



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JANUARY 22, 2024, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

I. Join Zoom Meeting Online:

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

Or call in by phone: +1 312 626 6799

Meeting ID: 841 3767 5822

Passcode: 483400

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

B. Roll Call.

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

C. Approval of the Agenda.

- I. Approval of the agenda for the January 22, 2024, meeting of the Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the January 8, 2024, meeting of the Plan Commission.

E. Regular Business.

- I. (ZP 24-02) Public hearing on the request for a Conditional Use Permit to create a restaurant with drive-through in a C1 General Commercial district at 3112 Finger Road, submitted by Joel Ehrfurth of Mach IV Engineering and Surveying, on behalf of Early Childcare II LLC, property owner (Ald. J. Hutchison, District 2).

2. (ZP 24-02) Consideration with possible action on the request for a Conditional Use Permit to create a restaurant with drive-through in a C1 General Commercial district at 3112 Finger Road, submitted by Joel Ehrfurth of Mach IV Engineering and Surveying, on behalf of Early Childcare II LLC, property owner (Ald. J. Hutchison, District 2).
3. (ZP 24-03) Public hearing on the request for a Conditional Use Permit to create a communication tower in the BP Business Park district at 1931 Cofrin Road, submitted by Michael Bieniek on behalf of Jose J. Morales Gonzalez, property owner (Ald. S. Campbell, District 6).
4. (ZP 24-03) Consideration with possible action on the request for a Conditional Use Permit to create a communication tower in the BP Business Park district at 1931 Cofrin Road, submitted by Michael Bieniek on behalf of Jose J. Morales Gonzalez, property owner (Ald. S. Campbell, District 6).

F. Informational.

1. Director's Report.
2. Date of the next meeting: February 26, 2024.

G. Adjournment.

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



Report to the Green Bay Plan Commission

MEETING DATE

January 22, 2024

PREPARED BY

AGENDA ITEM # E.I

(ZP 24-02) Public hearing on the request for a Conditional Use Permit to create a restaurant with drive-through in a C1 General Commercial district at 3112 Finger Road, submitted by Joel Ehrfurth of Mach IV Engineering and Surveying, on behalf of Early Childcare II LLC, property owner (Ald. J. Hutchison, District 2).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

January 22, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(ZP 24-02) Consideration with possible action on the request for a Conditional Use Permit to create a restaurant with drive-through in a C1 General Commercial district at 3112 Finger Road, submitted by Joel Ehrfurth of Mach IV Engineering and Surveying, on behalf of Early Childcare II LLC, property owner (Ald. J. Hutchison, District 2).

BACKGROUND

Alderpersion/District: Ald. Jim Hutchison (District 2)

Reason for Request: The applicant would like to develop the subject parcel for a drive-through restaurant.

Surrounding Zoning and Land Uses:

SUBJECT: General Commercial (C1) Vacant

NORTH: Low Density Residential (R1) Two Family Dwellings Telephone Utility Building

SOUTH: Planned Unit Development (PUD) Business Park

EAST: General Commercial (C1) Vacant

WEST: Rural Residential (RR) Vacant

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as Commercial.

Consistency Analysis: While Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement, the proposed conditional use permit is consistent with the comprehensive plan. The proposed use of the subject property is compatible with and is not contradictory to the applicable recommended policy and the future land use map.

Report: This request is to facilitate the construction of a drive-through restaurant/café. The vacant site is located on a three-sided parcel fronting East Mason Street, Ontario Road, and Finger Road. A five-tenant commercial building is proposed for the site. While the site has three sides, the proposed design designates the predominant front of the building facing East Mason Street with surface parking to the south and east of a 9,636 square foot building. Specific users for the commercial tenant spaces were not known at the time, but C1 zoning permits a wide variety of service businesses, retail sales, and commercial recreation and entertainment options. The applicant is seeking to create a site plan which accommodates a coffee shop/café user in the western-most space within the building (Tenant 1) which would utilize a drive-through. Restaurants are permitted in C1 districts, but a drive-through requires a conditional use permit.

A drive-through lane is proposed to come off a driveway entrance along Finger Road, wrapping around the building counterclockwise. The window pickup is situated along the western building wall facing Ontario Road. The distance from the pick-up window to the end of the drive through lane (which is located where the drive through lane meets the ingress/egress lane for the parking lot) is approximately 260 feet. The drive through lane can hold up to 13 autos if each automobile, on average, is separated within 0–4 feet of one another. If vehicles are separated by an average of 12–15 feet apart, the number of automobiles is reduced

to 9 autos in the queue. The city code requires room for three stalls in front of the pick-up window and three behind a menu board. This design meets both standards. Other recent drive through lanes which have been constructed in the city range from approximately 200 feet in length for the University Avenue Burger King, to 295 feet for the Scooters on East Mason Street, to over 350 feet in length for the Main Street Popeyes.

Vehicular access to the site is provided via a shared drive along Finger Road. While the site has three sides, access is limited. East Mason Street cannot provide access to the site through ingress/egress due to existing no-access agreements along East Mason Street. Ontario Road cannot provide access as the intersection is too close to both Finger Road and East Mason Street. The proposed placement of the driveway to the property is both the most logical and fits within the City code. The proposed driveway placement provides for sufficient distance from the Ontario/Finger intersection. Because of the limitations on Mason and Ontario, a driving entrance must be placed somewhere along Finger Road. Inherently, development will create ingress egress which faces out towards existing two-family residences. The staff believe the placement of the driveway in the location, nearly as far east as possible on the lot, is the best placement for a driveway entrance.

The proposed site plan notes a landscape area with vegetated berm and plantings separating the drive through lane and the northern property boundary. The intent of a buffer separation is shown in the proposal. A detailed landscaping plan meeting regulations specific to Sec. 44-1966 (perimeter parking lot landscaping) must be met with formal site plan review. These standards include a landscape at least 15 feet in width, screening consisting of either a masonry wall, fence, berm, plantings, or a combination thereof that forms a screen a minimum of three feet in height, and not less than 90 percent opaque on a year-round basis. Screening located along front and corner side yards is limited to three feet in height and must be at least 90 percent opaque on a year-round basis, and tree plantings of at least one canopy tree per 40 lineal feet of the perimeter of the parking lot. The landscaping code provides a good starting point to separate drive-through purposes from neighboring properties. In addition, staff recommends a higher threshold for this drive-through use as automobiles are in a more fluid state compared to a typical parking lot. With this in mind, staff recommends a screening no less than four feet in height and not less than 100 percent opaque on a year-round basis, as well as a focus

The landscaping code provides a good visual separation of auto uses from neighboring properties but does not address specifically sound which emanates from drive-through uses. Typical city ordinance sound levels limit decibel levels during the overnight hours. The drive through area is approximately 150 linear feet away from the front of the nearest homes across Finger Road. This is comparable to the distance drive-through order windows or menu boards are compared to other similar new drive-through restaurants located near neighborhoods on East Mason Street or University Avenue. Because of the proximity to neighboring residences, staff recommends limiting the hours of operation of the drive-through lane from 6am to 10pm. The staff do not recommend any additional conditions for operations inside the restaurant/café.

This property received a variance from the Board of Appeals at the January 15, 2024, meeting because of the placement of drive-through windows or menu boards between the principal building and street. The variance was conditioned for approval based off final approval of a conditional use permit for drive through restaurant use by the Common Council.

Zoning Ordinance Section 44-83(e) establishes seven standards for the Plan Commission to consider when reviewing a conditional use permit:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
2. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
3. The conditional use, its exterior architectural design, and functional plan of any proposed structure will

not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.

4. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
6. The conditional use shall have adequate parking facilities as specified in Article XVIII of this chapter.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable city ordinances.

Staff believes the use in conjunction with the proposed conceptual site plan meets the standards for a CUP for drive-through purposes. Staff believes the commercial site will inherently bring anticipated change to the area, but the proposed use and proposed design meet the standards for a conditional use permit.

Alder Hutchison, the McAuliffe Neighborhood Association, and adjacent property owners within 200 feet of the site have been notified of the request. As of the drafting of this report, staff had received an inquiry into the development from a neighboring property owner at the fore had mentioned Board of Appeals meeting. The neighbor had concerns about the queuing at the drive-through potentially leading to traffic backed up on Finger and expressed concern for properties facing across from a drive entrance leaving the property.

RECOMMENDATION

Approval of the request, subject to:

- a. A site plan and applicable permit applications are submitted to the Department of Community and Economic Development for review and approval.
- b. Landscaping along the northern boundary between the drive-through lane and the property line must include a screening of a minimum of four feet in height and 100 percent opaque on a year-round basis. A focused concentration of planting shall occur in front of any order boards or window openings along the north side of the drive-through lane on the north side of the property.
- c. Hours of operation for the drive-through use shall be 6am-10pm.
- d. Compliance with the regulations of the Green Bay Municipal Code is not covered under the Conditional Use Permit, including standard site plan review and approval.

FISCAL IMPACT

ATTACHMENTS

1. ZP 24-02 Application and Info
2. ZP 24-02 Site Layout Concept
3. Property Map 24-02



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: 3112 FINGER ROAD

Parcel Number(s): 21-173-9

Petitioner(s): JOEL EHRFURTH/MACH IV ENG & SURV LLC Date: 12.22.2023

Email: JEHRFURTH@MACH-IV.COM Phone Number: (920) 569-5765

Address: 2260 SALSCHIEDER COURT City: GREEN BAY State: WI Zip: 54313

Property Owner: EARLY CHILDCARE II LLC Phone Number: (847) 592-6218

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, JOEL EHRFURTH, 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: 12/21/23

Petitioner Signature(s): JOEL EHRFURTH

12.22.2023

Checklist of required attachments:

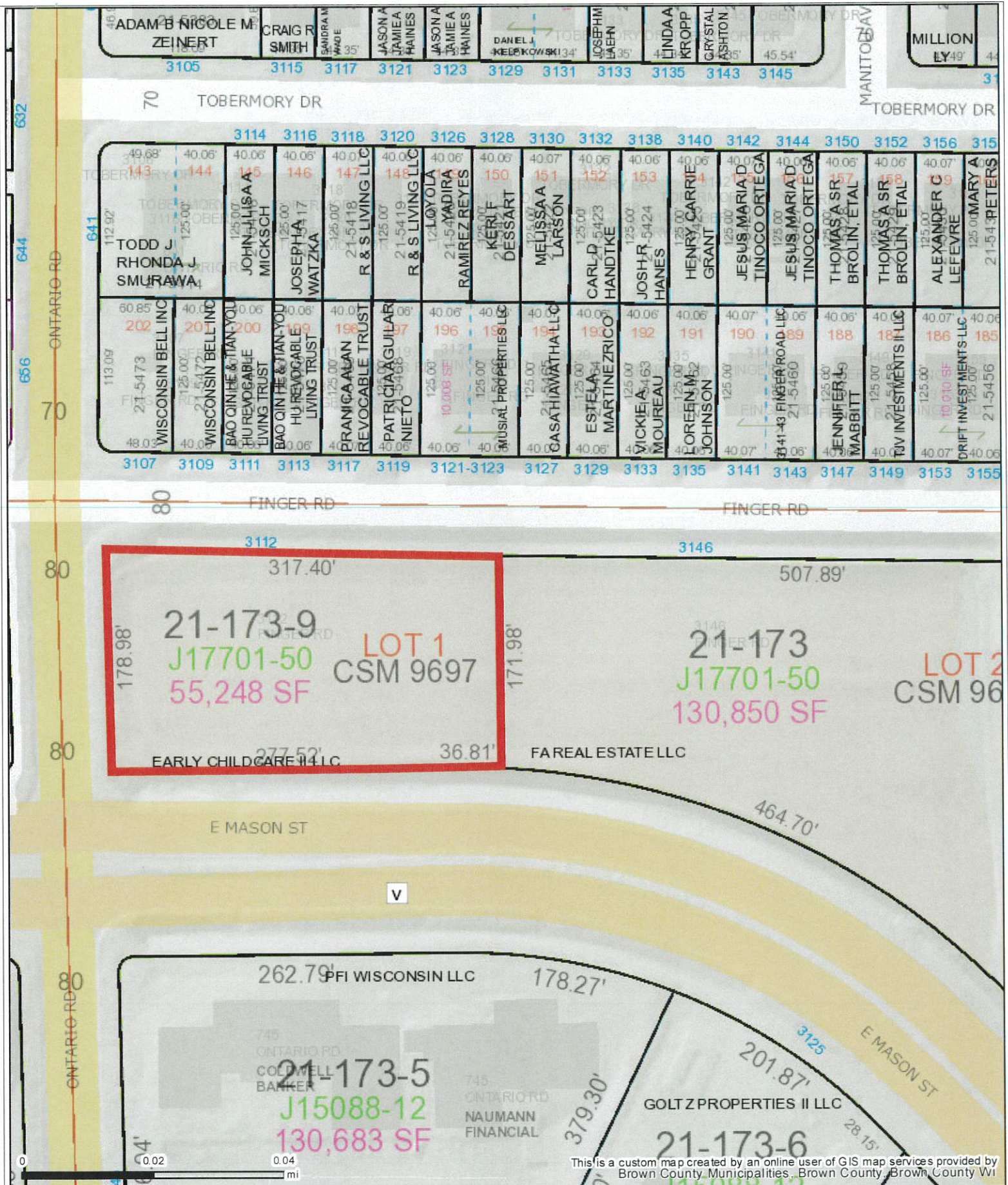
- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____



3112 FINGER ROAD CUP SITE MAP

Map printed on 12/22/2023

1:1,200

1 inch = 100 feet*

1 inch = 0.0189 miles*

*original page size: 8.5"x11"

Appropriate format depends on zoom level

Parcel ownership key

Parcel Boundary

Condominium

Gap or Overlap

'hooks' indicate parcel ownership crosses a line

Parcel line

Right of Way line

Meander line

Lines between deeds or lots

Historic Parcel Line

Vacated Right of Way

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



(920) 448-6480

www.browncountywi.gov

DECEMBER 22, 2023



**CONDITIONAL USE PERMIT APPLICATION (CUP) – NARRATIVE
PROPOSED MULTI-TENANT BUILDING
3112 FINGER ROAD
MACH IV JOB 1649-15-22**

SITE LOCATION: 3112 FINGER ROAD

PARCEL NO.: 21-173-9

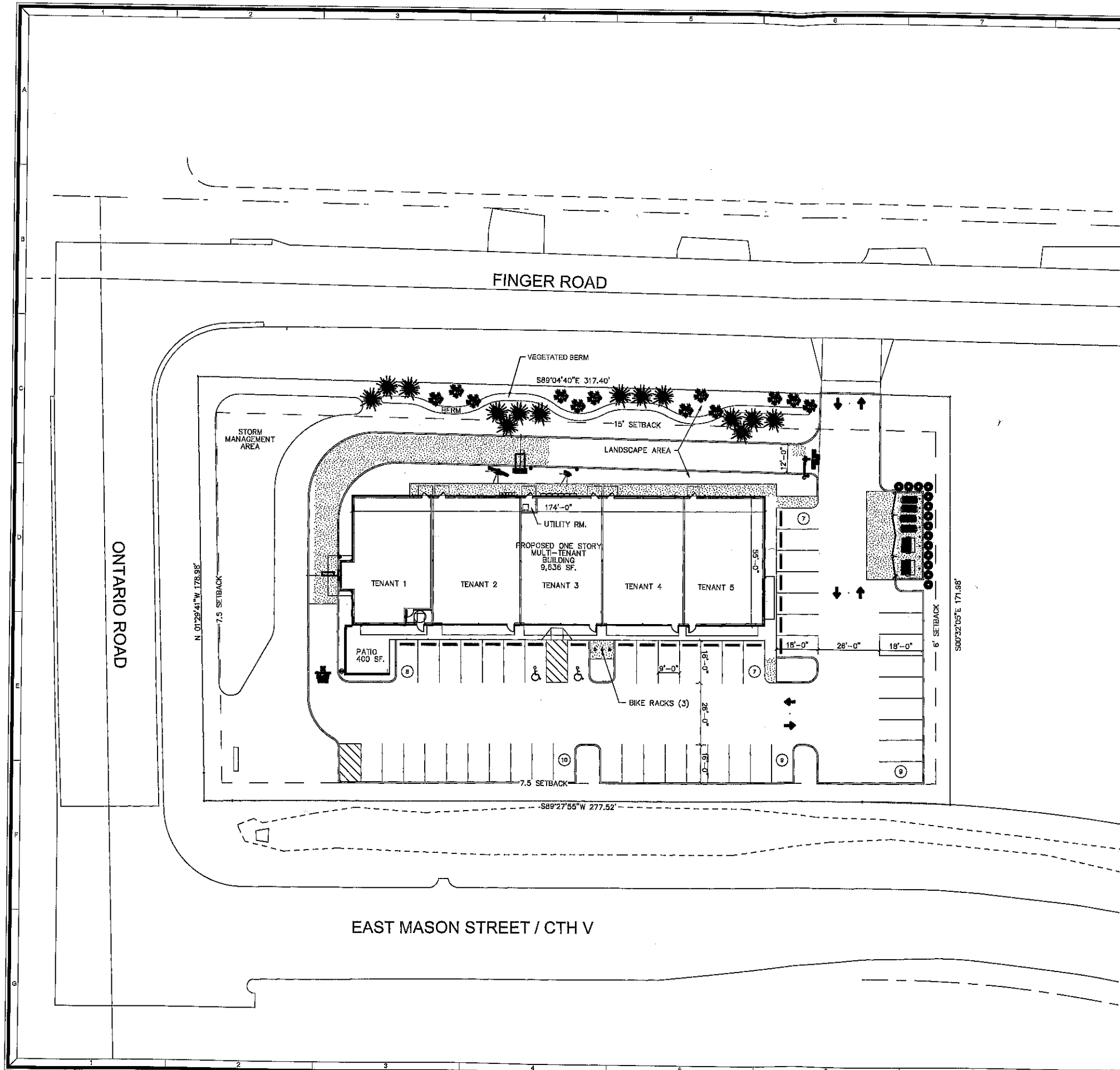
LEGAL DESCRIPTION: LOT 1 CSM 9697

REQUEST FOR CUP

PROPERTY IS ZONED C1 GENERAL COMMERCIAL. OWNER PROPOSED A MULTI-TENANT BUILDING. BUILDING INCLUDES A RESTAURANT WITH A DRIVE-THROUGH. A RESTAURANT WITH DRIVE-THROUGH IS AN ALLOWABLE USE WITH A CUP.

A CONCEPTUAL SITE PLAN IS ENCLOSED.

R:\Job\1649-15-22 NEXTGEN FINGER ROAD\DRAWINGS\1649-15-22 Variance.dwg 12/22/2023 11:06:03 AM



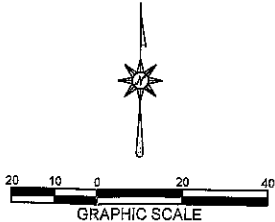
SITE STATISTICS

PARCEL ADDRESS: 3122 FINGER ROAD
PARCEL NUMBER: 21-173-9
PARCEL SIZE: 55,248 SF (1.27 AC)
ZONING: C1 - GENERAL COMMERCIAL DISTRICT

EXISTING SITE
GREEN SPACE: 55,248 SF (100%)
IMPERVIOUS AREA
BUILDING: 0.0 SF (0.0%)
PAVEMENT: 0.0 SF (0.0%)
TOTAL IMPERVIOUS: 0.0 SF (0.0%)

PROPOSED SITE
TOTAL DISTURBED AREA: Area Square Feet; Acres
GREEN SPACE REQUIRED: 20% (11,050 SF)
GREEN SPACE PROVIDED: 19,856 SF (36.11%)
IMPERVIOUS AREA
BUILDING: 9,636 SF (17.44%)
PAVEMENT: 25,657 SF (46.45%)
TOTAL IMPERVIOUS: 35,293 SF (63.89%)

PARKING PROVIDED
INTERIOR GS REQUIRED: 10% x 22,178 SF = 2,218 SF
INTERIOR GS PROVIDED: 2,977 SF (13.4%)
PARKING SPACES REQUIRED/CALCS: RESTAURANT 1 / 300 SF INTERIOR +
1 / 500 SF OUTSIDE
RETAIL 1 / 500 SF
3,808 SF/300 SF + 400 SF/500 SF +
5,828 SF/500 = 13+1+12 = 26 STALLS
PARKING SPACES PROVIDED: 50 STALLS, INCLUDES 2 ADA HANDICAP

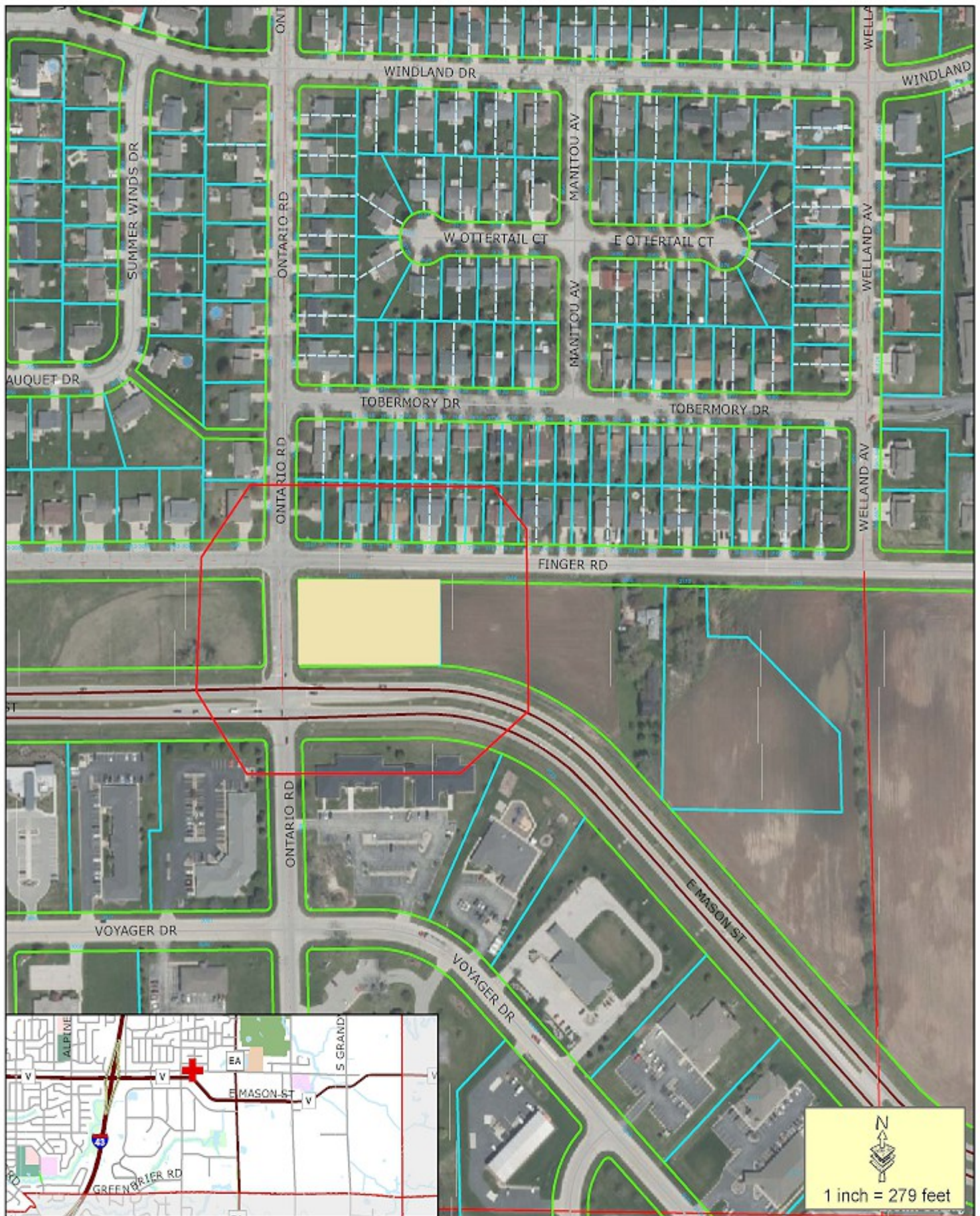


REITAN ARCHITECTS, LLC

MULTI-TENANT BUILDING

VARIANCE / CUP SITE PLAN

REVISION DESCRIPTION	
NO.	
DATE: DECEMBER 22, 2023	
DRAFTED BY: RPH	
CHECKED BY:	
PROJECT NO.: 1649-15-22	
DRAWING NUMBER	
SHEET NUMBER	
C2.0	OF 1



Proposed Conditional Use Permit Parcel

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

Conditional Use Permit Request Drive Thru Restaurant Use 3112 Finger Rd



Report to the Green Bay Plan Commission

MEETING DATE

January 22, 2024

PREPARED BY

AGENDA ITEM # E.3

(ZP 24-03) Public hearing on the request for a Conditional Use Permit to create a communication tower in the BP Business Park district at 1931 Cofrin Road, submitted by Michael Bieniek on behalf of Jose J. Morales Gonzalez, property owner (Ald. S. Campbell, District 6).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

January 22, 2024

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.4

(ZP 24-03) Consideration with possible action on the request for a Conditional Use Permit to create a communication tower in the BP Business Park district at 1931 Cofrin Road, submitted by Michael Bieniek on behalf of Jose J. Morales Gonzalez, property owner (Ald. S. Campbell, District 6).

BACKGROUND

Primary Address: 1931 Cofrin Road (Parcel 21-1183-9)

Aldersperson/District: Ald. Campbell, District 6

Reason for Request: The proposed CUP would allow for a telecommunications tower facility to be built at 1931 Cofrin Road.

Surrounding Zoning and Land Uses:

SUBJECT: Business Park (BP) Automobile Repair

NORTH: Business Park (BP) Contractor Office, Manufacturing

SOUTH: Business Park (BP) Government, Manufacturing

EAST: Business Park (BP) Manufacturing, Self-Storage

WEST: Business Park (BP) Self-Storage

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends Light Industry for the parcel. The proposed use does comply with the comprehensive plan.

Report:

Michael Bieniek, LCC Telecom Services, and Jose J. Morales Gonzalez, property owner, are seeking to build a 155' tall monopole tower with a 4' tall lightning rod for a total height of 159', to be located in a 50' x 50' area on the northern portion of 1931 Cofrin Road (rear of the lot). The site is in the Business Park (BP) District. In this district, telecommunication towers/wireless communication facilities are allowed with a Conditional Use Permit (CUP). However, 2013 Act 20 passed by the Wisconsin Legislature requires that telecommunication towers be allowed within all municipal zoning districts. The parcel currently contains a building that has an automobile repair business. The rear portion is undeveloped and would be the site of the tower.

According to the narrative provided by the applicants, the proposed wireless communications support structure is being erected to initially accommodate the equipment of Cellcom. Cellcom is currently located on an existing tower immediately behind the Baycom building at 2040 Radisson Street (tower fronts Cofrin Drive), three lots to the east of the proposed tower. The existing tower is not structurally capable of handling the necessary equipment upgrades. Therefore, this tower is no longer a viable option for the carrier. The new tower will be available for at least two additional carriers.

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

- I. The establishment, maintenance, or operation of the conditional use will not be detrimental to or

endanger the public health, safety, or general welfare.

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

Many of the above standards have been met or will be addressed during the site plan review process. The applicant has included responses to each of the Conditional Use Permit criteria, and it's included in the application packet.

The staff is requesting that at least one parking stall dedicated to the tower is installed on-site and that a pedestrian access route to the facility from the road be included in the site plan. The site plan must also be compliant with the land use development standards of Sec. 44-1586(b). Wireless communication facilities and/or support structures and all other regulations of the Green Bay Municipal Code.

Staff supports the request as it complies with the CUP requirements. Ald. Campbell and neighbors within 200 feet have been notified of the meeting based on Plan Commission policy. No inquiries have been made as of the drafting of this report.

RECOMMENDATION

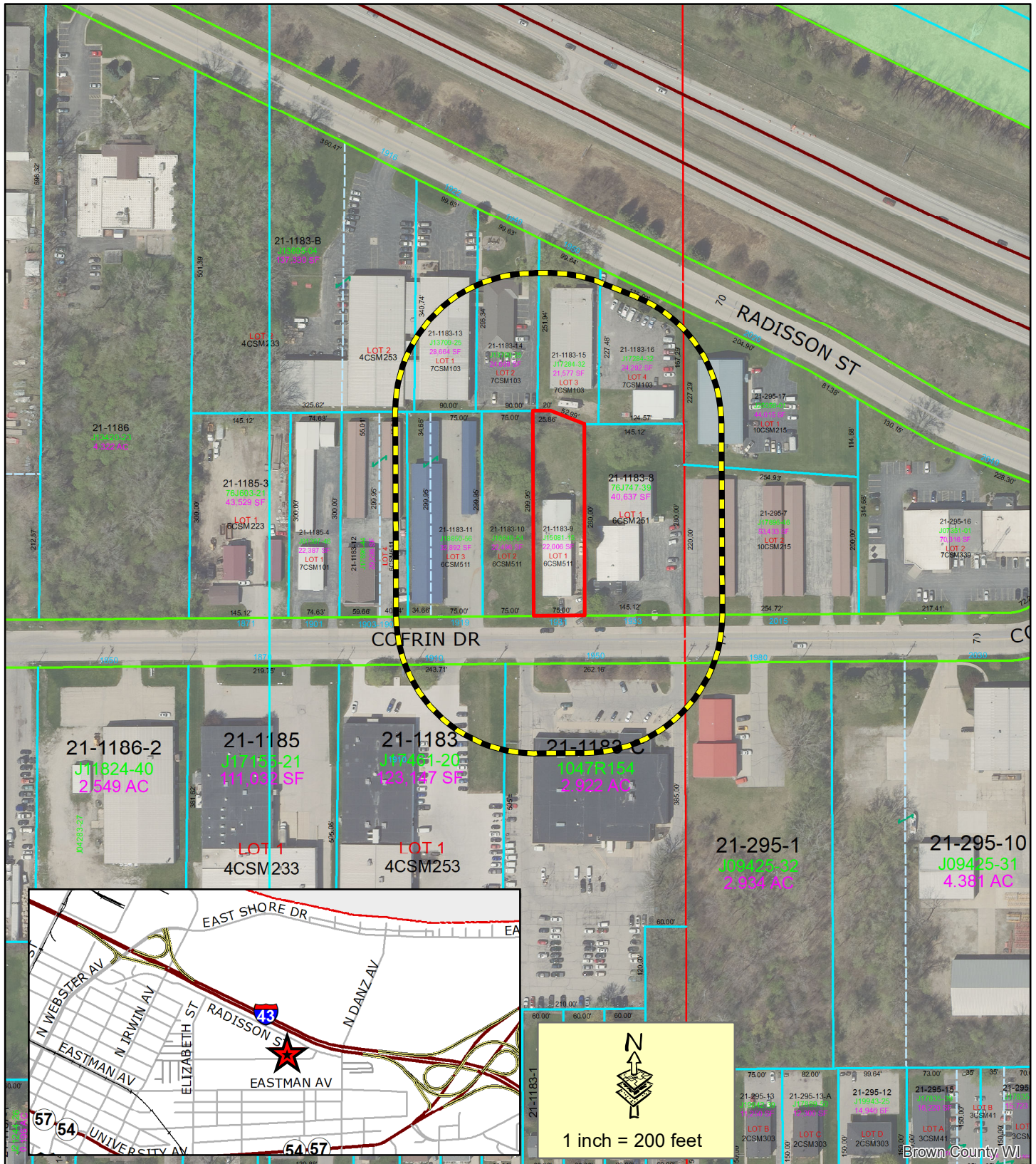
Approval of the request, subject to:

- a. Parcel must have at least one (1) parking stall dedicated to the tower on site and paved vehicular access to the tower at all times.
- b. Compliance with Sec. 44-1586(b) of the Green Bay Municipal Code.
- c. Compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. 24-03 Map
2. 24-03 Application Narrative Info
3. 24-03 Site Plan



- Subject Area**
- 200' Property Owner Notice**

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Zoning Petition (ZP 24-03) Conditional Use Permit at 1931 Cofrin Drive





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: 1931 Cofrin Road, Green Bay, WI 54302

Parcel Number(s): 21-1183-9

Petitioner(s): Michael Bieniek, AICP agent - VB BTS II LLC lessee Date: 11/16/23

Email: mbieniek@lcctelecom.com

Phone Number: 847-287-1156

Address: 10700 W. Higgins Road, Suite 240

City: Rosemont

State: IL

Zip: 60018

Property Owner: Jose J. Morales Gonzalez

Phone Number: _____

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Michael Bieniek, AICP

, 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)
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- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
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- ☐ 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: _____

Agent for VB BTS II, Lessee

Date: 12/26/23

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.: _____



APPLICANT: VB BTS II, LLC



**APPLICATION FOR CONDITIONAL USE PERMIT APPROVAL FOR
THE PROPOSED WIRELESS COMMUNICATIONS FACILITY AND
SUPPORT STRUCTURE AT**

**1931 COFRIN ROAD
GREEN BAY, WI 54302
PARCEL NO. 21-1183-9**

VERTICAL BRIDGE SITE ID# – US-WI-5364 BAYCOM

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3. Site Data Sheet
4. Legal Description
5. Narrative Overview
6. Section 44.83 Conditional Use Permit Standards
7. Section 44-1586(b) Wireless Communications Facilities and / or Support Structures Standards
8. Section 66.0404 Mobile Service Support Structures and Facilities Standards
9. Carrier Affidavit – Sworn Statement of Need
10. Carrier RF Propagation Maps
11. Fall Zone Letter
12. Structural Analysis – Existing Tower
13. FAA Determination Letter
14. Site Plan

Letter of Application

December 26, 2023

Ms. Stephanie Hummel
Planner II
City of Green Bay
100 N Jefferson Street
Green Bay, WI 54301

RE: Proposed Vertical Bridge Wireless Communications Facility and Support Structure – US-WI-5364
Baycom
1931 Cofrin Drive
Green Bay, WI 54302
Parcel No. 21-1183-9

Dear Ms. Hummel:

LCC Telecom Services, on behalf of the applicant, VB BTS II, LLC (“Vertical Bridge”), has finalized an agreement with the property owners of the site referenced above to develop and construct a wireless communications support structure and facility that will be available to be used by wireless carriers. The proposed shared use facility is designed to house the equipment necessary to provide clear and uninterrupted wireless telecommunications services to the residents and visitors of the City of Green Bay and surrounding areas.

The proposed wireless communications support structure is being erected to initially accommodate the equipment of Cellcom. Cellcom is currently located on an existing tower immediately behind the Baycom building at 2040 Radisson Street which three lots to the east of the proposed tower. The existing tower is not structurally capable of handling necessary equipment upgrades, therefore this tower is no longer a viable option for the carrier.

This mobile service support structure is being proposed pursuant to Section 66.0404 of the Wisconsin State Statutes and Sections Section 44-1586(b) of the City of Green Bay Zoning Ordinance. A Conditional Use Permit is required for the siting and construction of any new wireless communications support structure and facility. The proposed facility will consist of a 155’-0” tall monopole tower with a 4’-0” lightning rod for a total height of 159’-0”, to be located within a 50’-0” x 50’-0” ground area. The proposed tower will be erected, owned, and operated by Vertical Bridge. Vertical Bridge has a commitment with Cellcom, a wireless services provider, for this site. Additionally, the facility will be available for collocation to other wireless providers.

On behalf of the applicant VB BTS II, LLC (“Vertical Bridge”), LCC Telecom Services has submitted all required documentation for the proposed tower, in accordance with Section 66.0404 of the Wisconsin State Statutes, and Section 44-1586(b) of the City of Green Bay Zoning Ordinance for this application to be deemed complete. Should you have any questions please feel free to contact me. I look forward to working with you during the review and approval process. Vertical Bridge looks forward to helping provide the City of Green Bay with improved wireless coverage.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Bieniek", written in a cursive style.

Michael Bieniek, AICP
Zoning Director
LCC Telecom Services
10700 Higgins Road, Suite 240
Rosemont, IL 60018
mbieniek@lcctelecom.com
Cell – (847) 287-1156
Fax – (847) 608-1299

cc: Brandon Griffiths, Project Manager, Vertical Bridge

Application Materials

Site Data Sheet

Applicant: VB BTS II, LLC ("Vertical Bridge")
750 Park of Commerce Drive
Suite 200
Boca Raton, FL 33487

Authorized Agent: Michael Bieniek, AICP
LCC Telecom Services
10700 Higgins Road
Suite 240
Rosemont, IL 60018

Tower Owner: VB BTS II, LLC
750 Park of Commerce Drive
Suite 200
Boca Raton, FL 33487

Applicant's Interest in the Property: Leasehold

Property Owner: Jose J. Morales Gonzalez
2673 Humboldt Road
Green Bay, WI 54311

Address of Property: 1931 Cofrin Drive
Green Bay, WI 54302

Parcel Number: 21-1183-9

Zoning Designation: BP, Business Park District

Request: Application for a Conditional Use Permit and any other approvals or permits necessary to erect a 155'-0" tall monopole tower with a 4'-0" lightning rod for a total height of 159'-0", to be located within a 50'-0" x 50'-0" ground area

Legal Description

Parcel 1:

Lot One (1), Volume 6 Certified Survey Maps, Page 511, Map No. 1651, as Document No. 872561; said map being part of Government Lot Two (2), Section Twenty-nine (29), Township Twenty-four (24) North, Range Twenty-one (21) East, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.

Parcel ID No. 21-1183-9

This being a portion of the same property conveyed to Jose J. Morales Gonzalez a married person from TJT Associates, LLC, a Wisconsin limited liability company in a deed dated January 4, 2022 and recorded January 5, 2022 as Instrument No. 2990752 in Brown County, Wisconsin.
Affected by Correction Instrument dated January 12, 2022 and recorded January 12, 2022 as Instrument No. 2991567 in Brown County, Wisconsin.
Further affected by Correction Instrument dated January 18, 2022 and recorded January 20, 2022 as Instrument No. 2992349 in Brown County, Wisconsin.

Narrative Overview

VB BTS II, LLC ("Vertical Bridge") seeks approval of a Conditional Use Permit and any other permits or approvals necessary in order to install a new wireless communications support structure and facility at 1931 Cofrin Drive Parcel No. 21-1183-9. Vertical Bridge proposes to erect this tower and will be offering it as a shared facility to Cellcom (with whom Vertical Bridge already has a commitment) and any other communication carriers that have a need for a facility in this area. Vertical Bridge thus submits this Application (as that term is defined in Section 66.0404 of the Wisconsin State Statutes and Section 44-1586(b) of the City of Green Bay Zoning Ordinance) seeking a permit for the siting and construction of a new mobile service support structure and facilities. The proposed site is located in a BP, Business Park District. Communication towers are an allowable conditional use in Section 44.13 in the zoning code, which lists telecommunications facilities as a use permitted in the BP, Business Park District through a Conditional Use Permit. The property consists of an existing car repair facility within the business park.

The proposed wireless communications support structure is being erected to initially accommodate the equipment of Cellcom. Cellcom is currently located on an existing tower immediately behind the Baycom building at 2040 Radisson Street which three lots to the east of the proposed tower. The existing tower is not structurally capable of handling necessary equipment upgrades, therefore this tower is no longer a viable option for the carrier.

The wireless communications support structure and facility that Vertical Bridge is proposing to install on the property for Cellcom is necessary to provide uninterrupted wireless services to the residents and visitors of the City of Green Bay and surrounding area, including wireless telephone service, voice paging, messaging and wireless internet and broadband data transmission. All registered wireless provider's technology operates at various radio frequency bands allocated by the FCC as part of their license.

Wireless systems operate on a grid system where overlapping cells mesh together, forming a seamless network. No single site can function as a stand-alone entity as each site is interconnected, forming the network. The technical criteria for establishing cell sites are very exacting as to the location and height. The current tower does not allow for Cellcom to meet the functionality at the current location on Radisson Street. The proposed site on the property located at 1931 Cofrin Drive, Green Bay, WI 54302 Parcel No. 21-1183-9 is within the geographic area deemed necessary by engineers for Cellcom to provide uninterrupted services.

In accordance with the Section 66.0404 of the Wisconsin State Statutes and Section 44-1586(b) of the City of Green Bay Zoning Ordinance, Vertical Bridge has made application to install a new mobile

service support facility. The proposed new wireless communications support facility will consist of a 155'-0" tall monopole tower with a 4'-0" lightning rod for a total height of 159'-0" to be located within a 50'-0" x 50'-0" ground area.

In accordance with FCC regulations, the wireless communications facility will not interfere with any form of communications, including but not limited to, land-line phones, cable and satellite television and radio broadcasts. Wireless technology has become a vital part of emergency services, aiding local residents and motorists in a variety of situations, thus helping to protect the general public's health, safety and welfare. The proposed wireless telecommunications facility at this site will further enhance goals of providing the most reliable wireless coverage possible in this area.

The proposed mobile service facility will be designed and constructed to meet all applicable governmental and industry safety standards. Specifically, Vertical Bridge will comply with all FCC and FAA rules and regulations regarding construction requirements and technical standards. RF emissions are subject to the exclusive jurisdiction of the FCC. Any height, lighting or marking issues are subject to the exclusive jurisdiction of the FAA.

LCC Telecom Services, on behalf of Vertical Bridge, looks forward to working with the City of Green Bay to bring the benefits of the proposed improved wireless services to the area. The addition of the facility will ensure the best uninterrupted wireless services for the City of Green Bay. This application addresses all standards of the Section 66.0404 of the Wisconsin State Statutes and Section 44-1586(b) of the City of Green Bay Zoning Ordinance.

Section 44.83 Conditional Use Permit Standards

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

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.

The proposed tower is located on property zoned BP, Business Park District. The tower is proposed to be on the rear of the property behind an existing auto maintenance business. Improved wireless service in the area will be beneficial to the public health, safety and general welfare. The facility will not be detrimental to or endanger public health, safety or general welfare in any way.

- (2) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed tower will not impede orderly development or improvement of property in the surrounding area. The property is located within an existing business park just south of I-43. The enhanced wireless service will be a benefit to the businesses located in the area, along with the motoring public using a major arterial connecting Green Bay along the eastern portion of Wisconsin from the Illinois to Michigan borders.

- (3) The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.

The proposed tower is a 155'-0" monopole with a 4'-0" lightning rod for a total height of 159'-0" to be located within a 50'-0" x 50'-0" lease parcel. The design within the immediate area 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. To the contrary, allowing Cellcom to provide the necessary upgrades to their equipment will provide enhanced signal for wireless subscribers in the area.

- (4) Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.

Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided at this site. The only utilities necessary for a wireless communications support structure are power and fiber, both of which are available at the site. The access to the proposed facility will be through the existing driveway off Cofrin Road.

- (5) Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.

As stated above, the ingress and egress is through the existing driveway on Cofrin Road. Tower sites are unstaffed facilities and visited approximately once per month in a SUV sized, therefore there will be no additional traffic congestion as a result.

- (6) Adequate parking facilities as specified in Article XVIII of this chapter.

As the tower is an unstaffed facilities and visited approximately once per month in a SUV sized, there will be no additional parking on this site. A 12'-0" gravel access road will service the tower. At the end of the access, south of the tower there will be a turnaround to allow the technician ingress and egress without the need of parking.

- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

The proposed Conditional Use will be designed to meet all Federal, State and City ordinances and regulations.

Section 44-1586(b) Wireless Communication Facilities and / or Support Structures

For each application for a Conditional Use, the Plan Commission shall report to the Common Council findings and recommendations, including the stipulation of additional conditions and guarantees that such conditions will be complied with when they are deemed necessary for the protection of the public interest.

(b) *Wireless communication facilities and/or support structures.*

(1) A proposal for new wireless communication facilities and/or support structures shall not be approved unless the Common Council finds that the telecommunications equipment planned for the proposed facilities cannot be accommodated on an existing or approved wireless communication support structure within a one-mile search radius due to one or more of the following reasons, as documented by a qualified and licensed professional engineer:

- a. The planned equipment would exceed the structural capacity of the existing or approved wireless communication support structure, and it cannot be reinforced, modified, or replaced to accommodate equivalent equipment.
- b. The planned equipment would cause interference affecting the usability of other existing or planned equipment at the wireless communication facilities and/or support structures.
- c. Existing or approved wireless communication support structures within the search radius cannot accommodate the planned equipment at a height necessary to function reasonably.

There is one existing tower located within one (1) mile of the proposed tower location, which is located at 2040 Radisson Street where Cellcom is currently located. The existing tower does not have the structural capabilities for Cellcom to make the necessary upgrades to their equipment to desired standards of operation.

(2) Any proposed commercial wireless communication support structure shall be designed to accommodate both the applicant's antennas and comparable antennas for at least two additional users, as well as be designed to allow for future rearrangement of antennas and to accept antennas mounted at varying heights.

As shown on the attached drawings, the proposed tower is being built for at least two additional carriers. Vertical Bridge is a tower company that builds, leases and manages sites for perspective carriers wishing to co-locate on their towers.

(3) Design. Proposed or modified wireless communication facilities and/or support structures shall blend in with the surrounding environment, except as may be required by rules of the Federal Aviation Administration (FAA) and Federal Communications Commission (FCC). Any associated utility buildings must also blend in with the character of the district in which it is located.

The proposed tower is a monopole design located in an industrial area behind an existing automobile repair facility. The proposed tower is also located in close proximity to I-43. The tower will have little visual impact on the area.

(4) Setbacks. Wireless communication facilities and/or support structures shall conform to the setback requirements of the underlying zoning.

The proposed tower is located in the BP, Business Park District. According to Section 44-802, Table 44-12, the setbacks in this district are: front – 15'; side – 10'; and rear 15'. The proposed facility will meet these setbacks.

(5) Signage. The use of any portion of wireless communication facilities and/or support structures for signs other than warning or equipment signs is prohibited.

The proposed tower site will not have any signage other than what is required by the Federal Communications Commission (FCC).

(6) Lighting. Wireless communication facilities and/or support structures shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the FAA or other federal or state authority for particular wireless communication facilities and/or support structures.

The proposed tower has been conditionally approved and will not require any lighting. The carriers located on the tower will comply with the FAA 5G C band compatibility and the tower is deemed as no hazard to air navigation.

(7) Security and landscaping. Ground-mounted equipment and utility buildings shall be screened from view by suitable vegetation, except where a design of non-vegetative screening better reflects and complements the character of the surrounding neighborhood. The base of the wireless communication support structure shall be secured so that it is not accessible by the general public.

The proposed site does not have landscaping on this portion of the site. The proposed tower is located in a BP, Business Park District, located behind an existing car repair facility, therefore no vegetative screening is proposed.

(8) Abandonment.

a. All unused wireless communication facilities and/or support structures shall be removed within 12 months of the cessation of operations at the site unless a time extension is approved by the Plan Commission. If leased property, a copy of the signed lease which requires the applicant to remove the wireless communication facilities and/or support structures upon cessation of operations at the site shall be submitted at the time of application. In the event that wireless communication facilities and/or support structures are not removed within 12 months of the cessation of operations at a site, the wireless communication facilities and/or support structures may be removed by the City and the costs assessed against the property.

b. Unused portions of wireless communication support structures above a manufactured connection shall be removed within six months of the time of antenna relocation. The

replacement of portions of a wireless communication support structure previously removed requires the issuance of a new conditional use permit.

Vertical Bridge will agree to the above conditions of removal in the event the tower is deemed abandoned for twelve (12) months.

(9) Interference. The wireless communication facilities and/or support structures shall be shielded, filtered, and grounded in a manner consistent with FCC and Electronic Industries Association guidelines so as to minimize the possibility of interference with locally-received transmissions. Additionally, the owner of said facilities shall execute an agreement holding the City harmless for any interference.

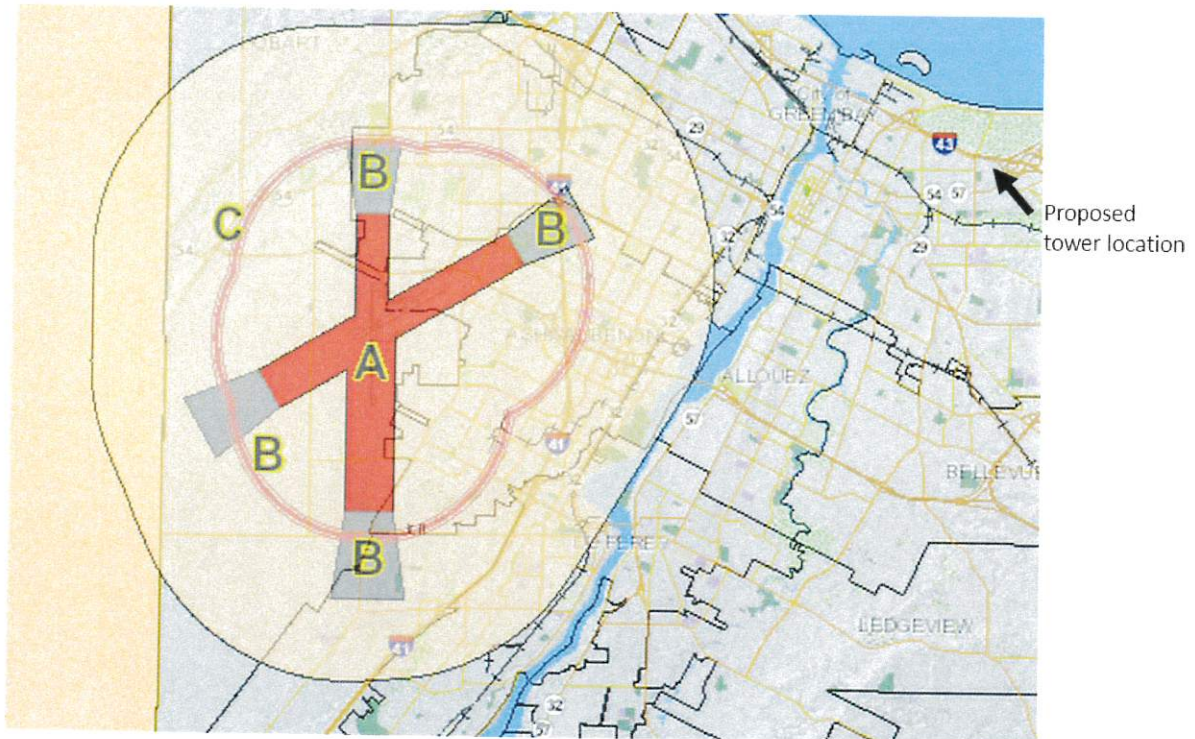
The proposed facility will meet and / or exceed all Federal, State and Local requirements including all FCC and Electronic Industries Association guidelines. Additionally, Section 66.0404(4)(v) of the Wisconsin State Statutes states a municipality may not "(v) Condition the approval of an application on, or otherwise require, the applicant's agreement to indemnify or insure the political subdivision in connection with the political subdivision's exercise of its authority to approve the application."

(10) Obstruction marking and airport zoning. All wireless communication facilities and/or support structures shall comply with the obstruction marking and lighting requirements of the FAA in cooperation with the FCC. Written verification from the FAA of its obstruction marking requirements is required.

As stated above, the proposed tower has been conditionally approved and will not require any lighting. The carriers located on the tower will comply with the FAA 5G C band compatibility and the tower is deemed as no hazard to air navigation.

(11) Airport zone. If applicable, written verification of compliance with the Austin Straubel International Airport Zoning Ordinance is required.

The proposed tower is not located within the Austin Straubel International Airport Zone, as shown below.



(12) Municipal sites. The siting and design of wireless communication facilities and/or support structures on municipal property shall be consistent with the character of the area and other zoning requirements. Facilities shall not be located in conservancy areas but may be located in active recreation areas, major playfields, municipal parks, and maintenance facilities. Any application for wireless communication facilities and/or support structures site within a park shall go before the Park and Recreation Committee, and applications for other municipal property shall go before the Improvement and Services Committee.

The proposed site is not located on a municipal property, therefore this provision does not apply.

(13) Existing wireless communication facilities and/or support structures. Any structural modification to existing wireless communication facilities and/or support structures must meet the requirements set forth in this section.

The application is for a proposed wireless communications support structure, therefore this provision does not apply.

(14) Data sharing. The following data shall be submitted to the Planning Department and updated in a timely manner:

- a. Parcel number and address where the wireless communication facilities and/or support structures are to be located.

1931 Cofrin Drive
Green Bay, WI 54302
21-1183-9

b. Wireless communication support structure owners' and agents' contact information.

Michael Bieniek, AICP, of LCC Telecom Services
10700 W. Higgins Road, Suite 240 Rosemont, IL 60018
mbieniek@lcc telecom.com
847-287-1156

c. Number of tenants using wireless communication support structure and lease space available.

The proposed tower will initially accommodate Cellcom's equipment, however the tower is being designed to accommodate at least three carriers within a 50'-0" x 50'-0" lease parcel.

d. Wireless communication facilities and/or support structures elevations (in feet).

The proposed new wireless communications support facility will consist of a 155'-0" tall monopole tower with a 4'-0" lightning rod for a total height of 159'-0"

e. Wireless communication support structure type (monopole, lattice, etc.) and antenna technology on structure (cellular, PCS, etc.).

As stated above, the proposed wireless communications support structure has been designed as to be a monopole tower.

Section 66.0404 Mobile Service Support Structures and Facilities Standards

The 2013 Biennial Budget Act (Act 20) modified the regulatory powers of local governments in regard to applications for mobile service facilities and support structures. The law was enacted to impose consistent statewide standards regarding the regulation of placement of mobile service facilities and support structures. In order to achieve this consistency, the state statute preempts local ordinances to the extent that they are inconsistent with the statute.

The proposed facility is governed by Wis. Stat. § 66.0404 of the Wisconsin Statutes, entitled "Mobile Tower Siting Regulations". The submittal requirements of this statute have also been codified in the Kronenwetter Zoning Ordinance. The proposed facility meets the requirements of §66.0404.

Application Requirements - Wis. Stat. § 66.0404(2)(b)(1-6).

§66.0404(2)(b) of the state statute sets out specific requirements and timelines for an application to construct a new mobile service support structure. These requirements are defined by Wis. Stat. § 66.0404(2)(b)(1-6), and identify six categories of information that may be required to constitute a complete application for a substantial modification or a new site. In this case, five of the six categories are required based on the site type as a new mobile service facility and support structure and the other category is not required.

The following information is required under the statute in order for an application to be complete. The statute requirement is listed below in bold, with the compliant document or information identified or outlined below the requirement.

1. The name and business address of, and the contact individual for, the applicant. Wis. Stat. § 66.0404(2)(b)(1).

The applicant is VB BTS II, LLC. Michael Bieniek, AICP, of LCC Telecom Services is the agent of and contact individual for VB BTS II, LLC. His business address is 10700 W. Higgins Road, Suite 240 Rosemont, IL 60018.

2. The location of the proposed or affected support structure. Wis. Stat. § 66.0404(2)(b)(2).

A support structure is defined in Wis. Stat. §66.0404(1)(l) as "a freestanding structure that is designed to support a mobile service facility". In this case, the proposed support structure is a 155'-0" tall monopole tower with a 4'-0" lightning rod for a total height of 159'-0".

The proposed tower is a monopole design located in an industrial area behind an existing automobile repair facility. The proposed tower is also located in close proximity to I-43. The support structure will be located within an equipment compound as defined in Wis. Stat. §66.0404(1)(h). This fenced lease area is part of a larger parent parcel at the above address. The support structure location is depicted on the site plans that have been submitted as part of this application.

The support structure will be located within an equipment compound as defined in Wis. Stat. §66.0404(1)(h). This fenced lease area is part of a larger parent parcel at the above address. The support structure location is depicted on the site plans that have been submitted as part of this application.

3. The location of the proposed mobile service facility. Wis. Stat. § 66.0404(2)(b)(3).

A mobile service facility is defined in Wis. Stat. §66.0404(1)(l) as "a set of equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment, that is necessary to provide mobile service to a discreet geographic area." In this case, the equipment consists of base station equipment, along with antennas, transmitters, receivers, power supplies, cabling and associated equipment. All the equipment is necessary to operate the facility.

The proposed tower is a monopole design located in an industrial area behind an existing automobile repair facility at 1931 Cofrin Drive, Green Bay, WI 54302 (PIN 21-1183-9). The proposed tower is also located in close proximity to I-43. The support structure will be located within an equipment compound as defined in Wis. Stat. §66.0404(1)(h). This fenced lease area is part of a larger parent parcel at the above address. The support structure location is depicted on the site plans that have been submitted as part of this application. The mobile service facility will be located within an equipment compound as defined in Wis. Stat. §66.0404(1)(h). This fenced lease parcel is part of a larger parent parcel at the above address. The location of the mobile service facility is depicted on the site plans that have been submitted as part of this application.

4. If the application is to substantially modify an existing support structure, a construction plan which describes the proposed modifications to the support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling and related equipment associated with the proposed modifications. Wis. Stat. § 66.0404(2)(b)(4).

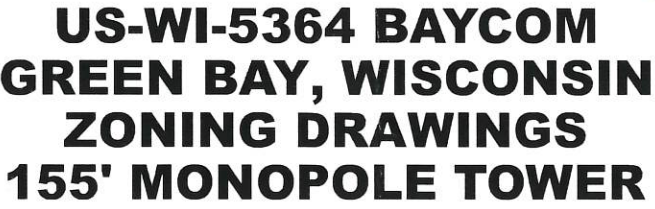
Wis. Stat. §66.0404(2)(b)(4) applies only to substantial modification applications. Substantial modifications apply only to the modification of existing sites and not to the construction of a new site. Accordingly, this information is not required for this application.

5. A construction plan which describes the proposed mobile service support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure. Wis. Stat. § 66.0404(2)(b)(5).

The construction plan required for a new mobile service support structure and facility under Wis. Stat. §66.0404(2)(b)(4) has been submitted as part of this application. The construction plan includes all the elements required under the state statute.

6. An explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider. Wis. Stat. § 66.0404(2)(b)(6).

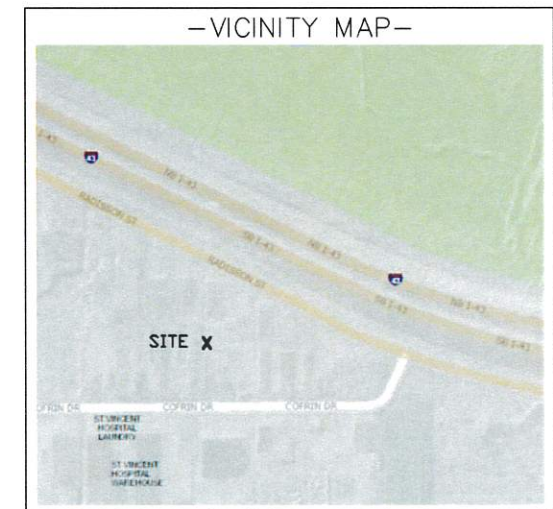
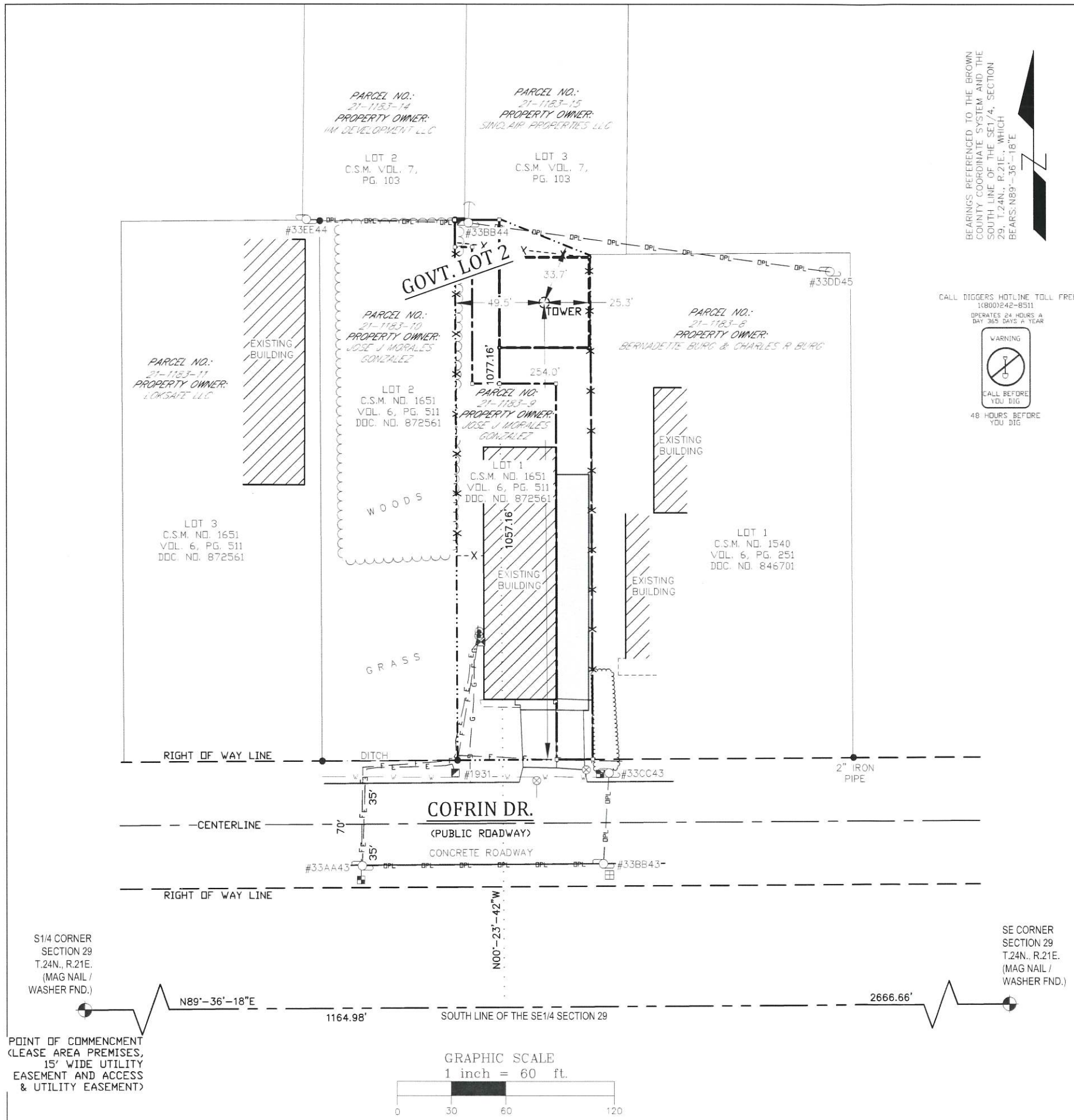
A sworn statement as described above from Cellcom (with whom Vertical Bridge has a commitment) has been attached to this application for the proposed mobile support structure to be located at 1931 Cofrin Drive, Green Bay, WI 54302 (PIN 21-1183-9).



Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

verticalbridge
VB BTS II, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

L:\37400\37433\Design\CAD\Zoning Drawings\Plot\G-001.dgn



TOWER BASE
LATITUDE: N44°-31'-12.33"
LONGITUDE: W87°-58'-24.21"
(Per North American Datum of 83/2011)

Ground Elevation: 585.9'
(Per North American Vertical Datum of 1988)

- LEGEND-
- = 1" X 18" IRON PIPE SET
 - = 1" IRON PIPE FOUND
 - ⊙ = METAL POST
 - = 6" NAIL SET
 - ⊕ = COUNTY MONUMENT FOUND
 - ⊗ = WATER VALVE
 - ⊞ = FIBER OPTIC PEDESTAL
 - ⊡ = TELEPHONE PEDESTAL
 - ⊠ = CABLE BOX
 - ⊞ = EXISTING POWER POLE
 - E — E — = BURIED ELECTRIC
 - DPL — DPL — = OVERHEAD ELECTRIC
 - W — W — = WATER MAIN
 - G — G — = BURIED GAS LINE
 - F — F — = BURIED FIBER OPTIC LINE
 - X — = CHAINLINK FENCE
 - — — = EDGE OF BRUSH/WOODS
 - · — · — = PROPERTY LINE
 - — — = EXISTING GUY ANCHOR

SURVEYOR'S CERTIFICATE
I, Craig A. Keach, Professional Land Surveyor
of Meridian Surveying, LLC, certify that I have surveyed the
described property and that the map shown is a true and accurate
representation thereof to the best of my knowledge and belief.

Dated this _____ day of _____, 2023.

WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333

SURVEYED FOR:

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:

verticalbridge
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

MERIDIAN
SURVEYING, LLC
N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
BAYCOM

SITE NUMBER:
US-WI-5364

SITE ADDRESS:
1931 COFRIN DR
GREEN BAY, WI 54302

PROPERTY OWNER:
JOSE J MORALES
GONZALEZ
2673 HUMBOLDT RD
GREEN BAY, WI 54311

PARCEL NO.: 21-1183-9

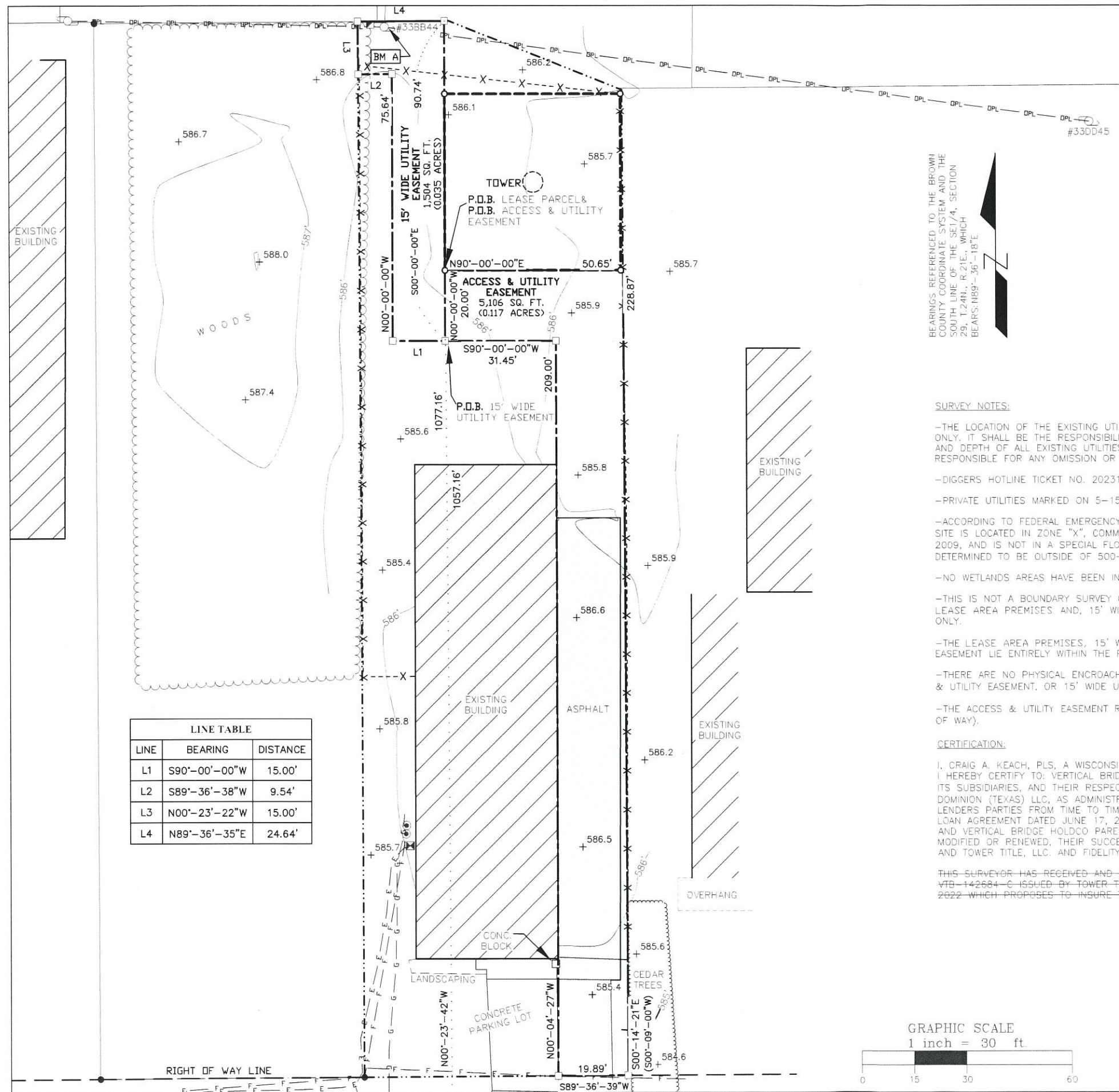
ZONED: (BP)

DEED REFERENCE: DOC. NO. 2992349

SURVEY PLAT
FOR
VERTICAL BRIDGE VBTS, LLC.
BEING A PART OF GOVERNMENT LOT 2,
SECTION 29, T.24N., R.21E., CITY OF
GREEN BAY, BROWN COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	5-22-23	Added Lease & Easement	KR
1	5-16-23	Preliminary Survey	KR

DRAWN BY: K.R.	FIELD WORK DATE: 5-15-23
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 14584	SHEET 1 OF 3



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S90°-00'-00"W	15.00'
L2	S89°-36'-38"W	9.54'
L3	N00°-23'-22"W	15.00'
L4	N89°-36'-35"E	24.64'

BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
SET 6" NAIL IN SOUTH FACE OF
POWER POLE #33BB44
ELEVATION: 587.64'

—LEGEND—

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- ⊙ = METAL POST
- = 6" NAIL SET
- ⊕ = COUNTY MONUMENT FOUND
- ⊗ = WATER VALVE
- ⊞ = FIBER OPTIC PEDESTAL
- ⊠ = TELEPHONE PEDESTAL
- = CABLE BOX
- ⊕ = EXISTING POWER POLE
- E — = BURIED ELECTRIC
- DPL — = OVERHEAD ELECTRIC
- W — = WATER MAIN
- G — = BURIED GAS LINE
- F — = BURIED FIBER OPTIC LINE
- X — = CHAINLINK FENCE
- ~~~~~ = EDGE OF BRUSH/WOODS
- = PROPERTY LINE
- = EXISTING GUY ANCHOR

BEARINGS REFERENCED TO THE BROWN
COUNTY COORDINATE SYSTEM AND THE
SOUTH LINE OF THE SE1/4, SECTION
29, T.24N., R.21E., WHICH
BEARS: N89°-36'-18"E

SURVEY NOTES:

- THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.
- DIGGERS HOTLINE TICKET NO. 20231910527.
- PRIVATE UTILITIES MARKED ON 5-15-2023.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55009C0188F, DATED AUGUST 18 2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN".
- NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.
- THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA PREMISES AND, 15' WIDE UTILITY EASEMENT, AND ACCESS & UTILITY EASEMENT ONLY.
- THE LEASE AREA PREMISES, 15' WIDE UTILITY EASEMENT, AND ACCESS & UTILITY EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.
- THERE ARE NO PHYSICAL ENCROACHMENTS AFFECTING THE LEASE AREA PREMISES ACCESS & UTILITY EASEMENT, OR 15' WIDE UTILITY EASEMENT.
- THE ACCESS & UTILITY EASEMENT RUNS TO COFRIN DR. RIGHT OF WAY (A PUBLIC RIGHT OF WAY).

CERTIFICATION:

I, CRAIG A. KEACH, PLS, A WISCONSIN PROFESSIONAL LAND SURVEYOR, LICENSE NO. S-2333, I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND (ii) TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND TOWER TITLE, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. VTB-142684-C ISSUED BY TOWER TITLE, LLC, WITH AN EFFECTIVE DATE OF NOVEMBER 24, 2022 WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

SURVEYOR'S CERTIFICATE

I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this _____ day of _____, 2023.

WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333

SURVEYED FOR:

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:

verticalbridge
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

MERIDIAN
SURVEYING, LLC
N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
BAYCOM

SITE NUMBER:
US-WI-5364

SITE ADDRESS:
1931 COFRIN DR
GREEN BAY, WI 54302

PROPERTY OWNER:
JOSE J MORALES
GONZALEZ
2673 HUMBOLDT RD
GREEN BAY, WI 54311

PARCEL NO.: 21-1183-9

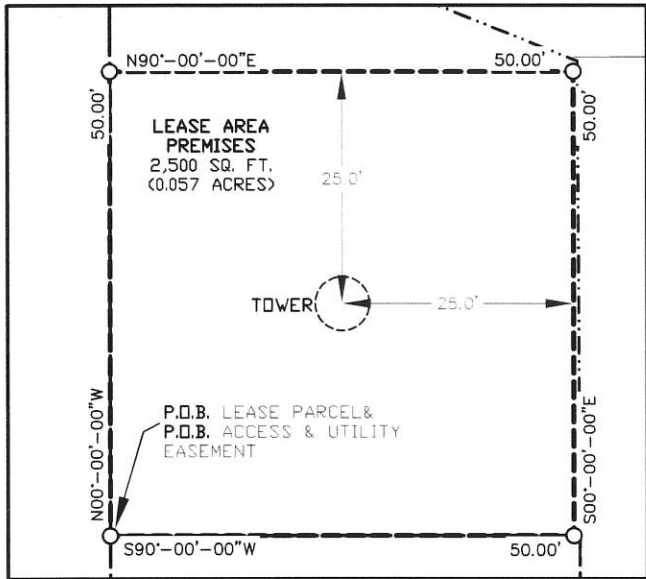
ZONED: (BP)

DEED REFERENCE: DOC. NO. 2992349

SURVEY PLAT
FOR
VERTICAL BRIDGE VBTS, LLC.
BEING A PART OF GOVERNMENT LOT 2,
SECTION 29, T.24N., R.21E., CITY OF
GREEN BAY, BROWN COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	5-22-23	Added Lease & Easement	KR
1	5-16-23	Preliminary Survey	KR

DRAWN BY: K.R.	FIELD WORK DATE: 5-15-23
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 14584	SHEET 2 OF 3



GRAPHIC SCALE
1 inch = 20 ft.

0 10 20 40

—LEGEND—

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- ⊙ = METAL POST
- = 6" NAIL SET
- ⊗ = COUNTY MONUMENT FOUND
- ⊗ = WATER VALVE
- ⊗ = FIBER OPTIC PEDESTAL
- ⊗ = TELEPHONE PEDESTAL
- ⊗ = CABLE BOX
- ⊗ = EXISTING POWER POLE
- E — = BURIED ELECTRIC
- DPL — = OVERHEAD ELECTRIC
- V — = WATER MAIN
- G — = BURIED GAS LINE
- F — = BURIED FIBER OPTIC LINE
- X — = CHAINLINK FENCE
- W — = EDGE OF BRUSH/WOODS
- P — = PROPERTY LINE
- A — = EXISTING GUY ANCHOR

BEARINGS REFERENCED TO THE BROWN
COUNTY COORDINATE SYSTEM AND THE
SOUTH LINE OF THE SE1/4, SECTION
29, T.24N., R.21E., WHICH
BEARS: N89°-36'-18"E

LEASE AREA PREMISES

Being a part of Lot One (1) of Certified Survey Map No. 1651 Recorded in Volume 6 on Page 511 of Brown County Certified Survey Maps as Document No. 872561 and being located in Government Lot Two (2) of Section Twenty-Nine (29), Township Twenty-Four (24) North, Range Twenty-One (21) East, City of Green Bay, Brown County, Wisconsin containing 2,500 square feet (0.057 acres) of land and being described by:

Commencing at the South Quarter Corner of said Section 29; thence N89°-36'-18"E 1164.98 feet along the South line of the SE1/4 of said Section 29; thence N00°-23'-42"W 1077.16 feet to the point of beginning; thence N00°-00'-00"W 50.00 feet thence N90°-00'-00"E 50.00 feet; thence S00°-00'-00"E 50.00 feet; thence S90°-00'-00"W 50.00 feet; to the point of beginning. Being subject to any and all easements and restrictions of record.

ACCESS & UTILITY EASEMENT

Being a part of Lot One (1) of Certified Survey Map No. 1651 Recorded in Volume 6 on Page 511 of Brown County Certified Survey Maps as Document No. 872561 and being located in Government Lot Two (2) of Section Twenty-Nine (29), Township Twenty-Four (24) North, Range Twenty-One (21) East, City of Green Bay, Brown County, Wisconsin containing 5,106 square feet (0.117 acres) of land and being described by:

Commencing at the South Quarter Corner of said Section 29; thence N89°-36'-18"E 1164.98 feet along the South line of the SE1/4 of said Section 29; thence N00°-23'-42"W 1077.16 feet to the point of beginning; thence N90°-00'-00"E 50.65 feet to a point on the East line of said Lot 1; thence S00°-14'-21"E (Recorded as S00°-09'-00"W) 228.87 feet along said East line to a point on the North Right of Way line of Cofrin Drive; thence S89°-36'-39"W 19.89 feet along said North Right of Way line; thence N00°-04'-27"W 209.00 feet; thence S90°-00'-00"W 31.45 feet; thence N00°-00'-00"W 20.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

15 FOOT WIDE UTILITY EASEMENT

Being a part of Lot One (1) of Certified Survey Map No. 1651 Recorded in Volume 6 on Page 511 of Brown County Certified Survey Maps as Document No. 872561 and being located in Government Lot Two (2) of Section Twenty-Nine (29), Township Twenty-Four (24) North, Range Twenty-One (21) East, City of Green Bay, Brown County, Wisconsin containing 1,504 square feet (0.035 acres) of land and being described by:

Commencing at the South Quarter Corner of said Section 29; thence N89°-36'-18"E 1164.98 feet along the South line of the SE1/4 of said Section 29; thence N00°-23'-42"W 1057.16 feet to the point of beginning; thence S90°-00'-00"W 15.00 feet; thence N00°-00'-00"W 75.64 feet; thence S89°-36'-38"W 9.54 feet to a point on the West line of said Lot 1; thence N00°-23'-22"W (Recorded as N00°-09'-00"E) 15.00 feet along said West line to the Northwest Corner of said Lot 1; thence N89°-36'-35"E (Recorded as East) 24.64 feet along the North line of said Lot 1; thence S00°-00'-00"E 90.74 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

SURVEYOR'S CERTIFICATE

I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this _____ day of _____, 2023.

WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333

SURVEYED FOR:

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:

verticalbridge
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

MERIDIAN
SURVEYING, LLC

N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
BAYCOM

SITE NUMBER:
US-WI-5364

SITE ADDRESS:
1931 COFRIN DR
GREEN BAY, WI 54302

PROPERTY OWNER:
JOSE J MORALES
GONZALEZ
2673 HUMBOLDT RD
GREEN BAY, WI 54311

PARCEL NO.: 21-1183-9

ZONED: (BP)

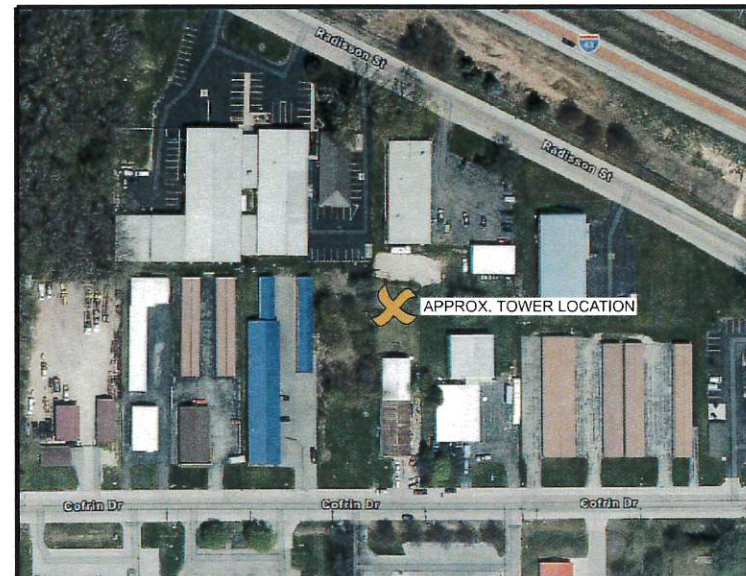
DEED REFERENCE: DOC. NO. 2992349

SURVEY PLAT

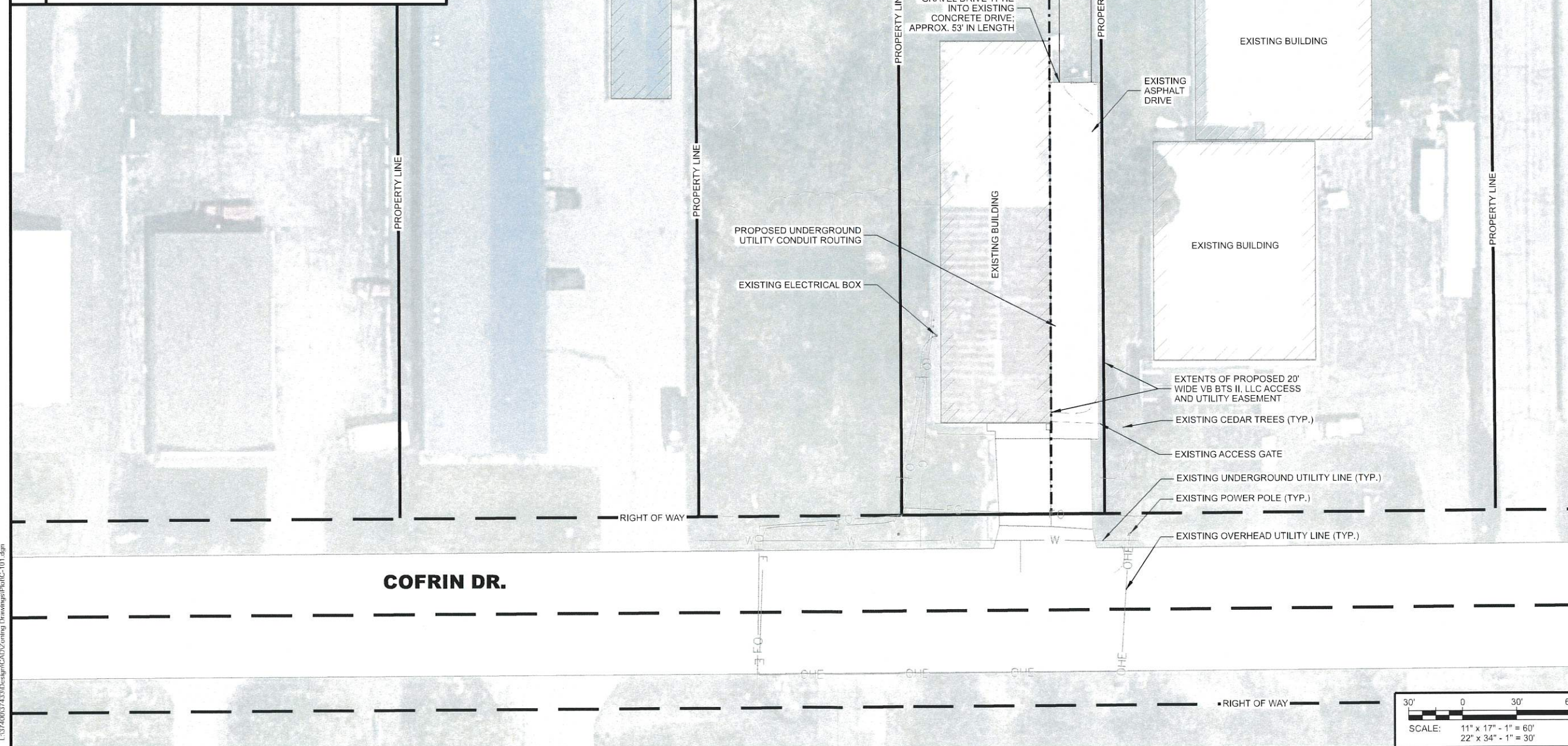
FOR
VERTICAL BRIDGE VBTS, LLC.
BEING A PART OF GOVERNMENT LOT 2,
SECTION 29, T.24N., R.21E., CITY OF
GREEN BAY, BROWN COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	5-22-23	Added Lease & Easement	KR
1	5-16-23	Preliminary Survey	KR

DRAWN BY: K.R.	FIELD WORK DATE: 5-15-23
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 14584	SHEET 3 OF 3



A AERIAL OVERVIEW OF SITE



CONSULTANT:

 **Edge**
Consulting Engineers, Inc.

624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

verticalbridge

VB BTS II, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

SITE PLAN
US-WI-5364 BAYCOM
GREEN BAY, WISCONSIN

SHEET TITLE:		
SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
LAB	06/13/23	ZONING DRAWINGS
CHECKED BY	ADP	
PLOT DATE	6/13/2023	
PROJECT NUMBER	37433	
SET TYPE	PRELIM. DWGS.	
SHEET NUMBER	C-101	



EXISTING TELEPHONE
PEDESTAL

EXISTING GUYED
POWER POLE

EXTENTS OF PROPOSED 15'
WIDE VB BTS II, LLC UTILITY
EASEMENT

EXISTING OVERHEAD UTILITY LINE (TYP.)

EXISTING
COMPOUND FENCE

PROPOSED 50'-0" VB BTS II, LLC LEASE AREA

PROPOSED 50'-0" VB BTS II, LLC FENCED COMPOUND

PROPERTY LINE

EXISTING
COMPOUND FENCE

PROPOSED MONOPOLE
TOWER DESIGNED BY
OTHERS; SEE T-201
FOR DETAILS

FUTURE CARRIER
LEASE AREA

PROPOSED 15'-0" x 25'-0"
NSIGHT LEASE AREA

PROPOSED MONOPOLE
TOWER DESIGNED BY OTHERS;
SEE T-201 FOR DETAILS

GRAVEL
COMPOUND

FUTURE CARRIER
LEASE AREA

PROPOSED MULTI-METER
UTILITY RACK

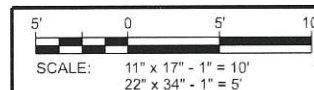
PROPOSED 50'-0" x 50'-0"
VB BTS II, LLC LEASE AREA;

PROPOSED 50'-0" x 50'-0"
VB BTS II, LLC
COMPOUND FENCE

PROPOSED
TRANSFORMER

GRAVEL
TURNAROUND

EXTENTS OF PROPOSED 20'
WIDE VB BTS II, LLC ACCESS
AND UTILITY EASEMENT



CONSULTANT:

Edge
Consulting Engineers, Inc.
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CLIENT:

verticalbridge
VB BTS II, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

ENLARGED SITE PLAN
US-WI-5364 BAYCOM
GREEN BAY, WISCONSIN

SHEET TITLE:

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
LAB	06/13/23	ZONING DRAWINGS

CHECKED BY:

ADP

PLOT DATE:

6/13/2023

PROJECT NUMBER:

37433

SET TYPE:

PRELIM. DWGS.

SHEET NUMBER:

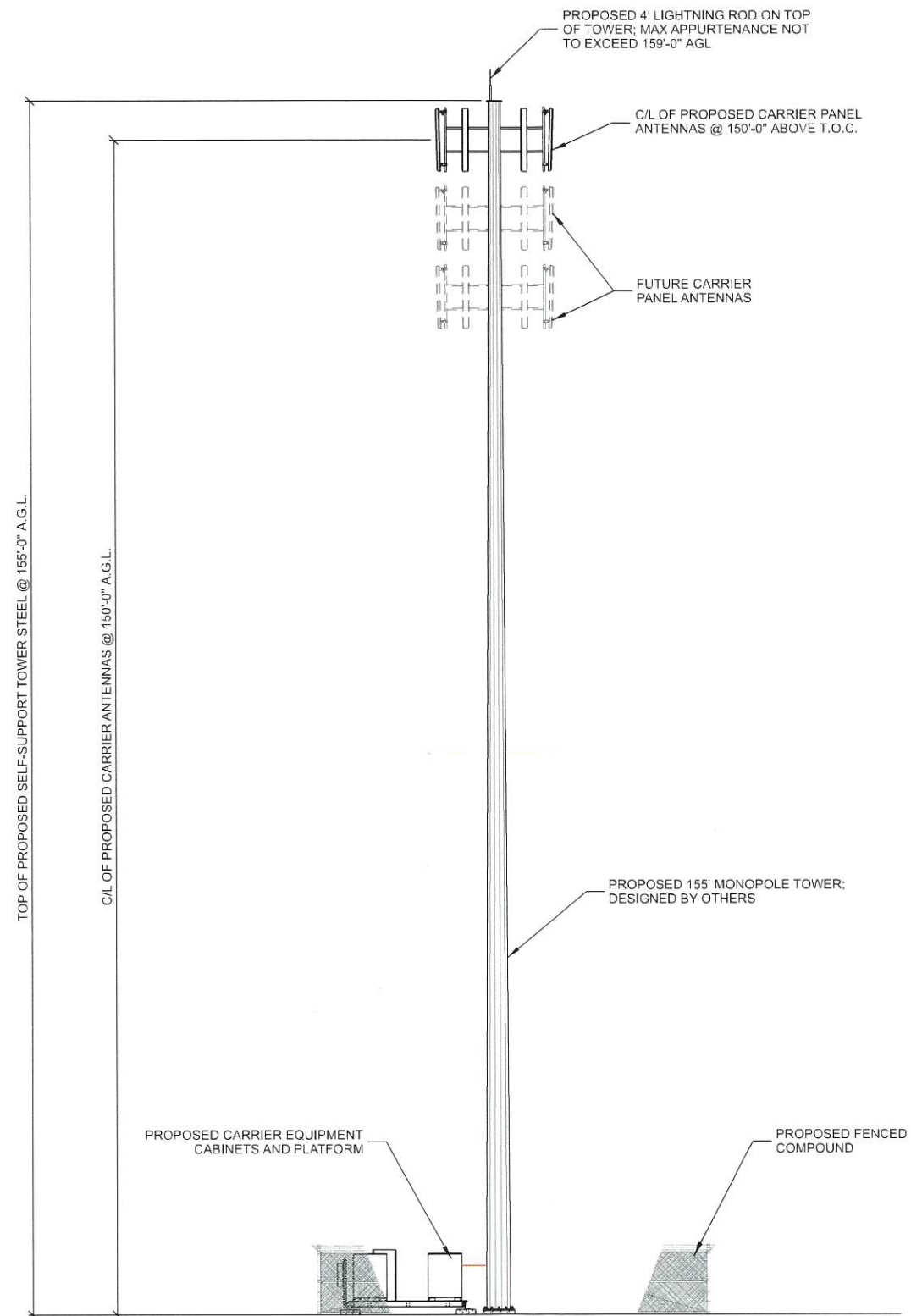
C-102

© EDGE CONSULTING ENGINEERS, INC.

SITE ELEVATION
US-WI-5364 BAYCOM
GREEN BAY, WISCONSIN

SHEET TITLE:

SUBMITTAL:	
INT.	DATE: DESCRIPTION:
LAB	06/13/23 ZONING DRAWINGS
CHECKED BY	ADP
PLOT DATE	6/13/2023
PROJECT NUMBER	37433
SET TYPE	PRELIM. DWGS.
SHEET NUMBER	T-201



NOTES:	
1.	ANCHOR BOLTS AND NUTS TO BE MARKED WITH INDELIBLE INK, 1/8" LINE.

A SITE ELEVATION

SCALE: $11' \times 17' - 1" = 20'-0"$
 $22' \times 34' - 1" = 10'-0"$

City of Green Bay Development Tracker - January 2024								
#	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
						Total #	Under 80%	
1	Merge @ Shipyard	Merge LLC	239 Arndt Street	Market multi-family rental, retail	CSM underway. PUD considered at Plan Commission in January. Construction Anticipated Summer 2024.	225	0	\$21,000,000.00
2	City East Apartments	City East Apartments, LLC.	1165 E Walnut	Affordable multi-family rental, United Way office	DA, TIDAH, HOME and ARPA SLFR Approved - Construction started Sept. 2023	43	36	\$11,627,300.00
3	Bay City Lofts	Bay City Lofts, LLC.	2510 University Ave	Affordable multi-family rental	DA/TIF, HOME and ARPA SLFR Approved - Construction started Sept. 2023	48	40	\$14,125,500.00
4	200 N. Monroe	200 N. Monroe PropCo LLC	200 N. Monroe	Market rate multi-family rental, grocery, UWGB, retail	Developer reworked development design and re-bidding. DA approved but out of compliance	172	0	\$22,000,000.00
5	JBS	City/RDA	0 Lime Kiln Rd	Destination park, mixed housing, urban farm	Development RFP being revised/reissued	Total #	Under 80%	tbd
6	New Land 221 Cherry	New Land Enterprises	221 Cherry	Market rate multi-family rental, retail	Planning option extension to April requested. PUD and Site Plan to be considered at Plan Commission in January.	Total #	Under 80%	tbd
7	Former Badger Sheet Metal	TBD	420 S. Broadway/419 S. Maple	Market rate multi-family rental, retail, green infrastructure corridor	\$1M EPA Grant awarded. RFP preparation underway	Total #	Under 80%	tbd
8	The Fort @ Railyard	TWG	419 Donald Driver Way	Affordable multi-family rental, retail	Under construction. Completion anticipated Spring 2024	233	187	\$21,000,000.00
9	Pulliam Redevelopment	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	Engineering underway for Pulliam improvements	Total #	Under 80%	tbd
10	Carnivore	Lanny Viegut	3757 Vital Pl	Industrial - pet food processing	Partial occupancy 12/20/23 phase two to be complete 3/31/24	Total #	Under 80%	\$35,000,000.00
11	Shipyard Phase I	City/RDA	100 W. Mason, 239 Arndt	Riverfront promenade, pier, docks, kayak launch, habitat, site utilities	Under construction. Completion anticipated July 2024	Total #	Under 80%	\$12,150,000.00
12	Bangkok Gardens Redevelopment	BFAM, LLC	317 Dousman/240 N. Broadway	Affordable multi-family rental, bank, retail	Bank and 2nd story housing complete. Second retail space and first floor apt under construction to be complete in early 2024.	7	6	tbd
13	Habitat Homestead	Habitat for Humanity	0 Richmond St	Affordable single-family owner occupied detached and townhomes	Predevelopment, road intalls start and groundbreaking in fall	14		tbd
14	Cherry Faith Properties	DuJuan Cherry	436 S. Monroe		Planning Option approved, expires 02/14/2024	33	26	tbd
15	222 Cherry St LLC	Peter Nugent	216-222 Cherry St	Market rate apts with retail 1st floor	Amendment to DA anticipated in February 2024.	71		tbd
16	Schauer & Schumacher	33 Investments LLC	227 E Walnut, 101 & 109 N Adams St	Event venue, speakeasy and housing P/O Expires 03/13/2024	Developer finalizing financing	Total #	Under 80%	tbd
17	University Ave	Neighborworks Green Bay		20-24 Unit Complex	Bidding and Design process. Planning Option extension may be considered in February 2024.	Total #	Under 80%	
18	4th Street	Neighborworks Green Bay	4th Street and Chestnut	10 unit, 3 buildings, market-rate units	Finalizing bidding and design. Planning Option expires 03/30/2024	11	7	tbd
19	Mary and Gallagher	Neighborworks Green Bay		Tri-plex dwellings, design still TBD	PO Expires 2/14/2024	Total #	Under 80%	tbd
20	1915 Harold St.	LeMense	1915 Harold St	Single family, owner occupied home	DA expires 12/31/2024	Total #	Under 80%	\$198,300.00
21	445 S Baird St	Deals, Development, Partnership Capital	445 S Baird St	Single family, owner occupied home	Completion anticipated Fall 2024	1		\$243,000.00
22	929 N Broadway	Neighborworks Green Bay	929 N Broadway	Single family, owner occupied home	PO Expires 03/12/2024	Total #	Under 80%	tbd
23	1162 & 1164 Day St	Neighborworks Green Bay	1162 & 1164 Day St	Single family, owner occupied home on each lot	DA Expires 12/31/2024	2	1	\$500,000.00
24	1035 Vandertbraak	Danna Capital	1035 Vanderbraak & Corner Vanderbraak and Clay	52 Unit affordable housing multi story & Stacked Townhomes	Developer preparing development proposal and is seeking financing. PO Expires 5/14/2024	52	52	tbd
25	1008 Smith St.	Habitat for Humanity	1008 Smith Street	Affordable single-family	DA expires 12/31/2024	Total #	Under 80%	
26	1132 Harvey St.	Habitat for Humanity	1132 Harvey Street	Affordable single-family	DA expires 12/31/2024	Total #	Under 80%	
27	1151 Reber St.	Habitat for Humanity	1151 Reber Street	Affordable single-family	DA expires 12/31/2024	Total #	Under 80%	

COLOR KEY
Multi-family
Single-family
Commercial
Industrial
Park/Public