysis

A multi-way STOP application study for the intersection can be found in Figure 5. All warrants as defined in the current editions of the Federal and State Manual on Uniform Traffic Control Devices (MUTCD) were evaluated.

Figure 5 - Multi-Way Stop Application Warrant Analysis

MULTI-WAY STOP SIGN WARRANTS

LOCATION: Western Ave at Maryhill Dr

DATE: Wed Sep 23, 2020

WARRANT
MET ?

1. Are traffic signals warranted/justified?
(Multi-way STOP is an interim measure while signals are being designed and constructed) No
2. Have there been 5 or more reported crashes in a 12-month period that are susceptible to correction by a multi-way STOP installation?
(4 crashes using 80% criteria) No
- 3.(a) 8-hour traffic volumes on the Major Street (total of both approaches)

	TIME	TOTAL VEHICLES Major Street	100% WARRANT REQUIREMENT	80% WARRANT REQUIREMENT	WARRANT MET ?
1	4:00 PM	225	300	240	No
2	2:00 PM	223	300	240	No
3	3:00 PM	217	300	240	No
4	12:00 PM	198	300	240	No
5	1:00 PM	194	300	240	No
6	11:00 AM	178	300	240	No
7	5:00 PM	174	300	240	No
8	6:00 PM	162	300	240	No

- 3.(b) Same 8-hour traffic volumes on the Minor Street (combined vehicle, ped, and bike volume; total of both approaches)

	TIME	TOTAL VEHICLES Minor Street	100% WARRANT REQUIREMENT	80% WARRANT REQUIREMENT	WARRANT MET ?
1	4:00 PM	26	200	160	No
2	2:00 PM	20	200	160	No
3	3:00 PM	27	200	160	No
4	12:00 PM	20	200	160	No
5	1:00 PM	15	200	160	No
6	11:00 AM	16	200	160	No
7	5:00 PM	22	200	160	No
8	6:00 PM	14	200	160	No

- 3.(c) If 85th-percentile speed exceeds 40 mph, are Items 3a & 3b met when volumes are 70% of their value?

n/a

4. Where no single criterion is satisfied, are Criteria 2, 3a, and 3b all satisfied to 80% of the minimum values?

No

Other criteria considered included:

- A. The need to control left-turn conflicts: NO
- B. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes: NO
- C. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop: NO
- D. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection: NO

Discussion

Sixteen years ago, a multi-way STOP warrant study was conducted by DPW at this intersection. Staff presented the report to the Traffic Commission on October 25, 2004. Based on objective data and field review at the time, staff did not recommend the installation of a multi-way STOP condition. Traffic Commission ultimately denied the multi-way STOP request.

In review of the 5-year crash history, no crashes means that a safe traffic environment exists today. Adding a STOP condition on Western Ave will most likely add crashes, specifically rear-end crashes.

MUTCD Section 2B.04, Right-of-Way at Intersections, states that "YIELD or STOP signs should not be used for speed control". If concerned residents are requesting the STOP condition on Western Ave to reduce motorist speed, DPW maintains the position of the FHWA and WisDOT by not recommending installing STOP signs for speed control.

Referring to a comprehensive study conducted by W. Martin Bretherton Jr., P.E. (Georgia), a member of the Institute of Transportation Engineers (ITE), entitled " Multi-Way Stops - The Research Shows the MUTCD is Correct!" which concluded that:

1. Multi-way stops do not control speeds
2. Stop compliance is poor at unwarranted multi-way stop signs
3. Before-After studies show multi-way stop signs do not reduce speeds on residential streets
4. Unwarranted multi-way stops increased speed some distance from intersections (the studies hypothesizing that motorists are making up the time they lost at the "unnecessary" stop sign)
5. Multi-way stop signs have high operating costs based on vehicle operating costs,

vehicular travel times, fuel consumption and increased vehicle emissions

6. Safety of pedestrians is decreased at unwarranted multi-way stops, especially small children (it seems that pedestrians expect vehicles to stop at the stop signs but many vehicles have gotten in the habit of running the "unnecessary" stop sign)
7. Stop signs increase noise in the vicinity of an intersection. The noise is created by the vehicle braking noise at the intersection and the cars accelerating up to speed.

Conclusions

No multi-way stop warrants were met. The Western Ave and Maryhill Dr multi-way STOP warrant study resulted in a recommendation to continue operating the intersection as a 1-WAY STOP condition where Maryhill Dr traffic stops for Western Ave traffic.

Recommendations

1. To deny the request to establish a 3-WAY STOP condition at Western Avenue at Maryhill Drive.
2. To maintain the existing 1-WAY STOP control (Maryhill Dr traffic stops for Western Ave traffic)



SIGN ASSEMBLY WORK ORDER

City of Green Bay • Department of Public Works • Traffic Division
Revised 09/2011

REQUESTOR INFORMATION

Requestor Name: Tom Shurmon
Department/Division: _____

Date Requested (mm/dd/yy): 10/20/2023
Phone Number: _____

LOCATION

On Street: WESTERN AVE
At Street: _____
Side/Quadrant: N S E W NE NW SE SW

From Street: ONEIDA ST
To Street: FISK ST
Direction Facing: N S E W NE NW SE SW

SIGN DESCRIPTION

- ☒ Regulatory (Non-parking)
☐ Regulatory (Parking)
☐ Warning (Non-construction)

- ☐ Warning (Construction)
☐ Guide
☐ General Service

- ☐ Specific Service
☐ Recreational
☐ School

MUTCD Code: R2-1
Description: 25 MPH SPEED LIMIT

Sheeting Type: _____ Engineer Grade: DG3
Sheeting Color: BLK BLU BRN G O R W Y FYG
Legend Text or Symbol: _____

Size (W" x H"): 24 x 30
Arrows (if any that apply): < > <=>

Legend Color: BLK G R W Y O

ACTIVITY

- ☐ Replace
☒ Install New
☐ Trim Vegetation
☐ Reinstall

- ☐ Straighten Post
☐ Remove
☐ Align
☐ Relocate

- ☐ Adjust V-Loc
☐ Repair Hardware
☐ Other: _____
☐ Notes: _____

REASON

- ☐ Vandalism
☐ Missing
☐ Weather Damage
☐ Construction

- ☐ Knockdown
☐ Faded
☐ Snow Removal Damage
☐ 90-day Trial/Ordinance Change

- ☐ Obstruction
☐ Leaning Post
☐ Unknown
☐ Other: _____

MAP & NOTES



FISK

ONEIDA

WESTERN

SIGN SHOP USE ONLY

Locate #: _____
Completion Date: 10-25-23
Employee Initials: KS/JG

Notes: 2 NEW 25 MPH SPEED LIMIT SIGN IN EACH DIRECTION (AS MARKED IN FIELD) ON EXISTING WPSC POLES



SIGN ASSEMBLY WORK ORDER

City of Green Bay • Department of Public Works • Traffic Division
Revised 09/2011

REQUESTOR INFORMATION

Requestor Name: Tora Schuurmans
Department/Division: _____

Date Requested (mm/dd/yy): 10/20/2023
Phone Number: _____

LOCATION

On Street: WESTERN
At Street: HUTSON
Side/Quadrant: N S E W NE NW SE SW

From Street: _____
To Street: _____
Direction Facing: N S E W NE NW SE SW

SIGN DESCRIPTION

- ☐ Regulatory (Non-parking)
☐ Regulatory (Parking)
☐ Warning (Non-construction)

- ☐ Warning (Construction)
☐ Guide
☐ General Service

- ☐ Specific Service
☐ Recreational
☒ School

MUTCD Code: 51-1 & W16-7P
Description: SCHOOL XING & DOWN ARROW

Sheeting Type: _____ Engineer Grade: DG3
Sheeting Color: BLK BLU BRN G O R W Y FYG
Legend Text or Symbol: _____

Size (W" x H"): _____
Arrows (if any that apply): ← → ↔

Legend Color: BLK G R W Y O

ACTIVITY

- ☐ Replace
☒ Install New
☐ Trim Vegetation
☐ Reinstall

- ☐ Straighten Post
☐ Remove
☐ Align
☐ Relocate

- ☐ Adjust V-Loc
☐ Repair Hardware
☐ Other: _____
☐ Notes: _____

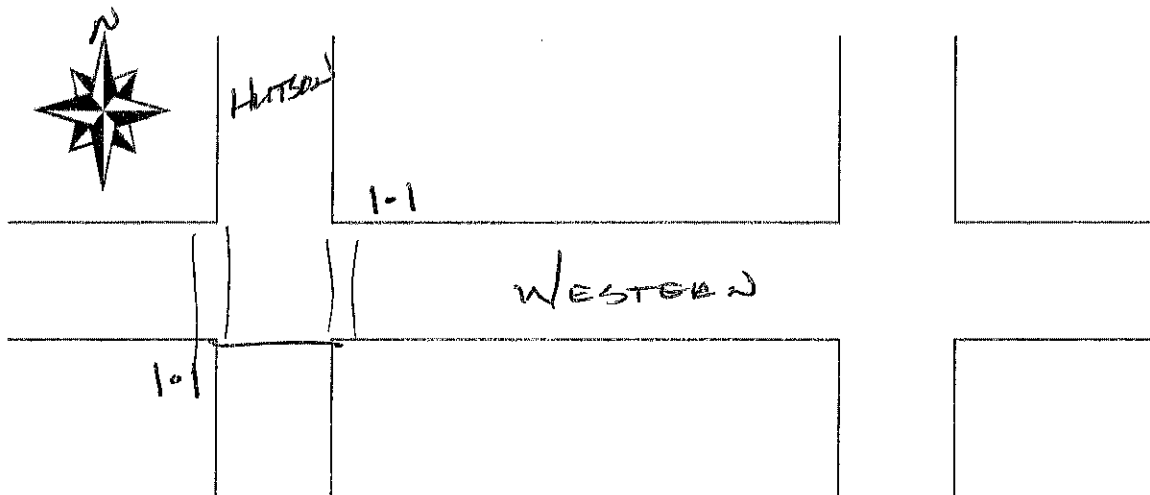
REASON

- ☐ Vandalism
☐ Missing
☐ Weather Damage
☐ Construction

- ☐ Knockdown
☐ Faded
☐ Snow Removal Damage
☐ 90-day Trial/Ordinance Change

- ☐ Obstruction
☐ Leaning Post
☐ Unknown
☐ Other: _____

MAP & NOTES



SIGN SHOP USE ONLY

Locate #: _____
Completion Date: 11-1-23
Employee Initials: J.B. / J.S.

Notes: BACK TO BACK NE & SW CORNERS
CALL A FORESTRY if needed to TRIM
TREE ON SW CORNER



Report to the
Traffic, Bicycle and Pedestrian Commission
of the City of Green Bay

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # U.4

To approve the request by Department of Public Works that the City enters into an agreement with Procter & Gamble on request to install a Rectangular Rapid Flashing Beacon (RRFB) system on Quincy Street at Eastman Street.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Detail Summary of Projects Issued

12/1/2023 to 12/31/2023

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
114670	1006 MENDOTA DR..21-8378	SEAN RIESENBERG CONSTRUCTION INC		\$1,275.07	\$350,000.00	Pending
[1-101 - Residential - New - Single Family House]						
114756	1126 BAY MIST DR..21-8416	LARGO RIDGE DEVELOPMENT LLC		\$1,230.70	\$300,000.00	Pending
[1-101 - Residential - New - Single Family House]						
112876	816 WINFORD AV..18-908	LUKE BENES		\$180.00	\$1,500.00	Pending
[2-434 - Residential - Addition - Single Family House] INSTALL BATHROOM						
113987	1005 GALLAGHER ST..18-758	TANNER & OLIVIA VANSTRATEN		\$205.00	\$2,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] BATHROOM REMODEL						
114555	1214 ELIZA ST..17-277	RYAN CHARLES & MCKEENA ELISE SMITH		\$510.00	\$10,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] ALTERATIONS						
DOUBLE FEE - CONSTRUCTION WELL UNDERWAY WITHOUT PERMITS - PER KD . ERIK 11/1/23						
114603	1501 SUE LN..1-2208	LESLIE K & ANDREW J KEMPPAINEN		\$230.00	\$50,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] See drag file for email.						
*update 11/3: project expected to start in December 2023. Permits being pulled by Happy Homes. See drag file						
*HVAC IS SHOWING TBD						
114679	3128 HUMBOLDT RD..21-371-5	DENNIS H & SHIRLEY A VANEGEREN		\$205.00	\$29,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] BASEMENT REMODEL						
114733	808 S RIDGE RD..6-782	LEE LLC		\$205.00	\$3,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] BASEMENT BATHROOM INSTALL AND EGRESS WINDOW						
114764	3606 STANFORD DR..21-7304	ROBERT S & AUTUMN J WALSH		\$155.00	\$18,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] FINISH REC. ROOM IN BASEMENT						
114774	825 DOUSMAN ST..4-28	JUAN CARLOS UBEDA RUGAMA		\$150.00	\$800.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] NEW STAIRS LEADING TO 2ND STORY						
Double Fee - Deck already built						
114783	1128 LANGLADE AV..1-382-A	CORBETT CONSTRUCTION LLC		\$255.00	\$15,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] ALTERATIONS FOR KITCHEN & SPLITTING DOWNSTAIRS BATHROOM INTO 2						
114813	1185 SHADOW LN..1-2225	LAFORCE LLC		\$100.00	\$25,000.00	Pending
[2-434 - Residential - Addition - Single Family House] ADDING PAVILION STRUCTURE						
114837	2486 PARKWOOD DR..6H-2382	KAREN E & TED A LUDOLPH		\$205.00	\$100,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] REMODEL KITCHEN AND BATHROOM, WIDEN WALL OPENING						
114841	2135 LAKESIDE PL..21-931	TIMOTHY D CHAPMAN		\$255.00	\$180,880.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] REMODEL						
114844	1373 MATHER ST..6-66	SCOTT M SWARTZ		\$200.00	\$9,600.00	Closed
[2-434 - Residential - Alteration - 1 -2 Family House] EGRESS WINDOW						
WORK DONE UNPERMITTED - DOUBLE FEE						

114848	324 N IRWIN AV..14-31 [2-434 - Residential - Alteration - 1 -2 Family House]	CALEN J DELLEMAN	\$180.00	\$2,000.00	Pending
114855	2475 MORGAN LN..21-3269 [2-434 - Residential - Alteration - 1 -2 Family House] 4 SEASONS ROOM ADDITION	JENNIFER J KRAUSE	\$205.00	\$50,000.00	Pending
114919	1185 SHADOW LN..1-2225 [2-434 - Residential - Alteration - 1 -2 Family House] UPDATE PLUMBING AND ELECTRICAL - REPLACE KITCHEN AND BATH CABINETS	LAFORCE LLC	\$205.00	\$80,000.00	Pending
114932	603 VROMAN ST..5-227 [2-434 - Residential - Alteration - 1 -2 Family House]	SANDRA K HUNTER	\$100.00	\$19,673.00	Pending
114660	3591-3593 BLACK SHEEP WAY ..21-8388 [3-103 - Residential - New - 2 Family House (Duplex)] NEW DUPLEX WITH ATTACHED GARAGES	BAY SETTLEMENT INVESTMENTS LLC	\$1,908.10	\$450,000.00	Pending
114086	1410 PORLIER ST..17-709 [7-1 - Deck, Porch, Patio, Ramp (Residential)] DECK	AMY L BOROWSKI	\$200.00	\$1,400.00	Pending
114382	1140 14th AV..1-1464 [7-1 - Deck, Porch, Patio, Ramp (Residential)] DECK	ROSEMARY C & JAMES P LAWLER	\$100.00	\$6,000.00	Pending
114523	712 CLINTON ST..2-291 [7-1 - Deck, Porch, Patio, Ramp (Residential)] NEW ENTRY STEPS IN FRONT AND SIDE OF HOUSE. PRIVACY FENCE	ANTHONY ORTIZ GONZALEZ	\$100.00	\$329.00	Pending
114880	1116 BAY MIST DR..21-8417 [7-1 - Deck, Porch, Patio, Ramp (Residential)] DECK	JOHNNY B HOME CONSTRUCTION INC	\$100.00	\$17,000.00	Pending
114935	1137 12th AV..1-265 [7-1 - Deck, Porch, Patio, Ramp (Residential)] FRONT PORCH	EUSTOLIA PATINO DE ARRIAGA	\$100.00	\$2,300.00	Pending
114969	2511 WEST POINT RD..6H-1222-1 [7-1 - Deck, Porch, Patio, Ramp (Residential)] ADDING WOOD DECKING TO PRECAST STEP UNIT. NEW POSTS FOR PORCH ROOF **Work done without permits. Double Fee**	SHANE T & JESSICA L TOLMAN	\$100.00	\$250.00	Pending
114809	1465 CEDAR ST..8-101 [9-649 - Demolition - Interior (Residential)] DEMO *all trades need to go out and inspect once demo is finished.	JOHN PAUL GILBERT	\$50.00	\$1,000.00	Pending
114868	607 N MAPLE AV..5-1020 [9-649 - Demolition - Interior (Residential)] DEMO	MICHAEL L WILLIAMS	\$50.00	\$500.00	Pending
114948	2719 NICOLET DR..22-165 [9-645 - Raze - Building or Structure (Residential)]	DAVID N WITHBROE	\$100.00	\$27,000.00	Pending
113289	1256 STUART ST..14-1310 [11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY REPLACEMENT Complaint 133886	GAIL L & JAY D ANDERSON	\$50.00	\$15,500.00	Pending
114570	1601 SUE LN..1-2144 [11-1 - Z - Misc Project Not Listed (Residential)] HOT TUB and PAVER WALKWAY **Already done - Double Fee**	1601 SUE LANE LLC	\$200.00	\$7,000.00	Pending
114683	313 S IRWIN AV..14-1455 [11-1 - Garage/Carport/Shed (residential)] GARAGE	JASON M HOMA, ETAL	\$150.00	\$50,000.00	Pending
114759	924 GALLAGHER ST..18-33 [11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR	REBECCA A & KEVIN A BARANCZYK	\$50.00	\$18,260.00	Pending
114760	1316 WIRTZ AV..1-292	SANDRA R & JOSE F COLON	\$50.00	\$18,165.00	Pending

[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR AND EGRESS WINDOW

114802	1471 GRIGNON ST..17-1028	JDPM LLC	\$50.00	\$35,781.00	Pending
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[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR

114804	1787 JUNIPER DR..21-1110-M-138	DEBAKER ROY E & BETTY M REVOCABLE TRUST	\$50.00	\$13,800.00	Pending
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[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR

114814	562 TYROLIAN DR..21-3429	PENELOPE J ANDREWS	\$50.00	\$8,658.00	Pending
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[11-1 - Fence (Residential)] FENCE

114817	200 PERKINS AV..6-673	ZDA PROPERTIES LLC	\$50.00	\$9,000.00	Pending
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[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR

114832	2510 HEATHER RD..21-4289	DANIEL J & JOAN K NICHOLS	\$50.00	\$5,000.00	Closed
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[11-1 - Garage/Carport/Shed (residential)]

114833	828 MITCHELL ST..6-805	MARY V & BARRY DAUGHTRY	\$50.00	\$3,401.00	Pending
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[11-1 - Fence (Residential)] FENCE

114851	1205 N LOCUST ST..6-1734	HEIDI J & MICHAEL S MURPHY	\$50.00	\$6,018.60	Pending
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[11-1 - Fence (Residential)]

114867	1706 ST. ROBERT DR..6H-2216	GLEN A & JULIE A CIESLEWICZ	\$50.00	\$4,700.00	Pending
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[11-1 - Fence (Residential)] FENCE

114889	1000 AMBERLY TR..21-152-13	AMANDA L & SARIBEK YAYLOYAN	\$50.00	\$2,342.45	Pending
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[11-1 - Fence (Residential)]

114921	380 SKYLINE BLVD..21-2678-T-36	IRENE R OCAMPO	\$50.00	\$4,500.00	Closed
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[11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY

114926	2200 MAHON CT..21-817-11	DARON & CHELSEA WOODING	\$50.00	\$26,632.00	Pending
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[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR

114927	1856 SMITH ST..21-2167-5-1	SANDRA GEORGE	\$50.00	\$26,104.00	Pending
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[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR

114930	1011 S VAN BUREN ST..16-308	JOSEE GILL	\$50.00	\$15,893.00	Pending
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[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR

*COA NOT REQUIRED PER STEPH H - 12.19.23 SEE DRAG FILE

114934	1457 SHIRLEY ST..6-324-1	THOMAS C MARONEK	\$100.00	\$12,000.00	Pending
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[11-1 - Driveway Replacement and/or Expansion (Residential)]

114443	1828-1842 AUGUST ST..21-1355-16	GREEN BAY APTS LLC	\$906.00	\$255,000.00	Pending
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[30-434 - Commercial - Alteration - Multi-Family of 3 or more units]

114708	2236 IMPERIAL LN..21-3365	BOARDWALK 1 LLC	\$212.00	\$2,500.00	Pending
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[30-434 - Commercial - Alteration - Multi-Family of 3 or more units] Units 1 & 3 per complaint # 135093
see proj notes

114796	300 S ADAMS ST..13-28-A	BROWN COUNTY AGING & DISABILITY RESOURCE CENTER	\$290.00	\$4,900.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] OFFICE REMODEL

114806	2845 GREENBRIER RD..21-161-2	BAYCARE AURORA LLC	\$360.00	\$62,000.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

114824	1520 SOUTH POINT RD..6H-1187	GREEN BAY AREA PUBLIC SCHOOL DISTRICT LOMBARDI	\$562.50	\$100,000.00	Pending
[31-328 - Commercial - New - Other Non-Residential Buildings (barns, storage garages, jails, silos, post offices, animal hospitals, reformatories)] SITE PLAN UNDER PERMIT 111600					
114876	1606 MAIN ST..21-1993	RUBEN MOSQUEDA	\$674.64	\$110,000.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] CEILING,LIGHTING & DUCTWORK UPDATES					
114908	2222 DECKNER AV..21-1178	GREEN BAY AREA PUBLIC SCHOOL DISTRICT PREBLE	\$240.00	\$10,000.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] ADDING WALL IN LIBRARY MEDIA CENTER					
113884	1649 CASS ST..21-1288	R&R PROPERTIES LLP	\$240.00	\$34,000.00	Pending
[34-649 - Raze- Building or Structure (Commercial)] RAZE EC sent 8/17/23 EC approved 12/8/23					
114770	2222 DECKNER AV..21-1178	GREEN BAY AREA PUBLIC SCHOOL DISTRICT PREBLE	\$1,993.46	\$1,100,000.00	Pending
[34-1 - Z - Misc Project Not Listed (Commercial)]					
114810	604 S GREENWOOD AV..2-397	VELOCITY PROPERTIES LLC	\$100.00	\$1,500.00	Pending
[34-1 - Z - Misc Project Not Listed (Commercial)] DECK					
114843	1369 9th ST..6-203	PEOTTER PROPERTIES LLC	\$70.00	\$2,000.00	Pending
[34-1 - Roofing (Commercial)] RE-ROOF					
114858	800 OREGON ST..4-1	OAKLAND & OREGON LLC	\$140.00	\$5,000.00	Pending
[34-1 - Z - Misc Project Not Listed (Commercial)]					
114875	205 S OAKLAND AV..3-361	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC	\$100.00	\$8,000.00	Pending
[34-1 - Z - Misc Project Not Listed (Commercial)] 2 NEW DECKS/PORCHES					
114925	414 N MAPLE AV..5-985	GREEN BAY MULTIFAMILY LLC	\$70.00	\$20,000.00	Pending
[34-1 - Z - Misc Project Not Listed (Commercial)] REAR STAIRS REBUILD / PILLAR REPAIR COA APPROVED					
114966	1919 S BROADWAY..1-1407	GEORGIA PACIFIC CONSUMER PRODUCTS LP	\$200.00	\$58,874.40	Pending
[34-1 - Fire Protection Sprinkler (Commercial)] COMPLETE SPRINKLER SYSTEM FOR THE BUILDING ADDITION-CINCO					
100411	737 JOHN ST..8-634-A	JOSE ALBERTO & JOAQUIN TABARES MORA	\$50.00	\$400.00	Pending
[40-55 - Electrical Service - Repair (Residential)]					
114732	718 DOUSMAN ST..5-620	JENNIFER D GARNER	\$50.00	\$2,400.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] SERVICE CHANGE - REMOVING OLD BREAKER PANEL & INSTALLING NEW BREAKER PANEL					
114790	1415 E WALNUT ST..17-1061	GREEN BAY AREA PUBLIC SCHOOL DISTRICT EAST HIGH	\$570.00	\$242,085.00	Pending
[40-58 - Fire Protection Alarm (Commercial)] REPLACE FIRE ALARM					
114799	123 ANTOINETTE ST..3-59	ARCH HOSPITALITY LLC	\$50.00	\$5,000.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] NEW PANEL & CIRCUITS TO THE GARAGE					
114801	1010 S MILITARY AV..6-478	BERGSTROM GW FORD INC	\$470.00	\$246,946.00	Pending
[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] EV CHARGING STATIONS					
114805	125 9th ST..1-1372-B	LAFARGE CORP	\$70.00	\$5,000.00	Pending
[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]					
114819	610 E WALNUT ST..11-241	TKD PETROLEUM LLC	\$140.00	\$18,000.00	Pending
[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]					

114823	1412 ROSALIE LN..6-1019	JOHN K & CONSTANCE J KNOPE	\$50.00	\$1,700.00	Pending
[40-53 - Electrical Service - Change (Residential)]					
114831	602 WILSON AV..5-1313	JOHN J KALCIK, ETAL	\$50.00	\$2,000.00	Closed
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
114839	2961 ST. ANTHONY DR..21-275-1-8	GREEN BAY NURSING REALTY LLC	\$140.00	\$35,000.00	Pending
[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] per Kevin - only electrical was required					
114840	1540 CAPITOL DR..6-2640	NEWCAP INC	\$70.00	\$9,525.00	Pending
[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]					
114865	1400 N BAIRD ST..21-1198-6	PERRY PARK PARTNERS ETAL	\$50.00	\$2,000.00	Closed
[40-53 - Electrical Service - Change (Residential)] SERVICE UPGRADE - LOT 88 AND 89					
114866	1400 N BAIRD ST..21-1198-6	PERRY PARK PARTNERS ETAL	\$50.00	\$2,000.00	Closed
[40-53 - Electrical Service - Change (Residential)] SERVICE UPGRADE - LOT 76 AND 77					
114882	906 KELLOGG ST..5-1384	FOX ORCHARD VACATION RENTALS LLC	\$50.00	\$12,000.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
114890	1372 E MASON ST..17-434-A	SAS REAL ESTATE LLC	\$70.00	\$8,925.00	Pending
[40-54 - Electrical Service - Repair (Commercial)] SERVICE CHANGE - UPDATE LIGHTING & PANEL					
114896	1267 SHAWANO AV..3-1033	GILBERTO A LUGO CARRASCO	\$70.00	\$612.00	Closed
[40-59 - New Electrical System (Commercial)] METER INSTALLATION					
114898	603 VROMAN ST..5-227	SANDRA K HUNTER	\$50.00	\$3,000.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
114914	1177 LIBERTY ST..1-2463	HIGH 5 EVENTS LLC	\$50.00	\$2,000.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] SERVICE UPGRADE					
114918	1838 EASTMAN AV..21-2173-1-2	JULIO ALBERTO & FUENTES NUNEZ	\$50.00	\$300.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] ELEC WORK DONE BY HOMEOWNER - INSPECTED BY TITLETOWN ELECTRIC					
114928	230 S MAPLE AV..3-392	JOSHUA S & LISA M HANSON	\$100.00	\$800.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] ELECTRICAL REPAIRS - WORK WITHOUT PERMIT DOUBLE FEE					
114933	1330 S HURON RD..21-182-3	MOSKI CORP	\$70.00	\$2,000.00	Closed
[40-59 - New Electrical System (Commercial)] ELECTRICAL SERVICE FOR FIBER CABINET					
114936	1591 JAY LN..1-2098	SANDRA A WITHBROE	\$50.00	\$3,000.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] SERVICE ALTERATIONS					
114938	1061 RALEIGH ST..1-2364-A	TAYLOR ROSE WIESLER	\$50.00	\$2,000.00	Closed
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
114945	1220 GRIGNON ST..17-225	LUCAS J & NICOLE D BRIMMER	\$50.00	\$3,800.00	Pending
[40-53 - Electrical Service - Change (Residential)] SERVICE UPGRADE					
114947	1400 BYLSBY AV..6-35	FOX RIVER TERMINALS LLC	\$70.00	\$2,400.00	Closed
[40-54 - Electrical Service - Repair (Commercial)]					
114963	2845 GREENBRIER RD..21-161-2	BAYCARE AURORA LLC	\$210.00	\$19,000.00	Pending

[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] INSTALL NEW FANARAY IN RTU#8

114974	1500 MAIN ST..8-18	VINCE PROPERTIES LLC	\$50.00	\$250.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
114785	800 CHICAGO ST ..14-630	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC	\$50.00	\$3,400.00	Pending
[50-45 - Heating Unit Only (Residential)] FURNACE - #2					
114786	1231 LOCH DR..6-610	DAVID P & BONNIE K VANDENBUSCH	\$50.00	\$5,015.00	Closed
[50-45 - Heating Unit Only (Residential)] FURNACE					
114794	1314 DIVISION ST..5-1329-5	KAREN L. ROUSSEAU REVOCABLE TRUST	\$50.00	\$5,000.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)] FURNACE ONLY					
114795	1708 GROSS AV..1-2358	SANDRA & BRYAN MONZON	\$50.00	\$4,000.00	Closed
[50-45 - Heating Unit Only (Residential)]					
114797	902 KELLOGG ST..5-1388	ALEXANDER N & LAUREN P ZAKOWSKI	\$50.00	\$5,622.00	Closed
[50-45 - Heating Unit Only (Residential)]					
114798	613 W WALNUT ST..3-74	MATTHEW D & SARA A PAYNE	\$50.00	\$5,072.00	Closed
[50-45 - Heating Unit Only (Residential)]					
114800	2961 EMMALANE DR..21-817-18	KEVIN T HOLUM, ETAL	\$50.00	\$5,072.00	Closed
[50-45 - Heating Unit Only (Residential)] FURNACE					
114803	601 AURORA DR..21-4887	BRANDSMA R & J FAMILY LLP	\$50.00	\$6,200.00	Closed
[50-45 - Heating Unit Only (Residential)] FURNACE					
114807	1450 BYLSBY AV..6-35-3	GLCC PROPERTIES LLC	\$140.00	\$16,334.00	Closed
[50-44 - Heating Unit Only (Commercial)] 2 FURNACES					
114812	414 S JEFFERSON ST..13-87	414 S JEFFERSON ST GREEN BAY LLC	\$70.00	\$19,892.00	Closed
[50-44 - Heating Unit Only (Commercial)] FURNACE					
114816	2050 OAKDALE AV..21-1895-1	JESSICA & SHAWN J JOHNSON	\$50.00	\$1,905.00	Closed
[50-45 - Heating Unit Only (Residential)] FURNACE					
114818	814 KELLOGG ST..5-1463	CHRISTOPHER L & AMANDA DELFOSE	\$50.00	\$5,000.00	Pending
[50-45 - Heating Unit Only (Residential)]					
114820	919 SPENCE ST..2-1360	WISKES RENTALS LLC	\$50.00	\$4,000.00	Pending
[50-45 - Heating Unit Only (Residential)]					
114825	406 SILVER SPRING DR..6-2861	MARCUS L & KATHRYN M KRAMER	\$50.00	\$7,766.00	Closed
[50-45 - Heating Unit Only (Residential)]					
114826	2610 ST. ANN DR..21-6123	JASON C ISSELMANN	\$50.00	\$11,000.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]					
114827	125 FALCON HILL CT..21-6220	MATTHEW L & AMELIA M SWEHLA	\$50.00	\$11,000.00	Closed
[50-45 - Heating Unit Only (Residential)] BOILER					
114828	229 S FISK ST..6-320-A	TOU L VUE, ETAL	\$50.00	\$8,420.00	Closed

[50-45 - Heating Unit Only (Residential)]

114829	374 HUTH ST..21-2827-H-5	ALFONSO RUVALCABA, ETAL	\$50.00	\$11,805.00	Pending
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[50-43 - Heating and Air Conditioning Units (Residential)]

114834	1906 EASTMAN AV..21-2166-1	ANTONIO & JUANA ALMODOVAR VELEZ	\$50.00	\$6,644.00	Pending
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[50-45 - Heating Unit Only (Residential)]

114846	2499 LESLIE DR..21-443-5	MB HOMES LLC	\$50.00	\$1,650.00	Closed
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[50-45 - Heating Unit Only (Residential)]

114852	827 EDGEWOOD DR..21-4627	JOSE LUIS & EMMA CASTRO GARCIA	\$50.00	\$3,700.00	Closed
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[50-45 - Heating Unit Only (Residential)]

114853	1760 BOND ST..6-58-11	JEFFREY & MARIE ROBINSON	\$50.00	\$12,532.00	Closed
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[50-45 - Heating Unit Only (Residential)]

114862	1114 ST. GEORGE ST..7-498	RALPH L HOERCHLER	\$50.00	\$6,714.00	Closed
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[50-45 - Heating Unit Only (Residential)] FURNACE

114870	537 N DANZ AV..21-2220-1	ARTURO & TERESA GUZMAN	\$50.00	\$5,360.00	Pending
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[50-45 - Heating Unit Only (Residential)] FURNACE

114871	1054 KELLOGG ST..5-739	TINA M VANDENPLAS	\$50.00	\$5,318.00	Closed
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[50-45 - Heating Unit Only (Residential)] FURNACE

114872	1918 WOOD LN..6H-1501-1-C	SANDRA L SMETANA	\$50.00	\$5,043.00	Pending
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[50-45 - Heating Unit Only (Residential)] FURNACE

114874	1161 ELMORE ST..5-1345-F	JUSTIN SCHULTZ	\$50.00	\$12,576.00	Pending
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[50-43 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER

114877	116 N ROOSEVELT ST..14-204	VICKI R GRADY	\$50.00	\$7,232.00	Pending
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[50-45 - Heating Unit Only (Residential)] FURNACE

114878	3161 WINDLAND DR..21-5320	JUSTIN J & JAMIE L STEINBRINCK	\$50.00	\$10,999.00	Pending
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[50-43 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER

114883	815 DIVISION ST..5-491	JONATHAN J & KATHRYN R COOK	\$50.00	\$6,000.00	Pending
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[50-45 - Heating Unit Only (Residential)]

114891	3446 EDINBURGH RD..22-1588-138	LEAH J & SCOTT W OLENICZAK	\$50.00	\$6,740.00	Closed
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[50-45 - Heating Unit Only (Residential)] FURNACE

114892	117 SWISS MEADOW LN..21-6913	NATHAN W & LINDSAY M ESKRITT	\$50.00	\$6,185.00	Pending
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[50-45 - Heating Unit Only (Residential)] FURNACE

114897	412 ROYAL BLVD..5-1673	TWO WHEEL INVESTMENTS LLC	\$50.00	\$3,800.00	Pending
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[50-45 - Heating Unit Only (Residential)]

114899	747 S JACKSON ST..14-588	JAMES WERY	\$50.00	\$10,000.00	Pending
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[50-43 - Heating and Air Conditioning Units (Residential)]

114901	825 S ADAMS ST..16-21	JEFFERY & ERICA SMITH	\$50.00	\$8,165.00	Closed
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[50-45 - Heating Unit Only (Residential)]					
114903	495 TYROLIAN DR..21-3495	HAROLD E ODEEN	\$50.00	\$9,648.00	Closed
[50-45 - Heating Unit Only (Residential)]					
114904	2370 DONARSKI CT..21-5131	JULIE A & EDWARD J LAMM	\$50.00	\$14,550.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)]					
114906	1787 LOST LN..21-2495	BRETT LENTZ	\$50.00	\$9,980.00	Pending
[50-45 - Heating Unit Only (Residential)]					
114907	2506 WILDWOOD DR..21-5941	MICHAEL T & JENNI L NEERDAELS	\$50.00	\$4,000.00	Closed
[50-45 - Heating Unit Only (Residential)]					
114909	2239 BASTEN ST..21-2144-M-33	DONALD C & GEORGIA A CASANOVA	\$50.00	\$5,000.00	Closed
[50-45 - Heating Unit Only (Residential)]					
114910	1658 KIMBALL ST..21-2523-2-1	MA D SOTO CALDERON	\$50.00	\$11,650.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)] FURNACE AND AIR CONDITIONER					
114911	1508 WALLS ST..1-2698	MICHAEL A WALTERS	\$50.00	\$4,200.00	Pending
[50-45 - Heating Unit Only (Residential)]					
114923	1523 KATERS DR..6-1980	BAILEY TRUST	\$50.00	\$12,000.00	Pending
[50-45 - Heating Unit Only (Residential)]					
114924	1824 11th AV..1-1280	JANAE & DAVID N D ORR	\$50.00	\$5,800.00	Pending
[50-45 - Heating Unit Only (Residential)]					
114931	1540 EASTMAN AV..19-654	SARA SPENCER	\$50.00	\$2,150.00	Pending
[50-45 - Heating Unit Only (Residential)] FURNACE					
114937	3683 COLLEGIATE WAY..21-7403	REBECCA A STEFFEL	\$50.00	\$6,147.00	Pending
[50-45 - Heating Unit Only (Residential)] FURNACE					
114939	2589 DECKNER AV..21-314-4	JEFFREY & BETHANY STEARNS	\$50.00	\$4,000.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]					
114953	2503 OAKWOOD DR..6H-1493-5	BARBER LEROY J & DEBORAH K TRUST OF 2016	\$50.00	\$18,302.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]					
114954	2641 POPLAR SPRINGS CIR..6H-3384	PATRICIA A MAURO	\$50.00	\$5,638.00	Pending
[50-45 - Heating Unit Only (Residential)]					
114955	2385 BROWNING RD..21-4052	DESOTELL PROPERTIES LLC	\$50.00	\$5,633.00	Pending
[50-45 - Heating Unit Only (Residential)]					
114956	1216 S IRWIN AV..17-217-A	JILL M P & JASON M LEMKE	\$50.00	\$3,850.00	Pending
[50-45 - Heating Unit Only (Residential)]					
114959	3003 BETH DR..21-6386	JENNIFER L & ERIC W WATSON	\$50.00	\$5,743.00	Pending
[50-45 - Heating Unit Only (Residential)] FURNACE					
114961	1584 CAREFUL DR..6-1027-36	SHIRLEY HOEGGER	\$50.00	\$2,400.00	Pending
[50-45 - Heating Unit Only (Residential)] FURNACE					

114962	1042 N BUCHANAN ST..18-988 [50-45 - Heating Unit Only (Residential)] FURNACE	WENDY L TOURTILLOTT	\$50.00	\$2,760.00	Pending
114964	1363 GRIGNON ST..17-587 [50-45 - Heating Unit Only (Residential)] FURNACE	AMBER PA LEE	\$50.00	\$2,465.00	Pending
114967	1658 LANGLADE AV..6-941 [50-45 - Heating Unit Only (Residential)] FURNACE	STACEY A SCHOEN	\$50.00	\$4,000.00	Pending
114968	828 S BROADWAY..2-185 [50-45 - Heating Unit Only (Residential)] 2 FURNACES	ROSE M & GEORGE B BOLSEN	\$50.00	\$13,100.00	Pending
114815	1569 PROPER ST..19-259 [60-29 - Water Service - Connection/Repair (Residential)] WATER SERVICE	EMILY A YSEBAERT	\$30.00	\$4,000.00	Closed
114842	1008 HOLZER ST..18-817-B [60-33 - Storm Sewers - Connection/Repair (Residential)]	KRISTOPHER J & KIMBERLY HEALY	\$30.00	\$6,700.00	Pending
114849	2733 RAMADA LN..6H-1122-11 [60-25 - Repair/Alter Existing Plumbing System (Residential)]	PAUL W & KAREN C R SWANSON	\$50.00	\$630.00	Pending
114859	2524 LAREDO LN..6H-2032 [60-25 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER CONVERSION	KAREN A & RONALD F HARRINGTON	\$50.00	\$10,672.00	Closed
114885	1233 REED ST..3-1197 [60-27 - Water Heater (Residential)]	RUTH L URBAN	\$30.00	\$3,000.00	Closed
114886	2589 DECKNER AV..21-314-4 [60-27 - Water Heater (Residential)]	JEFFREY & BETHANY STEARNS	\$30.00	\$2,000.00	Pending
114900	1100 N VAN BUREN ST..7-464 [60-27 - Water Heater (Residential)]	JING XUN JIANG	\$30.00	\$1,255.00	Pending
114941	1033-1035 S CLAY ST..17-160 [60-31 - Sanitary Sewers - Connection/Repair (Residential)] RELAY WATER SERVICE & REPAIR SANITARY SEWER LATERAL	ALYSSA GILSON	\$60.00	\$5,000.00	Closed
114943	308 LAU ST..21-2352 [60-25 - Repair/Alter Existing Plumbing System (Residential)]	PETER G & CHRISTINE M MONTCALM	\$50.00	\$13,280.00	Pending
114957	1205 S WEBSTER AV..17-8 [60-29 - Water Service - Connection/Repair (Residential)] WATER SERVICE	JOHN & NICOLE ZELZER	\$30.00	\$4,000.00	Closed
114965	1806 12th AV..1-1297-A [60-25 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER CONVERSION	ANTONE P GERRITSSKENADORE, ETAL	\$50.00	\$12,810.00	Pending
114970	1019 ALPINE DR..21-152-11 [60-27 - Water Heater (Residential)] WATER HEATER	ALEKSANDR S & YELENA V KUZNETSOV	\$30.00	\$2,000.00	Pending
114835	120 S HENRY ST..21-2294 [70-1 - Signs - Permanent] 7.5 tall x 7.9 wide monument sign with video capabilities	OUR SAVIOURS EVANGELICAL LUTHERAN CHURCH	\$119.63	\$29,000.00	Pending
114836	164 N BROADWAY..4-60	BLH HOLDINGS LLC	\$141.99	\$32,000.00	Pending

[70-1 - Signs - Permanent] 2 wall signs for Hurckman Mechanical. One sign 7.7 x 4.3 facing west. One sign 10.9 x 6.5 facing south

Totals: 161 projects	\$22,759.09	\$4,975,428.45
-----------------------------	-------------	----------------

Summary of Projects Issued

12/1/2023 to 12/31/2023

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	\$2,505.77	\$650,000.00
2 Residential - Addition - Single Family House	2	1	1	2	1	1	0	0	\$280.00	\$26,500.00
2 Residential - Alteration - 1 -2 Family House	15	1	13	15	12	5	9	0	\$3,265.00	\$569,953.00
3 Residential - New - 2 Family House (Duplex)	1	1	2	1	1	1	1	1	\$1,908.10	\$450,000.00
7 Deck, Porch, Patio, Ramp (Residential)	6	5	5	6	0	0	0	0	\$700.00	\$27,279.00
9 Demolition - Interior (Residential)	2	0	0	2	0	0	0	0	\$100.00	\$1,500.00
9 Raze - Building or Structure (Residential)	1	0	0	1	0	0	1	0	\$100.00	\$27,000.00
11 Driveway Replacement and/or Expansion (Residential)	3	0	0	3	0	0	0	0	\$200.00	\$32,000.00
11 Fence (Residential)	5	0	0	5	0	0	0	0	\$250.00	\$25,120.05
11 Foundation Repair (Residential)	8	0	0	8	0	0	0	0	\$400.00	\$163,635.00
11 Garage/Carport/Shed (residential)	2	1	1	2	1	0	0	0	\$200.00	\$55,000.00
11 Z - Misc Project Not Listed (Residential)	1	0	0	1	1	0	0	0	\$200.00	\$7,000.00
30 Commercial - Alteration - Multi-Family of 3 or more units	2	0	0	2	2	0	2	0	\$1,118.00	\$257,500.00
31 Commercial - Alteration - Non-Residence, Non-Housekeeping	4	0	3	4	4	2	0	0	\$1,564.64	\$186,900.00
31 Commercial - New - Other Non-Residential Buildings (barns, storage garages, jails, silos, post offices, animal hospitals, reformatories)	1	0	1	1	1	0	0	0	\$562.50	\$100,000.00
34 Fire Protection Sprinkler (Commercial)	1	0	0	1	0	0	0	0	\$200.00	\$58,874.40
34 Raze- Building or Structure (Commercial)	1	0	1	1	0	0	1	1	\$240.00	\$34,000.00
34 Roofing (Commercial)	1	0	0	1	0	0	0	0	\$70.00	\$2,000.00
34 Z - Misc Project Not Listed (Commercial)	5	2	3	5	1	0	0	0	\$2,403.46	\$1,134,500.00
40 Electrical Service - Repair (Commercial)	2	0	0	0	2	0	0	0	\$140.00	\$11,325.00
40 Electrical Service - Change (Residential)	4	0	0	0	4	0	0	0	\$200.00	\$9,500.00
40 Electrical Service - Repair (Residential)	1	0	0	0	1	0	0	0	\$50.00	\$400.00
40 Electrical Wiring (Misc., Alteration, Repair) (Commercial)	6	0	0	1	6	1	0	0	\$1,100.00	\$333,471.00
40 Electrical Wiring (Misc., Alteration, Repair) (Residential)	11	0	0	0	11	0	0	0	\$600.00	\$32,750.00
40 Fire Protection Alarm (Commercial)	1	0	1	1	1	0	0	0	\$570.00	\$242,085.00
40 New Electrical System (Commercial)	2	0	0	0	2	0	0	0	\$140.00	\$2,612.00
50 Heating and Air Conditioning Units (Residential)	10	0	0	0	0	10	0	0	\$500.00	\$109,882.00
50 Heating Unit Only (Commercial)	2	0	0	0	0	2	0	0	\$210.00	\$36,226.00
50 Heating Unit Only (Residential)	45	0	0	0	0	45	0	0	\$2,250.00	\$262,069.00
60 Repair/Alter Existing Plumbing System (Residential)	4	0	0	0	0	0	4	0	\$200.00	\$37,392.00
60 Sanitary Sewers - Connection/Repair (Residential)	1	0	0	0	0	0	1	0	\$60.00	\$5,000.00
60 Storm Sewers - Connection/Repair (Residential)	1	0	0	0	0	0	1	0	\$30.00	\$6,700.00
60 Water Heater (Residential)	4	0	0	0	0	0	4	0	\$120.00	\$8,255.00
60 Water Service - Connection/Repair (Residential)	2	0	0	0	0	0	2	0	\$60.00	\$8,000.00
70 Signs - Permanent	2	2	0	2	0	0	0	0	\$261.62	\$61,000.00
Totals:	161	15	35	67	53	69	28	4	\$22,759.09	\$4,975,428.45



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

County Name Brown		County Code Number 05		Report for Month/Year December, 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.)	\$ 39,679.48	\$ 39,679.48			
Adjustment (if applicable)	\$.00	\$.00			
2. Municipal Court Costs (Chapter 814, Subchapter II, s. 814.65, Stats.)	\$ 17,455.70	\$ 15,258.68		\$ 2,197.02	
Adjustment (if applicable)	\$.00	\$.00		\$.00	
3. Penalty Surcharges (s. 757.05, Stats.)	\$ 9,552.99			\$ 9,552.99	
Adjustment (if applicable)	\$.00			\$.00	
4. County Jail Surcharges (s. 302.46(1)(a), Stats.)	\$ 4,364.41		\$ 4,364.41		
Adjustment (if applicable)	\$.00		\$.00		
5. Driver Improvement Surcharges (s. 346.655, Stats.)	\$ 6,658.50		\$ 3,314.00	\$ 3,344.50	
Adjustment (if applicable)	\$.00		\$.00	\$.00	
6. Crime Lab and Drug Enforcement Surcharges (s. 165.755(4), Stats.)	\$ 5,700.81			\$ 5,700.81	
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.)	\$ 650.00			\$ 650.00	
Adjustment (if applicable)	\$.00			\$.00	
12. Totals	\$ 84,311.89	\$ 54,938.16	\$ 7,928.41	Pay This Amount \$ 21,445.32	

Continue onto the next page.



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

STATE CONTROLLER'S OFFICE-CMO
101 E. WILSON STREET, 5th FL
PO BOX 7932
MADISON, WI 53707-7932
DOAMunicipals@wisconsin.gov

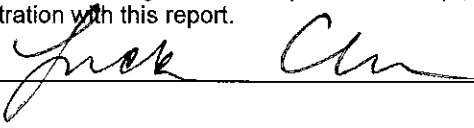
II. CERTIFICATION OF MUNICIPAL COURT OFFICIAL

I hereby certify that this report reflects all actions requiring forfeitures, court costs and surcharges collected during the month designated.

Name: NEIL BASTEN Signature:  Date: 1/2/24

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:  Date: 1/8/24

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>

**RESOLUTION TO ACCEPT HURON ROAD SIDEWALK
ADDITION AND ISSUE ASSESSMENTS
January 16, 2024**

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That the following sidewalks built on the following streets by Peters Concrete Co., under its contract duly awarded on March 23, 2023, be and are hereby accepted and that the City Clerk be and is hereby instructed to give the usual thirty (30) days notice relative to the payment of said sidewalks.

AND, BE IT FURTHER RESOLVED, that the City Clerk be and is hereby instructed to issue certificates payable to the City of Green Bay against the abutting property according to the final assessments on file, and a schedule of assessments shall be payable annually extending for a period not to exceed five (5) years at an interest rate of six and five tenths of a percent (6.50%) per annum, and shall be charged to the particular property against which assessments have been made.

Adopted _____, 2024

Approved _____, 2024

Mayor

ATTEST:

City Clerk

ejns

SPAS-CouncilResolution

Project ID	Parcel ID	Owner Name and Address	Location/Legal Desc	Square Feet	Fee	Charge
12145						
DISTRICT	21-7923	KWIK TRIP INC	3525 HUMBOLDT RD			
1		1626 OAK ST	LOT 1 OF CSM 9273 IN 2943797 BNG			
		LA CROSSE WI 54603	EATON HEIGHTS PRT OF LOTS 22 & 23			
				1.80 LBS @	3.25 LB	5.85
				2.30 LBS @	8.30 LB	19.09
				3.20 LBS @	1.30 LB	4.16
				27.80 Cu Yd @	86.00 Cu/Yd	2390.80
				51.30 Sq Yd @	14.80 Sq/Yd	759.24
				67.70 Cu Yd @	51.00 Cu/Yd	3452.70
				524.00 Sq Ft @	12.50 Sq/Ft	6550.00
				2275.00 Sq Ft @	7.40 Sq/Ft	16835.00
			Parcel Total Charges			30016.84
			Project Total	12145		30016.84

FINAL PAYMENTS RESOLUTION
January 16, 2024

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. **BRIDGE 3-23 (MAIN STREET BRIDGE B-5-141 EXPANSION JOINT RECONSTRUCTION)**
PHEIFER BROTHERS CONSTRUCTION CO., INC.

TOTAL AMOUNT EARNED:	\$	306,941.39
LESS AMOUNT RETAINED:	\$	0.00
	\$	306,941.39
LESS AMOUNT PREVIOUSLY PAID:	\$	299,284.09
AMOUNT DUE THIS PAYMENT:	\$	7,657.30

ACCOUNT NUMBERS
401500E-55311-69243: \$7,657.30
PO #2300109

2. **RAMPS 1-23 PARKING RAMP REPAIRS**
RESTORATION SYSTEMS, INC.

TOTAL AMOUNT EARNED:	\$	464,344.75
LESS AMOUNT RETAINED:	\$	0.00
	\$	464,344.75
LESS AMOUNT PREVIOUSLY PAID:	\$	449,497.25
AMOUNT DUE THIS PAYMENT:	\$	14,847.50

ACCOUNT NUMBERS
430500-55305-69013: \$14,847.50
PO #2300040

Adopted _____, 2024

Approved _____, 2024

Mayor

ATTEST:

City Clerk

SAP

**RESOLUTION AUTHORIZING CONDITIONAL USE
PERMIT AT 515 FOREST STREET
(ZP 23-50)**

January 16, 2024

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 23-50 and the recommendation of the Plan Commission on January 8, 2024, the City of Green Bay does authorize a Conditional Use Permit (CUP) to allow for the establishment of a two-family (duplex) use in the Low-Density Residential (R1) zoning district on the following described property located at 515 Forest Street:

Legal Description:

2,905 SQ FT OAK GROVE N 58 FT OF LOT 135

Tax Parcel No. 8-100

Said CUP shall be granted subject to compliance with all other regulations of the Green Bay Municipal Code.

Adopted _____

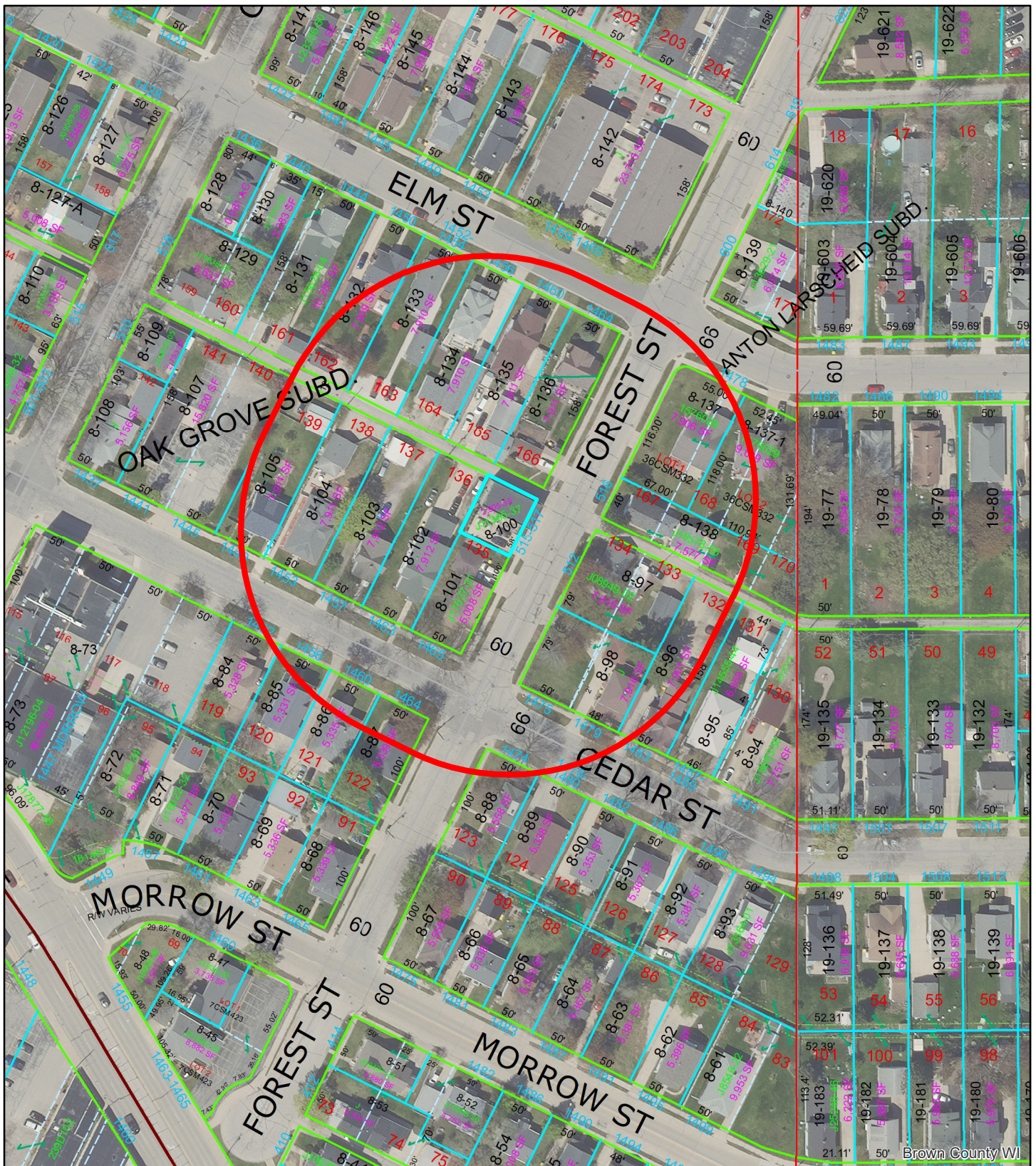
Approved _____

Mayor

Clerk

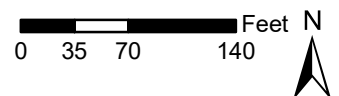
sjh

Attachment – Map



(ZP 23-50) Conditional Use Permit 515 Forest Street

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 27 Dec 2023 X:\Planning\Basemaps\template_8.5x11.mxd



- 515 Forest Street
- 200-foot

**RESOLUTION AUTHORIZING CANCELLATION
OF 2023 REAL ESTATE PROPERTY TAXES**

January 16, 2024

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to the recommendation of the Finance Committee at its meeting of January 9, 2024, the real estate property taxes for 2023 for the following parcel is hereby rescinded.

<u>Parcel</u>	<u>Amount</u>
6-3042-1 Martell Development, LLC 1220 Hurlbut St	\$1,398.18

Adopted _____

Approved _____

Mayor

Clerk

**RESOLUTION AUTHORIZING CANCELLATION
OF 2022 REAL ESTATE PROPERTY TAXES**

January 16, 2024

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to the recommendation of the Finance Committee at its meeting of January 9, 2024, the real estate property taxes for 2022 for the following parcel is hereby rescinded.

<u>Parcel</u>	<u>Amount</u>
6-3042-1 Martell Development, LLC 1220 Hurlbut St	\$1,350.69

Adopted _____

Approved _____

Mayor

Clerk

**RESOLUTION AUTHORIZING CANCELLATION
OF 2023 REAL ESTATE PROPERTY TAXES**

January 16, 2024

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to the recommendation of the Finance Committee at its meeting of January 9, 2024, the real estate property taxes for 2023 for the following parcel is hereby rescinded.

<u>Parcel</u>	<u>Amount</u>
21-8022	\$437.05
Susan M. Smith	
3492 Dolomite Dr	

Adopted _____

Approved _____

Mayor

Clerk

**RESOLUTION AUTHORIZING CANCELLATION
OF 2022 REAL ESTATE PROPERTY TAXES**

January 16, 2024

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to the recommendation of the Finance Committee at its meeting of January 9, 2024, the real estate property taxes for 2022 for the following parcel is hereby rescinded.

<u>Parcel</u>	<u>Amount</u>
21-8022	\$422.21
Susan M. Smith	
3492 Dolomite Dr	

Adopted _____

Approved _____

Mayor

Clerk

**RESOLUTION AUTHORIZING
BUDGET AMENDMENT**

January 16, 2024

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of January 9, 2024, the following 2023 amendment of funds is hereby authorized:

	<u>ACCOUNT</u>		<u>AMOUNT</u>
Increase:	101300 50501	Police-Overtime	\$10,026.37
Increase:	101300 46223	Police Overtime Reimbursement	\$10,026.37

***This budget amendment is for 2023 unbudgeted overtime for staffing at various events such as the Christmas Gift Giveaway, Turkey Trot and overtime backfill from CIT Training.*

Increase:	101400 50501	Fire-Overtime	\$1,890.07
Increase:	101400 46223	Fire Overtime Reimbursement	\$1,890.07

***This budget amendment is for 2023 unbudgeted overtime for staffing at the Brown County Healthcare Casper Run and the Brown County Fire Investigation Task Force investigation and board meeting.*

Increase:	101400 50501	Fire-Overtime	\$15,565.00
Increase:	101400 43611	Fire-State Overtime Reimbursement	\$15,565.00

***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 ESTABLISHING POLLING LOCATIONS
FOR THE 2024 SPRING PRIMARY AND GENERAL ELECTIONS
IN THE CITY OF GREEN BAY**

January 16, 2024

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

In accordance with Wis. Stats. § 5.25, the Common Council of the City of Green Bay does hereby establish polling places for wards of the City of Green Bay, as shown in the attached Exhibit A, for the Spring Primary on February 20, 2024 and the Spring General Election on April 2, 2024.

Adopted January ___, 2024

Approved January ___, 2024

Eric Genrich, Mayor

Celestine Jeffreys, Clerk

LJM

Attachment – Exhibit A

Exhibit A

Polling Locations:

Spring Primary Election – February 20, 2024

Spring General Election – April 2, 2024

Ward	Location	Address
1	UWGB—Univ. Union Phoenix Room	2420 Nicolet Dr.
2	UWGB—Univ. Union Phoenix Room	2420 Nicolet Dr.
3	UWGB—Univ. Union Phoenix Room	2420 Nicolet Dr.
4	Christ of the Bay	450 Laverne Dr.
4A	Christ of the Bay	450 Laverne Dr.
5	Christ of the Bay	450 Laverne Dr.
6	Froebel Early Learning	3542 Finger Rd.
7	Froebel Early Learning	3542 Finger Rd.
8	Froebel Early Learning	3542 Finger Rd.
8A	Froebel Early Learning	3542 Finger Rd.
9	St. Bernard's Church	2040 Hillside Ln.
10	St. Bernard's Church	2040 Hillside Ln.
10A	St. Bernard's Church	2040 Hillside Ln.
11	Central Assembly Church	831 Schoen St.
11A	Central Assembly Church	831 Schoen St.
12	Central Assembly Church	831 Schoen St.
13	First United Church	509 S. Webster Ave.
14	Union Congregational Church	716 S. Madison St.
14A	Union Congregational Church	716 S. Madison St.
15	Green Bay Water Utility Conference Room	631 S. Adams St.
16	Triangle Hill Park Shelter	500 Beverly Rd.
17	Triangle Hill Park Shelter	500 Beverly Rd.
18	Atonement Church	2132 Deckner Ave.
19	Atonement Church	2132 Deckner Ave.
19A	Atonement Church	2132 Deckner Ave.
20	Wildlife Sanctuary DRC Learning Center	1660 E. Shore Dr.
20A	Wildlife Sanctuary DRC Learning Center	1660 E. Shore Dr.

Ward	Location	Address
21	Green Bay Labor Temple	1570 Elizabeth St.
22	Wildlife Sanctuary DRC Learning Center	1660 E. Shore Dr.
23	Wildlife Sanctuary DRC Learning Center	1660 E. Shore Dr.
24	Green Bay Metro Office	901 University Ave.
25	Green Bay Metro Office	901 University Ave.
26	Salvation Army	626 Union Ct.
27	First Presbyterian Church	200 S. Ashland Ave.
28	Redeemer Church	210 S. Oneida St.
29	Colburn Park Shelter	901 S. Fisk St.
30	St. Joseph Church—Holy Grounds Café	936 9th Street
31	Calvary Church	1301 S. Ridge Rd.
31A	Calvary Church	1301 S. Ridge Rd.
32	Calvary Church	1301 S. Ridge Rd.
32A	Calvary Church	1301 S. Ridge Rd.
32B	Calvary Church	1301 S. Ridge Rd.
33	Green Bay Water Utility Conference Room	631 S. Adams St.
34	Redeemer Church	210 S. Oneida St.
35	Trinity Church	330 S. Broadway
36	St. Joseph Church—Holy Grounds Café	936 9th Street
37	St. Paul's Church	341 Wilson Ave.
38	St. Jude's Church	1420 Division St.
39	St. Jude's Church	1420 Division St.
39A	St. Jude's Church	1420 Division St.
40	Colburn Park Shelter	901 S. Fisk St.
41	Living Hope Church	1840 W. Mason St.
42	Living Hope Church	1840 W. Mason St.
42A	Living Hope Church	1840 W. Mason St.
43	St. Elizabeth Ann Seton Church	2771 Oakwood Dr.
44	Bridge Point Church	2421 W. Point Rd.
45	Botanical Garden Cornerstone Room	2600 Larsen Rd.
46	Church of Christ	2683 W. Point Rd.
47	St. Elizabeth Ann Seton Church	2771 Oakwood Dr.

**RESOLUTION AUTHORIZING
TRANSFER OF FUNDS**

January 16, 2024

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of January 9, 2024, the following 2024 transfer of funds is hereby authorized:

	<u>ACCOUNT</u>	<u>AMOUNT</u>
From:	101099-59001 Contingency	\$9,650.00
To:	101630-53001 Contractual services	\$9,650.00

This budget amendment to cover payment to United States Department of Agriculture for a cooperative agreement to conduct deer management in 2024.

Adopted _____

Approved _____

Mayor

Clerk

**RESOLUTION AUTHORIZING VARIANCES TO
ALLOW FOR THE DEVELOPMENT OF A MIXED-USE
NEIGHBORHOOD AND EXTENSION OF HINKLE STREET
FROM W. MASON STREET TO HOBART DRIVE
(VR 23-05)**

January 16, 2024

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Variance Request 23-05 and the recommendation of the Plan Commission on January 8, 2024, the City of Green Bay does authorize variances from various Sections of Chapter 36-Subdivision and Platting, Green Bay Municipal Code, as follows:

1. Minimum lot width for single family home sites is 75' feet (Sec. 44-554). Lots 9-10 do not comply with frontages at 56 and 62 feet.
2. Street frontage for lots on cul-de-sac bulbs or the outer radius of a curved street shall be a minimum of 50' (Sec. 36-560(b)). Lots 11-14 do not meet this requirement with frontages from 43 to 47 feet.
3. Minimum lot area for detached single-family lots is 7,500 square feet (Sec. 44-554). Lots 9-10 and 12 do not comply with this requirement with lot areas ranging from 5,731 to 7,136 square feet.
4. Double frontage lots are not permitted per Sec. 36-461. Lot 15 is double-fronted.
 - a. A 20' planting screen easement is required where a double frontage lot is allowed, and the proposal cannot comply with screening easement.
5. The required street widths for Hinkle St. (a collector street) is 70-80 feet and Southwest Vie Court (local cul-de-sac) is 50 feet (Sec. 36-412). Hinkle St. Street width is at 60 feet and Southwest Vie Court is at 48 feet.
6. The required street design standards including street clear width are required to be 40-44 feet wide for Hinkle Street and 30 feet wide for Southwest Vie Court (Sec. 36-412). Hinkle Street is at 36 feet and Southwest Vie Court is at 28 feet.
7. The plat is required to provide specific sidewalk/pedestrian locations on both sides of the street (36-456). Sidewalks are to be located on one side of Hinkle Street (alternating) and not included on Southwest Vie Court at all.
8. The street jog at Hinkle Street and W. Mason Frontage Street is not permitted as code requires intersection ROW to either line up with or be a minimum of 125 feet separated from the existing intersection (Sec. 36-424). The intersection will include a 60 foot offset to the west.
9. The street intersection at Hinkle Street and Hobart Drive is required to connect at a 90-degree angle (Sec. 36-423) as well as it being a condition of the recently approved Official Map amendment. The proposal will "merge" extended Hinkle Street with Hobart Drive and connecting Hobart Drive coming from the north at 90 degrees.
10. The minimum required radius of the cul-de-sac is 55' (Sec. 36-419). Southwest Vie Court cul-de-sac is offset to the south and has a radius of 39 feet and 47 feet.

Subdivision variances will be located on the following described property at 2405 W Mason St (parcel 6H-1109), 0 W Mason St (parcel 6H-1109-2), and 0 Ninth St (parcel 6H-1089):

2405 W. Mason Street, PARCEL NUMBER 6H-1109: LOT 2 OF CSM MAP 9023 IN 2851838 BNG PRT OF LOT 14 SEC 29 T24N R20E. AREA CONTAINS 102,087 SQUARE FEET / 2.344 ACRES MORE OR LESS.

0 W. Mason Street, PARCEL NUMBER 6H-1109-2: OUTLOT 1 OF CSM MAP 9023 IN 2851838 BNG PRT OF LOT 14 SEC 29 T24N R20E. AREA CONTAINS 104,429 SQUARE FEET / 2.397 ACRES MORE OR LESS.

0 Ninth Street, PARCEL NUMBER 6H-1089: LOTS 7 & 8 SEC 28 T24N R20E EX STS & PART VAC ST IN J10917-37 ADJ EX J27639-44. AREA CONTAINS 722,094 SQUARE FEET / 16.577 ACRES MORE OR LESS.

0 Ninth Street, PARCEL NUMBER 6H-1091: THAT PART OF LOTS 9 & 10 SEC 28 T24N R20E LYG NLY OF BEAVER DAM CREEK CONSER- VANCY AREA EX 781 R 473 & EX J27639-44. AREA CONTAINS 307,315 SQUARE FEET / 7.055 ACRES MORE OR LESS.

WHEREBY said Variance Requests are subject to the following conditions:

1. Department of Public Works approval of the redesign of the intersection of Hinkle Street and W Mason Street relating to requests 5, 6 and 8.
2. Department of Public Works and Fire Department confirmation that they can service the development including lots located on Southwest Vie Court related to requests 5, 6 and 10.
3. Alternatives to the Hinkle-Hobart intersection design be investigated, and final design brought back to Plan Commission for approval relating to requests 5,6 and 9.
4. Walks abutting the curb be included along Southwest Vie Court related to request 7.
5. Associated Planned Unit Development is approved related all requests.

Adopted _____

Approved _____

Eric Genrich, Mayor

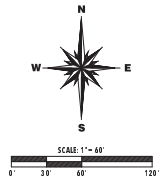
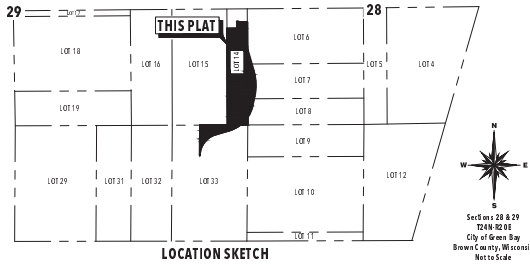
Celestine Jeffreys, Clerk

db

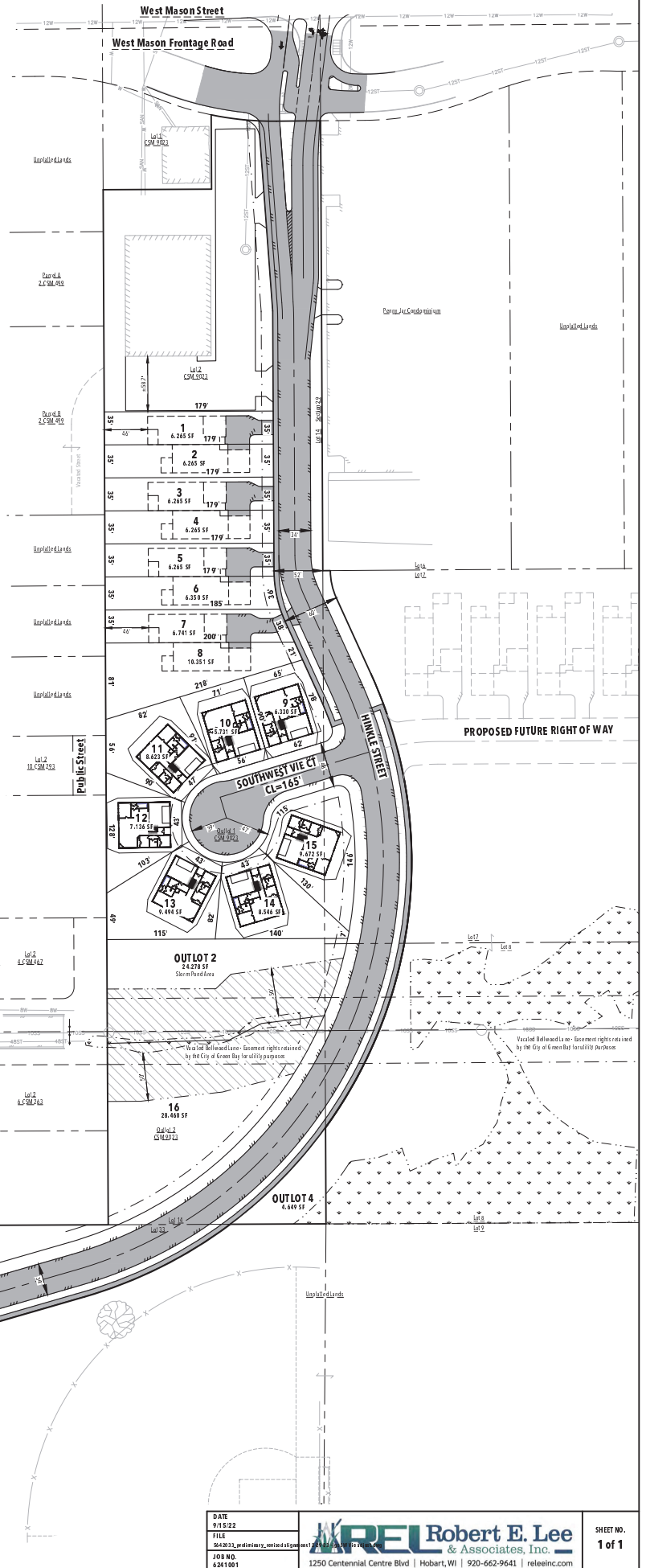
Attachments (Preliminary Plat)

PRELIMINARY PLAT SOUTHWEST WOODS A PLANNED DEVELOPMENT DISTRICT

ALL OF LOT 2, OUTLOT 1 AND OUTLOT 2 OF CERTIFIED SURVEY MAP NUMBER 9023, DOCUMENT NUMBER 2851838, LOCATED IN PART OF LOT 14 AND PART OF LOT 33 OF SECTION 29, PART OF PENNY JAR CONDOMINIUM, VOLUMES OF CONDO PLATS, PAGE 148, DOCUMENT NUMBER 2388209, LOCATED IN PART OF LOT 6, AND BEING PARTS OF LOT 7 AND LOT 8 OF SECTION 28, ALL LOCATED IN TOWNSHIP 24 NORTH, RANGE 20 EAST, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN



PROPOSED SETBACKS
LOTS 1-8 (TOWNHOMES)
FRONT YARD: 25'
SIDE YARD: 5'
REAR YARD: 25'
LOTS 9-15
FRONT YARD: 12'
SIDE YARD: 6'
REAR YARD: 10'



DATE
01.15.22
FILE
06-20173, preliminary, revised alignment
JOB NO.
6261001

REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO.
1 of 1



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

MEETING DATE

January 16, 2024

PREPARED BY

AGENDA ITEM # X.I

General Ordinance 01-24

An ordinance creating Section 26-22, Green Bay Municipal Code, relating to reckless driving.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Draft G.O. 01-24 Relating to Reckless Driving

GENERAL ORDINANCE NO. 01-24

AN ORDINANCE CREATING SECTION 26-22,
GREEN BAY MUNICIPAL CODE,
RELATING TO RECKLESS DRIVING

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

SECTION 1. Section 26-22, Green Bay Municipal Code, is hereby created to read:

Sec. 26-22. Impounding vehicles used in reckless driving offenses.

- (a) *Authority.* Under the authority of Wis. Stats. § 349.115, law enforcement officers may impound any vehicle used in the commission of reckless driving, as defined under Wis. Stats. § 346.62.
- (b) *Requirements.* The Green Bay Police Department may impound a vehicle used in the commission of reckless driving in violation of Wis. Stats. § 346.62 at the time of issuing a citation for said violation provided that the person cited meets all of the following conditions:
 - (1) The person is the owner of the vehicle.
 - (2) The person has a prior conviction for reckless driving in violation of Wis. Stats. § 346.62.
 - (3) The person has not fully paid the forfeiture for said prior conviction.
- (c) *Recovery of impounded vehicle.* Any vehicle impounded under subsection (b) may remain impounded until the person fully pays the prior forfeiture amount and the reasonable costs of impounding the vehicle, including towing or other transportation and storage costs. Upon payment of both amounts, the City shall return the impounded vehicle to its owner.
- (d) *Disposal of impounded vehicle.* If a vehicle impounded under subsection (b) remains unclaimed for more than 90 days after the disposition of the citation for which the vehicle was impounded, the City may dispose of said vehicle in accordance with Wis. Stats. § 342.40.

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 _____, 2024.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

01/16/2024
LAW

ZONING ORDINANCE NO. ~~XX-XX~~01-24

**AN ORDINANCE
CREATING A PLANNED UNIT DEVELOPMENT (PUD)
OVERLAY DISTRICT FOR PROPERTIES LOCATED AT
101 BRIDGE STREET, 119 BRIDGE STREET, AND 239 ARNDT STREET
(ZP 23-49)**

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 Overlay District on the following described property, as also depicted on Exhibit A - Location Map:

101 Bridge Street, Legal Description: That part of Lot Five (5), Block Two (2), according to the recorded Plat of Arndt's First Addition to the City of Fort Howard, now a part of the City of Green Bay, West side of Fox River, Brown County, Wisconsin, bounded on the West by a line 280 feet Easterly from and parallel to the Easterly line of Pearl Street and bounded on the East by the Channel Bank of Fox River, on the North by the Southerly line of Bridge Street, and on the South by the Southerly line of said Lot 5, Block 2, Arndt's First Addition.

Tax Parcel: 3-554-A

Land Area: Comprises approximately 12,755 square feet/.293 acres

119 Bridge Street, Legal Description: Part of Lots 3, 4 and 5, Block 2, Arndt's First Addition to Fort Howard, in the City of Green Bay, Brown County, Wisconsin, described as follows:

All that part of Lot 3, Block 2, lying Westerly of the West line of the premises conveyed to Fort Howard Paper Company as described in Jacket 38 Image 34, also the East 5 feet of vacated Water Street lying between the North and South lines of said Lot 3, Block 2, extended Westerly.

All that part of Lot 4, Block 2, lying between the East line of vacated Water Street and the Channel Bank of Fox River.

The Westerly 120 feet of Lot 5, Block 2; the Easterly 5 feet of vacated Water Street lying between the North line of the aforesaid Lot 5 and the South line of the aforesaid Lot 4, Block 2, extended Westerly.

Tax Parcel: 3-556

Land Area: Comprises approximately 30,577 square feet/.702 acres

239 Arndt Street, Legal Description: Block 1, Arndt's Addition to Fort Howard, now part of the City of Green Bay and that part of the unsurveyed part of Private Claim No. 2, West side of Fox River, in the City of Green Bay, Brown County, Wisconsin, described as follows:

Commencing at a point where the Northerly line of the surveyed part of Private Claim No. 2 West intersects the Westerly line of Pearl Street extended which point is located 248.3 feet Southerly along said Westerly line of Pearl Street from the Southerly line of Arndt Street; thence North 24° 42' 39" East along the Westerly line of Pearl Street extended 248.3 feet to the Northeast corner of Block 5, Arndt's First Addition to Fort Howard;; thence South 64° 6' 21" East along the Southerly line of Arndt Street 573.01 feet more or less to the West government dock line Fox River; thence South 12° 35' 14" West along said government dock line 255.1 feet to the Northerly line of the surveyed part of said Private Claim No. 2 West; thence North 64° 6' 21" West along said Northerly line of the surveyed part of Private Claim No. 2 West 627.34 feet to the point of beginning; EXCEPT that part thereof that lies West of the center line of Pearl Street produced Southerly.

Lots 1 and 2, including the East ½ of Water Street vacated, Block 2, Arndt's Addition to Fort Howard now a part of the City of Green Bay.

Lot 3, Block 2, Arndt's Addition to Fort Howard now a part of the City of Green Bay, excepting the part thereof described in Volume 241 Deeds, page 234.

The vacated portion of Arndt Street extending Easterly from the Easterly line of Water Street (Vacated) to the Fox River.

EXCEPTING therefrom:

(a) The 20 foot main line right of way of the C&NW RR Co., described at 4 Deeds 462.

(b) The side track easement of the C&NW RR Co., described at 90 Deeds 167.

Tax Parcel: 3-551

Land Area: Comprises approximately 203,213 square feet/4.665 acres

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 two-phase mixed-use development. Phase 1 will include two (2) buildings with 109 apartment units. Anticipated future proposed uses, including but not limited to Phase 2, Phase 2 will may include a mixed-use building project containing both commercial and residential uses. The overall appearance and design of the site and improvements shall comply with the attached Exhibits and as regulated within this PUD.
- B. Development Site. Area included within this PUD consists of all land included at 101 Bridge Street, 119 Bridge Street, and 239 Arndt Street. Phase 1, as described in Exhibit B, is the primary focus of this PUD. A PUD amendment shall be required for future proposed uses, including but not limited to Phase 2, Phase 2, also described in Exhibit B. Further, any PUD amendments shall reflect any land divisions recorded after the execution of this document.
- C. Land Use Regulations. The principal and accessory land uses which may be established and/or maintained on Phase 1 of the subject property are as

follows:

1. Principal use of 109 residential dwelling units within two structures, including first-floor dwelling units.
2. Accessory uses customarily associated with multiple family dwelling including but not limited to a lobby, mail room, janitorial services, community room that may be made available to public entities, office space associated with the principal use, home occupations, childcare for residents, educational spaces for residents, outdoor gathering spaces, and other uses deemed appropriate by the Zoning Administrator.
- 2-3. All other proposed uses, including those proposed for Phase 2, are subject to a PUD amendment.

- D. Prohibited Uses. The PUD limits certain uses from being established on the site or as accessory to the multi-family dwelling principal use including rooming/boarding houses, shelter facilities, transitional housing, dormitories, assisted living/nursing homes, commercial uses typically associated with dwelling (family daycares and live-work units). All other proposed uses, including those proposed for Phase 2, are subject to a PUD amendment.
- E. Dimensional and Area Requirements. Dimensional and area requirements for principal structure on the subject property shall generally comply with Exhibit B and be regulated as follows:
1. General Site.
 - a. Lot Size. Minimum lot area is 72,000 square feet
 - b. Other site provisions and accessory buildings shall be regulated as if in the D2 Zoning District.
 2. Building.
 - a. Front Yard Setback Maximum along Bridge Street: 55-90 feet, varied (must substantially conform to Exhibit B)
 - b. Other buildings provisions and accessory buildings shall be regulated as if in the D2 Zoning District.
- F. Access, Circulation, and Parking. Access, circulation, and parking within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code, and as modified as follows:
1. Residential uses need only provide evidence of the availability of off-street public or private parking within 1,000-feet in the amount of one parking space per dwelling unit.
 2. Phase 1 shall include a parking lot with 45 spaces. Phase 2 shall only be established with an amendment to this PUD.
 3. Pedestrian access shall be provided from all public streets with public sidewalks adjoining the development.
 4. Any access, circulation, or parking issues not addressed by this PUD shall default to the D2 Zoning District.

- G. Architectural Design. All building elevations shall substantially comply with Exhibit B and subject to the following requirements:
1. Four-sided design. All sides of the building shall include materials and design characteristics similar to and compatible with those on the front.
 2. Façade Articulation. Buildings shall be designed to provide interest and variety. Flat, unadorned walls should be avoided. Façade lengths shall not be greater than 40 feet without articulation including but not limited to:
 - a. Division of façade into individual components (i.e. storefronts, distinct uses) through the use of architectural elements such as entrances, arcades, windows, balconies, awnings, marquees, etc.
 - b. Recesses or projections of the main façade plane.
 - c. Recesses or projections of upper floors from the ground floor façade plane.
 - d. Vertical division using different materials and textures.
 3. Exterior Materials. Building materials shall be durable and appropriate for the residential district as well as being regulated as follows:
 - a. Exterior building façades shall be predominately (minimum of 80%):
 1. Brick or brick veneer
 2. Cementitious panels/siding
 3. Architectural/decorative metal panels
 4. Wood or wood composite
 5. Windows and doors
 - b. Windows and doors. Windows shall include trim and all building entrances shall include a canopy or other roofing element over the doorway.
- H. Lighting. All lighting within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article V of the Green Bay Municipal Code.
- I. Signage. All signage within the PUD area shall meet the standards as set forth within Chapter 30 of the Green Bay Municipal Code.
- J. Refuse and Mechanical Equipment. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code.
- K. Landscaping and Transitional Yards. Landscaping within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code.
- L. Compliance with all the regulations of the Green Bay Municipal Code not covered under the PUD. If not covered as part of this PUD, the base zoning for the parcel shall be considered Downtown (D2).

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 _____, 2024.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

sh:

Attachments:

Exhibit A – Location Map

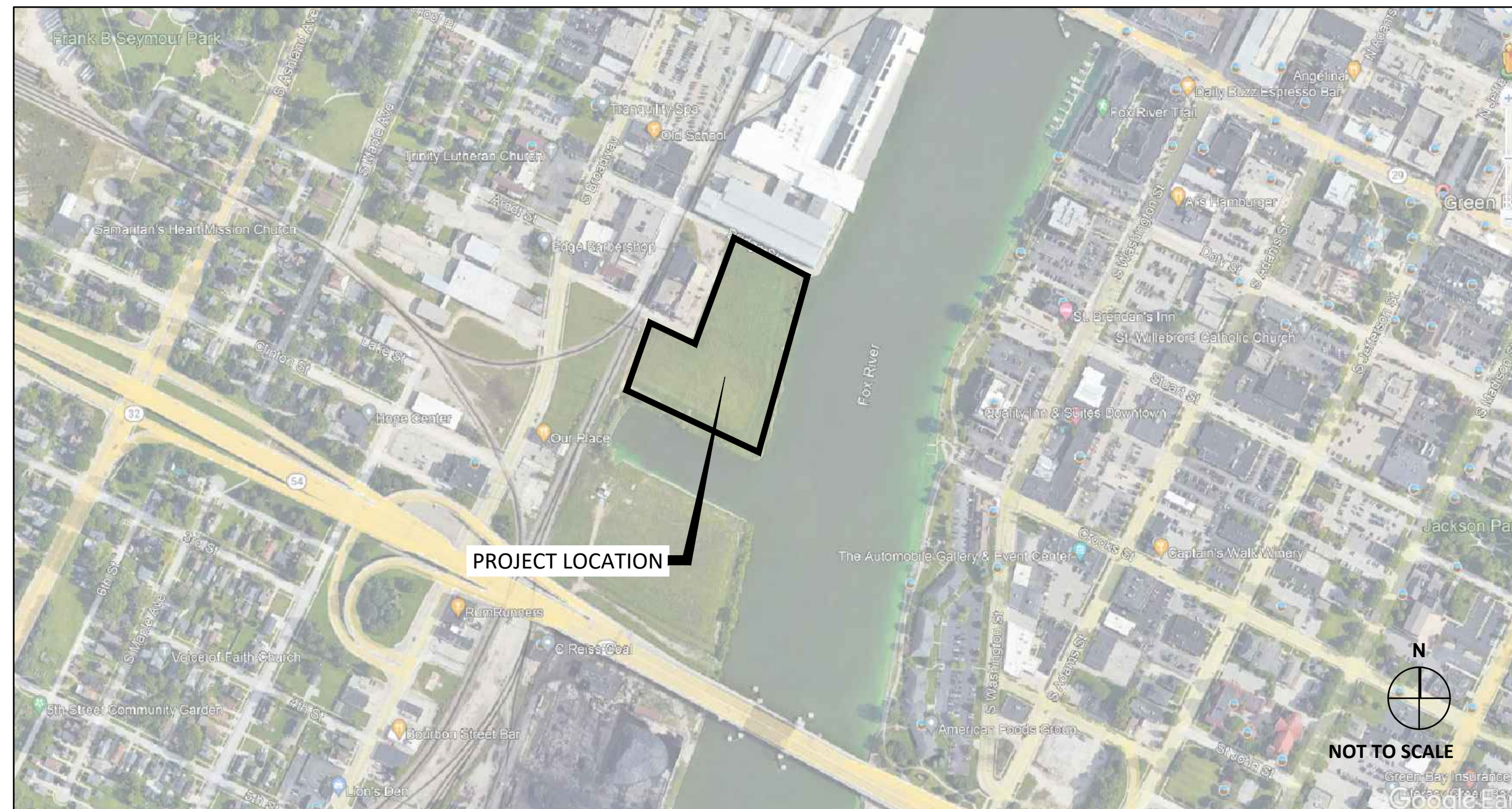
Exhibit B – Preliminary Plans

DRAFT

239 ARNDT STREET
GREEN BAY, WISCONSIN 54301



PUD APPLICATION - DATE: 11.15.2023



	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.	
	_____ JUSTIN L. ERNST, P.E.	
	REG. NO. #46801-6	DATE _____
	MY LICENSE RENEWS ON DATE _____	
	PAGES OR SHEETS COVERED BY THIS SEAL: XX-XX-XX	

PRIMARY NOT REPRODUCTION

RELINQUISH FOR CONSENT

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SURVEILLANCE DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN.

SAMUEL J. KESSEL, PLA

REG. NO. #784-14 DATE: _____

MY LICENSE RENEWAL DATE IS _____

PAGES OR SHEETS COVERED BY THIS SEAL:

XX-XX-XX-XX

	I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly registered architect under the laws of the state of Iowa. Daniel Drendel, AIA, Wisconsin License #12528-5 Slingshot Architecture, Inc.	
	Pages or sheets covered by this seal: <u>A.101 to A.102, A.201 to A.203</u> _____ Date issued: _____	

Sheet Number	Sheet Title
G.100	COVER SHEET
G.200	LEGEND & ABBREVIATIONS
C.000	EXISTING SITE
C.100	LAYOUT PLAN
L.100	LANDSCAPE PLAN
A.101	LEVEL 1 S - FLOOR PLAN
A.102	LEVEL 1 N - FLOOR PLAN
A.201	BUILDING ELEVATIONS
A.202	BUILDING ELEVATIONS
A.203	BUILDING ELEVATIONS

PROJECT TEAM

OWNER:
CITY OF GREEN BAY
100 NORTH JEFFERSON STREET
GREEN BAY, WI 54301
PHONE: 920-448-3000
CONTACT: MATT BUCHANAN

PLAN PREPARER:
BOLTON & MENK
430 E GRAND AVENUE SUITE 101
DES MOINES, IA 50309
PHONE: (515) 259-9190
CONTACT: TREY ROUSE

CIVIL ENGINEER:
BOLTON & MENK
430 E GRAND AVENUE SUITE 101
DES MOINES, IA 50309
PHONE: (515) 259-9190
CONTACT: JUSTIN ERNST

DEVELOPER / PETITIONER:
MERGE URBAN DEVELOPMENT
604 CLAY STREET
CEDAR FALLS, 50613
PHONE: (319) 768-7235
CONTACT: BRENT DAHLSTROM

ARCHITECT:
SLINGSHOT ARCHITECTURE
305 EAST COURT AVE
DES MOINES, IOWA 50309
PHONE: (515) 243-0074
CONTACT: STEVE MILLER

LANDSCAPE ARCHITECT:
BOLTON & MENK
430 E GRAND AVENUE SUITE 101
DES MOINES, IA 50309
PHONE: (515) 259-9190
CONTACT: SAM KESSEL

PROJECT SUMMARY

ZONING:
EXISTING ZONING: D2
PROPOSED ZONING: PUD
SURROUNDING PROPERTIES: D1, D2, LI
EXISTING USE: VACANT
PROPOSED USE: PHASE 1 P

BIKE PARKING COUNTS:
TOTAL REQUIRED: UNDETERMINED
TOTAL PROVIDED: UNDETERMINED

LEGAL DESCRIPTION:
N/A

<u>BUILDING SUMMARY:</u>	
FOOTPRINT AREA:	19,615 SF
BUILDING TYPE:	STOREFRONT
GROSS SF:	80,000 GSF
SQ FEET BY USE:	RESIDENTIAL: 80,000 SF
# OF STORIES:	4 STORIES
BUILDING HEIGHT:	UNDETERMINED
# OF DWELLING UNITS (DU):	109
FIRE PROTECTION:	UNDETERMINED
# OF EMPLOYEES:	N/A

SITE SUMMARY:

PROJECT AREA:	PHASE 1 LOT: 73,571 SF (1.69 AC) PHASE 2 LOT: 96,016 SF (2.20 AC)
----------------------	--

REQUIRED SETBACKS (RESIDENTIAL):

FRONT YARD MINIMUM:	10'
FRONT YARD MAXIMUM:	20'
SIDE YARD:	12' (TOTAL)
REAR YARD:	25'

REQUIRED SETBACKS (MIXED-USE):

FRONT YARD MINIMUM:	N/A
FRONT YARD MAXIMUM:	15'
SIDE YARD:	N/A (SITE DOES NOT ADJOIN RESIDENTIAL)
REAR YARD:	N/A (SITE DOES NOT ADJOIN RESIDENTIAL)

PARKING COUNTS:

REQUIRED:	PHASE 1 PARCEL: 109 SPACES (1 SPACE/DU) PHASE 2 PARCEL: 0 SPACES
PROVIDED:	PHASE 1 PARCEL: 40 SPACES + 5 ACCESSIBLE PHASE 2 PARCEL: 77 SPACES

EXISTING TOPOGRAPHIC SYMBOLS

	ACCESS GRATE		SATELLITE DISH
	AIR CONDITION UNIT		SIGN TRAFFIC
	ANTENNA		SIGNAL CONTROL CABINET
	AUTO SPRINKLER CONNECTION		SOIL BORING
	BARRICADE PERMANENT		SIREN
	BASKETBALL POST		TELEPHONE BOOTH
	BENCH		TILE INLET
	BIRD FEEDER		TILE OUTLET
	BOLLARD		TILE RISER
	BUSH		TRANSFORMER-ELECTRIC
	CATCH BASIN RECTANGULAR CASTING		TREE-CONIFEROUS
	CATCH BASIN CIRCULAR CASTING		TREE-DEAD
	CURB STOP		TREE-DECIDUOUS
	CLEAN OUT		TREE STUMP
	CULVERT END		TRAFFIC ARM BARRIER
	DRINKING FOUNTAIN		TRAFFIC SIGNAL
	DOWN SPOUT		TRASH CAN
	FILL PIPE		UTILITY MARKER
	FIRE HYDRANT		VALVE
	FLAG POLE		VALVE POST INDICATOR
	FLARED END / APRON		VALVE VAULT
	FUEL PUMP		VAULT
	GRILL		VENT PIPE
	GUY WIRE ANCHOR		WATER SPIGOT
	HANDHOLE		WELL
	HANDICAP SPACE		WETLAND DELINEATED MARKER
	IRRIGATION SPRINKLER HEAD		WETLAND
	IRRIGATION VALVE BOX		WET WELL
	LIFT STATION CONTROL PANEL		YARD HYDRANT
	LIFT STATION		
	LIGHT POLE		
	MAILBOX		
	MANHOLE-COMMUNICATION		
	MANHOLE-ELECTRIC		
	MANHOLE-GAS		
	MANHOLE-HEAT		
	MANHOLE-SANITARY SEWER		
	MANHOLE-STORM SEWER		
	MANHOLE-UTILITY		
	MANHOLE-WATER		
	METER		
	ORDER MICROPHONE		
	PARKING METER		
	PAVEMENT MARKING		
	PEDESTAL-COMMUNICATION		
	PEDESTAL-ELECTRIC		
	PEDESTRIAN PUSH BUTTON		
	PICNIC TABLE		
	POLE-UTILITY		
	POST		
	RAILROAD SIGNAL POLE		
	REGULATION STATION GAS		

PROPOSED TOPOGRAPHIC SYMBOLS

	CLEANOUT
	MANHOLE
	LIFT STATION
	STORM SEWER CIRCULAR CASTING
	STORM SEWER RECTANGULAR CASTING
	STORM SEWER FLARED END / APRON
	STORM SEWER OUTLET STRUCTURE
	STORM SEWER OVERFLOW STRUCTURE
	CURB BOX
	FIRE HYDRANT
	WATER VALVE
	WATER REDUCER
	WATER BEND
	WATER TEE
	WATER CROSS
	WATER SLEEVE
	WATER CAP / PLUG
	RIP RAP
	DRAINAGE FLOW
	TRAFFIC SIGNS
	LIGHT POLE

SURVEY SYMBOLS

	BENCH MARK LOCATION
	CONTROL POINT
	MONUMENT IRON FOUND
	CAST IRON MONUMENT

EXISTING TOPOGRAPHIC LINES

	RETAINING WALL
	FENCE
	FENCE-DECORATIVE
	GUARD RAIL
	TREE LINE
	BUSH LINE

SURVEY LINES

	CONTROLLED ACCESS BOUNDARY
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	SETBACK LINE
	SECTION LINE
	QUARTER LINE
	SIXTEENTH LINE
	TEMPORARY EASEMENT

EXISTING UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE

PROPOSED UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE
	PIPE CASING

GRADING INFORMATION

	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED GRADING LIMITS / SLOPE LIMITS
	PROPOSED SPOT ELEVATION
	RISE:RUN (SLOPE)

HATCH PATTERNS

SEE PLANS

EXISTING PRIVATE UTILITY LINES

NOTE:
EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY IOWA ONE CALL - 1-800-292-8989

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"

	UNDERGROUND FIBER OPTIC
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND COMMUNICATION
	OVERHEAD ELECTRIC
	OVERHEAD COMMUNICATION
	OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL OTHER THAN D:

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: G-A G-A UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-02.

UTILITY QUALITY LEVELS:

LEVEL D - INFORMATION COMES SOLELY FROM EXISTING UTILITY RECORDS.

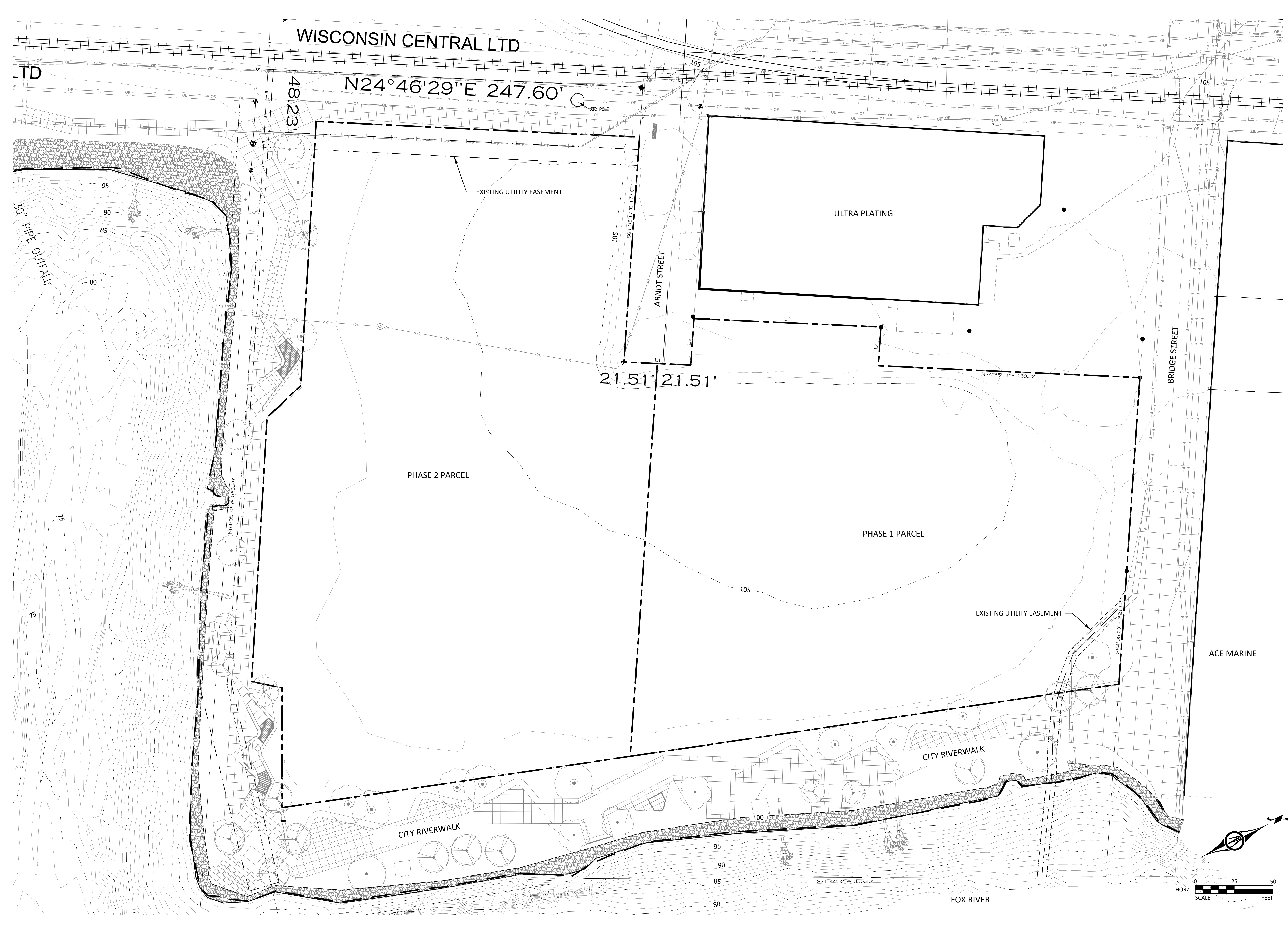
LEVEL C - SURVEYING ABOVE GROUND UTILITY FACILITIES, SUCH AS MANHOLES, VALVE BOXES, ETC; AND CORRELATING THIS INFORMATION WITH EXISTING UTILITY RECORDS.

LEVEL B - THE USE OF SURFACE GEOPHYSICAL TECHNIQUES TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF UNDERGROUND UTILITIES.

LEVEL A - THE USE OF NONDESTRUCTIVE DIGGING EQUIPMENT AT HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

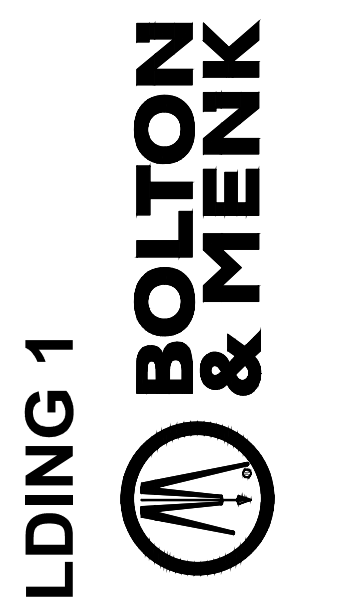
ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GV	GATE VALVE	RT	RIGHT
ADJ	ADJUST	HDPE	HIGH DENSITY POLYETHYLENE	SAN	SANITARY SEWER
ALT	ALTERNATE	HH	HANDHOLE	SCH	SCHEDULE
B-B	BACK TO BACK	HMA	HOT MIX ASPHALT	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TNH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL	CLASS	MH	MANHOLE	TYP	TYPICAL
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VCP	VITRIFIED CLAY PIPE
C.O.	CHANGE ORDER	MPW	MUSCATINE POWER & WATER	VERT	VERTICAL
COMM	COMMUNICATION	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
CSP	CORRUGATED STEEL PIPE	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CLVT	CULVERT	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
DIA	DIAMETER	NTS	NOT TO SCALE	WM	WATERMAIN
DIP	DUCTILE IRON PIPE	NWL	NORMAL WATER LEVEL	WS	WATER SERVICE
DWY	DRIVEWAY	OHV	ORDINARY HIGH WATER LEVEL		
E	EXTERNAL CURVE DISTANCE	PC	POINT OF CURVE		
ESMT	EASEMENT	PCC	PORTLAND CEMENT CONCRETE	AC	ACRES
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CF	CUBIC FEET
ELEV/EL	ELEVATION	PED	PEDESTRIAN, PEDESTAL	CV	COMPACTED VOLUME
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	CY	CUBIC YARD
ER	END RADIUS	PERM	PERMANENT	EA	EACH
EX	EXISTING	PI	POINT OF INTERSECTION	EV	EXCAVATED VOLUME
FES	FLARED END SECTION	PL	PROPERTY LINE	LB	POUND
F-F	FACE TO FACE	PRC	POINT OF REVERSE CURVE	LF	LINEAR FEET
FF	FINISHED FLOOR	PT	POINT OF TANGENT	LS	LUMP SUM
F&I	FURNISH AND INSTALL	PVC	POLYVINYL CHLORIDE PIPE	LV	LOOSE VOLUME
FM	FORCEMAIN	PVMT	PAVEMENT	SF	SQUARE FEET
FO	FIBER OPTIC	R	RADIUS	SV	STOCKPILE VOLUME
F.O.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE	SY	SQUARE YARD
GRAN	GRANULAR	RET	RETAINING		
GRAV	GRAVEL	R/W	RIGHT-OF-WAY		
GU	GUTTER	RSC	RIGID STEEL CONDUIT		



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www.bolton-menk.com



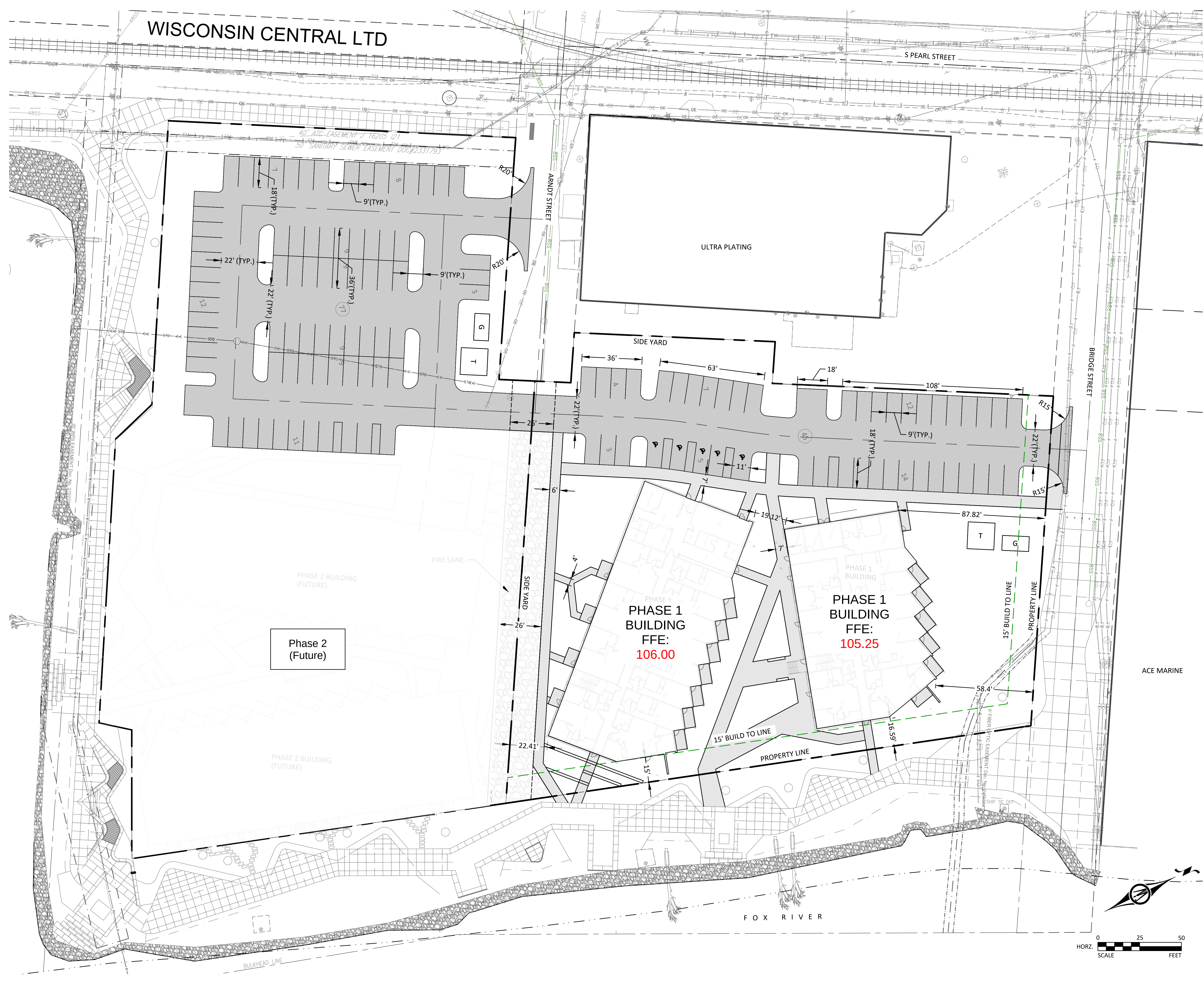
GREEN BAY SHIPYARD NORTH BUILDING 1
239 ARNDT ST.
GREEN BAY, WISCONSIN 54301

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2019.40		
PRELIMINARY PLAN PUD APPLICATION		
2023.11.15		
NO.	REVISION SCHEDULE DESCRIPTION	DATE

EXISTING SITE

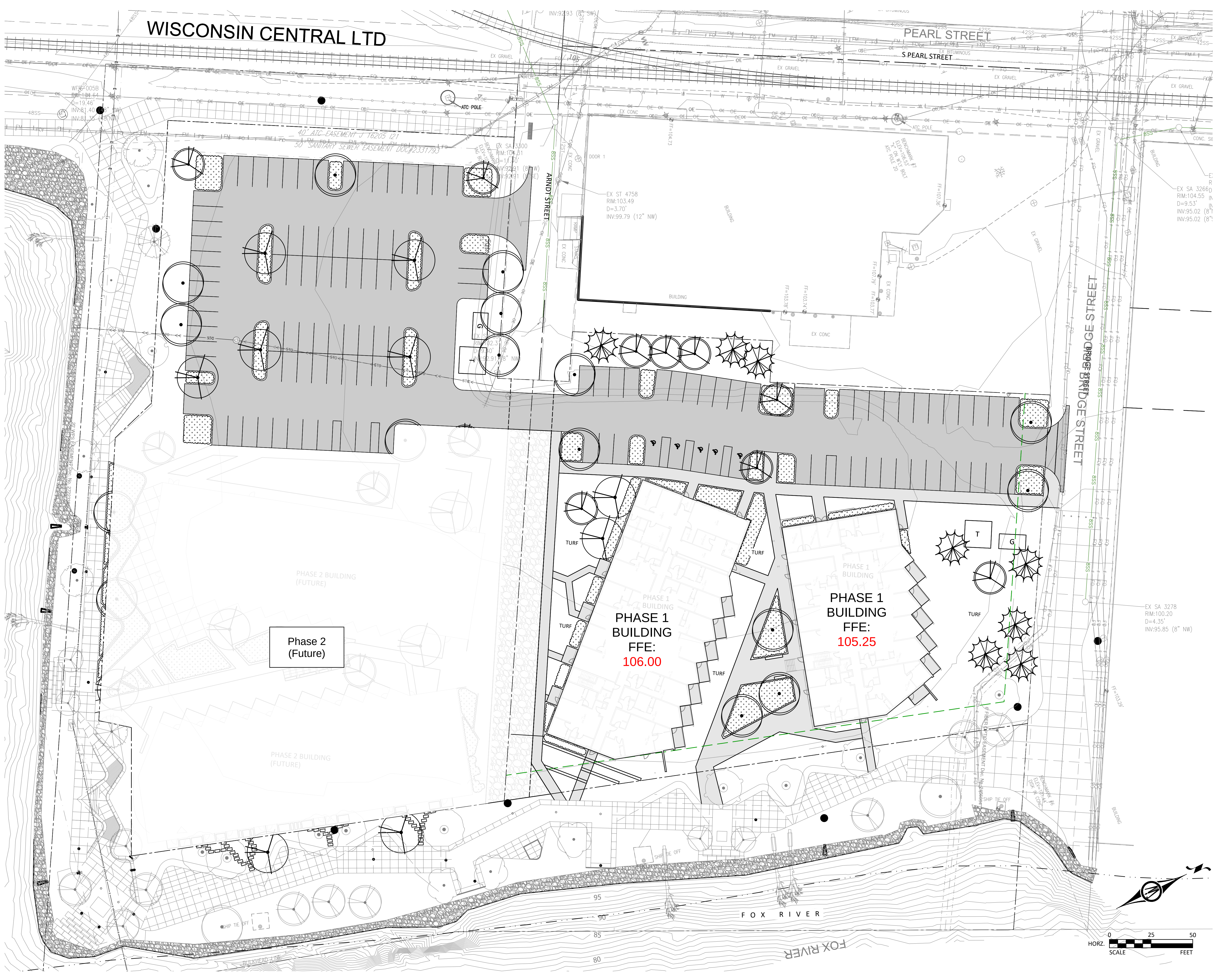
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PAVING LEGEND

	5" CONCRETE WALK
	7" CONCRETE PARKING LOT PAVING
	6" COMPACTED AGGREGATE FIRE LINE





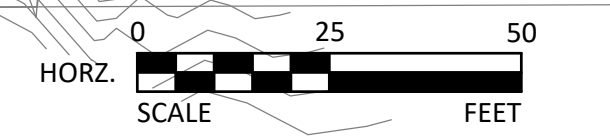
Phase 2
(Future)

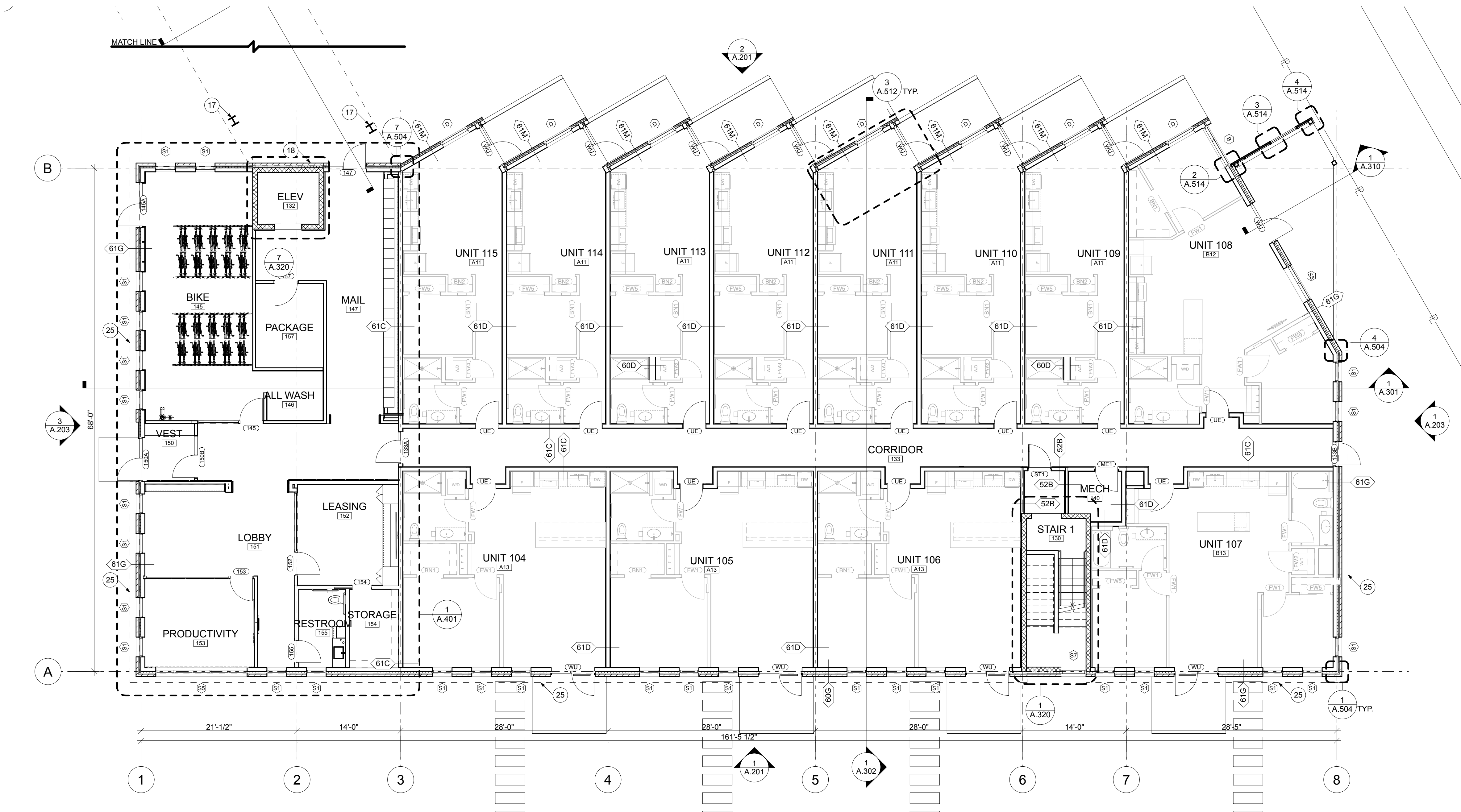
PHASE 1 BUILDING
FFE:
106.00

PHASE 1 BUILDING
FFE:
105.25

PLANTING LEGEND

- OVERSTORY TREE
- UNDERSTORY TREE
- EVERGREEN TREE
- PERENNIAL/SHRUB PLANTING BED



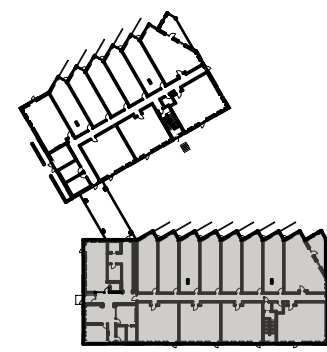


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A.101

LEVEL 1 - FLOOR PLAN

SCALE: 1/8" = 1'-0"

- ### FLOOR PLAN KEYNOTES
- PROPERTY LINE - REFER TO CIVIL FOR COORDINATES
 - CONCRETE SIDEWALK - REFER TO CIVIL FOR LAYOUT + DETAIL
 - CONCRETE RAMP ON GRADE - REFER TO CIVIL FOR LAYOUT AND DETAILS
 - CONCRETE STAIR - REFER TO CIVIL FOR LAYOUT + DETAIL
 - ACCESSIBLE PARKING SPACE, PROVIDE 2% MAX SLOPE ON ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING SPACE.
 - VAN ADA ACCESSIBLE SPACE, PROVIDE 2% MAX SLOPE ON ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING SPACE.
 - EASEMENT - REFER TO CIVIL
 - TRANSFORMER / PAD / CONTAINMENT - REFER TO CIVIL + ELECTRICAL FOR DETAIL AND LAYOUT
 - CONCRETE PAVEMENT - REFER TO CIVIL FOR DETAIL
 - PARKING LOT STRIPING - REFER TO CIVIL FOR LAYOUT
 - PARKING CURB - REFER TO CIVIL FOR DETAIL
 - FROST DEPTH CONCRETE STOOP AT DIAGONAL HATCH PATTERN - REFER TO STRUCTURAL FOR DETAIL
 - LANDSCAPE PLANTER - SEE DETAIL + LANDSCAPE
 - ELECTRICAL METER LOCATIONS - REFER TO ELECTRICAL
 - WATER METER LOCATIONS - REFER TO PLUMBING
 - FIRE DEPARTMENT CONNECTION - REFER TO SPRINKLER
 - 1 HR FIRE RATED STEEL COLUMN, INTUMESCENT - SEE STRUCTURAL FOR COLUMN SIZE INFORMATION
 - HIGH SECURITY INDUSTRIAL/GOVERNMENT KEY BOX - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
 - DIRECTORY & CALL PANEL - REFER TO ELECTRICAL
 - MAILBOXES - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
 - PARCEL BOXES - COORDINATE SYSTEM REQUIREMENTS WITH OWNER
 - BIKE SERVICE STATION - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
 - BIKE RACK - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
 - EXTERIOR HOSE BIB - REFER TO PLUMBING
 - BUILDING EDGE EXTENDS ABOVE AT DASHED LINE
 - ALUMINUM STOREFRONT SYSTEM
 - ALUMINUM CURTAIN WALL SYSTEM
 - CONCRETE PAVER SYSTEM, PVS-1 - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
 - COMPOSITE WOOD DECKING - REFER TO SPECIFICATIONS
 - 4' TALL BOLLARD, 6" STEEL PIPE, FILL W/ CONCRETE, PAINT
 - BALCONY TYPE 1 - PRE-FINISHED ALUMINUM SYSTEM - REFER TO SPECIFICATIONS FOR DELEGATED DESIGN INFORMATION
 - BALCONY TYPE 2 - REFER TO STRUCTURAL FOR DETAIL
 - 42" H. GUARDRAIL - REFER TO DETAIL XX FOR ADDITIONAL INFORMATION.
 - 34" H. HANDRAIL - REFER TO DETAIL XX FOR ADDITIONAL INFORMATION
- FE - SURFACE MOUNTED FIRE EXTINGUISHER CABINET - REFER TO SPECIFICATIONS



LEVEL 1 - KEY PLAN

SCALE: 1/128" = 1'-0"

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 - REFER TO A.501 FOR HORIZONTAL AND VERTICAL ASSEMBLY INFORMATION.
 - REFER TO A.601 FOR WINDOW ELEVATIONS, WINDOW TAGS REFER TO THESE ELEVATIONS.
 - REFER TO A.601 FOR DOOR SCHEDULE.
 - REFER TO A.602 FOR ROOM FINISH SCHEDULE.
 - ALL CEILING MATERIALS/HEIGHTS ATTACH TO UNDERSIDE OF FLOOR/ROOF STRUCTURE UNLESS NOTED OTHERWISE. CEILING HEIGHTS ARE INDICATED OFF OF ASSOCIATED FLOOR LEVEL.
 - ALL INTERIOR WALLS ARE 60A UNLESS NOTED OTHERWISE.
 - ALL SITE WORK INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCOPE AND DETAILING.
 - ALL DOORS ARE EITHER CENTERED IN ITS WALL OR LOCATED 4" FROM AN ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE

GREEN BAY SHIPYARD NORTH BUILDING 1

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LEVEL 1 S - FLOOR
PLAN

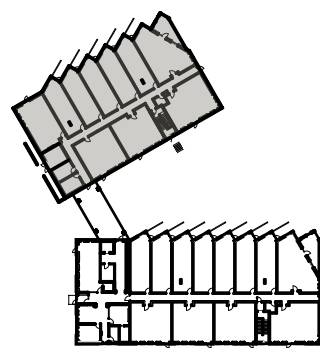
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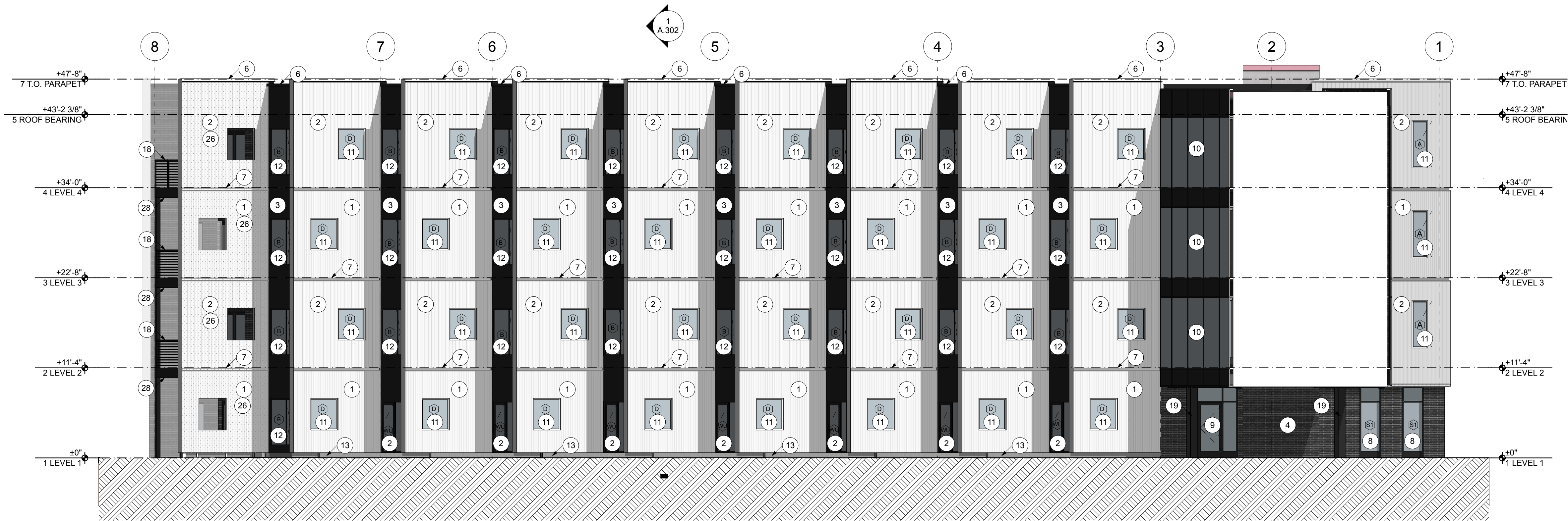


LEVEL 1 - KEY PLAN

SCALE: 1/128"= 1'-0"

GENERAL NOTES

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10. REFER TO A.602 FOR ROOM FINISH SCHEDULE.
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14. ALL DOORS ARE EITHER CENTERED IN ITS WALL OR LOCATED 4" FROM AN ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE



2 NORTH ELEVATION
A.201 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
A.201 SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

- METAL PANEL 1 (MP-1) - WHITE MORIN Z-12
- METAL PANEL 2 (MP-2) - WHITE MORIN W-12
- METAL PANEL 3 (MP-3) - BLACK ACM
- BRICK MASONRY VENEER 1 (MV-1)
- PRE-MANUFACTURED BALCONY, ENGINEERED ALUMINUM BALCONY - REFER TO SPECIFICATIONS FOR DELEGATED DESIGN INFORMATION
- PREFINISHED COPING CAP
- METAL TRANSITION TRIM - SEE DETAIL X/A.5XX
- ALUMINUM STOREFRONT SYSTEM - REFER TO SPECIFICATION FOR PRODUCT INFORMATION
- ALUMINUM DOORS WITH 10" BOTTOM STILE - REFER TO DOOR SCHEDULE
- ALUMINUM CURTAIN WALL W/ SPANDRAL PANELS- REFER TO SPECIFICATION FOR DELEGATED DESIGN REQUIREMENTS.
- FIBERGLASS WINDOW/SLIDING DOOR - WHITE EXTERIOR FRAME
- FIBERGLASS WINDOW/SLIDING DOOR - BLACK EXTERIOR FRAME
- EXPOSED CONCRETE STEM WALL
- HOLLOW METAL DOOR, PAINTED - SEE DOOR SCHEDULE
- FIRE DEPARTMENT CONNECTION - REFER TO SPRINKLER
- MECHANICAL INTAKE/EXHAUST - REFER TO MECHANICAL REFER TO THE SPECIFICATIONS FOR TYPE AND FINISH
- PRE-MANUFACTURED, ENGINEERED ROOF SCREEN SYSTEM WITH METAL PANEL CLADDING - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
- 42" H. GUARDRAIL - SEE DETAILS
- 1 HR RATED EXPOSED STEEL STRUCTURE - GALVANIZED AND PAINTED WITH INTUMESCENT COATING. - SEE ASSEMBLY XX
- MASONRY EXPANSION JOINT.
- EXTERIOR LIGHT FIXTURE - REFER TO ELECTRICAL FOR PRODUCT INFORMATION.
- STEEL CANOPY/AWNING
- DRYER EXHAUST VENT - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION.
- SIGNAGE - PROVIDE ATTACHMENT AND POWER AS REQUIRED.
- COMPOSITE WOOD PANELS
- PERFORATED METAL PANEL
- ELECTRICAL METERS

A. ALIGN

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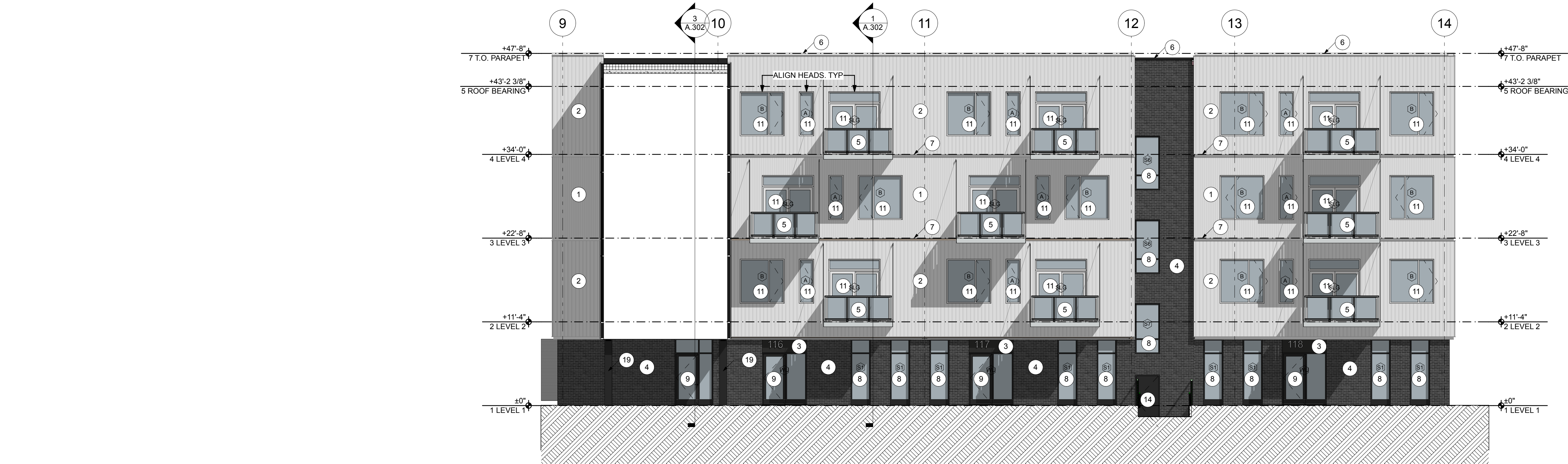
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BUILDING
ELEVATIONS

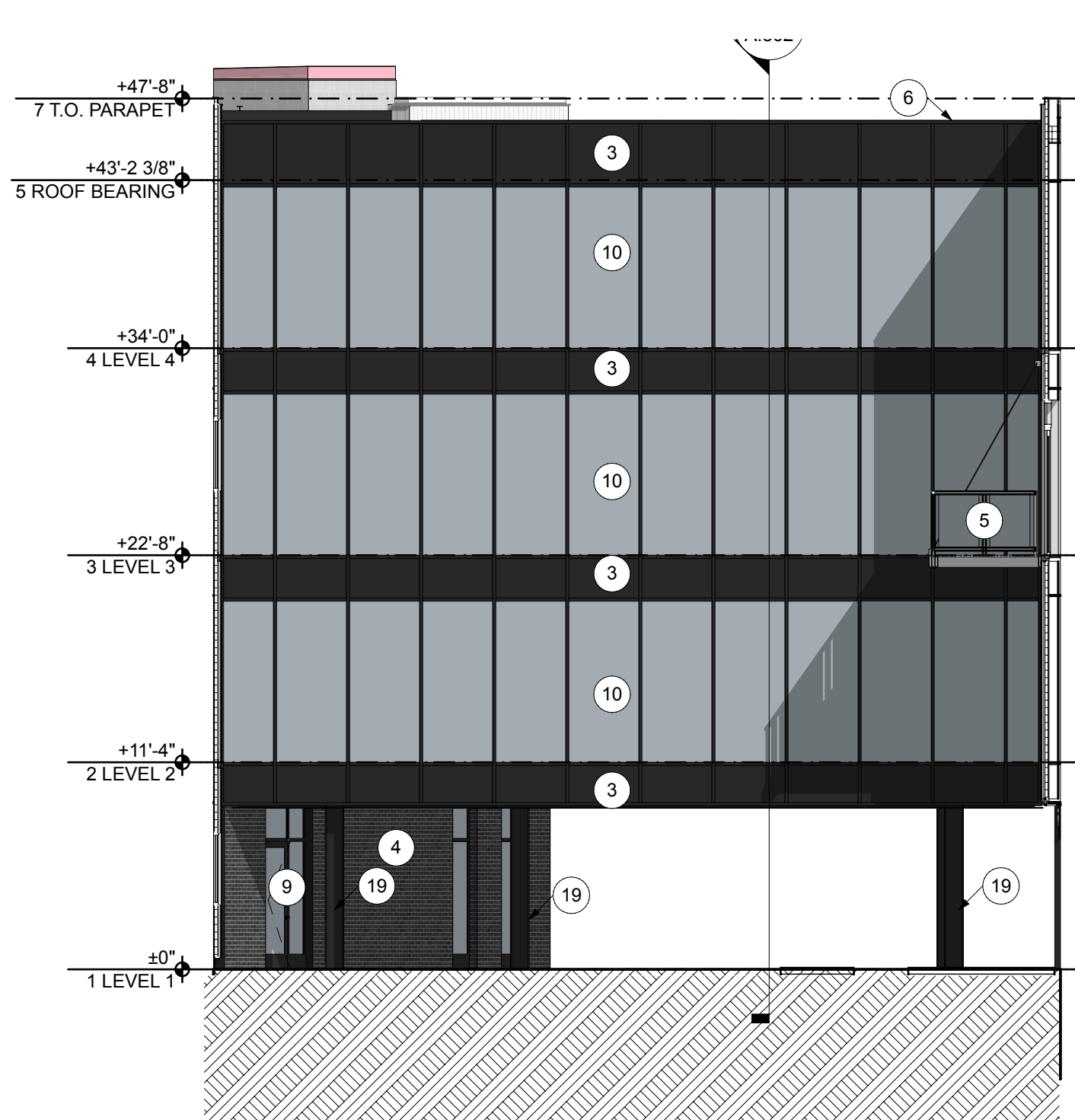
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GNITSHOT ARCHITECTURE

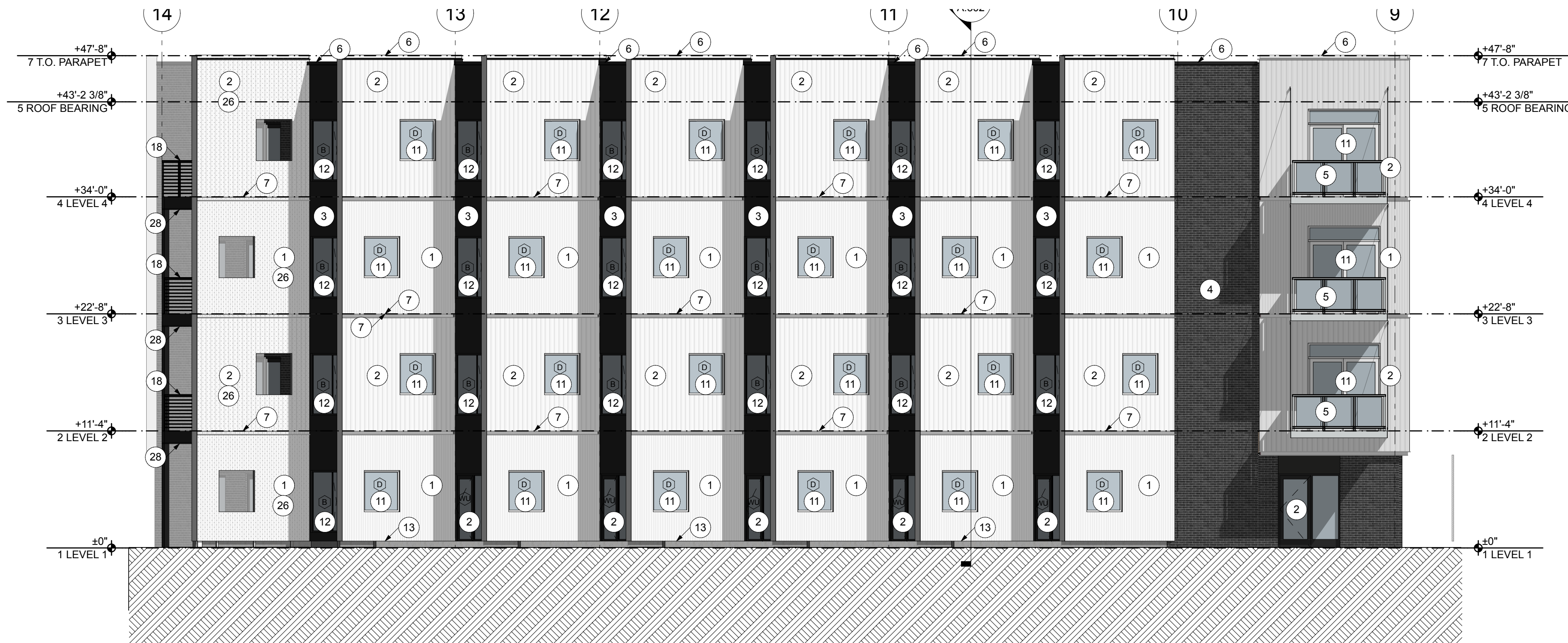
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3
A.202
SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



2
A.202
BRIDGE ELEVATION
SCALE: 1/8" = 1'-0"



1
A.202
NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

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- ALL CEILING MATERIALS/HEIGHTS ATTACH TO UNDERSIDE OF FLOOR/ROOF STRUCTURE UNLESS NOTED OTHERWISE. CEILING HEIGHTS ARE INDICATED OFF OF ASSOCIATED FLOOR LEVEL.
- ALL INTERIOR WALLS ARE 60A UNLESS NOTED OTHERWISE.
- ALL SITE WORK INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCOPE AND DETAILING.
- ALL DOORS ARE EITHER CENTERED IN ITS WALL OR LOCATED 4" FROM AN ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE

GREEN BAY SHIPYARD NORTH BUILDING 1

239 ARNDT ST. GREEN
BAY WISCONSIN 54301

PRELIMINARY - NOT FOR CONSTRUCTION

2019.40

PRELIMINARY PLAN
PUD APPLICATION
2023.11.15

NO.	REVISION SCHEDULE DESCRIPTION	DATE
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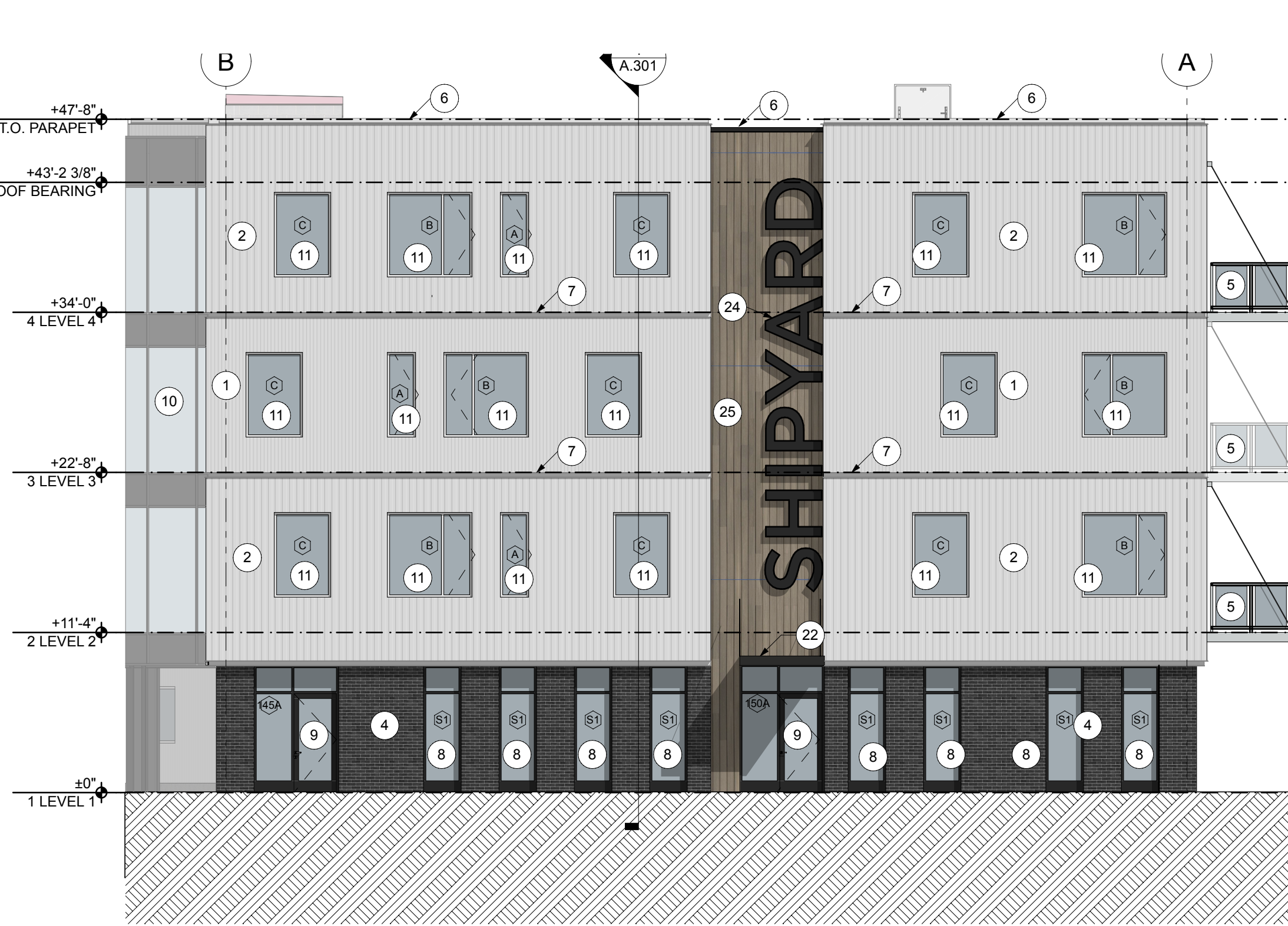
BUILDING
ELEVATIONS

A.202

GNITSHOT
ARCHITECTURE
305 EAST COURT AVENUE, DES MOINES, IA 50309
T 515-243-0074



4
A.203
SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



3
A.203
WEST ELEVATION
SCALE: 1/8" = 1'-0"



2
A.203
NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



1
A.203
EAST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

- METAL PANEL 1 (MP-1) - WHITE MORIN Z-12
- METAL PANEL 2 (MP-2) - WHITE MORIN W-12
- METAL PANEL 3 (MP-3) - BLACK ACM
- BRICK MASONRY VENEER 1 (MV-1)
- PRE-MANUFACTURED BALCONY, ENGINEERED ALUMINUM BALCONY - REFER TO SPECIFICATIONS FOR DELEGATED DESIGN INFORMATION
- PREFINISHED COPING CAP
- METAL TRANSITION TRIM - SEE DETAIL X/A.5XX
- ALUMINUM STOREFRONT SYSTEM - REFER TO SPECIFICATION FOR PRODUCT INFORMATION
- ALUMINUM DOORS WITH 10" BOTTOM STILE - REFER TO DOOR SCHEDULE
- ALUMINUM CURTAIN WALL W/ SPANDRAL PANELS- REFER TO SPECIFICATION FOR DELEGATED DESIGN REQUIREMENTS.
- FIBERGLASS WINDOW/SLIDING DOOR - WHITE EXTERIOR FRAME
- FIBERGLASS WINDOW/SLIDING DOOR - BLACK EXTERIOR FRAME
- EXPOSED CONCRETE STEM WALL
- HOLLOW METAL DOOR, PAINTED - SEE DOOR SCHEDULE
- FIRE DEPARTMENT CONNECTION - REFER TO SPRINKLER
- MECHANICAL INTAKE/EXHAUST - REFER TO MECHANICAL REFER TO THE SPECIFICATIONS FOR TYPE AND FINISH
- PRE-MANUFACTURED, ENGINEERED ROOF SCREEN SYSTEM WITH METAL PANEL CLADDING - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
- 42" H. GUARDRAIL - SEE DETAILS
- 1 HR RATED EXPOSED STEEL STRUCTURE - GALVANIZED AND PAINTED WITH INTUMESCENT COATING. - SEE ASSEMBLY XX
- MASONRY EXPANSION JOINT.
- EXTERIOR LIGHT FIXTURE - REFER TO ELECTRICAL FOR PRODUCT INFORMATION.
- STEEL CANOPY/AWNING
- DRYER EXHAUST VENT - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION.
- SIGNAGE - PROVIDE ATTACHMENT AND POWER AS REQUIRED.
- COMPOSITE WOOD PANELS
- PERFORATED METAL PANEL
- ELECTRICAL METERS

A. ALIGN

GENERAL NOTES

- ARCHITECTURAL 0'-0" = 000.00 CIVIL FFE OF LOBBY.
- INTERIOR DIMENSIONS ARE TO FACE OF STUD (ONE SIDE) OF DEMISING + CORRIDOR WALLS UNLESS NOTED OTHERWISE AND CENTERLINE OF OPENINGS.
- EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF STUD, UNLESS NOTED OTHERWISE, AND CENTERLINE OF OPENINGS.
- ALL GWB WALLS AND CEILINGS TO BE PAINTED 'P1' UNLESS NOTED OTHERWISE.
- ALL GWB WALLS TO HAVE RUBBER BASE UNLESS NOTED OTHERWISE.
- KEY SPACES ARE DESCRIBED ON ENLARGED PLAN SHEETS, REFERENCED FROM THE OVERALL FLOOR PLAN.
- REFER TO A.501 FOR HORIZONTAL AND VERTICAL ASSEMBLY INFORMATION.
- REFER TO A.601 FOR WINDOW ELEVATIONS, WINDOW TAGS REFER TO THESE ELEVATIONS.
- REFER TO A.601 FOR DOOR SCHEDULE.
- REFER TO A.602 FOR ROOM FINISH SCHEDULE.
- ALL CEILING MATERIALS/HEIGHTS ATTACH TO UNDERSIDE OF FLOOR/ROOF STRUCTURE UNLESS NOTED OTHERWISE. CEILING HEIGHTS ARE INDICATED OFF OF ASSOCIATED FLOOR LEVEL.
- ALL INTERIOR WALLS ARE 60A UNLESS NOTED OTHERWISE.
- ALL SITE WORK INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCOPE AND DETAILING.
- ALL DOORS ARE EITHER CENTERED IN ITS WALL OR LOCATED 4" FROM AN ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE

GREEN BAY SHIPYARD NORTH BUILDING 1

239 ARNDT ST. GREEN
BAY WISCONSIN 54301

GNITSHOT
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305 EAST COURT AVENUE, DES MOINES, IA 50309
T 515-243-0074

PRELIMINARY - NOT FOR CONSTRUCTION

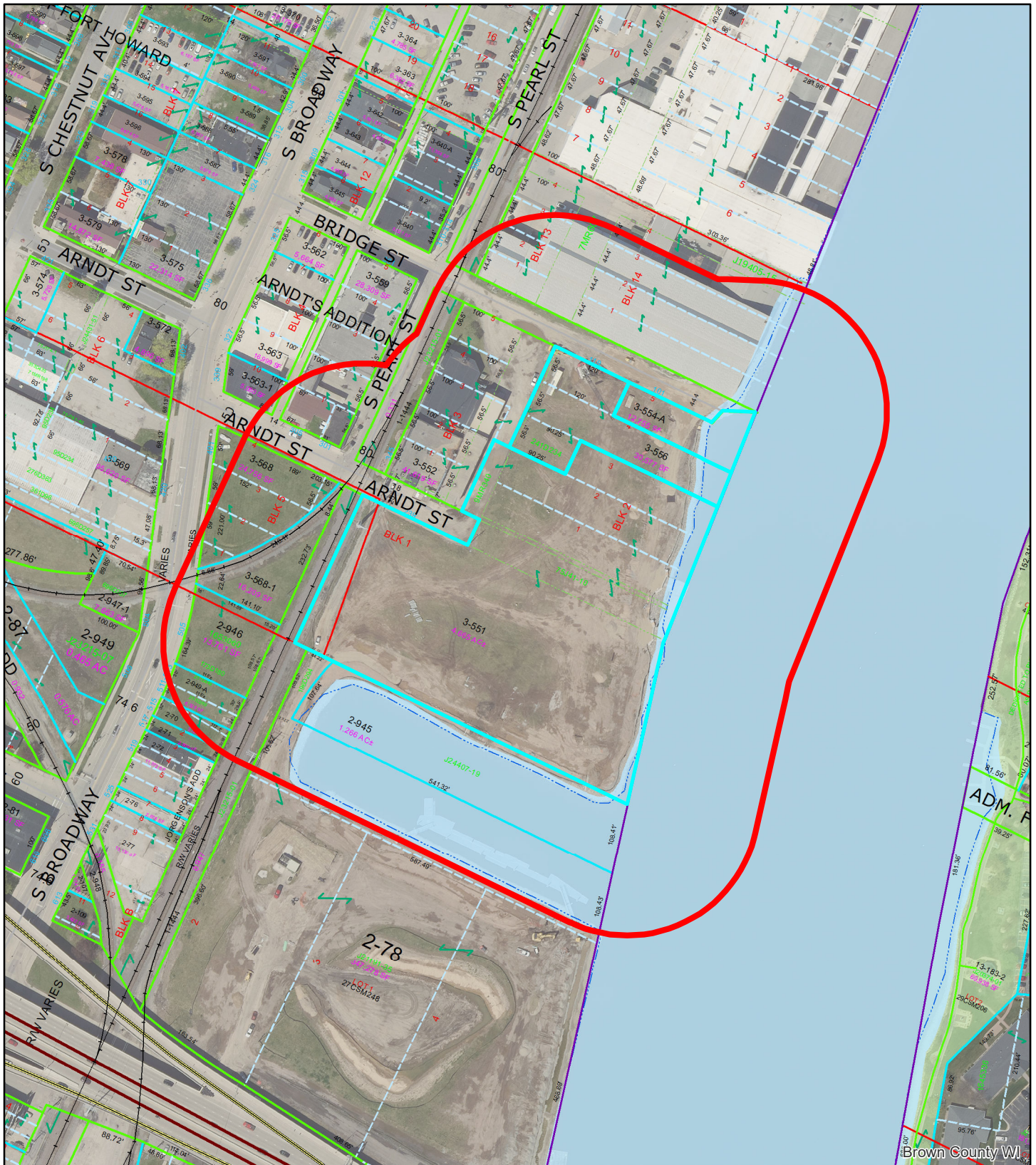
2019.40

PRELIMINARY PLAN
PUD APPLICATION
2023.11.15

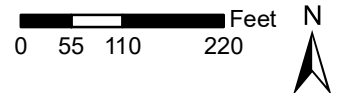
NO.	REVISION SCHEDULE DESCRIPTION	DATE
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BUILDING
ELEVATIONS

A.203



(ZP 23-49) Planned Unit Development 101 & 119 Bridge and 239 Arndt Street



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 27 Dec 2023 X:\Planning\Basemaps\template_8.5x11.mxd

- 101 & 119 Bridge and 239 Arndt
- 200-foot

ZONING ORDINANCE NO. 21-23

AN ORDINANCE REZONING FRONT 160-FEET OF PROPERTY LOCATED AT 1562 VELP AVENUE FROM GENERAL INDUSTRY (GI) DISTRICT TO HIGHWAY COMMERCIAL (C2) DISTRICT (ZP 23-45)

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 the front 160' of 1562 Velp Avenue, from General Industry (GI) to Highway Commercial (C2):

That part of Lot 58, according to the recorded plat of Fort Howard Military Reserve, in the City of Green Bay, West Side of Fox River, Brown County, Wisconsin, described as follows:

Commencing at the northwest corner of said Lot 58, according to the recorded plat of Fort Howard Military Reserve;

thence S26°-19'-04"W, 505.46 feet, along the west line of said Lot 58;

thence S63°-40'-56"E, 67.00 feet to the east right-of-way line of Military Avenue, and the point of beginning;

thence S26°-19'-04"W, 37.21 feet, along said east right-of-way line of Military Avenue;

thence S19°-42'-38"W, 96.80 feet, continuing along said east right-of-way line of Military Avenue;

thence S70°-17'-22"E, 9.00 feet, continuing along said east right-of-way line of Military Avenue;

thence S19°-42'-38"W, 10.15 feet, continuing along said east right-of-way line of Military Avenue;

thence continuing along said east right-of-way line of Military Avenue, along the arc of a 134.00 foot radius curve to the left, 16.91 feet, said curve having a chord which bears S16°-05'-43"W, 16.90 feet;

thence S16°-59'-21"W, 5.12 feet, continuing along said east right-of-way line of Military Avenue;

thence continuing along said east right-of-way line of Military Avenue, along the arc of a 134.50 foot radius curve to the left, 9.87 feet, said curve having a chord which bears S08°-12'-00"W, 9.87 feet;

thence S01°-07'-30"W, 10.27 feet, continuing along said east right-of-way line of Military Avenue, to the north right-of-way line of Velp Avenue;

thence S43°-17'-52"E, 391.20 feet, along said north right-of-way line of Velp Avenue;

thence continuing along said north right-of-way line of Velp Avenue, along the arc of a 1232.00 foot radius curve to the right, 40.47 feet, said curve having a chord which bears S44°-14'-20"E, 40.47 feet;

thence S43°-17'-52"E, 20.31 feet, continuing along said north right-of-way line of Velp Avenue to the west line of Lot 1 Brown County Certified Survey Map Number 7848, recorded in Volume 54 of Certified Survey Maps Page 133, as Document Number 2391405, (being part of said Lot 58, according to the recorded plat of Fort Howard Military Reserve);

ZONING ORDINANCE NO. 17-22

PAGE 2

thence N25°-50'-32"E, 170.51 feet, along the west line of Lots 1 and 2, said Certified Survey Map Number 7848;
thence N43°-17'-52"W, 485.39 feet, to the point of beginning.

Parcel affected being part of tax parcel number 6-42-A.

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:

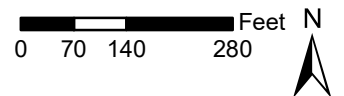
Celestine Jeffreys, Clerk

sh:

Attachment – Location Map



(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
Rezone Area

 1526 Velp Avenue
 200' Notification Area

ZONING ORDINANCE NO. 28-23

AN ORDINANCE REZONING PROPERTY LOCATED AT 1218, 1212 and 1156 VELP AVENUE FROM GENERAL INDUSTRIAL (GI) DISTRICT TO HIGHWAY COMMERCIAL (C2) DISTRICT (ZP 23-44)

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 all of 1218 Velp Avenue, the southern 180 feet of 1212 Velp Avenue, and the southern 160 feet of 1156 Velp Avenue, from General Industrial (GI) to Highway Commercial (C2) District:

DESCRIPTION OF REZONING OF 1218 VELP AVENUE (TAX PARCEL NUMBER 18-783)

That part of the Whitney or Laventure Claim, West side of Fox River, City of Green Bay, Brown County, Wisconsin, as described in Brown County Document Number 2350757, also described as follows:

Commencing at the southwest corner of Lot 55, Fort Howard Military Reserve;
thence S64°-02'-58"E, 657.65 feet, along the south line of said Lot 55, Fort Howard Military Reserve;
thence S25°-57'-02"W, 309.08 feet to the northeast corner of said Document Number 2350757, and the point of beginning;
thence S49°-50'-15"W, 125.00 feet along the east line of said Document Number 2350757;
thence S40°-09'-45"E 10.35 feet, continuing along said east line of said Document Number 2350757;
thence S49°-50'-15"W 49.91 feet, continuing along said east line of said Document Number 2350757, to the north right-of-way line of Velp Avenue;
thence N40°-09'-45"W, 208.33 feet, along said north right-of-way line of Velp Avenue;
thence continuing along said north right-of-way line of Velp Avenue, along the arc of a 963.00 foot radius curve to the right, 47.86 feet, said curve having a chord which bears N38°-43'-14"W, 47.86 feet;
thence N37°-17'-48"W, 35.06 feet, continuing along said north right-of-way line of Velp Avenue;
thence continuing along said north right-of-way line of Velp Avenue, along the arc of a 14.00 foot radius curve to the right, 9.64 feet, said curve having a chord which bears N18°-02'-25"W, 9.45 feet, to the east right-of-way line of Rug Road;
thence N50°-07'-28"E, 137.91 feet, along said east right-of-way line of Rug Road;
thence continuing along said east right-of-way line of Rug Road, along the arc of a 48.00 foot radius curve to the left, 35.62 feet, said curve having a chord which bears N80°-13'-39"E, 34.81 feet, to the north line of said Document Number 2350757;

ZONING ORDINANCE NO. 28-23

PAGE 2

thence S40°-15'-37"E, 271.30 feet along said north line of said Document Number 2350757, to the point of beginning.

DESCRIPTION OF REZONING OF PART OF 1212 VELP AVENUE (PART OF TAX PARCEL NUMBER 18-782)

That part of the Whitney or Laventure Claim, West side of Fox River, City of Green Bay, Brown County, Wisconsin, described as follows:

Commencing at the southwest corner of Lot 55, Fort Howard Military Reserve;

thence S64°-02'-58"E, 662.95 feet, along the south line of said Lot 55, Fort Howard Military Reserve;

thence S25°-57'-02"W, 297.11 feet, to the point of beginning;

thence S49°-50'-15"W, 138.09 feet;

thence S40°-09'-45"E, 10.35 feet;

thence S49°-50'-15"W, 42.10 feet, to the north right-of-way line of Velp Avenue;

thence S40°-27'-33"E, 36.17 feet, along said north right-of-way line of Velp Avenue;

thence S40°-09'-45"E, 502.33 feet, continuing along said north right-of-way line of Velp Avenue;

thence N26°-26'-45"E, 196.12 feet;

thence N40°-09'-45"W, 470.98 feet, to the point of beginning.

DESCRIPTION OF REZONING OF PART OF 1156 VELP AVENUE (PART OF TAX PARCEL NUMBER 18-782-E)

That part of the Whitney or Laventure Claim, West side of Fox River, City of Green Bay, Brown County, Wisconsin, described as follows:

Commencing at the southeast corner of Lot 55, Fort Howard Military Reserve;

thence N64°-02'-58"W, 12.31 feet, along the south line of said Lot 55, Fort Howard Military Reserve, to the west right-of-way line of Winford Avenue;

thence S26°-29'-53"W, 613.09 feet, along said west right-of-way line of Winford Avenue to the point of beginning;

thence S26°-29'-53"W, 88.44 feet continuing along said west right-of-way line of Winford Avenue;

thence S48°-41'-53"W, 5.17 feet continuing along said west right-of-way line of Winford Avenue;

thence S26°-30'-02"W, 43.71 feet continuing along said west right-of-way line of Winford Avenue;

thence along the arc of a 24.00 foot radius curve to the right, 47.48 feet, said curve having a chord which bears S83°-10'-44"W, 40.11 feet, to the north right-of-way line of Velp Avenue;

thence N40°-08'-35"W, 195.45 feet, along said north right-of-way line of Velp Avenue;

thence N26°-29'-36"E, 174.29 feet;

thence S40°-08'-35"E, 234.10 feet, to the point of beginning.

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

ZONING ORDINANCE NO. 28-23

PAGE 3

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

dam:

Attachment – Map

DESCRIPTION OF REZONING OF 1218 VELP AVENUE
(TAX PARCEL NUMBER 18-783)

That part of the Whitney or Laventure Claim, West side of Fox River, City of Green Bay, Brown County, Wisconsin, as described in Brown County Document Number 2350757, also described as follows:

Commencing at the southwest corner of Lot 55, Fort Howard Military Reserve;
thence S64°-02'-58"E, 657.65 feet, along the south line of said Lot 55, Fort Howard Military Reserve;
thence S25°-57'-02"W, 309.08 feet to the northeast corner of said Document Number 2350757, and the point of beginning;
thence S49°-50'-15"W, 125.00 feet along the east line of said Document Number 2350757;
thence S40°-09'-45"E 10.35 feet, continuing along said east line of said Document Number 2350757;
thence S49°-50'-15"W 49.91 feet, continuing along said east line of said Document Number 2350757, to the north right-of-way line of Velp Avenue;
thence N40°-09'-45"W, 208.33 feet, along said north right-of-way line of Velp Avenue;
thence continuing along said north right-of-way line of Velp Avenue, along the arc of a 963.00 foot radius curve to the right, 47.86 feet, said curve having a chord which bears N38°-43'-14"W, 47.86 feet;
thence N37°-17'-48"W, 35.06 feet, continuing along said north right-of-way line of Velp Avenue;
thence continuing along said north right-of-way line of Velp Avenue, along the arc of a 14.00 foot radius curve to the right, 9.64 feet, said curve having a chord which bears N18°-02'-25"W, 9.45 feet, to the east right-of-way line of Rug Road;
thence N50°-07'-28"E, 137.91 feet, along said east right-of-way line of Rug Road;
thence continuing along said east right-of-way line of Rug Road, along the arc of a 48.00 foot radius curve to the left, 35.62 feet, said curve having a chord which bears N80°-13'-39"E, 34.81 feet, to the north line of said Document Number 2350757;
thence S40°-15'-37"E, 271.30 feet along said north line of said Document Number 2350757, to the point of beginning.

DESCRIPTION OF REZONING OF PART OF 1156 VELP AVENUE
(PART OF TAX PARCEL NUMBER 18-782-E)

That part of the Whitney or Laventure Claim, West side of Fox River, City of Green Bay, Brown County, Wisconsin, described as follows:

Commencing at the southeast corner of Lot 55, Fort Howard Military Reserve;

thence N64°-02'-58"W, 12.31 feet, along the south line of said Lot 55, Fort Howard Military Reserve, to the west right-of-way line of Winford Avenue;

thence S26°-29'-53"W, 613.09 feet, along said west right-of-way line of Winford Avenue to the point of beginning;

thence S26°-29'-53"W, 88.44 feet continuing along said west right-of-way line of Winford Avenue;

thence S48°-41'-53"W, 5.17 feet continuing along said west right-of-way line of Winford Avenue;

thence S26°-30'-02"W, 43.71 feet continuing along said west right-of-way line of Winford Avenue;

thence along the arc of a 24.00 foot radius curve to the right, 47.48 feet, said curve having a chord which bears S83°-10'-44"W, 40.11 feet, to the north right-of-way line of Velp Avenue;

thence N40°-08'-35"W, 195.45 feet, along said north right-of-way line of Velp Avenue;

thence N26°-29'-36"E, 174.29 feet;

thence S40°-08'-35"E, 234.10 feet, to the point of beginning.

DESCRIPTION OF REZONING OF PART OF 1212 VELP AVENUE
(PART OF TAX PARCEL NUMBER 18-782)

That part of the Whitney or Laventure Claim, West side of Fox River, City of Green Bay, Brown County, Wisconsin, described as follows:

Commencing at the southwest corner of Lot 55, Fort Howard Military Reserve;

thence S64°-02'-58"E, 662.95 feet, along the south line of said Lot 55, Fort Howard Military Reserve;

thence S25°-57'-02"W, 297.11 feet, to the point of beginning;

thence S49°-50'-15"W, 138.09 feet;

thence S40°-09'-45"E, 10.35 feet;

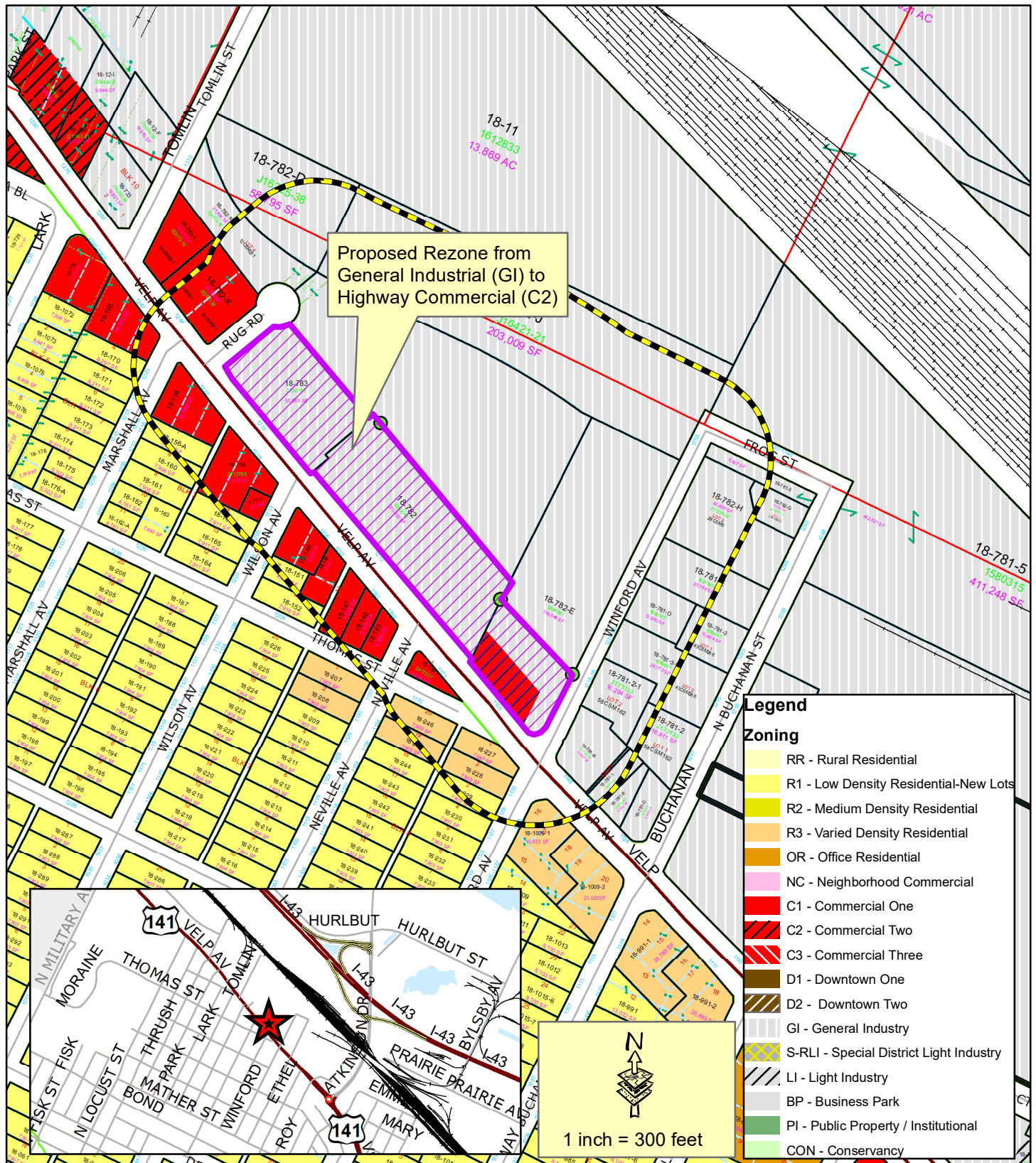
thence S49°-50'-15"W, 42.10 feet, to the north right-of-way line of Velp Avenue;

thence S40°-27'-33"E, 36.17 feet, along said north right-of-way line of Velp Avenue;

thence S40°-09'-45"E, 502.33 feet, continuing along said north right-of-way line of Velp Avenue;

thence N26°-26'-45"E, 196.12 feet;

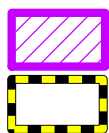
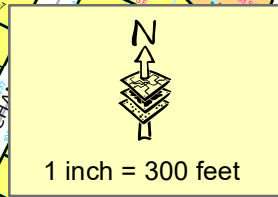
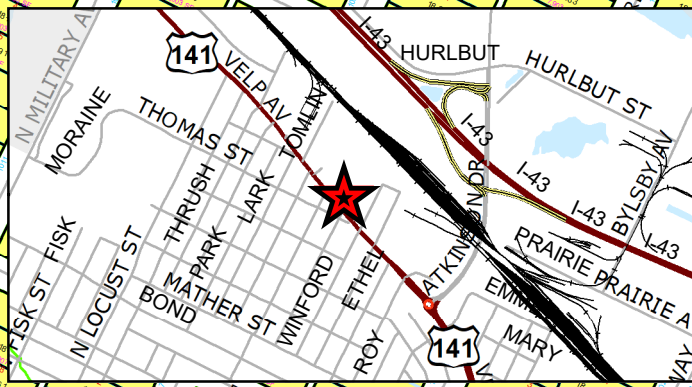
thence N40°-09'-45"W, 470.98 feet, to the point of beginning.



Legend

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-RLI - Special District Light Industry
	LI - Light Industry
	BP - Business Park
	PI - Public Property / Institutional
	CON - Conservancy



Subject Area

Property Owner Notice Boundary

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Zoning Petition (ZP 23-44)
Rezone Subject Area
at 1218, 1212, and 1156 Velp Avenue
from
General Industrial (GI) to Highway
Commercial (C2)



ZONING ORDINANCE NO. 02-24

**AN ORDINANCE REZONING PROPERTY LOCATED AT
1728 DECKNER AVENUE AND 120 S. HENRY STREET
(ZP 23-51)**

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 1728 Deckner Avenue from Low-Density Residential (R1) to a Public Institutional (PI) District, and 120 S. Henry Street from Varied-Density Residential (R3) to a Public Institutional (PI) District:

1728 Deckner Avenue (Tax Parcel # 21-2295)

The East 132 feet of Lot Ten (10), according to the recorded Plat of Newberry's Addition Subdivision No. 2, in the City of Green Bay, East Side of Fox River, Brown County, Wisconsin, except part described in Jacket 13514 Records, Image 30, Document Number 1162525 EXCEPTING that part thereof used for road purposes.

120 S. Henry Street (Tax Parcel #21-2294)

Lot Nine (9), according to the recorded Plat of Newberry's Addition to the City of Green Bay, Subdivision No. 2, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin, except that part used for road purposes.

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:

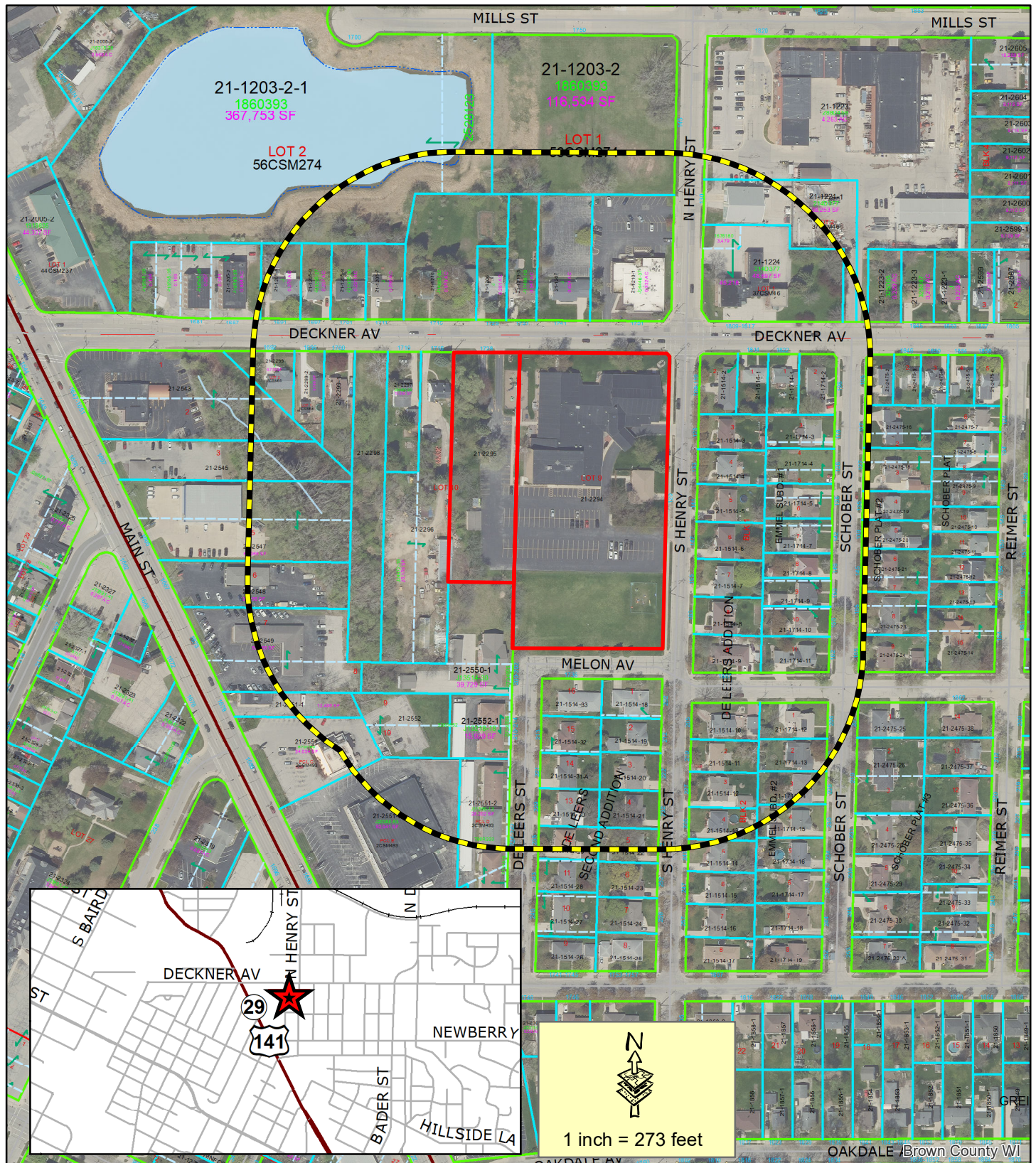
Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

dam:

Attachment – Map



- Subject Area
- 400' Property Owner Notice

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Zoning Petition (ZP 23-51)
Rezone Subject Area
at 1728 Deckner Avenue and 120 S. Henry
Street from Low Density Residential (R-1) and Varied Residential (R-3) to Public Institutional (PI)



ZONING ORDINANCE NO. 03-24

AN ORDINANCE ZONING CERTAIN LAND KNOWN AS
SOUTHWEST WOODS SUBDIVISION AS A
PLANNED UNIT DEVELOPMENT DISTRICT
(ZP 23-38)

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):

2405 W. Mason Street, Parcel number 6H-1109: Lot 2, Certified Survey Map No. 9023, Document No. 2851838; said map being part of Lot 14, Section 29, Township 24 North, Range 20 East, City of Green Bay, West side of Fox River, Brown County, Wisconsin. Area contains 102,087 square feet / 2.344 acres more or less.

0 W. Mason Street, Parcel number 6H-1109-2: Outlot 1, Certified Survey Map No. 9023, Document No. 2851838; said map being part of Lot 14, Section 29, Township 24 North, Range 20 East, City of Green Bay, West side of Fox River, Brown County, Wisconsin. Area contains 104,429 square feet / 2.397 acres more or less.

0 Ninth Street, Parcel number 6H-1089: Part of Lots 7 and 8, Section 28, Township 24 North, Range 20 East, Except Streets and Part of Vacated Street described in Jacket 10917, Image 37 and Except 27539 Image 44, City of Green Bay, West side of Fox River, Brown County, Wisconsin.

Commencing at the Southwest corner of Section 28, Township 24 North, Range 20 East; thence North 0°28'07" West, 1319.89 feet along the West line of said Section 28, to the point of beginning; thence North 1° 09'07" West, 692.59 feet along said West line; thence North 88° 42'50" East, 1169.26 feet along the North line of Lot 7; thence South 1° 16'50" East, 893.50 feet to the North line of Beaver Dam Creek Conservancy Area; thence South 41° 38'48" West, 205.37 feet along said Conservancy; thence 462.67 feet along the arc of a 1659.12 foot radius curve to the right whose long chord bears South 49° 44'04" West, 461.17 feet along said Conservancy; thence North 34° 00'47" West, 179.59 feet; thence 289.27 feet along the arc of a 495.00 foot radius curve to the right whose long chord bears North 17° 14'27" West, 285.18 feet; thence North 0° 28'07" West, 214.66 feet; thence South 88° 52'53" West, 500.00 feet to the point of beginning. Area contains 722,094 square feet / 16.577 acres more or less.

0 Ninth Street, Parcel number 6H-1091: That part of Lots 9 and 10, Section 28 Township 24 North, Range 20 East, Lying Northerly of Beaver Dam Creek Conservancy Area, EXCEPT

Commencing at the Southwest corner of Section 28, Township 24 North, Range 20 East; thence North 0°28'07" West, 1319.89 feet along the West line of said Section 28, to the point of beginning; thence North 1° 09'07" West, 692.59 feet along said West line; thence North 88° 42'50" East, 1169.26 feet along the North line of Lot 7; thence South 1° 16'50" East, 893.50 feet to the North line of Beaver Dam Creek Conservancy Area; thence South 41° 38'48" West, 205.37 feet along said Conservancy; thence 462.67 feet along the arc of a 1659.12 foot radius curve to the right whose long chord bears South 49° 44'04" West, 461.17 feet along said Conservancy; thence North 34° 00'47" West, 179.59 feet; thence 289.27 feet along the arc of a 495.00 foot radius curve to the right whose long chord bears North 17° 14'27" West, 285.18 feet; thence North 0° 28'07" West, 214.66 feet; thence South 88° 52'53" West, 500.00 feet to the point of beginning. area contains 307,315 square feet / 7.055 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 an innovative new low-density residential subdivision that includes a mix of small lot single-family home lots and a group of two-family townhomes housing types. The PUD also includes a significant expansion of Beaver Dam Park. This project will incorporate five primary elements:
1. Commercial redevelopment opportunity consisting of lot reconfiguration on the existing commercial property at 2405 W Mason St. helping to facilitate a shift from the existing light industrial uses to commercial use.
 2. Townhome development block consisting of four two-unit multi-story townhomes directly accessing Hinkle Street, as extended.
 3. A small lot single-family subdivision consisting of seven single-family parcels situated around a new cul-de-sac (Southwest Vie Ct) that connects to Hinkle Street, as extended.
 4. Park expansion of Beaver Dam Park through the dedication of approximately 20 acres of land area to the west of Hinkle Street, as extended and north and east of the existing Beaver Dam Park.
 5. Future development area of approximately 4.5 acres along the east side of Hinkle Street directly across from the single-family subdivision. It is currently unknown what type of development will be proposed for this area so it shall be treated as a low-density detached single-family subdivision are however it is expected that the PUD will need to be amended to facilitate the future development.
- B. DEVELOPMENT AREAS. The approximately 27.5 acres of the project area can be broken into a public community asset site, commercial

redevelopment site, two residential development areas, and future development area as illustrated in Exhibit B – Development Areas. Each development area will have 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 are as follows:

1. Commercial Redevelopment Site. Permitted and conditional uses within the commercial redevelopment site as identified in Exhibit B – Development Areas are those identified within Green Bay Municipal Code, Chapter 44, Article VIII – Commercial Districts as a General Commercial (C-1) District.
2. Townhome development block. The following uses shall be permitted within the townhome development block as identified in Exhibit B – Development Areas:
 - a. Single-family attached dwellings, townhouses.
 - b. Two-Family dwellings, semi-detached.
 - c. Live-work units.
 - d. Short-term rentals.
 - e. Community living arrangements serving 4-8 persons.
 - f. Family daycare homes, serving 8 or fewer children.
4. Single-family subdivision. The following uses shall be permitted within single-family subdivision as identified in Exhibit B – Development Areas:
 - a. Single-family detached dwellings.
 - b. Live-work unit.
 - c. Short-term rentals.
 - d. Community living arrangements serving 4-8 persons.
 - e. Family daycare home, serving 8 or fewer children.
6. Beaver Dam Park Expansion. Permitted and conditional uses within the park expansion area are those identified within Green Bay Municipal Code, Chapter 44, Article X – Public Institutional District (PI) as identified in Exhibit B – Development Areas.
7. Future Development Area. The following uses shall be permitted within the area set aside for future development as identified in Exhibit B – Development Areas:
 - a. Single-family detached dwellings.
 - b. Live-work unit.
 - c. Short-term rentals.
 - d. Community living arrangements serving 4-8 persons.
 - e. Family daycare home, serving 8 or fewer children.

D. DIMENSIONAL AND AREA REQUIREMENTS. Dimensional and area requirements shall meet the following regulations:

1. Lot Width and Area. The minimum lot width and lot area shall be regulated by use.
 - a. Commercial uses: minimum lot width of 100 feet with minimum lot area of 10,000 square feet.
 - b. Single or two-family, attached dwellings/townhomes: minimum lot width of 35 feet per unit with minimum lot area of 6,000 square feet per unit.
 - i. Exception for proposed Lot 8, which is permitted to have a minimum frontage of 20 feet.
 - c. Single-family dwellings, detached: minimum lot width of 43 feet with minimum lot area of 5,700 square feet.
 - d. Park Expansion: minimum lot width of 80 feet with minimum lot area of 10,000 square feet.
 - e. Future development Area: Lot width and area shall be regulated as set forth in this PUD as the detached single-family dwelling use in Section 2.D.1.c, above.
2. Setbacks. Setbacks are established by Development Area and uses, as depicted in Exhibit B - Development Areas.
 - a. Commercial Redevelopment Site
 - (1) Front yard setback (along W Mason St and Hinkle St extended):
There shall be no minimum setback required for yards fronting the public right-of-way however each frontage that does not provide a minimum of 10 feet of setback shall provide aesthetic treatment the entire length of the street frontage as regulated in subsection 2.I of this ordinance.
 - (2) Rear yard setback (west property line): Minimum rear yard setback is fifteen (15) feet.
 - (3) Side yard setback, (south property line): There shall be no minimum setback required for the south side yard however the entire length of the south property line will include a minimum of a 6-foot-tall solid fence or wall made of masonry, vinyl, painted wood or other material deemed appropriate by the Zoning Administrator.
 - (3) Accessory structures: Accessory structures shall not be permitted between the principal structure's façade and any public right-of-way.
 - b. Townhome Development Block
 - (1) Front yard setback: Minimum setback required for yards fronting the public right-of-way is 25 feet.
 - (2) Rear yard setback: Minimum rear yard setback is 25 feet.
 - (3) Side yard setback: Minimum side yard setback is 5 feet.

- i. Side yard setbacks shall apply only to the ends of single-family attached dwellings.
 - ii. There shall be provided a “no-build” and “access easement” within the 5-foot setback to provide for the maintenance of the structures.
- (4) 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 2.5 feet.
- c. Single-Family Subdivision
 - (1) Front yard setback: Minimum setback required for yards fronting the public right-of-way is 12 feet.
 - (2) Rear yard setback: Minimum rear yard setback is 10 feet. Additionally, lots with double frontage on Southwest Vie Ct and Hinkle Street shall provide buffer/screening element the entire length of their lots individual Hinkle street frontage as regulated in subsection 2.I of this ordinance.
 - (3) Side yard setback: Minimum side yard setback is 6 feet.
 - i. There shall be provided a “no-build” and “access easement” within the 5-foot setback to provide for the maintenance of the structures.
 - (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 yard setback is 4 feet and minimum side yard setbacks is 2.5 feet.
- d. Beaver Dam Park Expansion. Setbacks within the park expansion area are those identified within Green Bay Municipal Code, Chapter 44, Article X – Public Institutional District (PI).
- e. Future Development Area. Setbacks within the future development area are regulated as set forth in this PUD as the detached single-family dwelling use in Section 2.D.2.c, above.
- 3. Height. Maximum building heights shall be regulated by use.
 - a. Structures associated with commercial uses: maximum height is 40 feet or 3 stories, whichever is less.
 - b. Single-family dwellings: maximum height is 35 feet or 2.5 stories, whichever is less.
 - c. Single or two-family, attached dwellings/townhomes: maximum height is 40 feet or 3 stories, whichever is less.
 - d. Structures associated with park uses: maximum height is 40 feet or 3 stories, whichever is less.
- 4. Impervious Surface. Maximum impervious surface coverage shall be regulated by use.
 - a. Commercial redevelopment area: maximum impervious surface including all buildings, drives, walks, etc. is 80% of lot area.

- b. Single-family dwellings: maximum impervious surface including all buildings, drives, walks, etc. is 60% of lot area.
- c. Single or two-family, attached dwellings/townhomes: maximum impervious surface including all buildings, drives, walks, etc. is 70% of lot area.
- d. Park expansion area: maximum impervious surface including all buildings, drives, walks, etc. is 50% 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.

F. SIGNAGE. Signage throughout the PUD area shall be regulated as follows:

- 1. Signage for Commercial Redevelopment site shall be regulated as the General Commercial (C1) District per the Green Bay Municipal Code, Chapter 30, Article II.
- 2. Signage for single-family dwellings, detached and Single or two-family, attached dwellings/townhomes shall be regulated as the R-1 Low Density District per the Green Bay Municipal Code, Chapter 30, Article II.
- 3. Signage for the park expansion area shall be regulated as the Public Institutional (PI) 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.

- H. ACCESS AND PARKING. Parking requirements shall be regulated by use:
1. Commercial Redevelopment: regulated by specific use per the Green Bay Municipal Code, Chapter 44, Article VIII.
 2. Single-family dwellings, detached and single or two-family, attached dwellings/townhomes: two (2) spaces per dwelling unit, of which one (1) space per unit must be an enclosed (garage) space.
 3. Park expansion area: 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 with the following additions:
1. Detached single-family dwelling lots that are fronted on both Southwest Vie Ct and Hinkle St shall include buffer/screening in the form of a berm of no less than 3 feet high with vegetation that will grow to a minimum of 5 feet in height and be 90% impervious to site when matured. Said buffer/screening shall be maintained in perpetuity. Fences shall not be permitted adjacent the Hinkle Street right-of-way.
 2. In lieu of setbacks and in an effort to establish a street frontage separation and aesthetic pleasing commercial environment, the Commercial Redevelopment Site shall include a low-level decorative street treatment along all street frontages such as a decorative wrought iron fence, masonry wall, hedge row, etc. found to be acceptable to the Zoning Administrator.
- 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 “Southwest Vie Court” shall be dedicated to the public and shall include trail system or carriage walk (walk immediately adjacent the roadway surface) that provides access to each home site.
 2. Roadway areas identified as “Hinkle Street” shall be dedicated to the public as street right-of-way and shall include sidewalk connection on at least one side of the roadway and connect the West Mason Street Frontage Road to Hinkle Street.

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 _____, 2024.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

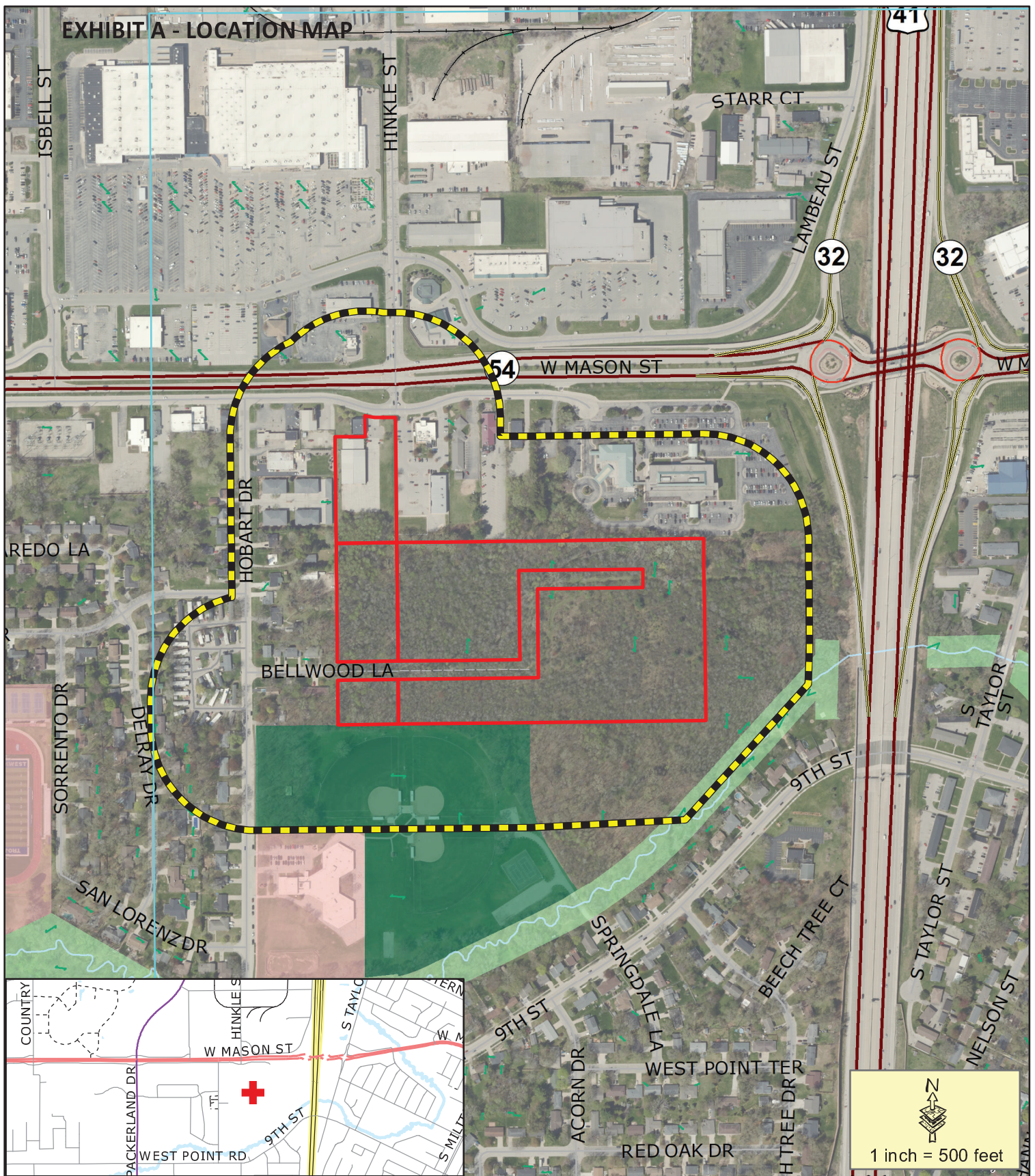
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Attachments:

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 23-38)

Proposed PUD including and south of the intersection of West Mason St and Hinkle Rd



EXHIBIT B – DEVELOPMENT AREAS



TOWNHOME
DEVELOPMENT

SINGLE-FAMILY
SUBDIVISION

COMMERCIAL
REDEVELOPMENT
SITE

FUTURE
DEVELOPMENT
AREA

Park Expansion Area
*continues west & South

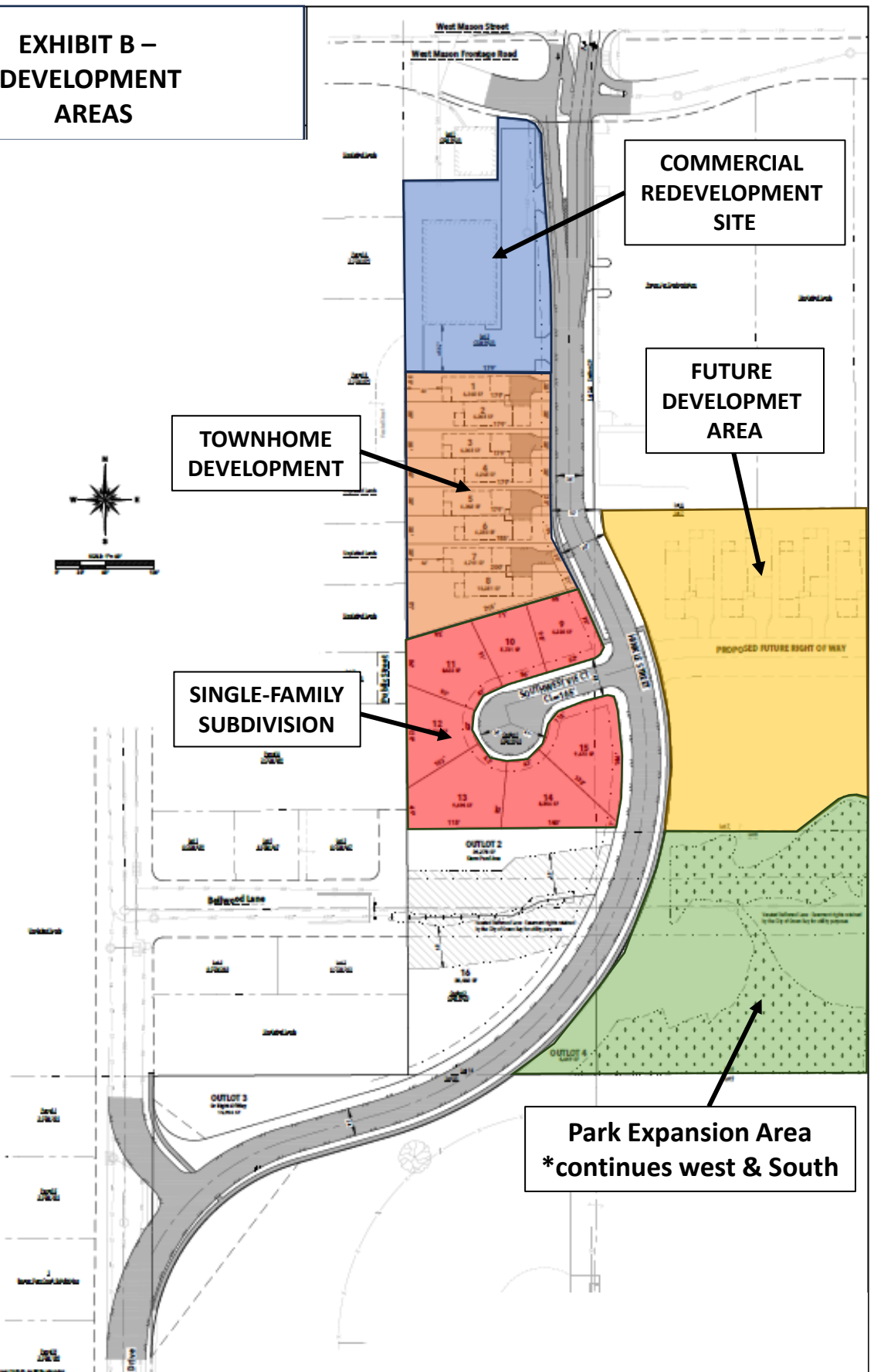
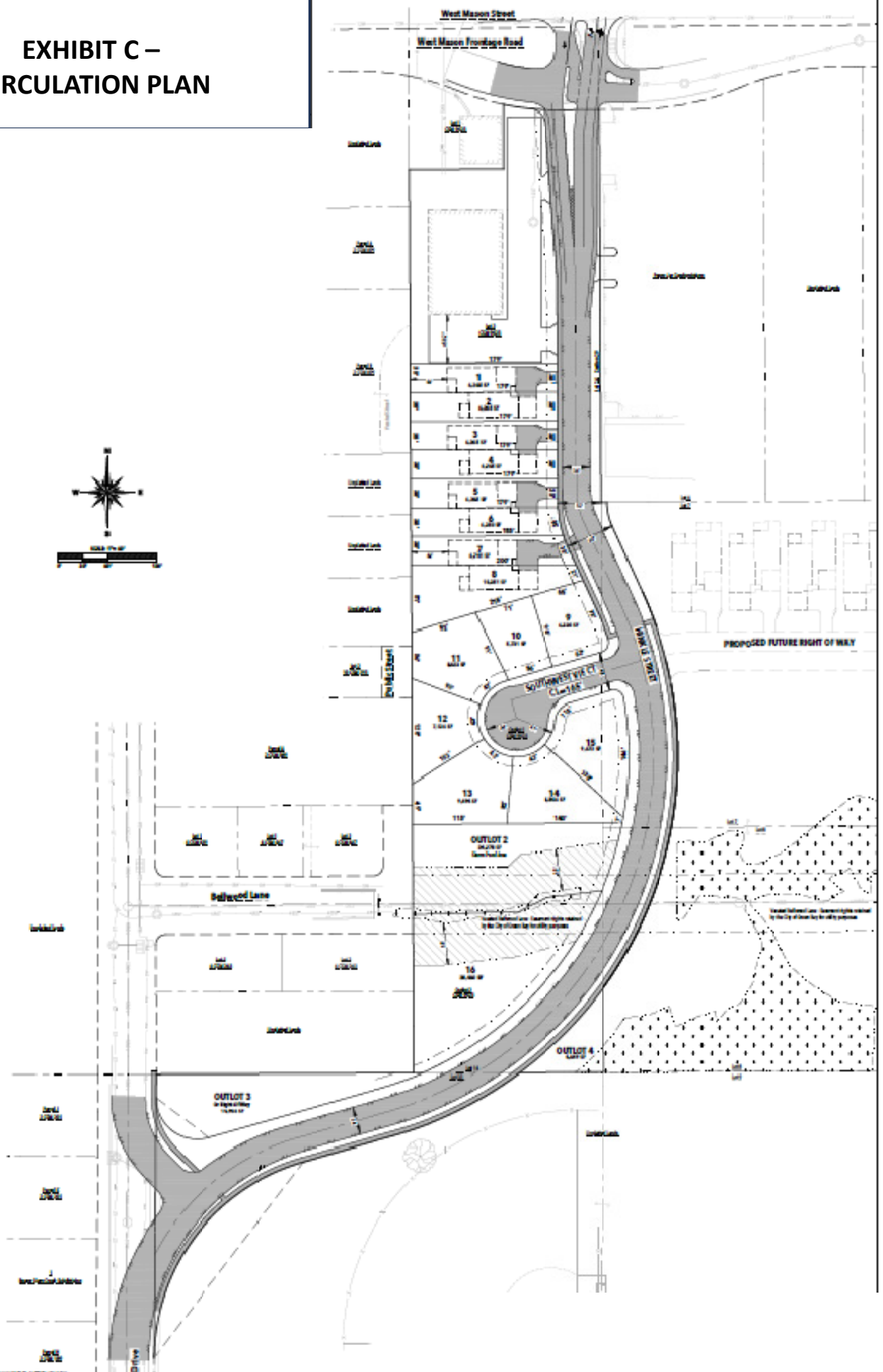
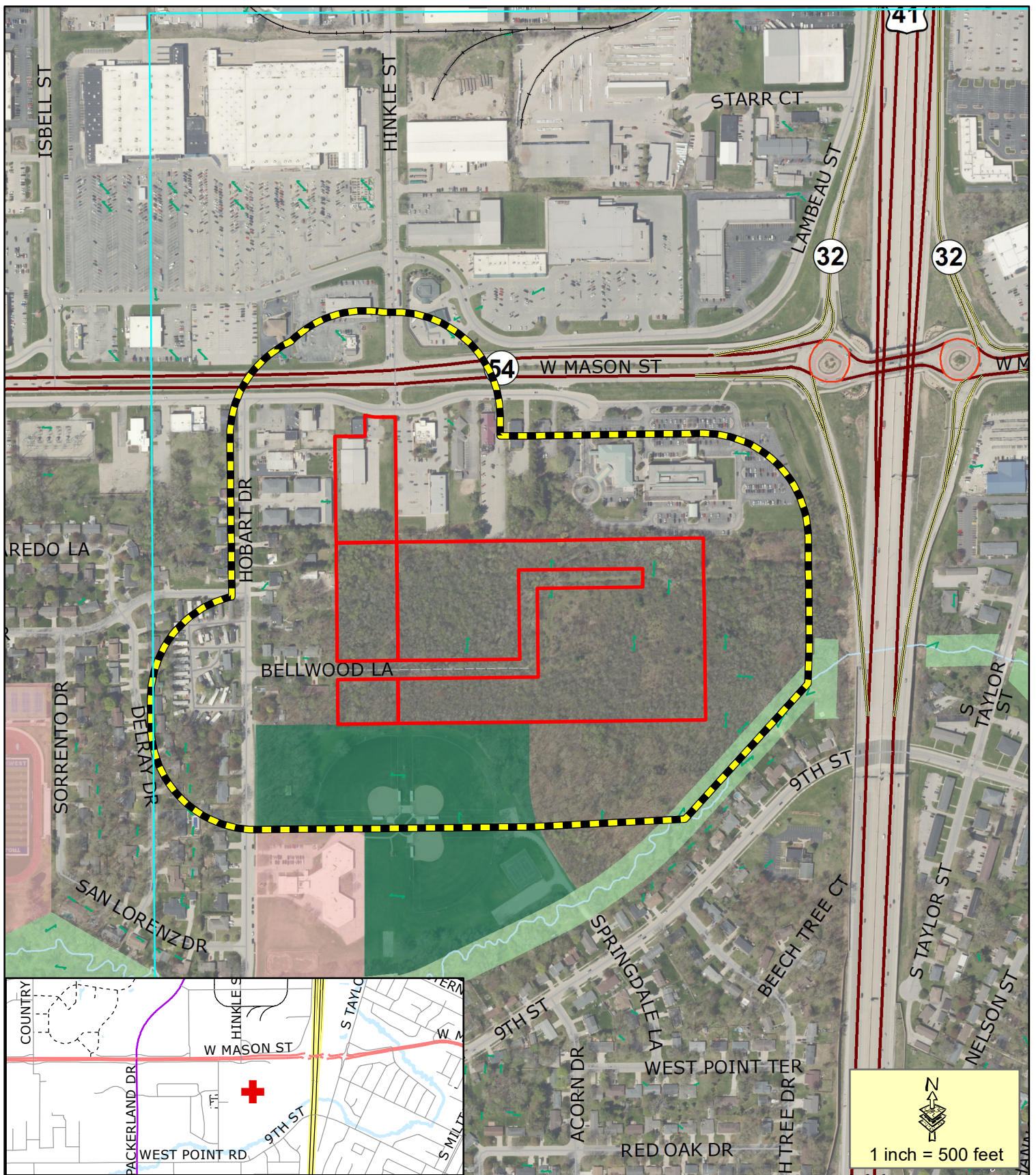


EXHIBIT C – CIRCULATION PLAN





- Proposed PUD
- 400' Property Notice Area

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