AGENDA OF THE COMMON COUNCIL

TUESDAY, MAY 21, 2024, 6:00 PM
In person at City Hall, Room 203 - Council Chambers.
Virtual attendance also available via Zoom.

A. Zoom Meeting Information.

1. Join Zoom Meeting Online:
   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.

1. May 7, 2024

F. Approval of the Agenda.

G. Appointments.

1. **Reappointments:**

   On Broadway Business Improvement District
   Brent Weycker, 500 Eliza St., Green Bay, WI 54301
   Term to expire: December 1, 2026

H. Report by the Mayor.

I. Announcements.

J. Ordinances - Second Reading for Adoption.

1. Zoning Ordinance No. 07-24
   An ordinance rezoning property located at 715 Marquette Ave from Office Residential (OR) and Low-Density Residential (R1) to Low-Density Residential (RI) (ZP 24-09).

2. Zoning Ordinance No. 08-24
   An ordinance rezoning property located at 1709 and 1745 Moraine Terrace from Business Park District to Light Industrial District (ZP 24-13)

3. Zoning Ordinance No. 10-24
   An ordinance rezoning property located at the 3000 block of Finger Road (Parcel 21-7596) from Rural Residential (RR) to General Commercial (C1) (ZP 24-11)

4. General Ordinance 11-24
   An ordinance amending Section 26-11, Green Bay Municipal Code, Relating to the destruction of birds and squirrels.

5. General Ordinance No. 12-24
   An ordinance amending Chapters 4 and 28, Green Bay Municipal Code, relating to alcohol beverages.

K. Report of the Redevelopment Authority (May 14, 2024).

1. To approve Development Agreement 24-04 with NOVA GB LLC for the redevelopment of 221 Cherry Street (Tax Parcel 12-112).

   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 may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

2. To approve the release of River Center Lofts, LLC and Stone House Milwaukee, Inc. from their personal guarantees executed under the Development Agreement – Phase I: Younkers Site Project and to approve a PILOT agreement with Wisconsin Housing Preservation Corporation in relation to their purchase of property located at 335 N. Washington Street, known as the Flats on the Fox development.

L. Report of the Plan Commission (May 2 and May 13, 2024).

1. To approve a Planned Unit Development (PUD) at 221 Cherry Street (12-112) to allow the development of a 8-story building of 268 apartment homes and approximately 4900 square feet of retail space on the street level, subject to compliance with all other regulations of the Green Bay Municipal Code. (ZP 23-52 Public hearing held May 13, 2024).

2. To approve to create a Planned Unit Development (PUD) for the creation of a 21 small home cottage court located at 2890 St. Anthony Drive, subject to the following conditions:

   1. Adoption of the draft PUD Ordinance.

2. Land division takes place separating the project area from the parent parcel (21-283).
3. If the social and support services uses are discontinued, the managed operation is dissolved, or if Veteran's 1st of NEW no longer manages the development, the managed social and support service uses shall terminate immediately. The managed social and support service uses/operations shall not be renewed or reestablished without the Plan Commission and City Council review and approval.
4. At the discretion of the Common Council or the Director of Community and Economic Development, a review by the Plan Commission may be required to ensure compliance with this Planned Unit Development and identify any areas of concerns including but not limited to:
    a. Police calls and other documented safety concerns.
    b. Inadequate facilities.
5. Development is managed in conformance with the submitted operating plan.
6. Professional archaeologist on site during excavation and grading.
7. Provide City Staff with a report on location and development effects of dry creek bed at time of permitting.

(ZP 24-04 Public hearing held May 2, 2024).

3. To approve a Conditional Use Permit to construct a second accessory structure which exceeds maximum size and is constructed with a metal exterior finish at 3394 Haven Place, subject to compliance with all other regulations of the Green Bay Municipal Code. (ZP 24-15 Public hearing held May 13, 2024).

M. Report of the Improvement & Services Committee (May 15, 2024).

1. INFORMATIONAL ONLY - The Committee did not elect a Chair or Vice-Chair. The election is being held until the next Improvement & Services Committee meeting dated June 5, 2024.

2. To hold the request by Jennifer Pagel (1070 Kenwood Street) to rescind the outstanding invoices for early garbage setout (held over from the May 1, 2024, Improvement & Services Committee meeting) until the next Improvement & Services Committee meeting.

3. To approve the request by Department of Public Works to have the City of Green Bay petition the Office of Commissioner of Railroads for an at-grade crossing of a rail spur line along Weise Street at North Quincy Street.

4. To approve the request by Department of Public Works to enter into a cooperative purchasing agreement with KONE Inc. in the amount of $493,000.00 for the Cherry Street Ramp South Elevator Replacement.

5. To approve the request by Department of Public Works to award the following contract at a staff level and report the award at the next Improvement and Services Committee meeting.

    a. PARKS 2-24 BAY BEACH WILDLIFE SANCTUARY PARKING LOT EXPANSION – Ph 1

6. To approve the request by Department of Public Works to review and approve the award of BRIDGE 2-24 PAINTING (B-5-141, B-5-154, B-5-275) to Zenith Tech, Inc. in the amount of $374,500.00.

7. To receive and place on file the report of the award of contract RESURFACING 2-24 (INCLUDING SEWER & WATER) to Jossart Brothers, Inc. in the amount of $3,656,132.60.

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

    A. Granting of Licenses
        1. Sidewalk Builder

        a. Total Construction (Joe Mains Concrete)
        b. Quality Asphalt Green Bay, LLC
        c. N&L Concrete Construction, LLC
        d. Paul Conard Construction

9. To approve the request by Department of Public Works to review and approve the award of ESG 1-24 SALT SHED MATERIALS to Wheeler Lumber, LLC in the amount of $142,300.00.

10. To approve the request by Department of Public Works to award the following contract at a staff level and report the award at the next Improvement and Services Committee meeting.
    a. PARKS X-24 LEICHT PARK SHELTER

N. Report of the Protection & Policy Committee (May 13, 2024).

1. To deny an appeal by Edward Rincon regarding the denial of his exotic animal permit (denied January 24, 2024).

    The Council may convene in closed session pursuant to Section 19.85(1)(a) Wisconsin Statutes for the purpose of deliberating a case which may be the subject of a quasi-judicial trial or hearing before that governmental body. The Council may, thereafter, reconvene in open session pursuant to Section 19.85(2) Wisconsin Statutes to report any actions taken during the closed session and to consider all other matters on the agenda.

2. To deny an appeal by Alex Beard and Brittany Paynter at 113 Alvina St. regarding their dangerous dog declaration.

    The Council may convene in closed session pursuant to Section 19.85(1)(a) Wisconsin Statutes for the purpose of deliberating a case which may be the subject of a quasi-judicial trial or hearing before that governmental body. The Council may, thereafter, reconvene in open session pursuant to Section 19.85(2) Wisconsin Statutes to report any actions taken during the closed session and to consider all other matters on the agenda.

3. To approve a limited expansion of a license premises request at the listed locations:
    a. Copper State Brewery LLC (Copper State Brewery)
    313 Dousman St.
    Inside a tent in the parking lot to the east of the biergarten
    Date: June 1, 2024

b. 2WB, Inc. (The Sandbox)
2042 Manitowoc Rd
Southwest 1/5 of parking lot
Date: July 21, 2024

4. To approve a request by Here on Huron LLC (Rosatti's Pizza) at 745 S Huron Rd to amend their license premises, pending the approval of the proper authorities.

5. To grant a request by Vic Theatre Green Bay, LLC to transfer their "Class B" Liquor and Class "B" Beer license from 217 E. Walnut to 130 E. Walnut, on or about July 1, 2024, or as recommended by the City, pending the approval of the proper authorities. New license premises will be "1st floor, 1st-floor patio, 2nd floor, 9th floor and stairwell connecting such."

6. To grant the various liquor and/or beer license renewal applications with no changes for the 2024-2025 license year, subject to the approval of the proper authorities (see attached).

7. To approve a change of agent at the listed locations:
a. Tapatio Jalisco, LLC (El Tapatio Restaurant) at 1638 University to Adriana Mora
b. Tapatio Jalisco, LLC (El Tapatio Bakery) at 1638 University to Adriana Mora
c. Nicolet Gas, Inc. (University Mini Mart) at 2260 University Ave. to Jasveer Kaur

8. To grant the listed renewal applications for the 2024-2025 license year, pending the approval of the proper authorities and the change of agent at the May 21 Common Council meeting:
a. Tapatio Jalisco, LLC (El Tapatio Restaurant-"Class B" Liquor & Class "B" license) at 1638 University Ave.
b. Tapatio Jalisco, LLC (El Tapatio Bakery-"Class A" Liquor and Class "A" Beer license) at 1638 University Ave.
c. Nicolet Gas, Inc. (University Mini Mart-"Class A" Liquor and Class "A" Beer license) at 2260 Nicolet Dr.

9. To receive and place on file the 2024-2023 renewal application for a "Class B" Liquor and Class "B" Beer license for Hyatt Corporation at 333 Main St.

10. To grant a 24-25 original application for a "Class A" Liquor license for Loco Wisco LLC at 112 N Washington St, subject to the approval of the proper authorities (Currently licensed as Loco Wisco LLC who holds a "Class A" Liquor and Class "A" Beer license).

11. To waive the statue regarding 300' from a church and grant a 2024-2025 original alcohol beverage license application for Mi Tierra Food Market, Inc. at 1333 Cedar St. to obtain a Class A" liquor and Class "A" Beer license with a premises description as "7000 sq ft building, beer to be stored at walking cooler," subject to the approval of the proper authorities (Applicant currently holds a Class "A" Beer license and license must be approved by majority Council as location is within 300' of a church).

12. To grant an original application for CRA Restaurant, LLC at 2148 University Ave. with a license premises description as "walk-in cooler, kitchen, patio, dining area, with the approval of the proper authorities (currently licensed as RRDK LLC).

13. To grant a renewal application for the 2024-2025 license year for CRA Restaurant, LLC at 2148 University Ave, subject to the approval of the proper authorities and the approval of the original liquor license at the May 21, 2024 Common Council Meeting.

14. To receive and place on file an original alcohol beverage license application for Serrano Enterprises LLC at 226 S. Broadway to obtain a "Class B" Liquor & Class "B" Beer license with a premises description as "behind bar and stored behind bar and back storage room" (Currently licensed as Big Mitch, LLC).

15. To receive and place on file a 2024-2025 renewal application for a "Class B" Liquor and Class "B" Beer license for Serrano Enterprises, LLC at 226 S. Broadway.

16. Consideration with possible action on a 23-24 original application for a "Class C" Wine and Class "B" Beer license for Green Bay Koi, Inc. at 1593 W. Mason St. with a license premises description as "kitchen and dining," subject to the approval of the proper authorities.

17. To receive and place on file a 24-25 renewal application for a "Class C" Wine and Class "B" Beer license for Green Bay Koi, Inc. at 1593 W. Mason St. with a license premises description as "kitchen and dining," subject to the approval of the proper authorities and the approval of the original application at the May 21 Common Council Meeting.

18. To grant a request by Spices of Green Bay at 1860 University to extend the issuance of their "Class B" Liquor-Reserve and Class "B" Beer license to June 1, 2024 to complete the renovation.

19. To grant an extension request for Rockyz Taqueria LLC at 1679 Main St. to extend the issuance of the liquor license until June 12, 2024 and update the committee on the license status at the June 17 Protection & Policy Committee meeting.

20. To hold until the June 17 Protection & Policy Committee meeting the "Class B" Liquor and Class "B" Beer 2024-2025 renewal application for a "Class B" Liquor and Class "B" Beer license for Rockyz Taqueria LLC at 1679 Main St., subject to the approval of the proper authorities.

21. To hold a request by JR Smith LLC at 1698 Main St. to extend the issuance of the liquor license (license granted on March 5, 2024) to the June 17 Protection & Policy Committee meeting.

22. To hold until the June 17, 2024, Protection & Policy Committee meeting a 24-25 renewal application for a Class "A" Beer and "Class A" liquor license for JR Smith LLC at 1698 Main St., subject to the approval of the proper authorities.

23. To hold until the June 17, 2024, Protection & Policy Committee meeting a 24-25 renewal application for a "Class A" Liquor and Class "A" Beer license for JLA, Inc. at 1698 Main St., subject to the approval of the proper authorities.

24. To deny an appeal by Jennifer Mondragon-Murcia regarding the denial of her operator's license.

25. To deny an appeal by Cory Mayer regarding the denial of his operator's license.

26. To approve Miscellaneous Ordinance 01-24, An Ordinance Redistricting the Boundaries of the Aldermanic Districts of the City of Green Bay.

27. To approve a Resolution Dividing the City of Green Bay into Wards, to update the City's wards in accordance with the Wisconsin State Legislature's statewide redistricting in February 2024.

28. Informational Only: The Liquor Violation Report.

29. Informational Only: The Clerk's Licensing Report.

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

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

P. Report of the Finance Committee. (May 14, 2024)

1. To place on hold a contingency transfer of funds resolution for $20,966.20 to Fire contractual services for emergency water remediation at Fire Station 5 for unexpected and unbudgeted expenses.

2. To place on hold the contingency transfer of funds resolution for $50,000 to Fire Capital building repairs for Fire Station 1's water damage deductible until the next Finance Committee meeting on 06/18/2024.

3. To approve the request from the Department of Public Works for a budget amendment, transferring $70,000 from Salaries to Materials and Supplies to fund necessary office space renovation for the third floor of City Hall.

4. To approve the Green Bay Press Gazette as the Official Newspaper of the City of Green Bay from June 1, 2024, through May 31, 2025. Funding Source is the annual operating budget.

Q. Report of the Park Committee (May 15, 2024).

1. Committee did not elect chair or vice-chair. The election is being held until the next Parks Committee meeting. **(Informational Only)**

2. To approve a playground donation from the Green Bay Packers for Danz Park, east of Danz Avenue.

3. To approve a new dog park at East River Meyer Park.

4. To receive and place on file the request by Ald. Galvin for staff to develop a process for citizens to pay for permanent memorial benches in City Parks.

5. To refer to staff the request by Ald. Galvin for staff to develop a plan to place benches in permanent spots on both sides of the East River.

6. To approve the request by Downtown Green Bay Inc. to install art panels on CityDeck.

7. To approve the request by Wisconsin Public Service Corporation for a permanent utility easement at Fisk Park to accommodate the Del Marcelle Stadium renovations, subject to final legal review.

8. To approve renewing the lease with Graymont Western Lime Inc. for the City's use of the private property currently being used for park purposes at Leicht Memorial Park, subject to final legal review.

R. Report of the Personnel Committee. (May 14, 2024)

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

2. To approve the reclassification of the Public Works Construction Inspection Manager Pay Grade J, to Construction Manager, Pay Grade K.

3. To approve the request to increase the Public Arts Coordinator position from 30 hours per week to 40 hours per week.

4. To approve the request to reclassify the vacant Chief Building Official position to a new Architect/Commercial Building Inspector position and approval to fill the new position.

S. Informational.

1. Building Report for April 2024

2. Municipal Court Monthly Financial Report For April

T. Resolutions.

1. A Resolution Dividing the City of Green Bay into Wards, to update the City's wards in accordance with the Wisconsin State Legislature's statewide redistricting in February 2024.

2. Resolution drawing final orders to contractors for May 21, 2024.

3. Resolution Authorizing Conditional Use Permit at 3394 Haven Place (ZP 24-15).

4. Resolution authorizing budget transfer of funds.

5. Resolution to petition for the establishment of a new at-grade rail crossing of Weise Street at N. Quincy Street.

U. Committee of the Whole.

1. Litigation update in the matter of *Sen. André Jacque et al. v. The City of Green Bay et al.*

   The Council may convene in closed session pursuant to Section 19.85(1) (g), Wis. Stats., for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. 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.

2. Quasi-judicial hearing on revocation of "Class B" license at Madrid Tapas, 225 East Walnut.

   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.

V. Ordinances - First Reading.

1. Miscellaneous Ordinance 01-24
   An Ordinance Redistricting the Boundaries of the Aldermanic Districts of the City of Green Bay.

2. Zoning Ordinance No. 09-24
   An ordinance creating a Planned Unit Development (PUD) Overlay District for property located at 2890 St. Anthony Drive (ZP 24-04).

3. Zoning Ordinance No. 11-24
   An ordinance creating a Planned Unit Development (PUD) Overlay District for property located at 221 Cherry Street (ZP 23-52).

W. Referral of Petitions & Communications.

X. 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.

ZONING ORDINANCE NO. 07-24

AN ORDINANCE REZONING PROPERTY LOCATED AT 715 MARQUETTE AVE FROM OFFICE RESIDENTIAL (OR) AND LOW-DENSITY RESIDENTIAL (R1) TO LOW-DENSITY RESIDENTIAL (R1) (ZP 24-09)

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 715 Marquette Avenue (Parcel #2-1089), from Office Residential (OR) and Low-Density Residential (R1) to Low-Density Residential (R1):

> LOT 3, BLOCK 1, ACCORDING TO THE RECORDED PLAT OF MEACHAM'S REDWOOD ADDITION, 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.

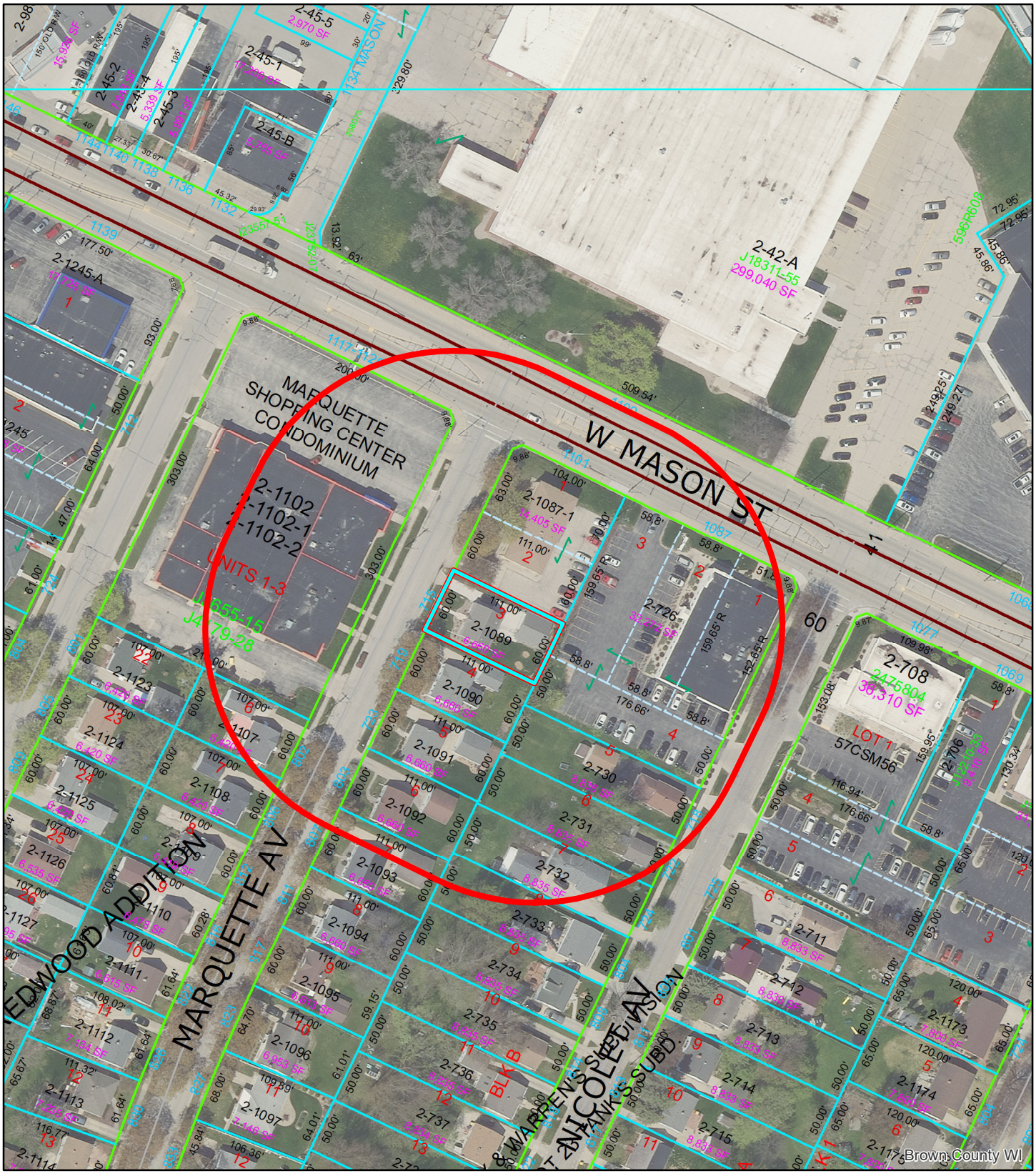
APPROVED:

_____
Eric Genrich, Mayor

ATTEST:

_____
Celestine Jeffreys, Clerk

sh:
Attachment – Location Map



(ZP 24-09) Rezone from OR & R1 to R1 at 715 Marquette Avenue

Feet
0 35 70 140
N

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. 09 Apr 2024 X:\Planning\Basemaps\template_8.5x11.mxd

715 Marquette Avenue

200' Notification Area

ZONING ORDINANCE NO. 08-24

AN ORDINANCE REZONING PROPERTY LOCATED AT 1709 AND 1745 MORAINE TERRACE FROM BUSINESS PARK DISTRICT TO LIGHT INDUSTRIAL DISTRICT (ZP 24-13)

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 tax parcels 6-58-1 and 6-58-B-1 which are located at 1709 and 1745 Moraine Terrace from Business Park (BP) District to Light Industrial (LI) District.:

1709 MORAINE TERRACE (6-58-1)
PARCEL TWO (2), OF VOL. 6 CERTIFIED SURVEY MAPS, PAGE 491, MAP NO. 1642, AS DOCUMENT NO. 870906; SAID MAP BEING PART OF LOT EIGHTY-SEVEN (87), ACCORDING TO THE RECORDED PLAT OF FORT HOWARD MILITARY RESERVE, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

1745 MORAINE TERRACE (6-58-B-1)
LOT ONE (1), VOL. 42, CERTIFIED SURVEY MAPS, PAGE 35, MAP NO. 6305; SAID MAP BEING PART OF LOT EIGHTY-SEVEN (87), ACCORDING TO THE RECORDED PLAT OF FORT HOWARD MILITARY RESERVE, 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.

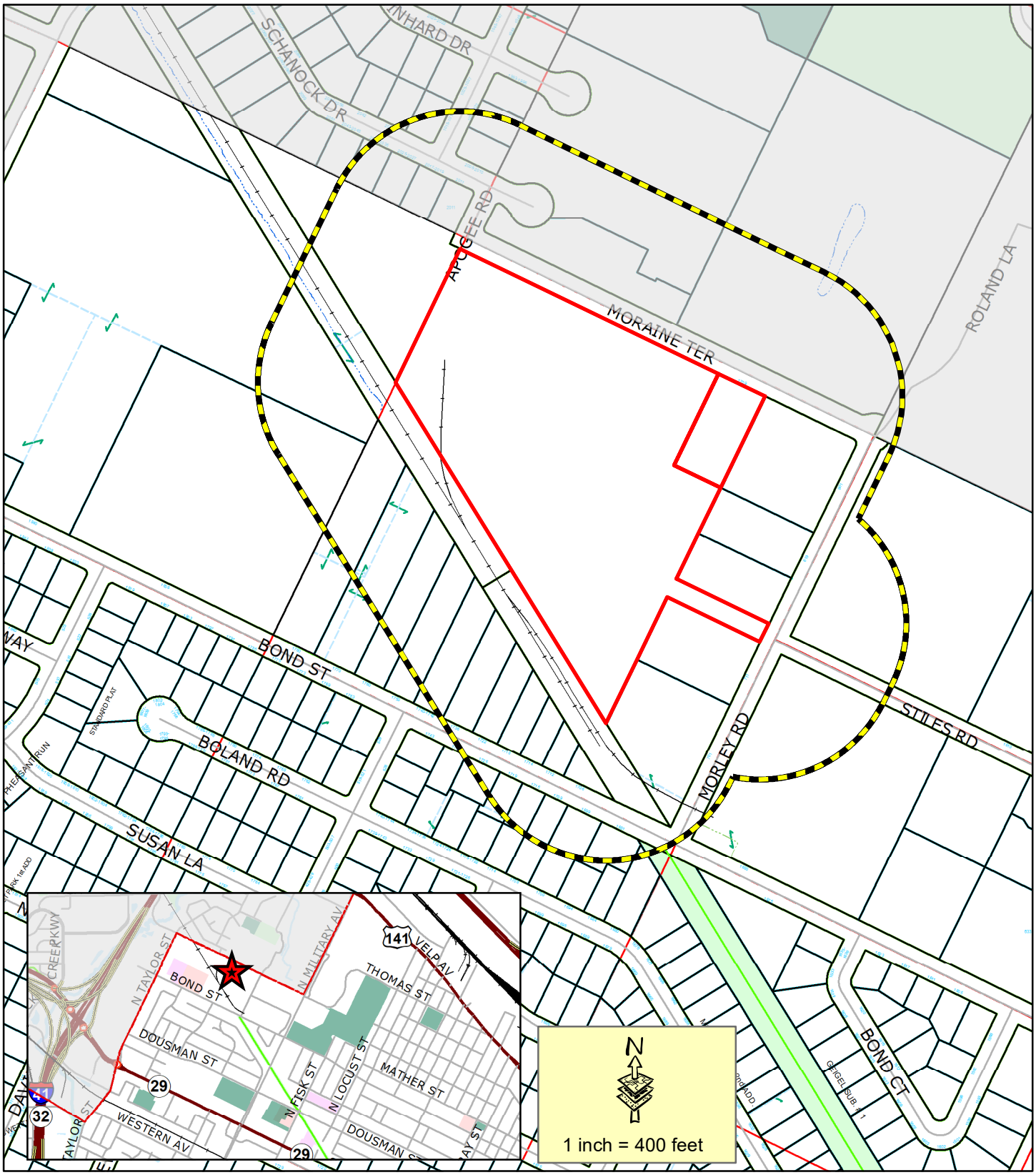
APPROVED:

_____
Eric Genrich, Mayor

ATTEST:

_____
Celestine Jeffreys, City Clerk

dam
Attachment – Map



Subject Area

400' Property Owner Notice

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Zoning Petition (ZP 24-13)
Rezone Subject Area
at 1709 and 1745 Moraine Terrace
from Business Park (BP) to Light Industrial (LI)

CITY OF GREEN BAY 1854 Titletown, USA

ZONING ORDINANCE NO. 10-24

AN ORDINANCE REZONING PROPERTY LOCATED AT THE 3000 BLOCK OF FINGER ROAD (PARCEL 21-7596) FROM RURAL RESIDENTIAL (RR) TO GENERAL COMMERCIAL (C1) (ZP 24-11)

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 300 block of Finger Road (Parcel 21-7596); from Rural Residential (RR) to General Commercial (C1)

> LOT 1 OF VOLUME 47 CERTIFIED SURVEY MAPS, PAGE 89, MAP NO. 6975, SAID LOT BEINGA LL OF LOT 1 OF VOLUME 46 CERTIFIED SURVEY MAPS, PAGE 314, MAP NO. 6296, SAID MAP BEING PART OF THE NE ¼ OF THE NE ¼ OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 21 EAST, IN THE CITY OF GREEN BAY, EAST 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.

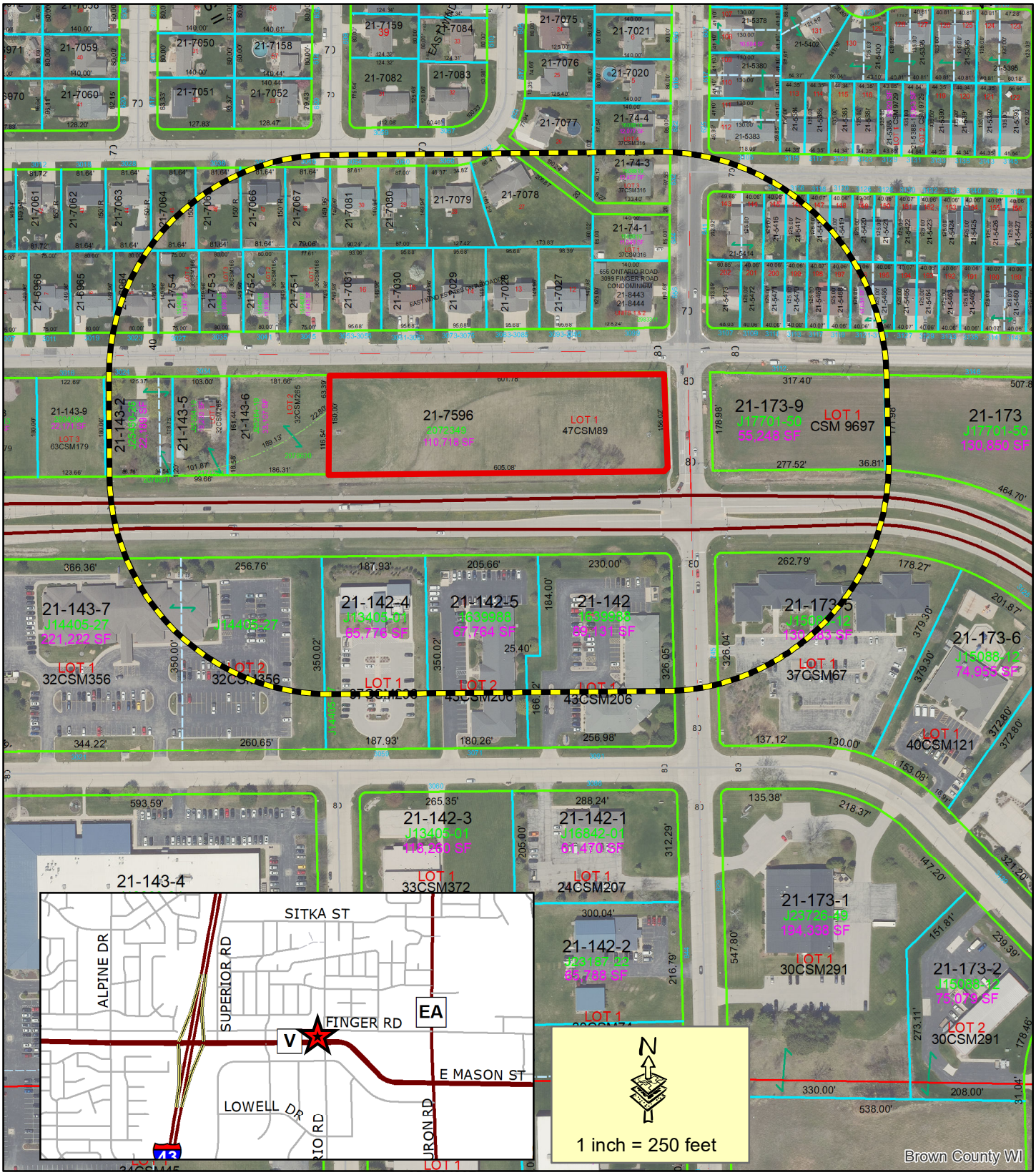
APPROVED:

_____
Eric Genrich, Mayor

ATTEST:

_____
Celestine Jeffreys, Clerk

jl:
Attachment – Location Map



Subject Area

400' Property Owner Notice

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Zoning Petitions (ZP 24-11 and ZP 24-12) Rezone and Conditional Use Permit at 3000 Block of Finger Road

CITY OF GREEN BAY 1854 Titletown, USA

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # J.4

General Ordinance 11-24
An ordinance amending Section 26-11, Green Bay Municipal Code, Relating to the destruction of birds and squirrels.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Draft G.O. 11-24 Relating to Destruction of Birds and Squirrels

GENERAL ORDINANCE NO. 11-24

AN ORDINANCE
AMENDING SECTION 26-11,
GREEN BAY MUNICIPAL CODE,
RELATING TO DESTRUCTION OF BIRDS AND SQUIRRELS

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

SECTION 1.

Section 26-11, Green Bay Municipal Code, is hereby amended to read:

26-11 ***Protection*** ~~*Destruction*~~ *of birds* ~~*and squirrels*~~. No person shall injure or destroy any kind of bird or rob or destroy any bird's nest within the City. No person shall throw stones at or shoot or use any implement with the intention of killing or injuring any bird ~~or squirrel~~ within the City **unless authorized by state law.**

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

law

05/07/2024

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # J.5

General Ordinance No. 12-24
An ordinance amending Chapters 4 and 28, Green Bay Municipal Code, relating to alcohol beverages.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Draft Ord Chapter 4 4.26.2024

GENERAL ORDINANCE NO. 12-24

AN ORDINANCE
AMENDING CHAPTERS 4 AND 28,
GREEN BAY MUNICIPAL CODE,
RELATING TO ALCOHOL BEVERAGES

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

SECTION 1. Chapter 4, Green Bay Municipal Code, is hereby amended to read:

Sec. 4-1. Definitions.

Except as provided in this section, the terms and phrases in this chapter shall have the meanings given in Wis. Stats. § 125.02, as amended from time to time. The following terms and phrases shall have the following meanings:

Granted license means a license approved for issuance by the Common Council.

Inoperative license means a license that has been issued to the licensee but under which the licensed activity is not occurring on the licensed premises.

License means a written authorization for the sale of alcohol issued by the Clerk.

Licensed patio means an area immediately adjacent to a licensed premises, not including any part of a public right-of-way, which is licensed for the sale and consumption of alcohol beverages.

Outdoor area means a licensed patio, or any other outdoor area used in conjunction with a licensed premises.

Picnic license has the meaning ascribed to Temporary Class "B" licenses in Wis. Stats. § 125.26(6).

Sec. 4-2. Wisconsin Statutes Chapter 125 incorporated by reference.

Wis. Stats. Ch. 125 is hereby adopted and incorporated by reference in this chapter as if fully set forth herein. Future amendments, revisions, or modifications of Wis. Stats. Ch. 125 are also adopted prospectively, incorporated herein, and intended to become a part of this chapter. Any provisions of this chapter not contained in Wis. Stats. Ch. 125 and not in conflict therewith are intended as additional regulations for the sale of alcohol beverages in the City.

Sec. 4-3. License classes.

The Council is hereby authorized to grant the following licenses:

(1) *Class "A" (beer) license.* Authorizes the retail sale of fermented malt beverages, in original packages, containers, and bottles, for consumption off the premises where sold.

(2) *"Class A" (liquor) license.* Authorizes the retail sale of intoxicating liquor, in original packages and containers, for consumption off the premises where sold.

(3) *"Class A" (cider only) license*. Authorizes the retail sale of cider, an alcohol beverage made from the fermentation of the juice of apples or pears and that contains not less than 0.5% alcohol by volume and not more than 7% alcohol by volume, for the consumption off the premises.

(4) *Class "B" (beer) license.* Authorizes the retail sale of fermented malt beverages to be consumed either on or off the premises where sold.

(5) *"Class B" (liquor) license.* Authorizes the retail sale of intoxicating liquor, by the glass and not in the original package or container, for consumption on the premises where sold or for consumption off the premises if the licensee seals the container of intoxicating liquor with a tamper-evident seal before it is removed from the premises. Also authorizes the sale of wine or intoxicating liquor, in the original package or container and in any quantity, to be consumed off the premises where sold.

a. The City of Green Bay has 172 available "Class B" liquor licenses.

b. The City of Green Bay has reserve "Class B" liquor licenses. The Clerk shall review the population after each census to determine if the City is eligible for additional reserve licenses.

(6) *"Class B" combination license.* License that is issued to a premise that applies for both a Class "B" (beer) and a "Class B" (liquor) license.

(7) **Reserved.** ~~*Wineries.* A "Class B" license issued to a winery authorizes the sale of wine to be consumed by the glass or in opened containers on the premises where sold or off the premises if the licensee seals the container of wine with a tamper-evident seal before the wine is removed from the premises. It also authorizes the sale of wine in the original package or container to be consumed off the premises where sold but does not authorize the sale of fermented malt beverages or any intoxicating liquor other than wine. "Class B" licenses issued to wineries do not count towards the "Class B" quota.~~

(8) *"Class C" (wine) license.* Authorizes the retail sale of wine by the glass or in an opened original container for consumption on the premises where sold.

(9) ~~*Picnic license*~~ ***Temporary Alcohol Beverage License***. A license **for a temporary Class "B" Beer event or temporary "Class B" wine event may be** issued for a period not to exceed four (4) consecutive days to bona fide clubs, county or local fair associations, or agricultural societies, churches, lodges, or societies that have been in existence for not less than six (6) months prior to the date of the application, or to veteran organizations or posts, authorizing them to sell fermented malt beverages and wine containing not more than six (6) percent alcohol by volume at a particular picnic, gathering, or meeting, or during a fair conducted by a fair association or an agricultural society. All applications ~~for a picnic license~~ shall be filed with the Clerk at least **fifteen (15)** ~~five (5)~~ days prior to the event. An application ~~for a Picnic License~~ may be submitted as early as November 1 of the prior year. **The Clerk may issue Temporary Alcohol Beverage Licenses consistent with this chapter.**

(10) *Wine Walk*. **A wine walk is a single-day event which customers are served a glass of beer or wine at multiple locations during shopping visit. A municipality may issue Temporary "Class B" (wine only) licenses for a total of up to two wine walks during a 12-month period from February to February.** The Clerk will accept applications

for special event wine walks for the upcoming year December 1 through December 15. If more than two applications are received, the Protection and Policy Committee shall recommend two permits for approval by the Common Council. **If less than two applications are received by the deadline, a qualifying organization may apply after December 15, on a first-come, first-served basis and, if eligible, be issued a wine walk license. If two applications that can be granted are not approved, a qualifying organization may apply after Council's decision, on a first-come, first-served basis.**

Sec. 4-4. License applications.

(a) *Generally.* An application for a license must comply with the following requirements.

(1) *Deadline*. Consistent with Wis. Stats. § 125.04(3)(f), all applications for licenses to sell alcohol beverages shall be filed with the Clerk at least fifteen (15) days prior to the granting of the license.

(2) *Receipt*. All ~~licenses~~ **applications** are received **in-person or by mail** on a first come basis, subject to completeness. Complete applications will be issued a date and time received.

(3) *Time limitation.* An application shall not be valid after the license year for which it is filed.

(4) *Complete Application*. An application for a license must contain the following **documents with signatures** and publication fee. Applications lacking any of the required documents or received without payment shall not be accepted by the Clerk.

a. Applications shall be made upon forms provided by the Clerk, which shall be completed in their entirety.

b. ~~Original~~ Alcohol Beverage ~~retail~~ License Application. (~~AT-106~~ **AB-200**)

c. ~~Liquor auxiliary questionnaire~~ **Alcohol Beverage Individual Questionnaire (AB-100)**. Each person listed by each applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company.

d. ~~Appointment of agent for corporations and not-for-profit organization~~ **Alcohol Beverage Appointment of Agent (AB-101)**.

e. **A valid form of identification issued by a governmental agency containing a photograph of the person** for each person required to fill out a~~n auxiliary~~ questionnaire.

f. *Property interest.* Applications shall be accompanied by proof of one of the following:

1. Ownership of the premises to be licensed.

2. A valid option to purchase the premises to be licensed.

3. A valid lease for the premises to be licensed for the term of the license.

4. A valid option to lease the premises to be licensed for the term of the license.

g. For individuals, partners, or agents, a copy of the Responsible Beverage Server course certification issued in the past two years or a copy of a current operator's license issued in the last two years, or proof of agency for another establishment.

h. Surrender form from present license holder (if applicable).

i. Wisconsin Seller's Permit issued by the Wisconsin Department of Revenue. The legal entity on the Seller's Permit must match the legal entity on the Original Alcohol Beverage Retail License Application.

j. Floor plan for the facility. Hand drawn diagrams are acceptable.

k. Picture of outdoor premise (if applicable).

l. **Business** Security Plan.

m. *Payment*. A publication fee as provided in the fee schedule must be submitted with the application and required documents to be deemed complete.

(b) *Transfer applications.* All applications for transfer of licenses from place to place and person to person are subject to inspections by the City, and the qualifications, review proceedings, and time constraints provided in this chapter and the Wisconsin Statutes.

(1) Applications to transfer a license from place to place require:

a. Proof of control over premises

b. Business security plan.

(2) Applications to transfer a license from person to person must be accompanied by written consent of the person from whom the license is to be transferred on a form provided by or acceptable to the Clerk, and

a. Proof of the new applicant has control over the premises.

b. Completed AB-100 form.

c. Completed AB-102 form.

d. A valid form of identification issued by a governmental agency containing a photograph of the person.

e. Business security plan.

f. A copy of the responsible beverage server course certification issued in the past two years or a copy of a current operator's license issued in the last two years, or proof of agency for another establishment.

(c) *Renewal applications.* All applications for renewal of licenses are subject to the qualifications, review proceedings, and time constraints provided in this chapter and the Wisconsin Statutes.

(1) *Renewal Application deadline.* Applications may be sent after March 1st and are due on or before April 15 of each year. **If April 15 falls on a non-business day, the deadline will be extended to the next business day.** The Common Council shall grant~~, issue,~~ or deny each timely-filed application no later than June 15 for the ensuing license year. If a renewal application is received after April 15, notice of Council's intent to grant~~, issue,~~ or deny the renewal application, as well as notice of any accompanying hearing, may not be available before the license expires on June 30.

(2) *Late application fee*. Renewal applications received after the April 15 deadline shall be subject to a late filing fee as provided in the City Fee Schedule. Said late fee is imposed to recover the cost of processing the late application. Applications filed after May 15 will not be processed until after July 1.

4-5. Provisional License.

(a) *Issuance.* To allow applicants an opportunity to conduct business before a regular license may be granted but after all other requirements for licensing have been met, the City has identified limited circumstances under which a provisional license may be granted. The Clerk shall only issue a provisional retail license to an applicant who has submitted a regular Class "A," Class "B," "Class A," "Class B," or "Class C" retail license application for the same type of activity, to permit the applicant to engage in the activity while approval of the regular license application is pending and in accordance with the requirements herein. The Clerk shall have three business days to grant or deny a provisional license.

(1) *Qualification for provisional license.* In accordance with Wis. Stats. § 125.185, a provisional license is available to an applicant who has met all the following criteria:

a. The applicant has applied for a regular license;

b. The applicant has submitted an application for a provisional license which authorizes only the type of activity allowed by the type of regular license applied for;

c. The applicant meets all licensing requirements set forth in this section; and

d. One of the following conditions exists:

1. The Protection and Policy Committee has approved the applicant's regular license application, but final approval of that application by the Common Council remains pending.

2. The applicant has applied for a new regular license, following the sale or transfer of an existing business that held a City-issued regular license of the same type, and the provisional license is necessary to maintain the continuity of said business while approval of the new application is pending. The applicant must provide the Clerk with proof of control and/or occupancy of the premises to which the provisional license will be issued before the Clerk will issue the provisional license.

3. The applicant held a City-issued regular license of the same type during the expiring licensing year and did not timely submit a renewal application because of excusable neglect on the part of the applicant.

4. An administrative error caused by the City resulted in a delay in the application.

(2) *Provisional License Applications.* A provisional license is available to an applicant for the same type of regular license if all the following conditions are met:

a. The applicant has filed a complete regular license application form, as otherwise described in this section, for the same type of activity for which the provisional license is sought.

b. The applicant has paid the fees associated with the type of regular license applied for, as well as the provisional license fee, as provided in the City Fee Schedule.

c. The applicant qualifies for the type of regular license applied for, in accordance with Wis. Stats. § 125.04.

d. The applicant has not held another provisional license of the type applied for within the current license year.

e. The applicant has obtained all necessary approvals for the regular license from the Green Bay Police Department.

f. The applicant has obtained all necessary approvals for the regular license from the Inspections Division of the Department of Community and Economic Development, as required by Section 4-7(c)2.

g. For "Class B" license applications, the City's quota under Wis. Stats. § 125.51(4) does not prohibit the City from issuing a "Class B" license.

1. In accordance with Wis. Stats. § 125.185(5), provisional licenses are not available for reserve licenses.

2. Issuance of "Class B" regular licenses will not exceed the number of available licenses under the City's quota. In the event more regular license applications are received than there are licenses available under the City's quota, no provisional licenses will be issued for any such applications.

(b) *Expiration.* The provisional license expires sixty (60) days after it is issued, or upon approval or denial of the applicant's regular license application, whichever occurs sooner. The provisional license may not be renewed.

(c) *Revocation.* The Clerk may revoke the provisional license at any time if they discover that the provisional license holder made a false statement on the application.

4-6. Premise expansion on City property

(a) *Approval.* The Common Council may authorize an establishment holding an alcohol beverage license to expand the licensed premise to include a sidewalk cafe approved for use by the Department of Public Works **or on City Deck as approved for use by The Department of Parks, Recreation, and Forestry**.

(1) *Expanded Premise*. The expanded premise is limited to property immediately adjacent and contiguous to the licensed establishment.

(2) *Application.* A licensee holding any Class "B" (beer), "Class B" (liquor), or "Class C" (wine) license, as defined under Section 4-3, shall submit to the Clerk a separate application for Expansion of Licensed Premises on City property. The application shall include all the following:

a. A description and map of the area to be included in the expansion. The expanded area is subject to the requirements of Wis. Stats. Ch. 125 and this Code. Hand-drawn maps are acceptable.

b. Proof that the licensee has the right to occupy the City right-of-way. The licensee must obtain a revocable occupancy permit by applying through the Department of Public Works in accordance with Section 34-11 or the Department of Parks, Recreation**, and Forestry in accordance with Section 28-4 (m)**.

c. A security plan indicating how the area will be monitored and secured to delineate area boundaries.

(3) *Possession of intoxicants on expanded premises owned by the City.* Individuals may consume intoxicating liquor or fermented malt beverages on any premises authorized under this section subject to the following:

a. Alcohol beverages shall only be served to patrons of the establishment. No carry in or carry out of alcohol beverages by any patron to or from the licensed shall be permitted, except as authorized by statute.

b. Each licensee serving alcohol beverages shall be responsible for monitoring the area to ensure that customers are of legal drinking age and that alcohol beverages are not impermissibly removed from the premises.

c. The sale of alcohol beverages shall be limited to the hours of 8:00 a.m. to 11:00 p.m. All alcohol shall be removed from the expanded premises no later than 11:30 p.m.

(b) *Special Events.* An establishment holding an alcohol beverage licensee may apply for a temporary expansion of a licensed premises to a public area, by submitting an application to the Clerk. Expansion is limited to property owned or controlled by the licensee. A licensee may be authorized by a special event permit to utilize a street or park property, but may not sell alcohol in the public area. The temporary expansion of a licensed premise for a one-day or otherwise limited day event shall be approved by the Protection and Policy Committee.

Sec. 4-7. Licensing procedures.

(a) *Common Council approval.* Applications complying with the provisions of this chapter and the Wisconsin Statutes shall be forwarded to the Common Council for action in the order in which they are filed, upon availability of a license type. The Common Council shall review the application, the applicant's qualifications, and all other relevant factors and determine whether to grant the license application under the provisions of this chapter and the laws of the State of Wisconsin.

(b) *Conditional approval.* The Common Council may place additional conditions upon a license consistent with the provisions of this chapter and the laws of the State of Wisconsin. Violation of any such condition shall be considered a violation of this section and grounds for suspension or revocation of the license.

(c) *Administrative approval.*

(1) Prior to Common Council approval, the Chief of the Green Bay Police Department shall certify that the applicant has successfully completed a background check, completed business security plan and signed a stipulation agreement

(2) Prior to Issuance, the Chief Building Official shall certify that the premises complies with all applicable laws and regulations, including any applicable building code requirements. No license shall be granted for a premises not in compliance with such laws and regulations.

(d) *Licensing fee*. Upon approval by the Common Council and Administrative Approval, the Clerk shall request a licensing fee pursuant to the Fee Schedule. The licensing fee must be paid prior to issuance of the license. The licensing fee is nonrefundable.

(e) *Form and expiration of license.* All licenses shall be numbered in the order in which the application was accepted. The date of issuance, the fee paid, and the name of the licensee shall appear on said license. All retail licenses shall expire on June 30 following issuance, unless a license is issued as a 6 Month License, or unless sooner revoked. The Clerk shall affix a signature and seal to each license.

(f) *License amendment*. A licensee may request change to the licensed premises by submitting a change of premises application to the Clerk. Changes to a licensed premises shall be approved by the Community and Economic Development Department – Inspections. Change of premises applications approved or denied by the Protection and Policy Committee.

(g) *Available Liquor Licenses.* The clerk shall publicly notice any available licenses being returned to the pool as an informational item at a Common Council meeting prior to accepting applications.

Sec. 4-8. Inoperative licenses.

Any license that has not been in continuous use in a manner indicating an ongoing business **or has been granted but not issued**, for a period more than sixty (60) days shall be subject to revocation or nonrenewal, unless otherwise authorized by the Common Council.

Sec. 4-9. Revocations, suspensions, and nonrenewals.

(a) *Intent; due process.* It is the intent of the Common Council that no license granted under this chapter be revoked, suspended, or nonrenewed without first affording the license holder the due process described herein, including an opportunity for a public evidentiary hearing.

(b) *Grounds.* Licenses may be the subject of revocation, suspension, or nonrenewal proceedings as described in this section for any violation of Wis. Stats. Ch. 125 or of this Code including, but not limited to, the following:

(1) The running of a disorderly house as proscribed by Wis. Stats. § 125.12.

(2) Activity by any licensee or operator that directly interferes with police officers or otherwise violates the law in a manner substantially related to the operation of the licensed facility.

(3) Any violation of any health provision of this Code dealing with public health, welfare, and safety.

(4) Any violation of the building, electrical, or plumbing provisions of this Code or a conditional approval plan letter issued by the Chief Building Official affecting the public health, welfare, and safety.

(5) Any liquor-related violation involving juveniles as proscribed by Wis. Stats. Ch. 125, including, but not limited to, Wis. Stats. § 125.07.

(6) Any violation of general statutory restrictions pertaining to licensed premises and operations as proscribed by Wis. Stats. Ch. 125 and this chapter.

(7) Any failure to maintain the qualifications required of all license holders as detailed by Wis. Stats. § 125.04 and as modified by the conditions of this Code or as a condition of granting or renewing a license.

(8) Any violation of any restriction, stipulation, or agreement entered with the City or signed in consideration of a license issued under this chapter or Wis. Stats. Ch. 125.

(9) A lack of continuous use of the license in a manner indicating an ongoing business for a period exceeding sixty (60) days, in accordance with section 4-8.

(10) The licensee no longer has legal ownership or control of the property included in the premises description. If a portion of the property remains under the licensee's ownership or control and not other reasons for revocation exist, the licensee may modify its licensed premises and continue to operate.

(c) *Correction Meeting*.

(1) *Notice.* Whenever the Chief of Police determines that, on two (2) or more occasions within a twelve-month period, a licensee has violated any provision of this chapter or Wis. Stats. Ch. 125 in a manner resulting in enforcement action, the Chief may notify the licensee in writing. The notice shall contain the street address of or other description sufficient to identify the licensed premises, a description of the violations and enforcement actions that have occurred at the premises, and notice of the time and place at which the licensee is scheduled to meet with the Chief and the City Attorney as described in this section.

(2) Any licensee receiving notice pursuant to subsection (1) shall meet with the Chief of Police or designee and the City Attorney or designee at the date and time prescribed in the notice. The parties shall review the problems occurring at the licensed premises. Within ten (10) days of this meeting, the licensee shall submit to the Chief and City Attorney an abatement plan to end the alcohol beverage-related violations and enforcement actions on the premises. The plan shall also specify the name, address, and telephone number of a person living within sixty (60) miles of the property who can be contacted in the event of further police, fire, or inspection contact. Additionally, the plan shall include a signed statement from the licensee indicating their understanding that if they fail to comply with the abatement plan or to take the actions discussed at the meeting, the City may move forward with efforts to revoke, suspend, or not renew their license. An abatement plan shall remain active for one (1) year.

(d) *License revocation procedure.*

(1) *Complaint.*

a. Any resident of the City may file a sworn written complaint with the Clerk alleging one or more of the grounds listed in Wis. Stats. § 125.12(2)(ag) about any licensee holding a license under this chapter.

b. The City Attorney may commence revocation or suspension proceedings against a licensee by filing a formal complaint with the Clerk stating the specific violations comprising the grounds for the revocation or suspension. The City Attorney may initiate revocation or suspension proceedings against a licensee if:

1. The licensee has been the subject of a correction meeting; and

2. The licensee commits one or more subsequent violations of this chapter, Wisconsin's criminal code, or Wis. Stats. Ch. 125 which results in enforcement action.

(2) *Summons*. Upon the filing of a complaint under this subsection, the Common Council shall issue a summons signed by the Clerk commanding the licensee complained of to appear before the Common Council on a day and at a place named in such summons, not less than three (7) nor more than ten (14) days from its date, and show cause why the license should not be revoked. Such summons shall be served with a copy of the complaint in accordance with Wis. Stats. Ch. 801 at least three (3) days before the time at which the licensee is commanded to appear.

(3) *Evidentiary hearing*. The Common Council shall conduct a hearing on a complaint filed under this section. Said hearing shall be governed by the provisions of Wis. Stats. § 125.12. The licensee may be represented by counsel, present and examine witnesses, and have prepared, at the licensee's expense, a transcript of the hearing.

(e) *Council action.* At the conclusion of the evidentiary hearing, which may be held in open or closed session depending on the nature of the evidence to be produced, the Common Council, following deliberation in open or closed session, shall make one of the following determinations. The Clerk shall give notice of Council's action to the licensee.

(1) No action shall be taken due to insufficiency of the evidence.

(2) No action shall be taken at present because an accommodation on the part of the licensee has been reached.

(3) A suspension of not less than ten (10) nor more than ninety (90) days shall be imposed.

(4) The license shall be revoked.

(5) The complaint shall be tabled pending disposition of pending criminal or Municipal Court proceedings, ~~at~~ **after** which time the matter ~~will~~ **shall** be considered and a recommendation made.

(f) *Nonrenewal.* A license may be nonrenewed for any of the grounds identified in this section. Each year, the Clerk shall identify any license for nonrenewal and provide that recommendation to the Common Council for determination on renewal or intent to nonrenewal the license. If the Common Council determines it will not renew, a Notice shall be sent to the licensee stating the grounds for nonrenewal and the right to a hearing. The Notice shall include the specific reasons for the nonrenewal and include any supporting records. The licensee shall have ten (10) days to request, in writing, an evidentiary hearing

on the nonrenewal of their license. This hearing shall be held before the Common Council pursuant to Wis. Stats. § 125.12(2)(b). The licensee may be represented by counsel, present and examine witnesses, and have prepared, at the licensee's expense, a transcript of the hearing. The Clerk shall issue the licensee a Final Decision document stating the decision of the Common Council to grant the renewal or nonrenew the license within 5 days of the hearing.

(g) *Appeal.* Appeal from the decision of the Common Council shall be to the Brown County Circuit Court within 30 days of the receipt of Final Decision.

(h) Return of licenses. Licensed revoked or nonrenewed shall be returned to by the pool of available licenses by the Clerk after 30 days following a Notice of Final Decision.

Sec. 4-10. License restrictions.

(a) *Statutory requirements.* Any license granted pursuant to this chapter to sell intoxicating liquor or fermented malt beverages shall be subject to the regulations, conditions, and restrictions imposed by Wis. Stats. Ch. 125. In addition, the City of Green Bay, pursuant to the authority of Wis. Stats. § 125.10, specifically adopts certain other restrictions and requirements by this section.

(b) *Moratoria*. The Common Council may by resolution or ordinance establish an alcohol license moratorium in a specific geographical area.

(c) *Restrictions on location.* ~~No liquor license shall be issued for a premises when any portion of the structure housing the premises would be fewer than 300 feet from the entrance to a structure housing any established public school, parochial school, hospital, or church. Said restriction may be waived by a two-thirds vote of the Common Council. This subsection shall not apply to:~~

~~(1)Any premises for which a license under this chapter was issued on or before March 25, 2000, and which license has been continuously retained to date;~~

~~(2)Any premises for which a license under this chapter was issued prior to the occupation within 300 feet thereof of any school, hospital, or church building, and which license has been continuously retained to date;~~

~~(3)Any picnic license; or~~

~~(4)Any premises operated as both a restaurant and an establishment for which a Class "B" (beer) or "Class B" (liquor) license has been issued, where the principal business conducted is that of a restaurant.~~ **The City of Green Bay shall follow Chapter 125 in accordance with issuing a "Class A" or "Class B" less than 300 feet from the main entrance of a public or parochial school, tribal school, as defined in Wis. Stats. § 115.002 (15m), hospital, or church.**

(d) *Closing hours.* For the purposes of this section, the term "open" shall mean allowing any person other than the licensee or an employee actively performing job-related duties to enter, loiter, or remain in or on the licensed premises.

(1) A premises for which a "Class A" (liquor) license has been issued may remain open for the conduct of its regular business but may not sell intoxicating liquor between the hours of 9:00 p.m. and 6:00 a.m.

(2) A premises for which a Class "A" (beer) license has been issued may remain open for the conduct of its regular business but may not sell fermented malt beverages between 12:00 midnight and 6:00 a.m.

(3) No premises for which a Class "B" (beer), "Class B" (liquor), or "Class C" (wine) license has been issued may remain open between the hours of 2:00 a.m. and 6:00 a.m., except as otherwise provided in this section. On Saturday and Sunday, no premises may remain open between 2:30 a.m. and 6:00 a.m. On the Sunday that daylight saving time begins, as specified in Wis. Stats. § 175.095(2), no premises may remain open between 3:30 a.m. and 6:00 a.m.

(4) On January 1, premises for which a Class "B" (beer), "Class B" (liquor), or "Class C" (Wine) license has been issued are not required to close.

(5) No licensee or person in charge of a premises for which a Class "B" (beer) or "Class B" (liquor) license has been issued may sell alcohol beverages in their original unopened packages, containers, or bottles for consumption away from the premises between the hours of 12:00 midnight and 6:00 a.m.

(6) No establishment for which a "Class C" (liquor) license has been issued shall sell wine in an original bottle or container for consumption either on or off the premises where sold between the hours of 12:00 midnight and 6:00 a.m.

(7) Bowling centers, golf courses, movie theatres, painting studios, indoor golf and baseball facilities, racetrack grounds, indoor horseshoe-pitching facilities, curling clubs, golf clubs, and golf clubhouses may remain open for the conduct of their regular business pursuant to the hours of operation specified by its license type. An establishment remaining open for the purpose of its regular business must, always allow for open public access to the licensed establishment after such closing hours. When a question arises as to whether an establishment is open for a purpose other than selling alcohol beverages, the burden shall be on the licensee to demonstrate such other purpose.

(8) No person shall loiter in a licensed establishment after closing hours.

(e) *Disorderly house.*

(1) *Duty to maintain order.* A licensee under this section shall have a duty to maintain order and peace in and around the licensed premises. This duty shall extend to and include any parking lot or facility adjacent to and servicing the licensed premises.

(2) *Police power to close licensed premises.*

a. *Police Department.* The Police Department may order any disorderly house closed until 8:00 a.m. the following day when, in the reasonable view of the Department, the licensee or person in charge failed to maintain peace and order, or the Department otherwise believes that the public peace and safety is served by such closing by reason of threat to the bodily security, property, or peaceful repose of any member of the public.

b. *Department of Community and Economic Development, Inspection Division.* The Inspection Division of the Department of Community and Economic Development may order the temporary suspension of a license under this chapter where an imminent health hazard exists on the licensed premises pending a hearing pursuant

to Section 10-24. Such closing may act as grounds for suspension or revocation of a liquor license privilege under this chapter.

c. *Brown County Health Department.* The Brown County Health Department may order a licensed establishment to temporarily close due to code violations until such time that those violations are remedied (Brown County Ordinance Ch. 37 Public Health and Wis. Stat. § 33.124.

(3) *Open containers.* For the purposes of this section, "open container" refers to an alcohol beverage which is no longer sealed in its original container nor sealed by the licensee with a tamper-evident seal, and which is removed from the licensed premises for purposes of off-premises consumption.

a. *Prohibited.* A licensee or person in charge shall not allow the sale, service, consumption, or carry out of alcohol beverages in open containers outside of the licensed premises. This section is not intended to prohibit the sale of alcohol beverages for off-premises consumption in containers with a tamper-evident seal as allowed by state law.

b. *Exemption.* This subsection shall not apply to the carry out of fermented malt beverages in open containers from a licensed premises to a special event premises licensed to fermented malt alcohol beverages if all the following apply:

1. The fermented malt beverage is carried from the licensed premises to the adjoining special event premises.

2. The fermented malt beverage is carried off the licensed premises in a container that does not contain glass.

c. Notwithstanding the exemption, no open container may be carried from a special event premises to any licensed premises or from one licensed premises to another licensed premises.

(f) *Outdoor areas.*

(1) *New applications.* The premises, as described in a license application under this chapter, may include a privately owned or controlled outdoor area for use no more than three (3) consecutive days and no more than ninety (90) days in a licensing year. The inclusion of the outdoor area in the licensed premises description shall be subject to review in the same manner as any other license application and the restrictions provided in this chapter.

(2) *Amendment**; applications***. A licensee may apply to amend its licensed premises to include an outdoor area. Photographs of the outdoor area are required to be submitted with the application. The application for amendment shall be subject to review in the same manner as any other license application, including administrative review, and the restrictions provided in this chapter.

(3) *Fencing.* Outdoor areas shall be delineated by temporary fencing or similar barrier capable of limiting ingress and egress to licensed areas, unless additional egress is needed for a public safety purpose.

(4) *Noise.* No musical instruments, radios, juke boxes, or other means of electric sound amplification may be used or operated in a licensed outdoor area after 10:00 p.m., unless a permit has been granted by the Chief of Police pursuant to Section 24-146(e) of this Code or Section 39.01 of the Brown County Code of Ordinances.

(5) *Unlicensed outdoor area.* An unlicensed outdoor area adjacent to and used in conjunction with the licensed premises shall not be used for the purpose of serving or consuming alcohol beverages.

(6) *Licensee responsibility.* Any licensed outdoor area is subject to all regulations of this chapter and Wis. Stats. Ch. 125.

(7) *Maintaining order.* The licensee shall maintain peace and order over any outdoor area adjacent to and used in conjunction with a licensed premises whether said outdoor area is licensed. Violation of this section may result in the Police Department exercising its authority under this section to order any outdoor premises or the entire licensed area closed in the public interest.

(g) *Licensed patio.*

(1) *New applications.* The premises, as described in a license application under this chapter, may include a privately owned or controlled patio. The inclusion of the patio in the licensed premises description shall be subject to review in the same manner as any other license application and the restrictions provided in this chapter.

(2) *Amendment**; applications**.* A licensee may apply to amend its licensed premises to include an patio. Photographs of the outdoor area are required to be submitted with the application. The application for amendment shall be subject to review in the same manner as any other license application, including administrative review, and the restrictions provided in this chapter.

(3) *Immediately adjacent.* A licensed patio must be immediately adjacent to the indoor portion of the licensed premises. For purposes of this section, a patio is immediately adjacent if it can be accessed from the indoor portion of the licensed premises without crossing any unlicensed area.

(4) *Barrier.* A licensed patio must be enclosed by a permanent fence, structure, or other barrier that clearly delineates the separation from licensed to unlicensed area. The fence, structure, or other barrier must be at least three (3) feet in height and must clearly separate the licensed premises from any non-licensed area. Photographs of the barrier shall be provided with the application.

(5) *Ingress*. Access to a licensed patio shall be through an indoor licensed area. Ingress to a licensed patio from an unlicensed area should be limited to safety purposes only. Egress to an unlicensed area without the ability to return shall not be limited, to permit egress for safety purposes.

(h) *Online ordering and curbside pickup of alcohol beverages.*

(1) *Premises*. No establishment shall allow the online purchase of alcohol beverages and curbside delivery of such purchases (hereinafter, "click and collect") without first submitting a request to the Clerk to amend its liquor license premises description to

include that portion of the establishment's parking lot that will allow purchasers to park their vehicles for purposes of picking up their online orders. This request must be approved by the Common Council.

(2) *Operation Plan*. Along with its amendment request, the licensee shall file a detailed operation plan that clearly details how its "click and collect" operation will function. The plan shall include the licensee's protocol for ensuring that underage persons and intoxicated persons do not pick up alcohol via "click and collect." If the licensee fails to provide a detailed operation plan with its amendment request, the Clerk shall not forward the request to the Protection and Policy Committee for consideration.

(3) *Sale*. No establishment holding a license under this chapter shall allow the online purchase and pick-up of alcohol beverages unless the sale is consummated on the licensed premises.

a. Payment for the purchase must be completed on-premises and may not be completed until the purchaser is at the licensed premises and has presented a valid photo identification that has been verified by a licensed operator employed by the establishment.

b. The licensed operator must verify that the person picking up the "click and collect" order is the same person who placed the order and is present in the vehicle into which the order is loaded.

c. The sale and delivery of "click and collect" purchases shall be made only by a licensed operator.

d. No alcohol sales are permitted if the purchaser fails to present valid photo identification.

e. The "click and collect" system must allow the purchase of alcohol to be denied without affecting the remainder of the purchase.

f. The establishment must capture and retain an image of the vehicle into which each "click and collect" order is loaded for thirty (30) days.

g. For each "click and collect" transaction, the establishment must record and retain the following information for thirty (30) days:

1. The name of the purchaser.

2. The type of identification card presented and the number and expiration date of that identification card.

3. The purchaser's date of birth.

4. The license plate of the vehicle into which the order is loaded.

h. If the "click and collect" purchaser is in the vehicle into which the order is loaded but is not the driver, the licensed operator must verify that the driver is 21 years of age or older through valid photo identification stating the driver's date of birth.

i. The licensed operator shall report to his or her manager any purchaser who shows signs of alcohol consumption, and, in conjunction with the manager, shall assess sobriety for purposes of approving or denying the sale.

j. The pick-up area for "click and collect" purchases shall be clearly defined with visible markings, signs, and/or barriers.

(4) *Hours*. No licensee holding a Class "B" (beer) or "Class B" (liquor) license shall permit the pick-up of "click and collect" orders between the hours of 12:00 midnight and 6:00 a.m. No licensee holding a Class "A" (beer) license or "Class A" (liquor) license shall permit the pick-up of fermented malt beverages between the hours of 12:00 midnight and 8:00 a.m., nor the pick-up of intoxicating liquor between the hours of 9:00 p.m. and 8:00 a.m.

(5) No events or activities requiring a license under this chapter other than the delivery of "click and collect" orders are permitted on the expanded premises.

(6) *Penalty*. Any licensee or person who violates any provision of this subsection shall be subject to a forfeiture of not less than $250.00 nor more than $1,000.00, plus court costs and fees.

(i) *Area for liquor sales on "Class A" (liquor) licensed premises.*

(1) In the interest of limiting juvenile access to alcohol beverages at retail establishments, and in the interest of promoting effective, unhampered, and efficient enforcement of such provisions as they relate to juveniles, no "Class A" (liquor) license shall be granted for any premises where the principal business conducted thereon is other than the sale of alcohol beverages, unless the establishment has:

a. A separate area with the ability to lock that portion of the premises during non-sale hours;

b. 24-hour surveillance camera(s) with recordings that are available to law enforcement upon request; and

c. Signage informing ~~minors~~ **patrons** that they must be 21 years of age to purchase alcohol.

(2) If a question arises as to what principal business is being conducted on a premises, the burden of proof shall be on the applicant or licensee.

(3) A violation of this provision can act as grounds for revocation or nonrenewal of a liquor license under this chapter.

(j) *Restrictions on use of picnic license; licensed operator required.* No person holding a picnic license, as defined in Section 4-1, shall permit the sale of fermented malt beverages unless a person holding an operator's license issued under this chapter is directly supervising and in control of the area(s) in which the sale of fermented malt beverages occurs. Where two (2) or more areas of sale are used, at least one (1) licensed operator must be present and supervising each area of sale.

(k) *Violation of stipulation or agreement.* No licensee may violate a provision of a stipulation or other agreement entered with the City or signed in consideration of a license issued by the City under this chapter or Wis. Stats. Ch. 125. Any licensee who violates this provision may be subject to suspension, revocation, or nonrenewal of their license under Section 4-8 or other penalty under Section 4-11.

(l) *Allowing entry.* No licensee or person in charge may refuse entry to a police officer, peace officer, or agent of the Department of Revenue to the licensed premises at any reasonable time to determine compliance with this chapter and Wis. Stats. Ch. 125. The term "reasonable time" includes, without limitation, all times when the premises is open.

(m) *Premises capacity.* Every Class "B" (beer) and "Class B" (liquor) licensed establishment shall display a sign stating the maximum number of persons permitted on the premises by this Code, the Wisconsin Administrative Code, and/or the International Building Code. The sign shall be placed in a conspicuous place at the main entrance to each premises. The sign shall have the following wording: "Limit (number) persons." The lettering shall be white on a dark background. The letters shall not be less than one and one-half (1½) inches in height and the number shall not be less than three (3) inches in height. No licensee or person in charge of a premises shall allow more persons on the premises than the maximum number posted thereon.

(n) *License surrender.* A licensee may surrender a current license by completing the form provided by the Clerk. Surrenders shall be effective the business day following Council approval, unless otherwise directed.

(o) *Reserve licenses.* A current reserve license shall not be transferred or surrendered to another owner or to another business. A surrendered reserve license shall be returned to the pool of available reserve licenses. An applicant for a alcohol license shall complete the surrender of a reserve license prior to being granted another license.

(p) *Changes in application information.* Any change in information from what was provided on an application, shall be reported to the Clerk within 30 days of the occurrence. A licensee may be required to submit a license amendment.

Sec. 4-11. Operator's license.

(a) *Applications.*

(1) Application for an operator's license shall be made to the Clerk on a form supplied by the Clerk's Office. All applications shall be accurately completed in their entirety or shall be rendered void by the Clerk. Digital signatures are acceptable.

(2) The license fee as provided in the City Fee Schedule shall be submitted with the application.

(3) Upon receipt of an application, the Clerk shall forward the application to the Police Department for verification of the veracity of the application as well as research into the qualifications of the applicant in accordance with the requirements of Wis. Stats. § 125.04.

(4) An operator license may be granted by the Common Council without further review in the event the Police Department approves of the application.

(5) The license shall be issued for a period of two (2) consecutive licensing years. At all times while engaged in activities requiring a license issued pursuant to this section, the licensee shall keep the following items available for production upon request of any City or State inspecting officer:

a. Their operator's license; and

b. A valid form of identification issued by a governmental agency containing a photograph of the licensee.

(b) *Provisional license.* The Clerk shall be authorized to issue a provisional operator's license upon receipt of a regular operator's license application. It is valid for 60 days, or upon notification of denial of the applicant's application. The requirements and provisions of Wis. Stats. § 125.17 relating to provisional operators' licenses are hereby adopted and made part of this Code as if set forth fully herein. Future amendments are also adopted prospectively, incorporated herein, and intended to become a part of this Code.

(c) *Denial of operator's license.*

(1) If the Police Department determines that any portion of the application is false or that the applicant does not possess the qualifications under Wis. Stats. § 125.04, the license may be denied by the Police Department.

(2) The Police Department shall notify any applicant so denied.

(3) Any applicant whose application has been denied by the Police Department may appeal such determination to the Protection and Policy Committee. Upon appeal, the Protection and Policy Committee shall determine if the applicant possesses the qualifications of Wis. Stats. § 125.04. After making such determination, the Protection and Policy Committee shall forward its recommendation to the Common Council.

(4) An applicant whose application has been denied and did not appeal ow whose appeal has been denied, must wait one year from the previous application submittal to reapply.

(d) Held Operator License: An operator's license that has been approved by the Police Department and Council will be held with the City Clerk's Office until the applicant has provided proof of completion of the "Responsible Beverage Server" course accredited by the State and taken within the last 2 years.

(1) Instead of the course, the applicant may provide proof that they held an operator's license in another municipality in the State of Wisconsin within the last two years or

(2) have been an agent at a licensed establishment within the last two years.

The applicant must also have no unpaid parking tickets or unpaid warrants.

(e) *Issuance of license.* The Clerk shall not issue an operator's license until all requirements of this section have been satisfied.

Sec. 4-12. Penalties.

(a) *Forfeiture.* Any person violating a provision of this chapter where no penalty is specified, and except as described in subsection (d), shall be subject to a forfeiture of not less than $1.00 nor more than $500.00 for each offense.

(b) *Specific violations.* Any person violating Wis. Stats. §§ 125.07(1) and (4), 125.085, or 125.09(2), as adopted in Section 4-2, shall be subject to the penalties provided therein.

SECTION 2, Section 28-4(m), Green Bay Municipal Code is hereby created to read:

Sec. 28-4. Conducts in parks and greenways.

(m) ***Occupancy of City Deck*. No person shall obstruct or cause to be obstructed in any manner any portion of City Deck except for an emergency without first obtaining a permit from the Director of Parks, Recreation, and Forestry or a designated representative. Any portion of City Deck that is obstructed by such permit shall be delineated, if required, in accordance with this Code. Such permit shall be immediately revoked by the Director for noncompliance.**

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

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

Dated at Green Bay, Wisconsin, this _____day of _____, 2024.

APPROVED:

_____
Eric Genrich, Mayor

ATTEST:

_____
Celestine Jeffreys, Clerk
Date:

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
May 21, 2024	Matt Buchanan, Staff

AGENDA ITEM # K.1

To approve Development Agreement 24-04 with NOVA GB LLC for the redevelopment of 221 Cherry Street (Tax Parcel 12-112).

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 may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

BACKGROUND

NOVA GB, LLC ("Developer"), intends to acquire approximately 1.447 acres of land at 221 Cherry Street in order to complete a Project, which includes the construction of an eight (8) story mixed-use building. The proposed building includes approximately two hundred sixty-eight (268) market rate multi-family apartment units, approximately four thousand eight hundred fifty (4,850) square feet of commercial space on the first floor, and an internal two (2)-story parking ramp.

The Project aligns with our Department vision to link and leverage our natural, built, human, and social assets in order to generate valuable products, services, and experiences within the City. It makes our community more safe, productive, accessible, and innovative, for it:

- remediates environmental contamination and/or enhances the physical (soil, water, air) landscape
- builds new structures with high-performance designs, systems, and finishes
- creates a significantly higher per acre property value than adjacent properties and the City average
- generates property taxes greater than the cost of providing infrastructure and services
- generates job opportunities for smart and skilled individuals
- builds new structures for individuals of all ages and abilities
- is located in a place easy to reach on foot, bicycle, or transit
- generates job opportunities for individuals of all ages, abilities, and incomes
- expands our range of (residential, commercial, and industrial) real estate products
- is designed and built with options for conversion to alternative uses in the future
- creates and/or enhances unique public spaces, amenities, and art

DCED has placed a priority on the creation of rental units at all price points. The Housing Market study from 2020 states "there is a fairly significant shortage of units for those renters making more than 80% of median income ($3,385). This indicates an opportunity to add higher rent and high quality rental units to the market."

As of January 1, 2024, the Property has an aggregate assessed value of Zero Dollars ($0.00) which, based on the assessed tax rates in effect as of January 1, 2024, the Property yields approximately:

- Zero Dollars ($0.00) in total gross real estate taxes annually (assessed mill rate of $19.34);
- Zero Dollars ($0.00) in real estate taxes to the City of Green Bay annually (assessed mill rate of $7.77).

Upon completion of the Proposed Project, the City estimates the aggregate assessed property value of the Property to be at least Thirty-Eight Million Dollars ($38,000,000), which is anticipated to yield approximately:

- Seven Hundred Thirty-Four Thousand Nine Hundred Twenty Dollars ($734,920) in total gross real estate taxes annually (assessed mill rate of $19.34);
- Two Hundred Ninety-Five Thousand Two Hundred Sixty Dollars ($295,260) in real estate taxes to the City of Green Bay annually (assessed mill rate of $7.77).

The Project is not viable but for public assistance. Pursuant to the provisions of §66.1105, Wis. Stats. (the "Tax Increment Law"), the Developer requests that the RDA and City ask the Joint Review Board (JRB) to create a new blight Tax Increment District ("TID 27" or the "TID"), effective January 1, 2024, which includes the Property and adjacent property, and which will provide part of the financing for certain costs of the Project.

Staff is aware there are concerns about the construction of this building in close proximity to the adjacent building to the north and is working with the Condo Association, including the Church, as the project moves forward.

RECOMMENDATION

To approve the Development Agreement 24-04 with NOVA GB LLC for the redevelopment of 221 Cherry Street (Tax Parcel 12-112).

FISCAL IMPACT

The Developer has requested a TIF incentive that includes:

1. Property transfer - The Redevelopment Authority shall convey 221 Cherry Street (Tax Parcel 12-112) to Developer, free and clear via warranty deed, for the sum of one dollar ($1.00). The City estimates the value of such Property (including improvements) to be approximately seven hundred seventeen thousand and one hundred dollars ($717,100.00).
2. TIF Loan - The City shall provide a TIF loan of up to Eight Million Five Hundred Thousand Dollars ($8,500,000.00) to Developer for eligible site redevelopment costs. The TIF funds for the loan would be borrowed by the City through a 20-year bond or note to be repaid through tax increment generated by the new development. Should the property not generate enough tax increment to cover the City's annual debt service, the Developer personally guarantees payment for any annual shortfall.
3. PAYGo Reimbursement - Should the annual debt service payment not consume all the Available TIF Increment, the City shall make available ninety-five percent (95%) of the remaining Available TIF Increment to the Developer until all qualified expenditures have been repaid or until the TID expires or is earlier terminated.

No levy dollars will be used for this project.

ATTACHMENTS

1. Development Agreement 24-04_221 Cherry St_Draft to RDA 20240510
2. Personal Guarantee- 221 Cherry Street-FINAL-RDA

DEVELOPMENT AGREEMENT 24-04

221 CHERRY STREET REDEVELOPMENT

This Development Agreement is made this 21st day of May, 2024, by THE CITY OF GREEN BAY, a Wisconsin municipal corporation ("City"), THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY ("RDA"), and NOVA GB, LLC, a Wisconsin limited liability company ("Developer"), an affiliated entity of New Land Enterprises, LLC.

RECITALS

A. Developer has proposed to acquire and develop certain real property, identified for real estate tax purposes and address as:

Tax Parcel	Address	Acres	Assessed Value
12-112	221 Cherry St.	1.447	$0.00

B. The parcel listed in A. above shall be referred to as the "Property." The Property comprises approximately one and four hundred forty-seven thousandths (1.447) acres of land. A map of the Property is herein attached as EXHIBIT A; a legal description of the Property is herein attached as EXHIBIT B.

C. Developer intends to complete improvements on the Property in accordance with this Agreement, which include but are not necessarily limited to the following (the "Project"):

> Constructing an eight (8) story mixed-use building, including approximately two hundred sixty-eight (268) market rate multi-family apartment units, approximately fourth thousand eight hundred fifty (4,850) square feet of commercial space on the first floor, and an internal two (2) story parking ramp.

The proposed Project improvements are shown on a Preliminary Concept Plan, which is herein attached as EXHIBIT C.

D. As of January 1, 2024, the Property has an aggregate assessed value of Zero Dollars ($0.00) which based on the assessed tax rates in effect as of January 1, 2024, the Property yields approximately:

1. Zero Dollars ($0.00) in total gross real estate taxes annually (assessed mill rate of $19.34);

2. Zero Dollars ($0.00) in real estate taxes to the City of Green Bay annually (assessed mill rate of $7.77).

E. Upon completion of Proposed Project, the City estimates the aggregate assessed property value of the Property to be at least Thirty-Eight Million Dollars ($38,000,000), which is anticipated to yield approximately:
   1. Seven Hundred Thirty-Four Thousand Nine Hundred Twenty Dollars ($734,920) in total gross real estate taxes annually (assessed mill rate of $19.34);

2. Two Hundred Ninety-Five Thousand Two Hundred Sixty Dollars ($295,260) in real estate taxes to the City of Green Bay annually (assessed mill rate of $7.77).

The City Assessor or his/her designee may not use this Agreement or any provisions herein as the sole basis to determine the value of the Project.

F. The RDA and the City will ask the Joint Review Board (JRB) to create a new Tax Increment District (the TID), effective tax year January 1, 2024, which includes the Property and may include adjacent property, and which will provide part of the financing for certain costs of the Project, and after creation, shall replace all references to the "TID."

G. Developer has requested assistance from the City and RDA with regard to certain expenses, including, but not limited to; demolition; environmental remediation; clearing of land; construction of new buildings; or the construction of public works infrastructure, which will constitute qualified expenditures for which tax incremental financing assistance by the City may be afforded to the Developer.

H. The City and RDA desire to have Developer perform the Project in order to generate economic activity and tax base for the community consistent with the City Comprehensive Plan.

I. In order to induce Developer to undertake the Project, such that the Project will remediate environmental contamination and/or enhance the physical landscape, build new structures with high-performance designs, systems, and finishes, create a significantly higher per-acre property value than adjacent properties and the City average, generate property taxes greater than the cost of providing infrastructure and services, build new structures for individuals of all ages and abilities, is located in places easy to reach on foot, bicycle, or transit, expand non-motorized transportation networks, expand our range of residential and commercial real estate products, create and/or enhance unique public spaces, amenities, and art, and the public will generally benefit, the City has agreed to provide assistance to Developer as provided by this Agreement, all in accordance with the terms and conditions of this Agreement.

J. The parties hereby acknowledge and agree that the following may not be completed prior to execution of this Agreement but shall occur promptly thereafter (i) the TID as defined in Section II.T. below shall be created by the City; (ii) the City shall relocate the public art located on the Property to a location other than the Property; and (iii) the City shall close on the sale of the Property to Developer.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

I. PURPOSE

A. Incorporation of Proceedings, Exhibits, and Recitals. All motions adopted, approvals granted, minutes documenting such motions and approvals, and plans and specifications submitted in conjunction with any and all approvals as granted by the City or RDA, including but not limited to adopted or approved plans or specifications on file with the City or RDA, along with all of the Recitals set forth above, shall be incorporated into this Agreement by reference, upon attachment, or upon consent by amendment if necessary if not referenced or attached at the time of execution of this Agreement.

B. Implementation Schedule. TIME IS OF THE ESSENCE with regard to all dates and time periods set forth and/or incorporated herein. Any material modification or deviation from an approved schedule described in this Agreement shall occur only upon approval of the City and RDA, with any such approvals required to be in writing as an amendment to this Agreement, and which approvals shall not be unreasonably withheld. City shall cooperate and act promptly with respect to any and all permits or

approvals necessary for completion of the Project. Notwithstanding the above, this Agreement shall not limit the discretion of the City, or any of its duly appointed and authorized governing bodies, boards or entities, in approving or rejecting any aspect of the Project or improvements contemplated on or about the Property.

C. Entire Agreement. This writing including all Exhibits hereto, and the other documents and agreements referenced herein, constitutes the entire Agreement between the parties hereto in respect to the Project and all prior letters of intent or offers, if any, are hereby terminated. This Agreement shall be deemed to include and incorporate such minutes, approvals, plans, and specifications, as referenced in this Agreement, and in the event of a conflict between this Agreement and any action of the City or RDA, granting approvals or conditions attendant with such approval, the terms of this Agreement shall be deemed controlling and the City and RDA will take the necessary action to amend any conflicting approvals or conditions.

D. Purpose of the Agreement. In order to cause the Project to occur and to induce Developer to undertake the Project, to promote community development, industry and job creation and to expand and enhance the tax base within the City, the City intends to provide the incentives as set forth in this Agreement. The City intends to recover its costs through the TIF Increment as defined in Section III.B.2.b. below generated by the Property. The parties intend to enter into this Agreement to record the understandings and undertakings of the parties and to provide a framework within which the Project may proceed.

II. DEFINITIONS; EXHIBITS

Whenever in this Agreement a pronoun is used it shall be construed to represent either the singular or the plural, masculine or feminine, as the case shall demand. As used in this Agreement, the following terms, when having an initial capital letter, shall have the following meanings:

A. "Agreement" means this Development Agreement among the City, RDA, and Developer, as amended and supplemented from time to time.

B. "Annual Assessed Value" means the assessed value of the Private Improvements and the Property, as defined in this Agreement, as of January 1 of any calendar year.

C. "Available Tax Increment" means the amount of Tax Increment (as defined below) actually received by the City generated by any increase of value of the Property above the base value and attributable to development within a tax incremental finance district, during the twelve (12) month period preceding a payment date. The amount of Available Tax Increment may fluctuate based on variations in the property valuations, tax rate, depreciation and other independent factors.

D. "Base Value" means the aggregate assessed value of the Property when the TID was created, which shall be Zero Dollars ($0.00).

E. "City" means the City of Green Bay, Brown County, Wisconsin.

F. "Concept Plan" means the plan for the Project.

G. "Developer" means NOVA GB , LLC or any assignee of the same.

H. "Exhibits" means the supplementary reference information attached to this development agreement that shall include the following:

1. Exhibit A – Map of the Property

2. Exhibit B – Legal Description of the Property

3. Exhibit C – Preliminary Concept Plan

4. Exhibit D – TIF Disbursement Agreement

I. Intentionally Omitted.

J. "Plans and Specifications" means the plans and specifications developed for the Project.

K. "Preliminary Concept Plan" means the initial Concept Plan, a copy of which is attached as EXHIBIT C and which is subject to such changes as Developer, the City or RDA may propose and the City and RDA may accept in its sole discretion which may not be unreasonably withheld.

L. "Private Improvements" means the improvements to be constructed on the Property that are not Public Improvements.

M. "Project" means the Project as defined in the Recitals.

N. "Public Art" means art that shall be accessible to the public, and includes all forms of original creations of visual art, conceived in any medium, material, or combination thereof, including paintings, drawings, stained glass, and murals in any media; statues, bas relief, mobile, kinetic, electronic, neon, or other sculptures; environmental artworks; fountains, arches or other structures intended for ornament; integrated and functional architectural elements of a structure; video and other media-based works; inscriptions, fiber works, carvings, mosaics, photographs, drawings, collages, textile works and prints; crafts, both decorative and utilitarian in clay, fiber, wood, metal, glass, stone, plastic and other materials; artist-designed public spaces and functional elements which are either a part of a larger project or a separate entity in and of itself.

O. "Public Improvements" means the infrastructure improvements in connection with the Project that will ultimately be dedicated for public service, including, without limitation:

1. road, lighting, streetscape, pedestrian, and bicycle improvements; and

2. Public Art; and

3. sanitary sewer, storm sewer, and potable water and wastewater mains and laterals, and storm water management facilities; and

4. telephone, high-speed cable or internet service, and related technology infrastructure; and
5. natural gas, electrical power, and other public utilities; and

6. any related engineering, grading, erosion control, and landscaping; and

7. any related land acquisitions and anticipated and intentional corrections to adjacent property affected by the public improvements, including grading.

P. "Qualified Expenditures" means any expenditures of Developer for the Project that are eligible for TIF Incentives as defined in Section III. B. 4.

Q. "Special Assessment" means any special assessment levied against the Property by the City under §66.0701-0733, Wis. Stats., the City Code of Ordinances and this Agreement.

R. "Special Charge" means any special charge levied against the Property by the City under §66.0627, Wis. Stats., the City Code of Ordinances and this Agreement.

S. "Tax Increment" means that amount obtained by multiplying the total county, city, school and other local general property taxes levied on all taxable property within a TID in a year by a fraction having as a numerator the value increment for that year in the district and as a denominator that year's assessed value of all taxable property in the TID.

T. "TID" means the future Tax Increment District to be created in 2024 by the City of Green Bay, The RDA and the City will ask the Joint Review Board (JRB) to create a Tax Increment District (the 'TID'), effective January 1, 2024, which includes the Property and may include adjacent property, and which will provide part of the financing for certain costs of the Project, and after creation, shall replace all references to the "TID."

U. "TIF" means Tax Increment Financing, as described in Section III below and in particular, Tax Increment Financing relating to the TID.

V. "TIF Incentive" or "TIF Incentives" means each incentive or incentives collectively as set forth in Section III.B and Section III.C of this Agreement up to the Tax Incentive Cap.

W. "Tax Incentive Cap" means as described and provided for in Section III.C.2 of this Agreement.

III. TAX INCREMENT FINANCING

A. Qualification for TIF. Developer shall demonstrate to the satisfaction of City and RDA a need for TIF, with such determination to be made according to the "but for" test, that is, that but for the City and RDA providing TIF, the Project would not happen. At the request of the City or RDA, Developer shall provide an independent analysis from a consultant expert in TIF to justify to the satisfaction of the City and RDA the Developer's qualification and need for TIF, both in terms of Qualified Expenditures and the amount of money to be paid to Developer.

B. Nature of TIF Incentives. The TIF Incentives available to Developer under this Agreement shall be defined as the following:

1. Property Transfer. The City and/or RDA shall convey the Property to the Developer through the following process:

    a) Not later than sixty (60) days following the mutual execution of this Agreement, the City and/or RDA shall convey Tax Parcel 12-112, excluding all City and/or RDA parcels or right-of way, to Developer, free and clear of liens and encumbrances that materially prohibit development of the Property as herein proposed, via warranty deed, for the sum of one dollar ($1.00), and shall provide an owner's policy of title insurance at the time of conveyance.

    b) Upon transfer of the Property to Developer, the Developer shall enter a into written month-to-month Lease of the Property with the City and/or RDA for continued parking use to allow for additional time for the City to relocate parking commitments and monuments existing on the Property. The parties agree that the monthly rent shall not exceed one-dollar ($1.00) per month.

    c) The RDA shall take a Preferred Forgivable Equity Investment in the Project of Seven Hundred Seventeen Thousand and One Hundred Dollars ($717,100), which is the estimated value of the Property that will be transferred to the Developer. The Preferred Forgivable Equity Investment shall be secured by this Agreement, shall survive the expiration of this Agreement, and shall be forgiven at the point in time that the aggregate assessed value of the Property is greater than or equal to Thirty-Eight Million

Dollars ($38,000,000.00) ("Minimum Assessed Value"). Should the aggregate assessed value of the Property fail to be greater than or equal to the Minimum Assessed Value on or before January 1, 2028, the Developer shall pay the City and/or RDA the Preferred Forgivable Equity Investment.

2. TIF Funds and Personal Guarantee.

a) Except the Property Transfer outlined in Section III.B.1.a. above, and the TIF Funds as defined in Section III.B.2.b. below, the Developer shall obtain all necessary equity and private loan commitments that are necessary to complete the Project.

b) In order for this Project to occur, City shall contribute not less than $8,500,000.00 in Tax Increment Financing assistance ("TIF Funds") to Developer. These TIF Funds shall be borrowed by the City whether by bond or note over a 20 year term at the lowest possible interest rate available to the City at the time of issuance ("TIF Incentive"), to be disbursed to the Developer pursuant to a TIF Disbursement Agreement, attached hereto as Exhibit D, and shall be repaid through the Available Tax Increment generated by the Property starting for the taxable year of 2027 (payable in 2028) plus any Annual Shortfall (as defined in Section III.B.2.c below). City's Debt Service payments on the TIF Incentive shall be repaid through Available Tax Increment and is subject to Developer's personal guarantee of the Annual Shortfall as set forth in Article III. Section B.2.c). Upon Developer's receipt of such TIF Funds, which shall be governed by the TIF Disbursement Agreement attached hereto as Exhibit D, between the parties, Developer shall utilize the TIF Funds for the construction of the Project and for designated Qualified Expenditures and improvements as set forth in this Agreement. The City and Developer agree that the TIF Disbursement Agreement is subject to the review and approval of the lender for the Project, and the parties agree to work together in good faith the modify the TIF Disbursement Agreement as may be reasonable required by such lender.

c) Any individual member of the Developer shall personally guarantee any Annual Shortfall, as defined in this Section III.B.2.c below starting for the taxable year of 2027 (payable in 2028). An Annual Shortfall exists when the City's TIF Increment is less than the City's Debt Service annual payments on the TIF Loan ("Annual Shortfall"). The City's TIF Increment is defined as the property tax generated in any given year less the tax generated on the base value of the Property at the time the TIF was established. The City's Debt Service annual payments is defined as the City's debt service annually on Eight Million, Five Hundred Thousand Dollars ($8,500,000), of TIF Assistance borrowed over 20 years at an interest rate of the lesser of the City's lowest possible borrowing rate at the time or 5.5%. The formula for any Annual Shortfall is as follows:

Available Tax Increment

Less : City's Debt Service annual payment for the TIF Funds

_____

= Annual Shortfall (if the difference is negative)

d) At the time of the issuance of the TIF Funds, the City shall provide to Developer an amortization schedule showing the City's Debt Service for the TIF funds each year necessary to have repaid the TIF Funds in full over the course of the 20-year life of the City's bond or note at the City's lowest possible borrowing rate at the time or 5.5% (the lesser of the two).

e) In the event of an Annual Shortfall, the owner of record for the Property and or the entity responsible for the payment of property tax assessed to the Property shall be invoiced for any Annual Shortfall that exists in a calendar year and shall pay the Annual Shortfall within thirty (30) days of receipt of the City's invoice. City may only invoice Developer for the Annual Shortfall, without adding any other costs or administrative expenses. If the owner of record for the Property and or the entity responsible for the payment of property tax assessed to the Property fails to pay for Annual Shortfall then City may place the unpaid amount as a Special Charge against the Property or enforce the Personal Guarantee as provided herein.

f) Any individual member of the Developer shall provide the Personal Guarantee to the City and RDA, subject to their approval, for any Annual Shortfall realized pursuant to Section III.B.2.c. of this Agreement. The Personal Guarantee shall expire or be released upon the sooner of the (x) termination of the TID, (y) the retirement of the City's Debt Service on the specific bonds or notes issued for the TIF Funds, or (z) 20 years. Developer may, but shall not be obligated to, prepay the unpaid principal balance of the TIF Funds at any time, and if Developer elects to pay off the unpaid principal balance and any accrued but unpaid interest of the TIF Funds prior to the natural occurrence of the retirement of the debt, the Personal Guarantee shall be released by the City and RDA. In the event Developer elects to pay off the unpaid principal balance and any accrued but unpaid interest of the TIF Funds prior to the natural occurrence of the retirement of the debt ("Prepayment"), and the debt associated with the TIF Funds that creates the City's Debt Service may be paid off early at such time as the Developer makes the Prepayment, the City shall, if allowed by the nature of the debt, apply the Developer's Prepayment to the payoff of the debt so as to ensure the Prepayment satisfies the Developer's obligations to pay the City's Debt Service annual payment for the TIF Funds hereunder and eliminate the Annual Shortfall obligations hereunder.

g) Notwithstanding anything else in this Agreement, no assignments shall be made of Personal Guarantee without the consent of the RDA and City which shall not be unreasonably withheld. The Personal Guarantee(s) provided under this section shall remain with the Developer until such time as any party assuming this Agreement as permitted herein enters into a new personal guarantee reasonably approved by the RDA and City. However, the obligation to satisfy payment of any Annual Shortfall, as provided in Section III.B.2.e. shall remain until the City's Debt Service is retired or the TID is terminated, whichever event is sooner.

3. PAYGo Reimbursement. The City shall provide an additional TIF Incentive as a pay-as-you-go (PAYGo) obligation of the City, which is further defined as follows:

a) The Developer guarantees that the Property shall have a minimum aggregate assessed value equal to the Minimum Assessed Value on or before January 1, 2028.

b) Except for the Property Transfer, Developer shall be responsible to incur and pay all of the upfront costs of the Project and, to the extent TID revenues are sufficient, and

up to the limits of the TID and this Agreement, the value of the Qualified Expenditures shall also be reimbursed to Developer in accordance with the following:

i. Commencing the first year after the first occupancy permit for the Project has been issued, the assessed value of the Property shall be determined on January 1 of each tax year and shall be compared to the Base Value to determine Available Tax Increment.

ii. City shall first be entitled to Available Tax Increment as defined in Section II.C. to cover the City's Debt Service annual payment on the TIF Funds.

iii. City shall then be entitled to five percent (5%) of remaining Available Tax Increment to cover administrative costs incurred by the TID, and for public infrastructure and improvements within the new TID.

iv. Developer shall not be entitled to any Available Tax Increment unless the City's Debt Service annual payment on the TIF Funds for this Project has been met for that particular year. Upon reaching this threshold, the remaining Available Tax Increment shall be known as "TIF Increment" and distributed as follows:

(a) The City shall make available ninety five percent (95%) of the annual TIF Increment to the Developer (the "PAYGo Reimbursement") until all Qualified Expenditures have been repaid to Developer or the TID expires or is earlier terminated. After all qualified expenditures have been paid, or the incentive period expires, these funds will be applied to public infrastructure, public improvements, or other eligible costs within the TID.

(b) The PAYGo Reimbursement payments will be payable to Developer in the year following the year of the TIF Increment determination, after the full payment of the real estate taxes, Special Assessments and Special Charges against the Property for the previous year. For example, if the first occupancy permit is issued on September 1, 2030, the TIF Increment would be determined as of January 1, 2031, and the PAYGo reimbursement would first be payable in 2032.

4. Qualified Expenditures. TIF Funds and PAYGo Reimbursement payments shall be disbursed in the following priority, and only fund the following:

a) Public Improvements, if applicable, and environmental remediation related activities, and asbestos abatement related activities as may be required by State and Federal law; then

b) Private Improvements specifically approved by the City or RDA as stated in Section IV. C.4; then

c) Any other activity specifically approved by the City or RDA.

5. Assignment. Developer may assign any of its payment rights hereunder to any future purchaser or developer of any part of the Property upon approval of the RDA and City which approval may not be unreasonably withheld, provided however, that the City shall be obligated only to disburse TIF Incentives and/or TIF Increment to the party who has been assigned and has duly assumed this Agreement, as approved by the RDA and City, or a party with whom the City has entered into an alternative agreement. It shall be incumbent upon Developer to enter into a separate agreement with any third parties if it intends to assign its payment rights hereunder, or seek either reimbursement or allocation of any Incremental Property Value and guaranteed aggregate assessed value generated by any third-party purchaser and/or developer of any part of the Property.

C. Limitations. The TIF Incentives available to Developer for the Project are limited as follows:

1. Monetary Limitation. The PAYGo Reimbursement in any year shall not exceed ninety-five percent (95%) of the Available TIF Increment for the Property.

2. Tax Incentive Cap. The City shall not be obligated to pay TIF Incentives in excess of the total amount of Qualified Expenditures incurred and paid by Developer.

3. Tax Receipts Limitation. Only the Tax Increment actually received by the City, and no other property, revenue, or asset of the City, shall be used to pay such amounts.

4. Temporal Limitation. Provided Developer qualifies for PAYGo Reimbursement and provides adequate proof to the City and RDA that Developer has incurred and paid Qualified Expenditures, an provided Developer and all transferees have paid the real estate taxes and any Special Assessments and Special Charges in full for the previous tax year by July 31, PAYGo Reimbursement payments shall be made on or before September 1 of each year; provided, however, in no event shall PAYGo Reimbursement payments continue after the earlier of the termination date of the TID or the termination of this Agreement if before the termination of the TID.

5. Maximum Life of the TID. Payments shall not be made beyond the statutory maximum life of the proposed TID.

D. No General Obligation of City. The City's obligation to make TIF Incentive payments shall be a special and limited obligation only and shall not be considered a general obligation of the City, and neither the full faith and credit nor the taxing powers of the City are pledged to the payment of such amounts. The City shall take no action to dissolve the TID before payment of all TIF Incentive payments due to the Developer, subject to the provisions of this Agreement. In no circumstances shall amounts to be paid Developer hereunder be considered an indebtedness of the City, and the obligation of the City hereunder is limited to the Available Tax Increment appropriated and received by the City. Amounts due hereunder shall not count against the City's constitutional debt limitation, and no taxes will be levied for its payment or pledged to its payment other than from the Available Tax Increment.

E. Other Grants and Credits. The Developer and City and RDA, as appropriate and in its sole discretion, may also apply for such other grants and credits in regard to the Project as they shall deem appropriate for the benefit of the Project and as may be required to achieve necessary financing for the Project, provided, however, the City and RDA make no representations or warranties about the availability of such grants and credits or whether any such grants or credits that may be available will be awarded.

IV. OBLIGATIONS OF DEVELOPER

A. Concept Plan. Prior to June 1, 2024, Developer shall submit a Concept Plan to RDA for approval, which shall be based on, but may differ in minor respects from the Preliminary Concept Plan presented in this Agreement. The Concept Plan shall clearly identify:

1. Any proposed changes in boundaries of the Property
2. The approximate location of any proposed structures and/or projects to be built on the Property
3. A preliminary rendering or other illustration of scale of proposed structures and buildings to be constructed on the Property.

B. Construction Documents. Prior to January 1, 2025, and prior to commencement of construction of any phase of the Project, Developer shall submit site plans, building plans, and other drawings that fix and describe the size and character of the entire Project, along with architectural and general contracts, to RDA for approval and such approval shall not be unreasonably withheld. The Construction Documents shall include:

1. Plans and specifications for structural, mechanical and electrical systems, materials; and
2. Full-color elevations for all sides of all proposed structures; and
3. Descriptions and actual samples of all exterior building materials; and
4. Descriptions and photographic examples of interior finishes; and
5. Other such essential items as may be reasonably determined by the RDA to be appropriate.

C. Development Budget. Prior to January 1, 2025, Developer shall submit a Development Budget, prepared in accordance with general principles for construction and development budgeting, to RDA for approval and such approval shall not be unreasonably withheld. The Development Budget shall include:

1. Not less than Fifty-Five Million Dollars ($55,000,000)] in "hard" construction costs for the entire Project; and

2. A line item of not less than five percent (5%) of total Project costs for cost overruns and change orders as total contingency; and

3. A line item of not less than one percent (1%) of the Minimum Assessed Value, which shall be specifically dedicated towards

    a) Public Art on the Property; or

    b) Public Art within one-half (1/2) mile of the Property; or

    c) A separate Public Art project(s) approved by the RDA and GBPAC; or

    d) Funds for design and maintenance of Public Art, or any combination of the alternatives herein; and

4. Line items for each of the Qualified Expenditures for which the Developer is seeking a TIF Incentive. Specifically including but not necessarily limited to, and as approved by the RDA and City:

    a) The Property and costs associated with the Property Transfer

    b) Environmental and hazardous material remediation and related activities

    c) Public Improvements

d) Utility relocation costs.

e) Improvements or other assistance related to attracting or retaining approved commercial retail tenants consistent with the goals and objectives of this agreement, or otherwise consistent with the goals and objectives of the City of Green Bay and/or the Green Bay Redevelopment Authority.

f) Enhanced building design, architecture, or materials beyond basic code requirements as approved by the RDA.

g) Enhanced landscaping beyond basic code requirements as approved by the RDA.

h) Costs associated with the construction of structured parking on the Property allowing for better building design and improving the overall function of the site.

i) Enhanced stormwater management costs allowing for better building design and improving the overall function of the site.

j) Costs related to the installation of environmentally sustainable infrastructure and practices in the project, which may include but not necessarily be limited to building HVAC automation controls, high efficiency.

k) Site improvements related to providing access to public transit or alternative transportation options or bicycle related infrastructure, or electric vehicle charging.

l) Enhanced pedestrian, bicycle, and streetscape improvements beyond basic code requirements as approved by the RDA.

m) Excessive construction costs related to unusual supply and demand factors related to current economic conditions that prevent the project from being financially feasible as approved by the RDA.

n) Costs associated with the borrowing of the amounts to be reimbursed by the TIF Funds until such time as the TIF Funds are received.

D. RDA Approvals. The RDA shall indicate its approval or further requirements in writing within thirty (30) days from the date of receipt of the Concept Plan, Construction Documents, or Development Budget, or any revisions; provided, however, that the RDA shall approve such revised Concept Plan, Construction Documents, or Development Budget unless it determines such revisions would impair the objectives of this Agreement, impose substantial financial burdens on the City or the RDA, or adversely affect the Concept Plan. The RDA will make all reasonable efforts to determine the acceptability of plans in less than thirty (30) days, including convening for special meetings to review and consider such plans. At any time during the implementation of the development contemplated by this Agreement, the RDA or Developer may propose modifications to the Preliminary Concept Plan and the approved Concept Plan subject to the agreement of the RDA and the Developer. At any time during the implementation of the development contemplated by this Agreement, Developer may submit to the RDA proposed revisions in the approved Concept Plan, Construction Documents, or Development Budget in order to enhance the achievement of the objectives of this Agreement and to improve and refine the approved Concept Plan.

E. Compliance with Planning; Zoning; Permits and Use. Developer will obtain from the City and all other appropriate governmental bodies (and all other councils, boards, and parties having a right to control,

permit, approve, or consent to the development and use of the Property) all approvals and consents necessary to develop and use the Property as set forth above, including, but not limited to:

1. Developer shall pay all water, sewer, and other impact fees that may be due and payable in connection with the Project.
2. The acceptance of this Agreement and granting of any and all approvals, licenses, and permits by the City shall not obligate the City to grant any variances, exceptions, or conditional use grants, or approve any building or use the City determines not to be in compliance with the municipal codes and ordinances of the City, or in the best interests of the City or the RDA.

3. Developer shall have obtained the approval of the City, RDA, and State of Wisconsin Department of Transportation to a traffic impact analysis regarding the Project.

F. Proof of Equity. Developer shall have in place and shall provide the City and RDA no later than January 1, 2025, proof of equity commitments equal to not less than twenty percent (20%) of the Development Budget less anticipated TIF Incentives ("Equity") for injection into the Project and otherwise in an amount sufficient to obtain financing for all Project costs. Any available Equity obtained from sources other than lenders or the City shall be expended on the Project before any lender or City funds are expended or any other third party financing may be used to pay Project costs.

G. Proof of Financing. By no later than January 1, 2025, Developer shall have delivered proof reasonably satisfactory to the City and RDA of financing, which combined with the injection of the Equity into the Project and the TIF Incentives, will be sufficient in the determination of the City and RDA, to complete the Project according to the plans and specifications.

H. Acquisition of Property. Within sixty (60) days of the mutual execution of this Agreement and subject to the City's obligations hereunder, Developer shall have closed on the purchase of all of the parcels comprising the Property and all of the necessary rights of way required for the Project. Developer shall provide copies of deeds and such other closing documents as requested by the City or RDA regarding the purchase of the Property and rights of way. The Property and rights of way shall be owned in the name of the Developer.

I. Termination or Relocation of Easements. Developer shall have agreements with all holders of easements or any other rights that may be affected by the Project, regarding the termination, modification or relocation of such easements and other rights in order to accommodate the Concept Plan.

J. Certified Survey Map. Promptly after the Property has been acquired by Developer, Developer shall cause a certified survey map to be prepared, approved by the City, RDA, and any other party whose consent is required, and shall cause the certified survey map to be recorded with the Brown County Register of Deeds.

K. Use of Funds. Developer may use TIF supported funds only to fund Qualified Expenditures as set forth in the approved Development Budget.

L. Improvement of Property. Developer shall promptly design and complete the Project. Substantial work on the Project shall commence no later than ninety (90) days after the last to occur of approval by the City and RDA of the Preliminary Concept Plan, approval by RDA of the Development Budget and Development Plans, and/or issuance of a building permit and all other permits or licenses required to commence construction. Construction shall be completed no later than June 30, 2027. Developer shall

file with the RDA copies of the detailed construction plans within ninety (90) days after completion of the Project.

M. Reports and Information. During the period before the commencement of construction, Developer shall from time to time provide to the RDA information having a bearing upon the interests of the City and the RDA in the Property or under this Agreement. Upon request of the RDA, Developer shall submit progress reports during the course of construction. Upon request of the RDA. Developer shall submit a copy of annual, audited financial statements for Developer through termination of this Agreement.

N. Copies of Documents. All documents from Developer to the City or RDA shall be submitted in triplicate.

O. Maintenance and Repair. Developer shall at all times keep and maintain, or cause to be kept and maintained, the Property in good condition and repair, in a safe, clean, and attractive condition, and free of all trash, litter, refuse, and waste, subject only to demolition and construction activities contemplated by this Agreement.

P. Transfer or Sale of Project Property.

1. Notice of Intent to Transfer. If Developer intends to sell, transfer or convey the Property or any part thereof before termination of this Agreement, Developer shall provide to the City and RDA a written request for transfer thirty (30) days prior to the anticipated transfer. The City or RDA may deny the request for any commercially reasonable reason. Developer may assign all rights and obligations under this Agreement only to an entity controlled and affiliated with Developer to own, manage and operate the Property. This Agreement inures to the benefit and becomes the obligation of the heirs, successors and assigns of Developer. This Agreement shall run with the land and shall be binding upon all current and future owners of the Property. Owner shall not be required to provide the City or RDA with written notice of its intent to transfer in connection with the granting of any mortgage or security agreement to finance or refinance loans for the purchase of the Property or payment of costs of the Project.

2. No Transfer to Exempt Entities. The Property shall not be sold, transferred or conveyed to, leased, or owned by any entity or used in any manner that would render any part of the Project Property exempt from taxation, unless the purchaser, transferee, lessee or owner first executes a written agreement with the City and RDA in a form satisfactory to the City providing for acceptable payments to the City in lieu of taxes ("PILOT") P prior to the closure of the TID, the City shall be entitled to a PILOT amount equal to 100% of the property tax assessed on the Property. Provided a PILOT exists as a result of the foregoing, following the closure of the TID, the City shall be entitled to a PILOT amount equal to 40% of the property tax assessed on the Property.

3. Right of First Refusal. Developer shall not sell, trade, grant, or encumber the Property, except as specifically provided herein. Should, the City in its sole discretion determine that the Developer has not completed any elements of the Project as defined herein, Developer shall provide City the exclusive right, for a period not to exceed one (1) year from the determination of incompletion of the Project to purchase an undeveloped or underdeveloped portion of the Property. For clarity, the City's exclusive right to purchase the Property due to Developer's inability to complete the Project shall only be effective if Developer has failed to complete the Project on or before June 30, 2027. The purchase price shall be equivalent to the purchase price paid for the Property under this Agreement. This Right of First Refusal shall run with the land and shall survive the termination or expiration of this Agreement, and shall remain in place

until such time as the aggregate assessed Property value meets or exceeds the Minimum Assessed Value. For clarity, this right of first refusal and Developer's prohibition against encumbering the Property shall not apply if Developer for the purpose of obtaining financing or refinancing any loan(s) which require a mortgage to encumber the Property.

Q. Easements. Developer shall grant to the City such easements as are reasonably necessary for public improvements, infrastructure, ingress or egress, utilities, lighting or landscaping or any other access necessary to effectuate this Agreement. Developer shall cause existing easements to be relocated or terminated to accommodate the Project.

R. Environmental.

1. Presence of Hazardous Materials and Compliance with Environmental Laws. Before commencement of the First Phase, Developer shall be satisfied, through such means as are commercially reasonable, that the Property is free of Hazardous Materials or that any Hazardous Materials on or within the Property are being stored and handled in strict compliance with all Environmental Laws. Developer shall provide the City and RDA with copies of all environmental reports pertaining to the Property no later than ten (10) days after receiving the same.

2. Developer's Environmental Indemnification. Developer shall indemnify, pay on behalf of, defend and hold the City, the RDA, and their respective agents, officials, employees, representatives, successors and assigns, harmless from and against any loss, damage, claim, fine, penalty, assessment, liability, or other charge or claim, and all costs (including, without limitation, reasonable legal, accounting, consulting, engineering, and similar expenses incurred with respect to such matter and/or incurred in enforcing this indemnity):

    a) Arising from the actual existence, treatment, deposit, release, storage, or disposal of any Hazardous Materials on, within or about the Property; or

    b) Arising from the breach of any warranty, covenant or representation of Developer to the City or RDA, or any other obligation of Developer to the City or RDA regarding Hazardous Materials under this Agreement.

3. Hazardous Materials Defined. As used herein, the term "Hazardous Materials" means:

    a) Hazardous wastes, hazardous substances, hazardous constituents, toxic substances or related materials, whether solids, liquids or gases, including but not limited to substances defined as "hazardous wastes," "hazardous substances," "toxic substances," "pollutants, "contaminants," "radioactive materials," or other similar designations in, or otherwise subject to regulation under, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. 9601 et seq.; the Toxic Substance Control Act, 15 U.S.C. 2601 et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. 1802; the Resource Conservation and Recovery Act, 42 U.S.C. 9601. et seq.; the Clean Water Act, 33 U.S.C. 1251; the Safe Drinking Water Act, 42 U.S.C. 300f et seq.; the Clean Air Act, 42 U.S.C. 7401 et seq.; and in any permits, licenses, approvals, plans, rules, regulations or ordinances adopted, or other criteria and guidelines promulgated pursuant to the preceding laws or other similar federal, state or local laws, regulations, rules or ordinances now or hereafter in effect relating to environmental matters (collectively, "Environmental Laws"); and

b) Any other substances, constituents or wastes subject to any applicable federal, state or local law, regulation or ordinance, including any Environmental Law, now or hereafter in effect, including but not limited to: petroleum, refined petroleum products, waste oil, waste aviation or motor vehicle fuel, and asbestos containing materials.

4. Survival. The provisions of this Section shall survive the conveyance to Developer of any City and/or RDA Property.

S. Insurance. Before commencement of construction activities on the Property, Developer shall deliver to the City and RDA certificates of insurance, copies of endorsements, and other evidence of insurance requested by the City or RDA, which Developer is required to purchase and maintain, or cause to be purchased or obtained, in the types and amounts of coverage listed below, each of which shall name the City and RDA as additional insured parties:

1. Workers Compensation and Related Coverage. Coverage for state and federal workers compensation shall be defined by state and federal statute. The amounts of employer's liability coverage shall be in not less than the following limits:

a) Bodily Injury by Accident – one hundred thousand dollars ($100,000.00) per accident;

b) Bodily Injury by Disease – one hundred thousand dollars ($100,000.00) per employee; and

c) Five hundred thousand dollars ($500,000.00) policy limit.

2. Waiver of Workers Compensation Subrogation. The workers' compensation policy is to be endorsed with a waiver of subrogation. The insurance company, in its endorsement, agrees to waive all rights of subrogation against the City, RDA, its officers, officials, employees, and volunteers for losses paid under the terms of the policy that arises from the work performed by the names insured for or on behalf of the City or RDA.

3. Comprehensive General Liability Insurance. Coverage shall be written on a commercial general liability form, and shall protect Developer and any subcontractor during the performance of work covered by this Agreement from claims or damages for personal injury, including accidental death, as well as claims for property damages which may arise from operation under this Agreement, whether such operations be by Developer, any subcontractor, or anyone directly or indirectly employed by either of them in such manner as to impose liability on the City or RDA. The amounts of such insurance shall be not less than the following limits:

a) General Aggregate Limit – two million dollars ($2,000,000.00); Personal and Advertising Injury Limit (per person/organization) – two million dollars ($2,000,000.00);

b) Bodily Injury and Property Damage – two million dollars ($2,000,000.00) per occurrence;

c) Fire Legal Liability Damage Limit – one hundred thousand dollars ($100,000.00) per occurrence; and

d) Medical Expense Limit – ten thousand dollars ($10,000.00) per person.

4. Comprehensive Automobile Liability and Property Damage. Coverage shall protect Developer and any subcontractor during the performance of work covered by this Agreement from claims

or damages associated with operations of owned, hired, and non-owned motor vehicles. The amounts of such insurance shall be not less than the following limits:

a) Bodily Injury – two hundred fifty thousand dollars ($250,000.00) per person; and

b) One million dollars ($1,000,000.00) per occurrence; and Property Damage – two hundred fifty thousand dollars ($250,000.00) per occurrence.

5. Umbrella Coverage. Coverage shall protect Developer and any subcontractor during the performance of work covered by this Agreement with limits of one million dollars ($1,000,000.00) for bodily injury, personal injury, and property damage on a combined basis with the stated underlying limits of Paragraphs IV. S. 1. to IV S. 3. above.

6. Builder's Risk Insurance. Before commencing construction of any improvements on the Property and during any construction activities contemplated by this Agreement, Developer shall obtain and keep in full force and effect and all builders risk insurance policy for all portions of the Property with coverage equal to the total amount of the construction contracts for all such construction activities. Nothing in this Agreement is intended to relieve Developer of its obligation to perform under this Agreement and, in the event of loss, Developer shall use the proceeds of such insurance to promptly reconstruct the damaged or lost improvements.

7. Fire and Casualty Insurance. Developer shall obtain and keep in full force adequate fire and casualty insurance with coverage in an amount equal to the assessed value of such improvements. In the event of loss the Developer shall use the proceeds of such insurance to promptly reconstruct the damaged or lost improvements.

T. General Indemnity.

1. Protection Against Losses. Developer shall indemnify, defend and hold harmless the City, RDA, and their respective officers, employees, agents, attorneys, insurers and the successors and assigns of all of the foregoing, from any and all liabilities, claims, losses, damages, judgments or awards, costs or expenses, including reasonable attorneys' fees, of whatsoever nature and by whomsoever asserted, whether asserted by a third party or by a party to this Agreement (hereinafter "Losses"), directly or indirectly, arising out of, resulting from or in any way connected with:

a) Any breach by Developer of the terms of this Agreement;

b) Any non-compliance with laws, ordinances, rules or regulations applicable to Developer's obligations under this Agreement; or

c) Any governmental, regulatory or other proceedings to the extent any such proceedings result from Developer's failure to comply with its obligations under this Agreement or otherwise.

2. Indemnification Procedures. Developer shall promptly assume full and complete responsibility for the investigation, defense, compromise and settlement of any claim, suit or action arising out of or relating to the indemnified matters following written notice thereof from the City or RDA, which notice shall be given by the City or RDA within ten (10) days of their knowledge of such claim, suit or action. Failure to provide such timely notice shall not eliminate Developer's indemnification obligations to the City and RDA unless, and only to the extent to which, such failure has substantially prejudiced Developer. Notwithstanding the foregoing, in its sole discretion and at its expense, the City and RDA may participate in or defend or prosecute, through their own counsel(s), any claim suit or action for which either of them is

entitled to indemnification by Developer; provided, however, that if the City or RDA is advised in writing by its legal counsel that there is a conflict between the positions of Developer and City or RDA, as appropriate, in conducting the defense of such action or that there are legal defenses available to the City or RDA different from or in addition to those available to Developer, then counsel for the City or RDA, at Developer's expense, shall be entitled to conduct the defense only to the extent necessary to protect the interests of the City or RDA. Developer shall not enter into any compromise or settlement without the prior written consent of the City or RDA, as appropriate, which consent shall not be unreasonably withheld. The absence of a complete and general release of all claims against the City or RDA shall be reasonable grounds for the City or RDA to refuse to provide written consent to a compromise or settlement. If Developer does not assume the defense of such claim, suit or action, Developer shall reimburse the City and RDA for the reasonable fees and expenses of counsel(s) retained by the City and by RDA, and shall be bound by the results obtained by the City and RDA; provided, however, that no such claim, suit or action shall be settled without Developer's prior written consent, which consent shall not be unreasonably withheld. The absence of a complete and general release of all claims against Developer shall be reasonable grounds for Developer to refuse to provide written consent to a compromise or settlement.

V. CONDITIONS PRECEDENT TO OBLIGATIONS OF CITY AND RDA

The City's and RDA's obligations under this Agreement are conditioned upon the following:

A. Existence. Developer shall have provided City and/or RDA a certified copy of its organizational documents and a certificate from the Department of Financial Institutions for the State of Wisconsin indicating Developer's existence and good standing.

B. Incumbency; Due Authorization. Developer shall have provided a certificate of incumbency and resolutions of the company, demonstrating Developer has been duly authorized to enter into this Agreement and authorizing the person signing this Agreement to execute and deliver it to the City and/or RDA, and to bind Developer to its terms.

C. No Violation or Default. Developer shall not be in violation of any of its governing documents or other contracts subject to this Agreement or of any other agreement between Developer and the City and/or RDA.

D. Insurance. Developer shall have delivered to the City and/or RDA certificates of all insurance required under this Agreement.

E. TID District. The RDA and City intend to create a new TID effective January 1, 2024, and once created shall be in effect and in good standing with and certified by the Wisconsin Department of Revenue.

VI. CONDITIONS PRECEDENT TO OBLIGATIONS OF DEVELOPER

The obligations of Developer under this Agreement are conditioned upon the following:

A. TID. The RDA and City intend to create a new TID effective January 1, 2024, and once created shall be in effect and in good standing with and certified by the Wisconsin Department of Revenue.

B. Due Authorization. The City Council shall consent to the City entering into this Agreement and shall authorize the person(s) signing this Agreement to execute and deliver it to Developer and to bind the City to its terms. All actions required to authorize RDA to enter into this Agreement shall have been taken and evidence of such actions, including authorization of the person signing this Agreement on behalf of RDA shall have been provided to Developer.

VII. REPRESENTATIONS, WARRANTIES, AND COVENANTS

Developer represents and warrants to the City and RDA as follows:

A. No Material Change in Documents. All contract documents and agreements have been furnished to the City and RDA, as the case may be, and are true and correct and there has been no material change in any of the same.

B. No Material Change in Developer Operations. There has been no adversely material change in the business operations of Developer since the date the parties began negotiation to enter into this Agreement.

C. Compliance with Zoning. The Property and Project, when completed, will conform at all times and in all respects with applicable zoning and land division laws, rules, regulations and ordinances.

D. Payment. Developer shall pay for all work performed or materials furnished for the Project when and as the same become due and payable. Developer shall not suffer any construction or other involuntary lien to be imposed upon the Property, except for liens for claims to payment that are subject to a bona fide dispute, and, in that case, such liens shall be removed by Developer posting bond or other security, paying one hundred and twenty percent (120%) of the lien claimed into court, escrowing funds or promptly taking other steps to remove the lien of record. Developer shall pay all other obligations relating to the Project, including all creditors holding liens or mortgages against the Property when and as the same become due. Developer will pay all taxes and assessments levied against the Property when and as the same become due.

E. Certification of Facts. No statement of fact by Developer contained in this Agreement and no statement of fact furnished or to be furnished by Developer to the City or RDA pursuant to this Agreement contains or will contain any untrue statement of a material fact or omits or will omit to state a material fact necessary in order to make the statements herein or therein contained not misleading.

F. Good Standing. Developer is a limited liability company organized and existing in good standing under the laws of the State of Wisconsin and has the power and all necessary licenses, permits and franchises to own its assets and properties and to carry on its business.

G. Due Authorization. The execution, delivery and performance of this Agreement and all other agreements requested to be executed and delivered by Developer hereunder have been duly authorized by all necessary company action of Developer and constitute valid and binding obligations of Developer, in accordance with their terms, subject only to applicable bankruptcy, insolvency, reorganization, moratorium, general principles of equity, and other similar laws of general application affecting the enforceability of creditors' rights generally.

H. No Conflict. The execution, delivery, and performance of the obligations of Developer pursuant to this Agreement will not violate or conflict with the Articles of Organization or Operating Agreement of Developer or any indenture, instrument or material agreement by which Developer is bound, nor will the execution, delivery, or performance of obligations of Developer pursuant to this Agreement violate or conflict with any law applicable to Developer.

I. No Litigation. There is no litigation or proceeding pending or threatened against or affecting Developer or the Property that would adversely affect the Project, Developer or the priority or enforceability of this Agreement, the ability of Developer to complete the Project or the ability of Developer to perform its obligations under this Agreement.

J. No Default. No default, or event that with the giving of notice or lapse of time or both would be a default, exists under this Agreement, and Developer is not in default (beyond any applicable period of

grace) of any of its obligations under any other material agreement or instrument to which Developer is a party or an obligor.

K. Compliance with Laws and Codes. The Project, when completed, will conform and comply in all respects with all applicable laws, rules, regulations and ordinances, including without limitation, all building codes and ordinances of the City. Developer will comply with, and will cause the Project to be in compliance with all applicable federal, state, local and other laws, rules, regulations and ordinances, including without limitation, all environmental laws, rules, regulations and ordinances.

L. Fees or Commissions. Neither the City nor RDA shall be liable for any broker fees or commissions incurred by Developer in connection with the Property or any transactions contemplated by this Agreement.

M. No Objection to Property Assessment. Prior to termination of this Agreement, Developer shall not file an objection to the real property assessment as provided under §70.47(7)(a), Wis. Stats.

VIII. DEFAULT

A. Developer Default. Each of the following shall be an Event of Default by Developer:

1. Failure to Make Payment. Developer fails to make any payment required and such failure continues for a period of ten (10) days after written notice of such failure to pay;

2. Failure to Abide by Other Terms. Developer fails to perform any other of its obligations under this Agreement and such failure continues for a period of thirty (30) days from the date of notice from the City or RDA; provided, however, if such cure cannot reasonably be accomplished within such thirty (30) days and the delay in cure does not materially impair the financial interests of the City or RDA, and if Developer promptly commences cure within the initial thirty (30) days and diligently pursues cure thereafter, Developer shall have a reasonable time, not to exceed sixty (60) days after the initial thirty (30) days, for a total of ninety (90) days to cure;

3. Misrepresentation. Any representation or warranty of Developer in this Agreement or any agreement contemplated by this Agreement is untrue in any material respect which is not made true or cannot be made true within thirty (30) business days of written notice of such discrepancy.

4. Fraud and Other Illicit Behavior. Developer or any of its members is convicted of, pleads no contest to, or enters into any other agreement other than a dismissal with no conditions as to any allegation of:

   a) Fraud; or

   b) Indecent or illicit behavior that in the reasonable determination of the City or RDA would threaten the reputation of Developer or its ability to complete the Project according to the requirements of this Agreement;

5. Insolvency. Developer or any guarantor of the obligations of Developer hereunder is insolvent or becomes the subject of a petition in bankruptcy, a receivership, a composition or any other proceeding designed for the benefit of creditors generally that is not dismissed within sixty (60) days of the date of filing;

6. Involuntary Liens. Except as permitted by Section VII. D. any lien is imposed upon the Property involuntarily due to the acts or omissions of Developer and such lien is not removed within sixty (60) days of it being imposed upon the Property.

B. Remedies Upon Default. In the event of the occurrence of an Event of Default by Developer, the City may in its discretion:

1. Withholding of TIF Payments. If an Event of Default occurs which remains uncured after any applicable cure period, the City may withhold TIF Funds and/or annual PAYGo Reimbursement payments until the Event of Default is cured and, upon such cure, the TIF Funds and/or PAYGo Reimbursement payments shall resume in full;

2. Termination. Terminate this Agreement without further notice to Developer;

3. Offset and Recoupment. Offset or recoup against any amounts that may then or thereafter come due from the City or RDA to Developer, whether under this Agreement or otherwise, an amount of damages reasonably estimated by the City or RDA resulting from Developer's breach, including withholding TIF Funds and/or of PayGo Reimbursement payments to the Developer until temporary defaults are remedied to the satisfaction of the City.;

4. Specific Performance. Sue for specific performance;

5. Sue for Damages. Sue for all damages caused by the Event of Default;

6. Other Remedies. Pursue any other remedies available to the City or RDA at law or in equity;

7. Interest. Collect interest on all delinquent amounts at the rate of twelve percent (12%) per annum from the date such amount was due; and

8. Costs and Attorney Fees. Collect all costs and fees, including reasonable attorney fees incurred by the City and RDA, or either of them, by virtue of the Event of Default.

C. City or RDA Default. Developer shall have all rights and remedies available under law or equity with respect to any failure of the City and/or RDA to perform their obligations under this Agreement, but only after providing the City and RDA notice of such default and a failure by the City and/or RDA to commence attempts to cure such default within the thirty (30)-day notice period. If the City and/or RDA, as appropriate, commences cure within the thirty (30)-day notice period and thereafter reasonably and continuously takes action to complete such cure, then the failure to perform shall not be an Event of Default.

D. Limitation of Damages. The foregoing notwithstanding, none of the parties shall be liable to any other party for any incidental, consequential, indirect, punitive or exemplary damages. All claims and damages asserted against the City or RDA shall be subject to statutory protections of municipalities and their officials and employees, including the immunity and limitations set forth in §893.80 Wis. Stats.

E. No Waiver. Any delay in instituting or prosecuting any actions or proceedings or otherwise asserting the rights granted in this Agreement, shall not operate as a waiver of such rights to, or deprive it of or limit such rights in any way, nor shall any waiver in fact made with respect to any specific default, be considered or treated as a waiver of any rights with respect to other defaults or with respect to the particular default except to the extent specifically waived in writing.

F. Remedies Cumulative. Except as expressly provided otherwise in this Agreement, the rights and remedies of the parties to this Agreement, whether provided by law or by this Agreement, shall be

cumulative, and the exercise by any party of any one or more of such remedies shall not preclude the exercise of it, at the same or different times, of any other such remedies for any other default or breach by any other party.

IX. TERMINATION

A. Date of Termination. This Agreement shall terminate upon the earliest of the date:

1. All Qualified Expenditures have been repaid to Developer in full by Available Tax Increment;

2. The City closes and terminates the TID;

3. The Wisconsin Department of Revenue fails to certify or revokes certification of all or any portion of the TID or the Property;

4. This Agreement is terminated because of an Event of Default; or

5. The parties agree in writing to terminate this Agreement.

B. TIF Payments termination. TIF payments shall terminate upon expiration of the TID.

C. Survival of Certain Provisions. Sections III.B.1.c.; III.B.2.c.; III.B.2.e.; III. D.; IV.E.; IV.I.; IV.K.; IV.P.2.; IV.Q.; IV. R.2; IV.T.1.; IV. T.2.; V.A.; V.B.; V.C.; V.D.; V.E.; VII. C.; VII. D.; VII. E.; VII.G.; VII.K.; VII.L.; VIII.B.; VIII.D.; VIII.E.; VIII.F.; X.B.; X.C.; X.G.; X.J.; X.K.; X.L.; X. N.; X. O.; X.P.; X.Q.; X. R.; and X.T. shall survive the termination of this Agreement.

X. MISCELLANEOUS PROVISIONS

A. No Effect Until Executed. The terms of this Agreement shall have no force and effect unless and until this Agreement is executed by all Parties.

B. Assignment. Except for to an entity created solely for the purposes of owning the Project and over which the Developer maintains managerial control, Developer may not assign its rights under this Agreement without the express prior written consent of the City and RDA, until the obligations of the Developer under Section III hereof are fully performed and satisfied. Thereafter, this Agreement may be assigned by Developer only upon the prior, written consent of the City and RDA, which shall not be unreasonably withheld.

C. Nondiscrimination. In the performance of work under this Agreement, Developer shall not discriminate against any employee or applicant for employment nor shall the Property or any portion thereof be sold to, leased or used by any party in any manner to permit discrimination or restriction on the basis of the basis of race, color, national or ethnic origin, ancestry, age, religion or religious creed, disability or handicap, sex or gender (including pregnancy), gender identity and/or expression, sexual orientation, military or veteran status, genetic information, or any other characteristic protected under applicable federal, state or local law. Retaliation is also prohibited. The construction and operation of the Property shall be in compliance with all effective laws, ordinances and regulations relating to discrimination on any of the foregoing grounds.

D. No Personal Liability. Except for intentionally harmful acts, under no circumstances shall any trustee, officer, official, commissioner, director, member, partner or employee of the City or RDA have any personal liability arising out of this Agreement, and Developer shall not seek or claim any such personal liability.

E. No Personal Interest of Public Employee. No official or employee of the City or RDA shall have any personal interest in this Agreement, nor shall any such person voluntarily acquire any ownership interest, direct or indirect, in the legal entities that are parties to this Agreement. Except for intentionally harmful acts, no official or employee of the City or RDA shall be personally liable to Developer or any successor in interest, in the event of any default or breach by the City or RDA, or for any amount that becomes due to the Developer or its successors under this Agreement.

F. Relationship of Parties. The City and the RDA are not partners or joint venturers with Developer in the Project or otherwise. Under no circumstances shall the City or RDA be liable for any of the obligations of Developer under this Agreement or otherwise. There are no third party beneficiaries of this Agreement.

G. Force Majeure. No party shall be responsible to any other party for any resulting losses and it shall not be a default hereunder if the fulfillment of any of the terms of this Agreement is delayed or prevented by revolutions or other civil disorders, pandemics including but not limited to COVID-19 or any variant of COVID-19, wars, acts of enemies, strikes, fires, floods, acts of God, adverse weather conditions, legally required environmental remedial actions, industry-wide shortage of materials, or by any other cause not within the control of the party whose performance was interfered with, and which exercise of reasonable diligence, such party is unable to prevent, whether of the class of causes herein above enumerated or not, and the time for performance shall be extended by the period of delay occasioned by any such cause. The foregoing notwithstanding, a Force Majeure event may not be used to avoid an Event of Default if the delay caused by the Force Majeure event exceeds three hundred sixty-five (365) days from the date the event occurred.

H. Parties and Survival of Agreement. Except as otherwise expressly provided herein, this Agreement is made solely for the benefit of the parties hereto and no other person, partnership, association or corporation shall acquire or have any rights hereunder or by virtue hereof. All representations and agreements in this Agreement shall remain operative and in full force and effect until fulfilled and shall survive the closing.

I. Time. TIME IS OF THE ESSENCE with regard to all dates and time periods set forth herein. In the event this Agreement is not executed by both Parties prior to July 1, 2024 any and all approvals granted pursuant hereto or in conjunction herein by the City which are contemplated as part of this Agreement shall automatically expire.

J. Notices. All notices, demands, certificates or other communications under this Agreement shall be given in writing and shall be considered given:

1. Upon receipt if sent via electronic mail (e-mail); or

2. Upon receipt if hand-delivered to the party or person intended; or

3. One (1) business day after deposit with a nationally-recognized overnight commercial courier service, air bill pre-paid; or

4. Three (3) business days after deposit in the United States Postal Service (USPS), postage prepaid, by certified mail, return receipt requested.

All correspondence shall be addressed by name and address to the party or person intended as follows:

To the City: City of Green Bay
Attn: City Clerk
100 North Jefferson Street
Green Bay, WI 54301

e-mail: celestine.jefferys@greenbaywi.gov

To RDA: Redevelopment Authority of the City of Green Bay
Attention: Executive Director
100 North Jefferson Street, Room 608
Green Bay, WI 54301
e-mail: cheryl.renier-wigg@greenbaywi.gov

To the Developer: New Land Enterprises, LLC
Address: 1840 N Farwell Ave. STE A, Milwaukee, WI 53202
e-mail: tim@newlandmke.com
phone: 414-271-5263

with a copy to: Attorney Name Sheldon Oppermann
Firm Address 1840 N Farwell Ave. STE A
Firm City, Zip Milwaukee, WI 53202
email: sheldon@newlandmke.com
phone: 414-550-9717

The foregoing addresses shall be presumed to be correct until notice of a different address is given according to this paragraph.

K. Governing Law. The laws of the State of Wisconsin shall govern this Agreement.

L. Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any of the provisions of this Agreement.

M. Execution. This Agreement may be signed electronically and in any number of counterparts with the same effect as if the signature thereto and hereto were upon the same instrument.

N. Severability. If any provision of this Agreement shall be determined to be unenforceable as applied in any particular case or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule of public policy, or for any other reason, such circumstance shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained unenforceable to any extent whatever.

O. Recording of Agreement. The City may record this Development Agreement or a Memorandum of this Agreement with the Register of Deeds for Brown County, Wisconsin. Upon request of the City, Developer shall execute and deliver to the City any such Memorandum or any other document in connection with such recording.

P. Priority Over Subsequent Liens. This Agreement shall run with the land and shall be binding upon and inure to the benefit of the parties and their heirs, successors and assigns. As such, the current and all future owners of the Property shall be subject to all of the obligations stated herein. Owner warrants and represents that there will not be any mortgage or any other lien against the Property at the time this Development Agreement is recorded other than mortgages for the purchase of the Property and to finance costs of constructing the Project (each a "Permitted Lien"). This Development Agreement shall have precedence and shall take priority over any mortgage, lien or other encumbrance that may be recorded against the Property (or any portion thereof) after the recording of this Development Agreement (or Memorandum thereof) that is not a Permitted Lien.

Q. No Construction Against Drafter. This Agreement is a product of the negotiation and drafting of attorneys for the parties, and, as such, the rule of construing ambiguous contracts against the drafter shall not apply to this Agreement.

R. Venue. The venue for any proceeding involving the negotiation, drafting, interpretation or enforcement of this Agreement shall be the circuit court for Brown County, Wisconsin, all other venues being inappropriate for any such proceeding.

S. Due Authority. Developer shall provide to the City and RDA a copy of the Statement of Authority for Limited Liability Company on file with the State of Wisconsin Department of Financial Institutions.

T. Signatures and Counterparts. Electronic, facsimile and photocopy signatures shall have the same effect as original signatures.

[Signature pages follow]

Signature page 1 of 3

IN WITNESS WHEREOF, the parties to this Agreement have caused this instrument to be signed by duly authorized representatives of Developer, City and RDA as of the day and year first written above.

DEVELOPER:
NOVA GB, LLC

By: _____
NOVA GB Sponsor, LLC
Manager

By: _____
Tim Gokhman, Manager

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this _____ day of _____ 2024, the above named _____ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
*_____
Notary Public, _____ County, Wisconsin
My Commission Expires _____

Signature page 2 of 3

THE CITY OF GREEN BAY, THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY, and NOVA GB, LLC

THE CITY OF GREEN BAY

By: _____
Eric Genrich, Mayor

By: _____
Celestine Jeffreys, Clerk

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this _____ day of _____ 2024, the above named _____ and _____, on behalf of the City of Green Bay, a Wisconsin municipal corporation, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
*_____
Notary Public, _____ County, Wisconsin
My Commission Expires _____

Signature page 3 of 3

THE CITY OF GREEN BAY, THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY, and NOVA GB, LLC ENTERPRISES, LLC

REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

By: _____
Gary J. Delveaux, Chair

Attest: _____
Cheryl Renier-Wigg, Executive Director

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this _____ day of _____ 202, the above named _____ and _____, on behalf of the Redevelopment Authority of the City of Green Bay, a Wisconsin municipal corporation, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
*_____
Notary Public, _____ County, Wisconsin
My Commission Expires _____

EXHIBIT A
Property Map



EXHIBT B
Legal Description

DESCRIPTION OF PARCEL 12-112

All of Lots 29, 30, 31, 46, 47 and 48, according to the recorded Plat of Navarino;

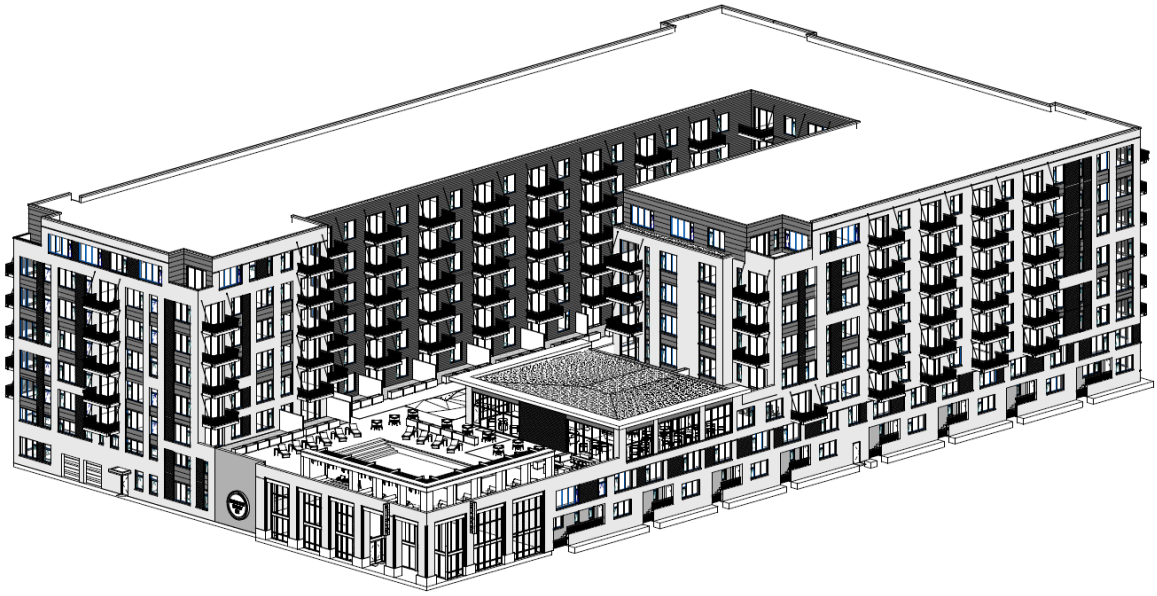
also, that part of Lots 32 and 45, according to the recorded Plat of Navarino, lying southerly of Lot 2, Brown County Certified Survey Map Number 2215, recorded in Volume 10 of Certified Survey Maps, page 79, as Document Number 958383, now known as Baylake City Center Condominium, recorded in Volume 4 of Condominium Plats, Page 190, as Document Number 2173810, (said Certified Survey Map Number 2215 and Baylake City Center Condominium being part of Lots 32-35 and 42-45, according to the recorded Plat of Navarino, and the Vacated Pine Street and the Vacated Washington Street rights-of way, recorded in Jacket 4707, Image 1, as Document Number 958327);

also, the vacated Public Alley lying easterly of Lots 29, 30, 31, and westerly of Lots 46, 47 and 48, according to the recorded Plat of Navarino, recorded in Jacket 4707, Image 1, as Document Number 958327;

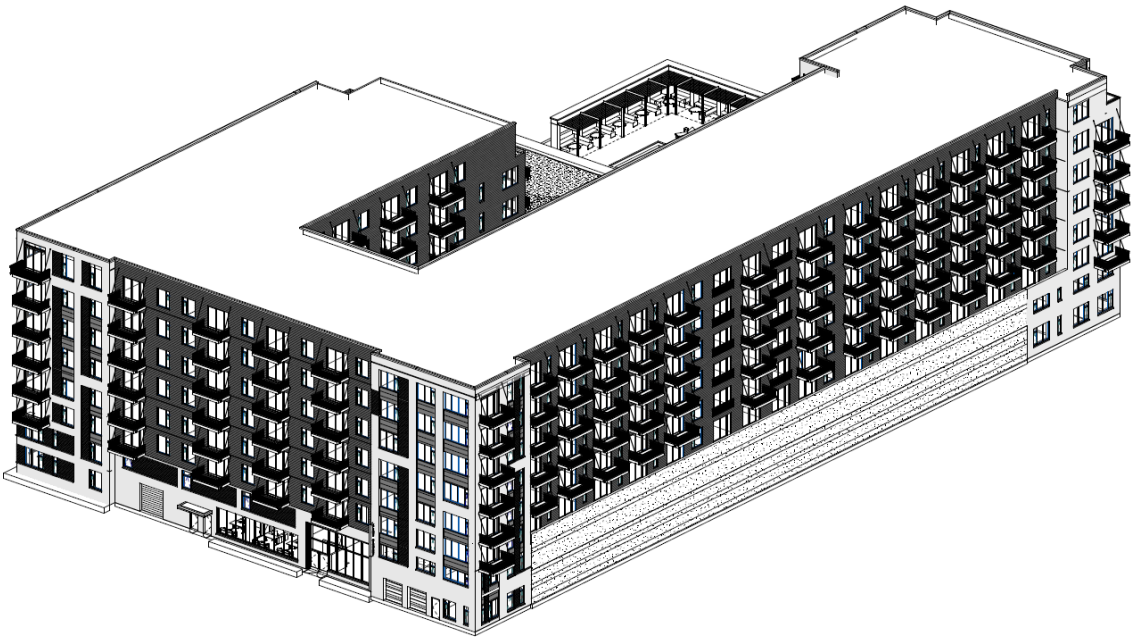
all located in the City of Green Bay, Brown County, Wisconsin.

Tax parcel number 12-112.

EXHIBIT C
Preliminary Concept Plan



1 NORTHEAST CORNER
0010



2 SOUTHWEST CORNER
0010

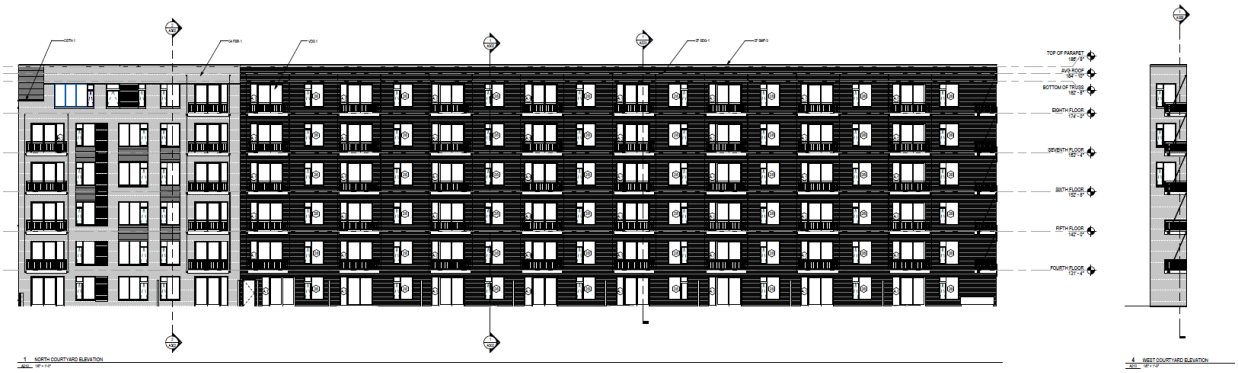


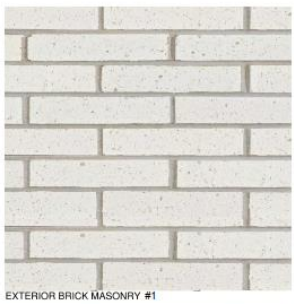












EXTERIOR BRICK MASONRY #1



EXTERIOR BRICK MASONRY #2



EXTERIOR FIBER CEMENT BOARD SIDING



EXTERIOR STONE MASONRY #1
(Pedestal of Columns condition)



EXTERIOR STONE MASONRY #2
(Poolside Cabana condition)



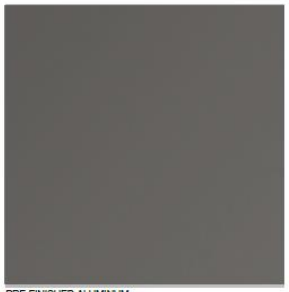
EXTERIOR STONE MASONRY #3
(Sill Condition)



PRE-CAST CONCRETE PANEL



PRE-FINISHED ALUMINUM
(Coping Condition)



PRE-FINISHED ALUMINUM
(Balcony Condition)



SOUTHWEST STREET CORNER LOOKING NORTH



SOUTHEAST CORNER LOOKING NORTH



POOLSIDE CABANA LOOKING NORTH









EXHIBIT D
TIF Disbursement Agreement

TAX INCREMENT FINANCING (TIF) DISBURSEMENT AGREEMENT
CITYDECK COMMONS

This Tax Increment Financing Disbursement Agreement is made and entered into this _____ day of _____, 2024, by and between the **Redevelopment Authority of the City of Green Bay** (hereinafter "RDA"), the **City of Green Bay** (hereinafter "CITY"), **NOVA GB LLC**, a Wisconsin Limited Liability Company (hereinafter "TIF RECIPIENT"). The RDA, CITY, and TIF RECIPIENT may sometimes be referred to individually as "Party" and collectively "Parties."

WHEREAS, the Parties have entered into a Development Agreement dated May __, 2024 relating to the Property (the "Development Agreement").

WHEREAS, the RDA owns property (hereinafter the "Property") (parcel no. 12-112) located at 221 Cherry Stret, Green Bay, Wisconsin; and

WHEREAS, the CITY and RDA desire to have TIF RECIPIENT construct an eight (8) story mixed-use building, including approximately two hundred sixty-eight (268) market rate multi-family apartment units, approximately fourth thousand eight hundred fifty (4,850) square feet of commercial space on the first floor, and an internal two (2) story parking ramp (the "Project"); and

WHEREAS, CITY and RDA desire to see the Property developed into an active mixed-use development that generates economic activity and tax base for the community; and

NOW THEREFORE based upon the covenants and considerations contained herein, the Parties mutually agree as follows:

1. The real estate subject to this Agreement, is located in the City of Green Bay, Brown County, State of Wisconsin, and is legally described as follows:

   Parcel 12-112

   LEGAL DESCRIPTION NEEDED

2. The term of this Agreement shall be twenty-five (25) years or until TIF RECIPIENT satisfies the full amount of the CITY's debt service pursuant to the terms and conditions of the Development Agreement, whichever occurs sooner.

3. Pursuant to the terms of the Development Agreement between the Parties, the tax increment financing (hereinafter "TIF") amount of not less than $8.5 million shall be placed into an escrow account as a lump sum into TIF RECIPIENT's bank.

4. TIF RECIPIENT shall draw first from the Developer's equity account prior to accessing any TIF monies from CITY or RDA. Thereafter, TIF monies may be drawn from the escrow account on a percentage basis along with any of TIF RECIPIENT's loan monies. The percentage basis for draw calculations shall be as follows: For every $1,000.00 spent related to the Project, CITY or RDA shall authorize the disbursement of $150.00 after review and written approval by CITY or RDA of any invoices for any work completed.

5. All draws shall be expressly approved in writing by all of the following parties before the draw occurs: TIF RECIPIENT, RDA, and CITY. The TIF RECIPIENT, RDA, and CITY agree to work together in good faith to process draw requests and related requests for disbursement in good faith and in a timely manner. In the event any item of a draw or disbursement request is disputed, the parties agree to modify the request to allow the undisputed items to be processed without unnecessary delay.

6. This Agreement shall not take effect until final approval by the RDA and CITY and upon execution.

7. This Agreement may be terminated only upon written consent of the parties.

8. This Agreement may only be amended upon written consent of the RDA and the City. Any amendments shall be in writing and executed by all parties.

9. In the event of alleged default on all or any part of this Agreement, prior to and as a condition of instituting legal proceedings, the non-defaulting Party shall give the defaulting Party specific written notice of such default, in the manner provided herein. The alleged defaulting Party shall have five (5) business days for any payment default and thirty (30) days for any non-payment default to cure said default. If the defaulting Party does not cure said default during the applicable cure period, the non-defaulting Party may take any and all steps necessary to address such default, including but not limited to, instituting any necessary legal action.

10. Unless expressly provided otherwise herein, the rights and remedies of the Parties provided herein shall be cumulative and concurrent and shall include all other rights and remedies available at law or in equity, may be pursued singly, successively or together, at the sole and absolute discretion of either Party and may be exercised as often as occasion therefore shall arise. This is a guarantee of payment and not of collection.

11. The failure of any party to this Agreement to insist upon strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, upon any other Party imposed, shall not constitute or be construed as a waiver or relinquishment of any Party's rights, to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect. No waiver by either party shall be valid or binding on such party unless it is in writing signed by such party and only to the extent therein set forth.

12. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin. If any provision of this Agreement or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, then the remainder of this Agreement or the application of such provision, or portion thereof, and

each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. This Agreement sets forth the entire understanding between the Parties with respect to its subject matter, there being no terms, conditions, warranties, or representations with respect to its subject matter other than that contained herein. This Agreement shall be binding upon and shall inure to the benefit of the Parties hereto, their respective successors and assignees.

13. TIF RECIPIENT may not assign this Agreement or any of its rights or obligations without the written consent of the CITY or RDA.

14. Except as may be otherwise specifically set forth in this Agreement, all development of the Project shall proceed in accordance and full compliance with all applicable ordinances, resolutions, codes and requirements of the CITY, as the same may be amended or adopted from time to time.

15. This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between TIF RECIPIENT, RDA and CITY, and there are not promises, agreements, conditions or understandings, either oral or written, express or implied, between them, with respect to the guarantee provided hereby other than as herein set forth. Except as herein provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the Parties hereto unless authorized in accordance with law and reduced in writing and signed by them.

16. Except as expressly provided otherwise in this Agreement, the provisions of this Agreement are for the exclusive benefit of the Parties hereto and not for the benefit of any other persons or parties, as third party beneficiaries or otherwise, and this Agreement shall be deemed to have conferred any rights, expressed or implied, upon any other person.

17. Time is of the essence for performance of the terms and conditions contained in this Agreement. However, upon written request of any party, an extension of an agreed-upon time period may be granted at the sole discretion of the granting party.

18. No official or employee of the CITY shall be personally liable to TIF RECIPIENT or any successor in interest, in the event of any default or breach by the CITY or RDA, or for any amount that becomes due to TIF RECIPIENT under this Agreement.

19. A notice, demand, or other communication under this Agreement shall be sufficiently given or delivered if it is deposited in the United States mail, registered or certified mail, postage pre-paid, return receipt requested, or delivered personally:

To TIF RECIPIENT: NOVA GB LLC
c/o New Land Enterprises
1840 N Farwell Ave.
STE A
Milwaukee, WI 53202

To CITY:	City of Green Bay Attention: City Clerk 100 N. Jefferson St. Green Bay, WI 54301
To RDA:	Redevelopment Authority of the City of Green Bay Attention: Executive Director 100 N. Jefferson St., Room 600 Green Bay, WI 54301

or such other address, within the United States, with respect to a party as that party may from time to time designate in writing and forward to the other as provided in this Section. A copy of any notice, demand, or other communication under this Agreement given by a party under this Agreement to any other party under this Section shall be given to each other party to this Agreement.

NOVA GB LLC
By: NOVA GB Sponsor LLC, its Manager

By: _____
Tim Gokhman
Its: Manager_____

REDEVELOPMENT AUTHORITY **CITY OF GREEN BAY**

By: _____ By: _____
Gary J. Delveaux, Chair Eric Genrich, Mayor

By: _____ By: _____
Cheryl Renier-Wigg, Executive Director Celestine Jeffreys, Clerk

PERSONAL GUARANTEE OF SPECIFIC TRANSACTION
James L. Wiechmann, Tim Gokhman, and Ann Shuk

1. **GUARANTEE.** For value received, and to induce the City of Green Bay and the Redevelopment Authority of the City of Green Bay ("Lender") to extend credit to NOVA GB LLC a Wisconsin limited liability company, hereinafter ("Debtor,") guarantees payment or promises to pay or to cause to be paid to Lender, when due or to the extent not prohibited by law at the time Debtor becomes a subject of bankruptcy or other insolvency proceedings, pursuant to the Development Agreement 24-04 dated May 21, 2024 (the "Development Agreement"), Tax Increment Financing Incentive and loan extended to Debtor as Developer subject to the Development Agreement, including interest charges and fees provided for in the Development Agreement and any other agreement related to this loan and also including the amount of any payments to Lender or other on behalf of the Debtor which are recovered by Lender by a trustee, receiver, creditor, or other party pursuant to applicable state law (the obligations) and to the extent not prohibited by law, this guarantee or any collateral securing an obligation. Debtor, together with the undersigned, James L. Weichmann, a Wisconsin individual, Tim Gokhman, a Wisconsin individual, and Ann Shuk, a Wisconsin individual, (each a "Guarantor" and together the "Guarantors") shall be jointly and severally liable for the amount of any Annual Shortfall, as defined in the Development Agreement, realized when realized and remaining unpaid plus accrued interest may be collected thereon as provided for in the Development Agreement (the "Guarantee"). To the extent not prohibited by law, this Guarantee is valid and enforceable against the undersigned, even though any obligation is invalid and unenforceable against the Debtor. Nothing contained herein shall be construed to obligate the Guarantors or any individual Guarantor for any personal liability for the obligations of Debtor other than the payment of any Annual Shortfall unpaid by Debtor.

2. **REPRESENTATIONS.** The undersigned acknowledges and agrees that Lender has not made any representations or warranties with respect to, does not assume any responsibility to the undersigned for, and had no duty to provide information to the undersigned regarding the collectability or enforceability of any of the obligations or the financial condition of any debtor. The undersigned has independently determined the collectability and enforceability of the obligations and, until the obligations of the Debtor under the Development Agreement are paid in full, will independently and without reliance on Lender, continue to make such determinations.

3. **PERSONS BOUND.** This guarantee benefits the Lender, its successors and assigns, and binds the undersigned, his respective heirs, personal representatives, and assignees.

4. **TERM.** The Guarantee shall be in force and effect for as long as the payment obligations for the Annual Shortfall remain the obligation of the Guarantors as required by the Development Agreement until the earlier of (i) the release by the Lender pursuant to Section B.2.f of the Development Agreement, or (ii) until such time as the obligations for payment by Debtor under the Development Agreement have been satisfied, or (iii) until such time as this guarantee is duly assigned as may be approved by the Lender in the Lender's discretion or the obligations of Debtor under the Development Agreement have been satisfied.

[Signature Page Follows]

Signature Page for the Personal Guarantee of Specific Transaction
James L. Wiechmann, Tim Gokhman, and Ann Shuk

Dated at Green Bay, Wisconsin, this ___ day of _____, 2024.

_____
James L. Wiechmann

_____, subscribed and sworn to before
me this ____ day of _____, 2024.

_____
_____
Notary Public, _____ County, WI
My commission expires_____

_____
Tim Gokhman

_____, subscribed and sworn to before
me this ____ day of _____, 2024.

_____
_____
Notary Public, _____ County, WI
My commission expires_____

_____
Ann Shuk

_____, subscribed and sworn to before
me this ____ day of _____, 2024.

_____
_____
Notary Public, _____ County, WI
My commission expires_____

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
May 21, 2024	Joanne Bungert, City Attorney, Cheryl Renier-Wigg, Staff

AGENDA ITEM # K.2

To approve the release of River Center Lofts, LLC and Stone House Milwaukee, Inc. from their personal guarantees executed under the Development Agreement – Phase I: Younkers Site Project and to approve a PILOT agreement with Wisconsin Housing Preservation Corporation in relation to their purchase of property located at 335 N. Washington Street, known as the Flats on the Fox development.

BACKGROUND

In 2007, the RDA entered into a tri-party agreement with River Vision Partnership LLC and River Center Lofts LLC for a development project at the Younkers Site. $750,000 of TIF assistance was provided for the development of the construction of Section 42 affordable housing units now called Flats on the Fox. The owners of the property, Stone House Development, would like to sell the building to Wisconsin Housing Preservation Corp, a WI non-profit that has thousands of units of affordable housing under their management. This is a tax-exempt entity. They have also asked to have the personal guarantees canceled.

Under the terms of the Development Agreement, personal guarantees were executed to cover any shortfalls in tax increment needed to cover debt service costs. The term of the City's loan extends into 2027. However, there has been enough increment generated to cover the debt service. Therefore, staff supports the release of the personal guarantees as requested.

Also, under the terms of the Development Agreement, a Payment In Lieu of Taxes (PILOT) is required in order for this transaction to take place. All parties have agreed to the PILOT agreement. This will provide a fixed annual payment to the City of $17,085 and will ensure the units will remain affordable. Staff is recommending approval of this PILOT.

RECOMMENDATION

To approve the release of River Center Lofts, LLC and Stone House Milwaukee, Inc. from their personal guarantees executed under the Development Agreement – Phase I: Younkers Site Project and to approve a PILOT agreement with Wisconsin Housing Preservation Corporation in relation to their purchase of property located at 335 N. Washington Street, known as the Flats on the Fox development.

FISCAL IMPACT

ATTACHMENTS

1. Younkers Site DA - Phase I

DEVELOPMENT AGREEMENT – Phase I
Younkers Site Project

THIS TRI-PARTY AGREEMENT (hereinafter called the "Agreement") made as of the 11th day of May, 2007, by and between the Redevelopment Authority of the City of Green Bay (hereinafter called the "RDA"), the City of Green Bay (hereinafter called the "CITY"), River Vision Partnership, LLC, a Wisconsin limited liability company (hereinafter called the "DEVELOPER"), and River Center Lofts, LLC (hereinafter "RCL").

WITNESSETH:

WHEREAS, the RDA has acquired a former Younkers' Department Store in the downtown area along the Fox River (parcels 12-1 and 12-14B) legally described and depicted in Exhibit A (hereinafter called "Project Site"), and

WHEREAS, the City and RDA desires to redevelop this parcel to increase the City's tax base and provide residential, commercial, and retail opportunities along the downtown waterfront; and

WHEREAS, the DEVELOPER desires to purchase the Project Site and construct on the property known as the Younkers' site (parcels 12-1 and 12-14B) a mixed-use complex consisting of parking, retail space, commercial office space, and residential units for both ownership and rental.

NOW, THEREFORE, in consideration of the promises and obligations herein set forth, it is mutually agreed between the parties as follows:

I. PROPOSED PROJECT SCOPE & CONSTRUCTION.

A. Project Description. The DEVELOPER proposes to construct on the Project Site a mixed-use complex consisting of parking, retail space, commercial office space, and residential units for both ownership and rental with construction costs expected to exceed $28 Million and a minimum assessed value of $28 Million (hereinafter "the Project") as more fully depicted and described on the Project Concept Plan attached hereto and incorporated herein as Exhibit B.

1. The Project shall be constructed in two phases. "Phase I" shall consist of construction of retail space, rental lofts, condominiums, the Children's Museum and parking for a total minimum assessed value of $23 Million.

2. "Phase II" of the project shall be a minimum of $5 Million of assessed value and shall consist of commercial and/or retail space. By September 1, 2008, DEVELOPER shall submit evidence of commitments for use, if any, construction and financing for Phase II. Prior to that time, the parties shall negotiate and the RDA shall approve allocation of tax increment financing funding supported by Phase II of the Project. The parties acknowledge that Phase I of the project provided limited financial assistance to the Developer in light of additional financial constraints that arose in the course of negotiations prior to closing on the property. It is anticipated that Phase I will also support greater assistance than originally negotiated by the parties. With this understanding, the City will work towards providing a greater percentage of direct assistance to the Developer in Phase II upon Developer providing a full financial analysis

of actual costs, fees, sales and developer fees attained in Phase I and projected for the remainder of Phase I at the time Phase II will be negotiated by the parties.

3. The RDA has approved of the concept as presented however, in the event the DEVELOPER shall make significant modifications to the concept and design, such changes shall be brought to the RDA for final approval of the design. This approval may be waived by the RDA. Significant modifications include but are not limited to a reduction in the number of residential condominiums or square footage of retail space, change of use or any other change that would impact the projected assessed value of the project.

4. The RDA/City acknowledges that (a) DEVELOPER will convey (or cause the RDA to convey) to River Center Lofts, LLC, a Wisconsin limited liability company ("RCL"), the property identified in attached Exhibit A for a purchase price of Six hundred fifteen thousand and 00/100 Dollars ($615,000.00) of which $350,000.00 shall be paid to Developer on the same day the City transfers the Project Site to Developer under this Agreement; and (b) RCL is to develop, rehabilitate and construct on the RCL Property an eighty thousand (80,000) square foot adaptive reuse building to include approximately three thousand nine hundred (3,900) square feet of commercial space and sixty-four (64) units of affordable rental housing (the "RCL Project"). The RCL and Stone House Milwaukee, Inc., a Wisconsin corporation, (together, the "RCL Parties"), are executing this Agreement solely to evidence the agreement of the City with respect to the RCL Project as set forth in Section V(D) herein and Helen H. Bradbury, Richard B. Arensen, Kelly Denk, Timothy Dixon, and John Vetter will execute separate personal guarantees for the RCL Increment Shortfall, as defined in Section V.D.

B. City Improvements.

1. The City and DEVELOPER will cooperate to integrate the Project with the City's Boardwalk Project, a public improvement project to be constructed by the City on the eastside of the Fox River between the Walnut Street Bridge and the Main Street Bridge, a concept of which is attached hereto and incorporated herein as Exhibit C (hereinafter "the Boardwalk").

   a. The City agrees to construct the portion of the Boardwalk commencing at the Main Street Bridge to the south end of the Project Site (hereinafter Phase I of the Boardwalk) in 2008 subject to the availability of funding. Attached as Exhibit D is an estimated budget of the project and anticipated sources of income for completion of the project.

   b. It is intended that the City will be able to use Tax Increment Financing supported by a project known as Astor Place of which certain principles of Developer are also involved, at least $500,000.00 of Tax Increment Financing supported by the Project and $500,000.00 of the purchase price of the Project Site for Phase I of the Boardwalk. It is understood that these funds will be used in the following priority: (i) first to construct upland portions of the Boardwalk. Any grants or private donations received for specific features of the Boardwalk shall be applied towards construction of those features regardless of the priorities established herein.

c. If the property known as Astor Place, owned by certain members of Developers is under construction by August 15, 2007, the CITY agrees, as part of its construction of the Boardwalk, to install pavers consistent with the remainder of the Boardwalk at the City's sole cost and expense (i) the portion of the Project Site consisting of the 5,500 square feet indicated as "Zone A" on the Project Concept Plan; and (ii) the 2,700 square feet area adjacent to the Project Site indicated as "Zone B" on the Project Concept Plan. If construction is not underway on Astor Place, the Developer shall assume the costs of the described work.

2. The DEVELOPER has requested that the mall overhang over Washington Street be demolished in furtherance of the Project; it shall therefore be the DEVELOPER's responsibility for the demolition of the mall overhang and replacement of a façade on the exterior of the adjoining property. The exposed face of the mall building shall be enclosed and finished with an EIFS or architectural insulated panel system or material of equal or greater structural integrity and architectural design. The system shall have a minimum of 5 years projected useful life and shall have colors and finish that coordinate with the wall system below and adjacent. The City and BayLake Bank shall have approval of the proposed system prior to installation. Upon proof of actual expenses for demolition and façade work, the City will reimburse the expenses up to the amount of $250,000.00. These costs shall not be subject to DEVELOPER's guarantee as set forth in this Agreement.

C. Children's Museum.

1. The Project shall include space for the Children's Museum of Green Bay (hereinafter "the Children's Museum") under terms of a purchase negotiated between the Children's Museum and the DEVELOPER. Of the $2.6 Million in TIF assistance provided to the DEVELOPER, DEVELOPER shall utilize $200,000.00 for purposes of defraying costs associated with construction of space for the Children's Museum. A copy of the term sheet between DEVELOPER and the Children's Museum is attached hereto as Exhibit E.

D. Project Commencement and Completion.

1. The DEVELOPER will commence Phase I construction, which includes asbestos abatement and demolition, (the "Commencement Date Phase I") of the Project within 30 days after taking title to the Project Site of which said closing shall occur within 20 days of execution of this agreement. In the event that the Developer fails to commence construction by the Commencement Date Phase I, title to the property shall revert back to the City, subject to the provisions of Article VIII.E. and Article VIII.F., below.

2. It is agreed and understood by the parties that footings and foundations sufficient to structurally support a $5 Million building addition in Phase II will be the minimum capacity of the footings and foundations. However, prior to construction of a foundation and footing under the Children's Museum and parking, DEVELOPER shall bring to the

RDA for a structural and costs analyses for a specific additional building height as per the request of the RDA for Phase II of the Project for consideration of additional structural capacity beyond the minimum necessary for the $5 Million Phase II requirement, with the understanding that the RDA shall consider the structural and costs analyses to maximize the building height and assessed value while mitigating market risks presented by Phase II of the Project. The parties shall at that time negotiate terms for Phase II of the project of which if the RDA requests that the building be constructed with foundation and footings for a project larger than what is proposed by DEVELOPER for Phase II, the RDA shall be required to provide additional financial support to fund its request, and DEVELOPER is under no obligation to expend or guarantee additional sums or otherwise provide additional foundational and footings to meet any Phase II requirements beyond the initial $5 Million increment minimum for Phase II, except as expressly negotiated and agreed to with the RDA. All decisions by RDA will be done so as not to delay the construction of the Children's Museum.

3. The Developer will complete Phase I of the Project (which shall be deemed achieved by the delivery of a certificate of occupancy or occupancy permit, including temporary occupancy, for each portion of the building constructed on the Project Site) within 24 months following Commencement Date (subject to Article VIII.E. and Article VIII.F., below), in accordance with site and building plans as approved by the CITY.

4. The DEVELOPER shall commence construction of Phase II within 45 days of approval of the terms of Phase II by the RDA and DEVELOPER of which said terms shall be agreed to prior to September 1, 2008 (subject to Article VIII.E. and Article VIII.F., below),. This shall be known as "Commencement Date Phase II."

5. The DEVELOPER shall be responsible for obtaining all local, state and federal permits and approvals necessary for the Project, except as set forth in Section II.C., below. All site and building plans are subject to review and approval by the CITY for compliance with state and local code requirements. The CITY will cooperate with respect to any and all permits necessary for completion of the Project. All parties agree to use their best efforts in good faith to obtain performance of the conditions of this Agreement.

6. If terms for Phase II of the Project have not been negotiated and agreed to by the parties by September 1, 2008, for consideration of $1.00, the DEVELOPER shall execute all necessary easements, property rights and other agreements as may be necessary for the City to pursue an alternative development on top of Phase I of the project. In this event, the City may pursue alternatives for Phase II but any future construction by another developer shall be consistent in style and use as the proposed Project and shall have an assessed value in excess of $5 Million. The City agrees that any of its rights under this Section shall not be exercised in a way that jeopardizes DEVELOPER's completion and marketing of Phase I, and City will cooperate with any requirements relating to the condominium form of ownership. Any rights of reversion of the CITY or RDA under this Agreement shall be superseded and replaced by this Section; it being the intention of the parties that the CITY and/or RDA shall have no right of reversion for Phase I, including the RCL Project, for any failures or breaches relating to Phase II of the Project.

E. DEVELOPER agrees to give preference to local contractors where skill, qualifications and cost are equivalent. The DEVELOPER shall bid the project to union and non-union contractors. Selection of qualified contractors is at the sole discretion of the DEVELOPER.

II. PROPERTY TRANSFERS. The following property transfers shall take place in order to effectuate the terms and intent of this Agreement:

A. Purchase Price. The RDA shall sell to the DEVELOPER and their assign River Center Lofts, LLC as to Lot 1 the Project Site, including air rights over Pine Street, for $3,000,000.00. The City shall utilize $500,000.00 of the purchase price for construction of the City's Boardwalk as provided herein. The RDA shall, at DEVELOPER'S request, transfer Lot 1 directly to RCL.

B. Closing. The closing date shall be selected by the DEVELOPER, but no later than 20 days after execution of this Agreement. Prior to closing, the DEVELOPER shall provide evidence of sources of funding, proof of abatement and demolition contracts for the Project and evidence of third party commitments on a combination of rental lofts, retail space, and children's museum. DEVELOPER shall also submit plans for the Project, including but not limited to square footage, uses, amenities, and parking to the City Assessor for valuation so as to confirm for a minimum of $23 Million of assessed value. To effectuate additional obligations of the City as set forth in this Agreement, within 30 days of completion of demolition and abatement, the DEVELOPER shall provide additional evidence of financing and construction contracts the remainder of Phase I of the Project.

C. The RDA shall bear any costs associated with a certified survey map and rezoning the property for purposes of conveying the Project Site to the DEVELOPER. Conveyance of the Project Site shall be by warranty deed (in a form reasonably approved by the RDA and the DEVELOPER) and shall be sold in "AS IS" condition, except as set forth herein. The RDA and the DEVELOPER shall have the right to undertake due diligence and completion of the following to the DEVELOPER's reasonable satisfaction:

1. Soil and/or groundwater testing.

2. Environmental assessment and clean up. The RDA and the CITY or its agents and assignees have not deposited any contaminants on the Project Site and adjacent areas and have conducted a Phase I as well as other environmental investigations of which results of these studies have been provided to the DEVELOPER. DEVELOPER understands and acknowledges that the City has received a $30,000.00 grant from the State of Wisconsin of which some of the costs associated with abatement and demolition are matching costs of the City for use of the grant funds on and around this project site. These grant funds shall be utilized first for handling any environmental ground and groundwater contamination discovered on the site, if any, and thereafter may be used by Developer for demolition, asbestos abatement and any other environmental issues, including soil remediation or "tipping" fees for removal of fill required by the State of Wisconsin or by Developer due to poor soil compaction. Any additional costs for abatement, demolition or other issues relating to historical fill, except environmental ground and groundwater contamination, are the responsibility of the DEVELOPER. Any costs associated with environmental ground and groundwater contamination, exceeding $30,000.00 shall be the responsibility of the City and shall be paid by the City within 30 days after submission of an invoice. The parties shall cooperate in obtaining all necessary regulatory approvals, closures and disposal requirements as well as cooperate

in applying for additional grants for soil removal or remediation if necessary based upon soil and groundwater conditions. Developer shall utilize existing fill on the site to the greatest extent possible and shall minimize soil disturbance to the extent possible.

3. Title insurance to be paid by the City/RDA. The ALTA survey shall be provided by River Center Lofts, LLC.

III. PARKING – The City and DEVELOPER may enter into a future agreement for the lease of approximately 100 parking stalls within the Main Street Parking Ramp at the market rate existing at the time of the parking agreement. Upon completing Phase I, DEVELOPER shall provide at least 80 parking stalls on Project Site to serve the entire Project Site.

IV. EASEMENTS, COVENANTS, & LICENSES

A. The CITY and the DEVELOPER will enter into all necessary easements necessary for construction of the project, including 1) an easement from the DEVELOPER to the City as necessary for the City to support and maintain the local emergency communications system and an easement; 2) an easement from the City to DEVELOPER as may be necessary for the DEVELOPER to construct, maintain, repair, replace and operate a public plaza within the Project which shall not extend into the area bounded by the dockwall and a parallel line located fifty (50) feet to the east of the dockwall and shall not interfere with or impede essential elements of the Boardwalk design including but not limited to fire access, pedestrian trail and benches or stairways or other treatments that provide transition for elevation changes required to meet flood plain requirements; and 3) an easement from the City to the DEVELOPER for balconies above the second floor that may extend beyond the DEVELOPER'S property line. The easements shall run with the land. The party requesting the easement shall obtain metes and bounds legal description of such easement areas and record the easements against such lands at closing on the Project Site or no later than 30 days after completion of the Project.

B. The City and DEVELOPER agree to enter into additional easements and agreements as may be necessary for purposes of providing approximately 40 boat slips on the east bank of the Fox River from the Walnut Street north to the mouth of the East River for use by the occupants/owners of the Project, a proposed project known as Astor Place, and the existing residential project known as, Riverfront Lofts. The City will work towards relocating existing boats slips in this area, including the need to obtain additional state permits for boat slips, and will continue to negotiate with Developer to allocate to the Developer additional boat slips in this area under similar terms; provided, however, DEVELOPER shall have the first exclusive right for the next 40 boat slips which may become available. DEVELOPER (or its assignees of which said assignees must comprise of only occupants/owners of the Project, a proposed project known as Astor Place and the existing residential project known as Riverfront Lofts) shall be responsible for all costs associated with purchase, installation, removal, maintenance and any other costs related to the use and operation of the boat slips and docks, and DEVELOPER shall have the right to convey interests in the boat slips and docks to occupants/owners under the terms established with the City. DEVELOPER is required to comply with any conditions or stipulations necessary to obtain dock permits as may be required by the Wisconsin Department of Natural Resources.

C. Additional easements, covenants, conditions, and restrictions may be deemed necessary or desirable to achieve the purposes of this Agreement. In such event, said easements, covenants, conditions and restrictions shall be in writing and mutually agreed to by the parties.

D. Upon request of the Developer or RCL Parties, the City will vacate as needed for Developer and/or RCL Parties all or a portion of the existing sewer easement that runs through the property from north to south as depicted on the Certified Survey Map of the property.

V. FINANCING – TIF

A. The City/RDA will make available Tax Increment Financing funding or other financial assistance to the DEVELOPER in an amount not to exceed $2,600,000.00 plus capitalized interest and borrowing costs (hereinafter collectively "TIF Assistance"). Additional TIF Assistance of at least $500,000 shall be allocated to construction of the City's Boardwalk adjacent to the Project. These total funds of at least $3.1 Million shall be repaid through the taxes realized by the additional tax increment generated by the Project and is further subject to DEVELOPER's guarantee.

B. The DEVELOPER shall guarantee sufficient tax increment to support payment of the City's acquisition loan through the State Trust Fund (hereinafter "State Trust Fund Loan"). The State Trust Fund Loan shall be repaid through the taxes realized by the additional tax increment generated by the Project and is further subject to the DEVELOPER'S guarantee. The first payment guaranteed by the Developer shall be the payment in the amount of $116,988.00 due to the primary lender on March 15, 2009 and annually thereafter until March 15, 2025.

C. $500,000.00 of the purchase price shall be a grant by the City/RDA in the form of Community Development Block Grant (CDBG) funds and HOME funds that are to be applied for by the Developer and RiverCenter Lofts, LLC. These funds are not subject to repayment through tax increment nor is it subject to the DEVELOPER guarantee although Developer is required to meet the HOME fund requirements.

D. As consideration for RCL's obligation to construct and operate the RCL Project on the RCL Property, the City through the Developer shall grant to Stone House Milwaukee, Inc., TIF Assistance in the amount of Seven Hundred Fifty Thousand and 00/100 Dollars ($750,000.00) of which these funds are a portion of the $2.6 Million in TIF Funds provided to Developer. Stone House Milwaukee Inc., shall loan one hundred percent (100%) of such TIF Assistance to RCL (directly or indirectly), and RCL shall utilize the proceeds of such loan to pay costs associated with the development of the Project. Such TIF Assistance shall be provided upon the City's receipt of draw requests evidencing that RCL has incurred costs in excess of $3.75 Million in connection with the RCL Project. The draw request shall be submitted no sooner than April 1, 2007 and payment by the City shall be made upon issuance of a certificate of occupancy for the RCL Project.

1. As consideration for the City's provision of the TIF Assistance to Stone House Milwaukee, Inc., RCL agrees to construct the RCL Project substantially in accordance with the plans, specifications and time schedule submitted to the City prior to execution of this Agreement, subject to possible exterior modifications that may be made by Developer within the proposed budget. As further consideration for such TIF Assistance, the RCL Parties hereby jointly and severally guarantee payment of the "RCL Increment Shortfall," if any, as defined in Section V(D)(2) below.

2. Helen H. Bradbury, Richard B. Arnesen, Timothy Dixon, John Vetter, and Kelly Denk shall be the additional guarantors of the RCL Increment Shortfall as defined herein. Real estate taxes generated by all of Phase I of the Project, including the rental housing constructed by RCL, shall be the basis for determining whether there is a Shortfall. In the event of a Shortfall and regardless of the actual RCL project assessed value, RCL shall be invoiced for the lesser of the amount of the shortfall or the amount listed in column M of the attached Exhibit H for the year corresponding with the shortfall, which shall be referred to as the RCL Increment Shortfall and any remaining portion of the shortfall shall be invoiced to the Developer, which shall be referred to as the Developer Shortfall. Exhibit H shall be revised and incorporated herein following the actual borrowing for the RCL project so that the proforma used for purposes of this section reflects the actual fully constructed assessed value of the RCL project as of January 1, 2009, the actual interest rate and costs of issuance, if any. For example, if the projected shortfall in Exhibit H for a given year is $5,000.00, but the entire Project supports all but $2,000.00 of that year's debt service payment, RCL shall be invoiced for $2,000.00. Similarly, if the entire Project were to support all but $7,000.00 of that year's debt service payment, RCL shall be invoiced for $5,000.00 (the maximum RCL Increment Shortfall defined by Exhibit H) and the Developer shall be invoiced for $2,000.00, the remaining Developer Shortfall.

3. Notwithstanding any provision of this Agreement to the contrary, including any breach by Developer under this Agreement, RCL and the RCL Parties shall be entitled to construct, own and operate the RCL Project without interruption by the City, and to benefit from the TIF Assistance, so long as RCL and the RCL Parties satisfactorily comply with the provisions of this Section V(D). Notwithstanding any provision of this Agreement to the contrary, including any breach by RCL or the RCL Parties under this Agreement, Developer shall be entitled to construct, own and operate the Project (other than the RCL Project) without interruption by the CITY and to benefit from the TIF Assistance, so long as DEVELOPER satisfactorily complies with the provisions of this Agreement.

4. The City hereby acknowledges the Parking Easement Agreement between Developer and RCL of even date herewith, and agrees that RCL's rights thereunder shall run with the land as therein described, notwithstanding any breach by Developer under this Agreement.

E. Developer shall submit a request for allocated TIF Assistance for reimbursement of construction costs no sooner than October 1, 2007. The City shall reimburse the Developer within 30 days of presentation from the DEVELOPER to the CITY of a draw request itemizing the Project work completed and/or Project interest or other costs and payments due for the qualifying TIF funding described herein, less the 10% retainage. Distribution of TIF funding shall be based upon invoices as construction is completed on an 80/20 basis (i.e. reimbursement of $20.00 for every $100.00 spent) with a 10% retainage. Funding will be paid as a construction draw or interest payment. The 10% retainage shall be paid in full to the DEVELOPER upon completion of the demolition and abatement portion of Phase I of the Project. The DEVELOPER will apply the TIF Assistance to the following work items: foundation construction, parking, asbestos abatement, demolition, bond issuance costs, capitalized interest, environmental clean-up costs, or any other eligible TIF cost permitted under state law.

F. Subject to the obligations of the RCL Parties set forth in Section V.D.2., above, the DEVELOPER guarantees that the TIF generated real estate taxes from the Project will be sufficient to service the City's total debt obligations including the TIF assistance of at least $3,100,000.00, plus capitalized interest, borrowing costs and the debt payments on the State Trust Fund Loan for acquisition of the Project Site. The TIF assistance shall be amortized over a period of 20 years commencing upon the first borrowing.

G. Individual members of the DEVELOPER will provide personal guarantees, attached as Exhibit F hereto and incorporated herein by reference, to the CITY/RDA for the declining principal balance of the TIF Assistance, subject to the obligations of RCL and the RCL Parties hereunder. However, the CITY/RDA have no right to recall payment of full amount of the declining principal balance except as otherwise provided in Section VI.A. herein. Each tax year's guarantee is limited to an amount equal to the difference between the guaranteed Tax Revenue as depicted in actual debt service which is currently estimated in Column U of Exhibit G. Exhibit G shall be updated to reflect actual borrowings after the projected borrowings have been completed. and the actual real estate tax bill for the Project Site for any given year (hereinafter "the Tax Shortfall"). In the event of a Tax Shortfall, the CITY shall invoice the DEVELOPER, consistent with the provisions of Article V. above, in the amount of that year's Tax Shortfall with payment due by January 31st of the year in which the tax bill incurring the Tax Shortfall was realized and due. Should the DEVELOPER fail to pay the invoice(or RCL and the RCL Parties, as the case may be), the Tax Shortfall plus interest accrued at a rate equal to the rate established for Deferred Assessments in January of each year by the Common Council shall be applied as a special charge for the following tax year to the DEVELOPER's or RCL's property as such failure relates to the portion of the Project developed by them, respectively.

H. The DEVELOPER agrees and understands that if the total Project Cost is less than $23 Million, the Project savings shall be shared proportionally by the DEVELOPER and the RDA/CITY.

VI. DEVELOPERS' TRANSFER RESTRICTIONS & OBLIGATIONS

A. No assignment of rights and obligations under Development Agreement may occur without consent of the RDA, except for (i) the transfer, sale or leasing of individual condominiums units to third party purchasers; (ii) the sale or rental of the real property to be developed by River Center Lofts, LLC; or (iii) except as permitted in Section VI.B., below. In the event a transfer (other than as permitted herein) occurs without RDA approval, the RDA/CITY may recall payment of the full amount of the declining principal balance in existence at the time of the transfer. Upon full payment of the principal balance, all personal guarantees will be released. Notwithstanding this provision however, the DEVELOPER may, at its option, collaterally assign this Agreement to any lender of its choice, and the CITY and the RDA agree to cooperate and enter into such reasonably requested agreements as required by the DEVELOPER's lender to complete such assignment. Prior written approval of the RDA shall be obtained for such transfers or assignments to lenders, of which approval shall not be unreasonably withheld or delayed.

B. Additions or changes to member partners of the DEVELOPER or assignees for purposes of effectuating this Agreement, and the adjustment or elimination of partners' interests pursuant to a partnership agreement are permitted only with prior written approval of the RDA; provided, however, DEVELOPER or its Members may convey not more than twenty-five percent (25%) of the ownership interests of DEVELOPER without obtaining RDA's prior approval. Such

approval shall not be unreasonably withheld or delayed. In the event of a change in membership, RDA shall release the personal guarantee of departing members if there is reasonable financial documentation provided to the RDA that the substituting member has equivalent or greater financial means as the departing member to support a personal guarantee.

C. All requests requiring the RDA approval shall be submitted at least 30 days in advance of the date of the proposed action.

D. The above restrictions do not preclude the creation of a mortgage, encumbrance, or lien upon the property for the purpose of financing or refinancing the development or any part thereof pursuant to this Agreement. In the event of the creation of any mortgage, encumbrance or lien, without the voluntary act of a party, the DEVELOPER shall notify the RDA promptly of such occurrence.

E. The DEVELOPER shall be prohibited from selling any portion of the Project Site to a nonprofit organization, except the space allocated to the Children's Museum as per the concept plan, Exhibit B, or as otherwise approved in advance by the RDA of which said approval shall require the non-profit to enter into a Payment In Lieu of Taxes with the City in an amount equivalent to City's portion of taxes based upon the assessed value of the property to be sold (hereinafter PILOT). In the event the DEVELOPER conveys any portion of the Project Site without the required approvals set forth herein and the non-profit entity subsequently refuses to enter into a PILOT with the City, the DEVELOPER shall be obligated to pay the PILOT on behalf of the non-profit.

F. At any time during the implementation of the development contemplated by this Agreement, the DEVELOPER may submit to the RDA proposed revisions in the approved Concept Plans in order to enhance the achievement of the objectives of this Agreement and to improve and refine the approved development concept. The RDA shall indicate its approval or further requirements in writing within thirty (30) days from the date of receipt of the proposed revisions in the Concept Plans; provided, however that the RDA shall approve such revised Concept Plans unless it reasonably finds that such revisions would impair the objectives of this Agreement, impose substantial financial burdens on the RDA or the CITY, or adversely affect the development concept. The RDA will make all reasonable efforts to approve of plans in less than thirty (30) days, including convening for special meetings to review and consider such plans.

G. The DEVELOPER shall prepare or have prepared Design Development Documents in accordance with the Concept Plans for submission to the RDA no later than August 1, 2007. Design Development Documents shall consist of site plans and building plans or other drawings and other documents that fix and describe the size and character of the entire development project as to structural, mechanical and electrical systems, materials and other such essentials as may be determined by the RDA to be appropriate. The RDA may approve, disapprove, or impose further requirements with respect to the Design Development Documents, provided, however that if the Design Development Documents conform to the Concept Plans, such approval may not unreasonably be withheld. In the event the RDA does not act upon the Design Development Documents within thirty (30) days of the date of submission, they shall be deemed approved. The RDA will make all reasonable efforts to approve of plans in less than thirty (30) days, including convening for special meetings to review and consider such plans.

H. The DEVELOPER may, at any time during implementation of this Agreement, submit to the RDA proposed changes in the Design Development Documents in order to enhance the achievement of the objectives of this Agreement and to improve and refine the approved development concept. The RDA shall indicate its approval or further requirements in writing within thirty (30) days from the date of receipt of the proposed revisions to the Design Development Documents; provided, however that the RDA shall approve such revised Design Development Documents unless it reasonably finds that such revisions would impair the objectives of this Agreement, impose substantial financial burdens on the RDA or the CITY, or adversely affect the development concept. In the event the RDA does not act upon the revised Design Development Documents within thirty (30) days of the date of submission, they shall be deemed approved. The RDA will make all reasonable efforts to approve of documents in less than thirty (30) days, including convening for special meetings to review and consider such documents.

I. The DEVELOPER will file with the RDA copies of the detailed construction plans within thirty (30) days after completion of construction without any obligation on the part of DEVELOPER to complete "as built" plans.

J. During construction, the DEVELOPER shall from time to time advise the RDA regarding information having a bearing upon the RDA's interest under this Agreement.

K. All documents shall be submitted in triplicate.

L. The DEVELOPER agrees, as a covenant running with the land to be purchased (and any subsequent lease or deed shall so provide), not to discriminate on the basis of race, color, religion, sex, or national origin in the sale, lease or rental or in the use or occupancy of the property or any improvements located thereon, in violation of any applicable law or regulation; provided, however, that a violation of said covenant will not result (and any subsequent lease or deed shall so provide) in a reversion or forfeiture of title, but will entitle the RDA/CITY to such injunctive relief or other remedies as may be available at law.

M. INSURANCE. Prior to commencing construction under this Agreement, the DEVELOPER shall obtain and keep in full force and effect during construction of the improvements (or cause its contractors to obtain and keep), an all-risk builder's risk insurance policy for the Project Site on which construction in occurring with coverage equal to the total amount of the DEVELOPER's construction contract or contracts for all improvements being constructed. Such builder's risk insurance policy shall name the RDA/CITY as an additional insured, subordinate in its rights to such proceeds to the DEVELOPER's mortgagee. However, in such a case, DEVELOPER is not relieved of its obligation to perform under this Agreement, nor does it release DEVELOPER's TIF guarantees. The DEVELOPER shall also obtain and keep in full force and effect during construction of its improvements, for the benefit of the RDA/CITY, an owner's comprehensive protective liability insurance policy with personal injury coverage of at least $2,000,000.00, and property damage coverage of at least $1,000,000.00. Such policies of insurance shall be written by insurance companies authorized to do business in the state of Wisconsin. Prior to commencement of construction, the DEVELOPER shall file with the CITY Insurance Department a certificate of insurance setting forth that all coverage herein is in full force and effect and providing the RDA/CITY will be given ten (10) days written notice prior to termination or cancellation of such coverage.

VII. MUTUAL RIGHTS OF ACCESS.

A. Prior to closing on the Project Site, the City/RDA shall permit representatives of the DEVELOPER to have access to any part of the property to which the City/RDA holds the right of possession at all reasonable times to obtain data and make various tests concerning the property necessary to carry out this Agreement.

B. After closing on the Project Site, the DEVELOPER shall permit representatives of the RDA to have reasonable access to the Project Site at all reasonable times for the purposes of this Agreement, including, but not limited to, inspection of all work being performed in connection with construction.

C. No Charge. No compensation shall be payable nor shall any charge be made in any form by any party for the access provided in this Section.

VIII. DEFAULTS, RIGHTS & REMEDIES

A. In the event the DEVELOPER fails to commence construction such as commencement of abatement and demolition, within 30 days after the Closing Date, subject to any permitted extensions provided for in Section VIII.E herein, the Project Site shall revert back to the City upon written request of the RDA or City, at which time this agreement shall become null and void, except for any guarantees for outstanding debt of the Project.

B. In the event the DEVELOPER fails to complete the Project by the Completion Date, subject to any permitted extensions provided for in Section VIII.E herein, all outstanding obligations of the City and RDA, including but not limited to financial assistance to the Project as set forth in this Agreement shall become null and void. All obligations of the DEVELOPER contained herein shall remain in full force and effect.

C. Notwithstanding any of the provisions of this Agreement, including, but not limited to, those intended to be covenants running with the Project Site, the holder of any mortgage in the Project Site (including any holder who obtains title to the Project Site or any part thereof as a result of foreclosure proceedings, or action in lieu thereof, but not including (a) any other party who thereafter obtains title to the Project Site or such part from or through such holder or (b) any other purchaser at foreclosure sale other than the holder of the mortgage itself) shall not be obligated by the provisions of this Agreement to complete the construction or guarantee such construction; nor shall any covenant or any other provision in any document of record, including, without limitation, a deed, be construed to so obligate such holder, unless the mortgage holder exercises the option to cure the Developer's default.

D. In addition, any reversion to the RDA as a result of such DEVELOPER default shall not defeat, render invalid or limit in any way (a) the lien of any mortgage in the Project Site, and (b) any right or interest provided in this Agreement for the protection of the holder of such mortgage. In the event of such DEVELOPER default, and the RDA taking action to assert its reversion right described above, the RDA shall first provide the mortgagee (as identified by DEVELOPER) with written notice of such DEVELOPER default, and provide such mortgagee with a reasonable opportunity to cure such default and diligently prosecute the completion of the Project itself, or through an assignee, and in such event, the reversion shall be deemed null and void so long as such party is diligently prosecuting the Project to completion. The mortgagee shall exercise its option to cure such DEVELOPER default and assume this Agreement, if at all, within 20 days after receipt of such default notice and thereafter the CITY and the RDA shall

attorn to such mortgagee or its assignee and this Agreement shall thereafter be binding on all such parties. If said event occurs, any and all fees or costs paid by the DEVELOPER shall be forfeited and retained by the RDA. The DEVELOPER further agrees to take all necessary action to revert title of the Project Site back to the RDA at no cost to the RDA. In the event that the RDA must take legal action to re-obtain title to the Project Site under the terms of this Agreement, the DEVELOPER agrees to indemnify the RDA for all costs associated with such action, including attorneys' fees and costs.

E. The time for performance of any term, covenant, condition, or agreement of this Agreement shall be extended by any period of unavoidable delays. In this Agreement, "unavoidable delays" means beyond the reasonable control of the party obligated to perform the applicable term, covenant, condition, or agreement under this Agreement and shall include, without limiting the generality of the foregoing, delays attributable to adverse environmental conditions (such as contaminated soil or groundwater), adverse weather conditions, acts of God, any other party in this Agreement, strikes, labor disputes, governmental restrictions, court injunctions, riot, civil commotion, acts of public enemy, extreme adverse market conditions including but not limited to interest rates above nine percent (9%), and casualty.

F. Except as otherwise provided in this Agreement, in the event of any default in or breach of this Agreement, such party shall, upon written notice from any other party, proceed promptly to ensure or remedy such default or breach, and, in any event, within sixty (60) days after receipt of such notice unless such default or breach cannot, with reasonable diligence, be cured within such period in which case said defaulting party shall commence such cure within such period and diligently proceed to cure such default. In case such action is not taken or not diligently pursued, or the default or breach shall not be cured or remedied within a reasonable time, the aggrieved party may institute such proceedings to compel specific performance by the party in default or breach of its obligation.

G. Completion of the development in accordance with the terms and conditions of this Agreement is the essential and unique consideration for the obligations of the DEVELOPER and the RDA/CITY; accordingly, the RDA/CITY and the DEVELOPER shall, in the event of legal proceedings, seek remedies to compel the specific performance of the defaulting party as the only adequate remedy and shall not seek damages in lieu of specific performance unless specific performance is legally unavailable, in which event the RDA and the DEVELOPER may seek damages as authorized.

H. The RDA/CITY and the DEVELOPER shall have the right to institute such actions or proceedings as they may deem desirable for effectuating the purpose of this Agreement; provided that any delay in instituting or prosecuting any such actions or proceedings or otherwise asserting such rights, shall not operate as a waiver of such rights to, or deprive it of or limit such rights in any way (it being the intent of this provision that a party should not be constrained, so as to avoid the risk of being deprived of or limited in the exercise of any remedy because of concepts of waiver, laches, or otherwise, to exercise such remedy at a time when it may still hope otherwise to resolve the problems involved); nor shall any waiver in fact made with respect to any specific default, be considered or treated as a waiver of any rights with respect to other defaults or with respect to the particular default except to the extent specifically waived in writing.

I. Except as expressly provided otherwise in this Agreement, the rights and remedies of the parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative, and the exercise by any party of any one or more such remedies shall not preclude the exercise of

it, at the same different times, of any other such remedies for any other default or breach by any other party. No waiver made by any such party with respect to the performance or manner of time thereof, of any obligation of any other party or any condition of its own obligation under this Agreement shall be considered a waiver of any rights of the party making waiver with respect to the particular obligation beyond those expressly waived in writing and to the extent thereof, or a waiver in any respect in regard to any other rights of the party making the waiver of any other obligations.

J. No official or employee of the RDA/CITY shall have any personal interest in this Agreement, nor shall any such person voluntarily acquire any ownership interest, direct or indirect, in the legal entities that are parties to this Agreement. No official, or employee of the RDA/CITY shall be personally liable to the DEVELOPER or any successor in interest, in the event of any default or breach by the RDA/CITY, or for any amount that becomes due to the DEVELOPER or its successors under this Agreement.

IX. MISCELLANEOUS PROVISIONS.

A. Applicable law, Severability and Entire Agreement. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin governing agreements made and fully performed in Wisconsin. If any provision of this Agreement, or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, then (unless in the judgment of the party or parties thereby adversely affected such provision was a material part of the consideration for their entering into this Agreement, that without it they would not have entered into this Agreement) the remainder of this Agreement or the application of such provision, or portion thereof, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. This Agreement sets forth the entire understanding between the RDA/CITY and the DEVELOPER with respect to its subject matter, there being no terms, conditions, warranties, or representatives with respect to its subject matter other than that contained herein. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their respective successors and assignees.

B. Amendments to Agreement. This Agreement may not be changed orally, but only by agreement in writing and signed by the parties hereto.

C. Third Parties. Except as expressly provided otherwise in this Agreement, the provisions of this Agreement are for the exclusive benefit of the parties hereto and not for the benefit of any other persons, as third party beneficiaries or otherwise, and this Agreement shall not be deemed to have conferred any rights, expressed or implied, upon any other person.

D. No Partnership Created. This Agreement specifically does not create any partnership or joint venture between the parties hereto, or render any party liable for any of the debts or obligations of any other party.

E. Formalities and Authority. The parties hereto represent and warrant that they are validly existing and lawful entities with the power and authorization to execute and perform this Agreement. The headings set forth in this Agreement are for convenience and reference only, and in no way define or limit the scope of content of this Agreement or in any way affect its provisions.

F. Notices and Demands. A notice, demand, or other communication under this Agreement shall be sufficiently given or delivered if it is deposited in the United States mail, registered or certified mail, postage prepaid, return receipt requested, or delivered personally:

To DEVELOPER: River Vision Partnership, LLC
Attn: Kelly Denk
614 N. Broadway
Milwaukee, WI 53202

With a copy to: Robert J. deJong, Esq.
Rose & deJong, S.C.
16620 W. Bluemound Rd.
Suite 500
Brookfield, WI 53005

To RDA: Redevelopment Authority of the City of Green Bay
100 North Jefferson Street, Room 608
Green Bay, WI 54301

To CITY: City of Green Bay
Attention: City Clerk
100 N. Jefferson Street
Green Bay, WI 54301

To RCL or RCL Parties: Stone House Development
Attn: Richard Arnesen
PO 1547
Madison, WI 53701-1547

or to such other address, within the United States, with respect to a party as that party may from time to time designate in writing and forward to the other as provided in this Section. A copy of any notice, demand, or other communication under this Agreement given by a party under this Agreement to any other party under this Section shall be given to each other party to this Agreement.

Notwithstanding anything to the contrary provided for herein, in the event that the RDA or the CITY sends a default notice to DEVELOPER, it shall also send a copy of such default notice to any mortgagee of the Project.

G. NONMERGER AND SURVIVAL. Any provision in this Agreement which has not been fully performed prior to transfer of possession shall not be deemed to have terminated, but shall, unless expressly waived in writing, survive such transfer of possession and be in force and effect until performed.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the date first above written.

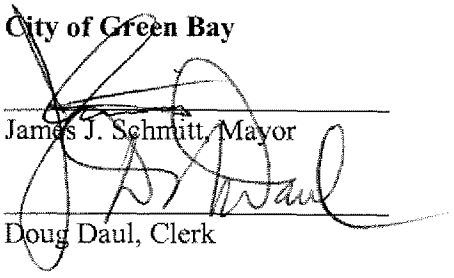
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the date first above written.

Redevelopment Authority of the City of Green Bay

Harry Maier, Chairman

P. Robert Strong, Executive Director

City of Green Bay

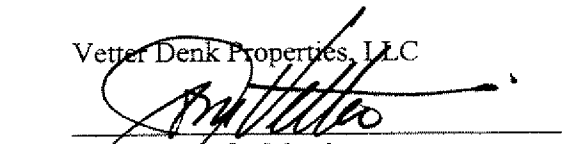


James J. Schmitt, Mayor

Doug Daul, Clerk

River Vision Partnership, LLC

Vetter Denk Properties, LLC



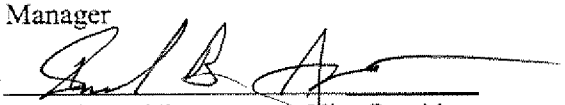
John Vetter, Its Member

Green River, LLC

Timothy Dixon, Its Member

River Center Lofts, LLC

By: River Center Manager, LLC
Its: Manager
By: Stone House Milwaukee, Inc.
Its: Manager

By: 

Richard B. Arnesen, Vice President

EXHIBIT A

Legal Description & Certified Survey Map of Project Site

Property to River Center Lofts

Lot 1, Brown County Certified Survey Map Number 7657 as recorded in Volume 52 of Certified Survey Maps page 285 (Document Number 2311239) (being part of Lot 1 and Outlot 1, Brown County Certified Survey Map Number 2012, as recorded in Volume 8 of Certified Survey Maps page 405; and part of Lots 1, 2, 3, 4, 5, and 6 of the recorded Plat of Navarino; and the vacated portion of Washington Street; and the vacated portion of Washington Way (Document Number 2186794); and the vacated portion of Milwaukee, St. Paul and Pacific Railroad right-of-way (Document Number 2105014); all located in the City of Green Bay, Brown County, Wisconsin.

Property to River Vision Partnership

Lots 2 and 3, Brown County Certified Survey Map Number 7657 as recorded in Volume 52 of Certified Survey Maps page 285 (Document Number 2311239) (being part of Lot 1 and Outlot 1, Brown County Certified Survey Map Number 2012, as recorded in Volume 8 of Certified Survey Maps page 405; and part of Lots 1, 2, 3, 4, 5, and 6 of the recorded Plat of Navarino; and the vacated portion of Washington Street; and the vacated portion of Washington Way (Document Number 2186794); and the vacated portion of Milwaukee, St. Paul and Pacific Railroad right-of-way (Document Number 2105014); all located in the City of Green Bay, Brown County, Wisconsin.

EXHIBIT B

Project Concept Plan

EXHIBIT C

Boardwalk Concept Plan

EXHIBIT D
Boardwalk Budget

EXHIBIT D

2/14/2007

City of Green Bay Fox Riverfront
Boardwalk Project Plan

Expenditures	2006 Budget	2006 Actual	2007 Budget	2007 Actual	2008 Budget	2008 Actual	2009 Budget	2009 Actual
Environmental Investigation STS (SAG Eligible)	$90,000	**$90,058**						
Environmental Investigation STS (Non SAG Eligible)	$14,000	**$13,926**						
River Wall Tieback Repairs Pine to Flatley	$71,000	**$62,321**						
Washington St Flatley to Main (paving, lighting and sewers)	$221,000	**$191,775**	$2,000					
WPS Transformer Pad Construction	$27,000	**$52,470**						
WPS Electric Facilities Relocation	$265,000	**$0**	$265,000					
Days Inn ROW Acquisition	$250,000	**$90,389**	$159,611					
Days Inn Sign Relocation	$5,000	**$0**	$5,400					
Boardwalk Design StoSS Contract	$568,000	**$378,267**	$189,733					
Flatley Ct & W. Side of Wash (paving, lighting and sewers)			$25,000		$81,000			
Flatley Ct & Washington Way Watermain Relocation			$18,000					
Boardwalk Construction Phase I (Main to S. End River Centre)					$4,731,000			
Phase I Mobilization					$160,935			
Flatley Pier					$548,000			
Pine St Gathering Area					$901,850			
Cherry St Landing					$1,203,550			
Transient docks and Gangways					$1,335,765			
Phase I Construction Services					$145,000			
Boardwalk Const Phase II (S of Pine to Walnut)							$3,255,000	
Walnut Pier							$455,000	
Phase II Prebid Services							$28,000	
Phase II Construction Services							$60,000	
Total by Year	$1,511,000	**$879,206**	$664,744	$0	$9,107,100	$0	$3,798,000	$0
Subtotal							$14,449,050	$879,206

Revenues	2006 Budget	2006 Actual	2007 Budget	2007 Actual	2008 Budget	2008 Actual	2009 Budget	2009 Actual
WI Dept. of Commerce **(2008 Budget amt pending State Budget Approval)**	$1,400,000	**$421,491**	$978,509		**$1,400,000**			
DNR Sport Fishing Grant Flatley & Walnut **(Application pending)**					**$274,000**		**$227,500**	
DNR Recreational Boating Facilities Grant Pine, Cherry & Docks**(App pending)**					**$2,161,200**			
DNR Stewardship Grant Upland **(Application pending)**					**$100,000**		**$100,000**	
SAG Grant	$90,000	**$0**	$100,000					
Donations **(Targeted amount - none committed at this time)**					**$3,000,000**			
TIF Astor	$1,000,000	**$1,000,000**			$2,000,000			
TIF River Center					$1,250,000			
TIF Site 4 & Other Sites								
Total by Year	$2,490,000	**$1,421,491**	$1,078,509	$0	$10,185,200	$0	$327,500	$0
Balance	$979,000	**$542,285**	$956,050	$542,285	$2,034,150		$1,436,350	$0
Subtotal							$13,012,700	

Notes

Mall overhang acquisition and demolition not included

EXHIBIT E

Children's Museum Term Sheet

River Vision Partnership, LLC
614 North Broadway
Milwaukee, WI 53202
(414) 223-3388

April 28, 2007

Mr. Paul Witek, AIA, Board Member
Children's Museum of Green Bay, Inc.
1125 South Roosevelt Street
Green Bay, WI 54301

RE: Retail Unit (the "Building") of River Center (the "Project"), Pine/Washington Street, Green Bay, WI

Dear Paul:

In response to your Request for Proposal ("RFP") on behalf of Children's Museum of Green Bay, Inc. ("Children's Museum"), River Center, LLC ("RCL") submits the following proposal for the Children's Museum's consideration (this "Proposal"). RCL is engaged in the development of a parking and retail unit (the "Building") to be known as River Center, a mixed use project consisting of office, retail, residential and parking units (the "Project"), on the real property located as shown on the attached Exhibit A, in the City of Green Bay, Wisconsin. It is the intent of this letter to create an agreement and general understanding of terms and conditions, which terms and conditions shall be expanded upon in detail within the agreement to purchase the premises.

A. SPACE

A-1. Premises: Approximately 15,000 gross square feet on the 1st floor of the Building (depicted in the attached floor plan "B"). The Building is planned to contain 3 to 5 floors, inclusive of the ground level lobby and common areas serving the Building.

B. PROJECT TIMING

B-1. Closing Date: The Closing Date shall be the date that is 10 days after the date on which RCL certifies that the Premises is complete "RCL

Delivery Date". The Closing Date is estimated to be August 15, 2008.

The term "RCL Delivery Date" means the next business day after the date the Premises are tendered to Children's Museum vacant and free of all claims and after all of the following are accomplished: (i) all of the "RCL's Work" has been completed in full compliance with all applicable codes, regulations and laws and with all Building services available to the Premises; and (ii) RCL gives Children's Museum no less than thirty (30) days' prior written notice of the anticipated RCL Delivery Date. River Vision Partnership shall commit to the delivery of the Premises

In the event RCL does not deliver the Premises to Children's Museum by the intended RCL Delivery Date, subject to force Majure, RCL shall incur a penalty of $200.00 per business day, for each day beyond the RCL Delivery Date the Children's Museum is delayed in its occupancy. *(Force Majeure. Notwithstanding anything to the contrary in this agreement, neither party shall be deemed in default with respect to the performance of any of the terms, covenants, and conditions of this agreement, if any failure to perform the same shall be due to causes beyond its reasonable control, and without its fault and negligence, including, but not restricted to, acts of God, war, terrorism, governmental regulation or control, floods, fire or other casualties, strikes, lockouts or other labor difficulties, shortage of labor or materials, or acts or failures to act of any third parties ("Force Majeure"); and in such event, RCL's performance shall be waived and excused during the continuance of such delay and for such additional period thereafter as is reasonably necessary to complete performance.)*

C. PURCHASE PRICE

C-1. Purchase Price:

Advance Payment	$ 500,000.00*
Closing Date Payment	$1,150,000.00**
JFC Payment at Closing Date	$ 350,000.00***

*Children's Museum shall pay to RCL, upon completion of the base structure and commencement of storefront installation for the Premises, a payment of $500,000.00 (the "Advance Payment") shall be due to RCL.

**The Closing Date Payment of $1,150,000 will be made to RCL on the "Closing Date" as defined in section B-1.

***It is agreed that a Joint Fund Raising Campaign ("JFC") shall be completed by Children's Museum, City of Green Bay and River Vision Partnership, LLC. The intent of the parties is to raise an additional $350,000 to be paid as part of the Purchase Price ("Purchase Price Funds") and help the Children's Museum meet its capital campaign. The Children's Museum desires to raise additional funds of $2,200,000 ("Museums Funds"). The Children's Museum fund raising to date is $1,300,000.00 herein referred to as the Base Funds ("Base Funds"). JFC Funds shall be funds raised by the parties above the Base Funds. The first $1,000,000.00 of JFC Funds shall be allocated to the Children's Museum. The next JFC monies raised, JFC Funds from $1,000,000 to $1,700,000, shall be allocated as follows, $.50 of each dollar shall be allocated to the Museum Funds and $.50 shall be allocated to the Purchase Price Funds. Allocation to the Purchase Price Funds shall cease upon payment of the Purchase Price Funds to River Vision. The JFC will continue its efforts to raise funds until the campaign total is reached. If the JFC fails or is unable to raise the total Purchase Price Funds or any part thereof, then the City/RCL will be responsible for any of the balance owed for the Purchase Price Funds.

C-2. Operating Expenses, Common Area Expenses and Property Taxes (Collectively, "Operating Costs"):

Commencing on the Closing Date, Children's Museum shall pay its proportionate share of Common Area expenses for the

Building (Exh. "C". Property taxes, in the form of a payment in lieu of taxes ("PILOT") shall be negotiated with the City of Green Bay. Payment of the PILOT shall be the sole responsibility of the Children's Museum. RCL shall not be involved in the foregoing. RVP shall guarantee to the Children's Museum that the aforementioned Common Area expenses shall not exceed $2.15 per square foot, per annum through calendar year 2012.

Children's Museum may audit the Building's Common Area Costs at any time within 90 days after receiving an annual statement regarding the same, using Children's Museum's own employees, or any reputable firm which regularly provides such services.

As an owner, the Children's Museum shall be a voting member of the Master Condominium Association for the center and Building, thus shall have a direct vote in the monies expended toward the common area.

D. CONSTRUCTION

D-1. Building Construction: RCL's Work for the Building shall be generally defined as a framed shell with base level utilities (water line, gas service, electrical service) stubbed at the Premises. No interior components or finish is included in the RCL Work. A more detail and specific Work letter shall be negotiated and attached to the purchase contract.

D-2. Improvements: Children's Museum shall have the right to use contractors, sub-contractors, architects and engineers of Children's Museum's choice for the construction of any and all Improvements and alterations.

E. SERVICES

E-1. Parking:

RCL, via the Center's condominium association, shall provide Children's Museum, upon the Closing Date and completion of parking construction, up to 16 parking spaces for its exclusive use during the Museum's hours of operation. 30 additional shared parking spaces will be available for the Building's tenants use from time to time within the Building's parking facility.

E-2. Heating, Ventilating and Air Conditioning:

RCL shall furnish commercial grade equipment, sized to the code standard for the premises, Heating, Ventilating and Air-Conditioning ("HVAC"), stubbed in the premises, any and all utility costs shall be paid by Children's Museum. The equipment shall be located within the Building. The estimated location shall be in a non-parking space area on the deck above the Premises.

E-3. Building Security:

Children's Museum, at the Children's Museum's expense, to be permitted to install its own security system (which may be a card-key security system) in the Premises.

E-4. Cleaning:

Children's Museum shall be responsible for the any and all costs of cleaning and maintaining its Premises.

E-5. Access:

Children's Museum shall have access to the Building, Premises and parking areas seven (7) days per week, twenty-four (24) hours per day.

E-6. Utilities:

Children's Museum shall pay all charges for providing electricity, gas and water in the Premises per its separate meter. If a charge shall be made from time to time by the public authority having jurisdiction for the use of the sanitary sewer system, Children's Museum shall pay the share thereof properly

apportionable to the Premises on a square footage basis. Should RCL or an affiliate of RCL elect to supply the water, gas, heat, electricity, or any other utility, used or consumed in the Premises, Children's Museum agrees to purchase and pay for the same at the applicable rates normally charged by the utility company. Metering is the responsibility of the entity requesting the service.

F. REQUIRED ADDITIONAL PROVISIONS

F-1. Identity/Signage: Children's Museum shall be entitled to, at its cost, to install Building identity signage, which may include Children's Museum's logo and name, prominently displayed on its sign which the Children's Museum may erect in front of the Project, immediately adjacent to its Premises. The exact location, size, materials, coloring, lettering and lighting of all the foregoing to be constructed with RCL's prior written approval, which shall not be unreasonably withheld, conditioned or delayed

F-2. Brokerage Commission: No brokerage commission shall be due relative to this transaction.

F-3. Permitted Use: Children's Museum shall be permitted to use the Premises for its museum and general office use and any other legally permitted uses compatible with a quality office building.

F-4. Reasonableness: The agreement shall provide that except as otherwise expressly provided in the agreement, if the consent, authorization or approval of either party is required for the other party to take any action under the agreement (a "Required Consent"), such approval, consent or authorization shall be in writing and will not be unreasonably withheld, conditioned or delayed. If a party requests

the other party's Required Consent, and the other party fails to respond in writing within the time period provided or, if no specific time period is provided, within ten (10) business days, then the other party's Required Consent would be deemed to be given.

F-5. RCL Design Fees: RCL shall provide the Children's Museum with a $50,000.00 design fee service donation or general donation as consideration for purchasing the Premises.

G. **COVENANTS**

G-1. Building Management: RCL to cause the Building to be leased, operated, managed and maintained in accordance with institutional quality office building management standards.

G-2. Hazardous Materials: RCL will not use or permit the use of any portion of the Building, common area facilities, parking facilities or the land beneath any of them in violation of any environmental laws or regulations, and will indemnify Children's Museum against any claims or actions arising from any violations.

H. Miscellaneous: Terms, conditions, covenants and definitions requested by Children's Museum or from RCL in the RFP, but not addressed in this Proposal, have not been rejected or accepted and shall be addressed in subsequent negotiations between RCL and Children's Museum.

* * * *

The terms and conditions set forth above shall not be binding upon either party until such time as a definitive, written Contract to Purchase, and any other appropriate documents, have been approved by the Children's Museum Board of Directors and RCL and have been executed and delivered by authorized representatives of both RCL and Children's Museum. It is further understood that the parties must complete a formal contract to purchase by May 7th 2007.

Sincerely,

Accepted and Approved

By

Children's Museum of Green Bay, Inc.

Its vice president

Steven P. Looft,

As agent for

River Vision Partnership, LLC

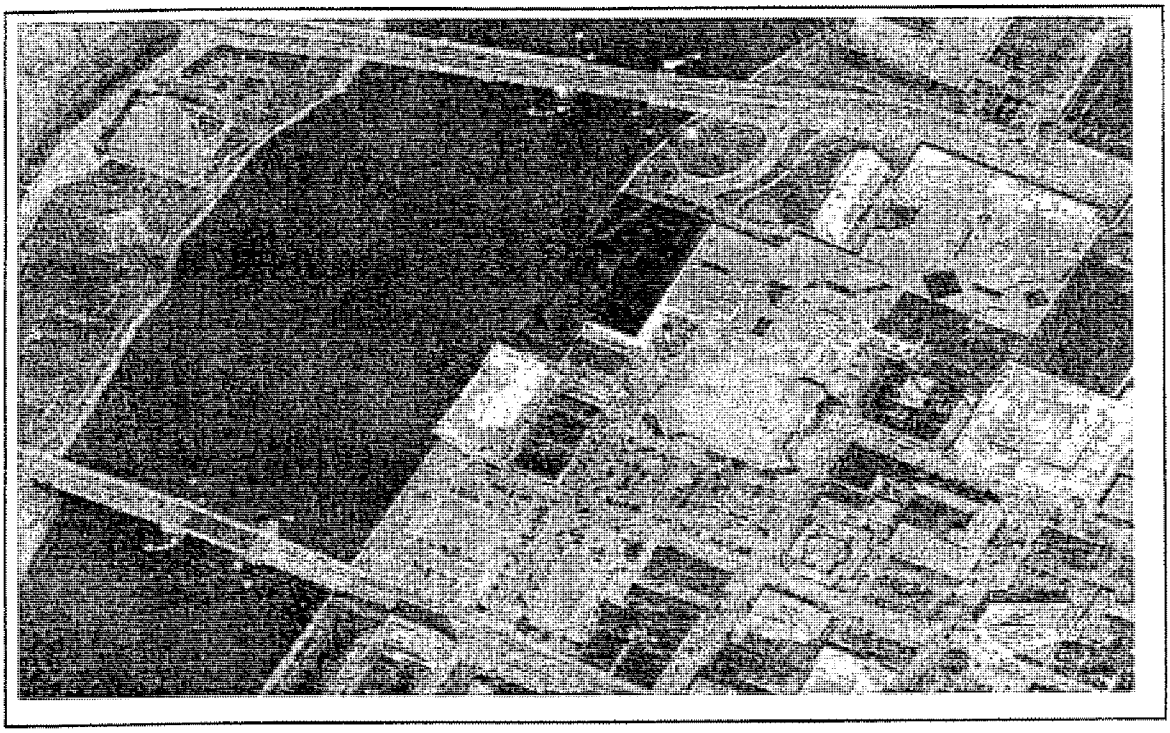


Exhibit A

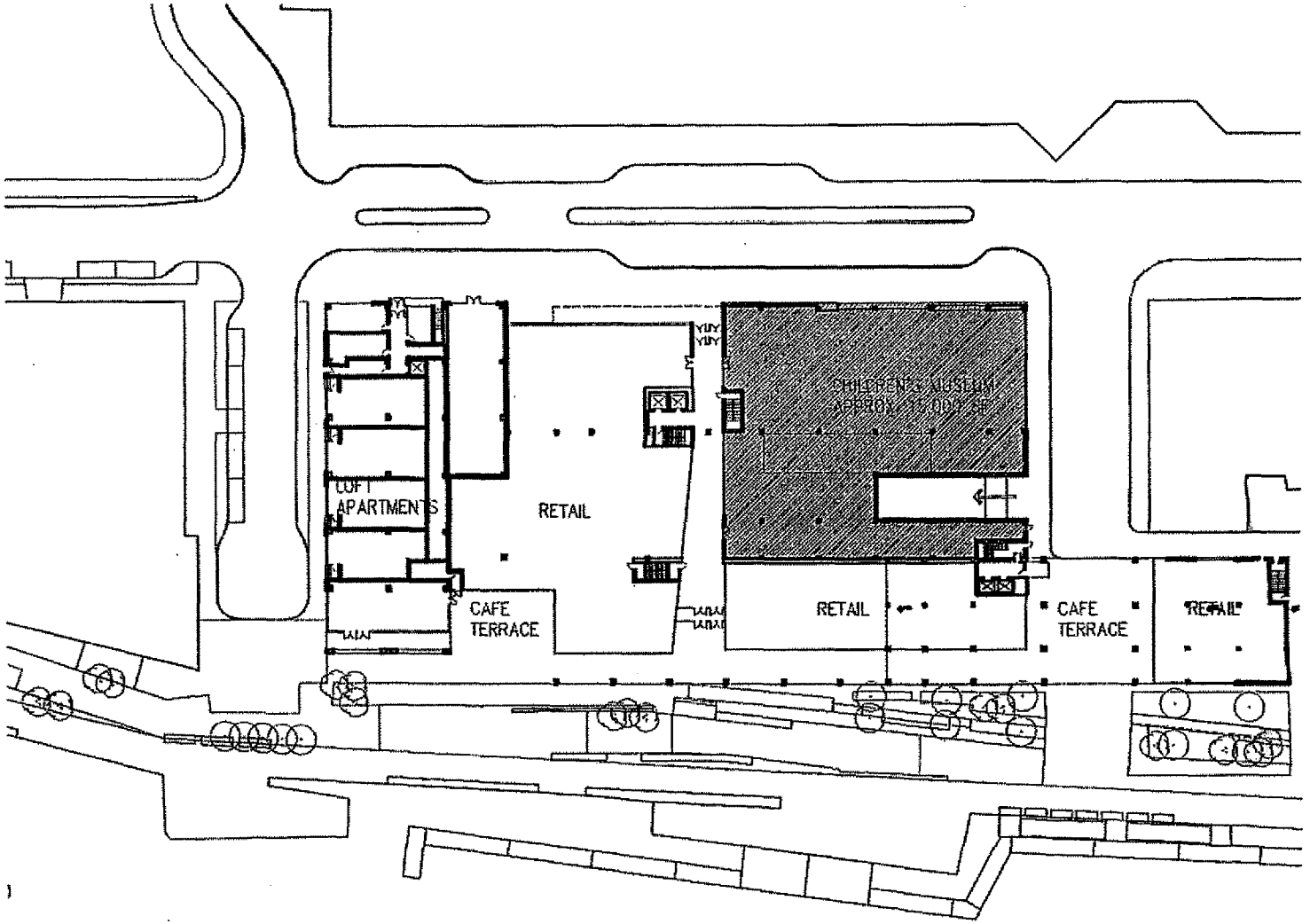

LOFT
APARTMENTS
RETAIL
CAFE
TERRACE
RETAIL
CAFE
TERRACE
RETAIL

EXHIBIT B

EXHIBIT F

Personal Guarantees

PERSONAL GUARANTEE OF SPECIFIC TRANSACTION
Timothy Dixon

1. **GUARANTEE.** For value received, and to induce the City of Green Bay and the Redevelopment Authority of the City of Green Bay ("Lender") to extend credit to River Vision Partnership, LLC, hereinafter "Debtor," guarantee payment or promise to pay or to cause to be paid to Lender, when due or to the extent not prohibited by law at the time Debtor becomes a subject of bankruptcy or other insolvency proceedings, pursuant to the Development Agreement dated May 11, 2007 Tax Increment Financing extended to Debtor as Developer subject to the Development Agreement, including interest charges and fees provided for in the Development Agreement and any other agreement related to this loan and also including the amount of any payments to Lender or other on behalf of the Debtor which are recovered by Lender by a trustee, receiver, creditor, or other party pursuant to applicable state law (the obligations) and to the extent not prohibited by law, this guarantee or any collateral securing an obligation. Debtor, together with the undersigned, John Vetter and Kelly Denk shall be jointly and severally liable for the full amount of the debt, subject to additional guarantees as set forth in the Development Agreement, although not more than the debt, plus accrued interest may be collected. To the extent not prohibited by law, this guarantee is valid and enforceable against the undersigned, even though any obligation is invalid and unenforceable against the Debtor.

2. **REPRESENTATIONS.** The undersigned acknowledges and agrees that Lender has not made any representations or warranties with respect to, does not assume any responsibility to the undersigned for, and had no duty to provide information to the undersigned regarding the collectability or enforceability of any of the obligations or the financial condition of any debtor. The undersigned has independently determined the collectability and enforceability of the obligations and, until the obligations are paid in full, will independently and without reliance on Lender, continue to make such determinations.

3. **PERSONS BOUND.** This guarantee benefits the Lender, its successors and assigns, and binds the undersigned, his respective heirs, personal representatives, and assignees.

Dated at Green Bay, Wisconsin, this 11th day of May, 2007.

Timothy Dixon

Timothy Dixon, subscribed and sworn to before me this 11th day of May, 2007.

Allison C. Swanson
Notary Public, Brown County, WI
My commission is permanent

PERSONAL GUARANTEE OF SPECIFIC TRANSACTION
John Vetter

1. **GUARANTEE.** For value received, and to induce the City of Green Bay and the Redevelopment Authority of the City of Green Bay ("Lender") to extend credit to River Vision Partnership, LLC, hereinafter "Debtor," guarantee payment or promise to pay or to cause to be paid to Lender, when due or to the extent not prohibited by law at the time Debtor becomes a subject of bankruptcy or other insolvency proceedings, pursuant to the Development Agreement dated May 11, 2007 Tax Increment Financing extended to Debtor as Developer subject to the Development Agreement, including interest charges and fees provided for in the Development Agreement and any other agreement related to this loan and also including the amount of any payments to Lender or other on behalf of the Debtor which are recovered by Lender by a trustee, receiver, creditor, or other party pursuant to applicable state law (the obligations) and to the extent not prohibited by law, this guarantee or any collateral securing an obligation. Debtor, together with the undersigned, Timothy Dixon and Kelly Denk shall be jointly and severally liable for the full amount of the debt, subject to additional guarantees as set forth in the Development Agreement, although not more than the debt, plus accrued interest may be collected. To the extent not prohibited by law, this guarantee is valid and enforceable against the undersigned, even though any obligation is invalid and unenforceable against the Debtor.

2. **REPRESENTATIONS.** The undersigned acknowledges and agrees that Lender has not made any representations or warranties with respect to, does not assume any responsibility to the undersigned for, and had no duty to provide information to the undersigned regarding the collectability or enforceability of any of the obligations or the financial condition of any debtor. The undersigned has independently determined the collectability and enforceability of the obligations and, until the obligations are paid in full, will independently and without reliance on Lender, continue to make such determinations.

3. **PERSONS BOUND.** This guarantee benefits the Lender, its successors and assigns, and binds the undersigned, his respective heirs, personal representatives, and assignees.

Dated at Green Bay, Wisconsin, this 11th day of May, 2007.

John Vetter

John Vetter, subscribed and sworn to before me this 11th day of May, 2007.

Allison C. Swanson
Notary Public, Brown County, WI
My commission is permanent

PERSONAL GUARANTEE OF SPECIFIC TRANSACTION
Helen H. Bradbury

1. **GUARANTEE.** For value received, and to induce the City of Green Bay and the Redevelopment Authority of the City of Green Bay ("Lender") to extend credit to Stone House Milwaukee, Inc., hereinafter "Debtor," the undersigned guarantee payment or promise to pay or to cause to be paid to Lender, when due or to the extent not prohibited by law at the time Debtor becomes a subject of bankruptcy or other insolvency proceedings, pursuant to the Development Agreement dated May 11, 2007, the amount of any RCL Increment Shortfall in connection with the Tax Increment Financing extended to Debtor subject to the Development Agreement, including interest charges and fees provided for in the Development Agreement. River Center Lofts, LLC, Richard B. Arnesen, Timothy Dixon, John Vetter, and Kelly Denk and the undersigned shall be jointly and severally liable for the full amount of the RCL Increment Shortfall, although not more than the Tax Increment Shortfall, plus accrued interest may be collected. To the extent not prohibited by law, this guarantee is valid and enforceable against the undersigned, even though any obligation is invalid and unenforceable against the Debtor.

2. **REPRESENTATIONS.** The undersigned acknowledges and agrees that Lender has not made any representations or warranties with respect to, does not assume any responsibility to the undersigned for, and had no duty to provide information to the undersigned regarding the collectability or enforceability of any of the obligations or the financial condition of any debtor. The undersigned has independently determined the collectability and enforceability of the obligations and, until the obligations are paid in full, will independently and without reliance on Lender, continue to make such determinations.

3. **PERSONS BOUND.** This guarantee benefits the Lender, its successors and assigns, and binds the undersigned, his respective heirs, personal representatives, and assignees.

Dated at Green Bay, Wisconsin, this 11th day of May, 2007.

Helen H. Bradbury

Helen H. Bradbury, subscribed and sworn to before me this 11th day of May, 2007.

Notary Public, DANE County, WI
My commission expires: 4/5/09

DAVID R. MICHLIG NOTARY PUBLIC STATE OF WISCONSIN

PERSONAL GUARANTEE OF SPECIFIC TRANSACTION
Richard B. Arnesen

1. **GUARANTEE.** For value received, and to induce the City of Green Bay and the Redevelopment Authority of the City of Green Bay ("Lender") to extend credit to Stone House Milwaukee, Inc., hereinafter "Debtor," the undersigned guarantee payment or promise to pay or to cause to be paid to Lender, when due or to the extent not prohibited by law at the time Debtor becomes a subject of bankruptcy or other insolvency proceedings, pursuant to the Development Agreement dated May 11, 2007, the amount of any RCL Increment Shortfall in connection with the Tax Increment Financing extended to Debtor subject to the Development Agreement, including interest charges and fees provided for in the Development Agreement. River Center Lofts, LLC, Helen H. Bradbury, Timothy Dixon, John Vetter, and Kelly Denk and the undersigned shall be jointly and severally liable for the full amount of the RCL Increment Shortfall, although not more than the Tax Increment Shortfall, plus accrued interest may be collected. To the extent not prohibited by law, this guarantee is valid and enforceable against the undersigned, even though any obligation is invalid and unenforceable against the Debtor.

2. **REPRESENTATIONS.** The undersigned acknowledges and agrees that Lender has not made any representations or warranties with respect to, does not assume any responsibility to the undersigned for, and had no duty to provide information to the undersigned regarding the collectability or enforceability of any of the obligations or the financial condition of any debtor. The undersigned has independently determined the collectability and enforceability of the obligations and, until the obligations are paid in full, will independently and without reliance on Lender, continue to make such determinations.

3. **PERSONS BOUND.** This guarantee benefits the Lender, its successors and assigns, and binds the undersigned, his respective heirs, personal representatives, and assignees.

Dated at Green Bay, Wisconsin, this 11th day of May, 2007.

Richard B. Arnesen

Richard B. Arnesen, subscribed and sworn to before me this 11th day of May, 2007.

Notary Public, DANE County, WI
My commission expires: 4/5/09

DAVID R. MICHLIG
NOTARY
PUBLIC
STATE OF WISCONSIN

PERSONAL GUARANTEE OF SPECIFIC TRANSACTION
Kelly Denk

1. **GUARANTEE.** For value received, and to induce the City of Green Bay and the Redevelopment Authority of the City of Green Bay ("Lender") to extend credit to River Vision Partnership, LLC, hereinafter "Debtor," guarantee payment or promise to pay or to cause to be paid to Lender, when due or to the extent not prohibited by law at the time Debtor becomes a subject of bankruptcy or other insolvency proceedings, pursuant to the Development Agreement dated May 11, 2007 Tax Increment Financing extended to Debtor as Developer subject to the Development Agreement, including interest charges and fees provided for in the Development Agreement and any other agreement related to this loan and also including the amount of any payments to Lender or other on behalf of the Debtor which are recovered by Lender by a trustee, receiver, creditor, or other party pursuant to applicable state law (the obligations) and to the extent not prohibited by law, this guarantee or any collateral securing an obligation. Debtor, together with the undersigned, John Vetter and Timothy Dixon shall be jointly and severally liable for the full amount of the debt, subject to additional guarantees as set forth in the Development Agreement, although not more than the debt, plus accrued interest may be collected. To the extent not prohibited by law, this guarantee is valid and enforceable against the undersigned, even though any obligation is invalid and unenforceable against the Debtor.

2. **REPRESENTATIONS.** The undersigned acknowledges and agrees that Lender has not made any representations or warranties with respect to, does not assume any responsibility to the undersigned for, and had no duty to provide information to the undersigned regarding the collectability or enforceability of any of the obligations or the financial condition of any debtor. The undersigned has independently determined the collectability and enforceability of the obligations and, until the obligations are paid in full, will independently and without reliance on Lender, continue to make such determinations.

3. **PERSONS BOUND.** This guarantee benefits the Lender, its successors and assigns, and binds the undersigned, his respective heirs, personal representatives, and assignees.

Dated at Green Bay, Wisconsin, this 11th day of May, 2007.

Kelly Denk

Kelly Denk, subscribed and sworn to before me this 11th day of May, 2007.

Allison C. Swanson
Notary Public, Brown County, WI
My commission is permanent

EXHIBIT G
Phase I River Center Project - Cash Flow Proforma

City of Green Bay
Tax Increment District No. 13
River Center (Younkers) Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	2.00%
2006 est. gross tax rate (per $1000 equal. value)	$21.560
Annual Gross Tax Rate Change	-2.00%
Investment rate for Investment Proceeds	4.00%

Example New Issue – Taxable	
$1,400,000	
State Trust Fund Loan	
Dated October 1, 2007	
Amount for Projects	$1,400,000
Cap. Int. thru 10/1/10	$0
Cost of Issuance (est.)	$0
Rounding	$0

Example New Issue – Taxable	
$1,200,000	
State Trust Fund Loan	
Dated April 1, 2008	
Amount for Projects	$1,200,000
Cap. Int. thru 4/1/11	$0
Cost of Issuance (est.)	$0
Rounding	$0

Example New Issue – Tax Exempt	
$1,640,000	
G.O. Bonds	
Dated April 1, 2008	
Amount for Projects	$1,300,000
Cap Int thru 10/1/09 on Bonds	$129,150
Cap Int on STFL 2009 int pymts	$174,945
Cost of Issuance (est.)	$32,800
Rounding	$3,105

Total Amount for Projects
$3,900,000

Backgrounding Data					
(a)	(b)	(c)	(d)	(e)	(f)
Val. Date	TIF District Valuation (January 1)	Inflation Increment	Construction Increment (1)	TIF Increment Over Base	Tax Rate
Base Value 2006 $0					
2007	$0	$0	$5,000,000	$5,000,000	$21.13
2008	$5,000,000	$100,000	$18,000,000	$23,100,000	$20.71
2009	$23,100,000	$462,000		$23,562,000	$20.29
2010	$23,562,000	$471,240		$24,033,240	$19.89
2011	$24,033,240	$480,665		$24,513,905	$19.49
2012	$24,513,905	$490,278		$25,004,183	$19.10
2013	$25,004,183	$500,084		$25,504,267	$18.72
2014	$25,504,267	$510,085		$26,014,352	$18.34
2015	$26,014,352	$520,287		$26,534,639	$17.98
2016	$26,534,639	$530,693		$27,065,332	$17.62
2017	$27,065,332	$541,307		$27,806,638	$17.26
2018	$27,606,638	$552,133		$28,158,771	$16.92
2019	$28,158,771	$563,175		$28,721,947	$16.58
2020	$28,721,947	$574,439		$29,296,385	$16.25
2021	$29,296,385	$585,928		$29,882,313	$15.92
2022	$29,882,313	$597,646		$30,479,959	$15.61
2023	$30,479,959	$609,599		$31,089,559	$15.29
2024	$31,089,559	$621,791		$31,711,350	$14.99
2025	$31,711,350	$634,227		$32,345,577	$14.69
2026	$32,345,577	$646,912		$32,992,488	$14.39
2027	$32,992,488	$659,850		$33,652,338	$14.11
2028	$34,325,385	$673,047		$34,325,385	$13.82
2028	$34,325,385	$686,508		$35,011,893	$13.55
2030	$35,011,893	$700,238		$35,712,130	$13.28
2031	$35,712,130	$714,243		$36,426,373	$13.01
2032	$36,426,373	$728,527		$37,154,900	$12.75
		$14,154,800	$23,000,000		

Revenues			
(g)	(h)	(i)	
Tax Revenue	Investment Proceeds	Total Revenues	
$0	$0	$0	
$0	$0	$0	
$103,531	$12,184	$115,695	
$468,747	$0	$468,747	
$468,560	$1,457	$470,017	
$468,373	$3,017	$471,390	
$468,185	$2,880	$471,065	
$467,996	$2,823	$470,821	
$467,811	$2,657	$470,467	
$467,624	$2,581	$470,205	
$467,437	$2,405	$469,842	
$467,250	$2,331	$469,580	
$467,063	$2,186	$469,228	
$466,876	$2,113	$468,989	
$466,689	$1,983	$468,672	
$466,502	$1,781	$468,283	
$466,316	$1,710	$468,026	
$465,129	$1,582	$467,711	
$465,943	$1,404	$467,348	
$465,756	$1,379	$467,135	
$465,570	$1,129	$466,700	
$465,384	$1,109	$466,493	
$465,198	$1,059	$466,257	
$465,012	$19,710	$484,721	
$464,826	$39,099	$503,924	
$464,640	$59,256	$523,895	
$10,837,419	$167,793	$11,005,212	

STFL	Expenditures											
(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	(s)	(t)	(u)	
Existing Debt Service	Principal (3/15)	Interest (3/15) avg = 5.50%	Debt Service	Principal (3/15)	Interest (3/15) avg = 5.50%	Debt Service	Principal (4/1)	Interest (4/1 & 10/1) avg = 5.25%	Debt Service	Net New Debt Service	Combined Debt Service (2)	
$116,988		$112,019	$112,019		$62,926	$62,926		$129,150	$129,150	$304,095	$421,083	
$116,988	$47,521	$77,000	$124,521	$37,409	$66,000	$103,409		$86,100	$86,100	$314,030	$431,018	
$116,988	$50,135	$74,386	$124,521	$39,467	$63,942	$103,409		$86,100	$86,100	$314,030	$431,018	
$116,988	$52,696	$71,825	$124,521	$41,468	$61,941	$103,409	$45,000	$84,919	$129,919	$357,849	$474,837	
$116,988	$55,790	$68,731	$124,521	$43,918	$59,491	$103,409	$45,000	$82,556	$127,556	$355,486	$472,475	
$116,988	$58,659	$65,662	$124,521	$46,333	$57,076	$103,409	$50,000	$80,063	$130,063	$357,993	$474,981	
$116,988	$62,098	$62,425	$124,521	$48,862	$54,527	$103,409	$50,000	$77,438	$127,438	$355,368	$472,356	
$116,988	$65,350	$59,171	$124,521	$51,428	$51,981	$103,409	$55,000	$74,681	$129,681	$357,611	$474,600	
$116,988	$69,106	$55,415	$124,521	$54,399	$49,010	$103,409	$55,000	$71,794	$126,794	$354,724	$471,712	
$116,988	$72,907	$51,615	$124,521	$57,391	$46,018	$103,409	$60,000	$68,775	$128,775	$356,705	$473,693	
$116,988	$76,916	$47,605	$124,521	$60,547	$42,862	$103,409	$60,000	$65,625	$125,625	$353,555	$470,543	
$116,988	$81,028	$43,493	$124,521	$63,789	$39,640	$103,409	$65,000	$62,344	$127,344	$355,274	$472,262	
$116,988	$85,603	$38,918	$124,521	$67,385	$36,024	$103,409	$70,000	$58,800	$128,800	$356,730	$473,718	
$116,988	$90,311	$34,210	$124,521	$71,091	$32,318	$103,409	$70,000	$55,125	$125,125	$353,055	$470,043	
$116,988	$95,279	$29,242	$124,521	$75,001	$28,408	$103,409	$75,000	$51,319	$126,319	$354,249	$471,237	
$116,988	$100,453	$24,068	$124,521	$79,059	$24,350	$103,409	$80,000	$47,250	$127,250	$355,180	$472,168	
$116,988	$106,044	$18,477	$124,521	$83,474	$19,935	$103,409	$80,000	$43,050	$123,050	$350,980	$467,968	
	$111,876	$12,645	$124,521	$88,065	$15,344	$103,409	$210,000	$35,438	$245,438	$473,368	$473,368	
	$118,029	$5,492	$124,521	$92,906	$10,500	$103,409	$215,000	$24,281	$239,281	$467,211	$467,211	
				$98,001	$5,405	$103,409	$555,000	$5,318	$560,318	$467,728	$467,728	
$1,988,800	$1,400,000	$953,399	$2,353,399	$1,200,000	$827,699	$2,027,699	$1,640,000	$1,294,125	$2,934,125	$7,315,223	$8,304,023	

TID Status			
(v)	(w)	(x)	
Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery	
Includes Capitalized Interest			
$0	$0		
$304,095	$304,095		
($305,389)	($1,293)		
$37,729	$36,436		
$38,999	$75,435		
($3,447)	$71,988		
($1,410)	$70,578		
($4,160)	$66,418		
($1,888)	$64,529		
($4,395)	$60,134		
($1,870)	$58,264		
($4,113)	$54,151		
($1,315)	$52,836		
($3,273)	$49,563		
($5,047)	$44,516		
($1,760)	$42,756		
($3,211)	$39,545		
($4,457)	$35,088		
($622)	$34,466		
($6,233)	$28,233		
($512)	$27,721		
($1,235)	$26,486	Expenditures Recovered	
$466,257	$492,743	Expenditures Recovered	
$484,721	$977,465	Expenditures Recovered	
$503,924	$1,481,389	Expenditures Recovered	
$523,895	$2,005,285	Expenditures Recovered	

2005 TID Inception

2027 Final Year to incur TIF related costs.

2032 Maximum legal life of TID (27 Years) before extensions

(1) Increment obtained from City.

(2) 2006 STFL payment will be made by General Fund or other source.

Exhibit H – WHEDA Rental Project Proforma

Increment of $1.5M in 2007 & $1.5M in 2008
STFL Borrowing of $750,000

City of Green Bay
Example Tax Incremental District #13 (JC Penney Project)
Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	2.00%
2006 Est. Equalized tax rate (per $1000 equal. value)	$21.560
Annual tax rate change	-2.00%

PRELIMINARY
$750,000
State Trust Fund Loan
Dated April 1, 2008

Estimated Uses of Funds:

Dep. to Project Fund	$750,000
Estimated COI	$0
Rounding Amount	$0

Background Data						Revenues			Expenditures			TID Status		
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)
Val. Date	TIF District Valuation (January 1)	Inflation	Construction Increment (per City)	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds 4.00%	Total Revenues	Principal (3/15)	Interest (3/15) Est Avg = 5.50%	Debt Service	Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery
2007	$0	$0	$1,500,000	**$1,500,000**	$21.13	$0	$0	$0				$0	$0	
2008	$1,500,000	$30,000	$1,500,000	$3,030,000	**$20.71**	$0	$0	$0				$0	$0	
2009	$3,030,000	$60,600		$3,090,600	$20.29	**$31,059**	$0	$31,059	$23,295	$39,329	$62,623	($31,564)	($31,564)	
2010	$3,090,600	$61,812		$3,152,412	$19.89	$61,485	$0	$61,485	$22,655	$39,969	$62,623	($1,138)	($32,702)	
2011	$3,152,412	$63,048		$3,215,460	$19.49	$61,460	$0	$61,460	$23,901	$38,723	$62,623	($1,163)	($33,865)	
2012	$3,215,460	$64,309		$3,279,769	$19.10	$61,436	$0	$61,436	$25,113	$37,511	$62,623	($1,187)	($35,052)	
2013	$3,279,769	$65,595		$3,345,365	$18.72	$61,411	$0	$61,411	$26,596	$36,027	$62,623	($1,212)	($36,264)	
2014	$3,345,365	$66,907		$3,412,272	$18.34	$61,387	$0	$61,387	$28,059	$34,564	$62,623	($1,237)	($37,501)	
2015	$3,412,272	$68,245		$3,480,518	$17.98	$61,362	$0	$61,362	$29,602	$33,021	$62,623	($1,261)	($38,762)	
2016	$3,480,518	$69,610		$3,550,128	$17.62	$61,338	$0	$61,338	$31,144	$31,479	$62,623	($1,286)	($40,048)	
2017	$3,550,128	$71,003		$3,621,130	$17.26	$61,313	$0	$61,313	$32,943	$29,680	$62,623	($1,310)	($41,358)	
2018	$3,621,130	$72,423		$3,693,553	$16.92	$61,289	$0	$61,289	$34,755	$27,868	$62,623	($1,335)	($42,693)	
2019	$3,693,553	$73,871		$3,767,424	$16.58	$61,264	$0	$61,264	$36,667	$25,957	$62,623	($1,359)	($44,052)	
2020	$3,767,424	$75,348		$3,842,773	$16.25	$61,240	$0	$61,240	$38,618	$24,005	$62,623	($1,384)	($45,436)	
2021	$3,842,773	$76,855		$3,919,628	$15.92	$61,215	$0	$61,215	$40,807	$21,816	$62,623	($1,408)	($46,844)	
2022	$3,919,628	$78,393		$3,998,021	$15.61	$61,191	$0	$61,191	$43,052	$19,572	$62,623	($1,433)	($48,277)	
2023	$3,998,021	$79,960		$4,077,981	$15.29	$61,166	$0	$61,166	$45,420	$17,204	$62,623	($1,457)	($49,734)	
2024	$4,077,981	$81,560		$4,159,541	$14.99	$61,142	$0	$61,142	$47,877	$14,746	$62,623	($1,482)	($51,215)	
2025	$4,159,541	$83,191		$4,242,732	$14.69	$61,117	$0	$61,117	$50,551	$12,072	$62,623	($1,506)	($52,722)	
2026	$4,242,732	$84,855		$4,327,586	$14.39	$61,093	$0	$61,093	$53,331	$9,292	$62,623	($1,531)	($54,252)	
2027	$4,327,586	$86,552		$4,414,138	$14.11	$61,068	$0	$61,068	$56,265	$6,359	$62,623	($1,555)	($55,807)	
2028	$4,414,138	$88,283		$4,502,421	$13.82	$61,044	$0	$61,044	$59,350	$3,273	$62,623	($1,579)	($57,387)	
2029	$4,502,421	$90,048		$4,592,469	$13.55	$61,019	$0	$61,019				$61,019	$3,633	Expenditures Recovered
2030	$4,592,469	$91,849		$4,684,318	$13.28	$60,995	$145	$61,140				$61,140	$64,773	Expenditures Recovered
2031	$4,684,318	$93,686		$4,778,005	$13.01	$60,971	$2,591	$63,562				$63,562	$128,335	Expenditures Recovered
2032	$4,778,005	$95,560		$4,873,565	$12.75	$60,946	$5,133	$66,080				$66,080	$194,415	Expenditures Recovered
			$3,000,000			$1,439,011	$7,870	$1,446,880	$750,000	$502,466	$1,252,466			

2005 TID Inception
2027 Final year to incur costs
2032 Maximum unextended life of TID (27 Years)

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
May 21, 2024	Jon LeRoy, Zoning Administrator

AGENDA ITEM # L.1

To approve a Planned Unit Development (PUD) at 221 Cherry Street (12-112) to allow the development of a 8-story building of 268 apartment homes and approximately 4900 square feet of retail space on the street level, subject to compliance with all other regulations of the Green Bay Municipal Code. (ZP 23-52 Public hearing held May 13, 2024).

BACKGROUND

Reason for Request: To allow the development of an eight-story, mixed use development with 268 market rate residential units, commercial space, and structured parking with a Planned Unit Development (PUD) Overlay within the Downtown 2 (D) District at 221 Cherry Street.

Surrounding Zoning and Land Uses:
Subject Property: Downtown (D2) | Surface Parking (Public)
North: Downtown (D2) | Baylake City Center Condominium: Office, Residential (Planned), Religous Institution
South: Downtown (D2) | Cherry Street Parking Ramp (Public), Office
East: Downtown (D2) | Banking, Restaurants
West: Downtown (D1) | Retail, Restaurants, Tavern/Bars

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Public uses.
Consistency Analysis: Per code, the use of a PUD is a means to enable the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural, and economic considerations. It also provides the City Council with the ability to establish any reasonable conditions of approval determined to be necessary to mitigate potential adverse impacts. A PUD overlay does not require the comprehensive plan future land use designation to change. Authenticity Plan calls for this parcel to have a new multi-story mixed-use development.

Report: The subject property is located at 221 Cherry Street. The 1.54 acre parcel is currently used as a surface public parking lot. The property owner, the Redevelopment Authority of the City of Green Bay, requested proposal for development in 2023. New Land Enterprises is the applicant chosen to move forward upon the request. New Land Enterprises has met and worked with the RDA to create approved planning options. New Land is taking the next step in the development process by requesting a Planned Unit Development Overlay for the property.

New Land Enterprises is seeking to create an eight-story building on the site. The building is slated to include 268 market rate apartments and townhomes, approximately 4900 square feet of retail space, and 294 private parking stalls located inside of the building.

Development at the street level includes commercial buildout space at the corner of N Washington and Adams with additional spaces for common entry and accessory space for tenants, individual townhomes, and entryway to parking and refuse spaces. The first and second floors are built as a platform that includes

amenities such as outdoor patio space with pool, green roof, golf simulator, grilling stations, and televisions with a residential "J-shaped" tower reaching eight floors above. Units facing the interior of the development will have outdoor views thanks to the tower design. Views below will be enhanced from a typical rooftop because of activation proposed for the rooftop above the platform. The proposed development proposes a unique feature for our city, but common in other urban areas.

Parking for the facility is located within the structured platform, inside of the building on the first and second floors. The stalls will be private. The minimum number of stalls is 268 and this proposal includes 294 stalls. The existing surface car parking will be replaced by this development. In addition to street parking, three separate structured parking ramps are located within one block of the development. The 2023 Downtown Parking Study concluded that parking on the east side of downtown is abundant. While the elimination of surface parking will be a change to existing users, parking infrastructure is robust on the east side of downtown. The new development meets code and any additional parking needs for guests or for multi-auto residential users of the development can take advantage of parking structures surrounding the parcel.

City staff is pleased with the design and architecture proposed for the areas facing public right of ways and the interior courtyard. The architecture includes a mixture of brick masonry, stone masonry, cement board, concrete panels, and metals. Varied depth and fenestration will give the building a pronounced presence in downtown. The Authenticity Plan notes *plan goals and direction for downtown character and aesthetics that, much of the historic fabric of downtown has been lost due to projects like the downtown mall. The remaining resources of historic or architectural significance need to be preserved. The downtown could support taller buildings and more density. The building form and character of the downtown should be urban and avoid more suburban characteristics such as large building setbacks and parking lots in the front of the buildings.*

The north wall of the proposed structure is located approximately 5 feet from the northern property line with the Baylake City Center building. In the form of the block bounded by Washington/Pine/Adams/Cherry, this creates a side/rear yard for both this property and the neighboring building to the north. A side or rear yard setback is not required unless deliveries/loading is needed for the property (the loading and deliveries ingress egress occur on Adams and Washington right of way) and if the property is adjacent to a residential property. The property to the north is mixed use. In both cases, building footprints could go to the property line. In this case, an approximate 5 foot gap is proposed. The neighboring building façade is not fully parallel to the property line. This creates depths of space for the Baylake City Center southern building facade to the property line. This distance varies from a minimum of 0 feet to a maximum of approximately 40 feet from the southern wall footprint to the property line. Most typical, a distance of approximately 15 feet exists between the southern wall footprint to the shared property line. This creates area which could be viewed as an 'alley', but rather is space in between buildings. This area is two side yards.

The Baylake City Center is comprised of multiple parcel owners creating a condominium. If both the condominium owners and New Land can come to agreement, the space between could be used as an activated throughway to connect the sides of the buildings between N Washington Street and N Adams Street. To address safety concerns, adequate lighting should be present between the buildings. The scope of lighting is dependent on the use of the space between buildings. If both sides come to an agreement to allow activation of the area, lighting should be created to include fixtures at a pedestrian scale. If both sides do not agree activation should occur, lighting should be balanced to create a lit environment, which does the following:

1. Creates enough light as to discourage people to loiter between buildings.
2. Does not become a distraction to residents located on either the New Land or Baylake properties. Thus, lighting at the property should have a footcandle power of a minimum of 1 and maximum of 3. The lighting used to create this environment should be cut off lighting directly facing down from wall lights located on the northerly building wall of the New Land building. The location of the wall lights

should be installed at a height between 10 to 20 feet above the surface.

The property is zoned Downtown 2 (D). This is the highest intensity site design use within the Zoning Code. The majority of the design of the property meets Downtown code. However, a few aspects of the code do not meet typical standards for downtown use.

1. The design includes townhomes with individual entrances. Townhomes along Cherry Street and an eighth is proposed at the corner of Cherry and Adams. Within mixed use buildings in Downtown zoning, residential use is not permitted on the ground floor in areas of the building facing a public right of way. The majority of the frontage of the site has a combination of commercial spaces, common spaces for tenant usage, or entry way into structured parking. Staff believes that given the scale of the entire development, the presence of well-designed townhomes along Adams Street is reasonable.
2. The size of the parcel is 1.54 acres. The overall development is seeking to create 268 residential units. Downtown code calls for 1,000 square feet of parcel land for each residential unit. This would put a cap of 68 units on the overall parcel. However, this code is crafted in mind to have both sufficient parking stalls and space(s) for outdoor gatherings and socialization. The rooftop open space, pool, and indoor recreational spaces greatly account for these uses. The thoroughly designed development meets the intent of the code for spaces.

The applicant sent a letter to property owners within 400 feet and held a neighborhood meeting on April 19. The meeting was held at the Brown County Central Library and was attended by about 70 people. Alderperson Johnson and Jeff Mirkes of the DGBI attended and spoke at the meeting.

RECOMMENDATION

Approval of the PUD request, subject to the following conditions:

a. Compliance with all other regulations of the Green Bay Municipal Code

FISCAL IMPACT

ATTACHMENTS

1. ZO 24-11
2. 23-52 Submitted Narrative
3. 23-52 Submitted Cover Letter
4. Zp 23-52 Site Survey
5. 23-52 Request for City Action
6. 23-52 Property Map
7. 23-52 Online Submitted Comments Whom Did Not Speak

ZONING ORDINANCE NO.11-24

AN ORDINANCE CREATING A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR PROPERTY LOCATED AT 221 CHERRY STREET
(ZP 23-52)

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

SECTION 1. Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development District on the following described property:

ALL OF LOTS 29, 30, 31, 46, 47 AND 48, PART OF LOTS 32 AND 45, AND THE ADJACENT VACATED ALLEY ACCORDING TO THE RECORDED "PLAT OF NAVARINO", IN THE CITY OF GREEN BAY, EAST SIDE OF THE FOX RIVER, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BROWN COUNTY SURVEYOR'S TRAVERSE POINT #40V21.3; THENCE S71°11'11"E, 513.67 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF WASHINGTON STREET AND THE NORTHERLY RIGHT OF WAY OF CHERRY STREET, ALSO BEING THE SOUTHWEST CORNER OF LOT 29 OF THE RECORDED "PLAT OF NAVARINO", AND THE POINT OF BEGINNING; THENCE N26°25'10"E, 220.35 FEET ALONG SAID EASTERLY RIGHT OF WAY; THENCE S18°34'50"E, 28.38 FEET TO THE NORTH LINE OF LOT 31, SAID PLAT; THENCE S63°34'50"E, 283.58 FEET ALONG SAID NORTH LINE, ITS EASTERLY EXTENSION AND THE NORTH LINE OF LOT 46, SAID PLAT; THENCE N71°25'10"E, 40.21 FEET TO THE WESTERLY RIGHT OF WAY OF ADAMS STREET; THENCE S26°25'10"W, 228.86 FEET ALONG SAID WESTERLY RIGHT OF WAY TO ITS INTERSECTION WITH SAID NORTHERLY RIGHT OF WAY OF CHERRY STREET, ALSO BEING THE SOUTHEAST CORNER OF LOT 48, SAID PLAT, THENCE N63°33'19"W, 332.08 FEET ALONG SAID NORTHERLY RIGHT OF WAY TO THE POINT OF BEGINNING.

PARCEL CONTAINS 67,140 SQUARE FEET / 1.54 ACRES, MORE OR LESS.
PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Tax Parcel: 12-112

SECTION 2. Pursuant to Chapter 44, Article XX, Green Bay Municipal Code, as applicable, the following conditions are imposed:

A. Purpose and Intent. The Planned Unit Development (PUD) Overlay District is being utilized to permit the development of an eight (8) story mixed-use building consisting of 268 market rate apartment units, approximately 4,900 square feet of retail space, and 284 parking stalls.

B. Development Area. The development shall be constructed in a single phase at 221 Cherry Street (Parcel 12-112) bounded by Washington Street to the west, Cherry Street to the south, and Adams Street to the east.

C. Land Use. The underlying zoning district for the parcel is Downtown 2 (D2) District. D2 principal uses allow mixed-use developments such as, but not limited to, multi-family dwellings, townhouses, restaurants not including drive throughs, taverns/bars, and general retail sales.
Permitted accessory uses include, but are not limited to, private swimming pools, indoor exercise facilities, community meeting rooms, and other recreational facilities that are operated for the sole use and convenience of the residents of the principle use and their guests, and parking (structured).
Land use includes the following exception:

1. Townhomes located on the ground level of Adams Street and Cherry Street are permitted. The amount of space used for townhome frontage shall be in accordance with dimensions noted in Exhibit B.

D. Dimensional and Area Requirements: Dimensional and area requirements of the principal structure shall be regulated by the dimensional and area requirements of Downtown (D) District with the following exception:

1. Minimum lot area (sq. ft) per unit is reduced to a minimum of 235 square feet per unit.

E. Access and Circulation. Access and circulation for automobile traffic shall be established in substantial conformity with Exhibit B and regulated by the dimensional and area requirements of Downtown (D) District with the following exception:

1. A curb cut on Washington Street at the right of way along the back of sidewalk projecting to the curb is permitted at a width of 26.3 feet.

F. Architecture.

1. Exterior Materials. Building materials should be durable and appropriate for the district. At least 80% of the exterior building façades facing public rights of way and at least 60% of the walls not facing public rights of way shall consist of one or more of the following materials:

A. Brick or brick veneer.
B. Stone or stone veneer.
C. Glass (curtain/storefront).

D. Windows and doors.
E. Concrete panels and cement board.

2. Secondary Materials. Secondary materials shall not cumulatively exceed 20% of any area facing public rights of way and shall not exceed 40% of walls not facing public rights of way. Secondary materials include, but are not limited to:
   A. Decorative or split-face block.
   B. Architectural/decorative metals.
   C. Wood or wood composite.
   D. Stucco or exterior insulation and finish system (EIFS).

C. Façade Articulation. Buildings shall be designed to provide interest and variety. Flat, unadorned walls shall be avoided. Façade lengths shall not be greater than 40 feet without articulation. Articulation shall be adorned with vertical based elements as determined by Department of Community and Economic Development Staff.
The property owner may engage in a common activation of the ground space between the north wall of building and the southern wall of the neighboring northern property. If parcel owner parties agree to said activation, artistic elements should be adorned at the first and second floor level of the common activated area.

D. Building entrances. Main entrances shall be clearly identified and articulated using detailing, distinctive materials and/or colors, projections, recesses or other comparable elements. Ground level patios for entry-ways leading to individual residential units are permitted to have a 100 percent opaque wall separating the individual unit from the right of way with a wall height no greater than 4 feet from sidewalk grade.

A. Lighting. All lighting on the subject property shall be regulated as set forth in Chapter 44, Article V, Division 8, Green Bay Municipal Code. Special consideration shall be made along the north building wall to ensure safety between the northern building wall and adjacent property. Lighting shall be balanced depending on the nature of the use of potential common activated spaces between the northern building wall and adjacent property by agreement of the property owner and property owners of the northern adjacent property. Lighting shall include wall accent lighting shieled in a manner which directs lighting down to create a lit environment during dark hours on the northerly wall between both properties. Wall lighting shall be installed at a minimum height of 10 feet and a maximum height of 20 feet.

Footcandles measured at the property line shall be a minimum of one and a maximum of three. Lighting shall be active from dusk to dawn daily.

B. If both the property owner and property owners of the northern adjacent property agree to a common activated space, lighting shall include pedestrian scale lighting elements.

C. If the property owner and the property owners of the northern adjacent property do not agree to a common activated space, lighting shall not include pedestrian scale lighting elements.

G. Signage. All signage shall be regulated as set forth in Chapter 30, Article II, (D) Downtown District.

H. Site Plan Review & Standards
   A. Prior to the issuance of any building permits, site plans shall be submitted and reviewed pursuant to Chapter 44, Article XIX, Green Bay Municipal Code.
   B. No ground-mounted mechanicals are permitted. Any building- or roof-mounted mechanicals shall be screened in accordance with Section 44-1917, Green Bay Municipal Code.

I. Prior to the issuance of any building permits, stormwater management plans, meeting the standards established by the City's Department of Public Works, shall be submitted to and approved by the City. *See* Chapter 16, Green Bay Municipal Code.

J. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the PUD is required.

SECTION 3. The provisions of this ordinance, including, without limitation, the granting of a conditional use permit and all obligations, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property.

All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

SECTION 4. Each exhibit which is attached to this ordinance is deemed to be and is expressly made a part of and incorporated into this ordinance to the same extent as if each such exhibit and the plans identified therein had been set forth in its entirety

in the body of this ordinance.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. In addition to all other remedies available to the City of Green Bay, the City may decline to issue any building or other permits otherwise required by any ordinance of this City while any violation of this ordinance remains uncured.

SECTION 7. If any provision in this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the City of Green Bay that all provisions of this ordinance are separable.

SECTION 8. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 44-82, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2024.

APPROVED:

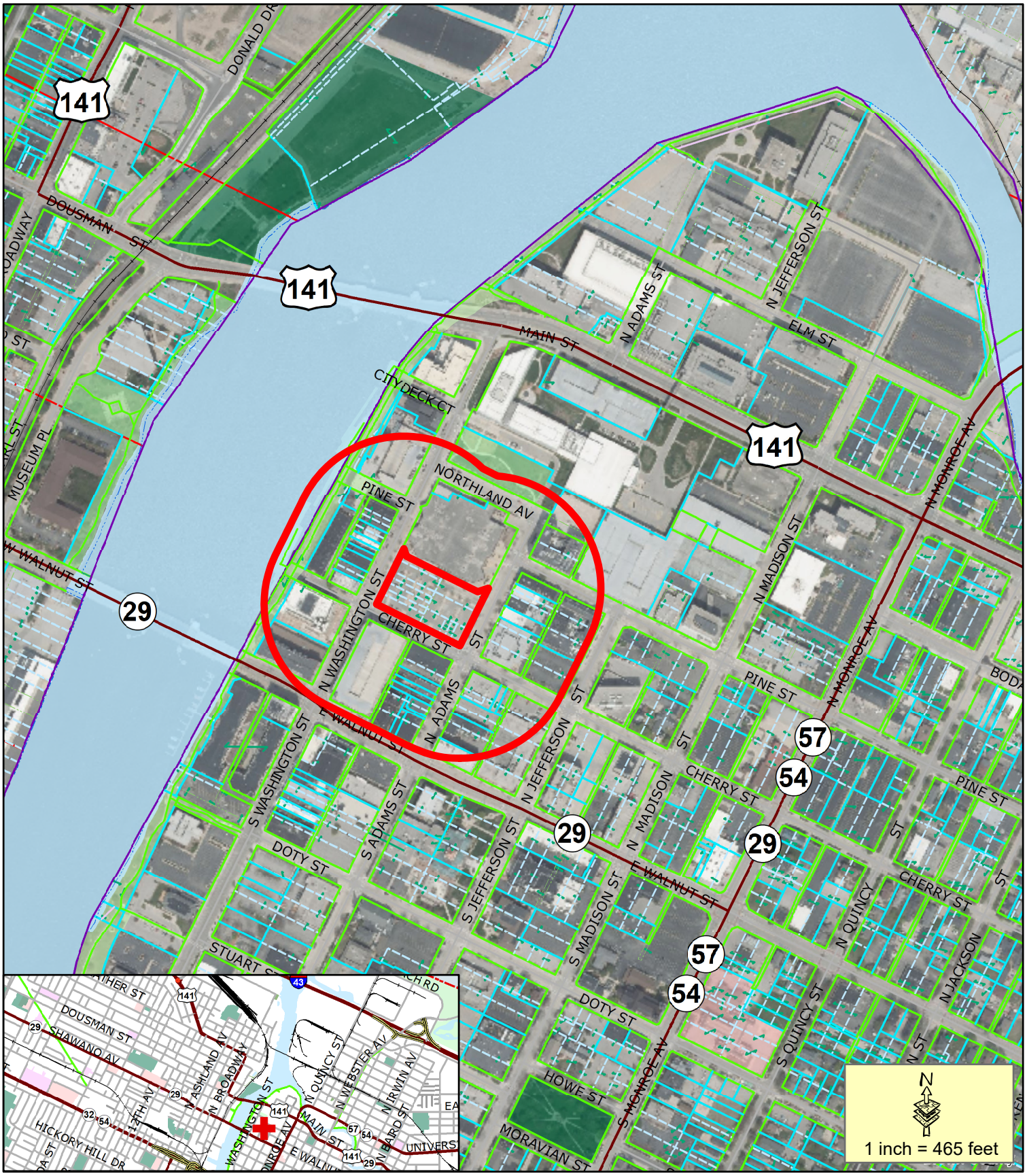
_____
Eric Genrich, Mayor

ATTEST:

_____
Celestine Jeffreys, City Clerk

Attachments:

Exhibit A – Project Map
Exhibit B – Site Plan



Proposed PUD Parcel

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 JL

Planned Unit Development
(PUD) Request
221 Cherry Street

EXHIBIT B

CHERRY STREET APARTMENTS

221 CHERRY STREET
GREEN BAY, WISCONSIN

PLANNED URBAN DEVELOPMENT
REVIEW - 04.16.24



OWNER	ARCHITECT	CIVIL ENGINEER	STRUCTURAL ENGINEER:
NEW LAND ENTERPRISES 1840 NORTH FARWELL AVENUE MILWAUKEE, WI 53202	KORB + ASSOCIATES ARCHITECTS 648 N. PLANKINTON AVE SUITE 240 MILWAUKEE, WI 53203	JSD ENGINEERING W238 N1610 BUSSE RD. SUITE 100 PEWAUKEE, WI 53188	NA -
CONTACT: JOEY WISNIEWSKI	CONTACT: JASON KORB	CONTACT: ANDREW P. MERTZ	-

DRAWING INDEX

00-GENERAL
G000 COVER SHEET
G001 VICINITY MAP
G010 BUILDING AXONOMETRIC DRAWING
G011 BUILDING SCHEDULE UNIT INFORMATION

01-CIVIL
C100 DEMOLITION PLAN
C200 SITE PLAN
C300 GRADING AND EROSION PLAN
C301 DETAILED GRADING PLAN
C302 DETAILED GRADING PLAN
C400 UTILITY PLAN
C500 DETAILS
C501 DETAILS

02- LANDSCAPE
L100 SITE LANDSCAPE PLAN

04-ARCHITECTURAL
A101 FIRST FLOOR PLAN
A102 SECOND FLOOR PLAN
A103 THIRD FLOOR PLAN
A104 FOURTH FLOOR PLAN
A105 FIFTH FLOOR PLAN
A106 SIXTH FLOOR PLAN
A107 SEVENTH FLOOR PLAN
A108 EIGHTH FLOOR PLAN
A111 AVG. ROOF PLAN
A200 EXTERIOR ELEVATIONS
A201 COURTYARD ELEVATIONS
A202 MATERIALS
A400 ENLARGED FLOOR PLANS
A401 ENLARGED FLOOR PLANS
A402 ENLARGED FLOOR PLANS
A403 ENLARGED FLOOR PLANS
A900 RENDERS
A901 RENDERS
A902 RENDERS
A903 RENDERS

PROJECT
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER
NEW LAND ENTERPRISES
1840 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT
KORB + ASSOCIATES ARCHITECTS
648 N. PLANKINTON AVE SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER
JSD ENGINEERING
W238 N1610 BUSSE RD.
SUITE 100
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER
NA
-

DATE	REVISION

REVIEW SET - NOT FOR CONSTRUCTION -

PROJ. NO.	2309.00
SCALE	
PHASE	PLANNED URBAN DEVELOPMENT
DATE	04.16.24

COVER SHEET

G000

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PROJECT SITE



N

0' 100'

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1840 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
6939 N. PLANKINTON AVE
SUITE 2A
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N161 BUSSE RD.
SUITE 102
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER:
NA
-

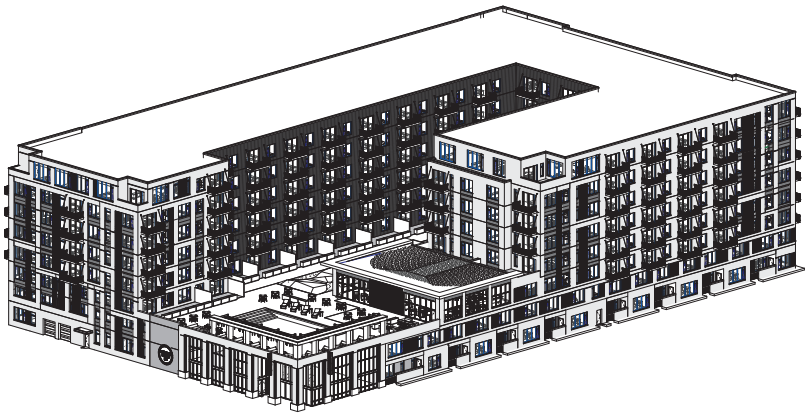
DATE	REVISION

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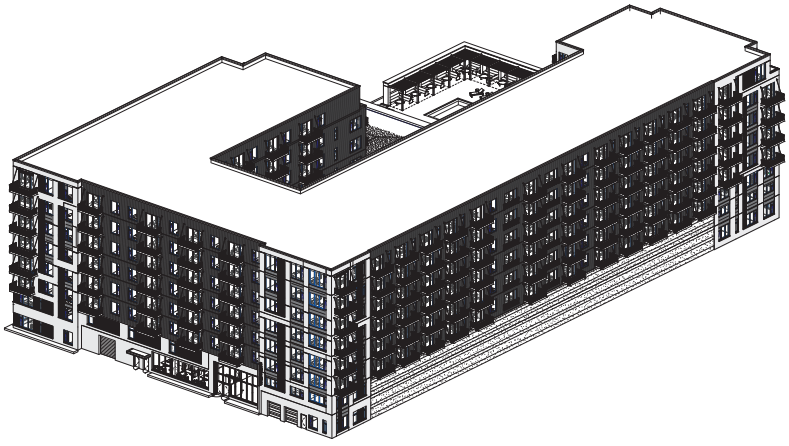
PROJECT	2020-04
SCALE	
PHASE	PLANNING/BIDDING DESIGN DEVELOPMENT REVIEW
DATE	2020.04

VICINITY MAP

G001



1 NORTHEAST CORNER



2 SOUTHWEST CORNER

PROJECT:
CHERRY STREET
APARTMENTS
231 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1845 NORTH FARWELL
AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES
ARCHITECTS
648 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BUSSE RD.
SUITE 102
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER:
NA
-

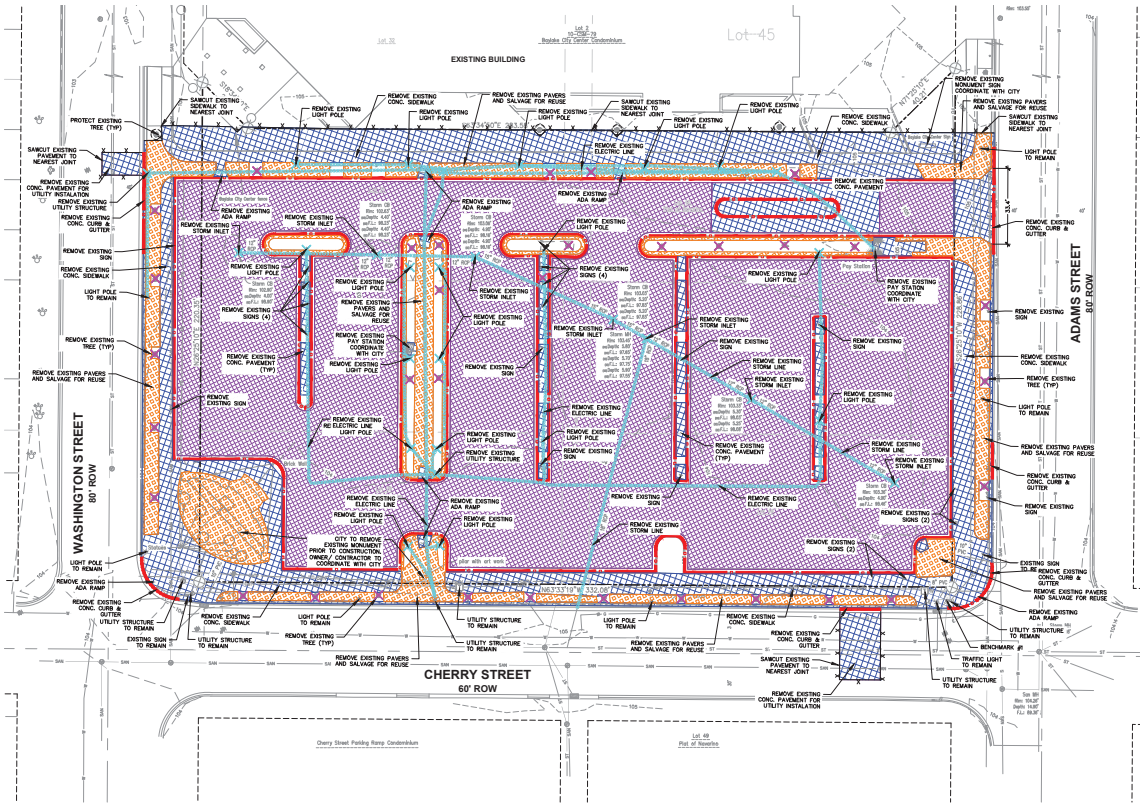
DATE	REVISION

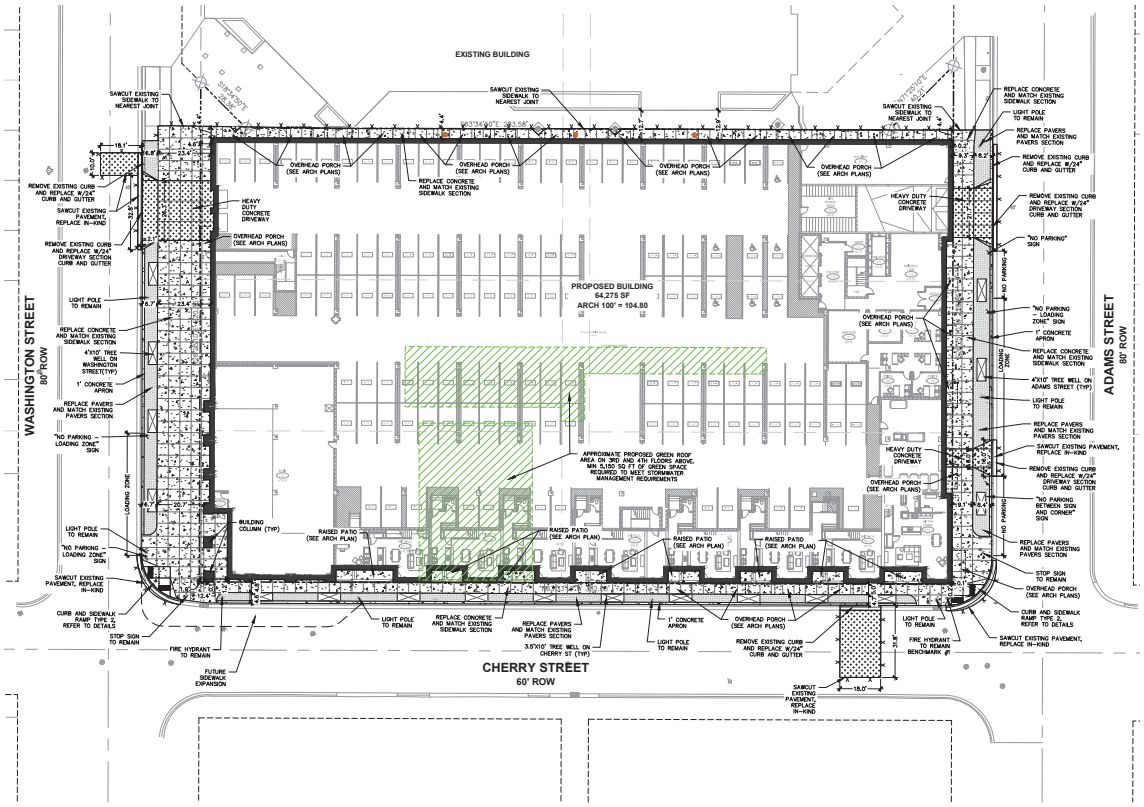
- FOR REVIEW - NOT FOR CONSTRUCTION -

PROJECT	2020-04
SCALE	
PHASE	PLANNING/BRN SUBDIVISION REVIEW
DATE	2020.05.04

BUILDING AXONOMETRIC DRAWING

G010


EXISTING BUILDING
Lot 45
Lot 2
10-CSM-79
Besides City Center Condominium
Lot 31
WASHINGTON STREET
80' ROW
ADAMS STREET
80' ROW
CHERRY STREET
60' ROW
Cherry Street Parking Ramp Condominium
Lot 49
Plat of Newerre
REMOVE EXISTING CONC. SIDEWALK
REMOVE EXISTING LIGHT POLE
REMOVE EXISTING PAVERS AND SALVAGE FOR REUSE
SAWCUT EXISTING SIDEWALK TO NEAREST JOINT
PROTECT EXISTING TREE (TYP)
SAWCUT EXISTING PAVEMENT TO NEAREST JOINT
REMOVE EXISTING CONC. PAVEMENT FOR UTILITY INSTALLATION
REMOVE EXISTING UTILITY STRUCTURE
REMOVE EXISTING CONC. CURB & GUTTER
REMOVE EXISTING SIGN
REMOVE EXISTING CONC. SIDEWALK
LIGHT POLE TO REMAIN
REMOVE EXISTING TREE (TYP)
REMOVE EXISTING PAVERS AND SALVAGE FOR REUSE
REMOVE EXISTING SIGN
LIGHT POLE TO REMAIN
REMOVE EXISTING ADA RAMP
EXISTING SIGN TO REMAIN
REMOVE EXISTING STORM INLET
REMOVE EXISTING ADA RAMP
REMOVE EXISTING SIGNS (4)
REMOVE EXISTING CONC. PAVEMENT (TYP)
REMOVE EXISTING PAVERS AND SALVAGE FOR REUSE
REMOVE EXISTING PAY STATION COORDINATE WITH CITY
REMOVE EXISTING ELECTRIC LINE
REMOVE EXISTING RR ELECTRIC LINE
REMOVE EXISTING UTILITY STRUCTURE
REMOVE EXISTING STORM LINE
REMOVE EXISTING CONC. PAVEMENT (TYP)
CITY TO REMOVE EXISTING MONUMENT PRIOR TO CONSTRUCTION. OWNER/ CONTRACTOR TO COORDINATE WITH CITY
REMOVE EXISTING CONC. SIDEWALK
REMOVE EXISTING CONC. CURB & GUTTER
UTILITY STRUCTURE TO REMAIN
LIGHT POLE TO REMAIN
REMOVE EXISTING TREE (TYP)
REMOVE EXISTING PAVERS AND SALVAGE FOR REUSE
REMOVE EXISTING CONC. PAVEMENT FOR UTILITY INSTALLATION
SAWCUT EXISTING PAVEMENT TO NEAREST JOINT
REMOVE EXISTING MONUMENT SIGN COORDINATE WITH CITY
REMOVE EXISTING PAVERS AND SALVAGE FOR REUSE
SAWCUT EXISTING SIDEWALK TO NEAREST JOINT
LIGHT POLE TO REMAIN
REMOVE EXISTING CONC. PAVEMENT
REMOVE EXISTING CONC. CURB & GUTTER
REMOVE EXISTING SIGN
REMOVE EXISTING CONC. SIDEWALK
REMOVE EXISTING TREE (TYP)
LIGHT POLE TO REMAIN
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REMOVE EXISTING CONC. CURB & GUTTER
REMOVE EXISTING SIGN
EXISTING SIGN TO REMAIN
REMOVE EXISTING PAVERS AND SALVAGE FOR REUSE
REMOVE EXISTING CONC. CURB & GUTTER
REMOVE EXISTING ADA RAMP
UTILITY STRUCTURE TO REMAIN
BENCHMARK #1
TRAFFIC LIGHT TO REMAIN
UTILITY STRUCTURE TO REMAIN
REMOVE EXISTING CONC. PAVEMENT FOR UTILITY INSTALLATION
SAWCUT EXISTING PAVEMENT TO NEAREST JOINT
REMOVE EXISTING CONC. CURB & GUTTER
REMOVE EXISTING ADA RAMP
REMOVE EXISTING PAVERS AND SALVAGE FOR REUSE
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REMOVE EXISTING STORM INLET
REMOVE EXISTING STORM LINE
REMOVE EXISTING ELECTRIC LINE
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REMOVE EXISTING ADA RAMP
REMOVE EXISTING PAVERS AND SALVAGE FOR REUSE
REMOVE EXISTING SIGNS (2)
REMOVE EXISTING STORM INLET
REMOVE EXISTING STORM LINE
REMOVE EXISTING ELECTRIC LINE
REMOVE EXISTING PAVERS AND SALVAGE FOR REUSE



PAVING NOTES

1. GENERAL

1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF GREEN BAY ORDINANCES.

1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.

1.3. SURFACE PREPARATION – NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.

2. CONCRETE PAVING SPECIFICATIONS

2.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.

2.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.

2.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.

2.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.

2.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.

2.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.

2.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE 1X-26UV CONCRETE SEALANT.

3. PAVEMENT MARKING SPECIFICATIONS

3.1. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.

3.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.

3.3. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

3.4. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

SITE INFORMATION TABLE

SITE ADDRESS	221 CHERRY STREET
PROPERTY ACREAGE	1.54 ACRES (67,140 SF)
ZONING DISTRICT	D2
NUMBER OF BUILDING STORIES	9
BUILDING SQUARE FOOTAGE	64,275 SF
NUMBER OF INTERIOR PARKING STALLS	
STANDARD	287
ACCESSIBLE	7
TOTAL INTERIOR	294
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	64,840 SF
EXISTING PERVIOUS SURFACE AREA	2,300 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.97
PROPOSED IMPERVIOUS SURFACE AREA	61,990 SF
PROPOSED PERVIOUS SURFACE AREA	0 SF
PROPOSED GREEN ROOF SURFACE AREA	5,150 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.92

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PAVERS
- SIGN POST
- SAWCUT EXISTING PAVEMENT

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1 – TAG BOLT ON THE HYDRANT LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF CHERRY STREET AND ADAMS STREET	106.62

SCALE IN FEET
20' 0 20'

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Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
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www.DiggersHotline.com

WISCONSIN ANDREW P. KERTZ E-42251 WAUKESHA WI
4/5/2024

KA KORB + ASSOCIATES ARCHITECTS
JSD
MILWAUKEE REGIONAL OFFICE
N58W16700 RIDGEWOOD ROAD, SUITE 100
MENOMONEE FALLS, WISCONSIN 53051
P: 262.513.0666
JSD PROJ. NO.: 23-13662
JSD PROJ. MGR.: AVM

PROJECT:
ADAMS STREET APARTMENTS
221 CHERRY ST.
GREEN BAY, WI 54301

OWNER:
NEW LAND ENTERPRISES, LLC
1840 N. FARWELL AVE. SUITE A
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
648 N. PLANKINTON AVE. SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD PROFESSIONAL SERVICES, INC.
W238N1610 BUSSE RD. SUITE 100
WAUKESHA, WI 53188

STRUCTURAL ENGINEER:
TBD

CONSTRUCTION MANAGER:
TBD

DATE	REVISION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
These documents reflect progress and intent and may be subject to change, including additional information not currently shown. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

- FOR REVIEW - NOT FOR CONSTRUCITON -

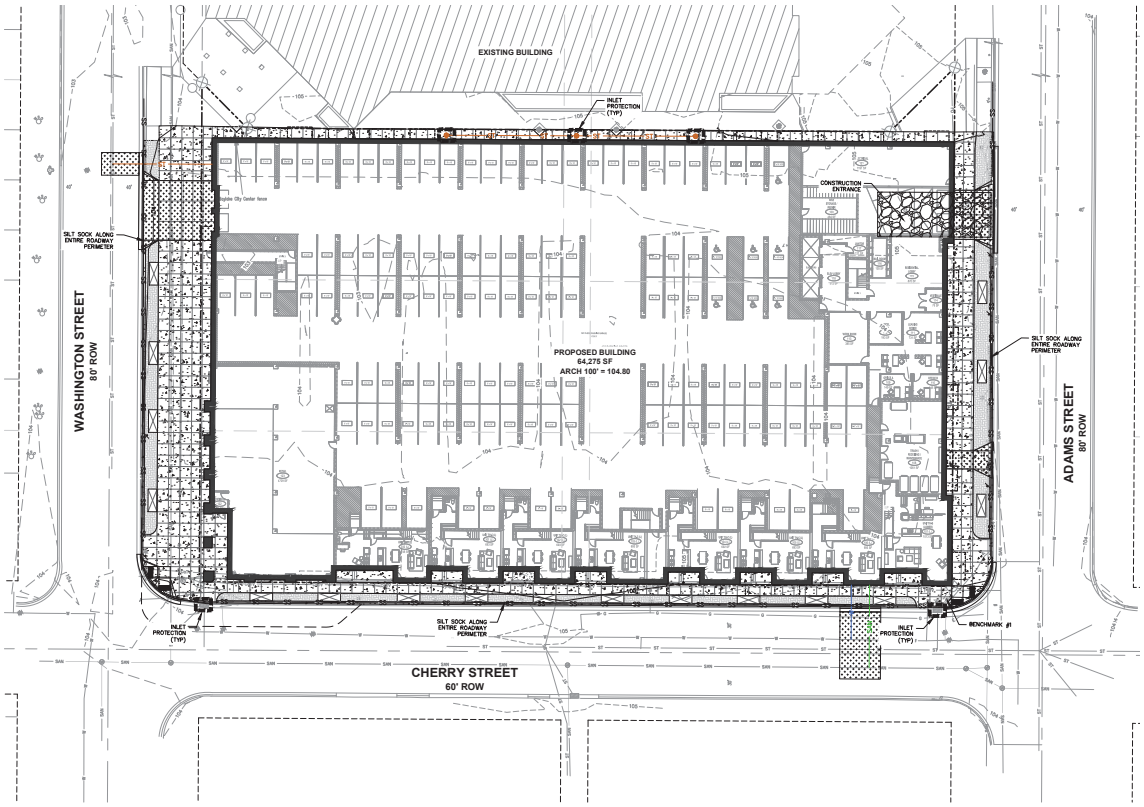
COMM No.	2300154
SCALE	AS NOTED
PHASE	PLAN REVIEW
DATE	04/05/2024

SITE PLAN

C200

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EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND THE CITY OF GREEN BAY OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF GREEN BAY ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT SOCK AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF GREEN BAY PRIOR TO DEVIATION OF THE APPROVED PLANS.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF GREEN BAY.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. THE CONTRACTOR SHALL NOT STOCKPILE SOIL ONSITE. ALL SOIL TO BE HAULED OFF SITE IMMEDIATELY.
11. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
12. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
13. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
14. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
15. STABILIZATION PRACTICES:
    15.1. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
    15.2. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
    15.3. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
    15.4. STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME THAT THE MEASURE IS IMPLEMENTED. THE APPROPRIATENESS OF A MEASURE, GIVEN THE SITE CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
        - PERMANENT SEEDING IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
        - TEMPORARY SEEDING: MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
        - HYDRO-MULCHING WITH A TACKIFIER
        - GEOTEXTILE EROSION MATTING
        - SODDING

GRADING AND SEEDING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
5. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
6. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
7. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF GREEN BAY ORDINANCE.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PAVERS
- 104 — PROPOSED 1 FOOT CONTOUR
- 105 — PROPOSED 5 FOOT CONTOUR
- 104 — EXISTING 1 FOOT CONTOUR
- 105 — EXISTING 5 FOOT CONTOUR
- SS — SILT SOCK
- CONSTRUCTION ENTRANCE
- FG XX.XX — SPOT ELEVATION
  - EG = EDGE OF CONCRETE
  - BOC = BACK OF CURB
  - EX = MATCH EXISTING GRADE
  - SW = SIDEWALK
- INLET PROTECTION

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1 - TAG BOLT ON THE HYDRANT LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF CHERRY STREET AND ADAMS STREET	106.62

SCALE IN FEET
20' 0 20'

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Milwaukee Area (262) 432-7910
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www.DiggersHotline.com

WISCONSIN — ANDREW MERTZ — E-47570 — WAUKESHA — WI — PROFESSIONAL ENGINEER
4/5/2024

KA KORB + ASSOCIATES ARCHITECTS
JSD
MILWAUKEE REGIONAL OFFICE
N28W 23760 ROLLING MEADOWS DRIVE, SUITE 100
WAUKESHA, WISCONSIN 53188
P: 262.513.0666
JSD PROJ. NO.: 23-13902
JSD PROJ. MGR.: AJPM

PROJECT:
ADAMS STREET APARTMENTS
221 CHERRY ST.
GREEN BAY, WI 54301

OWNER:
NEW LAND ENTERPRISES, LLC
1840 N. FARWELL AVE.
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TBD

CONSTRUCTION MANAGER:
TBD

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COMM No.	2300144
SCALE	AS NOTED
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DATE	04/05/2024

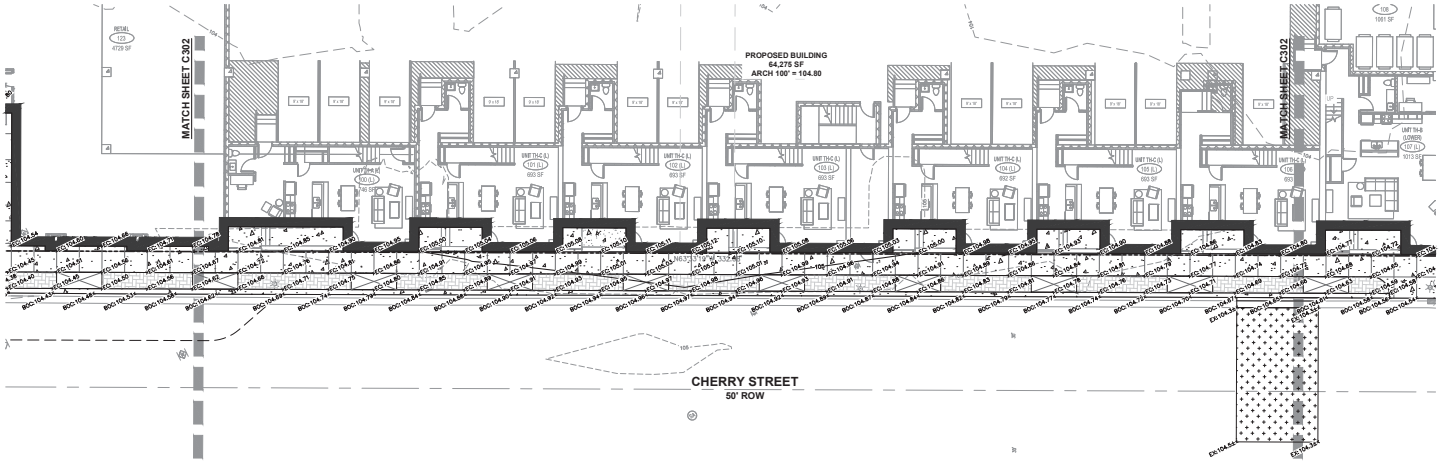
GRADING AND EROSION CONTROL PLAN

C300

- FOR REVIEW - NOT FOR CONSTRUCTION -

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File: R:\2023\23913\DWG\Civil\Sheets\C300 - GRADING AND EROSION CONTROL PLAN.dwg Layout: C300 User: amertz Plotted: Apr 05, 2024 - 8:34am XrefN



CHERRY STREET DETAILED GRADING

KA
KORB + ASSOCIATES ARCHITECTS
JSD
MILWAUKEE REGIONAL OFFICE
N28W 23078 ROBERT ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P: 262.513.0666
JSD PROJ. NO.: 23-13662
JSD PROJ. MGR.: AJPM

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221 CHERRY ST.
GREEN BAY, WI 54301

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KORB + ASSOCIATES ARCHITECTS
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STRUCTURAL ENGINEER:
TBD

CONSTRUCTION MANAGER:
TBD

DATE	REVISION

WISCONSIN
ANDREW P. MERTZ
E-41570
WAUKESHA
WI
4/5/2024

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1 - TAG BOLT ON THE HYDRANT LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF CHERRY STREET AND ADAMS STREET	106.62

SCALE IN FEET
10' 0 10'

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
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COMM No.	2300154
SCALE	AS NOTED
PHASE	PLAN REVIEW
DATE	04/05/2024

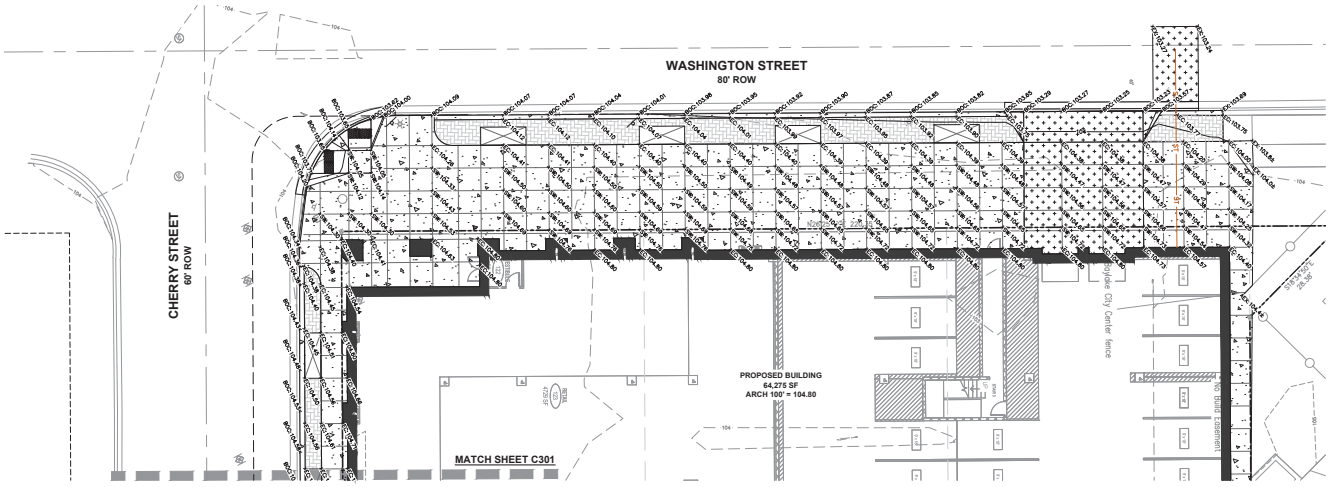
DETAILED GRADING PLAN

C301

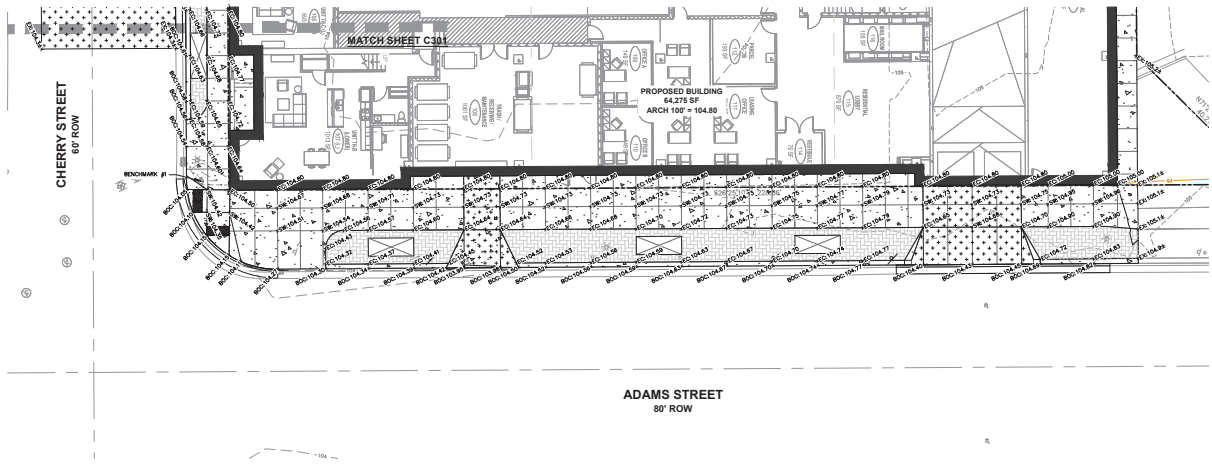
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WASHINGTON STREET DETAILED GRADING



ADAMS STREET
80' ROW

ADAMS STREET DETAILED GRADING

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1 - TAG BOLT ON THE HYDRANT LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF CHERRY STREET AND ADAMS STREET	106.62

ANDREW P. MERTZ E-43751 WAUKESHA WI

4/5/2024

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KA KORB + ASSOCIATES ARCHITECTS

JSD
MILWAUKEE REGIONAL OFFICE
P: 262.513.0666

PROJECT:
ADAMS STREET APARTMENTS
221 CHERRY ST.
GREEN BAY, WI 54301

OWNER:
NEW LAND ENTERPRISES, LLC
1840 N. FARWELL AVE.
SUITE A
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD PROFESSIONAL SERVICES, INC.
W238N1610 BUSSE RD.
SUITE 100
WAUKESHA, WI 53188

STRUCTURAL ENGINEER:
TBD

CONSTRUCTION MANAGER:
TBD

DATE	REVISION

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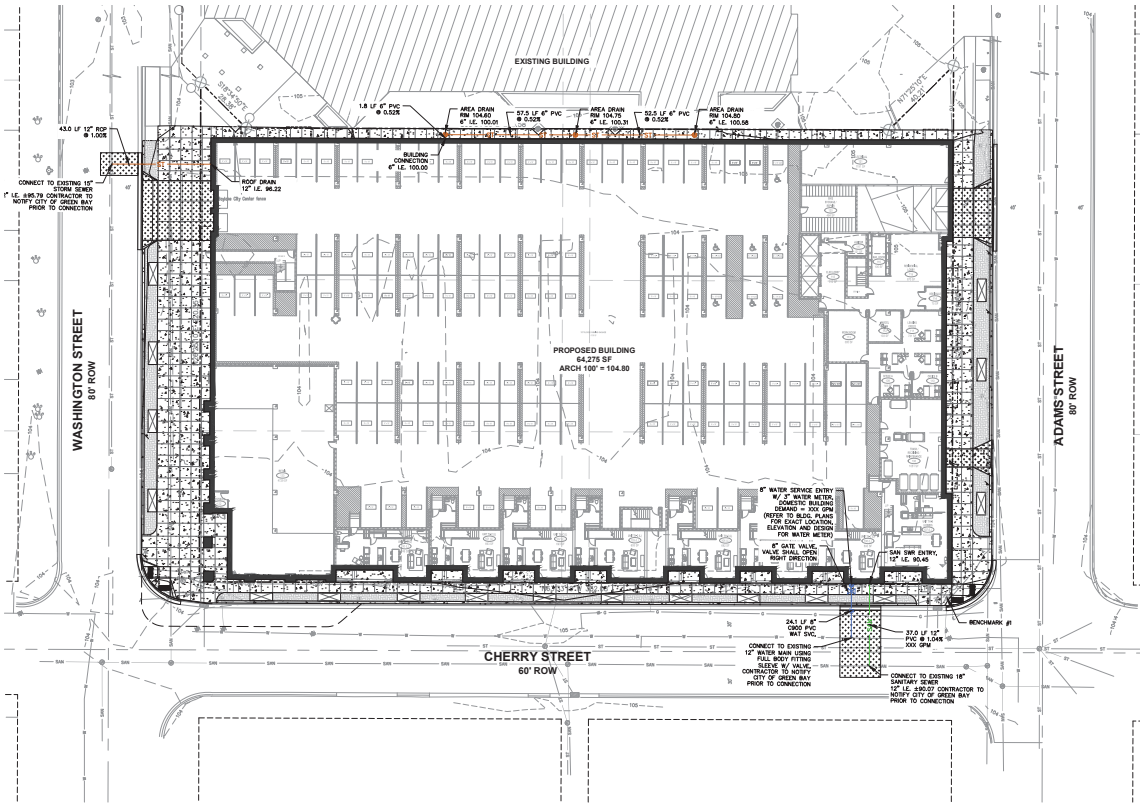
DETAILED GRADING PLAN

C302

- FOR REVIEW - NOT FOR CONSTRUCITON -

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UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR MAKING HIS/HER OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES THAT MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR: EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULING A PRE-CONSTRUCTION MEETING.
   - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN – AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN A COPY OF THESE SPECIFICATIONS AND SHALL BE RESPONSIBLE TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF GREEN BAY STANDARD SPECIFICATIONS FOR CONSTRUCTION.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY EXISTING UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
12. STORM SEWER SPECIFICATIONS –

    PIPE – ALL PIPE MATERIAL BENEATH STREET PAVEMENT SHALL BE REINFORCED CONCRETE PIPE. STORM SEWER OUTSIDE OF RIGHT-OF-WAY SHALL BE HIGH DENSITY POLYETHYLENE OR POLYVINYL CHLORIDE. REFER TO FOLLOWING SPECIFICATIONS:
    - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM C-76, CLASS III (MINIMUM) WITH RUBBER GASKET JOINTS ASTM C-443.
    - HIGH DENSITY POLYETHYLENE SMOOTH-WALLED INTERIOR CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, MANNING "N" VALUE OF 0.010 AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE S, MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D3350, D2412, AND D2321 WITH ELASTOMERIC GASKETS CONFORMING TO ASTM F477.
    - POLYVINYL CHLORIDE PIPE (PVC) SHALL BE A SDR-35 PVC PIPE MEETING THE REQUIREMENTS OF OF ASTM D-3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

    INLETS – INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FIG. NO. 28 OF THE "STANDARD SPECIFICATIONS" OR APPROVED EQUAL WITH A 1'-6" X 2'-6" MAXIMUM OPENING. CURB FRAME & GRATE SHALL BE NEENAH R-3067 WITH TYPE R GRATE, OR EQUAL.

    BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

    FIELD TILE DIRECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
13. WATER MAIN SPECIFICATIONS –

    PIPE – WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES SHALL MEET MJ AND VALVE BOXES SHALL BE AMERICAN GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.2 OF THE "STANDARD SPECIFICATIONS".GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

    10-GAUGE TRACER WIRE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF ALL PRIVATE WATER MAINS, HYDRANT LEADS, FIRE DEPARTMENT CONNECTION LEADS AND LATERALS. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS AND ENCLOSED IN RISER BOX WITH "WATER" ON THE COVER.

    BEDDING AND COVER MATERIAL – PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

    WATER MAIN INSTALLATION SHALL COMPLY WITH THE CITY OF GREEN BAY STANDARD SPECIFICATION FOR ALL WATER MAIN DETAILS AND SPECIFICATIONS FOR CONSTRUCTION.
14. SANITARY SEWER SPECIFICATIONS –

    PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

    BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."
15. WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND INSTALLATION OF INSULATION SHALL BE CONFORMING WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SANITARY SEWER
- WATERMAIN
- STORM SEWER

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BENCHMARK #1–TAG BOLT ON THE HYDRANT LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF CHERRY STREET AND ADAMS STREET	106.62

WISCONSIN ANDREW P. MERTZ E-43751 WAUKESHA WI

4/5/2024

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20' 0 20'

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Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

KA
JSD
MILWAUKEE REGIONAL OFFICE
P: 262.513.0666

PROJECT:
ADAMS STREET APARTMENTS
221 CHERRY ST.
GREEN BAY, WI 54301

OWNER:
NEW LAND ENTERPRISES, LLC
1840 N. FARWELL AVE.
SUITE A
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD PROFESSIONAL SERVICES, INC.
W238N1610 BUSSE RD.
SUITE 100
WAUKESHA, WI 53188

STRUCTURAL ENGINEER:
TBD

CONSTRUCTION MANAGER:
TBD

DATE	REVISION

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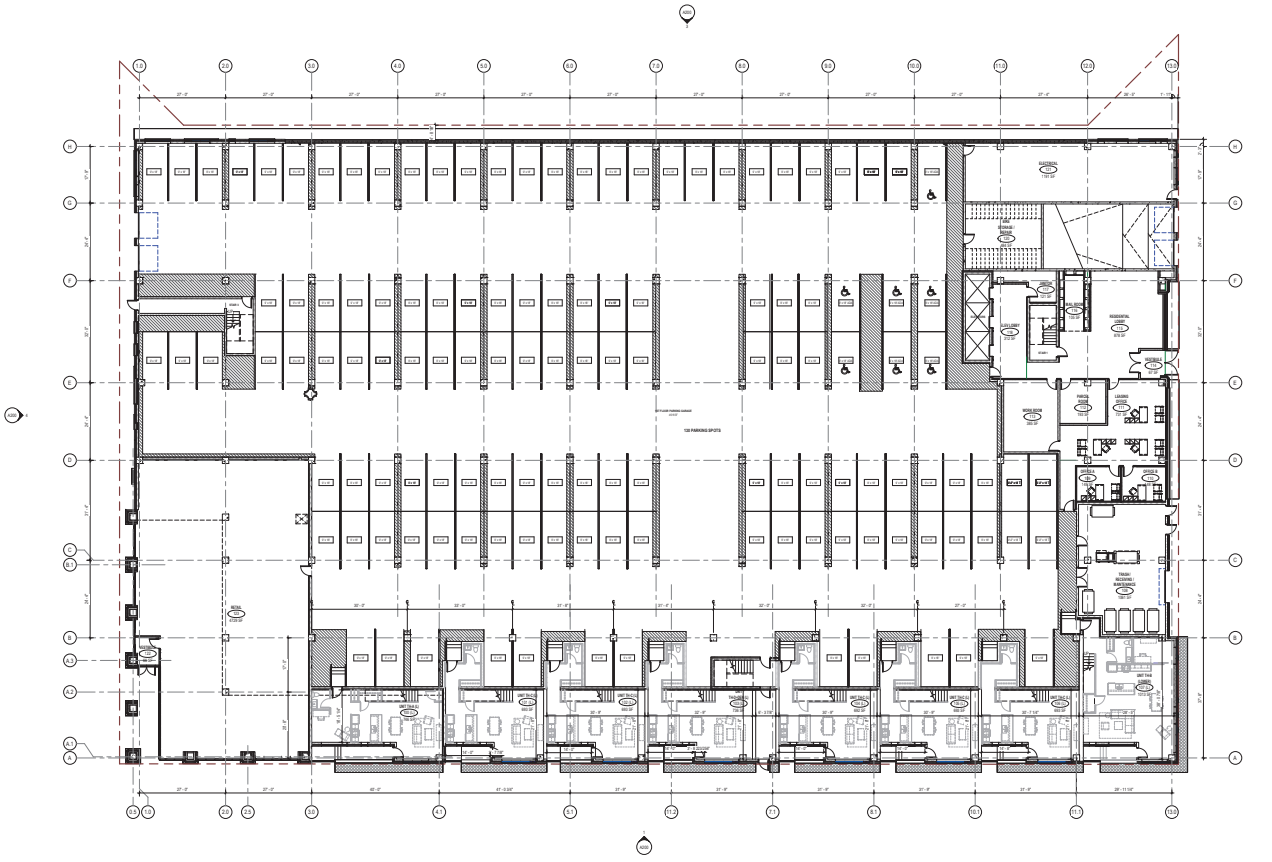
UTILITY PLAN

C400

- FOR REVIEW - NOT FOR CONSTRUCITON -

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File: R:\2023\23\CAD\WORKING\Sheet\C400 Master.dwt 3/19/2024 8:40:00 AM - User: Jarvis Pollard, Apr 05, 2024 - 7:55am - XrefsC400 - UTILITY PLAN.dwg Layout: C400 - User: Jarvis Pollard, Apr 05, 2024 - 7:55am - XrefsC400 - UTILITY PLAN.dwg Layout: C400



1 FIRST FLOOR
A101 3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. DO NOT SCALE THE DRAWINGS. VERIFY ALL CONDITIONS ON SITE BEFORE PROCEEDING WITH WORK. ANY CONFLICTS DISCREPANCY BETWEEN INFORMATION ON DRAWINGS AND ACTUAL FIELD CONDITIONS SHOULD BE BROUGHT TO ARCHITECT'S ATTENTION FOR RESOLUTION PRIOR TO COMMENCING WORK.

B. SEE SHEET G003 FOR INTERIOR PARTITION TYPES AND WALL ASSEMBLY DESIGNS. SEE CODE PLANS FOR LOCATIONS OF RATED WALLS. ALL WALLS ABOVE CEILING MARK PROTECTION REQUIRE TYPE 'X' GWB TO THE CEILING.
a. FLOOR 1
- ALL BEDROOM PARTITIONS SHALL BE TYPE 504 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL BATHROOM FURRING AT COLUMNS AND CHASES SHALL BE TYPE 504-01 U.N.O.

b. FLOOR 2-5
- ALL INTERIOR PARTITIONS SHALL BE TYPE 503 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL BATHROOM FURRING AT COLUMNS AND CHASES SHALL BE TYPE 503-01 U.N.O.
- ALL UNIT TO CORRIDOR DEMISING WALLS TO BE W09 101-A U.N.O.
- ALL UNIT TO UNIT DEMISING WALLS TO BE W09 111-A U.N.O.

C. ALL STRUCTURAL COLUMNS AND POSTS ARE REQUIRED TO HAVE INDIVIDUAL ENCASEMENT PROTECTION TO ACHIEVE A FIRE RESISTANCE RATING. SEE TYPICAL DETAIL 1 / G305

D. ALL BATHROOM WALLS TO RECEIVE MATT INSULATION. ALL TWO AND THREE BEDROOM UNITS TO RECEIVE INSULATION AROUND PERIMETER BEDROOM WALLS.

E. TYPICAL INTERIOR DOOR FRAMES TO BE 4"W IN STEEL STUD WALLS AND 3" IN WOOD STUD WALLS FROM ADJACENT WALL, IF NOT DIMENSIONED.

F. IN WALL BLOCKING: CONTRACTOR TO INSTALL AS REQUIRED FOR WALL HUNG CABINETRY, TOILET ROOM ACCESSORIES, OR EQUIPMENT SHOWN IN PLANS AND INTERIOR ELEVATIONS.

G. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

H. "TYPICAL" OR "TYP." AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.

I. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FINISH FACE OF STUD WALL U.N.O.

J. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.

K. SEE THE ROOM FINISH SCHEDULE & PLANS FOR FURTHER FINISH AND MATERIAL INFORMATION.

L. WHERE DIMENSIONS ARE SHOWN TO WALLS OR CASEWORK, THE DIMENSIONS ARE TO FINISHED FACE OF WALL OR CABINET UNLESS OTHERWISE NOTED.

M. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CASEWORK SHALL BE 24" DEEP FOR BASE CABINETS AND 12" DEEP FOR UPPER CABINETS. COUNTERTOPS SHALL BE 25" DEEP. BATHROOM VANITIES TO BE 21.5" DEEP WITH 20" DEEP COUNTERTOP. PROVIDE A 4" HIGH BACK AND SIDESPLASHES WHERE NO WALL TILE/BACKSPLASH IS SHOWN ON ELEVATIONS.

N. PROVIDE FINISHED CABINET END PANELS, INCLUDING AT KNEE SPACES OR REMOVABLE CASEWORK, WHERE EXPOSED TO VIEW. FLOORING TO CONTINUE UNDER ALL REMOVABLE CASEWORK.

O. SINK SIZES SHOWN ARE GENERAL REPRESENTATIONS ONLY. SEE THE PLUMBING DRAWINGS AND SPECIFICATIONS FOR SINK PRODUCT AND SIZE INFORMATION.

P. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED & SEALED AS REQUIRED.

Q. COORDINATE INSTALLATION OF BOLLARDS WITH FINAL LOCATION OF EQUIPMENT AS REQUIRED.

SCHEDULE - UNIT AVERAGE SF.

Name	Average
UNIT 1A/1A1/2A/3A	699 SF
UNIT 1B	749 SF
UNIT 1B1/1B1/2B/3B	749 SF
UNIT 1C	687 SF
UNIT 1D	685 SF
UNIT 1D/2D/3D	685 SF
UNIT 1D-1/2D-1/3D	627 SF
UNIT 1E	729 SF
UNIT 1F	774 SF
UNIT 1G	774 SF
UNIT 1J/1J1/2J/3J	699 SF
UNIT 1K/2K/3K	699 SF
UNIT 1L/2L	1167 SF
UNIT 2A	1163 SF
UNIT 2J	1163 SF
UNIT 2L/3L	1165 SF
UNIT 2P/3P	1171 SF
UNIT 2Q	1099 SF
UNIT 2R	1099 SF
UNIT 3T	1012 SF
UNIT 3U	1061 SF
UNIT 3W/3P	1067 SF
UNIT 3X-A	585 SF
UNIT 3X-B	1056 SF
UNIT 3X-C	594 SF
UNIT 3Y/3Y-1/3Y-2	855 SF

NOTES: BALCONIES AND TERRACES NOT INCLUDED IN UNIT AVERAGE OF TOTAL
CORRIDORS AND STAIRWELLS NOT INCLUDED IN UNIT AVERAGE OF SQ.FOOTAGE
TECHNICIAN: UNIT AVERAGE SF* IS CALCULATED BASED ON BOMA STANDARDS

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1845 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
6905 N. PLAINVIEW AVE
SUITE 2A
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BLISSE RD.
SUITE 102
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER:
NA

DATE	REVISION

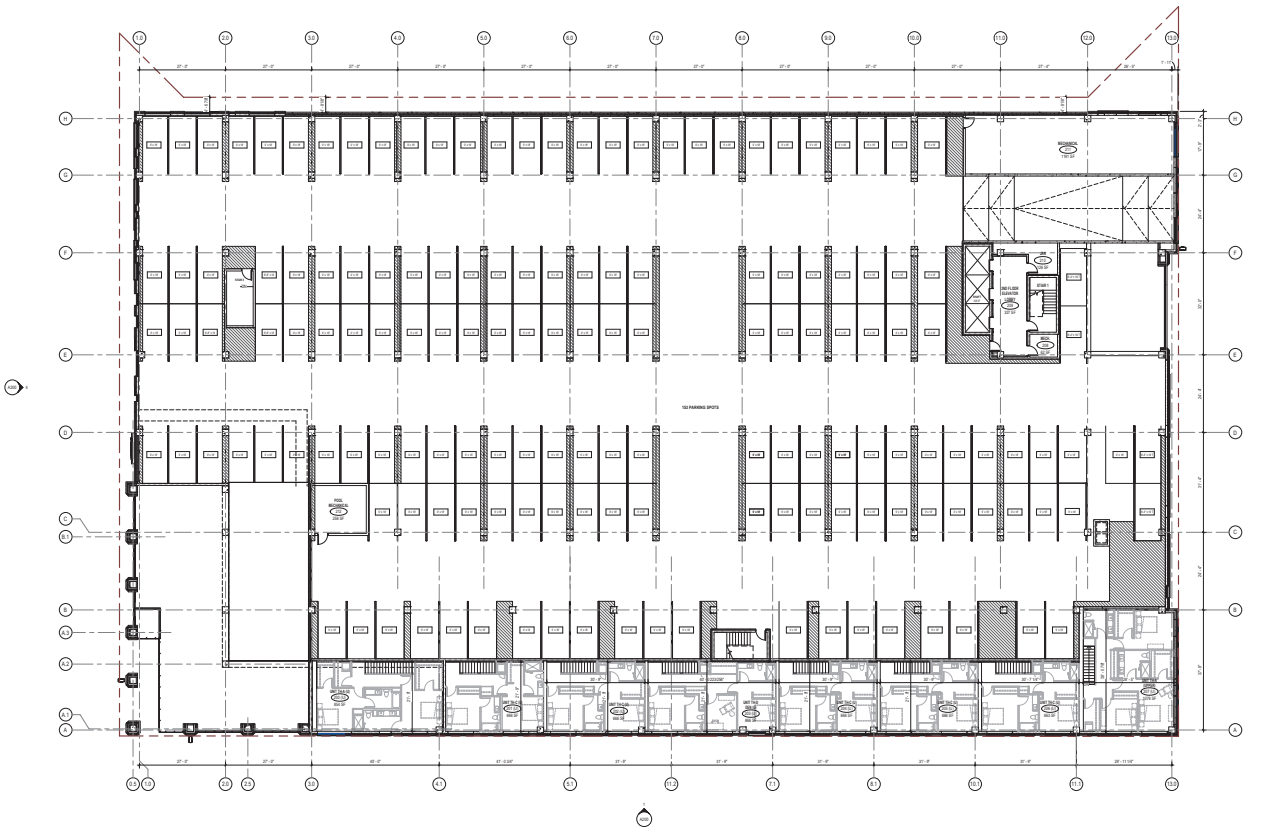
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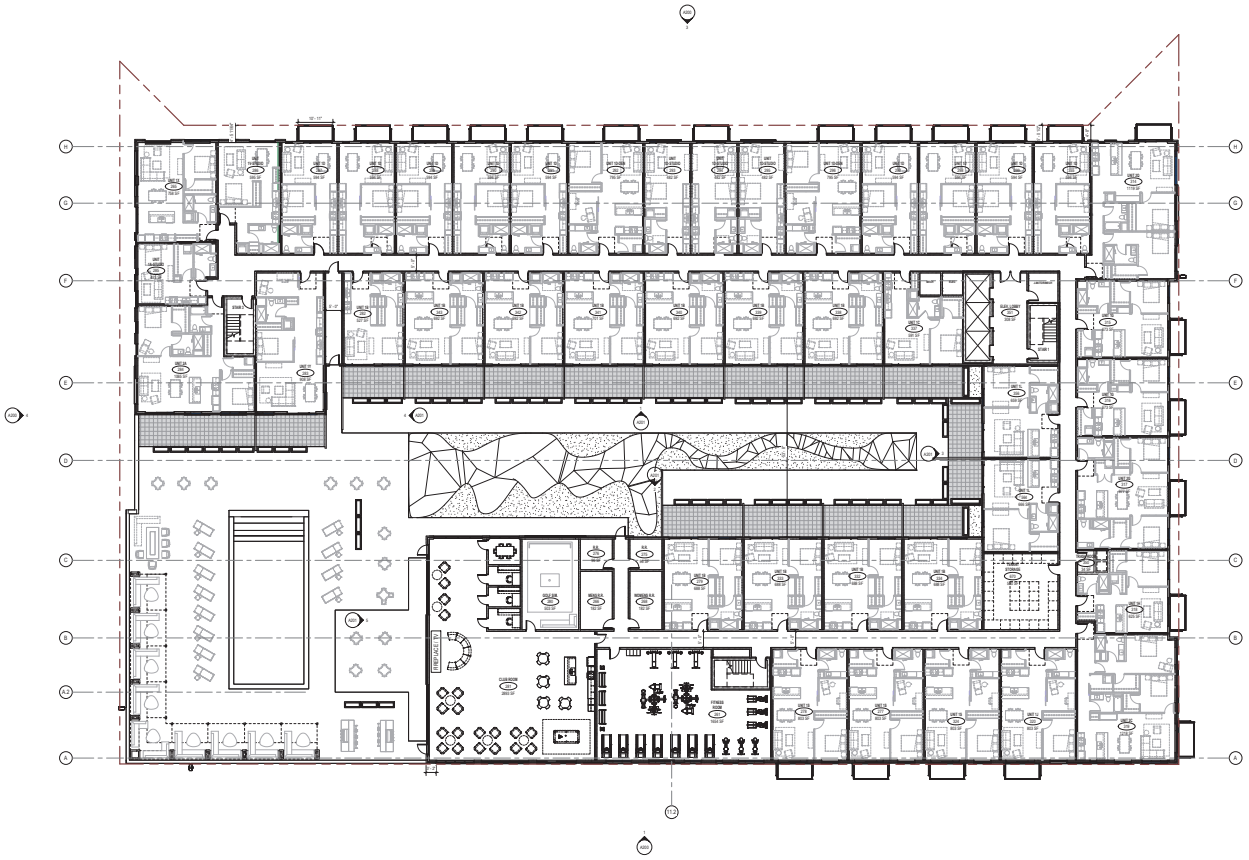
PROJECT	2020-04
SCALE	As indicated
PHASE	PLANNING/BRN SUBMITTAL/PERMIT REVIEW
DATE	06.09.20

FIRST FLOOR PLAN

A101

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152 PARKING SPOTS
POOL MECHANICAL 256 SF
MAIL ROOM 400 SF
RESIDENCE 1307 SF
ELEV 80 SF
STAIR 1 80 SF
ELEV 80 SF
2ND FLOOR ELEVATOR
STAIR 2 80 SF
ELEV 80 SF
ELEV 80 SF
ELEV



1 THIRD FLOOR
A103 3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. DO NOT SCALE THE DRAWINGS. VERIFY ALL CONDITIONS ON SITE BEFORE PROCEEDING WITH WORK. ANY CONFLICTS OR DISCREPANCIES BETWEEN INFORMATION ON DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR RESOLUTION PRIOR TO COMMENCING WORK.

B. SEE SHEET G003 FOR INTERIOR PARTITION TYPES AND WALL ASSEMBLY DESIGNATIONS. SEE CODE PLANS FOR LOCATIONS OF RATED WALLS. ALL WALLS ABOVE CEILING MARK PENETRATION REQUIRE TYPE 'X' GWB TO THE DECK.
a. FLOOR 1:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 504 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FLOORING AT COLUMNS AND CHASES SHALL BE TYPE 504-01 U/A.D.
b. FLOORS 2-3:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 9109 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FLOORING AT COLUMNS AND CHASES SHALL BE TYPE 9004 01 U/A.D.
- ALL UNIT TO CORRIDOR DEMISING WALLS TO BE 9109 101 A U/ S. O.
- ALL UNIT TO UNIT DEMISING WALLS TO BE 9104 11 A U/ S. O.

C. ALL STRUCTURAL COLUMNS AND POSTS ARE REQUIRED TO HAVE INDIVIDUAL ENCASEMENT PROTECTION TO ACHIEVE A 1HRS RESISTANCE RATING. SEE TYPICAL DETAIL 1 / G305

D. ALL BATHROOM WALLS TO RECEIVE BATT INSULATION. ALL TWO AND THREE BEDROOM UNITS TO RECEIVE INSULATION AROUND PERIMETER BEDROOM WALLS.

E. TYPICAL INTERIOR DOOR FRAMES TO BE 4"IN. STEEL STUD WALLS AND 3" IN WOOD STUD WALLS FROM ADJACENT WALL IF NOT DIMENSIONED.

F. IN WALL BLOCKING: CONTRACTOR TO INSTALL AS REQUIRED FOR WALL HUNG CABINETRY, TOILET ROOM ACCESSORIES, OR EQUIPMENT SHOWN IN PLANS AND INTERIOR ELEVATIONS.

G. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

H. TYPICAL FOR TYP.) AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.

I. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FINISH FACE OF STUD WALL U.N.O.

J. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N. O.

K. SEE THE ROOM FINISH SCHEDULE & PLANS FOR FURTHER FINISH AND MATERIAL INFORMATION.

L. WHERE DIMENSIONS ARE SHOWN TO WALLS OR CASEWORK, THE DIMENSIONS ARE TO FINISHED FACE OF WALL OR CABINET UNLESS OTHERWISE NOTED.

M. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CASEWORK SHALL BE 24" DEEP FOR BASE CABINETS AND 12" DEEP FOR UPPER CABINETS. COUNTERTOPS SHALL BE 25" DEEP. BATHROOM VANITIES TO BE 21.5" DEEP WITH 22" DEEP COUNTERTOP. PROVIDE 4.4" HIGH BACK AND SIDE SPLASHES WHERE NO WALL TILE/BACKSPLASH IS SHOWN ON ELEVATIONS.

N. PROVIDE FINISHED CABINET END PANELS, INCLUDING AT KNEE SPACES OR REVEALS AT CASEWORK WHERE EXPOSED TO VIEW. FLOORING TO CONTINUE UNDER ALL REMOVABLE CASEWORK.

O. SINK SIZES SHOWN ARE GENERAL REPRESENTATIONS ONLY. SEE THE PLUMBING DRAWINGS AND SPECIFICATIONS FOR SINK PRODUCT AND SIZE INFORMATION.

P. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED & BRACED & SEALED AS REQUIRED.

Q. COORDINATE INSTALLATION OF BOLLARDS WITH FINAL LOCATION OF EQUIPMENT AS REQUIRED.

SCHEDULE - UNIT AVERAGE SF.

Name	Average
UNIT 1A/1F/2D/3D	658 SF
UNIT 1B	678 SF
UNIT 1C/1F/2D/3D	687 SF
UNIT 1D	687 SF
UNIT 1D	687 SF
UNIT 1D/2D/3D	687 SF
UNIT 1D-1D/2D/3D	687 SF
UNIT 1E	729 SF
UNIT 1E1	729 SF
UNIT 1F	729 SF
UNIT 1G/1F/2D/3D	658 SF
UNIT 1H	687 SF
UNIT 1 OSA	673 SF
UNIT 2A	1163 SF
UNIT 2C	1163 SF
UNIT 2E/F	1365 SF
UNIT 2F/F	1171 SF
UNIT 2G	1099 SF
UNIT 2H	1163 SF
UNIT 3	1163 SF
UNIT 3C	1361 SF
UNIT 3E/F	1357 SF
UNIT 3H	1163 SF
UNIT 3H1	1163 SF
UNIT 3H2	1163 SF
UNIT 3H3	1163 SF

NOTES: BALCONIES AND TERRACES NOT INCLUDED IN UNIT AVERAGE SF CALCULATIONS
FIRST FLOOR OF TOWNHOUSES NOT INCLUDED IN UNIT AVERAGE SF CALCULATIONS
"UNIT AVERAGE SF" IS CALCULATED BASED ON RENTABLE SQUARE FOOTAGE

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1845 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
6401 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BLUSSE RD.
SUITE 102
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER:
NA

DATE	REVISION

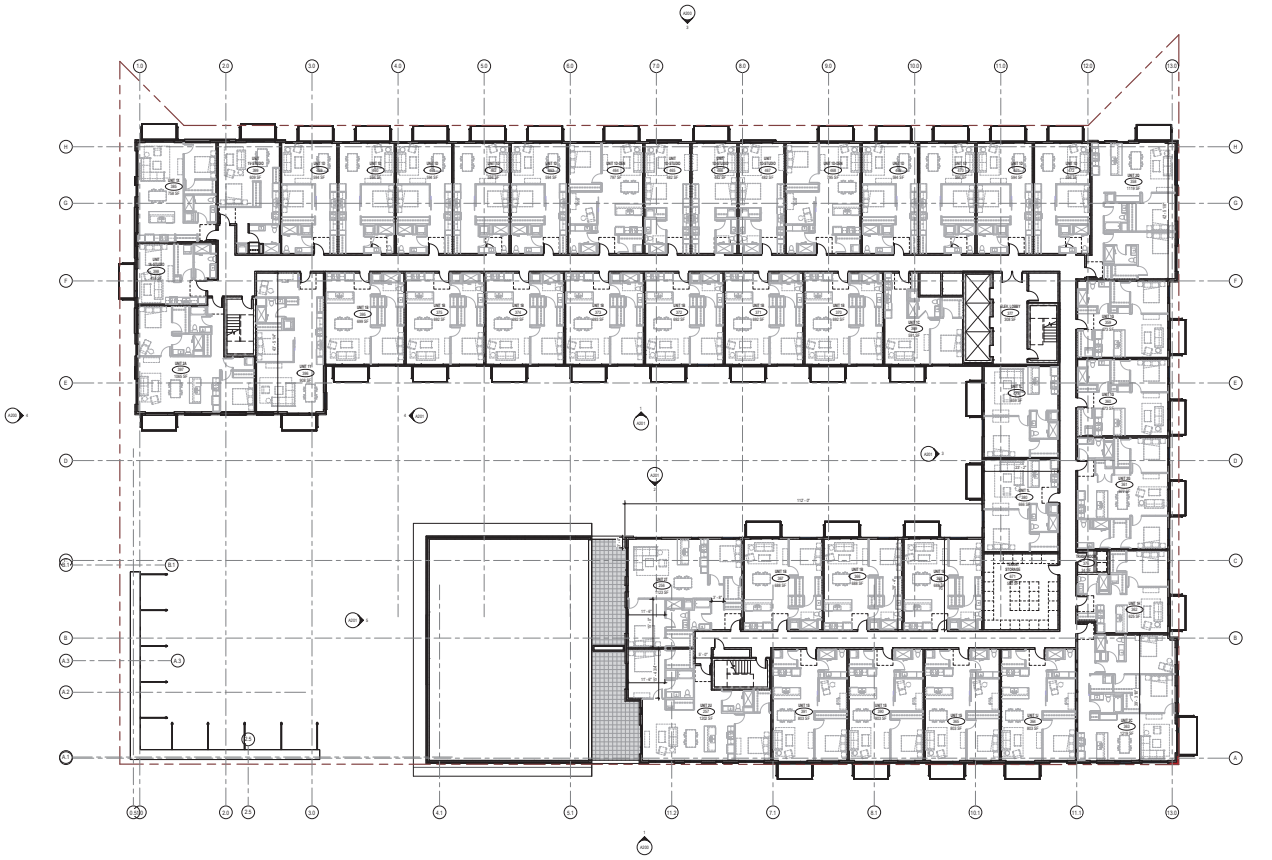
- FOR REVIEW - NOT FOR CONSTRUCTION -

PROJECT	2020-04
SCALE	As indicated
PHASE	PLANNING/BRD DEVELOPMENT REVIEW
DATE	06.09.20

THIRD FLOOR PLAN

A103

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1 FOURTH FLOOR
A104 1/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. DO NOT SCALE THE DRAWINGS. VERIFY ALL CONDITIONS ON SITE BEFORE PROCEEDING WITH WORK. ANY CONFLICTS OR DISCREPANCIES BETWEEN INFORMATION ON DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR RESOLUTION PRIOR TO COMMENCING WORK.

B. SEE SHEET G003 FOR INTERIOR PARTITION TYPES AND WALL ASSEMBLY DESIGNATIONS. SEE CODE PLANS FOR LOCATIONS OF RATED WALLS. ALL WALLS REQUIRING SMOKE PROTECTION REQUIRE TYPE 'S' GWEB TO THE CEILING.
a. FLOOR 1:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 504 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FLOORING AT COLUMNS AND CHASES SHALL BE TYPE 504-01 U.N.O.

b. FLOORS 2-4:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 509 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FLOORING AT COLUMNS AND CHASES SHALL BE TYPE 509-01 U.N.O.
- ALL UNIT TO CORRIDOR DEMISING WALLS TO BE 9109 101 A U.N.O.
- ALL UNIT TO UNIT DEMISING WALLS TO BE 9104 11 A U.N.O.

C. ALL STRUCTURAL COLUMNS AND POSTS ARE REQUIRED TO HAVE INDIVIDUAL ENCASEMENT PROTECTION TO ACHIEVE A 1HR) RESISTANCE RATING. SEE TYPICAL DETAIL 1 / G305

D. ALL BATHROOM WALLS TO RECEIVE MATT INSULATION. ALL TWO AND THREE BEDROOM UNITS TO RECEIVE INSULATION AROUND PERIMETER BEDROOM WALLS.

E. TYPICAL INTERIOR DOOR FRAMES TO BE 4"IN STEEL STUD WALLS AND 3" IN WOOD STUD WALLS FROM ADJACENT WALL, IF NOT DIMENSIONED.

F. IN WALL BLOCKING: CONTRACTOR TO INSTALL AS REQUIRED FOR WALL HUNG CABINETRY, TOILET ROOM ACCESSORIES, OR EQUIPMENT SHOWN IN PLANS AND INTERIOR ELEVATIONS.

G. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

H. "TYPICAL" OR "TYP." AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.

I. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FINISH FACE OF STUD WALL U.N.O.

J. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N. O.

K. SEE THE ROOM FINISH SCHEDULE & PLANS FOR FURTHER FINISH AND MATERIAL INFORMATION.

L. WHERE DIMENSIONS ARE SHOWN TO WALLS OR CASEWORK, THE DIMENSIONS ARE TO FINISHED FACE OF WALL OR CABINET UNLESS OTHERWISE NOTED.

M. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CASEWORK SHALL BE 24" DEEP FOR BASE CABINETS AND 12" DEEP FOR UPPER CABINETS. COUNTERTOPS SHALL BE 25" DEEP. BATHROOM VANITIES TO BE 21.5" DEEP WITH 22" DEEP COUNTERTOP. PROVIDE 4.4" HIGH BASE AND MATCHING WOOD TRIM AS REQUIRED TO TRANSITION AT DOORS ON ELEVATIONS

N. PROVIDE FINISHED CABINET END PANELS, INCLUDING AT KNEE SPACES OR REVEALS AT CASEWORK, WHERE EXPOSED TO VIEW. FLOORING TO CONTINUE UNDER ALL REMOVABLE CASEWORK.

O. SINK SIZES SHOWN ARE GENERAL REPRESENTATIONS ONLY. SEE THE PLUMBING DRAWINGS AND SPECIFICATIONS FOR SINK PRODUCT AND SIZE INFORMATION.

P. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED & BRACED & SEALED AS REQUIRED

Q. COORDINATE INSTALLATION OF RECLINERS WITH FINAL LOCATION OF EQUIPMENT AS REQUIRED.

SCHEDULE - UNIT AVERAGE SF.

Name	Average
UNIT 1A/1F/2D/2G	939 SF
UNIT 1B	918 SF
UNIT 1C/1E/1F/2D/2G	939 SF
UNIT 1D	947 SF
UNIT 1D	955 SF
UNIT 2A/3A/4A	940 SF
UNIT 2C/3C/4C	927 SF
UNIT 1G	1,016 SF
UNIT 1H	974 SF
UNIT 1I	974 SF
UNIT 1J/1P/2E/2H	939 SF
UNIT 1K	1,016 SF
UNIT 1L/2L	1,003 SF
UNIT 1M	1,003 SF
UNIT 1N/1O	974 SF
UNIT 2A	1,003 SF
UNIT 2J	1,003 SF
UNIT 2K/3K	1,003 SF
UNIT 2M/3M	1,111 SF
UNIT 2N	1,008 SF
UNIT 2O	1,008 SF
UNIT 3I	1,012 SF
UNIT 3J	1,001 SF
UNIT 3K/4K	1,001 SF
UNIT 3L/4L	926 SF
UNIT 3M/4M	1,008 SF
UNIT 3N/4N	1,008 SF
UNIT 3O/4O	974 SF

NOTES: BALCONIES AND TERRACES NOT INCLUDED IN UNIT AVERAGE OF TOTAL
CORRIDORS AND ENCLOSURES NOT INCLUDED IN UNIT AVERAGE OF SQ.FOOTAGE
TECHNICIQUE - UNIT AVERAGE SF" IS CALCULATED BASED ON RENTABLE STANDARDS

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1845 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
6401 N. PLANKINTON AVE
SUITE 2A
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BLISSE RD.
SUITE 102
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER:
NA

DATE	REVISION

- FOR REVIEW - NOT FOR CONSTRUCTION -

PROJECT	1920.04
SCALE	As indicated
PHASE	PLANNING/BRD DEVELOPMENT REVIEW
DATE	10.09.20

FOURTH FLOOR PLAN

A104

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1 FIFTH FLOOR
A105 3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. DO NOT SCALE THE DRAWINGS. VERIFY ALL CONDITIONS ON SITE BEFORE PROCEEDING WITH WORK. ANY CONFLICTS OR DISCREPANCIES BETWEEN INFORMATION ON DRAWINGS AND ACTUAL FIELD CONDITIONS SHOULD BE BROUGHT TO ARCHITECT'S ATTENTION FOR RESOLUTION PRIOR TO COMMENCING WORK.

B. SEE SHEET G003 FOR INTERIOR PARTITION TYPES AND WALL ASSEMBLY DESIGNATIONS. SEE CODE PLANS FOR LOCATIONS OF RATED WALLS. ALL WALLS ABOVE CEILING MARK PENETRATION REQUIRE TYPE 'X' GWB TO THE DECK.
a. FLOOR 1:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 504 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FLOORING AT COLUMNS AND CHASES SHALL BE TYPE 504-01 U.N.O.

b. FLOOR 2-5:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 9109 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FLOORING AT COLUMNS AND CHASES SHALL BE TYPE 9004 01 U.N.O.
- ALL UNIT TO CORRIDOR DEMISING WALLS TO BE 9109 101 A U.N.O.
- ALL UNIT TO UNIT DEMISING WALLS TO BE 9104 11 A U.N.O.

C. ALL STRUCTURAL COLUMNS AND POSTS ARE REQUIRED TO HAVE INDIVIDUAL ENCASEMENT PROTECTION TO ACHIEVE A 1HR) RESISTANCE RATING. SEE TYPICAL DETAIL 1 / G305

D. ALL BATHROOM WALLS TO RECEIVE BATT INSULATION. ALL TWO AND THREE BEDROOM UNITS TO RECEIVE INSULATION AROUND PERIMETER BEDROOM WALLS.

E. TYPICAL INTERIOR DOOR FRAMES TO BE 4"IN STEEL STUD WALLS AND 3" IN WOOD STUD WALLS FROM ADJACENT WALL, IF NOT DIMENSIONED.

F. IN WALL BLOCKING: CONTRACTOR TO INSTALL AS REQUIRED FOR WALL HUNG CABINETRY, TOILET ROOM ACCESSORIES, OR EQUIPMENT SHOWN IN PLANS AND INTERIOR ELEVATIONS.

G. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

H. "TYPICAL" OR "TYP.) AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.

I. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FINISH FACE OF STUD WALL U.N.O.

J. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N. O.

K. SEE THE ROOM FINISH SCHEDULE & PLANS FOR FURTHER FINISH AND MATERIAL INFORMATION.

L. WHERE DIMENSIONS ARE SHOWN TO WALLS OR CASEWORK, THE DIMENSIONS ARE TO FINISHED FACE OF WALL OR CABINET UNLESS OTHERWISE NOTED.

M. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CASEWORK SHALL BE 24" DEEP FOR BASE CABINETS AND 12" DEEP FOR UPPER CABINETS. COUNTERTOPS SHALL BE 25" DEEP. BATHROOM VANITIES TO BE 21.5" DEEP WITH 22" DEEP COUNTERTOP. PROVIDE 4 4" HIGH BACK AND SIDE SPLASHES WHERE ROUNDTEL TILE/BACKSPLASH IS SHOWN ON ELEVATIONS

N. PROVIDE FINISHED CABINET END PANELS, INCLUDING AT KNEE SPACES OR REVEALABLE CASEWORK WHERE EXPOSED TO VIEW. FLOORING TO CONTINUE UNDER ALL REMOVABLE CASEWORK.

O. SINK SIZES SHOWN ARE GENERAL REPRESENTATIONS ONLY. SEE THE PLUMBING DRAWINGS AND SPECIFICATIONS FOR SINK PRODUCT AND SIZE INFORMATION.

P. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED & BRACED & SEALED AS REQUIRED

Q. COORDINATE INSTALLATION OF RECLINERS WITH FINAL LOCATION OF EQUIPMENT AS REQUIRED.

SCHEDULE - UNIT AVERAGE SF.

Name	Average
UNIT 1A/1F/2D/2G	699 SF
UNIT 1B	749 SF
UNIT 1C/1E/1F/2D/2G	699 SF
UNIT 1D	697 SF
UNIT 1D	685 SF
UNIT 2A/3A/4A	1042 SF
UNIT 2B/3B/4B	927 SF
UNIT 1A	1230 SF
UNIT 1A	1216 SF
UNIT 1A	1216 SF
UNIT 1A/1F/2D/2G	699 SF
UNIT 1B	749 SF
UNIT 1C/2A	1012 SF
UNIT 2A	1163 SF
UNIT 2C	1163 SF
UNIT 2E/3E	1165 SF
UNIT 2F/3F	1111 SF
UNIT 2G	1099 SF
UNIT 3A	1042 SF
UNIT 3C	1012 SF
UNIT 3D	1061 SF
UNIT 3E/4F	1097 SF
UNIT 3A4	585 SF
UNIT 3A/B	1256 SF
UNIT 3A/C	594 SF
UNIT 3A/D/4A	855 SF

NOTES: BALCONIES AND TERRACES NOT INCLUDED IN UNIT AVERAGE SF TOTAL
CORRIDORS AND STAIRWELLS NOT INCLUDED IN UNIT AVERAGE SF CALCULATIONS
TECHNIQUE: UNIT AVERAGE SF" IS CALCULATED BASED ON RENTABLE SPACE

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1845 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
845 N. PLANKINTON AVE
SUITE 2A
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BLISSE RD.
SUITE 102
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER:
NA

DATE	REVISION

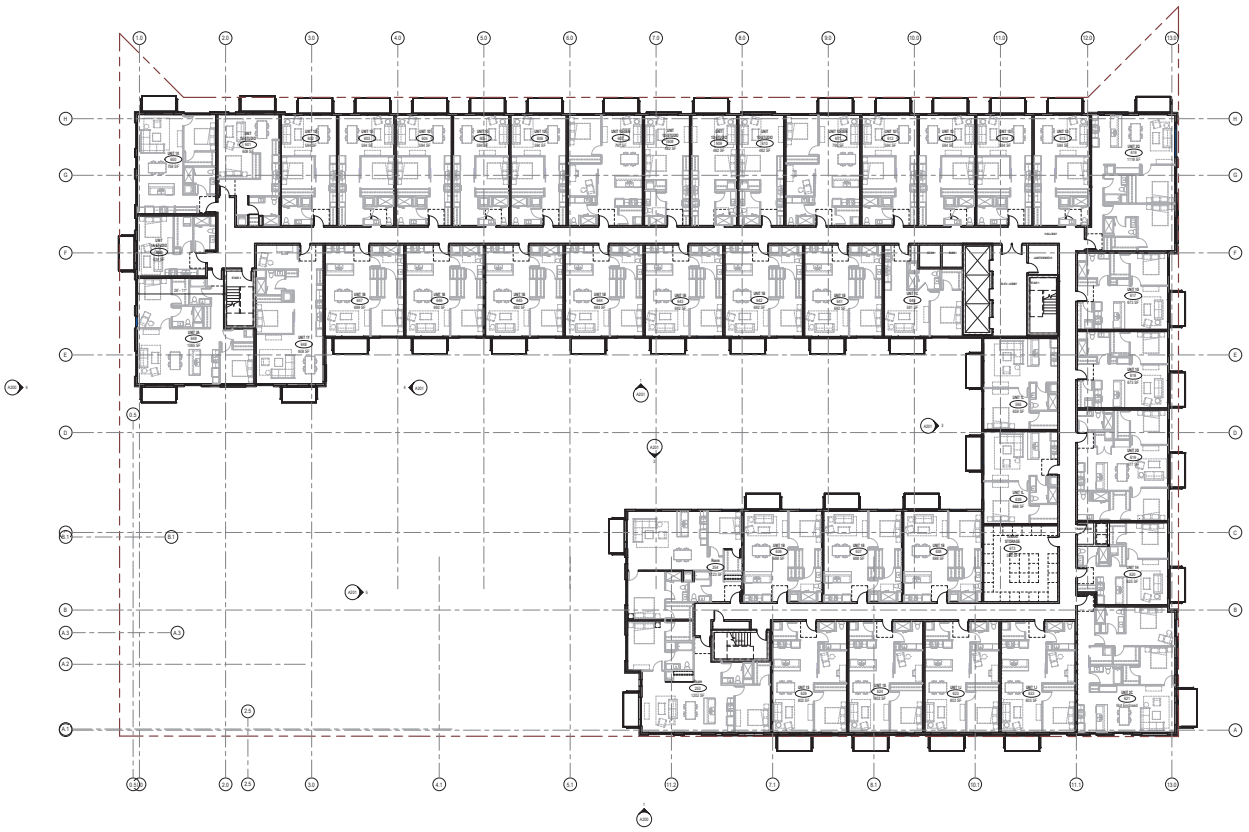
- FOR REVIEW - NOT FOR CONSTRUCTION -

PROJECT	2020-04
SCALE	As indicated
PHASE	PLANNING/BRN SCHEMATIC REVIEW
DATE	06.09.20

FIFTH FLOOR PLAN

A105

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1 SIXTH FLOOR
A106 3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. DO NOT SCALE THE DRAWINGS. VERIFY ALL CONDITIONS ON SITE BEFORE PROCEEDING WITH WORK. ANY CONFLICTS OR DISCREPANCIES BETWEEN INFORMATION ON DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR RESOLUTION PRIOR TO COMMENCING WORK.

B. SEE SHEET G001 FOR INTERIOR PARTITION TYPES AND WALL ASSEMBLY DESIGNATIONS. SEE CODE PLANS FOR LOCATIONS OF RATED WALLS. ALL WALLS REQUIRING SMOKE PROTECTION REQUIRE TYPE 'X' GWB TO THE CEILING.
a. FLOOR 1:
- ALL BUSINESS PARTITIONS SHALL BE TYPE 504 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL IN TENANT FLOORING AT COLUMNS AND CHASES SHALL BE TYPE 504-01 U.N.O.

b. FLOOR 2-6:
- ALL IN TENANT PARTITIONS SHALL BE TYPE 9109 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL IN TENANT FLOORING AT COLUMNS AND CHASES SHALL BE TYPE 9004 01 U.N.O.
- ALL UNIT TO CORRIDOR DEMISING WALLS TO BE 9109 101 A U.N.O.
- ALL UNIT TO UNIT DEMISING WALLS TO BE 9104 11 A U.N.O.

C. ALL STRUCTURAL COLUMNS AND POSTS ARE REQUIRED TO HAVE INDIVIDUAL ENCASEMENT PROTECTION TO ACHIEVE A 1HR) RESISTANCE RATING. SEE TYPICAL DETAIL 1 / G300

D. ALL BATHROOM WALLS TO RECEIVE BATT INSULATION. ALL TWO AND THREE BEDROOM UNITS TO RECEIVE INSULATION AROUND PERIMETER BEDROOM WALLS.

E. TYPICAL INTERIOR DOOR FRAMES TO BE 4"W. STEEL STUD WALLS AND 3" W WOOD STUD WALLS FROM ADJACENT WALL, IF NOT DIMENSIONED.

F. IN WALL BLOCKING: CONTRACTOR TO INSTALL AS REQUIRED FOR WALL HUNG CABINETRY, TOILET ROOM ACCESSORIES, OR EQUIPMENT SHOWN IN PLANS AND INTERIOR ELEVATIONS.

G. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

H. "TYPICAL" OR "TYP." AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.

I. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FINISH FACE OF STUD WALL U.N.O.

J. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N. O.

K. SEE THE ROOM FINISH SCHEDULE & PLANS FOR FURTHER FINISH AND MATERIAL INFORMATION.

L. WHERE DIMENSIONS ARE SHOWN TO WALLS OR CASEWORK, THE DIMENSIONS ARE TO FINISHED FACE OF WALL OR CABINET UNLESS OTHERWISE NOTED.

M. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CASEWORK SHALL BE 24" DEEP FOR BASE CABINETS AND 12" DEEP FOR UPPER CABINETS. COUNTERTOPS SHALL BE 25" DEEP. BATHROOM VANITIES TO BE 21.5" DEEP WITH 22" DEEP COUNTERTOP. PROVIDE 4 4" HIGH BACK AND SIDE SPLASHES WHERE ROYALL TILE BACKSPLASH IS SHOWN ON ELEVATIONS

N. PROVIDE FINISHED CABINET END PANELS, INCLUDING AT KNEE SPACES OR REVEALS AT CASEWORK WHERE EXPOSED TO VIEW. FLOORING TO CONTINUE UNDER ALL REMOVABLE CASEWORK.

O. SINK SIZES SHOWN ARE GENERAL REPRESENTATIONS ONLY. SEE THE PLUMBING DRAWINGS AND SPECIFICATIONS FOR SINK PRODUCT AND SIZE INFORMATION.

P. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED & SEALED AS REQUIRED

Q. COORDINATE INSTALLATION OF RECLINERS WITH FINAL LOCATION OF EQUIPMENT AS REQUIRED.

SCHEDULE - UNIT AVERAGE SF.

Name	Average
UNIT 1A/1F/2D/2E	699 SF
UNIT 1B	918 SF
UNIT 1C/1F/2D/2E	699 SF
UNIT 1D	677 SF
UNIT 1E	685 SF
UNIT 2A/3A/4A	685 SF
UNIT 2B/3B/4B	827 SF
UNIT 2C/3C/4C/5C	827 SF
UNIT 2D	1,030 SF
UNIT 2E	1,030 SF
UNIT 2F	1,030 SF
UNIT 2G	1,030 SF
UNIT 2H	1,030 SF
UNIT 2I	1,030 SF
UNIT 2J	1,030 SF
UNIT 2K	1,030 SF
UNIT 2L/2F	1,030 SF
UNIT 2M/2F	1,030 SF
UNIT 3D	1,030 SF
UNIT 3E	1,030 SF
UNIT 3F	1,030 SF
UNIT 3G	1,030 SF
UNIT 3H/2F	1,030 SF
UNIT 3I/4I	1,030 SF
UNIT 3J/4J	1,030 SF
UNIT 3K/4K	1,030 SF
UNIT 3L/4L	1,030 SF
UNIT 3M/4M	1,030 SF

NOTES: BALCONIES AND TERRACES NOT INCLUDED IN UNIT AVERAGE SF TOTAL
CORRIDORS AND STAIRWELLS NOT INCLUDED IN UNIT AVERAGE SF CALCULATIONS
TECHNICIAN - UNIT AVERAGE SF* IS CALCULATED BASED ON RENTABLE STANDARDS

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1845 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
6401 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BLISSE RD.
SUITE 102
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER:
NA

DATE	REVISION

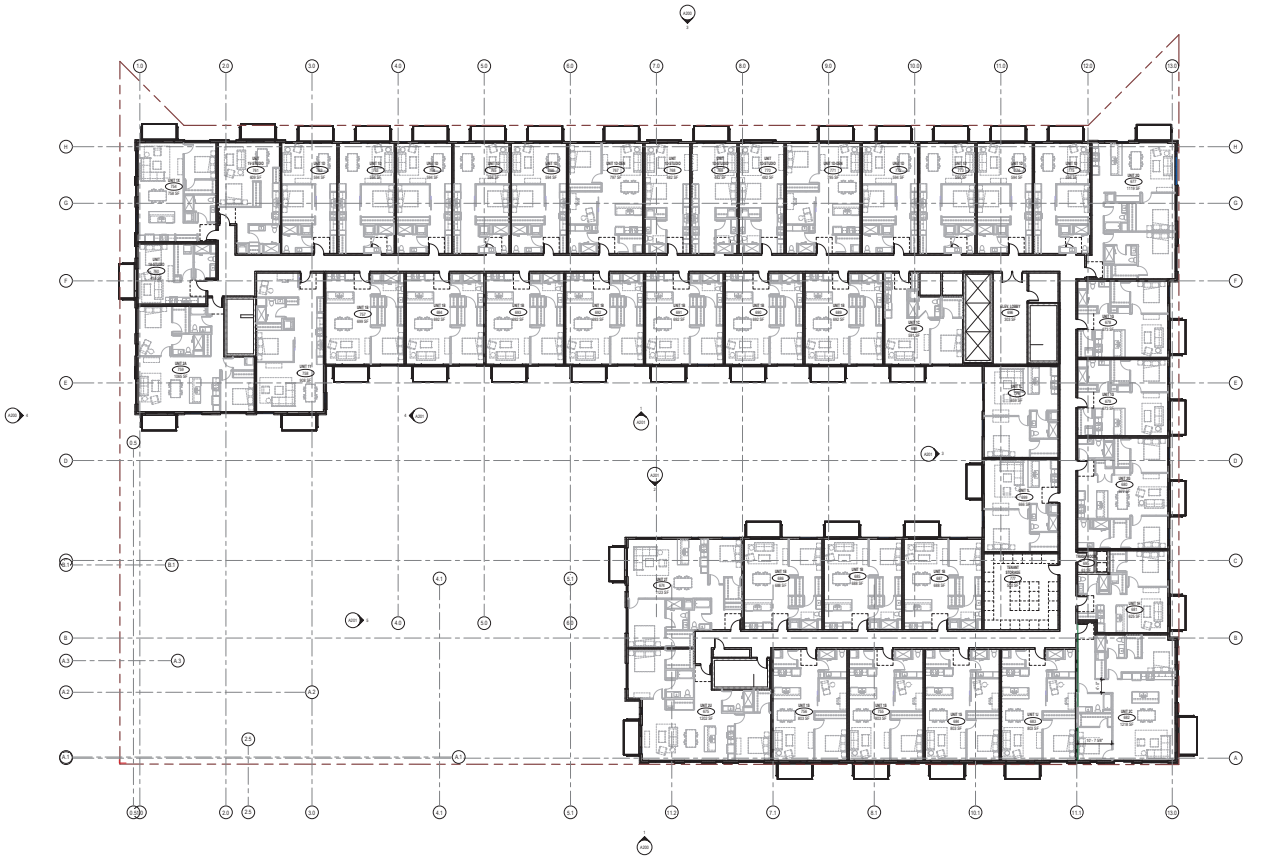
- FOR REVIEW - NOT FOR CONSTRUCTION -

PROJECT	1220.04
SCALE	As indicated
PHASE	PLANNING/BRD APPROVAL/PERMIT REVIEW
DATE	03.09.23

SIXTH FLOOR PLAN

A106

Korb + Associates Architects, Inc.



1 SEVENTH FLOOR
A107 1/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. DO NOT SCALE THE DRAWINGS. VERIFY ALL CONDITIONS ON SITE BEFORE PROCEEDING WITH WORK. ANY CONFLICT, DISCREPANCY, MISTAKEN INFORMATION OR OMISSIONS AND ACTUAL FIELD CONDITIONS SHOULD BE BROUGHT TO ARCHITECT'S ATTENTION FOR RESOLUTION PRIOR TO COMMENCING WORK.

B. SEE SHEET G003 FOR INTERIOR PARTITION TYPES AND WALL ASSEMBLY RATINGS. SEE CODE PLANS FOR LOCATIONS OF RATED WALLS. ALL WALLS ABOVE CEILING MAKING PROTECTION REQUIRE TYPE 'X' GWB TO THE CEILING.
a. FLOOR 1:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 504 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FURRING AT COLUMNS AND CHASES SHALL BE TYPE 504-01 U/N.O.

b. FLOORS 2-7:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 503 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FURRING AT COLUMNS AND CHASES SHALL BE TYPE 503-01 U/N.O.
- ALL UNIT TO CORRIDOR DEMISING WALLS TO BE W09 101 A U/ S. O.
- ALL UNIT TO UNIT DEMISING WALLS TO BE W44 111 A U/ S. O.

C. ALL STRUCTURAL COLUMNS AND POSTS ARE REQUIRED TO HAVE INDIVIDUAL ENCASEMENT PROTECTION TO ACHIEVE A 1HRS RESISTANCE RATING. SEE TYPICAL DETAIL 1 / G305

D. ALL BATHROOM WALLS TO RECEIVE BATT INSULATION. ALL TWO AND THREE BEDROOM UNITS TO RECEIVE INSULATION AROUND PERIMETER BEDROOM WALLS.

E. TYPICAL INTERIOR DOOR FRAMES TO BE 4"IN STEEL STUD WALLS AND 3" IN WOOD STUD WALLS FROM ADJACENT WALL, IF NOT DIMENSIONED.

F. IN WALL BLOCKING: CONTRACTOR TO INSTALL AS REQUIRED FOR WALL HUNG CABINETRY, TOILET ROOM ACCESSORIES, OR EQUIPMENT SHOWN IN PLANS AND INTERIOR ELEVATIONS.

G. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

H. "TYPICAL" OR "TYP." AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.

I. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FINISH FACE OF STUD WALL U.N.O.

J. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N. O.

K. SEE THE ROOM FINISH SCHEDULE & PLANS FOR FURTHER FINISH AND MATERIAL INFORMATION.

L. WHERE DIMENSIONS ARE SHOWN TO WALLS OR CASEWORK, THE DIMENSIONS ARE TO FINISHED FACE OF WALL OR CABINET UNLESS OTHERWISE NOTED.

M. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CASEWORK SHALL BE 24" DEEP FOR BASE CABINETS AND 12" DEEP FOR UPPER CABINETS. COUNTERTOPS SHALL BE 25" DEEP. BATHROOM VANITIES TO BE 21.5" DEEP WITH 22" DEEP COUNTERTOP. PROVIDE A 4" HIGH BACK AND SIDE SPLASHES WHERE NO WALL TILE/BACKSPLASH IS SHOWN ON ELEVATIONS.

N. PROVIDE FINISHED CABINET END PANELS, INCLUDING AT KNEE SPACES OR ADJOINABLE CASEWORK, WHERE EXPOSED TO VIEW. FLOORING TO CONTINUE UNDER ALL REMOVABLE CASEWORK.

O. SINK SIZES SHOWN ARE GENERAL REPRESENTATIONS ONLY. SEE THE PLUMBING DRAWINGS AND SPECIFICATIONS FOR SINK PRODUCT AND SIZE INFORMATION.

P. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED & BRACED & SEALED AS REQUIRED.

Q. COORDINATE INSTALLATION OF RECLINERS WITH FINAL LOCATION OF EQUIPMENT AS REQUIRED.

SCHEDULE - UNIT AVERAGE SF.

Name	Average
UNIT 1A/1F/2D/2G	658 SF
UNIT 1B	678 SF
UNIT 1C/1E/2C/2E	677 SF
UNIT 1D	687 SF
UNIT 1D/2D	687 SF
UNIT 1D.1/2D/2G	687 SF
UNIT 1G	729 SF
UNIT 1G.1/2G	729 SF
UNIT 1H	674 SF
UNIT 1J	674 SF
UNIT 1J.1/2F/2G	658 SF
UNIT 1K	658 SF
UNIT 1 DEN	674 SF
UNIT 2A	1163 SF
UNIT 2A.1	1163 SF
UNIT 2B/2F	1165 SF
UNIT 2F/2F	1111 SF
UNIT 2G	1099 SF
UNIT 2G.1	1099 SF
UNIT 2I	1012 SF
UNIT 2J	1061 SF
UNIT 3B/4F	1067 SF
UNIT 3H.4	595 SF
UNIT 7H/8	1256 SF
UNIT 7H.C	594 SF
UNIT 7H.C+DEN	805 SF

NOTES: BALCONIES AND TERRACES NOT INCLUDED IN UNIT AVERAGE SF CALCULATIONS
FIRST FLOOR OF TOWNHOUSES NOT INCLUDED IN UNIT AVERAGE SF CALCULATIONS
"UNIT AVERAGE SF" IS CALCULATED BASED ON INDIVIDUAL COVERAGE

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1845 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
6401 N. PLAINVIEW AVE
SUITE 2A
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BLISSE RD.
SUITE 102
PEWAUKEE, WI 53186

STRUCTURAL ENGINEER:
NA

DATE	REVISION

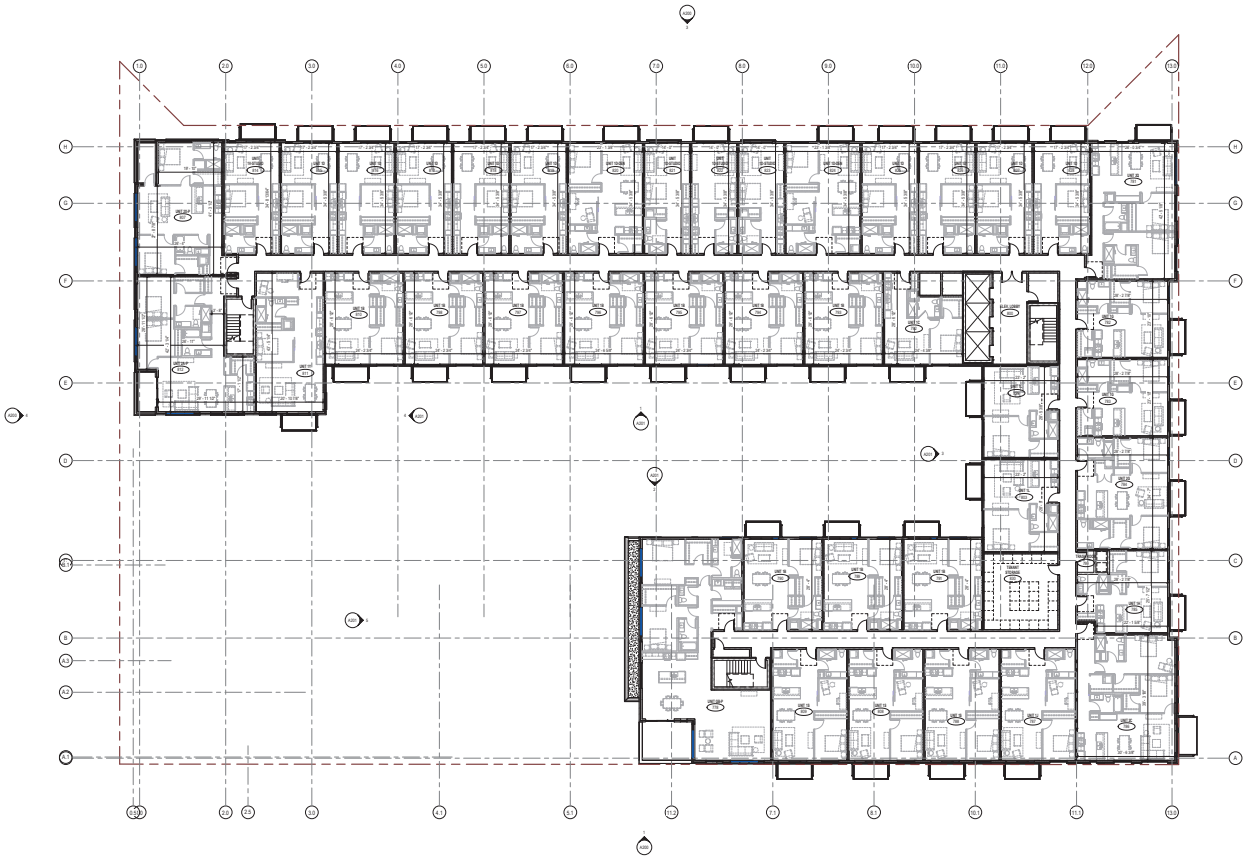
- FOR REVIEW - NOT FOR CONSTRUCTION -

PROJECT	1920.04
SCALE	As indicated
PHASE	PLANNING/BRD DEVELOPMENT REVIEW
DATE	06.09.20

SEVENTH FLOOR PLAN

A107

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1 EIGHTH FLOOR
A108 1/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. DO NOT SCALE THE DRAWINGS. VERIFY ALL CONDITIONS ON SITE BEFORE PROCEEDING WITH WORK. ANY CONFLICT, DISCREPANCY, MISTAKEN INFORMATION OR OMISSIONS AND ACTUAL FIELD CONDITIONS SHOULD BE BROUGHT TO ARCHITECT'S ATTENTION FOR RESOLUTION PRIOR TO COMMENCING WORK.

B. SEE SHEET G003 FOR INTERIOR PARTITION TYPES AND WALL ASSEMBLY DESIGNATIONS. SEE CODE PLANS FOR LOCATIONS OF RATED WALLS. ALL WALLS ABOVE CEILING MARK PENETRATION REQUIRE TYPE 'X' GWB TO THE DECK.
a. FLOOR 1:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 504 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FURRING AT COLUMNS AND CHASES SHALL BE TYPE 504-01 U.N.O.

b. FLOORS 2-8:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 909 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FURRING AT COLUMNS AND CHASES SHALL BE TYPE 909-01 U.N.O.
- ALL UNIT TO CORRIDOR DEMISING WALLS TO BE 909 101 A U.N.O.
- ALL UNIT TO UNIT DEMISING WALLS TO BE 909A 11 A U.N.O.

C. ALL STRUCTURAL COLUMNS AND POSTS ARE REQUIRED TO HAVE INDIVIDUAL ENCASEMENT PROTECTION TO ACHIEVE A FIRE RESISTANCE RATING. SEE TYPICAL DETAIL 1 / G305

D. ALL BATHROOM WALLS TO RECEIVE BATT INSULATION. ALL TWO AND THREE BEDROOM UNITS TO RECEIVE INSULATION AROUND PERIMETER BEDROOM WALLS.

E. TYPICAL INTERIOR DOOR FRAMES TO BE 4"W IN STEEL STUD WALLS AND 3" IN WOOD STUD WALLS FROM ADJACENT WALL, IF NOT DIMENSIONED.

F. IN WALL BLOCKING: CONTRACTOR TO INSTALL AS REQUIRED FOR WALL HUNG CABINETRY, TOILET ROOM ACCESSORIES, OR EQUIPMENT SHOWN IN PLANS AND INTERIOR ELEVATIONS.

G. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

H. "TYPICAL" OR "TYP." AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.

I. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FINISH FACE OF STUD WALL U.N.O.

J. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.

K. SEE THE ROOM FINISH SCHEDULE & PLANS FOR FURTHER FINISH AND MATERIAL INFORMATION.

L. WHERE DIMENSIONS ARE SHOWN TO WALLS OR CASEWORK, THE DIMENSIONS ARE TO FINISHED FACE OF WALL OR CABINET UNLESS OTHERWISE NOTED.

M. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CASEWORK SHALL BE 24" DEEP FOR BASE CABINETS AND 12" DEEP FOR UPPER CABINETS. COUNTERTOPS SHALL BE 25" DEEP. BATHROOM VANITIES TO BE 21.5" DEEP WITH 22" DEEP COUNTERTOP. PROVIDE A 4" HIGH BACK AND SIDESPLASHES WHERE BACKING NO WALL TILE/BACKSPLASH IS SHOWN ON ELEVATIONS.

N. PROVIDE FINISHED CABINET END PANELS, INCLUDING AT KNEE SPACES OR REMOVABLE CASEWORK, WHERE EXPOSED TO VIEW. FLOORING TO CONTINUE UNDER ALL REMOVABLE CASEWORK.

O. SINK SIZES SHOWN ARE GENERAL REPRESENTATIONS ONLY. SEE THE PLUMBING DRAWINGS AND SPECIFICATIONS FOR SINK PRODUCT AND SIZE INFORMATION.

P. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED & BRACED & SEALED AS REQUIRED.

Q. COORDINATE INSTALLATION OF BOLLARDS WITH FINAL LOCATION OF EQUIPMENT AS REQUIRED.

SCHEDULE - UNIT AVERAGE SF.

Name	Average
UNIT 1A/1F/2D/2G	699 SF
UNIT 1B	918 SF
UNIT 1C/1E/2C	1,007 SF
UNIT 1D	977 SF
UNIT 1G	685 SF
UNIT 2A/8A	1,042 SF
UNIT 2B/3B/4B/5B/6B/7B	1,027 SF
UNIT 2E	1,018 SF
UNIT 3A	1,016 SF
UNIT 3C	1,016 SF
UNIT 7A/8F/8G/8H	699 SF
UNIT 7B/8B	1,042 SF
UNIT 7C/8C	977 SF
UNIT 7D	1,007 SF
UNIT 7E	1,018 SF
UNIT 7F	1,027 SF
UNIT 7G	1,016 SF
UNIT 8D	1,027 SF
UNIT 8E	1,018 SF
UNIT 8J	1,016 SF
UNIT 2F/3F	1,111 SF
UNIT 3G	1,038 SF
UNIT 3H	1,016 SF
UNIT 7I	1,016 SF
UNIT 2J	1,061 SF
UNIT 2K/3K	1,037 SF
UNIT 3J/4J	926 SF
UNIT 7H/8I	1,038 SF
UNIT 7J/8K	1,044 SF
UNIT 7K/8J/8N	955 SF

NOTES: BALCONIES AND TERRACES NOT INCLUDED IN UNIT AVERAGE SF TOTAL
CORRIDORS AND STAIRWELLS NOT INCLUDED IN UNIT AVERAGE SF CALCULATIONS
TECHNICIAN - UNIT AVERAGE SF* IS CALCULATED BASED ON RENTABLE STANDARDS

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1845 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
6401 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BLISSE RD.
SUITE 102
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER:
NA

DATE	REVISION

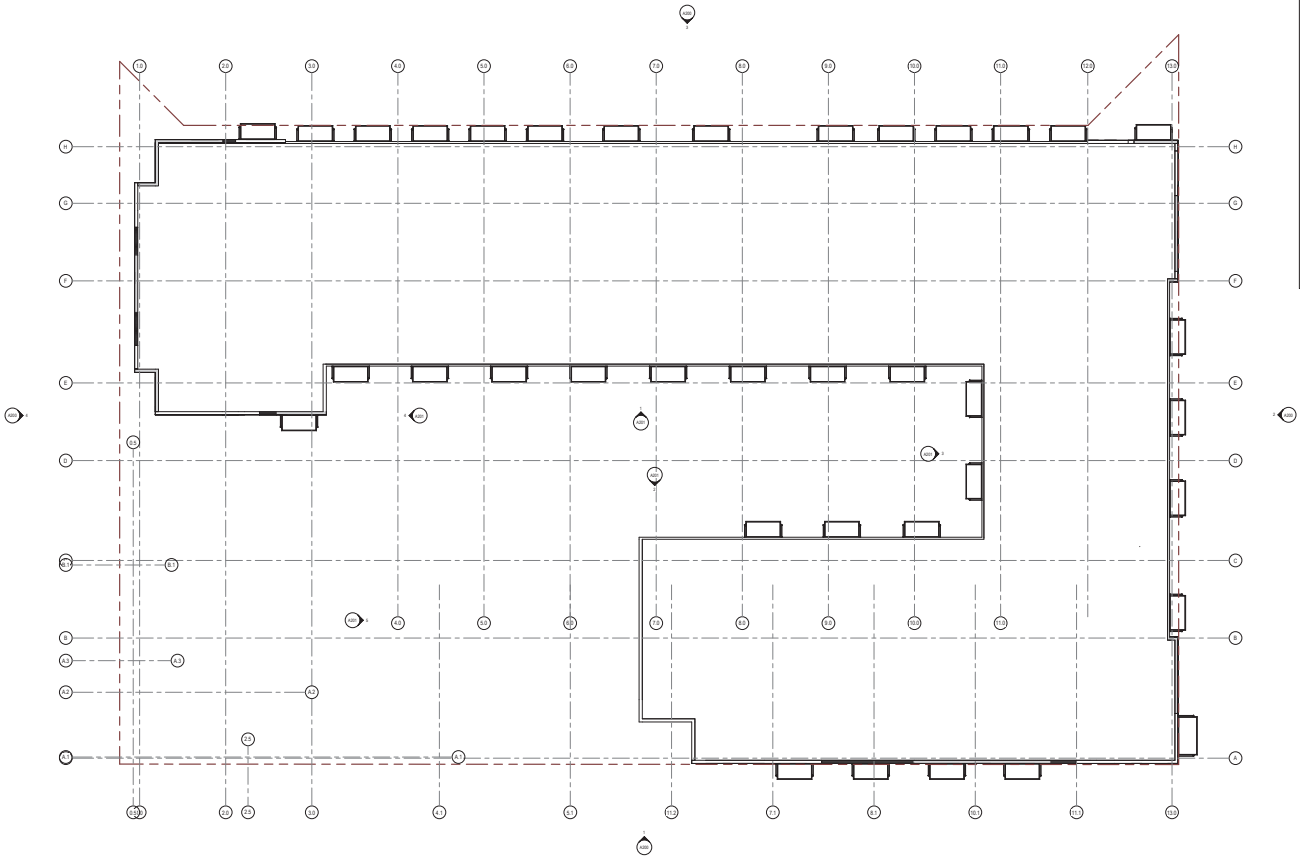
- FOR REVIEW - NOT FOR CONSTRUCTION -

PROJECT	1920.04
SCALE	As indicated
PHASE	PLANNING/BRD SUBMITTAL/PERMIT REVIEW
DATE	10.30.20

EIGHTH FLOOR PLAN

A108

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1 ROOF PLAN
A111 1/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. DO NOT SCALE THE DRAWINGS. VERIFY ALL CONDITIONS ON SITE BEFORE PROCEEDING WITH WORK. ANY CONFLICTS/DISCREPANCIES BETWEEN INFORMATION ON DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR RESOLUTION PRIOR TO COMMENCING WORK.

B. SEE SHEET G003 FOR INTERIOR PARTITION TYPES AND WALL ASSEMBLY DESIGNATIONS. SEE CODE PLANS FOR LOCATIONS OF RATED WALLS. ALL WALLS REQUIRING SMOKE PROTECTION REQUIRE TYPE 'X' GWB TO THE CEILING.
a. FLOOR 1:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 504 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FLOORING AT COLUMNS AND CHASES SHALL BE TYPE 504-01 U/A.D.
b. FLOOR 2-3:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 9/09 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FLOORING AT COLUMNS AND CHASES SHALL BE TYPE 9/04-01 U/A.D.
- ALL UNIT TO CORRIDOR DEMISING WALLS TO BE 9/09 101 A U/ S. O.
- ALL UNIT TO UNIT DEMISING WALLS TO BE 9/09 111 A U/ S. O.

C. ALL STRUCTURAL COLUMNS AND POSTS ARE REQUIRED TO HAVE INDIVIDUAL ENCASEMENT PROTECTION TO ACHIEVE A FIRE-RESISTANCE RATING. SEE TYPICAL DETAIL 1 / G305

D. ALL BATHROOM WALLS TO RECEIVE BATT INSULATION. ALL TWO AND THREE BEDROOM UNITS TO RECEIVE INSULATION AROUND PERIMETER BEDROOM WALLS.

E. TYPICAL INTERIOR DOOR FRAMES TO BE 4"W. STEEL STUD WALLS AND 3" W WOOD STUD WALLS FROM ADJACENT WALL, IF NOT DIMENSIONED.

F. IN WALL BLOCKING: CONTRACTOR TO INSTALL AS REQUIRED FOR WALL HUNG CABINETRY, TOILET ROOM ACCESSORIES, OR EQUIPMENT SHOWN IN PLANS AND INTERIOR ELEVATIONS.

G. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

H. "TYPICAL"(OR TYP.) AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.

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J. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N. O.

K. SEE THE ROOM FINISH SCHEDULE & PLANS FOR FURTHER FINISH AND MATERIAL INFORMATION.

L. WHERE DIMENSIONS ARE SHOWN TO WALLS OR CASEWORK, THE DIMENSIONS ARE TO FINISHED FACE OF WALL OR CABINET UNLESS OTHERWISE NOTED.

M. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CASEWORK SHALL BE 24" DEEP FOR BASE CABINETS AND 12" DEEP FOR UPPER CABINETS. COUNTERTOPS SHALL BE 25" DEEP. BATHROOM VANITIES TO BE 21.5" DEEP WITH 22" DEEP COUNTERTOP. PROVIDE A 4" HIGH BACK AND SIDE SPLASHES WHERE NO WALL TILE/BACKPLASH IS SHOWN ON ELEVATIONS.

N. PROVIDE FINISHED CABINET END PANELS, INCLUDING AT KNEE SPACES OR REMOVABLE CASEWORK, WHERE EXPOSED TO VIEW. FLOORING TO CONTINUE UNDER ALL REMOVABLE CASEWORK.

O. SINK SIZES SHOWN ARE GENERAL REPRESENTATION ONLY. SEE THE PLUMBING DRAWINGS AND SPECIFICATIONS FOR SINK PRODUCT AND SIZE INFORMATION.

P. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED & BRACED & SEALED AS REQUIRED.

Q. COORDINATE INSTALLATION OF BOLLARDS WITH FINAL LOCATION OF EQUIPMENT AS REQUIRED.

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1840 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
646 N. PLANKINTON AVE
SUITE 2A
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BLISSE RD.
SUITE 102
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER:
NA

DATE	REVISION

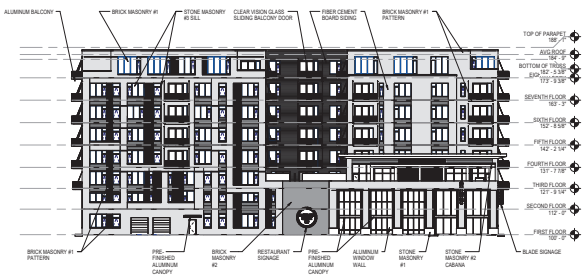
- FOR REVIEW - NOT FOR CONSTRUCTION -

PROJECT	2020-04
SCALE	As indicated
PHASE	PLANNING/BRD DEVELOPMENT REVIEW
DATE	06.09.20

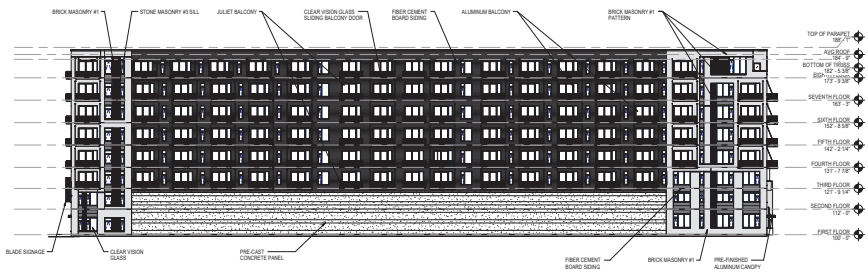
AVG. ROOF PLAN

A111

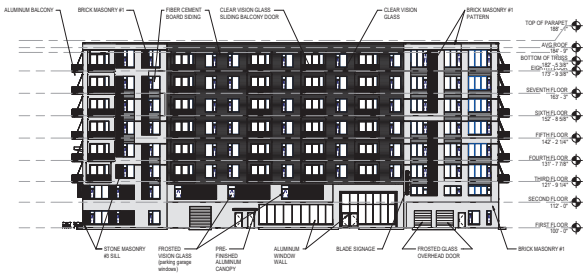
Copyright Korb + Associates Architects, Inc.



4 WEST ELEVATION
A200 1/16" = 1'-0"



3 NORTH ELEVATION
A200 1/16" = 1'-0"



2 EAST ELEVATION
A200 1/16" = 1'-0"



1 SOUTH ELEVATION
A200 1/16" = 1'-0"

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1845 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
6401 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BUSSE RD.
SUITE 100
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER:
NA
-

DATE	REVISION

- FOR REVIEW - NOT FOR CONSTRUCTION -

PROJECT	2020-04
SCALE	1/16" = 1'-0"
PHASE	PLANNING/BIRD DEPARTMENT REVIEW
DATE	10.02.20

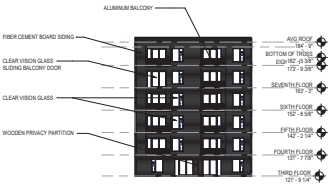
EXTERIOR ELEVATIONS

A200

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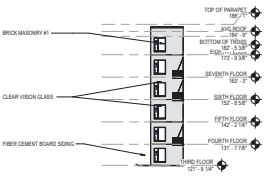
5 WEST COURTYARD AMENITY ELEVATION
A201 1/16" = 1'-0"



3 EAST COURTYARD ELEVATION
A201 1/16" = 1'-0"



2 SOUTH COURTYARD ELEVATION
A201 1/16" = 1'-0"



4 WEST COURTYARD ELEVATION
A201 1/16" = 1'-0"



1 NORTH COURTYARD ELEVATION
A201 1/16" = 1'-0"

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
231 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1840 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
644 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BUSSE RD.
SUITE 100
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER:
NA
-

DATE	REVISION

- FOR REVIEW - NOT FOR CONSTRUCTION -

PROJECT	1220.04
SCALE	1/16" = 1'-0"
PHASE	PLANNING/BRD DEVELOPMENT REVIEW
DATE	10.02.23

COURTYARD ELEVATIONS

A201

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Downtown Development Opportunity

221 Cherry Street

City of Green Bay, Wisconsin



NEW LAND
ENTERPRISES

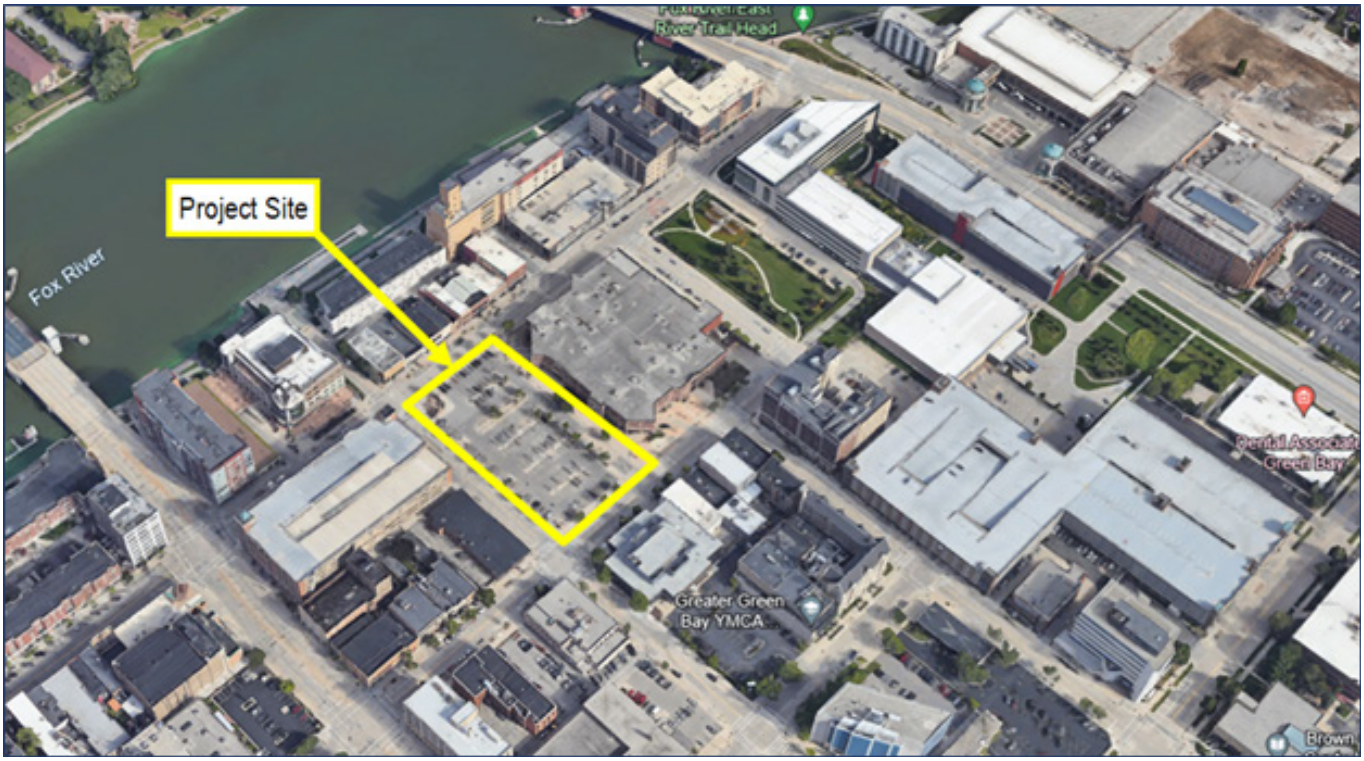
PROPOSED PROJECT BRIEF

NEW LAND
ENTERPRISES

PROJECT NARRATIVE
221 Cherry Street
Green Bay, Wisconsin

New Land Enterprises (NLE) is excited to submit the attached development proposal for the Redevelopment Authority-owned surface parking lot at 221 Cherry Street in downtown Green Bay.

The 1.45-acre parcel currently functions as an hourly surface parking lot. Parking revenue is generated during business hours during the week. Parking is free during the evening and weekends. A Green Bay Packers monument resides at the southwest corner of the parcel. The City of Green Bay and Green Bay Packers will relocate the monument to a worthy and prominent location within the City.



Given the premier location downtown, the underutilization of the site, and the size of the parcel, the development warrants a truly catalytic project - one that creates a destination for people and business through a mix of uses and incomes.

The proposed NLE project will consist of a 8-story building of 268 market rate, premium grade apartment homes and approximately 4,900 square feet of retail space on the street level. We look forward to collaborating with the City of Green Bay on building a transformational project at the nexus of downtown.



Residential

The 268 apartment homes are comprised of a market-driven mix of studio, 1-bedroom, 1-bedroom plus den, 2-bedroom, 3-bedroom, and townhome units. The units are designed with the resident in mind. Careful attention was taken to maximize floor plan efficiency, functionality, and flexibility to provide residents with a great value. Each unit will feature an open concept with premium finishes including designer cabinetry, expansive windows, stone countertops, upgraded appliances, balconies, and 9-foot ceilings. The flooring will consist of high-quality carpet and plank flooring throughout. Full-sized washers and dryers are included. The 8th floor includes three penthouse units with walk-out patios and expanded living areas.

The eight, 2-story townhome units located on Cherry Street will have expanded living areas and be comparable to single-family living. Townhome units will have private entries to the street and internal parking, yet still have access to all the building amenities.

In addition to the unit features, the common space amenities have been designed to create an unparalleled resident experience including outdoor pool, club room, golf simulator, 24-hour fitness center with state-of-the-art equipment, co-working space, landscaped green roof, grilling stations, game area, and secure package delivery room.



Retail

Approximately, 4,900 square feet of commercial retail space will be available on the street level at the southwest corner of the building. The retail space is strategically located at the southwestern corner of the building to take advantage of daylight, river access, and proximity to existing commercial corridor. The retail space will be built out to grey/white box finish to allow flexibility for potential commercial tenants. It is NLE's intent to work with the City to expand the Cherry Street sidewalk to create a unique and spacious café space.



Building Materials and Massing

The building is a total of eight stories, all above grade. The first two stories are a concrete podium, housing the garage, ground level amenities, office, retail, and townhomes. The third floor will be constructed of steel frame and house residential units and amenity spaces. The five stories of wood framing above house the remaining apartment homes in an "J" shape. The open section of the "J" faces southwest to maximize sunlight to the pool, fitness center, club house, and terrace above the podium. Portions of the southern and western facades will be two stories to complement the surrounding commercial corridor. The exterior materials are a mix of brick and cement board, with balconies for many residences. See attached materials exhibit for further detail.

Site Access and Parking

Resident and guest access will be limited to the leasing office and lobby on Adams Street. Townhomes will enjoy private entrances on Cherry Street. Commercial retail access will face the southwest corner.

Resident parking will be accessed from Washington Street and Adams Street. The project includes 284 parking stalls on the first and second floor and will provide 1.06 stalls/unit and 0.90 stalls/bedroom. Parking will be private to residents and climate controlled. Bicycle parking will also be provided.

Ample guest and commercial parking is available in the three nearby parking structures. One structure is immediately south of the project on Cherry Street. The other structures are a half-block north and south of the site on Pine Street. In total, there are 2,813 public parking stalls within one block of the site. Based on our analysis, the nearby parking parking structures have high vacancies, providing an abundance of parking for downtown visitors.

First Floor Activation & Vibrancy

Given the necessity for pedestrian activization demanded by the site, the development will engage all sides on the street level. On the south, the 2-story townhomes with direct access will line the majority of Cherry Street.

The west side will be focused on the 2-story commercial retail space. With the pool above, the retail space will boast floor-to-ceiling glass optimal for interior views. NLE has engaged with potential commercial tenants to best design the space. In doing so, the retail space is purposefully located at the southwestern corner of the building to take advantage of daylight, river access, and proximity to existing commercial corridor along Washington Street. The intent is to extend the sidewalk along Cherry Street to create a unique café space and pedestrian space that can accommodate up to 100 people outside.



Cherry Street is uniquely positioned to provide multiple-use activation. The south side of the building will wrap the retail space creating activation along Cherry Street near Washington Street. As you continue east along Cherry, the rest of the street is activated by the presence of the townhome entrances. Having both retail and housing access on Cherry Street extends hours of activation from early morning to late evening.

The east side of the building will be activated by the leasing office and lobby. Residents and guests will be welcomed by a warm, inviting, well-lit space of primarily glass exterior facing Adams Street.





The north façade is designed to conceal interior parking and accent units with a mix of materials, depths, and creative textures. The building is set back a minimum of 5 feet from the lot line and further steps back when the units begin on top of the podium. Inspired by our NOVA project in Milwaukee, the exterior materials are a mix of articulated concrete, masonry, cement board siding, and hung balconies.



The existing Baylake City Center (BCC) building to the north has varying distances from the shared lot line from under 1 foot to approximately 25 feet. The varying distances between the buildings (up to 30 feet) create a unique opportunity for pedestrian activation. It is NLE's intention to explore utilization of this space for public use.

Similar to what NLE concepted and implemented with Black Cat Alley in Milwaukee (one of the state's most visited tourist destinations), the north pedestrian walkway has potential to be an inviting destination for art, garden, sound, and light. We look forward to collaborating with our neighbors and the City to create an unprecedented, vibrant, welcoming space for all.





Property Management
Responsive, high-level service and resident-focused property management is vital to the success of any multifamily development not only for residents and neighbors, but for the municipality and investors as well. Powered by our self-performing, awarding-winning property management division, NLE currently manages over 2,000 residential units and over 200,000 square feet of commercial space in the Milwaukee market. NLE plans to extend our high level of service and management to Green Bay.

Land Cost
Final sale price will be agreed upon by the City and NLE during the Development Agreement process.

Tax Increment Financing (TIF)
The development will foster economic growth in downtown Green Bay by providing much needed housing that will support existing and future downtown businesses, increase the tax base, increase future property tax revenues of surrounding properties, and activate the streetscape by replacing an underutilized surface parking lot. Leveraging TIF could also provide funds for adjacent infrastructure, placemaking, and art projects requested by the City and neighborhood.

Given the current economic climate, a market rate mixed-use residential development of the caliber demanded of such a significant location in downtown Green Bay is not financially feasible, but for TIF. High construction costs exacerbated by increased interest rates have created an imbalance with anticipated investor returns, necessitating a request for TIF assistance to bridge the gap.

About New Land Enterprises
New Land Enterprises is a pioneering real estate development firm specializing in mixed-use residential and commercial real estate. Founded in 1993, New Land has developed ~$600M across 27 projects. New Land currently owns and manages over 2,000 apartments and ~200,000 SF of commercial space.

The firm adheres to a disciplined differentiation development philosophy, using new materials, technologies, and end-user informed designs to set its buildings apart. New Land excels at creating built environments at the neighborhood scale, striving to curate memorable spaces focused on the user experience. We believe that cities thrive when they are diverse, walkable, and culturally vibrant.

In addition to bringing over 2,000 new housing units to market, New Land developed Milwaukee's first micro-unit apartment building, helped create Black Cat Alley (a defunct alley turned public arts space), concepted and operates Crossroads Collective (Milwaukee's first food hall), and facilitated permanent operations of the Milwaukee Film Festival to the Oriental Theater, a nationally recognized movie palace on the National Register of Historic Places. New Land has innovated the use of light gauge steel in multi-family high-rise construction, the use of radiant hydronic heating, and most recently, mass timber.

In 2022, the firm completed Ascent MKE, the world's tallest mass timber building (25 stories, 259 units). In September of 2023, we welcomed the first residents to Nova, a 251-unit $68M opportunity zone development.
experience.



RECENTLY COMPLETED PROJECTS

ASCENT

MILWAUKEE, WISCONSIN

Number of Floors	25
Number of Units	259

World's Tallest Mass Timber Building











NOVA

MILWAUKEE, WISCONSIN

Number of Floors 9

Number of Units 251

Combination of apartments, townhomes and commercial space

















KinetiK

MILWAUKEE, WISCONSIN

Number of Floors 5

Number of Units 140

Public-Private Partnership to re-route underutilized street and create Archer Plaza and activate Zillman Park

New Land Enterprises
1840A N. Farwell Avenue
Milwaukee, Wisconsin 53202
414.271.LAND

Matt Buchanan, AICP
Deputy Development Director
City of Green Bay
Community & Economic Development Department
100 N. Jefferson Street
Green Bay, Wisconsin 54301

RE: 221 Cherry Street Site Plan Submittal

Hello Matt,

New Land Enterprises (NLE) is excited to resubmit the attached development proposal for the Redevelopment Authority-owned surface parking lot at 221 Cherry Street in downtown Green Bay.

The project will consist of 268 market rate apartment homes and approximately 5,000 square feet of retail space on the street level. We look forward to collaborating with the City of Green Bay on building a truly transformational project at the nexus of downtown.

New Land Enterprises is a pioneering real estate development firm specializing in mixed-use residential and commercial real estate. Founded in 1993, New Land has developed ~$650 million across 28 projects. New Land currently owns and manages over 2,000 apartments and ~200,000 SF of commercial space.

The firm adheres to a disciplined differentiation development philosophy, using new materials, technologies, and end-user-informed designs to set its buildings apart. New Land excels at creating built environments at the neighborhood scale, striving to curate memorable spaces focused on the user experience. We believe that cities thrive when they are diverse, walkable, and culturally vibrant.

In addition to bringing over 2,000 new housing units to market, New Land developed Milwaukee's first micro-unit apartment building, helped create Black Cat Alley (a defunct alley turned public arts space), concepted and operates Crossroads Collective (Milwaukee's first food hall), and facilitated permanent operations of the Milwaukee Film Festival to the Oriental Theater, a nationally recognized movie palace on the National Register of Historic Places. New Land has innovated the use of light gauge steel in multi-family high-rise construction, the use of radiant hydronic heating, and most recently, mass timber.

In 2022, the firm completed Ascent MKE, the world's tallest mass timber building (25 stories, 259 units). In September of 2023, we welcomed the first residents to Nova, a 251-unit $68M opportunity zone development.

We look forward to the generational opportunity to develop such a significant site in Green Bay.

Sincerely,

Joey Wisniewski
Senior Development Coordinator
New Land Enterprises

Site Survey

All of Lots 29, 30, 31, 46, 47 & 48, part of Lots 32 & 45, and the adjacent vacated alley according to the recorded "Plat of Navarino", in the City of Green Bay, East Side of the Fox River, Brown County, Wisconsin.

Graphic Scale: 1" = 20'

0 20 40 60 80 100

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that the above described property was surveyed and mapped in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

WISCONSIN STEVEN M. BIEDA PLS-2275 GREEN BAY, WI LAND SURVEYOR

Steven M. Bieda
PLS-2275
December 1st, 2023

LEGAL DESCRIPTION

All of Lots 29, 30, 31, 46, 47 & 48, part of Lots 32 & 45, and the adjacent vacated alley according to the recorded "Plat of Navarino", in the City of Green Bay, East Side of the Fox River, Brown County, Wisconsin, more fully described as follows:

Commencing at the Brown County Surveyor's Traverse Point #40V21.3; thence S74°01'43"E, 379.10 feet to Brown County Surveyor's Traverse Point #CE1.16; thence N71°11'11"E, 513.67 feet to the intersection of the Easterly right of way of Washington Street and the Northerly right of way of Cherry Street, also being the Southwest corner of Lot 29 of the recorded "Plat of Navarino", and the point of beginning; thence N26°25'10"E, 220.35 feet along said Easterly right of way; thence S18°34'50"E, 28.38 feet to the North line of Lot 31, said Plat; thence S63°34'50"E, 283.58 feet along said North line, its Easterly extension and the North line of Lot 46, said Plat; thence N71°25'10"E, 40.21 feet to the Westerly right of way of Adams Street; thence S26°25'10"W, 228.86 feet along said Westerly right of way to its intersection with said Northerly right of way of Cherry Street, also being the Southeast corner of Lot 48, said Plat; thence N63°33'19"W, 332.08 feet along said Northerly right of way to the point of beginning.

Parcel contains 67,140 square feet / 1.54 acres, more or less.
Parcel subject to easements and restrictions of record.

NOTES

Bearings referenced to the line between Brown County Surveyor's Traverse Point #V21.3 and #CS1.16, assumed to be S74°01'58"E.

Due to constant construction in this area, monumentation of previous surveys was minimal, however, computed boundaries of those surveys were the basis for the boundary of this survey.

Elevations are referenced to the City of Green Bay Datum.

Parcel is zoned Downtown Two (D2) according to City of Green Bay: GIS Web Map, acquired on November 30th, 2023.

Setbacks – Residential Uses

Front Yard Minimum: 10 feet

Front Yard Maximum: 20 feet

Side Yard: 12 feet in total

Rear Yard: 25 feet

Setbacks – Nonresidential and Mixed-Uses

Front Yard Minimum: None

Front Yard Maximum: 15 feet

Side Yard: 6 feet

Rear Yard: 6 feet

Legend

- cut + set in concrete
- Brown County monument – type noted
- (CB) round catch basin
- (ST) storm sewer manhole
- curb inlet
- Stm — storm sewer line
- (SA) sanitary sewer manhole
- San — sanitary sewer line
- hydrant
- Wat — watermain
- (W) water valve
- water shutoff
- gas valve
- Gas — underground gas line
- Tele — underground telephone line
- T telephone vault
- Elec — Elec — underground electric line
- (E) electrical vault
- FO — underground fiber optic line
- (F) fiber optic manhole
- light pole
- concrete curb & gutter line
- blacktop
- concrete
- existing building
- metal fence line
- parking meter
- bollard
- sign
- deciduous tree

SCALE
1"=20'

DRAWN BY
NDK

TAX PARCEL NO. 12-112

Site Survey
221 Cherry Street

Fieldwork Completed: 10/27/23

Data File: H-11023.txt

vierbicher
planners | engineers | advisors
400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

GB Redev. Authority

File: H-11023SiteSurvey 110623.dwg

PROJECT NO.
H-11023

SHEET NO.
1 of 1

DRAWING NO.
S-3806

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: 221 Cherry Street

Parcel Number(s): All of Lots 29,30,31,46,47 & 48, Part of Lots 32 & 45, and the adjacent vacated alley (Plat of Navarino)

Petitioner(s): New Land Enterprises Date: 4.17.2024

Email: joey@newlandmke.com Phone Number: 414.271.5263

Address: 1840 North Farwell Avenue City: Milwaukee State: WI Zip: 53202

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, Joey Wisniewski, 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)
- [x] 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 AdministrationFee)
- [ ] Vacate a Street/Alley/Pedestrian Way ($300.00 AdministrationFee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- [ ] Closure of Street/Alley/Pedestrian Way ($300.00 AdministrationFee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- [ ] Comprehensive Plan Amendments ($275.00 Review Fee)
- [ ] Other ($200.00 Administration Fee): _____

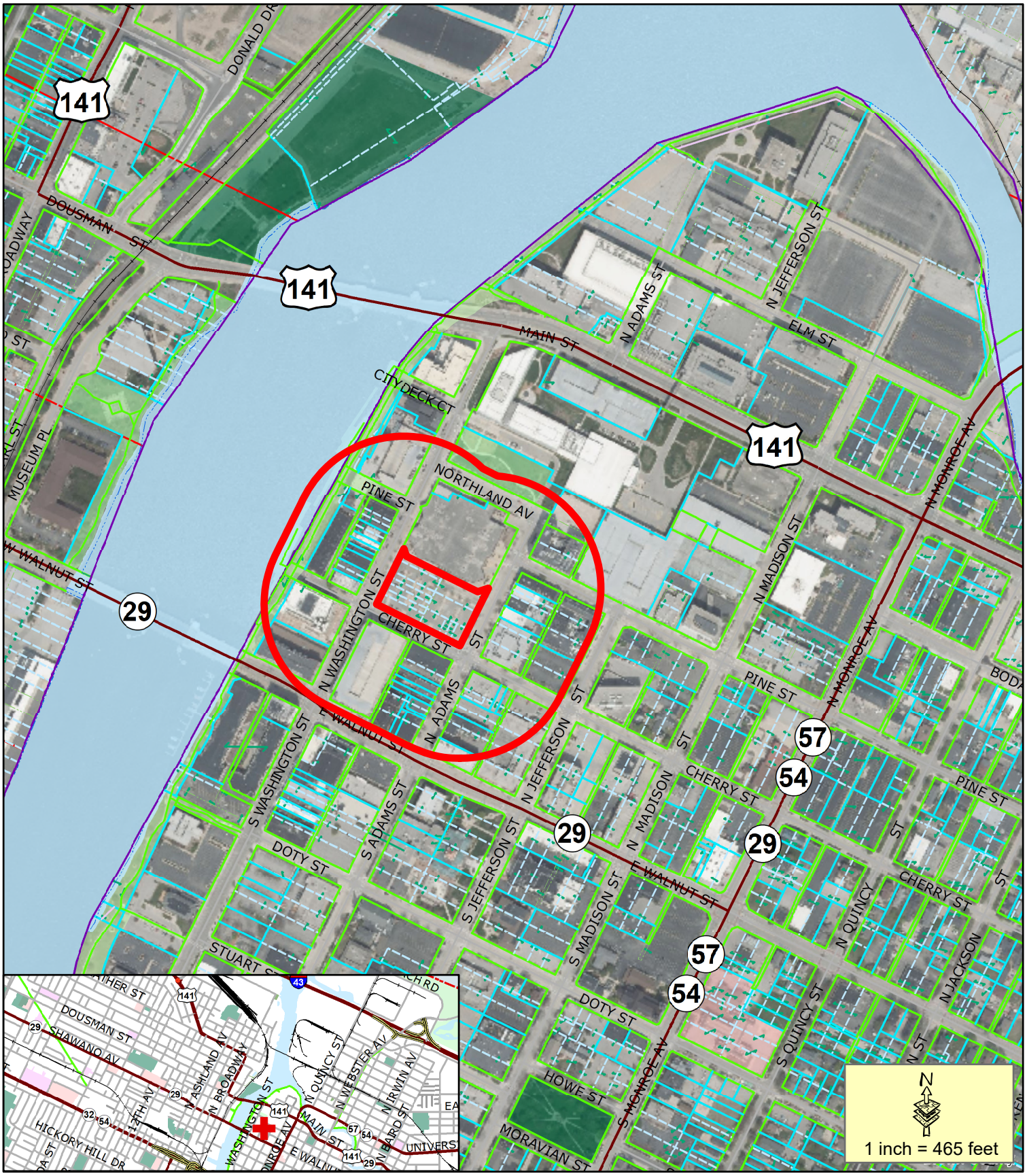
Owner Signature: Joey Wisniewski Digitally signed by Joey Wisniewski Date: 2023.12.11 15:24:13 -06'00' Date: 12/11/2023

Petitioner Signature(s): _____ 4.17.2024

Checklist of required attachments:

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

For office use only:
Review Fee:_____ Receipt No.:_____ Zoning Petition No.:_____



Proposed PUD Parcel

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 JL

Planned Unit Development
(PUD) Request
221 Cherry Street

From: Inspection Website Mail
To: David Buck; Shannon Sjoquist
Subject: FW: Online Form Submittal: Comment Form for Committees and Council - PLAN COMMISSION
Date: Monday, May 13, 2024 4:18:01 PM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, May 13, 2024 4:16 PM
To: Inspection Website Mail <InspectionWebsiteMail@greenbaywi.gov>
Subject: Online Form Submittal: Comment Form for Committees and Council

Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to last around 3 minutes. Thank you!

Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Holly
Last Name	Holst
Address	509 DUTTON AVE
City	GREEN BAY
State	WI
Zip Code	54304-4923
	(Section Break)
Which Committee/Commission/Board do you have comments for?	Green Bay Plan Commission
What is the date of the meeting?	5/13/2024
For which item do you wish to	The residential building project on the Adams Parking

provide comments?	Lot
What is your opinion of the item?	I OPPOSE the item.
Would you like to speak at the meeting?	No, I do not want to speak at the meeting. I only want to submit my comments through this form.
Comments	Hello! I am unable to attend the meeting but I would like to leave a comment. My family and I are members of Spring Lake Church and we've been attending the Downtown Campus for about 4 years. We are in support for the residential building and for the hopes of revitalizing downtown Green Bay, but we do have some concerns. Our concerns are loosing the front entrance access, the privacy of the WorkForce Housing Units above the church, loosing the 5 ADA parking spots and the church building being out of code with the residential building being built so close. We would like you to reconsider the layout of the residential building to where Spring Lake Church could still utilize the front entrance in a reasonable manner and there be enough space to grant the residents of the WorkForce Housing adequate privacy. Along with replacements of the 5 ADA parking spots in close proximity to the church and WorkForce Housing Units and great financial help for any building expenses we may need to do to accommodate with the new residential building. Thanks for reading this and I pray we can come to an agreement where both parties are satisfied!

Email not displaying correctly? View it in your browser.

From: Inspection Website Mail
To: Lisa Bergelin; David Buck; Shannon Sjoquist
Subject: FW: Online Form Submittal: Comment Form for Committees and Council - PLAN COMMISSION
Date: Monday, May 13, 2024 3:10:13 PM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, May 13, 2024 2:23 PM
To: Inspection Website Mail <InspectionWebsiteMail@greenbaywi.gov>
Subject: Online Form Submittal: Comment Form for Committees and Council

Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to last around 3 minutes. Thank you!

Online comments will be accepted up until 1.5 hours before the meeting.

First Name	karen
Last Name	seas
Address	805 Allouez Terrace
City	Green Bay
State	WI
Zip Code	54301
	(Section Break)
Which Committee/Commission/Board do you have comments for?	Green Bay Plan Commission
What is the date of the meeting?	5/13/2024
For which item do you wish to	Proposed development on Adams St parking lot

provide comments?

What is your opinion of the item?	I OPPOSE the item.
Would you like to speak at the meeting?	No, I do not want to speak at the meeting. I only want to submit my comments through this form.
Comments	As the petition has stated I am not opposed to progress. What is a legitimate concern though is the process here. It seems the city is pushing this without due consideration for the impact. It will produce a “catch 22” situation in terms of code/safety issues not to mention accessibility for people who need accommodations like close up parking. SLC will be forced to expend resources to redesign it’s entrance for access on Adams St (which will be difficult during the 21 mos of construction!) Since the city is forcing the issue it should consider some accommodation for that. Another issue is ease of access of emergency vehicles. Businesses are expected to comply with that but how will that be handled without adequate consideration for their access because of space limitations. No if this project is to succeed and be beneficial for Green Bay citizens/tax payers it must be done more equitably!

Email not displaying correctly? View it in your browser.

From: Inspection Website Mail
To: Matthew Buchanan; David Buck; Shannon Sjoquist; Lisa Bergelin
Subject: FW: Online Form Submittal: Comment Form for Committees and Council - PLAN COMMISSION/EDA
Date: Monday, May 13, 2024 3:13:22 PM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, May 13, 2024 2:05 PM
To: Inspection Website Mail <InspectionWebsiteMail@greenbaywi.gov>
Subject: Online Form Submittal: Comment Form for Committees and Council

Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to last around 3 minutes. Thank you!

Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Debbie
Last Name	Hanamann
Address	717 Terraview Dr
City	Green Bay
State	Wi
Zip Code	54301
	(Section Break)
Which Committee/Commission/Board do you have comments for?	Economic Development Authority
What is the date of the meeting?	5/13/2024
For which item do you wish to	Adams Street development

provide comments?

What is your opinion of the item?	I OPPOSE the item.
Would you like to speak at the meeting?	No, I do not want to speak at the meeting. I only want to submit my comments through this form.
Comments	I'm unable to make the meeting this evening but am a downtown Spring Lake member and don't understand how a new development can be approved when it puts existing buildings such as our own out of code? I am concerned about the 13 ft alley way this new building will create at our entrance forcing us to change our entrance layout and will emergency vehicles be able to access our facility? I also feel that any building renovations required in order for us to come back to code should be paid for by the new development.

Email not displaying correctly? View it in your browser.

From: Inspection Website Mail
To: David Buck; Shannon Sjoquist
Subject: FW: Online Form Submittal: Comment Form for Committees and Council - PLAN COMMISSION
Date: Monday, May 13, 2024 3:36:28 PM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, May 13, 2024 3:17 PM
To: Inspection Website Mail <InspectionWebsiteMail@greenbaywi.gov>
Subject: Online Form Submittal: Comment Form for Committees and Council

Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to last around 3 minutes. Thank you!

Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Beth
Last Name	Propp
Address	2980 Ruby Ridge Ct
City	Suamico
State	WI
Zip Code	54313
	(Section Break)
Which Committee/Commission/Board do you have comments for?	Green Bay Plan Commission
What is the date of the meeting?	5/13/2024
For which item do you wish to	Adams Street New Land Eight Story Development Plan -

From: Inspection Website Mail
To: David Buck; Shannon Sjoquist
Subject: FW: Online Form Submittal: Comment Form for Committees and Council - PLANING COMMISSION/RDA
Date: Monday, May 13, 2024 3:37:25 PM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, May 13, 2024 3:18 PM
To: Inspection Website Mail <InspectionWebsiteMail@greenbaywi.gov>
Subject: Online Form Submittal: Comment Form for Committees and Council

Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to last around 3 minutes. Thank you!

Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Keis
Last Name	Vandenheuvel
Address	2753 Mayline Dr
City	Green Bay
State	WI
Zip Code	54311
	(Section Break)
Which Committee/Commission/Board do you have comments for?	Redevelopment Authority
What is the date of the meeting?	5/13/2024
For which item do you wish to	New 8 story luxury apartment complex

provide comments?

What is your opinion of the item?	I OPPOSE the item.
Would you like to speak at the meeting?	No, I do not want to speak at the meeting. I only want to submit my comments through this form.
Comments	I have lived in GB my entire life and this new development of building an eight story building in the wonderful city center space is just wrong. This reminds me of Port Plaza Mall. The people of GB were divided on the Mall project and look what happened! We are getting our downtown back only to have someone come in and ruin it again! As an attender of Spring Lake Church I believe this space is needed not only for the members but for the community! The special events and service they give brings our community together. Why would you want to take this away? Keep the Town Square and keep Spring Lake and our community alive and well!

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provide comments?	please HOLD off on a final recommendation & resolve questions, concerns
What is your opinion of the item?	I OPPOSE the item.
Would you like to speak at the meeting?	No, I do not want to speak at the meeting. I only want to submit my comments through this form.
Comments	I support this development for all the great reasons it will provide BUT there are major concerns and impacts that need to be addressed. Please PAUSE the process long enough to address the issues at hand. Approval of the proposed development in its current state forces already established downtown business owners out of code compliance with our city officials who are complicit in forcing these owners to spend exorbitant private dollars to become compliant once again. Make no mistake; this is not merely a matter of financial inconvenience. It is a harrowing betrayal of trust.

Email not displaying correctly? View it in your browser.

From: Inspection Website Mail
To: David Buck; Shannon Sjoquist
Subject: FW: Online Form Submittal: Comment Form for Committees and Council - PLAN COMMISSION/RDA
Date: Monday, May 13, 2024 3:38:47 PM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, May 13, 2024 3:27 PM
To: Inspection Website Mail <InspectionWebsiteMail@greenbaywi.gov>
Subject: Online Form Submittal: Comment Form for Committees and Council

Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to last around 3 minutes. Thank you!

Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Sherri
Last Name	Baierl
Address	13731 Velp Ave.
City	Suamico
State	Wi
Zip Code	54173
	(Section Break)
Which Committee/Commission/Board do you have comments for?	Redevelopment Authority
What is the date of the meeting?	5/13/2024
For which item do you wish to	Redevelopment of the Adams St. lot.

provide comments?

What is your opinion of the item?	I OPPOSE the item.
Would you like to speak at the meeting?	No, I do not want to speak at the meeting. I only want to submit my comments through this form.
Comments	I oppose the building project on the Adams St. lot. Spring Lake Church (SLC) has a vibrant community and would be impacted significantly by this project. SLC uses its facility to help, encourage, and equip many ministries and groups in the area including the one I am Executive Director of. SLC uses their space and resources to partner and create a center of good will and community impact that has benefited the city at large including tutoring youth, caring for homeless, grief share for those suffering, counseling, community meetings in support of positive initiatives, youth programs from the church and Young Life, opening the building up for Art Space's usage in the past, a Community Christmas event free to the public and sees serval hundred people (1/2 don't attend the church,) and much much more. The facility only truly works well with the adjoining lot and the ability to accommodate the diverse population it serves. Each group receives visitors and much of it is at night. Their generosity is as testament to their love for this city. Personally, I would like to see the lot stay as is because it offers a downtown outdoor location option, on the east side, for events and it is one of the few remaining public lots that is not in a ramp, which feels safer to use in the evenings. With all of the parking ramps being a city block away after this construction, all the businesses in the building would have similar concerns about parking. I will be less likely to visit downtown without this lot in its current location. Please do not move forward with redevelopment of the Adams St. lot.

Email not displaying correctly? View it in your browser.

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
May 21, 2024	David Buck, Staff

AGENDA ITEM # L.2

To approve to create a Planned Unit Development (PUD) for the creation of a 21 small home cottage court located at 2890 St. Anthony Drive, subject to the following conditions:

1. Adoption of the draft PUD Ordinance.
2. Land division takes place separating the project area from the parent parcel (21-283).
3. If the social and support services uses are discontinued, the managed operation is dissolved, or if Veteran's 1st of NEW no longer manages the development, the managed social and support service uses shall terminate immediately. The managed social and support service uses/operations shall not be renewed or reestablished without the Plan Commission and City Council review and approval.
4. At the discretion of the Common Council or the Director of Community and Economic Development, a review by the Plan Commission may be required to ensure compliance with this Planned Unit Development and identify any areas of concerns including but not limited to:
    a. Police calls and other documented safety concerns.
    b. Inadequate facilities.
5. Development is managed in conformance with the submitted operating plan.
6. Professional archaeologist on site during excavation and grading.
7. Provide City Staff with a report on location and development effects of dry creek bed at time of permitting.

(ZP 24-04 Public hearing held May 2, 2024).

BACKGROUND

Reason for Request: To permit the development of a military veteran preferred small home cottage court on a 3.46-acre property, yet to be divided.

Subject Parcel Zoning and Land Use: Subject land area is zoned Public Institutional (PI) District and is undeveloped green space. The property was formerly the location of the Brown County Mental Health Center.

Surrounding Zoning and Land Uses:
North: Public Institutional (PI) | Veteran Preferred Multi-Family Residential
South: Public Institutional (PI) | Green Space
East: Public Institutional (PI) | Green Space
West: Varied Density Residential (R3) | Multi-Family and Assisted Living Residential

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for other Public or Semi-Public Uses. Public or Semi-Public Uses are defined as "public buildings and public facilities, buildings for private organizations that are supported heavily by public funds and donations, hospitals and closely associated medical clinics (even though they may be privately owned), places of worship and cemeteries". The proposed development is a mix of residential and social service activity and falls within the category of private organization heavily funded by public resources. The proposed use is not in conflict nor inconsistent

with the recommendation of the Comprehensive Plan.

Even though the proposed use is not inconsistent with the future land use recommendation, the underlying zoning of the property will remain Public Institutional (PI) District and the city will utilize the Planned Unit Development Overlay (PUD) District to facilitate this request. Per code, the use of a PUD is a means to enable the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural, and economic considerations. It also provides the City Council with the ability to establish any reasonable conditions of approval determined to be necessary to mitigate potential adverse impacts. By using the PUD and not changing the underlying zoning, the City's future land use designation will remain PI should the development not occur. This is meaningful as the property is currently owned by Brown County and would be retained by the County should the project not come to fruition. If the project is constructed and in operation, staff will review the future land-use for the area and likely bring forward recommended changes to the future land use plan to reflect the character of the proposed low-medium density residential development.

Analysis: The request before the Plan Commission is for approval of a PUD for the development of a 21 small home cottage court to be developed in three phases. The units are proposed to be veteran preferred and complemented with a variety of social and supportive services for tenants/residents. This project will incorporate two primary elements:

1. New housing opportunities in the form of a single-family home cottage court including the development of 21 "small" single-family detached structures:

a. 17 - 400 square foot homes
b. 4 - 600 square foot homes
c. Storage garage
d. Community center
e. Pavilion
f. Garden areas
g. Two surface parking lots

2. Social and Support Services will be limited to residents of the development and be administered by qualified/licensed professionals with assistance of trained volunteers. Social and supportive services activities will include:

a. Active case management. Case management will be required for individuals enrolled in the rapid rehousing program and individuals receiving HUD VASH vouchers
b. Employment and career services
c. Group and individual mental health therapy
d. Physical wellness activities such as yoga, tai chi, massage, and chiropractic services
e. Mental health counseling services
f. Financial literacy programs

The overall development area is approximately 3.46 acres of land currently part of a larger 33-acre parcel owned by Brown County but designated to be divided off and deeded to the petitioner upon zoning approval. It is located on the City's east side at 2890 St. Anthony Drive, approximately 1/3 of a mile south of the Curry Lane/St. Anthony Dr. intersection and approximately 1/10 of a mile north of Mt. Mary Drive intersection. A veterans preferred apartment building is adjacent to the north, Brown County property including an unmarked cemetery is located to the south on their 33-acre property, and an additional 225-acres of Brown County owned lands are to the north, northeast and east. A majority of the land is undeveloped but lands with frontage on St. Anthony Dr. and Curry Lane include Brown County Shelter Care, Curative Connections and ProSolutions, Brown County Sheriff's Dept., Brown County Jail and Juvenile Detention Center, and Brown County Nursing Home. Lands across St. Anthony Drive are developed with

several medium density apartment complexes, a nursing home/post-hospital rehab facility, a residential senior living and memory care facility, and Freedom House Ministries Shelter.

The proposed 21 small home cottage court is projected to be completed in three phases.

1. Phase 1 is proposed to include a 25-foot-wide private roadway from St. Anthony Dr., pedestrian sidewalks, 5-400 square foot single story homes, 2-600 square foot single story, and a 14-stall surface parking facility.
2. Phase 2 shall consist of 7-400 square foot single-story homes, a 3,150 square foot single-story community center, a 1,200 square foot single-story garage, a 14-stall surface parking facility, a 250 square foot single-story pavilion, and a communal garden area.
3. Phase 3 shall consist of 5-400 square foot single story homes, 2-600 square foot single story homes, and a communal garden area.

The homes are proposed to have a minimum lease term of 30 days and occupancy will be limited to one tenant/occupant in each of the 400 square foot homes and two tenants/occupants in each of the 600 square foot homes. All potential residents will be screened prior to leasing including a vigorous intake procedure as detailed in the submitted operating procedures as well as the use of CCAP, Green Bay Municipal Court records, sex offender registry, and US Dept. of Justice website.

All homes and other structures are proposed to be single story. The homes and other structures will be set back greater than 400 feet from St Anthony Dr right-of-way, except for a community identity sign, and setback from the side yards to the north and the south no less than 10 feet from the future property line. As proposed, all home building designs will include an open gable roof, covered front porch, primary front façade window and windows on all sides of the homes. The buildings shall be clad in horizontal vinyl siding. While the structures are modest in size, staff feels they can attain the same level of architectural character as other homes within the city and staff recommends their exterior characteristics be enhanced to include shake siding in the gable ends of both the covered porch and home itself, an additional window be added on both side façades of the structure, be a minimum of 3 distinct and different siding colors for homes so no more than 7 of the 21 homes will have the same siding color. All window and door openings are also recommended to include trim in a contrasting color to the siding. Front porches are recommended to include railing that matches the color of the home's trim. The community center, garage and pavilion are not currently designed but must meet the building standards located within the Zoning Code.

Access to the development will consist of a single private roadway off St. Anthony Drive. It is proposed to be 25 feet wide accessing the entirety of the site and shall be terminated in a cul-de-sac or other "turn-around" acceptable to Green Bay Metro Fire Department and the Department of Public Works. Pedestrian access shall be provided in the form of a paved, 5-foot wide sidewalk/trail providing pedestrian access from St. Anthony Drive to all structures within the development area. Additionally, staff recommends that painted crosswalks and pedestrian crossing signs be included across the private roadway at the locations of the parking facilities. Motor vehicle parking shall consist of 28 parking stalls within two, 14-stall surface parking facilities and one utility garage.

Lighting throughout the PUD area will need to meet the standards as set forth within zoning code and will also include "dusk to dawn" security lighting installed throughout the PUD area and more specifically between the homes and at the community center. Approximately 12 security cameras will be installed throughout the PUD area and Green Bay Police will be provided access to surveillance upon request according to the submitted operations plan. Two management/security staff will be on-site weekdays from 8 a.m. – 5 p.m. At nights and weekends, there will be one resident designated as on-site management/security person for every 7 homes developed and occupied.

Landscaping throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code as if the overall project area was a multiple family use adjacent to residentially zoned property. Specific attention shall be given to screening parking lots from adjacent property.

The petitioner began looking for a site to create a veteran preferred cottage court, which is based off others around the country, a few years ago. They indicated that in 2021 the Greater Green Bay Community Housing Initiative Task Force published the Blueprint Study that identified 3,715 residents who needed affordable housing and veterans made up 13% of that population. Veterans 1st of NEW began discussions with property owners and went before the Brown County Board of Supervisors on December 20, 2023, where they were granted approximately 3.46 acres of property from the County's approximately 260 acres in the area by a 24-0 vote. The petitioners attended a Schmitt Park Neighborhood Association meeting on January 8, 2024, to introduce the project and provide information. An application for the Planned Unit Development Overlay was submitted to the City and the item was tentatively placed on the Plan Commission agenda for February 26, 2024. The Schmitt Park Neighborhood Association continued communication with the petitioner and regularly expressed concern about the project, including drafting two separate Association Board Resolutions mainly requesting more information. Based on these concerns and requests for information from the neighborhood association, the petitioner sent letters to property owners within 400 feet of the project's parent 33-acre parcel and held an open house/full presentation meeting on February 20, 2024. Approximately 90 people attended. Questions and concerns from the neighborhood association remained. The petitioner requested the item be held at the February 26th Plan Commission meeting, so they could provide a more robust application package that addresses questions raised. In light of perceived treatment by the neighborhood association and lack of progress on communication, Veteran's 1st of NEW did not conduct another open house with the neighborhood.

Ald. Grant, Schmitt Park Neighborhood Association, and property owners within 400 ft. have been notified of the meeting and two sets of "Zoning Action" signs have been placed on the property along St. Anthony Drive, per Plan Commission policy. Staff has received many written comments about the request and has included them in the agenda packet for the Commission's consideration.

RECOMMENDATION

Staff is recommending approval of the request, subject to the following conditions:

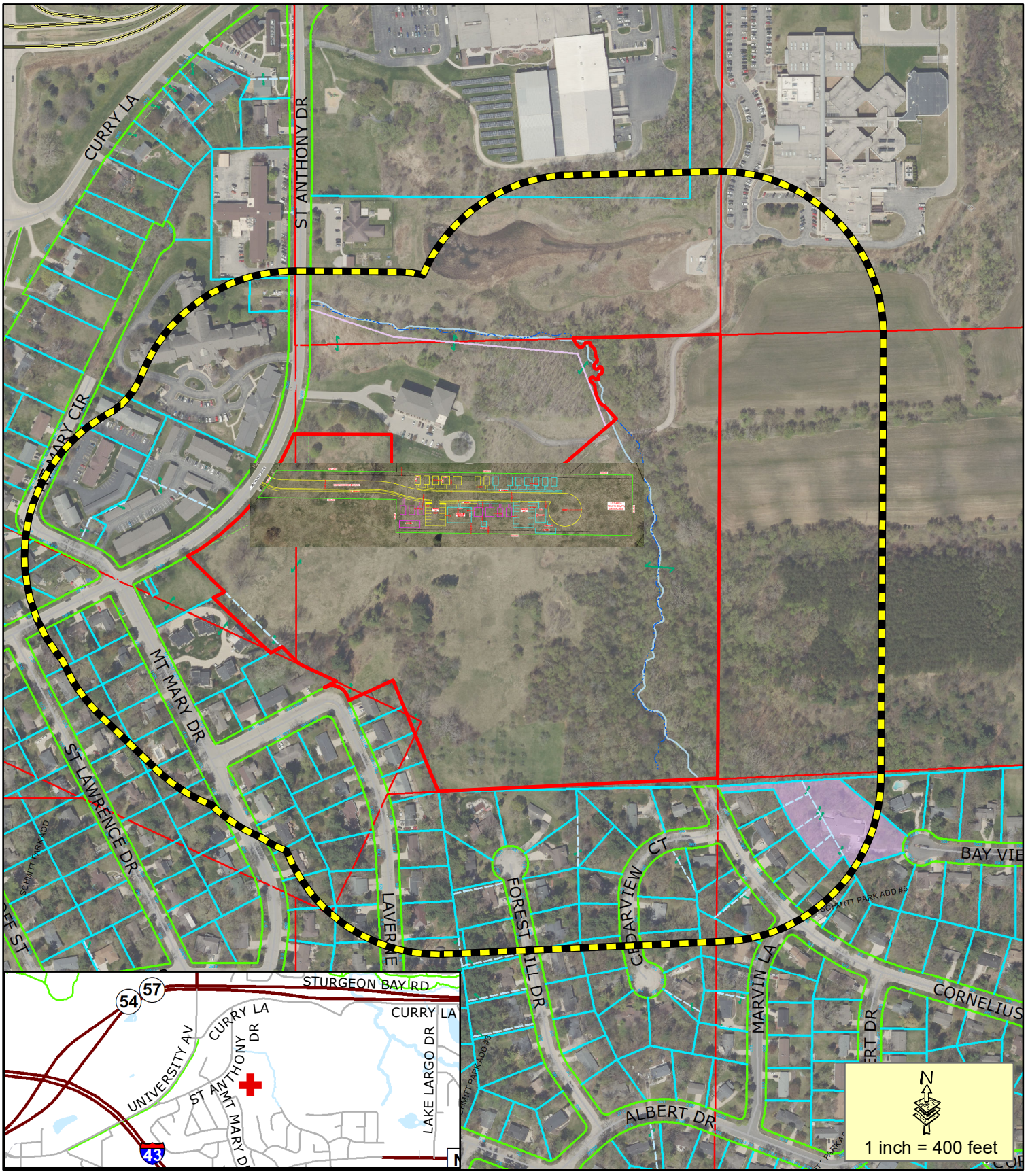
1. Adoption of the draft PUD Ordinance.
2. Land division takes place separating the project area from the parent parcel (21-283).
3. If the social and support services uses are discontinued, the managed operation is dissolved, or if Veteran's 1st of NEW no longer manages the development, the managed social and support service uses shall terminate immediately. The managed social and support service uses/operations shall not be renewed or reestablished without the Plan Commission and City Council review and approval.
4. At the discretion of the Common Council or the Director of Community and Economic Development, a review by the Plan Commission may be required to ensure compliance with this Planned Unit Development and identify any areas of concerns including but not limited to:
    a. Police calls and other documented safety concerns.
    b. Inadequate facilities.
5. Development is managed in conformance with the submitted operating plan.

FISCAL IMPACT

ATTACHMENTS

1. ZP 24-04 Location Map2

2. ZO 09-24 final Draft PUD -W EXHIB 4.27.24
3. ZP 24-04 Application 1.30.24
4. Land area map_2-1-2024
5. Veterans 1st Site Plan 3.19.2024
6. 24-073-R - VETERANS 1ST - 400 SQFT
7. 400 Sqft Visualizer
8. 24-074-R - VETERANS 1ST - 600 SQFT
9. 600 Sqft Visualizer
10. Landscape 1 and 2
11. City Packet
12. 2.24.24 SPNA E-mail Comments
13. 3.13.24 SPNA Resident Letter
14. 4.21.24 SaraPiper_824 Mount Mary
15. 4.23.24 Paul Sullivan_565 MainDePere
16. Big Story Alert Combined 3.18.24
17. 2.19.24 Dawn Schampers_1006 St Mary
18. 2.19.24 Tom & Janet Smies_1188 St Lawrence
19. 2.21.24 Michael & Susan Watts, 3025 Bay View
20. 2.23.24 SPNA E-mail Comments
21. 2.23.24 Steve North_930 Forest Hill
22. Envir & Hist Feature Map
23. ZP 24-04 Additional Comments From People Whom Do Not Wish To Speak
24. Additional Information Supplied by Opposition Neighbors at PC Meeting
25. Additional Information Supplied by Petitioner Additional Resumes submitted at Pl
26. Additional Information Supplied by Petitioner Supporting Signatures



Proposed PUD Site

400' + Property Owner Notice Area

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Map prepared by DB

Zoning Petition (ZP 24-04) Proposed Planned Unit Development (PUD) at 2890 St. Anthony Dr.

CITY OF GREEN BAY 1854 Titletown, USA

ZONING ORDINANCE NO. 09-24

AN ORDINANCE ZONING LOCATED AT
2890 ST. ANTHONY DRIVE WITH A
PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT
(ZP 24-04)

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):

PART OF GOVERNMENT LOT 4 AND 5, BEING PART OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 21 EAST, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 01 DEGREES 11 MINUTES 45 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 693.94 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 27 SECONDS WEST, A DISTANCE OF 1612.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 14 MINUTES 27 SECONDS WEST, A DISTANCE OF 690.00 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 33 SECONDS EAST, A DISTANCE OF 95.95 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 27 SECONDS WEST, A DISTANCE OF 403.83 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ST. ANTHONY DRIVE, 95.18 FEET ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 747.53 FEET AND A CHORD THAT BEARS NORTH 34 DEGREES 33 MINUTES 01 SECONDS EAST, 95.11 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8338 AND ITS EASETERLY AND WESTERLY EXTENSION, A DISTANCE OF 1040.93 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 33 SECONDS WEST, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 150,485 SQUARE FEET [3.455 ACRES].
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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) Overlay District is being utilized to permit the development of a 21 small home cottage court in three phases. The units will be veteran preferred and be complemented with a variety of social and supportive services for tenants/residents. This project will incorporate two primary elements:

1. New housing opportunities in the form of a single-family home cottage court including the development of 21 "small" single-family detached structures (17-400 square foot homes and 4-600 square foot homes), storage garage, community center, pavilion, garden areas, and two parking lots. The project is proposed to be constructed in three development phases.
2. Social and Support Services including active case management, job/career services, group and individual mental health therapy, physical wellness activities, and financial literacy programs.

B. DEVELOPMENT AREA AND PHASING.

1. Development Area - The approximately 3.46-acre development area, as depicted on Exhibit B- Conceptual Site Plan, shall be divided from the 33-acre parent parcel 21-283 and shall be a parcel onto itself.

2. Project Phasing – The development shall be constructed in three phases:
   a. Phase 1 shall consist of the construction of a 25-foot-wide private roadway, pedestrian sidewalks, 5-400 square foot single story single-occupancy homes, 2-600 square foot single story double-occupancy homes, and a 14-stall surface parking facility.
   b. Phase 2 shall consist of 7-400 square foot single story single-occupancy homes, 3,150 square foot single-story community center, 1,200 square foot single story garage, 16-stall surface parking facility, 250 square foot single story pavilion, and a communal garden area.
   c. Phase 3 shall consist of 5-400 square foot single story single-occupancy homes, 2-600 square foot single story double-occupancy homes, and a communal garden area.

C. LAND-USE. Detached single-family residential uses are the only principal use permitted and shall be further regulated as follows:

1. Tenure - all homes shall have a minimum lease term of 30 days.
2. Occupancy - 400 square foot homes are limited to single-person occupancy and the 600 square foot homes are limited to two-person occupancy.

3. Accessory uses are limited to residents of the development and include a community center, parking facilities, gardens and supportive social service activities as included and detailed in Exhibit D – Operations Plan. Supportive social service are limited to residents of the development, will be administered by qualified/licensed professionals with assistance of trained volunteers. Social and supportive services activities are summarized as follows:
    a. Active case management. Case management will be required for individuals enrolled in the rapid rehousing program and individuals receiving HUD VASH vouchers
    b. Employment and career services
    c. Group and individual mental health therapy
    d. Physical wellness activities such as yoga, tai chi, massage, and chiropractic services
    e. Mental health counseling services
    f. Financial literacy programs

D. DIMENSIONAL REGULATIONS. Dimensional and area requirements shall meet the following regulations:

1. Lot Width and Area. Lot shall have a minimum of 95 feet of frontage/lot width along St. Anthony Drive right-of-way that expands to approximately 190 feet wide approximately 400 feet east of St. Anthony Drive right-of-way. Lot shall be approximately 1,040 feet in depth.

2. Setbacks.
    a. Front yard setback (west): Minimum setback required from the St. Anthony Drive right-of-way is 400 feet.
    b. Side yard setback (north and south): Minimum side yard setback is ten (10) feet.
    c. Rear yard setback (east): Minimum rear yard setback is 100 feet
    d. Allowed Encroachments: The private roadway, pedestrian walks and signage shall be permitted within the front yard setback. Communal gardens shall be permitted within the side and rear yard setbacks.

3. Height. The maximum building height for any structure within the development is 25 feet from established grade or 1.5 stories, whichever is less.

4. Impervious Surface. Maximum impervious surface including all buildings, drives, walks, etc. is 60% of lot area.

E. ARCHITECTURAL DESIGN.

1. All home building designs shall generally comply with Exhibit C – Conceptual Building Elevations. They will include an open gable roof, covered front porch, primary front façade window and windows on all sides of the homes. The buildings shall be clad in horizontal vinyl siding. Architectural design of the homes shall also be subject to the following requirements:
   a. The gable ends of both the covered porch and home itself shall include shake siding.
   b. An additional window shall be added on both side façades of the structure.
   c. There shall be a minimum of 3 distinct and different siding colors for homes so no more than 7 of the 21 homes will have the same siding color.
   d. All window and door openings shall include trim in a contrasting color to the siding.
   e. Front porches shall include railing that matches the color of the homes trim.
2. Community Center building shall be consistent in style and design with the single-family homes and shall meet the Building and Site Design Guidelines located in Green Bay Municipal Code, Chapter 44, Article XIX, Division 3.

F. STORM WATER MANAGEMENT AND GRADING PLAN. If necessary, 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.

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.

G. SIGNAGE. Signage throughout the PUD area shall be regulated as follows:

1. Signage shall be regulated as the R-1 Low Density District per the Green Bay Municipal Code, Chapter 30, Article II.
2. One development identity sign shall be permitted along the St. Anthony Drive right-of-way. It shall be limited to a monument style sign setback a minimum of 5 feet from the right-of-way, be no taller than 10 feet from established grade and no greater than 30 square feet in sign area. Sign may be internally or externally illuminated.

H. 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 adjacent property and the public right-of-way with materials compatible to the nearest structure.

I. PARKING. Motor vehicle parking shall consist of 28 parking stalls within two surface parking facilities and one utility garage as depicted on Exhibit B- Conceptual Site Plan. No motor vehicle parking shall be permitted on any other part of the development area.
1. Phase 1 shall include one of the two surface parking facilities and contain a minimum of 14 stalls.
2. Phase 2 shall include one of the two surface parking facilities and contain a minimum of 14 stalls.

J. 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. Additionally, "dusk to dawn" security lighting shall be installed throughout the PUD area and more specifically between the homes and at the community center.

K. SECURITY. A minimum of 10 security cameras will be situated throughout the PUD area and at least 1 security camera at the community center. Additionally, an emergency evacuation plan shall be posted at the community center.

L. 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 as if the project was a multiple family use

adjacent to residentially zoned property. Specific attention shall be given to screening parking lots from adjacent property.

M. ACCESS AND CIRCULATION. Access and circulation for automobile and pedestrian traffic shall be established in substantial conformity with Exhibit B- Conceptual Site Plan.

1. Private roadway shall be a minimum of 25 feet wide with access to St. Anthony Drive and shall be designed to afford appropriate EMS and utility vehicle access as approved by the Green Bay Metro Fire Department and the Department of Public Works.

2. Pedestrian access shall minimally be provided in the form of a paved 5-foot wide sidewalk/trail on both sies of the private roadway connecting St. Anthony Drive with all structures within the development area. Additionally, painted crosswalks across the private roadway and pedestrian crossing signs shall be located at the locations of the parking facilities.

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

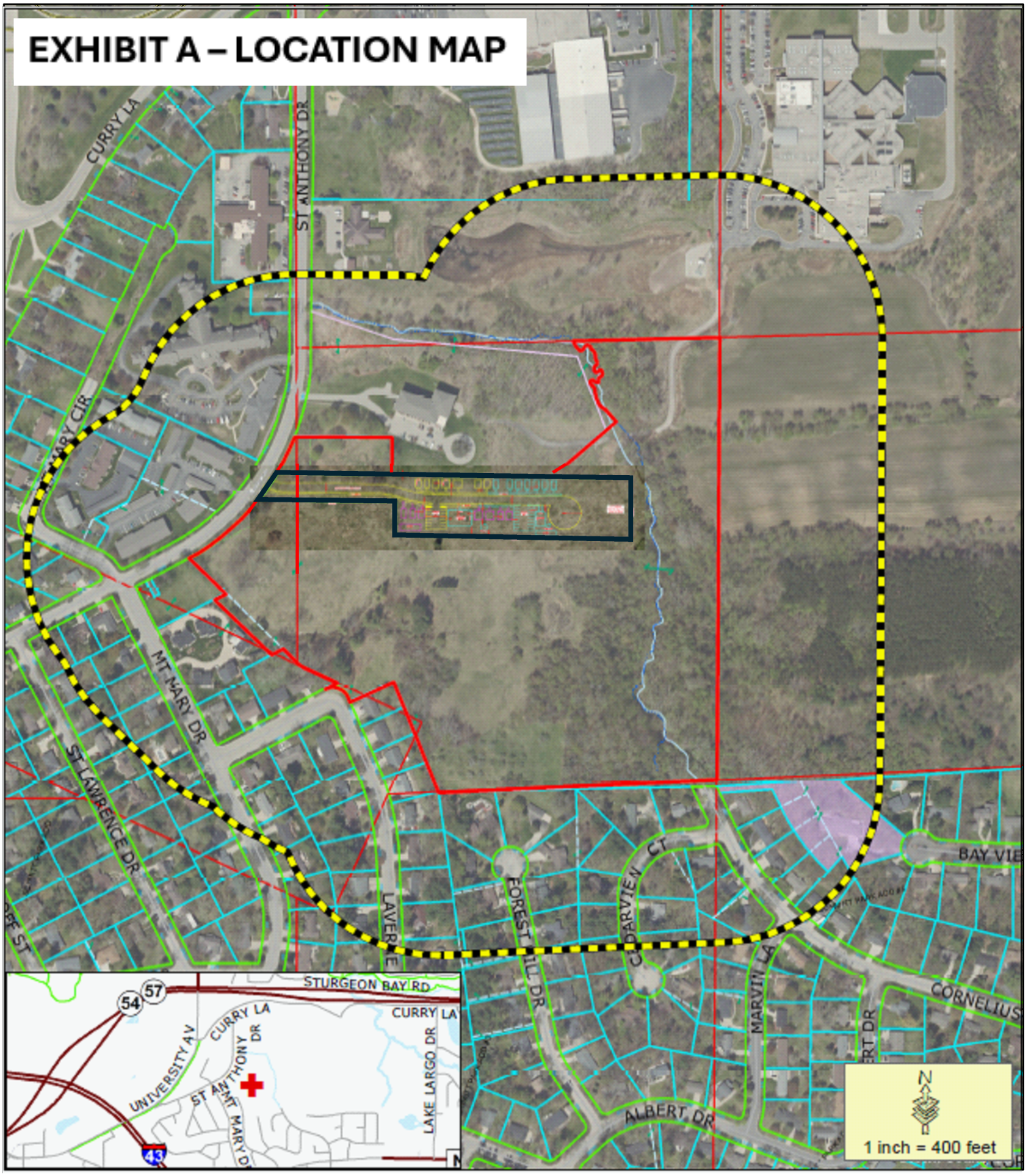
ATTEST:

_____
Celestine Jeffreys, City Clerk

db:

Attachments:
Exhibit A - Location Map
Exhibit B – Conceptual Site Plan
Exhibit C – Conceptual Building Elevations
Exhibit D – Operations Plan

EXHIBIT A – LOCATION MAP



Proposed PUD Site

400' + Property Owner Notice Area

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Map prepared by DB

Zoning Petition (ZP 24-04)
Proposed Planned Unit Development (PUD) at 2890 St. Anthony Dr.

CITY OF GREEN BAY 1854 Titletown, USA

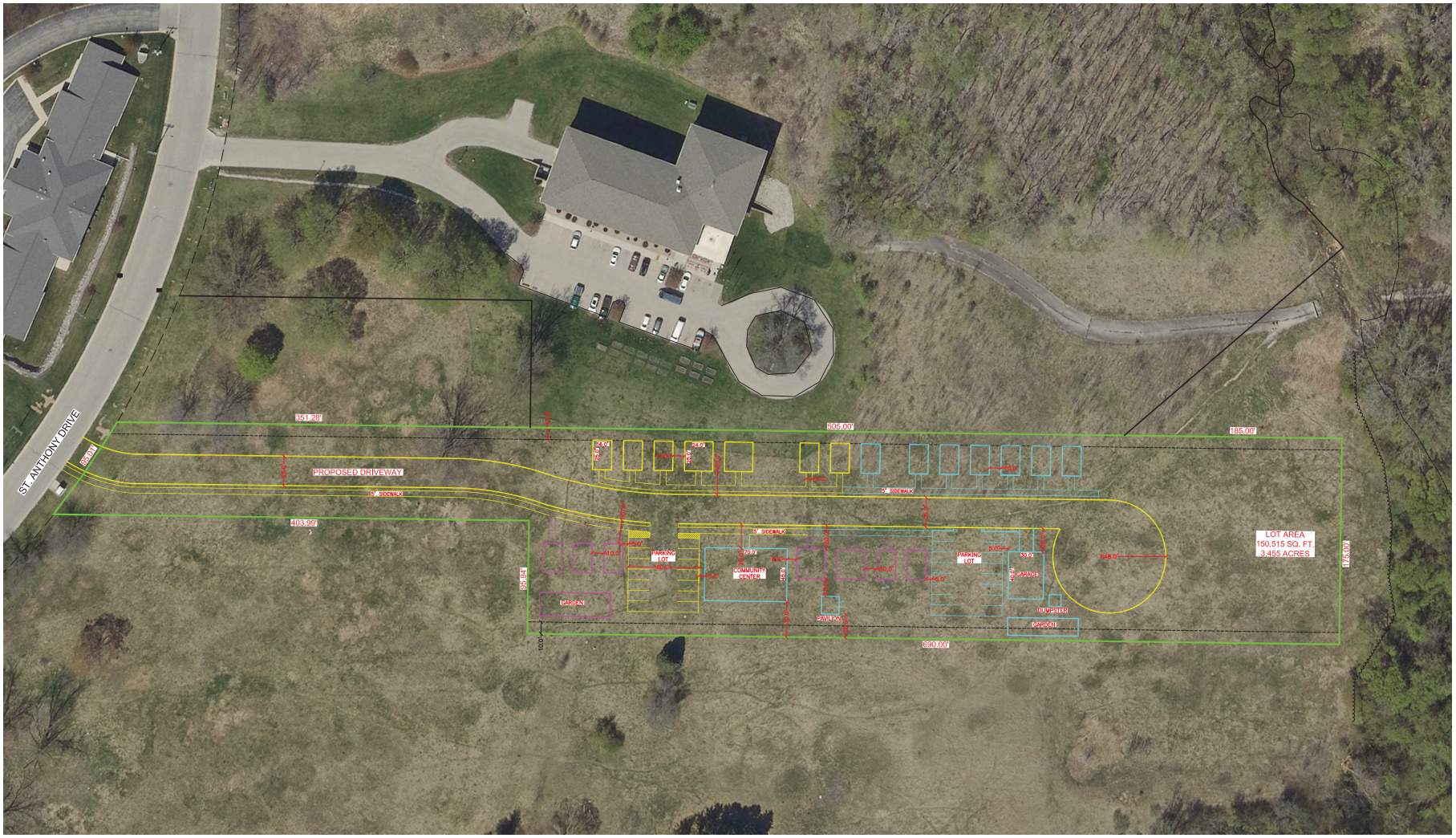


EXHIBIT B – CONCEPT SITE PLAN

Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
Info@martenson-eisele.com
920.731.0381 1.800.236.0381

NO.	DRAWN BY	CHECKED	APPROVED
	LWL	GAZ	GAZ
	DATE		REVISION

CONCEPTUAL LAYOUT
VETERANS 1ST DEVELOPMENT
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

SCALE	DATE
1" = 40'	01-19-2024

COMPUTER FILE
1-1891-001Concept.dwg

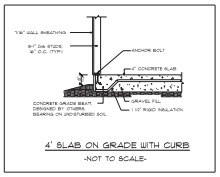
DRAWING NO.
1-1891-001

-NOT FOR CONSTRUCTION-

SQUARE FOOTAGE:

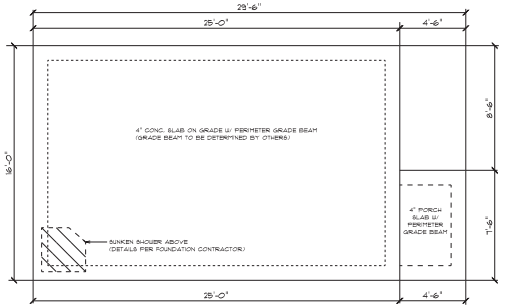
FIRST FLOOR:	407 SQ FT
COVERED PORCH:	34 SQ FT

EXHIBIT C – CONCPET HOME ELEVATIONS



4' SLAB ON GRADE WITH CURB

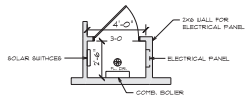
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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

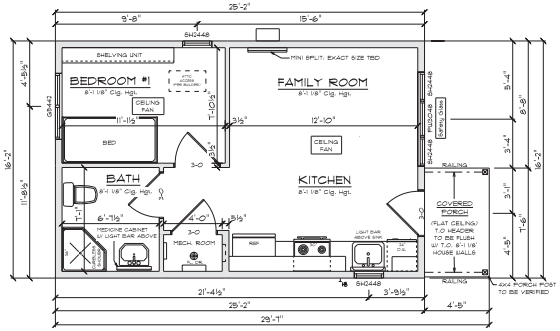
4"CONCRETE SLAB ON GRADE BEAM



ENLARGED MECH. ROOM

SCALE: 1/4" = 1'-0"

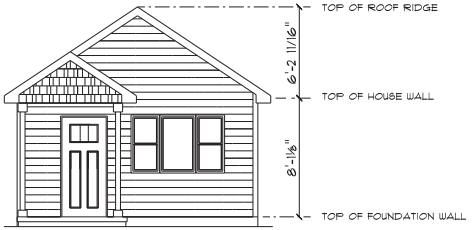
8'-1 1/8" CLG. HGT.



FLOOR PLAN

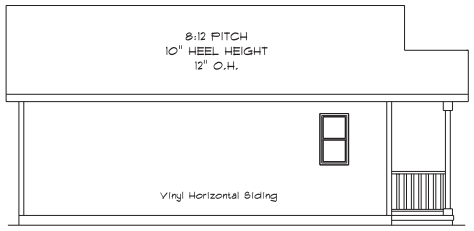
SCALE: 1/4" = 1'-0"

8'-1 1/8" CLG. HGT.



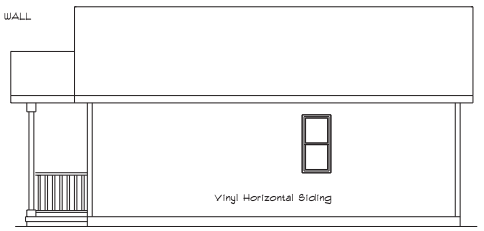
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



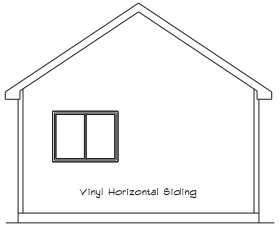
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

CUSTOM DESIGNED FOR:

VETERANS 1ST OF NEW

JOB NAME: 400 SQ FT VETERANS HOME

DATE: APRIL 2ND, 2024

DRAWN BY: THOMAS HERING

PLAN #: 24-073-R

REVISIONS:

IMPORTANT NOTE:

* IT IS AGREED THAT ALL DIMENSIONS AND CONDITIONS HAVE BEEN TAKEN IN PREPARING AND CALCULATING THESE PLANS AND ARE ACCURATE. THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND SPECIFICATIONS PRIOR TO CONSTRUCTION. WISCONSIN BUILDING SUPPLY IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

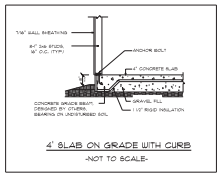
* IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

MAILING ADDRESS:
P.O. BOX 1000
GREEN BAY, WI 54307-1000

OFFICE:
990 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920)494-3040
FAX (920)494-8170

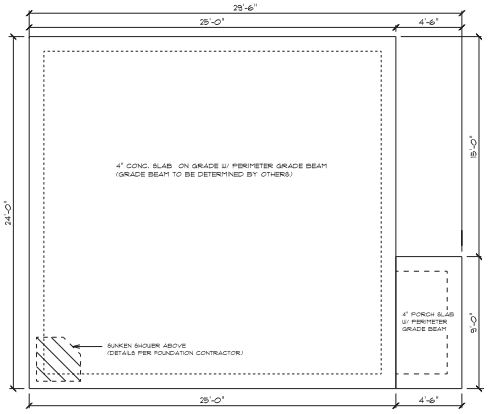
COMPONENTS:
1165 MORAINE TERRACE
GREEN BAY, WI 54313
PHONE (920)494-3040
FAX (920)494-8170

Wisconsin BUILDING SUPPLY



4" SLAB ON GRADE WITH CURB

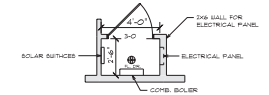
-NOT TO SCALE-



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

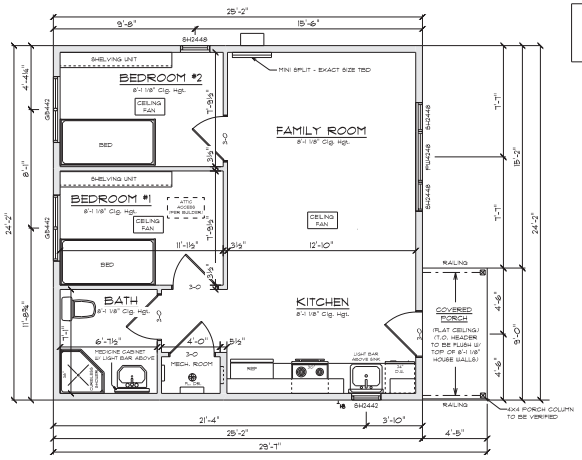
4" CONCRETE SLAB ON GRADE BEAM



ENLARGED MECH. ROOM

SCALE: 1/4" = 1'-0"

8'-1 1/8" CLG. HGT.



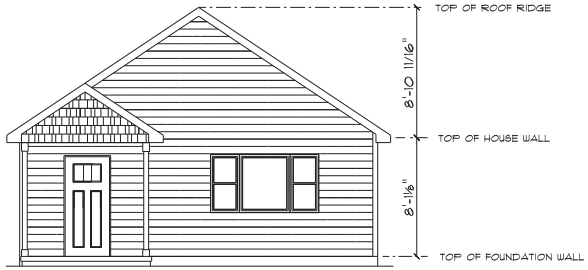
FLOOR PLAN

SCALE: 1/4" = 1'-0"

8'-1 1/8" CLG. HGT.

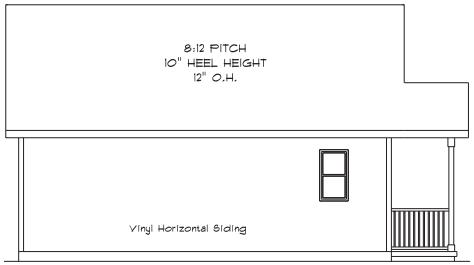
SQUARE FOOTAGE:

FIRST FLOOR:	607 SQ FT
COVERED PORCH:	41 SQ FT



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



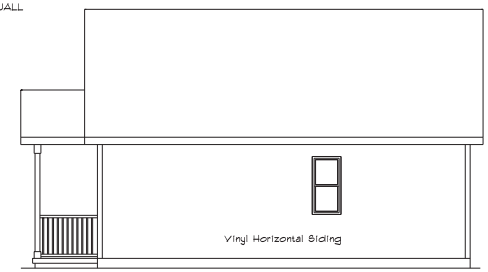
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

-NOT FOR CONSTRUCTION-

CUSTOM DESIGNED FOR:

VETERANS 1ST OF NEW

JOB NAME: 600 SQ FT VETERANS HOME

DATE: APRIL 2ND, 2024

DRAWN BY: THOMAS HERING

PLAN #:

24-014-R

REVISIONS

IMPORTANT NOTE:

* IT IS AGREED THAT NO CHANGES OR ALTERATIONS HAVE BEEN MADE IN PREPARING AND CALCULATING THESE PLANS FOR ACCURACY. THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING CONSTRUCTION. WISCONSIN BUILDING SUPPLY IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
* IT IS UNDERSTOOD THAT THE SUBCONTRACTORS SAFETY AND PROFESSIONAL SERVICES COVER AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS

MAILING ADDRESS:
P.O. BOX 1000
GREEN BAY, WI 54307-1000

OFFICE:
1900 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920) 494-3040
FAX (920) 494-8870

COMPONENTS:
1165 MORAINE TERRACE
GREEN BAY, WI 54313
PHONE (920) 494-3040
FAX (920) 498-2178

Wisconsin BUILDING SUPPLY

EXHIBIT D – OPERATING PLAN

Veterans 1st of NEW, Inc. Proposal

Table of Contents

Mission Statement.....3

Vision.....3

Program Overview.....3

Initial.....3

Objective.....3

Resident Management.....3

Resident Assessment.....3

Purpose.....3

Indicators.....4

Tasks.....4, 5

Outcomes.....5

Rapid Rehousing Level 1.....5

Rapid Rehousing Level 2.....5

Rapid Rehousing Level 3.....5

Violation Warning Form.....6

Intake & Orientation.....7

Goals.....7

Procedures.....8

Orientation.....8

Mission Statement

To offer Northeast Wisconsin veterans who are struggling with housing insecurity a safe, supportive place to call home amongst their fellow veterans. Our Veterans 1st Team will help veterans work on themselves to become self-sufficient.

Vision

Veterans 1st will help Northeast Wisconsin veterans by providing them with Rapid Rehousing and supportive services for up to 24 months, followed by the opportunity to move into Affordable Housing after completing counseling, job training, and job placement for an additional 3 years. We will give our area veterans a place to call home with wrap-around services to help them succeed with their purpose and a desire to become self-sufficient.

Program Overview

Initial

At the completion of construction, Veterans 1st of NEW will provide 4 Rapid Rehousing homes, 17 Affordable Homes and a Community Center where all the programming, career training and gatherings will take place in a Cottage Court with veteran mentorship.

Objectives

The case management program is the primary method whereby Veterans 1st of NEW achieves its fundamental goal of helping veterans find solutions to their current situation, make contacts with resources in the community, and address critical issues that affect their physical, emotional, and spiritual well-being.

Resident Management

- Enable residents to identify key issues that have caused their current situation
- Help residents create manageable goals that will result in successful transition to a normal lifestyle with a steady stream of income and stable housing
- Help residents break goals down into manageable steps
- Monitor resident progress, give encouragement, create accountability, motivate
- Work with other case managers to identify problem areas and possible solutions

Resident Assessment

Purpose

We will assess each veteran coming into our program to effectively enable them to regain their independence in up to five years and offer programming to address any issues they may be struggling with. If they are successful and would like to stay to be a Squad Leader, they will be vetted and be responsible for the other members in their squad of 7 homes.

Indicators

There are indicators that help identify a person's level of personal accountability and ability to manage their own goals.

Since our program is designed around the needs of veterans who need to become self-sufficient, some are obvious if they are to succeed:

- Does the resident have a sustainable stream of income that is adequate to meet their needs? Is the resident willing to obtain a sustainable stream of income?
- Is the resident able to obtain a better paying job? Do they have a good employment record?
- Will the resident have a problem finding housing after the 5 years in the program? Will they have a problem with a referral from a previous landlord?
- Does the resident have a good credit history or financial record? Can they successfully pass a credit check? What is the size of their debt?
- Has the resident had a previous problem with substance use? If so, have they addressed it in a clear and responsible manner?
- Does the resident have a problem with health or mental health? Are they receiving appropriate treatment for their condition?

These are indicators that will help us to determine what tasks need to be accomplished if the resident is to be successful.

Tasks

What will residents have to do to complete our program successfully? Some tasks need to be accomplished by all residents.

- Rapid Rehousing (RRH) residents must find adequate employment or search for employment, volunteer, and attend meetings for at least 20 hours a week. Once they become employed, they will pay $100 a month for rent plus 10% of their income going into a savings account for up to 24 months.
- Affordable Housing (AH) residents must find employment that will allow them to pay the Fair Market Value rent and encourage them to save up to 10% of their income to be able to obtain housing outside the village in up to 5 years.
- RRH residents will be required to open a savings account and will have to verify the status of the account at each case management session.
- RRH residents will be required to attend House meetings weekly and AH residents will be encouraged to attend.
- RRH residents will have to attend weekly case management sessions that will help them set and keep personal goals.

- All residents will have to keep their homes presentable and will be subject to regular inspections. RRH residents will be given weekly chores that will be checked for completion. Inspection scores will be part of their ongoing case management file.

Some tasks will depend upon the level of the resident, such as:

- RRH residents will be substance free. Those who have had problems in the past, or whose behavior indicates the possibility of substance abuse will be subject to random drug tests. Those who are in a drug or alcohol treatment program will have to supply a release of information to their case manager so that the results of testing can be verified.
- Group sessions that are designed around a specific need will be required whenever a resident has indicated a need for a particular group. Some groups would include 12-step groups, financial literacy, anger management, etc.
- Community Counseling will be available to residents who have demonstrated a need that should be addressed such as abuse issues, anger issues, etc.

Outcomes

Defining success is simple in most cases: The resident can leave the village with an adequate job and an adequate place to live after up to five years or stay on as a Squad Leader if they have the leadership skills to help manage other residents.

RRH residents Level 1

- Resolution of any problems that contributed to their current situation. An example would be debt that caused the resident to fail because of garnished wages, escalation of interest, etc. The residents will be required to attend the Financial Literacy classes to consolidate their bills and repay them at an agreed-upon level that will allow them to manage their level of income.
- Ongoing support groups. Local 12-step groups and veterans groups will help them overcome issues they may be struggling with.
- Continuing processes that remain uncompleted. Some residents will have issues that need follow-up. The residents will be encouraged to follow through with any processes that have begun, either through continuing counseling or through other means.

RRH resident Level 2

- If a RRH resident has a relapse, they will be given a relapse prevention plan where they will be required to attend three 12-step groups per week for one month and will be breathalyzed and drug tested more frequently. At Level 3, if they have another relapse, they will be given 72 hours to pack up and find other living arrangements.

Warning

You are receiving a warning notice for the following reason (s):

_____
_____
_____
_____
_____
_____

You are now at Level 3 case management track. This means that your exit goal will be no later than three days from now or on _____.

This will only change if you do the following:

_____
_____
_____
_____
_____

I agree to the written contract above. I understand that I will be immediately exited from the program if I do not keep this contract.

_____ _____

Resident ~~Date~~

_____ _____

Case Manger Date

Intake and Orientation

The purpose of resident intake and orientation is critical to the smooth operation of the program and the long-term well being of the residents. Both processes are necessary and have their own specific goals. In an ideal situation, a resident goes through the intake process prior to admission, followed by an orientation process when an opening becomes available.

After obtaining the intake form, the program manager will verify information on the form and complete pertinent background and criminal activity reports.

Intake

Goals

- Gather accurate, pertinent information
- Help prospective resident establish a healthy relationship to the program and staff
- Communicate the important and basic information
- Establish a sense of personal responsibility

Procedures

The Resident Intake form is the basic instrument for gathering initial information. Included on the form are questions that are used for gathering information. All questions on the form will be answered.

Initial items that must be covered on the intake include:

1. ~~Process Intake Form and answers. Have them sign the form~~
2. Introduce Rules, Agreements and Addendums. (Inform them that the Case Manager may add additional requirements during future case management sessions). They must read and sign these forms
3. Introduce chores, house checks, and substance abuse policies for RRH residents
4. Provide a program schedule and highlight required meetings that they will be ~~expected to attend prior to their orientation or first case management session~~.
5. Introduce and sign a Release of Information form

When the prospective client leaves the initial interview, they should have agreed to the basic rules, to keep their home clean and to do their chores. They should understand that their own personal conduct, their home, and the chores will be inspected and will help determine whether they will be allowed to remain in the program after the initial trial period.

Orientation

Goals

- Determine eligibility for further admission
- Distribute the orientation packet
- Confirm assignment of case manager and possible community counseling
- Distribute Welcome Basket and tour the Community Center and village

Determine eligibility for admission

Prior to meeting with the applicant, review the intake file, criminal background check, residential agreement, financial information, and assessment. Prepare an agenda that covers all pertinent areas and create an initial plan that will allow the orientation to be completed in one hour. If the applicant is not accepted into the program we will offer available options for other programs in the area, if appropriate.

Distribute the orientation packet

- House rules (special agreements may be left for 1st case manager session)
- Release of Information form (must be signed)
- Warning notice sample (discuss policy)
- Community Resource Guide
- Chore checklist (cover policy)
- Home inspection form (cover policy)
- Safety Plan (fire exits, smoke alarm policy, etc.)
- Program schedule (cover policy, highlight required meetings)
- Grievance form (mention that we have a grievance procedure)

Confirm assignment of case manager and possible community counseling

Discuss our case management and community counseling programs and answer any questions that may arise. Give residents the name of case manager and community counselor as well as the date and time of initial session with each.

When a choice must be made about who gets a room in the Rapid Rehousing homes, we will observe the following order of precedence:

1. Is the applicant from Brown County?
1. Is the applicant from another Northeast Wisconsin County?
2. Is the applicant willing to participate in program requirements?
3. Is the applicant willing to sign the Release of Information forms?
4. Is the applicant employed or willing to participate in job application activities, obtain a job, and maintain it for the duration of their time in the program?
5. Do they have the ability to maintain payment of program fees and rent?
6. What is their length of sobriety for the Rapid Rehousing homes?

Veterans 1st of NEW

Below is a list of all our Collaborators that we have contracts or agreements with.

Construction Team	**Specialty**
Luradiance Design	Architect
Martinson & Eisele, Inc.	Survey & Site Engineers
Geisler Group	Development Advisor
Garritt Bader	Development Advisor
Chad Buntin Construction	Framers
Hurkman Mechanical	Plumber, Permits
Plumbers Local 400	Plumbing Installation, Apprenticeships
Eland Electric	Electricians, Permits
Electricians Local 158	Electrical Installation, Apprenticeships
Carpenters Local 1146	Carpentry, Apprenticeships
Operating Engineers Local 139	Site Prep
Greentech Renewables	Solar materials, installation
Job Corps	Framing, siding, site work, trades
Hands 4 Heroes	Installing all roofing
~~Macco's Flooring~~	~~Donate all flooring~~
R. K. installations	in-kind flooring installation
C.W. Custom Exterior	Exterior finish installation
Leadership Green Bay Team 6	Fundraise and build Garage
NWTC	Apprenticeships, wall components
Earthseed Landscaping	Landscaping
Kingdom Workers	General Construction
Boldt Construction	Community Center Design/Build

Sent to 90 NEIGHBORS ON 3/3/24

Corporate Builds

Little Rapids Corporation
WELS Trucking Corporation
Associated Bank
Capital Credit Union
~~Abby Bank~~
Boldt Construction
Denmark American Legion
US Bank

Skilled Construction Foremen

Rick Groonwald	Construction Scheduler
~~Jeff Mohr~~	~~Engineer~~
Jerry Beiersdorf	Contractor
Ray Kerkhoff	Journeyman Concrete Finisher
Ron Umentum	Development Inspector

Employment/Education

Department of Workforce Development	Michelle Flynn-Reineke	On-site 4 hours a week, career services, job placement
Mission Wisconsin	Steve Janke	On-site as needed, career services
Forward Services Corporation	Craig Coleman	On-site weekly, career services
NWTC	Ashely Drzewiecki	On-site education services as needed
~~UWGB~~	~~Nicole Stockman~~	~~On-site education services as needed~~
Little Rapids	Lisa Chrisler	Job opportunities
WEL Trucking	Matthew Pennings	Job opportunities
Schneider Trucking	Mathew Hastreiter	Job opportunities

Healthcare/Emotional Health

VA Clinic	Heather Grasse	Healthcare, Case Management, rental assistance
Vet Center	Scott Katska	Emotional Health Therapies
N.E.W. Community Clinic	Kim Frazen	Mental & Physical Healthcare
Br. Cty. Community Treatment Center	Eliza Killian	Mental Health, Case Management
Church Health Services	Candice Kreis	On-site Emotional Therapy monthly
Foundations Health & Wholeness	Sarah Graper	Mental Health, Case Management
9th Street Wellness Center	Karen Stoehr	On-site Chiropractic, Massage, Tai Chi, Yoga therapies
~~Resonate Body & Energy Healing~~	~~Jenelle Schroeder~~	~~On-site Massage Therapy~~
Beaming Equine Therapy	Katie Samuelson	On and off-site Horse Therapy monthly
Woodworking Classes	Rick Groonwald	Project classes monthly
Movement & Meditation	Amanda List	Classes for wellness

Financial Services & Assistance

Brown County Housing Authority	Patrick Leifker	Up to 70% of rental assistance
~~HUD VASH Vouchers~~	~~Patrick Leifker~~	~~Up to 70% of rental assistance~~
Associated Bank	Stan Kroll	On-site monthly Financial Literacy classes
Fox Valley Veterans Council	Tim Cody	Security deposit and rental assistance
Elks Club	Kelly Downard	$300 Welcome Baskets and mattresses
Sofas for Service	Jeff Staad	Furnishings for 9 homes
Br. Cty. Veterans Service Office	Joe Aulik	File for VA Service-Connected Disability Claims
Cornerstone Mortgage	Kristy Van Lanen	Apply for VA Home Loan and help find homes to purchase
Movement Mortgage	Cathy Kohlbeck	Apply for VA Home Loan and help find homes to purchase

Programming Support Staff

Wisconsin Senior Employment	Darice Hannon	2-3 employees for office and security monitoring
Concordia University Intern	Dalton Lardinois	Occupational & Nutritional Therapist
Substance Use Counselor IT	Gail Nohr	Full-time assistance with resources and groups
Program Director	Gail Nohr	Full-time managing programs and volunteers
~~General Contractor/Mentor~~	~~Kim Nohr~~	~~Full-time managing the construction and volunteers~~
Security Architect and IT Specialist	Jonathan Davis	Part-time will monitor the security operations
Philanthropy Director	Jan Gertzfield	Part-time grants manager and donor relations
Housing Director	Amber Edwards	Administer the Housing Choice and HUD VASH vouchers
Vantage Point Property Management	Fran Bourassa	Assistance with Property Management

VETERANS 1ST OF NEW

SECURITY PLAN

Security

24/7 security cameras	Jonathan Davis	Set up security cameras to view all houses
Front Desk Office Staff	All Staff	Monitor security cameras
Green Bay Police Department	911	Will be on-site in minutes if called
Squad Leaders	TBD	After hours monitoring of all activity
~~24/7 on call~~	~~Kim Nohr~~	~~Will address any issues as they arise within 20 minutes~~
24/7 on call	Gail Nohr	Will address any issues as they arise within 20 minutes
Security Advisor	Jeff Reince	Retired Corrections Officer as needed

The flyer that was illegally inserted in some neighbors mailboxes recently is TOTALLY false. Veterans 1st is NOT building 198 homes for homeless veterans. In 2024 we would like to build five 400 sq ft Fair Market Value rental affordable homes and two 600 sq ft homes, one of which will be our initial Community Center. In 2025 we would like to build five more 400 sq ft homes and two more 600 sq ft homes. In 2026 we would like to build the last seven 400 sq ft homes for a total of 21 homes and a Community Center. The affordable homes would be the similar cliental that are in the current Veterans Manor.

Gail did not say that she has "extensive mental health and substance abuse training". She has been working with the recovery population for several years as a Wisconsin Certified Peer Specialist and as a Substance Abuse ~~Counselor in Training. She is working on getting her full license with a local Treatment Center that she has been~~ working at for a year now. The year before that she trained at a local Veterans Recovery Program. She has two Degrees and two Certificates from a local college. She will not be the only person working with residents in our program and will just be helping them with resources and getting connected to the professionals that we have listed in the above agencies if needed. We have 35 other professionals listed who are willing to come on-stie to offer assistance weekly and/or monthly and as needed.

~~Kim has recently trained and applied for his Contractor license and worked for a custom home builder for eight~~ years early on in his career. After that he finished his career as a 29-year Journeyman Carpenter. On the first page you can see the 22 professional construction and development agencies that will be working with us to develop our Cottage Court. You can see the other five experienced construction foremen that will be on-site supervisors for the project.

You can also see what we have planned for security on site and 24/7. The cameras will be monitored and any neighbor who has any concerns can call Kim or Gail at 920-932-1763 or email info@veterans1stnew.com at any time and we will investigate the concern. All our residents will sign a contract that states that they will not be outside after 9:30 and will be quiet and considerate. They will also agree to not trespass on private property and if so, will face eviction. Brown County Housing Authority does extensive background checks and those on the Sex Offender Registry will not be accepted.

We have adequate parking and will have adequate lighting and landscaping to try to reduce the parking lot lights. The houses will be of three different varieties with three different subdued color schemes. We will be as north on ~~our 3.5 acres of property close to Veterans Manor and a legal distance away from the Potters Field County Property~~ that we will not disturb.

If you have any other concerns that we have not addressed above, please fill out the postcard and mail it back to us and we will address it as soon as possible.

Thank you,

~~Veterans 1st of NEW Staff~~

Veterans 1st of NEW

Veterans 1st of NEW is a 501(c)(3) EIN: 92-0577700

SECURITY PLAN

The following security plan represents the Licensee's anticipated operations and procedures. It is a collection of guidelines that are not legally binding on the Licensee, but are intended to give the police department, the Green Bay Common Council, and the public a good picture of what the Licensee believes his or her business will look like and how it will operate. While the Licensee will not receive any citations for deviating from this security plan, it is a good idea to follow these guidelines because the Council may consider during renewal time how closely you follow your plan. If you deviate too far from your security plan and fail to update it at renewal time, it could adversely affect your license status.

Executive Director	Kim Nohr 8-1-58 Ph (920) 932-1763
Business Address:	2890 St. Anthony Drive Green Bay, WI 54311
License Type:	Planned Unit Development (PUD)
Building Owned or Leased:	Owned
Village Capacity:	25 beds
Parking Capacity/Availability:	28 spots
Anticipated Security:	Approximately 12 security cameras, one for every two Homes and two for the Community Center. 12 Dusk-to-Dawn lights between homes and Community Center.
Fire alarms/smoke detectors:	There will be fire alarms and smoke detectors in every Home and in the Community Center per code.
Evacuation Procedure:	There will be an emergency evacuation plan posted in the Community Center.
Security Staff Information:	There will be apprx. 2 staff on site during normal business hours and 1 volunteers between 8:00am-5pm Monday through Friday. At nights and on weekends, there will be a Squad Leaders in charge of every 7 homes in their Squad.

Veterans 1st of NEW

Veterans 1st of NEW is a 501(c)(3) EIN: 92-0577700

Neighborhood:	Veterans 1st will screen all clients upon entry to the program. We will utilize C CAP, Green Bay Municipal Court Records, Sex Offender Registry, US Dept. of Justice web site.
Police Services:	We will screen all applicants and call police with any Warrants on them. We Breathalyze all RRH residents As needed. We will allow police access to cameras' Surveillance upon request. We will meet with any Concerned neighbors.
Compliance with Laws:	Veterans 1st of NEW will comply with all PUD conditions And notify the city of any building modifications or Improvements made. We will comply with all city Ordinances.

By signing below, I agree that the security plan set forth above accurately represents my policies, procedures, and goals in running my business.

Licensee: _____ Date: _____

Phone: 920-932-1763 email: info@veterans1stnew.com website: www.veterans1stnew.com

VETERANS 1ST OF NEW ADDENDUMS AND APPLICATIONS

Veterans 1st of NEW, Inc. Rapid Rehousing (RRH) Addendum

All residents, staff, and volunteers of Veterans 1st of NEW, Inc. understand the importance of being a "good neighbor". Therefore, all residents, staff, and volunteers of Veterans 1st of NEW shall share common goals, which include but are not limited to:

1. I will maintain a peaceful, safe, and clean neighborhood and community. _____
2. I will respect others and their properties. I will stay on the trails in the neighborhood. _____
3. If a neighbor expresses concern, I will provide them with the Veterans 1st phone number of 920-932-1763 or info@veterans1stnew.com email and we will respond promptly. _____
4. When a complaint gets addressed from a neighbor, Veterans 1st of NEW will bring up the issue at the next house meeting. This will be addressed to ensure all residents understand and work together to keep peace and good neighbor conduct in place. _____
5. I will attend regular House Meetings and return home by 11:00 pm every night unless preapproved. _____
6. I will allow my Squad Leader and/or Staff to visit my home regularly. _____
7. I will remain substance free while in the RRH program and adhere to random alcohol/drug testing or immediate testing if drug use is suspected. For the first positive test I agree to a relapse prevention program. _____
8. I will meet with a case manager once a week and go to employment and wellness classes. _____
9. If unemployed, I will work with employment agencies to search and apply for employment, attend programming and volunteer for at least 20 hours a week. _____
10. I will pay a $100 security deposit and $400 a month by the 1st of every month. _____
11. I will save 10% of my income to be able to move into an affordable home in 24 months. _____
12. There will be no noise or outside activities after 9:30 pm. _____
13. I will complete my weekly chores by the following Monday morning when they will be checked. Chores will include but not be limited to shoveling sidewalks, mowing grass, cleaning the Community Center common areas, and other duties as assigned. _____
14. Visitors will need to be approved by staff 24 hours before the scheduled visit. If not approved, they will not be allowed to visit. _____
15. I agree to not have any guns in my possession while living at Veterans 1st. _____
16. If I am not in compliance with these rules, I will get a verbal notice. If not corrected I will be given a written contract. If not corrected, the eviction process will take place. _____

Relapse Prevention. In case of a relapse, I am required to attend 3-4 meetings a week, and the meeting sheet needs to be signed by the person running the meeting. **I must show proof of meeting attendance or will be asked to leave the program.** _____

- Depending on the severity of a relapse, I may be offered a relapse prevention program or be terminated from the program. Staff will evaluate each case individually. _____
- I agree if I relapse *again*, I will be asked to leave the program. _____

Resident Signature: _____ Date: _____

Veterans 1st of NEW, Inc. Affordable Home (AH) Addendum

All residents, staff, and volunteers of Veterans 1st of NEW, Inc. understand the importance of being a "good neighbor". Therefore, all residents, staff, and volunteers of Veterans 1st of NEW shall share common goals, which include but are not limited to:

1. I will maintain a peaceful, safe, and clean neighborhood and community. _____
2. I will respect others and their properties. I will stay on the trails in the neighborhood. _____
3. If a neighbor expresses concern, I will provide them with the Veterans 1st phone number of 920-932-1763 or info@veterans1stnew.com email and we will respond promptly. _____
4. When a complaint gets addressed from a neighbor, Veterans 1st of NEW will bring up the issue at the next house meeting. This will be addressed to ensure all residents understand and work together to keep peace and good neighbor conduct in place. _____
5. Attendance at regular House Meetings is encouraged. _____
6. I will be allowed to consume alcohol in the home but not outside the home. No illicit drugs will be allowed. _____
7. I will meet with a VA case manager as required if in the HUD VASH program. _____
8. I will work, volunteer, or go to school for at least 20 hours a week. _____
9. I agree to pay a $500 security deposit. _____
10. I agree to pay monthly rent just below Fari Market Value, currently at $840 by the 1st of every month or face eviction. _____
11. I will be encouraged to save 10% of my income to save money to be able to become self-sufficient and attend Financial Literacy Classes as provided. _____
12. AH residents will be encouraged to join veteran support groups and gatherings on-site. ____
13. There will be no noise or outside activities after 9:30 pm. _____
14. I agree not to have any guns in my possession while living at Veterans 1st. _____
15. If I am not in compliance with these rules, I will get a written notice. If not corrected I will be given a written contract. If not corrected, the eviction process will take place. _____

Resident Signature: _____ Date: _____

Veterans 1st of NEW

Veteran 1st Squad Lead Vetting Contract

1. I agree to attend training on Community Resources and emergency contacts. _____
2. I have a passion to help veteran residents and the ability to communicate effectively. _____
3. I agree to assist with issues that may come up with residents and visitors in the evening until the morning and call the 24-hour Staff line if I have questions. _____
4. If in sobriety, I have at least 3 years with no substance use. _____
5. I will relay any concerns to Veterans 1st Staff ASAP. _____
6. I will be given a reduced rent in exchange for my assistance. _____
7. I agree not to have any guns in my possession while living at Veterans 1st. _____

Name: _____ Date: _____

Phone: 920-932-1763 email: info@veterans1stnew.com website: www.veterans1stnew.com

Identifying Data:

Name, age, presenting voluntarily, involuntarily, referral source, relationship status.

Presenting Problem:

What brings you in to see me today?

Mental Health Symptoms: Sleep, Appetite, depression, anxiety, concentration, memory, mood, ah, vh, paranoid thoughts, manic episodes, **suicidal/homicidal ideations**. You need to get a **timeline** of these symptoms as well (when did the problem start?)

Previous Treatment History: Mental health treatment history, AODA treatment history, types of treatment, inpatient, voluntary, involuntarily. Did they like it, hate, it, neutral, completed, or not? Physical, emotional, sexual abuse.

Family History: Mental/physical health, suicide attempts/completions, AODA issues, Adopted, biological.

Medical History: primary doctor, last physical, Medications including: current and past, mg, side effects, timeline, why they stopped, were they helpful, have you used more than prescribed. Use of caffeine and use of nicotine and amounts and duration. Physical health issues? Surgeries and allergies.

Employment History: Past and current jobs for 15 years, reason for change, issues with work, firings or promotions, enjoy current job, dirty UA's. Mental health symptoms affecting work?

Education History: Highest level of education, enjoy school, struggles, excel in areas, any schooling past HS, where?

AODA History: First time used, duration, **timeline** for each drug used, current use, amount, overdose history, how used, where, people. Any experimentation.

Gambling: issues or concerns.

Criminal History: probation/parole involvement, criminal history, misdemeanors, felonies, probation/parole officer, OWI's, (not traffic violations.)

Social (DSS, religion, financial, military.) Involvement with social services, religious affiliation, military history, financial issues or concerns.

Strengths:

Impressions: functioning at work, school, home? Does the person understand the problem? Is the person willing to change?

Integrated community solutions

2605 S Oneida St., Suite 106
Green Bay, WI 54304
Phone: (920) 498-3737
Fax: (920) 498-3738

Brown County Housing Authority
Housing Choice Voucher Program
Application Instructions

Income Limits

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
$33,450	$38,200	$43,000	$47,750	$51,600	$55,400	$59,250	$63,050

The following documents must be received with your Preliminary Application in order for it to be processed. If all documents are not included, the application will be returned to you and your name will not be placed on the waiting list until the application is complete:

1. A signed and completed Preliminary Application

2. Verification of date of birth/legal identity for ALL household members:

    - Driver's license/state ID, birth certificate, permanent resident card, naturalization papers, or US Passport
    - (Hospital birth announcements are not accepted)

3. Verification of social security number for ALL household members:

    - Social Security Card, original Social Security Administration-issued document containing the name and SSN
    - (Forward and Medicare cards are not accepted)

4. Proof of Brown County residence (if claiming that preference):

    - TWO (2) of the following documents of your choice (Address on proof of residence documents MUST match the address you are residing at; the two documents must be from different sources):

        - Current/Valid Drivers License or State ID
        - Lease (signed by all adult parties listing current address and lease terms)
        - Utility Bill (gas, electric, water, cable, telephone) - Current (within last 30 days)
        - Mail from the Social Security Administration
        - Unemployment Benefits Letter
        - Letter from a Social Service Organization
        - Financial Institution Documentation (Bank Statement)
        - Educational or School Record
        - Credit Card Statement – Current (within last 30 days)
        - Employment/Check Stubs – Current (within last 30 days)
        - Voter Registration Record
        - Rent/Auto Insurance Policy
        - Vehicle Registration

5. Proof of your preference, if applicable (MUST BE ATTACHED):

- **Displaced due to a natural disaster or government action**: Statement from a government agency or service agency such as city officials or The Red Cross
- **Homeless**: Certification from a local social service agency
- **Veteran**: Copy of form DD214 or service discharge paperwork
- **Age 62 or Over**: Copy of birth certificate, baptismal certificate
- **Disability**: Copy of **ORIGINIAL** SS/SSI benefit award letter
- **Households with Children under 18 years of age**: Copy of birth certificate

If the previous preferences do not apply to you:

Brown County Residents:

Will be placed on the waiting list as of the date and time the completed application was received. After applicants with the above preferences are assisted, all other Brown County applicants will be selected from the waiting list.

Non-Brown County Residents:

Will not be selected from the waitlist until all Brown County applicants have been assisted.

When selected from the waitlist and offered assistance, Non-Brown County Residents MUST reside in Brown County for at least 12 months prior to being able to exercise portability to a different Housing Authority's jurisdiction.

Additional Information:

Please note that completed applications will be placed on the waiting list in order of date and time received. You will receive a notification letter when your name is placed on the waiting list.

The wait time to be assisted is subject to change without notice due to funding sources.

Once your application is submitted, you **MUST** notify Integrated Community Solutions **IN WRITING** of any:

- change in mailing address *or*
- change in household members

Integrated Community Solutions (ICS) administers the housing assistance programs for the Brown County Housing Authority. In order to respond to the widest possible range of housing needs, we operate several housing programs and serve more than 3,200 households in Brown County. An extensive, stringent application process is in place for the programs we provide.

All applicants are subject to a criminal background check. If there are any incidents of drug activity or violent behavior within the past three years for a misdemeanor or city ordinance violation, or five years for a felony, the applicant is ineligible for the program. Anyone on the sex offender registry is also ineligible.

PRELIMINARY APPLICATION

Office Use Only

Received/ Revised	Unit Size	Preference
_____	____	T P1 P2 P3 P4 P5 P6 P7
_____	____	T P1 P2 P3 P4 P5 P6 P7
_____	____	T P1 P2 P3 P4 P5 P6 P7

PLEASE COMPLETE THIS FORM AND RETURN TO:
Integrated Community Solutions
2605 S. Oneida St, Suite 106; Green Bay, WI 54304

Name: _____

Mailing Address: _____
(You MUST provide a valid mailing address)

City, State, Zip: _____

Legal / Residential address:

_____

_____

Note: If your legal or mailing address changes, you must notify this office to maintain your waiting list status.

Evidence of legal /residential address (copy of Drivers License or State ID only), social security cards and birth certificates for all household members MUST accompany this form when returned. Preliminary applications returned without this evidence will be denied.

Please list all former/maiden names: _____

Email address: _____

Part 1: Head of Household

Please complete this part for the Head of Household.

Social Security Number ___-___-____

Date of Birth __/__/____

Sex ☐ Female ☐ Male

Are you willing to move when offered assistance ☐ Yes ☐ No

Are you Disabled ☐ Yes ☐ No

Home Telephone (___) ___-____

Other Telephone (___) ___-____

Other Telephone Type ☐ Work ☐ Other Specify: _____

Race (Check One Box)

☐ White
☐ Black/African American
☐ American Indian/ Alaska Native
☐ Asian
☐ Native Hawaiian/Other Pacific Islander

Ethnicity (Check One Box)

☐ Hispanic
☐ Not Hispanic

Racial and ethnic data for statistical purposes only.

Part 2: Household Information

List information for adults first, then children under age 18. Use "F" or "M" to indicate sex. If a household member is disabled check the "Y" check box, if not disabled, check "N." List relationship of each person to the Head of Household. Attach additional sheet if family has more than ten members.

Last Name	First Name	Social Security #	Date of Birth	Sex	Disabled	Relationship
_____	_____	_____	_____	____	☐Y ☐N	_____
_____	_____	_____	_____	____	☐Y ☐N	_____
_____	_____	_____	_____	____	☐Y ☐N	_____
_____	_____	_____	_____	____	☐Y ☐N	_____
_____	_____	_____	_____	____	☐Y ☐N	_____
_____	_____	_____	_____	____	☐Y ☐N	_____
_____	_____	_____	_____	____	☐Y ☐N	_____
_____	_____	_____	_____	____	☐Y ☐N	_____
_____	_____	_____	_____	____	☐Y ☐N	_____
_____	_____	_____	_____	____	☐Y ☐N	_____

Please Continue to Part 3

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PRELIMINARY APPLICATION

Part 3: Family Income and Assets

List total gross income (before taxes) and payments received by each family member age 18 or older for wages, military pay, pensions, social security, SSI, welfare, child support, unemployment, business, profession or any other source. Include payments made to family members age 18 or older on behalf of other family members under age 18.

First Name	Gross Income	How Often	If Income is from Wages, List Address of Employer
_____	$ _____	☐Weekly ☐Every 2 Weeks ☐Monthly ☐Yearly	_____
_____	$ _____	☐Weekly ☐Every 2 Weeks ☐Monthly ☐Yearly	_____
_____	$ _____	☐Weekly ☐Every 2 Weeks ☐Monthly ☐Yearly	_____
_____	$ _____	☐Weekly ☐Every 2 Weeks ☐Monthly ☐Yearly	_____
_____	$ _____	☐Weekly ☐Every 2 Weeks ☐Monthly ☐Yearly	_____

List total cash value and total income received for assets owned by all family members.

Type of Asset	Cash Value of Asset	Income Earned from Asset
Checking Accounts	$ _____	$ _____
Savings Accounts	$ _____	$ _____
Stocks, Bonds, CDs, Investment	$ _____	$ _____
Real Estate	$ _____	$ _____
Other	$ _____	$ _____

Part 4: Eligibility and Preferences

Preferences (Check ALL applicable boxes for the preference you are claiming):
Documentation of preference(s) claimed must be included with application.

[ ] **Displaced due to a natural disaster or government action**: Statement from a government agency or service agency such as a city official or The Red Cross

[ ] **Homeless**: Certification from a local social service agency that is providing case management

[ ] **Veteran**: Copy of Form DD214 or Service Discharge Paperwork. Applicants for Veterans Manor who are referred by Center for Veterans Issues (CVI) will be given additional preference - please provide CVI referral form.

[ ] **Elderly (Age 62 or older)**: Copy of birth certificate, baptismal certificate, or state-issued ID Card

[ ] **Disability**: Copy of ORIGINAL Social Security/SSI benefit award letter

[ ] **Households with Children under 18 Years of Age** Copy of Birth Certificate, baptismal certificate, or state-issued ID Card

Part 5: U.S. Citizenship Notification and Certification

Housing may be contingent upon the submission and verification of evidence of citizenship or eligible immigration status prior to the time housing is made available. Based on the evidence submitted at that time, assistance may be prorated, denied or terminated following appeals and informal hearing processes.

I certify that the information on this form is true and complete to the best of my knowledge and belief. I understand that I can be fined up to $10,000, or imprisoned up to five years if I furnish false or incomplete information.

x _____ _____
Applicant Signature Date

© HAPPY Software, Inc.

PRELIMINARY APPLICATION

Office Use Only		
Received/ Revised	Unit Size	Preference
		T P1 P2 P3 P4 P5 P6 P7
		T P1 P2 P3 P4 P5 P6 P7
		T P1 P2 P3 P4 P5 P6 P7

PLEASE COMPLETE THIS FORM AND RETURN TO:
Integrated Community Solutions
2605 S. Oneida St, Suite 106; Green Bay, WI 54304

Name: _____

Mailing Address: _____
(You MUST provide a valid mailing address)

City, State, Zip: _____

Legal / Residential address:

_____

_____

Note: If your legal or mailing address changes, you must notify this office to maintain your waiting list status.

Evidence of legal /residential address (copy of Drivers License or State ID only), social security cards and birth certificates for all household members MUST accompany this form when returned. Preliminary applications returned without this evidence will be denied.

Please list all former/maiden names: _____

Email address: _____

Part 1: Head of Household

Please complete this part for the Head of Household.

Social Security Number ___-___-____

Date of Birth ___-___-____

Sex ☐ Female ☐ Male

Are you willing to move when offered assistance ☐ Yes ☐ No

Are you Disabled ☐ Yes ☐ No

Home Telephone (___) ___-____

Other Telephone (___) ___-____

Other Telephone Type ☐ Work ☐ Other Specify: _____

Race (Check One Box)

☐ White
☐ Black/African American
☐ American Indian/ Alaska Native
☐ Asian
☐ Native Hawaiian/Other Pacific Islander

Ethnicity (Check One Box)

☐ Hispanic
☐ Not Hispanic

Racial and ethnic data for statistical purposes only.

Part 2: Household Information

List information for adults first, then children under age 18. Use "F" or "M" to indicate sex. If a household member is disabled check the "Y" check box, if not disabled, check "N." List relationship of each person to the Head of Household. Attach additional sheet if family has more than ten members.

Last Name	First Name	Social Security #	Date of Birth	Sex	Disabled	Relationship
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	

Please Continue to Part 3

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Integrated community solutions

Preliminary Application Waiting List Selection Form

There are two types of vouchers available through the Brown County Housing Authority. The first is the Housing Choice Voucher Program and the second is the Project Based Voucher Program. Below, you are provided a brief description of each housing assistance voucher program available through our agency.

Please indicate which waiting list(s) you would like to be placed on by putting an "x" in the checkbox next to the name:

↓

☐ **Housing Choice Voucher Program:**
The Housing Choice Voucher (HCV) program allows participants to select the unit they want to reside in, dependent on the affordability of the unit. Upon receiving a Housing Choice Voucher, the program participant will need to search for an available unit with a landlord who is willing to accept rental assistance. The waiting list timeframe varies on an individual basis, but preference is given to residents of Brown County.

Project Based Voucher Program:
Project Based units are specific units in Brown County that have a voucher assigned to them. A program participant receives rental assistance because they live in a unit with a Project Based Voucher. In most cases, the assistance remains with the unit after a client vacates that unit. However, a family may be able to receive a Housing Choice Voucher, enabling them to move with rental assistance after the initial 12 months of their lease (if vouchers are available). There are a number of different Project Based Voucher landlords.

Please select the Project Based Voucher waiting list(s) you would like to be placed on (if any):

☐ **Berkshire Ashwaubenon Apartments:**
Berkshire Ashwaubenon Apartments has 8 three-bedroom project based voucher units, located on Mike McCarthy Way. *To be eligible for these units, applicant household must qualify for a three-bedroom voucher.*

☐ **Ecumenical Partnership for Housing (EPH):**
EPH has Project Based units that are targeted toward homeless families with children who are exiting shelter or transitional housing. *To be eligible for this waiting list, applicant must 1) submit a letter of referral to EPH from a local shelter or transitional housing program, indicating that the family would be a good candidate for transitional case management AND 2) submit a Preliminary Application to ICS and select the EPH waiting list on this form.*

☐ **Green Bay Housing Authority – Scattered Sites:**
The Green Bay Housing Authority has a wide variety of unit types (apartments, duplexes, single family homes) scattered across Brown County.

☐ **Neighborhood Housing Services (NHS) - Managed by Main Street Management:**
Neighborhood Housing Services has a wide variety of unit types (apartments, duplexes, single family homes) scattered across Brown County.

OVER →

☐ **Printery Row Apartments:**
Printery Row Apartments has one- & two-bedroom units and is located in Pulaski. The development was formerly the Franciscan Publisher's Building and is on the National Register of Historic Places.

☐ **Pulaski Senior Homes/Parkside Apartments:**
Pulaski Senior Homes is a complex in Pulaski that serves seniors and persons with disabilities. *To be eligible for this waiting list, applicant must be over the age of 62 or provide verification of disability (copy of original SS/SSI benefit award letter).*

☐ **Veterans Manor:**
Veterans Manor is a Project Based development in east Green Bay that offers supportive living and on-site services for low-income Veterans. The property has 50 one-bedroom units. *To be eligible for this waiting list, applicant must provide a copy of form DD214 or service discharge papers.*

☐ **Woodland Park & Trail Creek Apartments:**
Woodland Park and Trail Creek are developments in east Green Bay that serve seniors and persons with disabilities. *To be eligible for this waiting list, applicant must be over the age of 62 or provide verification of disability (copy of original SS/SSI benefit award letter).*

Printed Name of Applicant	Signature of applicant
Social Security number of Applicant	Date

Authorization for the Release of Information

HA requesting release of information:

Integrated Community Solutions
2605 S Oneida St Suite 106
Green Bay, WI 54304

(920) 498-3737

Authority: 42 U.S.C. 1437f and 3535(d), implemented at 24CFR 982.551(b).

Purpose: In signing this consent form, you are authorizing HUD and the above-named HA to request information including but not limited to: identity and marital status, employment income and assets, residences and rental activity, Medical or Child Care Allowances, Credit and Criminal Activity. HUD and the HA need this information to verify your eligibility for assisted housing benefits and that these benefits are set at the correct level. HUD and the HA may participate in computer matching programs with these sources in order to verify your eligibility and level of benefits.

Uses of Information to be Obtained: HUD is required to protect the information it obtains in accordance with the Privacy Act of 1974, 5 U. S.C. 552a. HUD may disclose information (other than tax return information) for certain routine uses, such as to other government agencies for law enforcement purposes, to Federal agencies for employment suitability purposes and to HAs for the purpose of determining housing assistance. The HA is also required to protect the information it obtains in accordance with any applicable State privacy law. HUD and HA employees may be subject to penalties for unauthorized disclosures or improper uses of the information that is obtained based on the consent form.

Who Must Sign the Consent Form: Each member of your household who is 18 years of age or older must sign the consent form. Additional signatures must be obtained from new adult members joining the household or whenever members of the household become 18 years of age.

Failure to Sign Consent Form: Your failure to sign the consent form may result in the denial of eligibility or termination of assisted housing benefits, or both. Denial of eligibility or termination of benefits is subject to the HA's grievance procedures and Section 8 informal review and hearing procedures.

Sources of Information: The groups or individuals that may be asked to release the authorized information include but are not limited to:

Previous Landlords (including Public Housing Agencies)
Courts and Post Offices
Schools and Colleges
Law Enforcement Agencies
Support and Alimony Providers
Past and Present Employers
Social Service Agencies
State Unemployment Agencies
State Wage Information Collection Agencies
Social Security Administration
Medical and Child Care Providers
Veterans Administration
Retirement Systems
Banks and other Financial Institutions
Credit Providers and Credit Bureaus
Utility Companies
Internal Revenue Service

Consent: I consent to allow HUD or the HA to request and obtain any information from any Federal, State, or local agency, organization, business, or individual for the purpose of verifying my eligibility and level of benefits under HUD's assisted housing programs. I understand that HAs that receive information under this consent form cannot use it to deny, reduce or terminate assistance without first independently verifying the information obtained. In addition, I must be given an opportunity to contest those determinations.
This consent form expires 15 months after signed.

Signatures:

Head of Household _____ Date _____

Social Security Number (if any) of Head of Household _____

Spouse _____ Date _____

Other Family Member over age 18 _____ Date _____

Other Family Member over age 18 _____ Date _____

Other Family Member over age 18 _____ Date _____

Other Family Member over age 18 _____ Date _____

Other Family Member over age 18 _____ Date _____

Other Family Member over age 18 _____ Date _____

Document ID: 11457816132

Penalties for Misusing this Consent:
HUD, the HA and any owner (or any employee of HUD, the HA or the owner) may be subject to penalties for unauthorized disclosures or improper uses of information collected based on the consent form. Use of the information collected based on this form is restricted to the purposes cited above. Any person who knowingly or willfully requests, obtains or discloses any information under false pretenses concerning an applicant or participant may be subject to a misdemeanor and fined not more than $5,000. Any applicant or participant affected by negligent disclosure of information may bring civil action for damages, and seek other relief, as may be appropriate, against the officer or employee of HUD, the HA or the owner responsible for the unauthorized disclosure or improper use.

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OMB Control # 2502-0581
Exp. (02/28/2019)

Supplemental and Optional Contact Information for HUD-Assisted Housing Applicants

SUPPLEMENT TO APPLICATION FOR FEDERALLY ASSISTED HOUSING

This form is to be provided to each applicant for federally assisted housing

Instructions: Optional Contact Person or Organization: You have the right by law to include as part of your application for housing, the name, address, telephone number, and other relevant information of a family member, friend, or social, health, advocacy, or other organization. This contact information is for the purpose of identifying a person or organization that may be able to help in resolving any issues that may arise during your tenancy or to assist in providing any special care or services you may require. **You may update, remove, or change the information you provide on this form at any time.** You are not required to provide this contact information, but if you choose to do so, please include the relevant information on this form.

Applicant Name:	
Mailing Address:	
Telephone No:	**Cell Phone No:**
Name of Additional Contact Person or Organization:	
Address:	
Telephone No:	**Cell Phone No:**
E-Mail Address (if applicable):	
Relationship to Applicant:	

Reason for Contact: (Check all that apply)

- ☐ Emergency
- ☐ Unable to contact you
- ☐ Termination of rental assistance
- ☐ Eviction from unit
- ☐ Late payment of rent
- ☐ Assist with Recertification Process
- ☐ Change in lease terms
- ☐ Change in house rules
- ☐ Other: _____

Commitment of Housing Authority or Owner: If you are approved for housing, this information will be kept as part of your tenant file. If issues arise during your tenancy or if you require any services or special care, we may contact the person or organization you listed to assist in resolving the issues or in providing any services or special care to you.

Confidentiality Statement: The information provided on this form is confidential and will not be disclosed to anyone except as permitted by the applicant or applicable law.

Legal Notification: Section 644 of the Housing and Community Development Act of 1992 (Public Law 102-550, approved October 28, 1992) requires each applicant for federally assisted housing to be offered the option of providing information regarding an additional contact person or organization. By accepting the applicant's application, the housing provider agrees to comply with the non-discrimination and equal opportunity requirements of 24 CFR section 5.105, including the prohibitions on discrimination in admission to or participation in federally assisted housing programs on the basis of race, color, religion, national origin, sex, disability, and familial status under the Fair Housing Act, and the prohibition on age discrimination under the Age Discrimination Act of 1975.

☐ Check this box if you choose not to provide the contact information.

Signature of Applicant **Date**

The information collection requirements contained in this form were submitted to the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520). The public reporting burden is estimated at 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Section 644 of the Housing and Community Development Act of 1992 (42 U.S.C. 13604) imposed on HUD the obligation to require housing providers participating in HUD's assisted housing programs to provide any individual or family applying for occupancy in HUD-assisted housing with the option to include in the application for occupancy the name, address, telephone number, and other relevant information of a family member, friend, or person associated with a social, health, advocacy, or similar organization. The objective of providing such information is to facilitate contact by the housing provider with the person or organization identified by the tenant to assist in providing any delivery of services or special care to the tenant and assist with resolving any tenancy issues arising during the tenancy of such tenant. This supplemental application information is to be maintained by the housing provider and maintained as confidential information. Providing the information is basic to the operations of the HUD Assisted-Housing Program and is voluntary. It supports statutory requirements and program and management controls that prevent fraud, waste and mismanagement. In accordance with the Paperwork Reduction Act, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information, unless the collection displays a currently valid OMB control number.

Privacy Statement: Public Law 102-550, authorizes the Department of Housing and Urban Development (HUD) to collect all the information (except the Social Security Number (SSN)) which will be used by HUD to protect disbursement data from fraudulent actions.

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

DEBTS OWED TO PUBLIC HOUSING AGENCIES AND TERMINATIONS

Paperwork Reduction Notice: Public reporting burden for this collection of information is estimated to average 7 minutes per response. This includes the time for respondents to read the document and certify, and any recordkeeping burden. This information will be used in the processing of a tenancy. Response to this request for information is required to receive benefits. The agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The OMB Number is 2577-0266, and expires 04/30/2023.

NOTICE TO APPLICANTS AND PARTICIPANTS OF THE FOLLOWING HUD RENTAL ASSISTANCE PROGRAMS:

- Public Housing (24 CFR 960)
- Section 8 Housing Choice Voucher, including the Disaster Housing Assistance Program (24 CFR 982)
- Section 8 Moderate Rehabilitation (24 CFR 882)
- Project-Based Voucher (24 CFR 983)

The U.S. Department of Housing and Urban Development maintains a national repository of debts owed to Public Housing Agencies (PHAs) or Section 8 landlords and adverse information of former participants who have voluntarily or involuntarily terminated participation in one of the above-listed HUD rental assistance programs. This information is maintained within HUD's Enterprise Income Verification (EIV) system, which is used by Public Housing Agencies (PHAs) and their management agents to verify employment and income information of program participants, as well as, to reduce administrative and rental assistance payment errors. The EIV system is designed to assist PHAs and HUD in ensuring that families are eligible to participate in HUD rental assistance programs and determining the correct amount of rental assistance a family is eligible for. All PHAs are required to use this system in accordance with HUD regulations at 24 CFR 5.233.

HUD requires PHAs, which administers the above-listed rental housing programs, to report certain information at the conclusion of your participation in a HUD rental assistance program. This notice provides you with information on what information the PHA is required to provide HUD, who will have access to this information, how this information is used and your rights. PHAs are required to provide this notice to all applicants and program participants and you are required to acknowledge receipt of this notice by signing page 2. Each adult household member must sign this form.

What information about you and your tenancy does HUD collect from the PHA?

The following information is collected about each member of your household (family composition): full name, date of birth, and Social Security Number.

The following adverse information is collected once your participation in the housing program has ended, whether you voluntarily or involuntarily move out of an assisted unit:

1. Amount of any balance you owe the PHA or Section 8 landlord (up to $500,000) and explanation for balance owed (i.e. unpaid rent, retroactive rent (due to unreported income and/ or change in family composition) or other charges such as damages, utility charges, etc.); and
2. Whether or not you have entered into a repayment agreement for the amount that you owe the PHA; and
3. Whether or not you have defaulted on a repayment agreement; and
4. Whether or not the PHA has obtained a judgment against you; and
5. Whether or not you have filed for bankruptcy; and
6. The negative reason(s) for your end of participation or any negative status (i.e., abandoned unit, fraud, lease violations, criminal activity, etc.) as of the end of participation date.

Who will have access to the information collected?
This information will be available to HUD employees, PHA employees, and contractors of HUD and PHAs.

How will this information be used?
PHAs will have access to this information during the time of application for rental assistance and reexamination of family income and composition for existing participants. PHAs will be able to access this information to determine a family's suitability for initial or continued rental assistance, and avoid providing limited Federal housing assistance to families who have previously been unable to comply with HUD program requirements. If the reported information is accurate, a PHA may terminate your current rental assistance and deny your future request for HUD rental assistance, subject to PHA policy.

How long is the debt owed and termination information maintained in EIV?
Debt owed and termination information will be maintained in EIV for a period of up to ten (10) years from the end of participation date or such other period consistent with State Law.

What are my rights?
In accordance with the Federal Privacy Act of 1974, as amended (5 USC 552a) and HUD regulations pertaining to its implementation of the Federal Privacy Act of 1974 (24 CFR Part 16), you have the following rights:

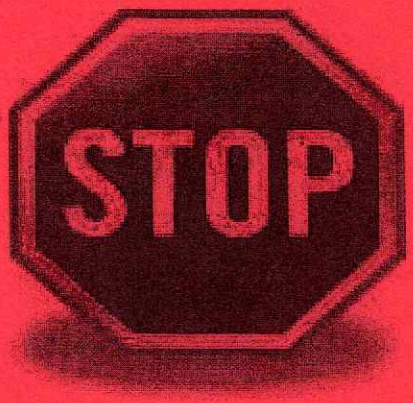
1. To have access to your records maintained by HUD, subject to 24 CFR Part 16.
2. To have an administrative review of HUD's initial denial of your request to have access to your records maintained by HUD.
3. To have incorrect information in your record corrected upon written request.
4. To file an appeal request of an initial adverse determination on correction or amendment of record request within 30 calendar days after the issuance of the written denial.
5. To have your record disclosed to a third party upon receipt of your written and signed request.

What do I do if I dispute the debt or termination information reported about me?
If you disagree with the reported information, you should contact in writing the PHA who has reported this information about you. The PHA's name, address, and telephone numbers are listed on the Debts Owed and Termination Report. You have a right to request and obtain a copy of this report from the PHA. Inform the PHA why you dispute the information and provide any documentation that supports your dispute. HUD's record retention policies at 24 CFR Part 908 and 24 CFR Part 982 provide that the PHA may destroy your records three years from the date your participation in the program ends. To ensure the availability of your records, disputes of the original debt or termination information must be made within three years from the end of participation date; otherwise the debt and termination information will be presumed correct. Only the PHA who reported the adverse information about you can delete or correct your record.

Your filing of bankruptcy will not result in the removal of debt owed or termination information from HUD's EIV system. However, if you have included this debt in your bankruptcy filing and/or this debt has been discharged by the bankruptcy court, your record will be updated to include the bankruptcy indicator, when you provide the PHA with documentation of your bankruptcy status.

The PHA will notify you in writing of its action regarding your dispute within 30 days of receiving your written dispute. If the PHA determines that the disputed information is incorrect, the PHA will update or delete the record. If the PHA determines that the disputed information is correct, the PHA will provide an explanation as to why the information is correct.

This Notice was provided by the below-listed PHA:	**I hereby acknowledge that the PHA provided me with the *Debts Owed to PHAs & Termination Notice*:**
	Signature **Date**
	Printed Name



ATTENTION!

THE BROWN COUNTY HOUSING AUTHORITY USES A PRIVATE INVESTIGATION SERVICE TO SCREEN ALL PROGRAM APPLICANTS.

IF YOU HAVE RECENT CRIMINAL HISTORY OF:

- **DRUGS**
- **VIOLENCE**
- **GANG-RELATED ACTIVITY**
- **NAME ON SEXUAL OFFENDER REGISTRY**

...YOUR APPLICATION TO THE PROGRAM WILL BE DENIED.

"RECENT" IS DEFINED AS 3 YEARS PAST THE OFFENSE DATE FOR A MISDEMEANOR OR CITY ORDINANCE VIOLATION, OR 5 YEARS PAST THE OFFENSE DATE FOR A FELONY. THOSE ON THE SEX OFFENDER REGISTRY ARE INELIGIBLE FOR THE ENTIRE DURATION THEY ARE REQUIRED TO REGISTER.

Additional Notes:

- **All enrolled household members are screened annually.**
- **Unreported household members or unreported income will result in program termination, housing fraud charges, and potentially a small claims court judgement requiring that housing assistance be paid back.**
- **Providing false information on your application is grounds for denial.**

Veterans 1st of NEW

Veterans 1st of NEW is a 501(c)(3) EIN: 92-0577700

INTAKE CHECKLIST

~~Interview~~

1. What brought you here? Referral?
2. Do you have a DD214?
3. Do you have an Other Than Dishonorable discharge?
4. Why do you want to stay at Veterans 1st?
5. For Rapid Rehousing (RRH) there is a $100 security deposit with $400 monthly rent due by the 1st
6. ~~For the Affordable Housing (AF) there is a $500 security deposit with $840 monthly rent due by the 1st~~
7. RRH residents will be breathalyzed as needed due to no alcohol consumption
8. RRH and AF residents will be urine drug tested as needed
9. RRH curfew will be 11:00 pm unless documented for work
10. RRH weekly chores will be completed
11. RRH must be employed within the first month

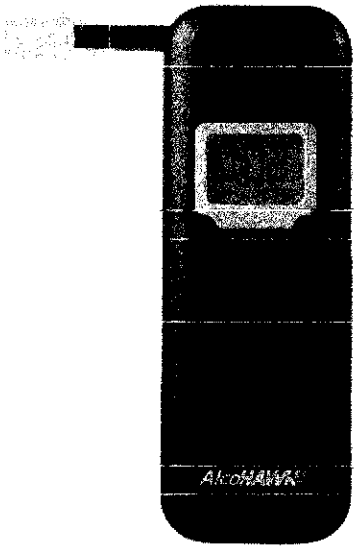
Application

1. Give application
2. Photocopy ID
3. Review application. Look for missing information
4. Begin Intake form
5. For RRH ask in-depth medical history, mental health history, medications
6. ~~Substance Use: last use of marijuana, alcohol. What other drugs have you used? When last?~~ Prescription medications not prescribed to you
7. Verify probation/parole status
8. Program fees and security deposit due. Remind next payment is due the 1st of the month (prorated)
9. Sign consents

Welcome

1. House assignment. Name on chore whiteboard. Door code will be given.
2. Tour Community Center and show computer room, office, kitchen.
3. Med closet. (Remind that ALL meds need to be secured. Get a weekly pill sorter)
4. For RRH, bags will be searched
5. Take to room. Show how to lock door. Remind to lock when leaving. Must keep my home clean and allow it to be inspected regularly by Veterans 1st staff and Squad Leader.

DrugTestsInBulk.com
Keeping Businesses Safe, One Test at a Time!



AlcoHAWK Ultra Slim Breathalyzer

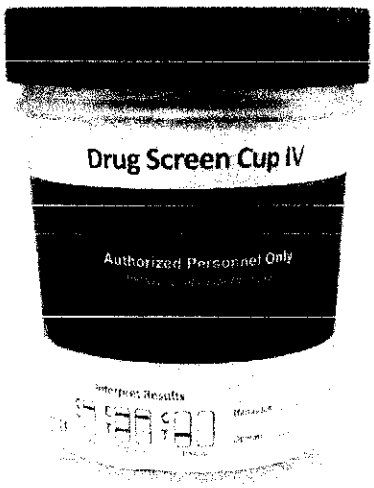
The AlcoHAWK Ultra Slim Breathalyzer is one of the most affordable and accurate semiconductor breath alcohol screening devices on the market. It features a sleek personal design roughly the size of a cell phone made of impact resistant abs material. The unit screens for the presence of alcohol quickly and is an ideal solution for a discreet easy-to-use unit.

Availability: In stock

4.7 ★★★★★
Google
Customer Reviews

UP TO 70% OFF POPULAR PRODUCTS

DrugTestsInBulk.com
Keeping Businesses Safe, One Test at a Time!



Twelve Panel Drug Screen Cup IV Drug Test (CLIA Waived)

- Up to 12 Drugs
- CLIA Waived
- Results in 5 Minutes
- Easy to Read Results
- Built in Temp Strip

Availability: In stock **(Formerly) Model: D708086**

Buy more, save more!

$106.25

...n you buy 40 cases or more

4.7 ★★★★★
Google
Customer Reviews

UP TO 70% OFF POPULAR PRODUCTS

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: 2890 St. Anthony Drive, Green Bay, WI, 54311

Parcel Number(s): _____

Petitioner(s): Kim Nohr Date: 1/30/2024

Email: kim@veterans1stnew.com Phone Number: 920-932-1763

Address: 13427 Velp Avenue City: Suamico State: WI Zip: 54173

Property Owner: Veterans 1st of NEW inc Phone Number: 920-932-1763

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, Kim Nohr, 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): _____

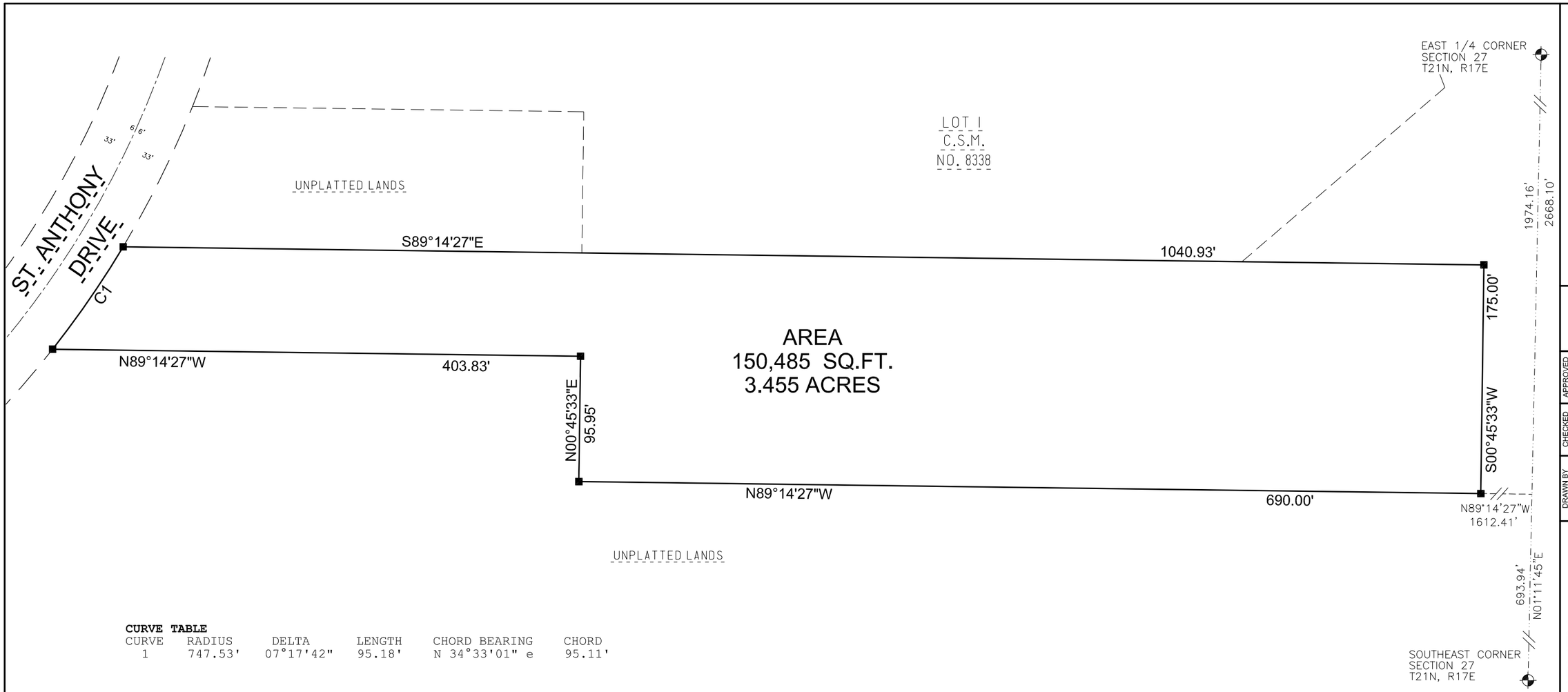
Owner Signature: Kim Nohr Date: 1-30-2024

Petitioner Signature(s): Kim Nohr _____

Checklist of required attachments:

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

For office use only:
Review Fee: $425.— Receipt No.: 2764916-0013 Zoning Petition No.: ZP 24-04



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
1	747.53'	07°17'42"	95.18'	N 34°33'01" e	95.11'

LEGAL DESCRIPTION:

PART OF GOVERNMENT LOT 4 AND 5, BEING PART OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 21 EAST, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 01 DEGREES 11 MINUTES 45 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 693.94 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 27 SECONDS WEST, A DISTANCE OF 1612.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 14 MINUTES 27 SECONDS WEST, A DISTANCE OF 690.00 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 33 SECONDS EAST, A DISTANCE OF 95.95 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 27 SECONDS WEST, A DISTANCE OF 403.83 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ST. ANTHONY DRIVE, 95.18 FEET ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 747.53 FEET AND A CHORD THAT BEARS NORTH 34 DEGREES 33 MINUTES 01 SECONDS EAST, 95.11 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8338 AND ITS EASETERLY AND WESTERLY EXTENSION, A DISTANCE OF 1040.93 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 33 SECONDS WEST, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING. CONTAINING 150,485 SQUARE FEET [3.455 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS ARE REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM NAD83(1991) IN WHICH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 27, BEARS N01°11'45"E

1" = 80'

0 80 160

SCALE IN FEET

N

LEGEND

■ 1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT

⊕ GOVERNMENT CORNER

SURVEYOR'S CERTIFICATE

I, GARY A. ZAHRINGER, HEREBY CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE AND ACCURATE REPRESENTATION THEREOF.

DATED THIS THE 2ND DAY OF FEBRUARY, 2024

_____

GARY A. ZAHRINGER,
PROFESSIONAL LAND SURVEYOR S-2098

Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

DRAWN BY	CHECKED	APPROVED
LWL	GAZ	GAZ

NO.	DATE	REVISION

PLAT OF SURVEY

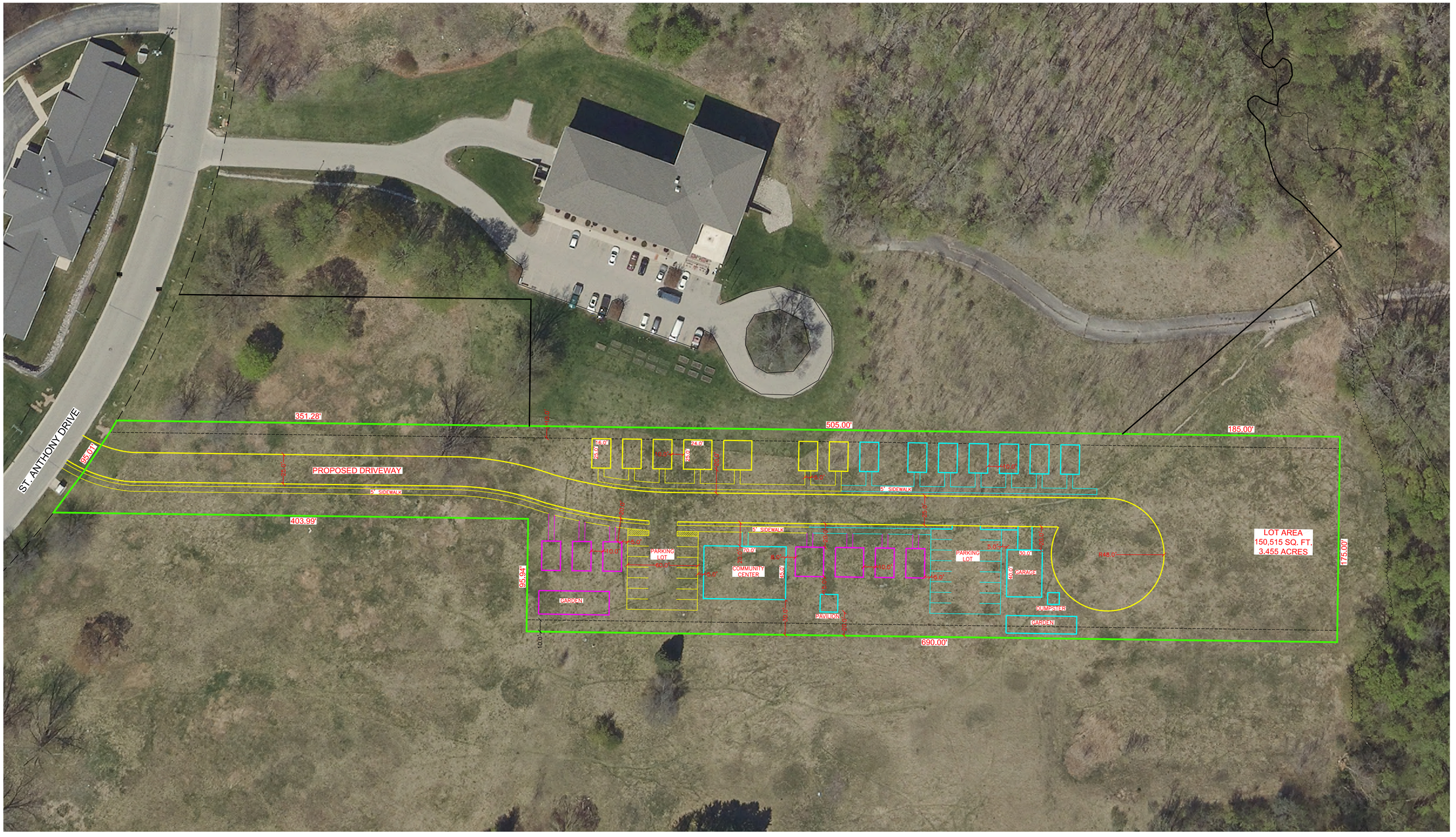
PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 22, TOWNSHIP 15 NORTH, RANGE 17 EAST, CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN.

PREPARED FOR: ROSA BRAUN
255 LAKE POINTE DRIVE
OSHKOSH, WI 54904

SCALE	DATE
1"=40'	Sep. 2023

COMPUTER FILE
1-1841-001pos.dwg

DRAWING NO.
1-1841-001



Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381
Planning
Environmental
Surveying
Engineering
Architecture

DRAWN BY	CHECKED	APPROVED
LWL	GAZ	GAZ

NO.	DATE	REVISION

CONCEPTUAL LAYOUT
VETERANS 1ST DEVELOPMENT
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

SCALE	DATE
1" = 40'	01-19-2024

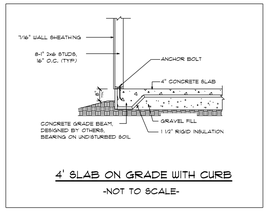
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1-1891-001Concept.dwg

DRAWING NO.
1-1891-001

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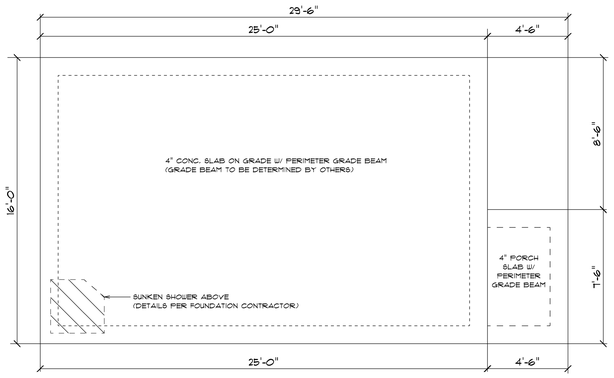
SQUARE FOOTAGE:

FIRST FLOOR:	407 SQ FT
COVERED PORCH:	34 SQ FT



4' SLAB ON GRADE WITH CURB

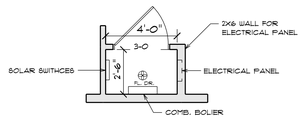
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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

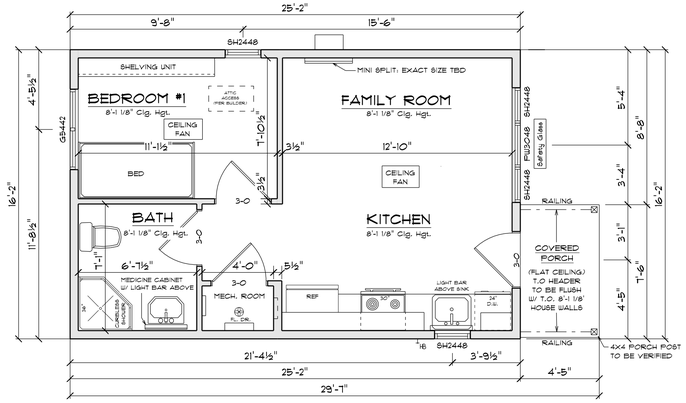
4"CONCRETE SLAB ON GRADE BEAM



ENLARGED MECH. ROOM

SCALE: 1/4" = 1'-0"

8'-1 1/8" CLG. HGT.



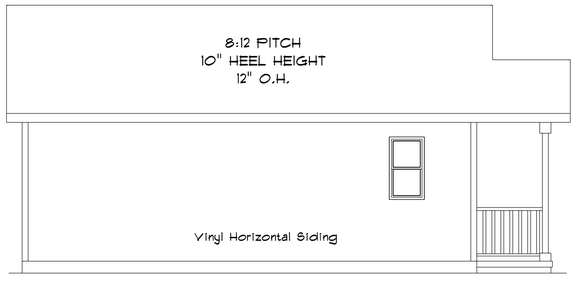
FLOOR PLAN

SCALE: 1/4" = 1'-0"

8'-1 1/8" CLG. HGT.

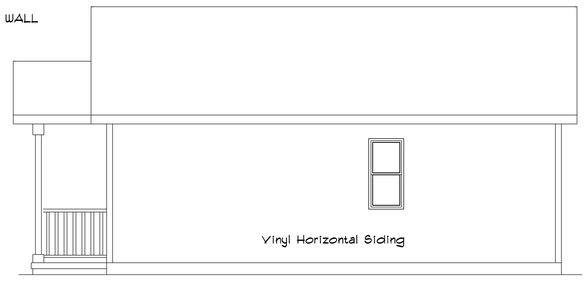
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



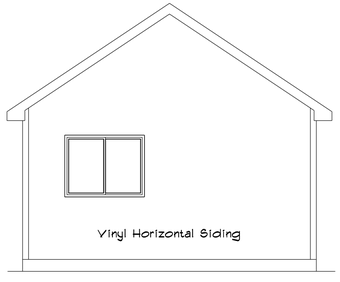
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

CUSTOM DESIGNED FOR:

VETERANS 1ST OF NEW

JOB NAME: 400 SQ FT VETERANS HOME

DATE: APRIL 2ND, 2024

REVISIONS:

DRAWN BY: THOMAS HERRING

PLAN #: 24-073-R

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER TO VERIFY ALL DIMENSIONS DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54307-0001

OFFICE:
1990 LARSEN ROAD
GREEN BAY, WI 54303

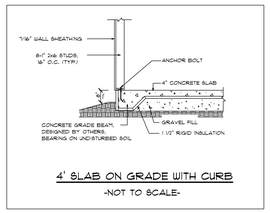
COMPONENTS:
745 TROPICANE TERRACE
GREEN BAY, WI 54303
PHONE (920)498-5094
FAX (920)498-1219

PHONE (920)498-5060
FAX (920)494-9570

Wisconsin BUILDING SUPPLY

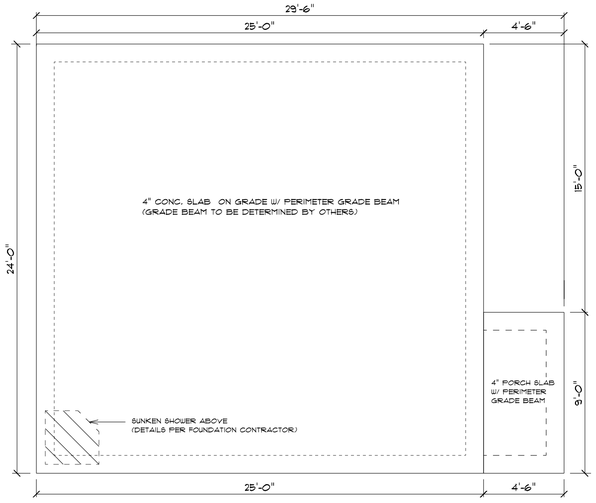






4' SLAB ON GRADE WITH CURB

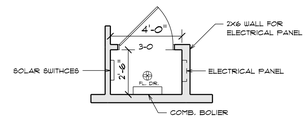
-NOT TO SCALE-



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

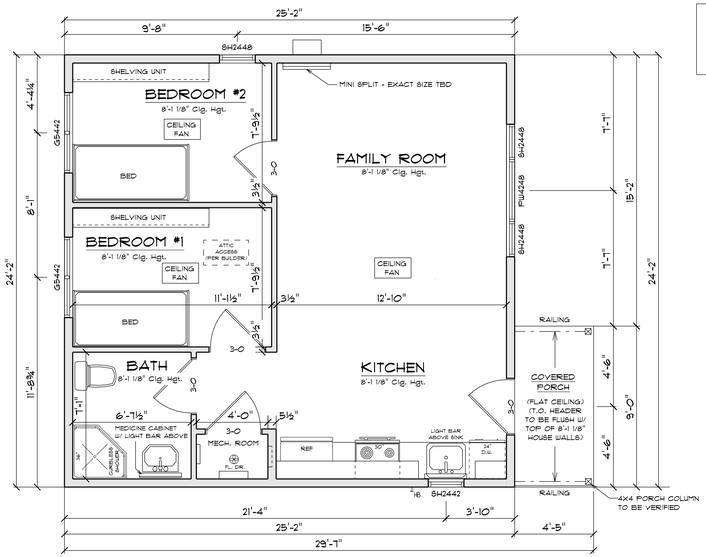
4" CONCRETE SLAB ON GRADE BEAM



ENLARGED MECH. ROOM

SCALE: 1/4" = 1'-0"

8'-1 1/8" CLG. HGT.



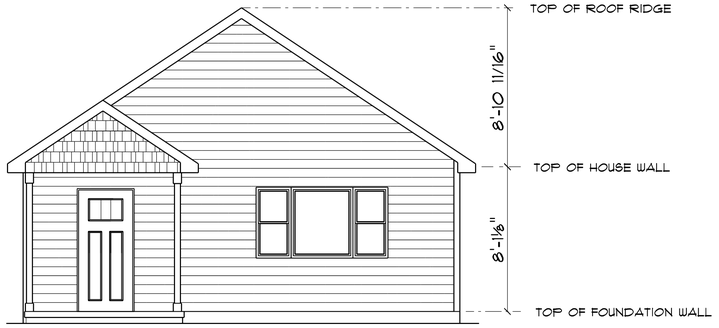
FLOOR PLAN

SCALE: 1/4" = 1'-0"

8'-1 1/8" CLG. HGT.

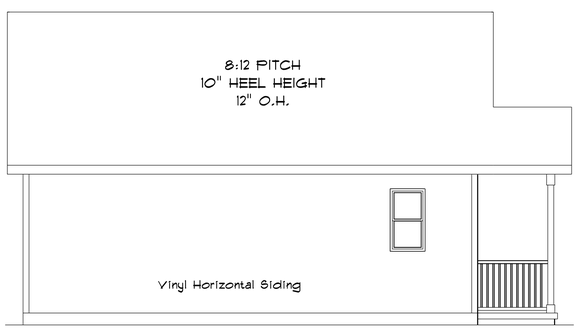
SQUARE FOOTAGE:

FIRST FLOOR:	607 SQ FT
COVERED PORCH:	41 SQ FT



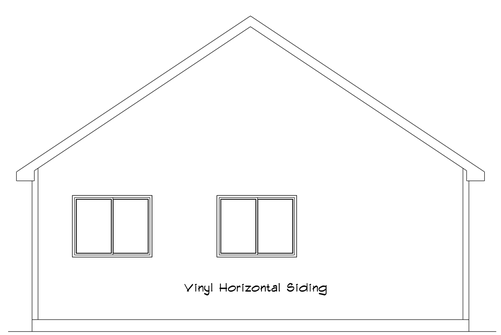
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



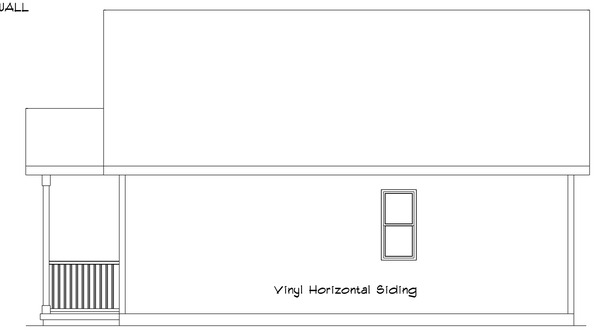
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

-NOT FOR CONSTRUCTION-

CUSTOM DESIGNED FOR:
VETERANS 1ST OF NEW

JOB NAME: 600 SQ FT VETERANS HOME
DATE: APRIL 2ND, 2024
DRAWN BY: THOMAS HERING
PLAN #: 24-074-R

REVISIONS:

IMPORTANT NOTE:

* IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS, ERRORS AND OMISSIONS MAY EXIST. GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
* IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

Wisconsin BUILDING SUPPLY

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54307-0001

OFFICE:
1950 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920)496-5080
FAX (920)494-9870

COMPONENTS:
1145 MORAINE TERRACE
GREEN BAY, WI 54313
PHONE (920)498-5094
FAX (920)498-1119





Veterans First Development - Green Bay Landscaping Code

Perimeter Landscape Buffers

Buffer Width Compliance:

- Ensure that buffers for non-residential or multifamily uses adjacent to residential properties are at least 20 feet wide, with certain buffers extending to at least 25 feet.

Buffer Design:

- Design buffer areas with a mix of masonry walls, fences, berms, and plantings to achieve a screen that is a minimum of four feet in height and 90% opaque year-round.
- Include at least one tree and five shrubs for every 50 linear feet.
- Consult with the Director of Community Development or their designee for soil volumes and depths per tree type.
- Incorporate necessary pedestrian and vehicle access without compromising buffer integrity.

Stormwater Management Integration:

- Ensure buffer designs align with approved stormwater management plans under Chapter 16.

Interior Parking Lot Landscaping

Screening and Width Requirements:

- Screen parking area edges from public view with landscaped areas at least 15 feet wide, increasing to 20 feet for larger parking lots.

Tree Planting in Perimeter Areas:

- Plant a minimum of one canopy tree per 40 linear feet within the perimeter parking lot landscape area, adhering to specified soil volumes and depths.

Building Foundation Landscaping

Foundation Planting Requirements:

- Install foundation plantings across 80% of the building façade's length, incorporating trees, shrubs, and ground covers as per the guidelines.

Plant Material Standards

Preservation and Selection:

- Aim to preserve existing trees where possible and select plant materials, with a focus on indigenous species, to meet the ordinance's requirements for diversity and adaptability.

Maintenance and Installation Standards

Compliance with Standards:

- Ensure all landscape installations conform to the American Standard for Nursery Stock and maintain an adequate water supply.

Ongoing Maintenance:

- Keep all landscaping and screening features free of refuse and debris, with a commitment to perpetual maintenance and replacement as necessary.



Veterans 1st of NEW, Inc. Proposal

Table of Contents

Mission Statement.....3

Vision.....3

Program Overview.....3

Initial.....3

Objective.....3

Resident Management.....3

Resident Assessment.....3

Purpose.....3

Indicators.....4

Tasks.....4, 5

Outcomes.....5

Rapid Rehousing Level 1.....5

Rapid Rehousing Level 2.....5

Rapid Rehousing Level 3.....5

Violation Warning Form.....6

Intake & Orientation.....7

Goals.....7

Procedures.....8

Orientation.....8

Mission Statement

To offer Northeast Wisconsin veterans who are struggling with housing insecurity a safe, supportive place to call home amongst their fellow veterans. Our Veterans 1st Team will help veterans work on themselves to become self-sufficient.

Vision

Veterans 1st will help Northeast Wisconsin veterans by providing them with Rapid Rehousing and supportive services for up to 24 months, followed by the opportunity to move into Affordable Housing after completing counseling, job training, and job placement for an additional 3 years. We will give our area veterans a place to call home with wrap-around services to help them succeed with their purpose and a desire to become self-sufficient.

Program Overview

Initial

At the completion of construction, Veterans 1st of NEW will provide 4 Rapid Rehousing homes, 17 Affordable Homes and a Community Center where all the programming, career training and gatherings will take place in a Cottage Court with veteran mentorship.

Objectives

The case management program is the primary method whereby Veterans 1st of NEW achieves its fundamental goal of helping veterans find solutions to their current situation, make contacts with resources in the community, and address critical issues that affect their physical, emotional, and spiritual well-being.

Resident Management

- Enable residents to identify key issues that have caused their current situation
- Help residents create manageable goals that will result in successful transition to a normal lifestyle with a steady stream of income and stable housing
- Help residents break goals down into manageable steps
- Monitor resident progress, give encouragement, create accountability, motivate
- Work with other case managers to identify problem areas and possible solutions

Resident Assessment

Purpose

We will assess each veteran coming into our program to effectively enable them to regain their independence in up to five years and offer programming to address any issues they may be struggling with. If they are successful and would like to stay to be a Squad Leader, they will be vetted and be responsible for the other members in their squad of 7 homes.

Indicators

There are indicators that help identify a person's level of personal accountability and ability to manage their own goals.

Since our program is designed around the needs of veterans who need to become self-sufficient, some are obvious if they are to succeed:

- Does the resident have a sustainable stream of income that is adequate to meet their needs? Is the resident willing to obtain a sustainable stream of income?
- Is the resident able to obtain a better paying job? Do they have a good employment record?
- Will the resident have a problem finding housing after the 5 years in the program? Will they have a problem with a referral from a previous landlord?
- Does the resident have a good credit history or financial record? Can they successfully pass a credit check? What is the size of their debt?
- Has the resident had a previous problem with substance use? If so, have they addressed it in a clear and responsible manner?
- Does the resident have a problem with health or mental health? Are they receiving appropriate treatment for their condition?

These are indicators that will help us to determine what tasks need to be accomplished if the resident is to be successful.

Tasks

What will residents have to do to complete our program successfully? Some tasks need to be accomplished by all residents.

- Rapid Rehousing (RRH) residents must find adequate employment or search for employment, volunteer, and attend meetings for at least 20 hours a week. Once they become employed, they will pay $100 a month for rent plus 10% of their income going into a savings account for up to 24 months.
- Affordable Housing (AH) residents must find employment that will allow them to pay the Fair Market Value rent and encourage them to save up to 10% of their income to be able to obtain housing outside the village in up to 5 years.
- RRH residents will be required to open a savings account and will have to verify the status of the account at each case management session.
- RRH residents will be required to attend House meetings weekly and AH residents will be encouraged to attend.
- RRH residents will have to attend weekly case management sessions that will help them set and keep personal goals.

- All residents will have to keep their homes presentable and will be subject to regular inspections. RRH residents will be given weekly chores that will be checked for completion. Inspection scores will be part of their ongoing case management file.

Some tasks will depend upon the level of the resident, such as:

- RRH residents will be substance free. Those who have had problems in the past, or whose behavior indicates the possibility of substance abuse will be subject to random drug tests. Those who are in a drug or alcohol treatment program will have to supply a release of information to their case manager so that the results of testing can be verified.
- Group sessions that are designed around a specific need will be required whenever a resident has indicated a need for a particular group. Some groups would include 12-step groups, financial literacy, anger management, etc.
- Community Counseling will be available to residents who have demonstrated a need that should be addressed such as abuse issues, anger issues, etc.

Outcomes

Defining success is simple in most cases: The resident can leave the village with an adequate job and an adequate place to live after up to five years or stay on as a Squad Leader if they have the leadership skills to help manage other residents.

RRH residents Level 1

- Resolution of any problems that contributed to their current situation. An example would be debt that caused the resident to fail because of garnished wages, escalation of interest, etc. The residents will be required to attend the Financial Literacy classes to consolidate their bills and repay them at an agreed-upon level that will allow them to manage their level of income.
- Ongoing support groups. Local 12-step groups and veterans groups will help them overcome issues they may be struggling with.
- Continuing processes that remain uncompleted. Some residents will have issues that need follow-up. The residents will be encouraged to follow through with any processes that have begun, either through continuing counseling or through other means.

RRH resident Level 2

- If a RRH resident has a relapse, they will be given a relapse prevention plan where they will be required to attend three 12-step groups per week for one month and will be breathalyzed and drug tested more frequently. At Level 3, if they have another relapse, they will be given 72 hours to pack up and find other living arrangements.

Warning

You are receiving a warning notice for the following reason (s):

_____

_____

_____

_____

_____

_____

You are now at Level 3 case management track. This means that your exit goal will be no later than three days from now or on _____.

This will only change if you do the following:

_____

_____

_____

_____

_____

I agree to the written contract above. I understand that I will be immediately exited from the program if I do not keep this contract.

_____ _____

Resident Date

_____ _____

Case Manger Date

Intake and Orientation

The purpose of resident intake and orientation is critical to the smooth operation of the program and the long-term well being of the residents. Both processes are necessary and have their own specific goals. In an ideal situation, a resident goes through the intake process prior to admission, followed by an orientation process when an opening becomes available.

After obtaining the intake form, the program manager will verify information on the form and complete pertinent background and criminal activity reports.

Intake

Goals

- Gather accurate, pertinent information
- Help prospective resident establish a healthy relationship to the program and staff
- Communicate the important and basic information
- Establish a sense of personal responsibility

Procedures

The Resident Intake form is the basic instrument for gathering initial information. Included on the form are questions that are used for gathering information. All questions on the form will be answered.

Initial items that must be covered on the intake include:

1. Process Intake Form and answers. Have them sign the form
2. Introduce Rules, Agreements and Addendums. (Inform them that the Case Manager may add additional requirements during future case management sessions). They must read and sign these forms
3. Introduce chores, house checks, and substance abuse policies for RRH residents
4. Provide a program schedule and highlight required meetings that they will be expected to attend prior to their orientation or first case management session.
5. Introduce and sign a Release of Information form

When the prospective client leaves the initial interview, they should have agreed to the basic rules, to keep their home clean and to do their chores. They should understand that their own personal conduct, their home, and the chores will be inspected and will help determine whether they will be allowed to remain in the program after the initial trial period.

Orientation

Goals

- Determine eligibility for further admission
- Distribute the orientation packet
- Confirm assignment of case manager and possible community counseling
- Distribute Welcome Basket and tour the Community Center and village

Determine eligibility for admission

Prior to meeting with the applicant, review the intake file, criminal background check, residential agreement, financial information, and assessment. Prepare an agenda that covers all pertinent areas and create an initial plan that will allow the orientation to be completed in one hour. If the applicant is not accepted into the program we will offer available options for other programs in the area, if appropriate.

Distribute the orientation packet

- House rules (special agreements may be left for 1st case manager session)
- Release of Information form (must be signed)
- Warning notice sample (discuss policy)
- Community Resource Guide
- Chore checklist (cover policy)
- Home inspection form (cover policy)
- Safety Plan (fire exits, smoke alarm policy, etc.)
- Program schedule (cover policy, highlight required meetings)
- Grievance form (mention that we have a grievance procedure)

Confirm assignment of case manager and possible community counseling

Discuss our case management and community counseling programs and answer any questions that may arise. Give residents the name of case manager and community counselor as well as the date and time of initial session with each.

When a choice must be made about who gets a room in the Rapid Rehousing homes, we will observe the following order of precedence:

1. Is the applicant from Brown County?
1. Is the applicant from another Northeast Wisconsin County?
2. Is the applicant willing to participate in program requirements?
3. Is the applicant willing to sign the Release of Information forms?
4. Is the applicant employed or willing to participate in job application activities, obtain a job, and maintain it for the duration of their time in the program?
5. Do they have the ability to maintain payment of program fees and rent?
6. What is their length of sobriety for the Rapid Rehousing homes?

VETERANS 1ST OF NEW RESUMES

Jack Barbier

409 South Saint Bernard Dr, De Pere, WI 54115
920-242-9391 • jack.p.barbier@gmail.com

SKILLS

- Google Workspace
- Microsoft Office Suite
- QuickBooks Online
- Employee Training
- Problem Solving
- Excellent Time management
- Highly Organized
- Strong attention to Detail

WORK EXPERIENCE

Squad Leader, Technical Sergeant
May 2016 – May 2022
United States Air Force Security Forces (Reserves)

- Responsible for completing training and maintaining records of Squad personnel in the performance of their duties
- Mentored personnel in preparation for career advancement courses, garnering a 100% pass rate
- Trained incoming Non Commisioned Officers on Supervisor tasks, reducing manning issues and streamlining transfer of duties between shifts
- Successfully administered training classes for 400+ base personnel in preparation for deployment

Nuclear Security Officer
March 2017 – May 2019
G4S Regulated Security Solutions

- Controlled access of personnel, vehicles, and materials into the protected area and maintained appropriate logs
- Reported degradations and deficiencies in accordance with procedures and took appropriate corrective actions as directed by security force supervision

Security Control Facility Operator, Staff Sergeant
November 2009 – November 2015
United States Air Force Security Forces (Active Duty)

- Created and implemented an onboarding program for new personnel, easing the transition for technical school graduates
- Developed a career progression checklist for promotion-eligible personnel, combining efficient tracking and management ensuring individuals' success
- Acted as the liaison between multiple agencies to facilitate the movement of assets and access to sensitive facilities

EDUCATION

Northeast Wisconsin Technical College, Green Bay, WI
Associate Degree, Accounting - 3.9 GPA *Expected Graduation:* May 2024

LEADERSHIP AND CERTIFICATIONS

- Noncommissioned Officer Academy, Air University 48 Hours, November 2021
- Security Forces Craftsman Course, Lackland AFB, TX 79 Hours, March 2014
- Airman Leadership School, Whiteman AFB, MO 184 Hours, December 2011

JEFFREY P. REINCE

320 HUCEK AVENUE

FORESTVILLE, WI 54213

Jeffrey.Reince320@gmail.com

(920) 360-6654 Mobile

CAREER OBJECTIVE

Highly motivated individual with proven leadership skills. Pledging to ensure veterans specialized care tailored to their individual needs. Ability to work in a vast array of environments and with people of different ethnicity - working independently or inclusively in collaborative TEAM settings.

PROFESSIONAL WORK HISTORY

Door County Deputy Sheriff - Sturgeon Bay, WI

December 2000 – May 2022: Dual Certified: Corrections/Patrol; Court Security; Primary Huber Officer; Programs Director/Operation Fresh Start; Certified Training Officer/Coordinator; Transports; Transition Team; Physical Training Instructor Certification; Door County Sheriff's Department Honor Guard.

- Applied Professional Communication Skills. Ability to communicate with others in crisis situations and retrieving critical information for rendering a safe, effective, and efficient solution(s).
- Evaluated state-wide correctional facilities for input and collaborative recommendations for construction of the Door County Sheriff's Office.
- Prepared RFB (Request for Bids) for new facility.
- Coordinated/conducted communications with building contractors for proper/efficient planning of structural and electronic locations.
- Developed, coordinated, and ensure the implementation policies and procedures to promote and ensure safe operations for all areas and all locations of the Justice Center.
- Initiates and conducts investigations and report findings; effectively communicates and presents issues/options using sound judgement within a progressive discipline process.
- Conduct proper/legal searches/seizures of incarcerated individuals.
- Adhered/conducted First Responder Philosophy, Active Countermeasures, Disturbance Resolution, Handcuffing, OC certification, Taser certification, Use of Force/Correctional Emergency Response Team Tactics.
- Fingerprinting: Comprehensive "Live-Scan" Technology- Record Creation Procedures, Capturing/Editing, Printing and Dispatching Fingerprints, Customer Level Maintenance.
- Operations of Master Control: CCTV/multiple cameras/monitors, emergency shut-offs, fire/smoke detection annunciator panels, electronic doors, multi-functional telephones.
- Conducts background checks and interviews for respective programs.
- Drug Identification and distribution to inmates.

Aircraft Maintenance Technician/Administrative - United States Air Force
State-side/International - Temporary Duty Stations

January 1991 – July 2002

- Conducted inspections (pre-flight, through-flight, post-flight, special and iso-chronical).
- Repairing and maintaining aircraft airframe/fuselage and engines to specified standards and qualities.
- Interpreted specifications, blueprints and job orders established and/or adjusted work accordingly for requiring precise attainment of set limits and tolerances.
- Performed towing, jacking, re-fueling, de-icing and engine performance checks of aircraft.
- Coordinated activities with workers for "on-time" work deadlines.

- Interpreted and adhered to policies/procedures and safety regulations.
- Ensured proper documentation of technical orders and other related maintenance management forms were adhered.
- Recommended measures to improve production, equipment performances and quality of works.
- Accompanied aircrew/aircraft temporary duty missions and sorties (State-side/Internationally).
- Briefed assigned personnel on daily appointments, training workload and other requirements designated by the Dock Chief.
- Trained new personnel on mechanical/technical supports while promoting safety, security, and foreign object damage awareness.
- Safely marshal incoming/outgoing aircraft through regulated/strategic hand communication with Officer Flight Crews.
- Below Zone: Acquired rank before time.

TRAINING

- FBI-LEEDA: Dynamic, intensive and challenging program specifically and uniquely designed to prepare Law Enforcement leaders for command level positions.
- Bi-annual Cardiopulmonary Resuscitation/AED Certifications.
- Annual Blood Borne Pathogen certifications.
- 2020 Corona Virus Preparedness Training Certification.
- Active Shooter: Decision Making/Scenario-Based Training.
- Firearms and Emergency Vehicle Operation Certification.
- Risk Assessment and Suicide Prevention Training.
- Pursuit Certification.
- Blue Courage Training Coarse Completion: Developed by Officers for Officers an education and a philosophy of leadership and human development that is fundamental to a culture of excellence and execution.
- Completion of Identifying Autism Training for Law Enforcement and First-Responders.
- Completion of Identifying Deceptive Behaviors.
- First-Line Supervisory Training for Criminal Justice Professionals.

EDUCATION

(1997 – 1999) Northeast Wisconsin Technical College, Green Bay, WI
Associate Degree - Criminal Justice/Police Science. High Honors

(1987 – 1988) Northeast Wisconsin Technical College, Sturgeon Bay, WI
Technical Degree - Marine Drafting/CADD. Honors

VOLUNTEER/FUNDRAISING/CHAIRITES

Special Olympics Polar Plunge: Green Bay, WI. Big Brothers Big Sisters Bowl-a-thon: Green Bay, WI. St. Vincent De Paul Christmas Food/Gift Sponsor and Delivery: Oconto, WI. Disabled American Veterans "Forget Me Not": Green Bay, WI. Mission Winterization: Abilene, TX. Firebirds Artic Village Christmas Village: Anchorage, AK.

INTERESTS

Gardening/lawncare, Biography reads, Photography, Guitar (Beginner), Travel/adventure new places.

RESUME

08/03/22

RICHARD J. GIESLER
2043 Shady Lane
Green Bay, WI 54313

CONTACT INFORMATION

Home: 920-496-0092
Office: 920-337-6600
Cell: 920-217-3661
Email: Richard@gieslergroup.com

EDUCATION

BSCEE, 1974, University of Wisconsin – Madison
Real Estate Broker - State of WI 1992
Private Pilot - Helicopter 2010

LICENSES HELD

Professional Engineer 1974 (State of Wisconsin) by test
Real Estate Broker (State of Wisconsin) 1987
Private Pilot- Helicopter 2010

EXPERIENCE

October 1996 to Present

President – The Giesler Group, Inc.
The Giesler Group, Inc
Green Bay, WI

Started The Giesler Group, Inc. (GGI) in October 1996 as an engineering, real estate brokerage, development, and property management company. GGI developed, engineered and was construction Manager for the following projects:

- Stone Harbor Residential Condominium Project – Sturgeon Bay
- Stone Harbor Resort and Convention Center - Sturgeon Bay
- The Colonnades 64 Unit Apartment Project in New London, WI
- Orchard Estates 64 Unit Apartment Project Waupaca, WI
- Canter Lane Apartments 44 Unit Apartment Project, Ashwaubenon, WI
- Wintergreen 41 Unit Apartment Project, Ashwaubenon, WI
- 18 Bed CBRF – New London, WI 8 Bed CBRF – Manitowoc, WI
- 18 Bed CBRF – Clintonville, WI 18 Bed CBRF – Racine, WI 18 Bed CBRF – Sturgeon Bay, WI 18 Bed CBRF – Denmark, WI

- 18 Bed CBRF – Appleton, WI
- Fox Valley Office Complex – Two 7,500 Square foot office Buildings, Ashwaubenon, WI
- Fox Valley Mini Storage – 184 mini storage units consisting of six buildings, Ashwaubenon, WI
- Bain Brook Estates - Residential subdivision of 184 Lots, Town of Lawrence
- Pepperidge Subdivision – Residential subdivision of 10 Lots, Town of Lawrence
- Country View Estates - Residential subdivision of 32 Lots, Town of Lawrence
- Partridge Subdivision - Residential subdivision of 18 Lots, New London, WI
- Surry Trails Subdivision - Residential subdivision of 65 Lots, Pulaski, WI
- Original organizer and development of Capital Bank which become Johnson Bank
- Purchased, remodeled, and then donated the property that now is home to Happily Ever After Animal Sanctuary in Ashwaubenon, Wisconsin

KRISTY M. VAN LANEN

2295 Gringotts Way
De Pere, WI 54115

(920) 265-5224 kristy@csm-wi.com

Committed to building long lasting relationships

SUMMARY: Remarkably resourceful, dynamic, and efficient with a strong background in providing knowledge and expertise in order to meet every customer need, while having great organizational and interpersonal skills.

WORK EXPERIENCE

Cornerstone Mortgage (Mortgage Broker) 2011 – Present
Sr. Loan Officer

- Ensure the prompt and accurate completion of all mortgage related administration and documentation.
- Assessing the borrower's circumstances and credit history, and applying information for pre-approval of loan.
- Identify customer needs and respond to inquiries through telephone, email, or face to face interviews
- Develop strong working relationships with lenders, title companies, and realtors to ensure maximum productivity.
- Keep full up to date with policy and procedures (Truth in Lending, RESPA, etc) relating to all aspects of the job to ensure 100% accuracy and accountability

Patriot Mortgage Services 2010 -2011
Mortgage *Loan Officer*

Financial Focus LLC 2009 -2010
Loan Processor

US Army Reserve – 432nd Civil Affairs Battalion, Staff Sergeant 2001 - 2010

- Assisting with civil-military planning and support
- Coordinating military resources to support reconstruction activities
- Providing emergency coordination and administration
- Fostering and maintaining communication with civilian aid agencies
- Completed Airborne School, PLDC, BNCOC, Combat Life Saver Course, Information Operations

Operation Iraqi Freedom 2008 – 2009
Operation Joint Guardian, Kosovo 2004 – 2005
Operation Iraqi Freedom 2003-2004

EDUCATION

TUI University
Master's Degree in Emergency and Disaster Management, *graduated with a 4.0 GPA* 2010

University of Wisconsin – Eau Claire
Bachelors Degree in Social Work, *graduated with Cum Laude Honors* 2007

Blue Sky School of Professional Massage and Therapeutic Bodywork 2007
Certification in Massage Therapy, *graduated with a 4.0 GPA*

VOLUNTEER EXPERIENCE:

- Progress Through Peace (PTP) Non-Governmental Organization 2005 – 2007
  Providing professional resources, learning aids, and educational materials to Kosovo Citizens to promote citizen understanding, good governance, and human development.
- Durban Children's Home, South Africa 2007
  Volunteer in South Africa for Social Work: Family case manager and coordinated With the drug rehab program for teenagers.
- Veterans Treatment Court 2015
  Board member and mentor -Providing aid to Veterans who have entered the justice system And helping them get resources available in the community.

- Homes For Heroes: *Providing savings in the real estate market to all local heroes in the Community.* 2015 - Current
- Hooah, Inc: *Sponsorship Committee for Annual Veterans Ruck March* 2023 - Current

PROFESSIONAL PROFILE:

- Able to handle multiple assignments under high pressure, and consistently meet deadlines. Thrive on working in a challenging environment.

ARTHUR W. M. DESPINS

awmdespins@hotmail.com
(920) 471-3955

PROFESSIONAL SUMMARY

Retired United States Army Veteran, worked as Civil Affairs Team Leader while advising in some high levels of military operations. Served multiple tours of duty, with formal and informal assignments leading diverse groups of people, and a proven ability to work well in high pressure situations. Mentored team members, and unit personal, advocating for diversity, equity, fairness, and inclusion.

SKILLS & ABILITIES

- Project Management
- Team Leadership
- Mediation
- Mentored co-workers
- Resilience
- Creative Problem Solving
- Time management
- Project Operation
- Prioritizes safety in the workplace
- Taught Career Advancement Skills
- Evaluate individuals and training methods
- Goal orientated
- Developed training
- Adaptable to changing priorities
- Exceptional communication skills
- Data interpretation and reporting skills

PROFESSIONAL EXPERIENCE

Civil Affairs Team Leader – Training Supervisor — June 2011 - July 2021
United States Army

- Conducted Key Leadership Engagement meetings, and applied conflict resolutions skills to better manage operation space
- Managed and accounted for civilian projects valued over $2,000,000
- Communicated with media, new sources, and chain of command to gain insight of battlefield operations
- Provided supervision on data reports, data and intelligence teams to determine course of action for project management
- Worked with tribal leaders, foreign military's, NGO's and government officials to help local populace
- Developed Standard Operating Procedures using designed thinking, data collection, and evaluation for local areas of operations
- Designed and implemented training and assessments for both individual development plans, and company development and guidelines creation

Supply and Logistical Specialist — June 2006 - May 2011
United States Army

- Encouraged resilience training to enhance morale and meet targeted goals
- Ensured that American and Afghan Soldiers returned from over 200 combat patrols safely with 100% accountability

- Excellent knowledge and understanding of policies of the United States and Foreign governments
- Coached and mentored subordinates to set and achieve higher goals and standards
- Developed supply and logistics standards, to better communicate needs and accomplish project goals
- Analyzed data, interpretate findings and disseminate results, implications and recommendations through written reports and presentations.
- Compile and distribute reports on research findings, with both comparative data, and related findings to superiors about program and training effectiveness.

Veteran Educations Benefits Specialist — Aug 2022 - Current
Northeast Wisconsin Technical College

- Expert experience working with and navigating VA benefits.
- Developed strategies and logistics standards, to better communicate needs and accomplish projects.
- Created and updated Standard Operating Procedures using designed thinking, data collection.
- Provided supervision and advising for over 400 hundred Student Veterans and their families.

EDUCATION / TRAINING

Master of Business Administration — May 2022
University of Wisconsin Green Bay

Bachelor's Degree – International Relations — May 2017
University of Wisconsin Green Bay

Associate Degree – Applied Science — May 2014
Associate Degree – Individual Technical Degree
Northeast Wisconsin Technical College

Multiple Specialized training courses — March 2006- July 2021
United States Army - Civil Affairs, Equal Opportunity, and Combat Operations

VETERANS 1ST OF NEW

LETTERS OF COMMITMENT

LETTERS OF SUPPORT

macco's
Floor Covering Center
Inc.

March 21, 2023

RE: The Tiny Home Village

To Whom It May Concern;

Macco's Floor Covering Center is proud to have been asked to contribute toward the Tiny Home Village! Veterans First of NEW is an amazing organization with a critical mission; to provide affordable housing to the most vulnerable and yet most treasured military veterans.

Macco's is committed to provide 100% of the flooring material for all 21 homes to be built in the Tiny Home Village. We will work with Gail and Kim Nohr to come up with selections that will best fit the homes. This commitment is good through 2027 and assumes all 21 homes will be completed by then.

Respectfully;

James Macco, CEO
Macco's Floor Covering Center and Subsidiaries
2035 Larsen Road
Green Bay, WI 54303

HANDS FOR HEROES

Letter of Commitment

15 Sep 2023

I am writing this Letter of Commitment for the Veterans 1st of Northeast Wisconsin non-profit company that is looking to build supportive transitional and affordable housing for our area veterans in need who are struggling with housing insecurity, a great undersupply of affordable housing, employability, and behavioral health struggles currently in Northeast Wisconsin.

Our agency, Hands For Heroes, is willing to provide assistance in the form of volunteering our time during the construction of these houses. Specifically, we will assist by providing labor for framing and roofing these homes. We will also commit up to $3000.00 towards construction materials for these homes.

We strongly believe in what Veterans 1st of NEW is trying to do. They will help veterans of Northeast Wisconsin attain affordable, supportive housing with wrap-around services to help them address their trauma to be able to obtain career training and opportunities to help them advance their goals in life.

Printed Name: Michelle Bonkoski

Signature: Michelle Bonkoski

Position: President

Please note: Hands for Heroes is a 501 (c) (3) nonprofit organization and donations are tax-deductible to the full extent of the law. Our Federal EIN is 86-1476003. Hands for Heroes did not provide you with any goods or services in consideration for your donation. This letter serves as a receipt for the above gift.

Hands for Heroes, LLC 3255 Pioneer Drive, Green Bay, WI 54313

September 11, 2023

To whom it may concern:

Blackwell Job Corps is pleased to help Veterans 1st of Northeast Wisconsin in their endeavor to help veterans in need of Transitional and Affordable housing with supportive services. It is an amazing project to be a part of and I am happy that we can help! Blackwell Job Corps will provide help with the on-site construction of the 17 tiny homes and Community Center from the spring of 2023 to the summer of 2025.

We will provide four construction volunteers for four hours a day for five days a week equaling 64 hours a week or 256 hours a month. This will total at least 4,096 hours for the project for a value of $81,920. We are excited to be able to offer our services to Veterans 1st of NEW, Inc.

Dan Shumaker - shumaker.daniel@jobcorps.org
Doug Demeny - demeny.douglas@jobcorps.org
Carpentry Shop Desk Phone: 715-674-7326

Sincerely,

Kathy McLaughlin
Kathy McLaughlin

Kathy McLaughlin
Liaison Specialist

Forest Service
Blackwell Job Corps

desk: 715-674-7372
cell:715-902-9461
Kathy.mclaughlin@usda.gov
Mclaughlin.kathy@jobcorps.org

4155 County Hwy H
Laona, WI 54541
www.fs.fed.us

Caring for the land and serving people

Letter of Commitment

September 20, 2023

To whom it may concern:

I am writing this Letter of Commitment for the Veterans 1st of Northeast Wisconsin non-profit which seeks to build supportive transitional and affordable housing in Northeast Wisconsin for our area veterans in need who are struggling with housing insecurity, a great undersupply of affordable housing, employability, and behavioral health struggles.

Our agency, *The Lauren Faith Smith Ministry for Nonviolence*, is willing to provide help in the form of construction and maintenance volunteer labor.

Our services would amount to approximately 100 hours per month labor assistance for a value of $2,000.00 monthly.

We strongly believe in what Veterans 1st of Northeast Wisconsin is doing and believe they will succeed in this desperately needed project. With their resources and skill sets, they will most certainly help veterans of Northeast Wisconsin attain affordable, supportive housing with wrap-around services to help them address their trauma, successfully obtain career training and opportunities, and enable them to actualize their goals in and quality of life they so richly deserve through service to our country.

Mark Smith
President
Lauren Faith Smith Ministry for Nonviolence
87-4442506, a 501(c)3 Nonprofit
Personal Email: morgsat1@gmail.com
Ph#/Text: 920-671-4495

Richard Henes
Treasurer/Veterans Liaison Chair
Lauren Faith Smith Ministry for Nonviolence

Department of Workforce Development
Employment and Training Division
Office of Veteran Employment Services
P.O. Box 7972
Madison, WI 53707
Telephone: (608) 266-0327
Fax: (608) 261-6968
Email: DETVETS@dwd.wisconsin.gov

STATE OF WISCONSIN
DWD
Department of Workforce Development

Tony Evers, Governor
Amy Pechacek, Secretary-designee

May 17, 2023

Letter of Commitment

To whom it may concern,

I am writing this Letter of Commitment for the Veterans 1st of Northeast Wisconsin non-profit company that is looking to build affordable and transitional housing for our area veterans in need who are struggling with housing insecurity, a great undersupply of affordable housing, employability, and behavioral health struggles currently in Brown County.

Our agency, the State of Wisconsin – Office of Veteran Employment Services is willing to provide help in the form of supportive services to assist veterans with resume building, job searching, completing job applications, arranging mock interviews, and providing any other assistance or referrals as needed to achieve their employment goals.

Our services would amount to approximately 16 hours (as needed) of In-Kind services per month.

We strongly believe in what Veterans 1st of NEW is trying to do to help our veterans attain affordable, supportive housing with wrap-around services to help the veteran residents address their military trauma to be able to obtain career training and opportunities to help them advance their goals in life.

Michelle Flynn-Reineke

Michelle Flynn-Reineke
(920) 204-3801

Letter of Commitment

November 16, 2023

Northeast Wisconsin Technical College is offering a letter of commitment to Veterans 1st of Northeast Wisconsin for the veterans they will serve in the transitional housing facilities in Brown County.

Gail Nohr graduated from NWTC with an Associate Degree in Human Services and Technical Diploma in Substance Abuse Counselor Education. She is a strong advocate with an extensive background in serving veterans.

Our Veteran Education Benefit/Student Support Specialist at Northeast Wisconsin Technical College commit to a minimum of two onsite meetings per year and as needed appointments on NWTC campuses to support the Veterans who will be served by Veterans 1st Tiny Home Village. Our team is committed to assisting veterans and their families in pursuing educational goals at the college. NWTC offers holistic student support services, and the Veteran Education Benefit/ Student Support Specialist will act as that liaison to connect the with other on campus resources.

Please contact our office with any questions.

Ashley Drzewiecki & Arthur William Despins (Will)
Veterans School Certifying Officials/ Education Benefit Specialists

Northeast Wisconsin Technical College
Veteran Resource Center -GB SC134
Dept Phone- Call or Text: 920-498-6928
veteranservices@nwtc.edu

foundations
health & wholeness

1061 W. Mason Street
Green Bay, WI 54303
Phone 920-437-8256 Fax 920-437-1188

Letter of Commitment

Date: 12-7-2023

To whom it may concern:

I am writing this Letter of Commitment for the Veterans 1st of Northeast Wisconsin non-profit company that is looking to build supportive transitional and affordable homes in a village for our area veterans in need who are struggling with housing insecurity, a great undersupply of affordable housing, employability, and behavioral health struggles currently in Northeast Wisconsin.

Our agency, Foundations Health & Wholeness, is willing to provide help in the form of counseling for veteran residents in need of mental health services who are not able to obtain services from the Green Bay VA Clinic. We also have grant funding to cover the costs of services for those who qualify under ALICE income guidelines. Other veterans who do not qualify for grant funding will be charged for services on a sliding fee scale.

We strongly believe in what Veterans 1st of NEW is trying to do. They will help veterans of Northeast Wisconsin obtain affordable, supportive housing with wrap-around services. These veterans will have access to services to help them address their trauma, obtain career training, and advance their goals in life.

Sarah Graper

Sarah Graper
Development Director
Foundations Health & Wholeness

BROWN COUNTY HUMAN SERVICES

Brown County Community Treatment Center
Outpatient Clinical Services Division
3150 Gershwin Drive
Green Bay, WI 54311

Phone (920) 391-6940

September 29, 2023

To Whom It May Concern:

Veterans who are not able to access services elsewhere, including through the Veterans Administration, can be referred for psychiatric and therapy services at the Brown County Community Treatment Center, 3150 Gershwin Drive, Green Bay, WI 54311. Our services are reserved for Brown County residents who do not have other resources to obtain these services. They can call our intake worker at 920-391-4723 to provide necessary information and obtain an appointment for services.

Thank you,

Eliza Killian, MS, LPC, CSAC
Behavioral Health Manager
Brown County Human Services
Brown County Community Treatment Program
(920) 391-4816

GWaar Greater Wisconsin Agency on Aging Resources, Inc.

Wisconsin Senior Employment WISE

Letter of Commitment to Veteran's 1st of NEW to:
Greater Green Bay Community Foundation

Date: 08/29/2023

Wisconsin Senior Employment Program (WISE) is part of the Senior Community Service Employment Program (SCSEP), a Title V Older Americans Act grant that focuses on giving training opportunities to unemployed persons aged 55 and older at low income to upgrade their skills, develop new skills to become more competitive in the workforce. One of the WISE Program's priorities is working with veterans.

I am writing this Letter of Commitment for the Veterans 1st of Northeast Wisconsin non-profit company that is looking to build supportive transitional and affordable housing for our area veterans in need who are struggling with housing insecurity, a great undersupply of affordable housing, employability, and behavioral health struggles currently in Northeast Wisconsin.

Our agency, Greater Wisconsin Agency on Aging Resources through the Wisconsin Senior Employment (WISE) Program is willing to provide help in the form of offering SCSEP-eligible training to unemployed persons, age 55 and older part-time work experience at minimum wage for 20 hours per week per resident enrolled in the WISE Program. The WISE program durational limit is 48 months for participants to upgrade skills, and learn new skills to become more competitive in the workforce. WISE Program gives priority to veterans.

Our services would amount to approximately 86 hours per month per resident enrolled in the WISE Program for a value of $623.50 monthly or $7,482 per year in income for their residents.

WISE Program will also provide two WISE participants to work at the Veterans 1st of NEW Village as office and/or security employees. This will save Veterans 1st $16,320 per year for each position that they will not have to pay equalling $32,640 a year.

We strongly believe in what Veterans 1st of NEW is trying to do. They will help veterans of Northeast Wisconsin attain affordable, supportive housing with wrap-around services to help them address their trauma to be able to obtain career training and opportunities to help them advance their goals in life.

Sincerely,

Darice Hannon, Title V WISE Program Director-Coordinator

Darice "D" Hannon, SCSEP Title V WISE Director-Coordinator
darice.hannon@gwaar.org · Ph: 920-469-8858 · Fax: 920-469-8967
201 West Walnut Street, Suite 204, Green Bay, WI 54303

CORNERSTONE MORTGAGE

Letter of Commitment

September 8, 2023

I am writing this Letter of Commitment for the Veterans 1st of Northeast Wisconsin non-profit company that is looking to build supportive transitional and affordable housing for our area veterans in need who are struggling with housing insecurity, a great undersupply of affordable housing, employability, and behavioral health struggles currently in Northeast Wisconsin.

Our company, Cornerstone Mortgage is willing to provide help in the form of monthly Financial Literacy classes on-site to those residents who have obtained employment and want assistance with budgeting, credit building, applying for a VA Home Loan, and help finding a suitable home to purchase.

Our services would amount to approximately 8 hours per month per any residents in need of assistance for a value of $800 monthly.

We strongly believe in what Veterans 1st of NEW is trying to do. They will help veterans of Northeast Wisconsin attain affordable, supportive housing with wrap-around services to help them address their trauma to be able to obtain career training and opportunities to help them advance their goals in life.

Kristy Van Lanen

Kristy Van Lanen

Sr Loan Officer
920-265-5224
kristy@csm-wi.com
NMLS#342018/140031

Letter of Commitment

Date: October 5, 2023

I am writing this Letter of Commitment for the Veterans 1st of Northeast Wisconsin non-profit company that is looking to build supportive transitional and affordable housing for our area veterans in need who are struggling with housing insecurity, a great undersupply of affordable housing, employability, and behavioral health struggles currently in Northeast Wisconsin.

Our agency Green Bay Elks Lodge #259 is willing to provide help in the form of providing Welcome Baskets to new residents with housewares items and bedding supplies worth $300 each totaling up to $3,000 a year if veterans are cycling through the program faster than expected. We will also set up and supply a Heroes Closet for residents to choose new clothing and outerwear as needed.

We strongly believe in what Veterans 1st of NEW is trying to do. They will help veterans of Northeast Wisconsin attain affordable, supportive housing with wrap-around services to help them address their trauma to be able to obtain career training and opportunities to help them advance their goals in life.

Sincerely,

Kelly H. Downard

Kelly Downard
Exalted Ruler
Elks Lodge #259
3195 S. Ridge Road
Green Bay, WI 54304

9th st WELLNESS CENTER

Health, Well-Being, Happiness

In-Kind Partner Donation Form

Donor or Company Name: 9th Street Wellness Center East

Contact Name *(if applicable)*: Karen Stachr

Telephone #: (920) 490 - 9699 **Email** *(to receive gift receipts)*: email@9thstwellness.com

Address: 2330 Manitowoc Park Dr. **City:** Green Bay **State:** WI **Zip:** 54311

Estimated Fair Market Value as determined by the donor: $ 200.00 per resident

☐ **Check if you prefer to remain anonymous**

Description of Donation *(including quantity)*: As needed per resident services Chiropractic - Naturopathic Doctor - Massage - Self Help classes Tai Chi - Yoga - many more that the residents will be able to choose.

Donor Signature: Karen Stachr **Date:** 9-21-2023

To be filled in by staff/volunteers:

Approval: _____ *Date Received:* _____

Staff/Vol. Received by: _____

Gift Acknowledgement will include agreed-upon terms: _____

_____

_____

THANK YOU!

Retain this receipt for tax deduction purposes. No goods or services were provided in exchange for this contribution.

9th st WELLNESS CENTER

Health, Well-Being, Happiness

Letter of Commitment

Daté: 9-21-2023

I am writing this Letter of Commitment for the Veterans 1st of Northeast Wisconsin non-profit company that is looking to build supportive transitional and affordable housing for our area veterans in need who are struggling with housing insecurity, a great undersupply of affordable housing, employability, and behavioral health struggles currently in Northeast Wisconsin.

Our agency, 9th St. Wellness Center East is willing to provide help in the form of Chiropractic - Naturopathy - Massage - Many self help classes

Our services would amount to approximately 4 hours per month per resident in need of assistance for a value of $ 200.00 monthly.

We strongly believe in what Veterans 1st of NEW is trying to do. They will help veterans of Northeast Wisconsin attain affordable, supportive housing with wrap-around services to help them address their trauma to be able to obtain career training and opportunities to help them advance their goals in life.

Printed Name: Karen Stoehr

Signature: Karen Stoehr

Position: Owner, manager

BEAMING Inc.
P.O. Box 524
Neenah, WI 54957-0524

BEAMING
EQUINE-ASSISTED SERVICES

**Changing Lives,
One Ride at a Time**

January 5 , 2024

To whom it may concern:
I am writing this Letter of Commitment for the Veterans 1 st of Northeast Wisconsin a non-profit company that is looking to build supportive transitional and affordable housing for area veterans in need. Veterans are struggling with housing insecurity, a great undersupply of affordable housing, employability, and behavioral health struggles currently in Northeast Wisconsin.

Beaming Inc, (Horses Hearts Heroes program) is willing to provide equine assisted services (every other month at our farm in Neenah free of charge. The alternate months we will visit the Veterans1 st NEW site for $500 each for four visits.

Equine assisted services provide: Emotional support, physical and cognitive benefits, social integration, stress reduction, trauma resolution, improved communication, and confidence building. Bonding with a horse has proven research to support the benefits.

I strongly believe in what Veterans 1 st of NEW is trying to do. They will help veterans of Northeast Wisconsin with this combined collaboration and support the veterans housing needs.

Thank you again for your consideration in supporting our efforts to provide a safe, welcoming space where those in need can find peace, hope and healing. With your support, we can continue to "Change Lives, One Ride at a Time."

Sincerely,

Katie Samuelson
Center Director, BEAMING Inc.



To Whom It May Concern:

My name is Jenelle Schroeder, and I am a veteran who owns a business called Resonate Body and Energy Work. My business is home-based with my office located in Hortonville,WI.

I met Gail Nohr while attending a veterans business start up class at Fox Valley Technical college.

I was approached by Gail Nohr and asked if I would like to offer my services to the non-profit Veterans Village as a massage therapist.

I would absolutely offer my services! I would provide chair massages for 7 veterans with a session of 20 minutes at $1.00 a minute. With an agreed upon monthly interval as needed.

I am happy to be a veteran owned business and to be able to offer therapeutic massage to other veterans in need.

Best regards,

Jenelle Schroeder

Owner, Resonate Body and Energy Healing

Resonatebehealing@gmail.com

BRAVO COMPANY, N.E.W. VETERAN BATTALION
WELCOME HOME VETERAN SPONSORSHIP PROGRAM

October 2022

To Whom It May Concern,

Re: Letter of support for Veterans 1st of N.E.W. Inc. Homes,

I am writing this letter of support for **Veterans 1st of NEW, Inc.** as President of Bravo Company, N.E.W. Veteran Battalion. Bravo Company is a 501c3 organization and was created to provide recently returned servicemembers a sponsor or guide to help eliminate any frustration they encounter upon re-entering civilian life. Sponsors (who are veterans also) help guide the newcomers to the many veteran services and programs available in Brown County and the state of Wisconsin.

One of the most important issues our veterans face when they return to civilian life is the task of finding adequate housing. Some veterans are single, but many are married or have dependents. After years of receiving military support for housing, they are now on their own. If they are lucky, they have family or friends they can stay with while they hunt for housing. If they are not so lucky, they may find themselves homeless. The **Veterans 1st of NEW, Inc.** program has seen this Veteran homeless problem all over the country and created a program that has proven to be a solution. After reviewing information on a successful program in Georgia, Bravo Company supports a similar program coming to Northeast Wisconsin and the Green Bay area.

The **Veterans 1st of NEW, Inc.** has a plan that connects public housing authorities, HUD and the VA to build not just homes, but a community where Veterans and their families feel safe to readjust to civilian life. This housing allows the Veteran to age in place and reduce dependency on multi-occupant dwellings. This type of "base" provides "the community with incredible talent, experiential knowledge, and value our veterans possess." Also, each base provides onsite training and health services. This allows residents and local veterans to receive efficient and affordable medical, emotional, mental health, and rehabilitative care through mobile VA medical staff personnel or under contract with a local clinic.

Bravo Company believes this is a plan that would work well in Brown County and supports the plan.

Sincerely,

Scott Katzka
President,
Bravo Company, Northeast Wisconsin Battalion

Soaring Recent Alumni Award: Recognizes recent alumni who have accomplished notable achievements early in their careers. Honorees are soaring both personally and professionally. Anyone who graduated within the past 10 years is eligible to be nominated.

About NWTC:

MISSION STATEMENT

We are a two-year technical college, serving Northeast Wisconsin by providing education, training, and life-long learning opportunities for all individuals and businesses leading to the development of a skilled and culturally inclusive workforce. Our customers stimulate the economic vitality of our district as a result of the application of skills and knowledge acquired through the completion of certificates, degrees, diplomas, and courses.

Gail Nohr, Veterans 1st of NEW Co-founder

This idea of a village to support fellow veterans has become a reality due to Gail Nohr. Her vision was born through Gail's experiences as a Navy Hospital Corpsman, then working in the county veteran office and seeing the housing issues Veteran's faced. Gail attended NWTC and graduated with four degrees: A certificate in Healthcare Care Business Services (2012), an Associate Degree in Health Care Business Services (2015), a Technical Diploma in Substance Abuse Counselor Education (2021), and an Associate Degree in Human Services (2021). Her Highest Honors in Substance Abuse Counselor Education and Human Services show her passion for turning her experiences into a way to help others. Most recently Gail participated in an Entrepreneurship Pitch competition and won as well.

Not only has Gail completed educational requirements to learn and support the Veterans who will benefit from the cottages, her and her husband Kim have drummed up over 1 million dollars in donations in about a year. She has secured grants. She has created paths to employment for the Veterans. She has navigated the complex systems and barriers of government regulations to find a way to have land donated that allows Veteran residents access to healthcare at the VA clinic and education at NWTC and UWGB. Every barrier she experienced, she continued to push through. Why? In 2022, there were 31 veteran suicides in Northeast Wisconsin. Veterans Affairs states that homelessness and housing insecurity greatly increase the likelihood of suicide among veterans. Gail has acted to end this in our area.

Gail has secured over 200 volunteers to provide a network of opportunities and support in every aspect of the planning process, building process, and most importantly to create a holistic support for the Veteran residents. She has found and established relationships with key community partners. Her Rapid Rehousing model is unique to Brown County but modeled after a very successful Veteran Village in Racine WI. She has taken this model which boasts a 73% success rate and created a plan for success in Green Bay, WI. Success at the Veteran's 1st Village means healing and self-sufficiency. Gail does this all while also working at the Jackie Nitsche Center.

Gail embodies the Mission, Vision, Values and Behaviors of NWTC in her personal development and impact to transform, strengthen and inspire those around her. I could go on and on. Please accept this as my nomination for the Soaring Recent Alumni Award.

DWD

Department of Workforce Development

September 4, 2023

To Whom it May Concern:

My history with Gail Nohr dates back almost four years. I was introduced to Gail while I was working with Veteran's Employment and Gail was with the Wisconsin Senior Employment (WISE) Program. Later we were reintroduced to her work through the Brown County Veterans Service Office (CVSO) and as a counselor at the Green Bay Veterans Housing and Recovery Program (VHRP). I recall Gail as being enthusiastic about hands-on work with the clients from each of these organizations. To me, it was evident that Gail had become an inalienable part of the team, working much more than what her job responsibilities required, and it was clear that she enjoyed what she was doing tremendously.
I have personally been involved with Gail as she serves on the Board of Directors with myself at Bravo Company, Northeast Wisconsin Veterans Battalion. Gail personally provides services that bridge the gap for Service Members transitioning from active duty to civilian life. She also works to connect Veterans and Service Members to the many services and programs available in Brown County and the state of Wisconsin.

I have collaborated with Gail in assisting many Veterans who were struggling with finding employment, dealing with addiction, or facing homelessness. Her efforts were well received and produced results in the way of allowing many homeless Veterans to gain suitable housing paving the way for me to assist the Veteran in gaining employment. Gail proved to be extremely dependable, showed extreme compassion, and provided outstanding service to Veterans in our areas. She demonstrated outstanding customer service and communication skills. Her positions also required complete and accurate documentation which she excelled at as well.

From the years I have known Gail, she has always been an inspiration—the person with that spark and never-ending capacity for enthusiasm, optimism, and faith. Gail has an open personality that perfectly suits the sphere of social services. She is tolerant, compassionate, empathetic, and understanding. Gail has greatly contributed to assisting in supporting every organization in that I have witnessed her performance. She is more than a colleague; she is a friend to whom I know I can turn and will never let me down.

When I think of Gail as the Director, Peer Specialist, and group facilitator for the veterans at Veterans 1st of Northeast Wisconsin, I cannot imagine a better candidate for this position. Gail has a unique personal ability to bring out the best in people by demonstrating by her own example how nobility, trustworthiness, and kindness can help people reach a solution through compromise.

The Veterans 1st Tiny Homes Village and affordable rental units are a much-needed development for our area veterans who need job training and placement with wrap-around services and groups that they will provide to them to ensure their success on the road to recovery.

Jeff Orlowski
Team Builder Manager – Worker Connection Program

LSS Veterans Housing and Recovery Program
2500 Bel Meadow Dr. Green Bay WI 54311
Office: 920-391-4370 Fax: 920-391-4372

To whom this may concern,

I am writing to briefly share about Gail Nohr, and her NWTC Human Services/AODA Internship experience that she has completed at the Veteran's Housing and Recovery Program (VHRP) here in Green Bay, WI.

Gail started her time with our Veterans, in February of 2021 through her Graduation date of May of the same year. During this timeframe, she was facilitating groups 3 days a week, where she would focus on the needs of our population, addressing Anger Management, NA/AA/AODA Relapse Prevention, PTSD, Life Skills and Coping skills. Gail also provided community resources to the Veterans when she was alerted of their current needs and would follow-up with them.

Gail learned to use her therapeutic use of self, by mindfully sharing some of her personal experiences with substance abuse, mental health issues, along with some of the coping skills she has/had success with. This was an important skill to utilize during her groups, to assist with establishing her rapport, trust with them and generating attendance for groups. The materials she found comfort in sharing with our Veterans where: Living Clean: The Journey Continues, The Seeking Safely program for PTSD and Substance Abuse as well as the Materials that our Case Manager currently has on hand. Additionally, Gail also used her community resources that were also beneficial to our Veterans, providing them with additional funding, job seeking opportunities and other programs in the Brown County area. She was also assisting with documentation within the HMIS system, assisting with incoming calls, accepting donation drop-offs and clearing Veterans when entering the building with breathalyzer, bag checks and an occasional random room inspection with other staff personnel.

After her Internship completion and Graduation from NWTC, Gail continued to maintain the groups she was providing to the Veterans once a week. During this time, she added guest speakers to her groups, which were well received, relatable and enjoyed by the Veterans. She also continued to provided resources and additional coping skills to assist them with their struggles.

Gail is eager to learn new skills and find reasonable solutions to enhance herself and the betterment of others. Please consider Gail in her pursuit to enhance her career path. The Veterans, myself and other staff have enjoyed her time with us here at the VHRP. If you have any other questions regarding Gail's time with us, please feel to reach out to me directly.

Sincerely,

Katrina Currier

Katrina Currier, Site Director Green Bay VHRP

Brown County, WI
Established 1818

August 30, 2023

To Whom It May Concern:

This letter is my support for Gail Nohr's efforts in her Tiny Homes Village project. Gail has demonstrated her enthusiasm and dedication toward helping Veterans in several projects I have observed her undertaking. She helps Veterans in so many ways as an employee of the Brown County Veterans Service office. Her role as benefits specialist provides her great insight into the day-to-day needs of our Veterans. She works hard to connect Veterans and Service Members to the many services and programs available in Brown County and the state of Wisconsin.

Gail has demonstrated success in assisting many Veterans who were struggling with finding employment, dealing with addiction, or facing homelessness. Her efforts were well received and produced results in the way of allowing many homeless Veterans to gain suitable housing paving the way for Veterans to gain employment and improvement of their personal situations. Gail proved to me she is extremely dependable, shows extreme compassion, and provides outstanding service to Veterans.

The Veterans Tiny Homes Village and affordable rental units are a much-needed development for our area veterans who need job training and placement with wrap-around services and groups that they will provide to them to ensure their success on the road to recovery. Gail is an individual I would highly recommend receiving whatever support she needs to make this program successful in every way possible.

Richard Schadewald

Richard Schadewald
Brown County Board Supervisor, District #24
(920) 217-8477

The Gathering Place

August 18, 2023

To whom it may concern,

I have known Gail Nohr for 10 years through our work at the National Alliance on Mental Illness and The Gathering Place. Gail is a very compassionate person who believes in people and helps them to recognize that everyone is worthwhile. She does this by helping people find their strengths. She is a very motivated person. She started and facilitated a veteran's education and support group for our organization called Veterans in Recovery. She has been offering this group weekly since April of 2022 and has very regular attendance.

Gail is doing remarkable things for the veterans in this community, including helping them obtain housing and services. Her idea of "tiny houses" for veterans prompted me to award her with The Gathering Place's 2022 "Thinking outside of the box" award.

The Gathering Place will support Veterans 1st of NEW with Peer Support Specialists to lead groups of their residents through their recovery journey weekly for two hours a week. This will equal 208 volunteer hours a year for a value of $3,536 annually.

I am certain that Veterans 1st will do wonderful things in this community for veterans. It is a privilege to know and work with them.

Sincerely,

Amy Payne

Amy Payne
Executive Director
The Gathering Place

Phone: 920-430-9187 Website: www.thegatheringplaceinc.org, Address: 1001 Cherry St. Green Bay, WI 54301, Mailing address: PO Box 1053, Green Bay, WI 54305-1053

VETERANS 1ST OF NEW SCHMITT PARK NEIGHBORHOOD ASSOCIATION OUTREACH

Veterans 1st of NEW

Below is a list of all our Collaborators that we have contracts or agreements with.

Construction Team	Specialty
Luradiance Design	Architect
Martinson & Eisele, Inc.	Survey & Site Engineers
Geisler Group	Development Advisor
Garritt Bader	Development Advisor
Chad Buntin Construction	Framers
Hurkman Mechanical	Plumber, Permits
Plumbers Local 400	Plumbing Installation, Apprenticeships
Eland Electric	Electricians, Permits
Electricians Local 158	Electrical Installation, Apprenticeships
Carpenters Local 1146	Carpentry, Apprenticeships
Operating Engineers Local 139	Site Prep
Greentech Renewables	Solar materials, installation
Job Corps	Framing, siding, site work, trades
Hands 4 Heroes	Installing all roofing
~~Macco's Flooring~~	~~Donate all flooring~~
R. K. installations	in-kind flooring installation
C.W. Custom Exterior	Exterior finish installation
Leadership Green Bay Team 6	Fundraise and build Garage
NWTC	Apprenticeships, wall components
Earthseed Landscaping	Landscaping
Kingdom Workers	General Construction
Boldt Construction	Community Center Design/Build

Sent to 90 NEIGHBORS ON 3/3/24

Corporate Builds

Little Rapids Corporation
WELS Trucking Corporation
Associated Bank
Capital Credit Union
~~Abby Bank~~
Boldt Construction
Denmark American Legion
US Bank

Skilled Construction Foremen	
Rick Groonwald	Construction Scheduler
~~Jeff Mohr~~	~~Engineer~~
Jerry Beiersdorf	Contractor
Ray Kerkhoff	Journeyman Concrete Finisher
Ron Umentum	Development Inspector

Employment/Education		
Department of Workforce Development	Michelle Flynn-Reineke	On-site 4 hours a week, career services, job placement
Mission Wisconsin	Steve Janke	On-site as needed, career services
Forward Services Corporation	Craig Coleman	On-site weekly, career services
NWTC	Ashely Drzewiecki	On-site education services as needed
~~UWGB~~	~~Nicole Stockman~~	~~On-site education services as needed~~
Little Rapids	Lisa Christer	Job opportunities
WEL Trucking	Matthew Pennings	Job opportunities
Schneider Trucking	Mathew Hastreiter	Job opportunities
Healthcare/Emotional Health		
VA Clinic	Heather Grasse	Healthcare, Case Management, rental assistance
Vet Center	Scott Katska	Emotional Health Therapies
N.E.W. Community Clinic	Kim Frazen	Mental & Physical Healthcare
Br. Cty. Community Treatment Center	Eliza Killian	Mental Health, Case Management
Church Health Services	Candice Kreis	On-site Emotional Therapy monthly
Foundations Health & Wholeness	Sarah Graper	Mental Health, Case Management
9th Street Wellness Center	Karen Stoehr	On-site Chiropractic, Massage, Tai Chi, Yoga therapies
Resonate Body & Energy Healing	Jenelle Schroeder	On-site Massage Therapy
Beaming Equine Therapy	Katie Samuelson	On and off-site Horse Therapy monthly
Woodworking Classes	Rick Groonwald	Project classes monthly
Movement & Meditation	Amanda List	Classes for wellness
Financial Services & Assistance		
Brown County Housing Authority	Patrick Leifker	Up to 70% of rental assistance
~~HUD VASH Vouchers~~	~~Patrick Leifker~~	~~Up to 70% of rental assistance~~
Associated Bank	Stan Kroll	On-site monthly Financial Literacy classes
Fox Valley Veterans Council	Tim Cody	Security deposit and rental assistance
Elks Club	Kelly Downard	$300 Welcome Baskets and mattresses
Sofas for Service	Jeff Staad	Furnishings for 9 homes
Br. Cty. Veterans Service Office	Joe Aulik	File for VA Service-Connected Disability Claims
Cornerstone Mortgage	Kristy Van Lanen	Apply for VA Home Loan and help find homes to purchase
Movement Mortgage	Cathy Kohlbeck	Apply for VA Home Loan and help find homes to purchase
Programming Support Staff		
Wisconsin Senior Employment	Darice Hannon	2-3 employees for office and security monitoring
Concordia University Intern	Dalton Lardinois	Occupational & Nutritional Therapist
Substance Use Counselor IT	Gail Nohr	Full-time assistance with resources and groups
Program Director	Gail Nohr	Full-time managing programs and volunteers
~~General Contractor/Mentor~~	~~Kim Nohr~~	~~Full-time managing the construction and volunteers~~
Security Architect and IT Specialist	Jonathan Davis	Part-time will monitor the security operations
Philanthropy Director	Jan Gertzfield	Part-time grants manager and donor relations
Housing Director	Amber Edwards	Administer the Housing Choice and HUD VASH vouchers
Vantage Point Property Management	Fran Bourassa	Assistance with Property Management

Security		
24/7 security cameras	Jonathan Davis	Set up security cameras to view all houses
Front Desk Office Staff	All Staff	Monitor security cameras
Green Bay Police Department	911	Will be on-site in minutes if called
Squad Leaders	TBD	After hours monitoring of all activity
~~24/7 on call~~	~~Kim Nohr~~	~~Will address any issues as they arise within 20 minutes~~
24/7 on call	Gail Nohr	Will address any issues as they arise within 20 minutes
Security Advisor	Jeff Reince	Retired Corrections Officer as needed

The flyer that was illegally inserted in some neighbors mailboxes recently is TOTALLY false. Veterans 1st is NOT building 198 homes for homeless veterans. In 2024 we would like to build five 400 sq ft Fair Market Value rental affordable homes and two 600 sq ft homes, one of which will be our initial Community Center. In 2025 we would like to build five more 400 sq ft homes and two more 600 sq ft homes. In 2026 we would like to build the last seven 400 sq ft homes for a total of 21 homes and a Community Center. The affordable homes would be the similar cliental that are in the current Veterans Manor.

Gail did not say that she has "extensive mental health and substance abuse training". She has been working with the recovery population for several years as a Wisconsin Certified Peer Specialist and as a Substance Abuse ~~Counselor in Training. She is working on getting her full license with a local Treatment Center that she has been~~ working at for a year now. The year before that she trained at a local Veterans Recovery Program. She has two Degrees and two Certificates from a local college. She will not be the only person working with residents in our program and will just be helping them with resources and getting connected to the professionals that we have listed in the above agencies if needed. We have 35 other professionals listed who are willing to come on-stie to offer assistance weekly and/or monthly and as needed.

~~Kim has recently trained and applied for his Contractor license and worked for a custom home builder for eight~~ years early on in his career. After that he finished his career as a 29-year Journeyman Carpenter. On the first page you can see the 22 professional construction and development agencies that will be working with us to develop our Cottage Court. You can see the other five experienced construction foremen that will be on-site supervisors for the project.

You can also see what we have planned for security on site and 24/7. The cameras will be monitored and any neighbor who has any concerns can call Kim or Gail at 920-932-1763 or email info@veterans1stnew.com at any time and we will investigate the concern. All our residents will sign a contract that states that they will not be outside after 9:30 and will be quiet and considerate. They will also agree to not trespass on private property and if so, will face eviction. Brown County Housing Authority does extensive background checks and those on the Sex Offender Registry will not be accepted.

We have adequate parking and will have adequate lighting and landscaping to try to reduce the parking lot lights. The houses will be of three different varieties with three different subdued color schemes. We will be as north on ~~our 3.5 acres of property close to Veterans Manor and a legal distance away from the Potters Field County Property~~ that we will not disturb.

If you have any other concerns that we have not addressed above, please fill out the postcard and mail it back to us and we will address it as soon as possible.

Thank you,

~~Veterans 1st of NEW Staff~~

Veterans 1st of NEW

Veterans 1st of NEW is a 501(c)(3) EIN: 92-0577700

Outreach to SPNA

- The property location was made public by Brown County in a media event on December 13th.
- The vote was taken on December 20th for the Brown County Supervisors and was open for discussion. The vote was unanimous in favor of the property donation.
- On December 21st Veterans 1st staff tried calling the Schmitt Park Neighborhood Association contact they have listed with the City of Green Bay but did not get a reply.
- On December 29th we emailed the two people who were on the contact list for the city of Green Bay and the general email to set up a meeting and it was not responded to.
- Veterans 1st staff met with the Schmitt Park Neighborhood Association on January 8th and offered an informative PowerPoint presentation but were asked to answer questions instead.
- On February 20th Veterans 1st will meet with the neighbors who are located within 500 feet of the property and anyone else from the neighborhood who was interested in attending.
- We have received at least 33 emails from the Schmitt Park Neighborhood Association since January 12th and have addressed the ones that are not attacking us in a civilized manner.

Phone: 920-932-1763 email: info@veterans1stnew.com website: www.veterans1stnew.com

SPNA/Veterans 1st of NEW, Inc. - Dashboard Report

Dated 01-25-2024

Version - 2.1

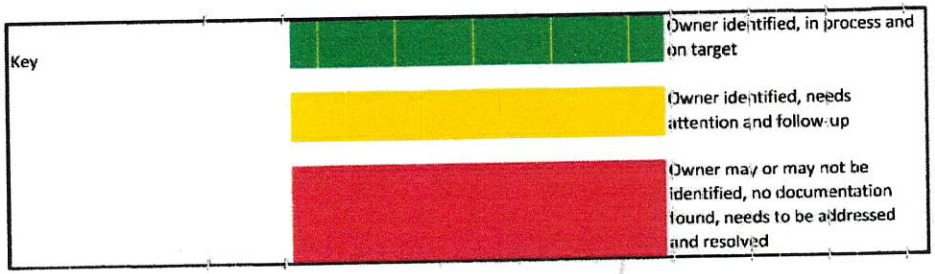
ISSUE	BRIEF DESCRIPTION	OWNER	STATUS - See Key	NOTES	Answers by Veterans 1st of NEW & SPNA
Assign Special Liaison	Establish single point of contact with SPNA and Veterans 1st Contact person for Veterans 1st	SPNA Board of Directors Kim & Gail Nohr		Hans Christensen for SPNA Kim and Gail Nohr for Veterans 1st	Strategic Communication Plan document created and shared with the BOD and Veterans 1st. Filed under Communication Plan. Document will evolve as we get more direction from the City of Green Bay. Plan is to develop a two pronged approach. First audience are those within the geographical area defined by the City of Green Bay. Second would be a general Town Hall for all other residents.
Communication Plan	Town Hall SPNA & Veterans 1st Quarterly Town Hall Updates Newsletter Update Facebook Page Update Next-door Page Update Special Mailer to SPNA Residents	Chr stensen/Nohr Chr stensen/Nohr Kathy Jerry Rachel Burger Rachel Burger Chr stensen		Veterans 1st attended BOD Meeting 1/5/24. First Town Hall for notification recipients. Second for general SPNA TBD - As needed Will add to Spring Newsletter Updated 1/17/24. Can we add dashboard link? Updated 1/20/24. Can we add dashboard link? Exploring including in required City notification by Veterans 1st	Will discuss our ideas at a future BOD Meeting. We certainly want to be good neighbors. See document filed under Veterans 1st-SPNA.pdf. The City of Green Bay will provide listing of notification of residents within the defined geographical area. 1/24/24 - email request for consideration sent to Veterans 1st. Mailing addresses for Schmitt filed under mail list addresses SPNA
Plan Commission Meeting	Invitation to interested parties Presentation Documents	Alder Grant/Christensen Nohr		Alder Grant will notify when scheduled	Association President, Rick Jerry, will be formally invited by City. Veterans 1st has prepared a presentation and content will evolve. Document filed under Veterans 1st-SPNA.pdf
Impact Analysis	Socio-economic impact on property owners Safety and Security Impact Traffic Analysis	Nohr/Veterans 1st		Have any studies or data collected to evaluate the potential impact on adjacent property in the Schmitt Park Neighborhood? Measures to mitigate Will we have parking for at all houses? Or will it be a communa parking lot? What if a veteran has two vehicles, can they keep both on-site?	Adverse valuation is mainly attributed to poor property management at other locations and low design standards. Green Bay will treat as a Planned Unit Development (PUD) and adhere to stringent traditional neighborhood design. The Plan Commission will scrutinize proposed plans. Also, the City has high standards for the Property Management. If a change of control takes place, the new management company must be approved by the City. Veterans 1st has shared a case study on similar projects. Document filed under Housing Study and Property Values 2022. Considering the number of veterans this village is looking to support (21), the close proximity to public transportation, and on-site parking that will be provided, traffic impact will be negligible. See document filed under Veterans 1st Concept_1-24-2024

Resident Eligibility	Criteria/Restrictions	Nohr		Length of service-- VA standards are at least one day of Active Duty and an Other Than Dishonorable; criminal background checks will be done by BCHA and Veterans 1st; cannot be on sex offender registry or a violent offender or have current warrants; voluntary applicants; three strikes rule working on details. We are also offering them 20 different employment, health and wellness services to help them address any issues and barriers they may have to allow them to be tax-paying members of society instead of a drain on county services and funds.
Project Financial Statement	Other than the donated parcel (up to 3.5 acres) from the County are any other state or federal funds being used to fund this project?	Nohr/Veterans 1st	Need for transparency	WHEDA. Also see document filed under Veterans 1st Summary Sheet.
Contractor	Who is building these "tiny homes?"	Nohr/Veterans 1st	Competitive bidding process vs donated time and talent	A coalition of contractors. For additional information see document filed under Veterans 1st Prospectus
Tiny Home Village Maintenance	Items include - landscape, lawn care, lighting, snow removal, sanitation contracting, general repair and maintenance	Nohr/Veterans 1st	Budget and contracting process. Planned unit development will address	Veterans 1st crew, dumpster contracted. Items included in PUD include but are not limited to: Land Use, Dimensional and area requirements, Signage, Refuse and Mechanicals, Parking, Lighting, Landscaping, Access, Traffic, Drainage and Retention Issues. Will include PUD documents when approved by Plan Commission prior to Common Council adoption.
Site Leadership Team	Who will be the "Village" site director	Nohr/Veterans 1st	Onsite, fulltime, back-up and contact information	Kim Nohr and Gail Nohr Site Directors, resident Squad Leaders on-site 24/7. See document filed under Veterans 1st-SPNA.pdf for background/bio information.
Updated Site Plan/Map/Layout	Outdated version was only available	Nohr/Veterans 1st	Exact location on the parcel located at 2890 Saint Anthony Drive - Update - Preliminary Site Plan received 1-25-2024.	Currently working on and will forward Preliminary site plan and location shared with SPNA. Will "mature" as though various City officials review. Document filed under Veterans 1st Concept_1-24-2024. Other valuable documents on file - Schmitt Park Map, Mail list Addresses SPNA
Village Bylaws	Covenants and Restrictions	Nohr/Veterans 1st	A set of rules governing the use of the property. Includes such things as fencing, garbage cans (rodent mitigation) car repair, outdoor cooking, clothes lines, mailboxes	No garbage cans outside, use of dumpster, no intensive car repairs, some outdoor cooking, no clothes lines, 1 USPS collection box. Will be all stipulated in the PUD document from the City of GB.
Parcel Lighting	Lighting on homes and parking lot	Nohr/Veterans 1st	Plans to mitigate light pollution	a few smaller light poles. Addressed in PUD Document from City of GB.

Tiny Home Colors	How many different colors will be used? Necessary approvals?	Nohr/Veterans 1st	Avoid looking like the "Partridge Family Bus" I think Green Bay Municipal code already covers this: Chapter 13, section 3, sub-section 13-1806: https://greenbaywi.gov/DocumentCenter/View/973/Chapter-13-Zoning-Ordinance-PDF New development in the Mixed-Use and R1 Districts should relate to the design of adjacent historic or traditional buildings in scale and character where these are present. This can be achieved by maintaining similar setbacks, façade divisions, roof lines, massing, rhythm and proportions of openings, and compatible building materials and colors.	a couple subtle, appropriate colors. Will be clear in PUD Document from City of GB. Will attach when developed.
Cemetery	What plans and precautions are being made to preserve the sanctity and tranquility of the bodies interred on the former BCMH Center grounds?	Nohr/Veterans 1st	Can a fencing be placed around the grave sites?	County property, will ask for corner flag markers. Given the current snowpack, unable to specifically identify exact areas. Will need to defer to spring. Hans will reach out to Cole Runge-920-448-6480.
Walking Trails	Preserve access for community	Nohr/Veterans 1st	Consider decorative fencing around parameter. Does any of the 3.5 acres impede on a walking trail? If so, can we incorporate?	Development will have ample green space between tiny village and existing residents. Much of the 33 acre parcel is undevelopable and no anticipated disruption. Will conform with recommendations from University Avenue Corridor/Brownfields Study. See document filed under Veterans 1st Concept_1-24-2024.
Green Space	What plans are being made to provide optimal green space for the village and adjacent land?	Nohr/Veterans 1st		Will have appropriate green space. Density regulated by PUD Document. Will include once specifics are identified and developed.
Construction Site	What plans are being made to secure the construction site? What plans are being made to minimize noise, construction debris and environmental impact?	Nohr/Veterans 1st	Hours of construction operation during the normal work week, weekends, holidays etc.	Appropriate noise and construction debris and hours. No holidays.
ADA Compliant	Will all tiny homes meet the requirements under the Americans with Disabilities Act (ADA)?	Nohr/Veterans 1st	Accessibility plans	All Universally ADA Compliant
Parking	Sufficient off street parking for residents, contractors, visitors, counselors etc.	Nohr/Veterans 1st	Minimize street parking on Saint Anthony Drive	Sufficient parking on site. Requirements defined in PUD document. See document filed under Veterans 1st Concept_1-24-2024

Crisis Intervention	Plans to address resident crisis intervention	Nohr/Veterans 1st	City/County Services. Consider placement of a blue light emergency beacon that will notify the appropriate personnel or agency (Fire/Police/Ambulance)	Checking into
Disaster Recovery Plan	Outline plans for a potential natural or man made disaster.	Nohr/Veterans 1st	Hot Site location for residents. Fire and tornado plans, evacuation.	Working on
Occupancy Projections/Turnover Rate	What is the projected length od stay for residents? What turnover rate is anticipated? Will residents be required to sign a lease agreement?	Nohr/Veterans 1st	Minimize revolving door	Two to five years with a longer stay if they want to be a Squad Leader
Expansion Plans	Are there any plans for expansion of the 3.5 acres already donated by the county?	Nohr/Veterans 1st	Resolution 145 stipulates ten (10) 400 square foot homes and four (4) 600 square foot homes be completed no later than 10/31/2025. The brochure provided at the SPNA Board meeting states sixteen (16) four hundred square foot homes.	17 400 sq ft Affordable homes and 4 600 sq ft Transitional homes and a Community Center. Possible 7 more 400 if appropriate. See document filed under Veterans 1st Summary Sheet.pdf
HVAC Systems	What are the HVAC plans for each tiny home?	Nohr/Veterans 1st	Brochure does not address	State code. Mechanicals addressed in PUD Document
Community Center	This appears to be the "hub" of this project and an integral part of the entire program. When will this be completed and what alternate plans are in place to provide these services during the construction phase?	Nohr/Veterans 1st	Are there plans to rent out community center to other organizations?	One transitional home will be the used as a Community Center until Phase 3. Could be used by the SPNA and other Veterans organizations.
Veterans Manor	Will they be eligible to apply? Are the ancillary services being offered to residents of the village going to be extended to residents of Veterans Manor?	Nohr/Veterans 1st	Reference "Services Offered in brochure	If they qualify, they can apply. Some of the services will be open to Veterans Manor residents.
Outreach to Moraine Ridge Senior Living and Hidden Springs Apartments	Proactively update on project	Nohr/Veterans 1st	Adjacent neighbors	We will be calling Moraine Ridge on 1/16/24. City will determine radius of special notification by Veterans 1st.
Open House for SPNA	Pre-construction walk-through. First home complete tour. Pre-ribbon cutting event - private to SPNA. Welcome event hosted by SPNA?	Christensen/Nohr/Veterans 1st/SPNA Board of Directors	Promote unity	First home complete tour. Ribbon cutting event private and welcome hosted by SPNA
Welcome Reception/Lunch	Sponsored by SPNA for Village Residents, Support Staff and all members of the SPNA	SPNA Board/Christensen	Maybe a cookout? Sponsor gift bags/welcome home products?	Will discuss our ideas at a future BOD Meeting. We certainly want to be good neighbors.
Pets	Will the residents be allowed to have pets?	Nohr/Veterans 1st	What restrictions will be made? Will they have a dedicated pet "relief" area?	A couple of support dogs may be allowed with a dedicated pet area

Alcohol	Will the Village ban alcohol?	Nohr/Veterans 1st	In line with Substance Abuse services	The 8 transitional residents will not be allowed to consume alcohol and will be tested. The 17 affordable home residents will be allowed to consume alcohol in their houses but not outside
No trespassing rules	Alert residents of the Village that they are to refrain from accessing private property	Nohr/Veterans 1st	Sign agreement	This agreement must be signed and abided by and will be enforced



HUD and DOJ Update Fair Housing Act Guidance about Land Use Laws

Nov 14, 2016

HUD and the U.S. Department of Justice (DOJ) released a Joint Statement updating guidance about how the federal Fair Housing Act applies to state and local land use and zoning laws. The guidance is designed to help state and local governments better understand how to comply with the Fair Housing Act, as well as to help the public understand their rights.

The Joint Statement updates and expands upon DOJ's and HUD's Joint Statement on Group Homes, Local Land Use, and the Fair Housing Act, issued on August 18, 1999. The Joint Statement is in the form of 27 questions with answers.

The Fair Housing Act prohibits a broad range of housing practices that discriminate against individuals on the basis of seven protected characteristics: race, color, national origin, sex, disability, family status (families with children), and religion. The Supremacy Clause of the U.S. Constitution gives federal laws, such as the Fair Housing Act, precedence over conflicting state and local laws. Consequently, the Fair Housing Act prohibits state and local land use and zoning laws, policies, and practices that discriminate based on a characteristic protected under the Fair Housing Act. As defined in the Fair Housing Act, prohibited practices include making unavailable or denying housing (including vacant land that may be developed into residences) because of a protected characteristic.

The Joint Statement provides examples of state and local land use and zoning laws or practices that may violate the Fair Act, such as:

- Prohibiting or restricting the development of housing based on the belief that the residents have a particular protected characteristic, such as race, disability, or family status. An example of such a restriction is a moratorium on the development of multifamily housing because of concerns that residents will include those with a particular protected characteristic.
- **Imposing restrictions on housing because of alleged public safety concerns based on stereotypes about the residents or anticipated residents who have protected characteristics. An example is requiring a proposed development to provide additional security measures based on a belief that persons with particular protected characteristics are more likely to engage in criminal activity.**
- Refusing to provide reasonable accommodations to land use or zoning policies when such accommodations may be necessary to allow persons with disabilities to

have an equal opportunity to use and enjoy the housing. An example is denying a request to modify a setback requirement so an accessible sidewalk or ramp can be provided for one or more persons with mobility disabilities.

A land use or zoning practice can result in an unjustified discriminatory effect if it caused or predictably will cause a disparate impact on a group of persons, or if it creates, increases, reinforces, or perpetuates segregated housing patterns because of a protected characteristic. Examples include minimum floor space or lot size requirements that do not have a legally sufficient justification and that increase the size and cost of housing, if such an increase has the effect of excluding persons from a locality or neighborhood because they have protected characteristics. **Similarly, prohibiting low income or multifamily housing may have a discriminatory effect on persons because of their protected characteristics, and if so, would violate the Fair Housing Act, absent a legally sufficient justification.**

When enacting or applying zoning or land use laws, state and local governments may not act because of the fears, prejudices, stereotypes, or unsubstantiated assumptions that community members may have about current or prospective residents because of the residents' protected characteristics. Doing so violates the Fair Housing Act even if the officials themselves do not personally share such biases. For example, a city may not deny zoning approval for a low income housing development because the development may house residents with a particular protected characteristic that the community fears will increase crime and lower property values. Similarly, a local government may not block a group home or deny a requested reasonable accommodation in response to neighbors' stereotyping fears or prejudices about persons with disabilities or a particular type of disability.

The Fair Housing Act does not protect an individual whose tenancy would be a direct threat to the health or safety of other individuals, or who might cause substantial physical damage to others' property, unless the threat or risk to property can be eliminated or significantly reduced by a reasonable accommodation. To determine whether someone poses a direct threat, there must be an individualized assessment based on reliable, objective evidence such as current conduct or a recent history of overt acts. The assessment must consider the nature, duration, and severity of the risk of injury; the probability that injury will actually occur; and whether there are any reasonable accommodations that will eliminate or significantly reduce the direct threat. A state or local government must take into account whether an individual has received intervening treatment or medication that has eliminated or significantly reduced the direct threat.

The Joint Statement is at: http://bit.ly/2emU4kE

INSTITUTE

Assessing the Impact of Affordable Housing on Nearby Property Values in Alexandria, Virginia

Christina Stacy and Christopher Davis

April 2022

Stable, affordable housing provides benefits to both people with low incomes and local economies overall. For individuals, it reduces homelessness, lifts people out of poverty, and improves health outcomes (Lubell, Crain, and Cohen 2007). It also improves youth educational outcomes and long-term earnings and reduces the likelihood of later adult incarceration (Andersson et al. 2016; Fischer 2015; Cunningham and McDonald 2012). Affordable housing can help maintain health, daily functioning, quality of life, and maximum independence for adults as they age (Spillman 2012). And it supports employment growth and stability, because low-wage workers are less willing to travel long distances for minimum wage jobs (Altali 2017; Chakrabarti 2014).

Despite these benefits, property owners who live near proposed affordable housing developments often oppose such projects, citing fear that the developments will cause their property values to decline (Scally 2014). However, empirical research provides little evidence that subsidized housing depresses neighborhood property values (Ellen et al. 2007; Galster 2002; Center for Housing Policy 2009). Projects financed through the Low-Income Housing Tax Credit (LIHTC), the largest affordable housing financing program in the United States, have been associated with an immediate positive increase of 3.8

Data provided by Zillow through the Zillow Transaction and Assessment Dataset (ZTRAX). More information on accessing the data can be found at http://www.zillow.com/ztrax. The results and opinions in this brief are those of the authors and do not reflect the position of Zillow Group.

Dr. Christina Stacy is a voluntary member of the Alexandria Housing Development Corporation, an affordable housing nonprofit developer in Alexandria, Virginia.

percentage points in nearby property values (Ellen et al. 2007). Another study found that LIHTC properties, on average, revitalize low-income neighborhoods, increasing house prices by 6.5 percent, lowering crime rates, and attracting racially and income-diverse populations (Diamond and McQuade 2016). However, some studies have found that LIHTC developments in higher-income areas are associated with house price declines (Diamond and McQuade 2016; Woo, Joh, and Van Zandt 2016). Other types of affordable developments, such as those funded by new markets tax credits, have not been found to depress property values and can increase property values under certain conditions (Theodos et al. 2021).

It is unclear what conditions and which types of affordable housing developments affect property values differentially, and many local governments require their own analyses to help inform community debates. To add to this knowledge base, we use Zillow's assessor and real estate database to estimate the relationship between affordable housing developments in Alexandria, Virginia, and sales prices of nearby single-family homes, duplexes, cooperatives, and residential condominiums between 2000 and 2020 (Zillow 2021). We use a repeat sales model that estimates the change in sales prices before and after an affordable housing development is built near a home. The model compares those changes with changes in the sales prices of other residential units in Alexandria, thus isolating the relationship between the development and changes in property values.

We find that affordable units in the city of Alexandria are associated with a small but statistically significant *increase* in property values of 0.09 percent within 1/16 of a mile of a development, on average—a distance comparable to a typical urban block. These results are robust to other radii and comparison groups, such as comparing homes within a block with homes within a few blocks or comparing homes within a block with homes between half a mile and one mile away. When we remove set-asides—defined as affordable housing units within market-rate developments—the coefficient increases to 0.11 percent, confirming that set-asides are not driving these results. And when we split the effects by the baseline income of neighborhoods to see whether affordable housing construction in lower-income neighborhoods is driving the results, we find the opposite of prior research: in Alexandria, affordable housing in higher-income neighborhoods has a positive and highly significant effect on surrounding home values, as does affordable housing in lower-income neighborhoods. This calls into question prior findings that affordable housing in high-income areas necessarily causes nearby property values to decline.

The positive relationship between affordable units and nearby home sales in Alexandria may reflect strong local oversight and the close relationship between the city and affordable housing developers. Various municipal measures help ensure that new or preserved developments fulfill strict requirements for design, development, maintenance, and operation. Other cities have shared that they are unhappy with affordable housing in their jurisdictions, which they believe is because they have little local oversight over the developments.[1] Alexandria's close partnerships with affordable housing developers and oversight of affordable housing may explain the positive effects found here.

These findings show that multifamily affordable housing developments in Alexandria do not cause a decline in nearby property values, as some fear, but are actually associated with a small but statistically

UPDATED MAY 2014

Affordable Rental Housing Does Not Reduce Property Values: **Evidence from the Twin Cities**

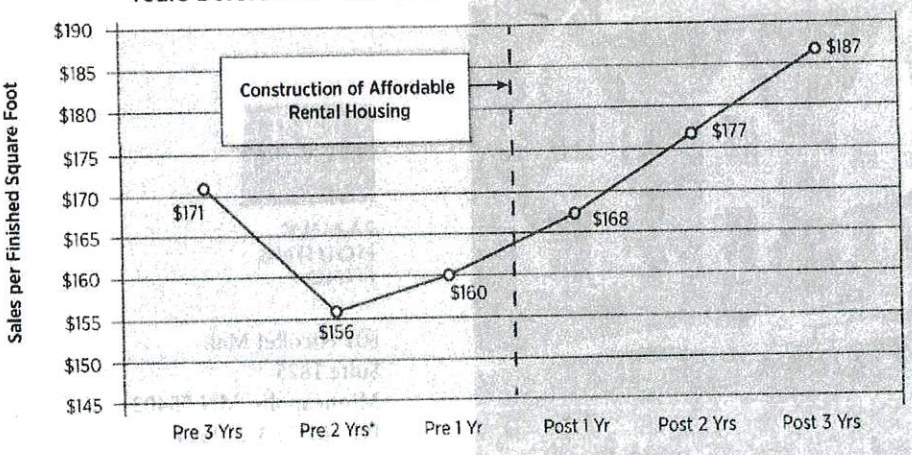
Some neighbors of proposed affordable housing developments express apprehension that the new buildings will lower nearby home values. Concern about property values is understandable; after all, a home is the single largest investment that most families will ever make.

However, the facts about the actual effect of affordable housing on neighboring home values tell a different story. A recent study found little to no evidence to support the claim that affordable housing developments stimulated a decline in their surrounding housing markets; in fact, each of the areas analyzed displayed stronger market performance after affordable housing was built.

The Family Housing Fund commissioned Maxfield Research, a private real estate research firm, to update their original study (published in 2000) of home sales in neighborhoods surrounding affordable rental housing developments with data from developments built between 2002–2008. Research for the updated report was conducted in four counties, within eight suburban communities: Dakota County (Inver Grove Heights, Lakeville, and Rosemount), Hennepin County (Bloomington and Minnetonka), Scott County (Prior Lake), and Washington County (Oakdale and Woodbury).

The affordable rental housing developments studied are typical of those being built throughout the Twin Cities metropolitan area today, all utilizing Low Income Housing Tax Credits to finance construction. The developments provide apartments and townhomes with affordable rents for families earning less than $50,000 per year (less than 60 percent of the area median income).

Average Sales Price Per Finished Square Foot of Homes Sold Three Years Before and After Construction of Affordable Rental Housing



Note: Data sets spand pre- and post-construction periods from 11/1/1999 through 12/8/2011

* The decrease in price per finished square foot in the two years prior to construction was due largely to the housing market crash that was occurring around the same time. Additionally, two of the areas studied had a large number of newer homes; new homes experienced a greater decline in value during the crash than existing stock, further depressing the group average.

Market Performance Remains Strong

In the updated report, Maxfield Research compared home sales prices in the neighborhoods surrounding affordable housing for the three years before and after construction, compared those sales to similar neighborhoods without affordable housing, and compared the data to the broader Twin Cities market. They concluded:

- **Prices Gained by Home Sellers:** Sellers increased the average price they received per square foot of finished space by nearly five percent annually after affordable housing was constructed. Additionally, the average sales price for the entire property increased more than two percent in the post-construction period.
- **Demand for Prices by Buyers:** While the average percentage of the list price that sellers received fluctuated over the six years, it was highest in the third year after construction (99.4 percent). This indicates there was little to no discounting by the buyer as a result of the presence of nearby affordable housing.
- **Speed of Home Sales:** The number of days homes stayed on the market was essentially stable after the affordable rental housing was built, indicating that developments did not make it more difficult for owners to sell their homes.
- **Market Performance:** Market performance of homes located near affordable housing (based on the three previously listed indicators) was as strong or stronger than those located farther from rental housing in 95 percent of the cases.

In short, Maxfield Research found little to no evidence to suggest that the construction of affordable rental housing hurt the performance of home sales. In the areas studied, home sales displayed similar or stronger performance in the period after affordable rental housing was built compared to a control group.

The study examined home sales during an unstable period in the housing market. In the Twin Cities, housing prices began deflating in 2006, and market activity did not renew until 2011. Because of this volatility, Maxfield Research compared the sales prices in the neighborhoods with affordable rental housing to the larger Twin Cities market. The study found that the neighborhoods studied performed similarly or better than the Twin Cities metropolitan area as a whole. Prior to the construction of affordable housing, the neighborhoods analyzed were growing 0.35 percentage points above the overall Twin Cities market. Post-construction, the growth of home sales prices in these neighborhoods was nearly five and a half percentage points higher than the Twin Cities market. In addition to providing evidence that affordable rental housing does not lower property values, this also indicates that the suburban neighborhoods studied were areas of higher price appreciation.

This new study supports the conclusion reached by Ed Goetz, et al. (University of Minnesota, Center for Urban and Regional Affairs, 1996) about the Twin Cities and Ingrid Ellen and Ioan Voicu (New York University, 2006) about New York City that affordable housing managed by nonprofit organizations has a positive impact on property values. Additionally, studies have found that access to affordable housing has a positive impact on education, health, and wealth/earnings outcomes for families.

Whether in the Twin Cities or elsewhere in the country, the evidence is overwhelming: providing quality housing that lower-income families can afford poses no threat to area property values.



Prairie Crossings, Lakeville, Minnesota, was one of the affordable housing developments studied. (Photo courtesy of Dakota County Community Development Agency)

The full study, An Updated Analysis of the Relationship Between Affordable Family Rental Housing and Home Values in the Twin Cities, *can be ordered free of charge from the Family Housing Fund, or viewed and downloaded at www.fhfund.org/reports.*

This publication is part of a Public Education Initiative on affordable housing sponsored by the Family Housing Fund. The Family Housing Fund is a private, nonprofit organization created in 1980 to help bridge the gap between the housing that people need and the housing they can afford. Its mission is to provide safe, affordable, sustainable homes to all families in the Twin Cities metropolitan area through ongoing partnerships with the public and private sector.

For more information about the Family Housing Fund and/or to view other publications available in this series, please visit www.fhfund.org.

FAMILY HOUSING FUND

801 Nicollet Mall
Suite 1825
Minneapolis, MN 55402
Ph (612) 375-9644
Fax (612) 375-9648
www.fhfund.org

May 2014
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VETERANS 1ST OF NEW

SECURITY PLAN

Veterans 1st of NEW

Veterans 1st of NEW is a 501(c)(3) EIN: 92-0577700

SECURITY PLAN

The following security plan represents the Licensee's anticipated operations and procedures. It is a collection of guidelines that are not legally binding on the Licensee, but are intended to give the police department, the Green Bay Common Council, and the public a good picture of what the Licensee believes his or her business will look like and how it will operate. While the Licensee will not receive any citations for deviating from this security plan, it is a good idea to follow these guidelines because the Council may consider during renewal time how closely you follow your plan. If you deviate too far from your security plan and fail to update it at renewal time, it could adversely affect your license status.

Executive Director	Kim Nohr 8-1-58 Ph (920) 932-1763
Business Address:	2890 St. Anthony Drive Green Bay, WI 54311
License Type:	Planned Unit Development (PUD)
Building Owned or Leased:	Owned
Village Capacity:	25 beds
Parking Capacity/Availability:	28 spots
Anticipated Security:	Approximately 12 security cameras, one for every two Homes and two for the Community Center. 12 Dusk-to-Dawn lights between homes and Community Center.
Fire alarms/smoke detectors:	There will be fire alarms and smoke detectors in every Home and in the Community Center per code.
Evacuation Procedure:	There will be an emergency evacuation plan posted in the Community Center.
Security Staff Information:	There will be apprx. 2 staff on site during normal business hours and 1 volunteers between 8:00am-5pm Monday through Friday. At nights and on weekends, there will be a Squad Leaders in charge of every 7 homes in their Squad.

Veterans 1st of NEW

Veterans 1st of NEW is a 501(c)(3) EIN: 92-0577700

Neighborhood:	Veterans 1st will screen all clients upon entry to the program. We will utilize C CAP, Green Bay Municipal Court Records, Sex Offender Registry, US Dept. of Justice web site.
Police Services:	We will screen all applicants and call police with any Warrants on them. We Breathalyze all RRH residents As needed. We will allow police access to cameras' Surveillance upon request. We will meet with any Concerned neighbors.
Compliance with Laws:	Veterans 1st of NEW will comply with all PUD conditions And notify the city of any building modifications or Improvements made. We will comply with all city Ordinances.

By signing below, I agree that the security plan set forth above accurately represents my policies, procedures, and goals in running my business.

Licensee: _____ Date: _____

Phone: 920-932-1763 email: info@veterans1stnew.com website: www.veterans1stnew.com

SERENITY HOUSE
OF GREEN BAY

Serenity House of Green Bay, LLC
13928 Melnik Rd
Maribel, WI
54227
(920) 680-9496
SerenityHouseGB@gmail.com

To whom it may concern;

I am one of the owners of Serenity House of Green Bay, LLC. We were asked to speak on the relationship we have with our neighbors. In our policies and procedures we have the following:

All lodgers, staff, and volunteers of Serenity House of Green Bay, LLC understand the importance of being a "good neighbor". Therefore, all lodgers, staff, and volunteers of Serenity House of Green Bay, LLC shall share common goals, which include but are not limited to:

a. Maintaining a peaceful, safe, and clean neighborhood and community.
b. Sharing open and honest communication.
c. Helping each other address concerns and solve problems.
d. Offering public service for the benefit of the neighborhood and community. Respecting others and their properties.
e. Being an active partner that works to help sustain the overall surroundings and economic environment of the immediate neighborhood.
f. If a neighbor does complain to any lodger, the lodger must give the neighbor phone number to Eric (920) 205-7797, Adam (920) 680-9496, or Brittany (920) 655-3772 to resolve the issue. Whoever receives this complaint will respond to the matter in a maximum of 24 hours.
g. If a complaint gets addressed from a neighbor, Serenity House of Green Bay, LLC will bring up the issue at the next house meeting. This will be addressed to ensure all lodgers understand and work together to keep peace and good neighbor conduct in place.

With these policies and procedures we have in place we have received extremely good feedback from our neighbors. When we had originally opened our doors we had gone to the surrounding neighbors and explained everything that we were doing. We had given

them all our numbers and expressed we wanted them to call us for any reason whatsoever with any and all problems. After explaining this all to them we had asked each one how they had felt about this. They all had stated they were glad we were here and doing what we were doing. At first I was thrown back a little bit with this statement and had asked them "I am really glad that you are happy but why are you happy with this?". They had then begun stating how they feel safe because they know what is happening in the house we have bought, before we had moved into the house it was a drug house and many concerning activities and people were there. Our guys help our neighbors in every way they can. They shovel their driveway and sidewalks in the winter and also help cut the lawn during the summer. The neighbors will usually show their appreciation for us and our guys throughout the year by bringing over fresh cookies and veggies. I will never forget the day we had a house full of green bay police and brown county jail officers. We were doing a meeting with them showing them what we were all about and to get the approval to house Huber participants. Our one neighbor had come over at that time, knocked on the door and saw a house full of officers. She continued to come in after we had opened the door for her and gave everyone cookies, thanking the officers and the guys for all they did. It is really amazing the relationships we have made with our neighbors that we wouldn't want changed in any way. I would like to thank you for your time in reading this and taking the time out of your day to give this matter an opportunity. I would be willing to put our name on the line to say that veterans first will be doing the same impact on their neighbors as we have had with ours. Working anyway they can to build a strong bond and impact-full relationship with any and all neighbors they have. Thank you for your time,

Adam Brouchoud
Co-Owner Serenity House of Green Bay, LLC
(920) 680-9496
serenityhousegb@gmail.com



Victor Q Kilpatrick Jr. CPS
Statewide Peer Services Manager
Mental Health America of WI
victor@mhawisconsin.org
(262) 336-9540 (office)

Hello, my name is Victor Kilpatrick, and I am a United States Navy Veteran and the current Statewide Peer Services Manager for Mental Health America of WI. We received our Grant from the Wisconsin Department of Health Services in 2019 to open the first ever Peer Run Respite in the country. When we found the perfect location for our respite in Pewaukee WI, we had to request an conditional use permit to operate our facility in a single-family home. We had a lengthy public hearing where our neighbors originally expressed concerns about safety and security issues, traffic and the effect on nearby property values. It is now 2024 and we have not had 1 single negative issue with the residents in our community. We have and will continue to build genuine relationships with our neighbors and to be of any assistance when called upon.

Regards,

Victor Kilpatrick

VETERANS 1ST OF NEW ADDENDUMS AND APPLICATIONS

Veterans 1st of NEW, Inc. Rapid Rehousing (RRH) Addendum

All residents, staff, and volunteers of Veterans 1st of NEW, Inc. understand the importance of being a "good neighbor". Therefore, all residents, staff, and volunteers of Veterans 1st of NEW shall share common goals, which include but are not limited to:

1. I will maintain a peaceful, safe, and clean neighborhood and community. _____
2. I will respect others and their properties. I will stay on the trails in the neighborhood. _____
3. If a neighbor expresses concern, I will provide them with the Veterans 1st phone number of 920-932-1763 or info@veterans1stnew.com email and we will respond promptly. _____
4. When a complaint gets addressed from a neighbor, Veterans 1st of NEW will bring up the issue at the next house meeting. This will be addressed to ensure all residents understand and work together to keep peace and good neighbor conduct in place. _____
5. I will attend regular House Meetings and return home by 11:00 pm every night unless preapproved. _____
6. I will allow my Squad Leader and/or Staff to visit my home regularly. _____
7. I will remain substance free while in the RRH program and adhere to random alcohol/drug testing or immediate testing if drug use is suspected. For the first positive test I agree to a relapse prevention program. _____
8. I will meet with a case manager once a week and go to employment and wellness classes. _____
9. If unemployed, I will work with employment agencies to search and apply for employment, attend programming and volunteer for at least 20 hours a week. _____
10. I will pay a $100 security deposit and $400 a month by the 1st of every month. _____
11. I will save 10% of my income to be able to move into an affordable home in 24 months. _____
12. There will be no noise or outside activities after 9:30 pm. _____
13. I will complete my weekly chores by the following Monday morning when they will be checked. Chores will include but not be limited to shoveling sidewalks, mowing grass, cleaning the Community Center common areas, and other duties as assigned. _____
14. Visitors will need to be approved by staff 24 hours before the scheduled visit. If not approved, they will not be allowed to visit. _____
15. I agree to not have any guns in my possession while living at Veterans 1st. _____
16. If I am not in compliance with these rules, I will get a verbal notice. If not corrected I will be given a written contract. If not corrected, the eviction process will take place. _____

Relapse Prevention. In case of a relapse, I am required to attend 3-4 meetings a week, and the meeting sheet needs to be signed by the person running the meeting. **I must show proof of meeting attendance or will be asked to leave the program.** _____

- Depending on the severity of a relapse, I may be offered a relapse prevention program or be terminated from the program. Staff will evaluate each case individually. _____
- I agree if I relapse *again*, I will be asked to leave the program. _____

Resident Signature: _____ Date: _____

Veterans 1st of NEW, Inc. Affordable Home (AH) Addendum

All residents, staff, and volunteers of Veterans 1st of NEW, Inc. understand the importance of being a "good neighbor". Therefore, all residents, staff, and volunteers of Veterans 1st of NEW shall share common goals, which include but are not limited to:

1. I will maintain a peaceful, safe, and clean neighborhood and community. _____
2. I will respect others and their properties. I will stay on the trails in the neighborhood. _____
3. If a neighbor expresses concern, I will provide them with the Veterans 1st phone number of 920-932-1763 or info@veterans1stnew.com email and we will respond promptly. _____
4. When a complaint gets addressed from a neighbor, Veterans 1st of NEW will bring up the issue at the next house meeting. This will be addressed to ensure all residents understand and work together to keep peace and good neighbor conduct in place. _____
5. Attendance at regular House Meetings is encouraged. _____
6. I will be allowed to consume alcohol in the home but not outside the home. No illicit drugs will be allowed. _____
7. I will meet with a VA case manager as required if in the HUD VASH program. _____
8. I will work, volunteer, or go to school for at least 20 hours a week. _____
9. I agree to pay a $500 security deposit. _____
10. I agree to pay monthly rent just below Fari Market Value, currently at $840 by the 1st of every month or face eviction. _____
11. I will be encouraged to save 10% of my income to save money to be able to become self-sufficient and attend Financial Literacy Classes as provided. _____
12. AH residents will be encouraged to join veteran support groups and gatherings on-site. ____
13. There will be no noise or outside activities after 9:30 pm. _____
14. I agree not to have any guns in my possession while living at Veterans 1st. _____
15. If I am not in compliance with these rules, I will get a written notice. If not corrected I will be given a written contract. If not corrected, the eviction process will take place. _____

Resident Signature: _____ Date: _____

Veterans 1st of NEW

Veteran 1st Squad Lead Vetting Contract

1. I agree to attend training on Community Resources and emergency contacts. _____
2. I have a passion to help veteran residents and the ability to communicate effectively. _____
3. I agree to assist with issues that may come up with residents and visitors in the evening until the morning and call the 24-hour Staff line if I have questions. _____
4. If in sobriety, I have at least 3 years with no substance use. _____
5. I will relay any concerns to Veterans 1st Staff ASAP. _____
6. I will be given a reduced rent in exchange for my assistance. _____
7. I agree not to have any guns in my possession while living at Veterans 1st. _____

Name: _____ Date: _____

Phone: 920-932-1763 email: info@veterans1stnew.com website: www.veterans1stnew.com

Identifying Data:

Name, age, presenting voluntarily, involuntarily, referral source, relationship status.

Presenting Problem:

What brings you in to see me today?

Mental Health Symptoms: Sleep, Appetite, depression, anxiety, concentration, memory, mood, ah, vh, paranoid thoughts, manic episodes, **suicidal/homicidal ideations**. You need to get a **timeline** of these symptoms as well (when did the problem start?)

Previous Treatment History: Mental health treatment history, AODA treatment history, types of treatment, inpatient, voluntary, involuntarily. Did they like it, hate, it, neutral, completed, or not? Physical, emotional, sexual abuse.

Family History: Mental/physical health, suicide attempts/completions, AODA issues, Adopted, biological.

Medical History: primary doctor, last physical, Medications including: current and past, mg, side effects, timeline, why they stopped, were they helpful, have you used more than prescribed. Use of caffeine and use of nicotine and amounts and duration. Physical health issues? Surgeries and allergies.

Employment History: Past and current jobs for 15 years, reason for change, issues with work, firings or promotions, enjoy current job, dirty UA's. Mental health symptoms affecting work?

Education History: Highest level of education, enjoy school, struggles, excel in areas, any schooling past HS, where?

AODA History: First time used, duration, **timeline** for each drug used, current use, amount, overdose history, how used, where, people. Any experimentation.

Gambling: issues or concerns.

Criminal History: probation/parole involvement, criminal history, misdemeanors, felonies, probation/parole officer, OWI's, (not traffic violations.)

Social (DSS, religion, financial, military.) Involvement with social services, religious affiliation, military history, financial issues or concerns.

Strengths:

Impressions: functioning at work, school, home? Does the person understand the problem? Is the person willing to change?

Integrated community solutions

2605 S Oneida St., Suite 106
Green Bay, WI 54304
Phone: (920) 498-3737
Fax: (920) 498-3738

Brown County Housing Authority
Housing Choice Voucher Program
Application Instructions

Income Limits

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
$33,450	$38,200	$43,000	$47,750	$51,600	$55,400	$59,250	$63,050

The following documents must be received with your Preliminary Application in order for it to be processed. If all documents are not included, the application will be returned to you and your name will not be placed on the waiting list until the application is complete:

1. A signed and completed Preliminary Application
2. Verification of date of birth/legal identity for ALL household members:
    - Driver's license/state ID, birth certificate, permanent resident card, naturalization papers, or US Passport
    - (Hospital birth announcements are not accepted)
3. Verification of social security number for ALL household members:
    - Social Security Card, original Social Security Administration-issued document containing the name and SSN
    - (Forward and Medicare cards are not accepted)
4. Proof of Brown County residence (if claiming that preference):
    - TWO (2) of the following documents of your choice (Address on proof of residence documents MUST match the address you are residing at; the two documents must be from different sources):
        - Current/Valid Drivers License or State ID
        - Lease (signed by all adult parties listing current address and lease terms)
        - Utility Bill (gas, electric, water, cable, telephone) - Current (within last 30 days)
        - Mail from the Social Security Administration
        - Unemployment Benefits Letter
        - Letter from a Social Service Organization
        - Financial Institution Documentation (Bank Statement)
        - Educational or School Record
        - Credit Card Statement – Current (within last 30 days)
        - Employment/Check Stubs – Current (within last 30 days)
        - Voter Registration Record
        - Rent/Auto Insurance Policy
        - Vehicle Registration

[redacted]

5. Proof of your preference, if applicable (MUST BE ATTACHED):

- **Displaced due to a natural disaster or government action:** Statement from a government agency or service agency such as city officials or The Red Cross
- **Homeless:** Certification from a local social service agency
- **Veteran:** Copy of form DD214 or service discharge paperwork
- **Age 62 or Over:** Copy of birth certificate, baptismal certificate
- **Disability:** Copy of **ORIGINIAL** SS/SSI benefit award letter
- **Households with Children under 18 years of age:** Copy of birth certificate

If the previous preferences do not apply to you:

Brown County Residents:

Will be placed on the waiting list as of the date and time the completed application was received. After applicants with the above preferences are assisted, all other Brown County applicants will be selected from the waiting list.

Non-Brown County Residents:

Will not be selected from the waitlist until all Brown County applicants have been assisted.

When selected from the waitlist and offered assistance, Non-Brown County Residents MUST reside in Brown County for at least 12 months prior to being able to exercise portability to a different Housing Authority's jurisdiction.

Additional Information:

Please note that completed applications will be placed on the waiting list in order of date and time received. You will receive a notification letter when your name is placed on the waiting list.

The wait time to be assisted is subject to change without notice due to funding sources.

Once your application is submitted, you **MUST** notify Integrated Community Solutions **IN WRITING** of any:

- change in mailing address *or*
- change in household members

Integrated Community Solutions (ICS) administers the housing assistance programs for the Brown County Housing Authority. In order to respond to the widest possible range of housing needs, we operate several housing programs and serve more than 3,200 households in Brown County. An extensive, stringent application process is in place for the programs we provide.

All applicants are subject to a criminal background check. If there are any incidents of drug activity or violent behavior within the past three years for a misdemeanor or city ordinance violation, or five years for a felony, the applicant is ineligible for the program. Anyone on the sex offender registry is also ineligible.

PRELIMINARY APPLICATION

Office Use Only

Received/ Revised | Unit Size | Preference

____ ____ T P1 P2 P3 P4 P5 P6 P7

____ ____ T P1 P2 P3 P4 P5 P6 P7

____ ____ T P1 P2 P3 P4 P5 P6 P7

PLEASE COMPLETE THIS FORM AND RETURN TO:
Integrated Community Solutions
2605 S. Oneida St, Suite 106; Green Bay, WI 54304

Name: _____

Mailing Address: _____
(You MUST provide a valid mailing address)

City, State, Zip: _____

Legal / Residential address:

_____

_____

Note: If your legal or mailing address changes, you must notify this office to maintain your waiting list status.

Evidence of legal /residential address (copy of Drivers License or State ID only), social security cards and birth certificates for all household members MUST accompany this form when returned. Preliminary applications returned without this evidence will be denied.

Please list all former/maiden names: _____

Email address: _____

Part 1: Head of Household

Please complete this part for the Head of Household.

Social Security Number ___ __ ____

Date of Birth __ __ ____

Sex ☐ Female ☐ Male

Are you willing to move when offered assistance ☐ Yes ☐ No

Are you Disabled ☐ Yes ☐ No

Home Telephone ___ ___ ____

Other Telephone ___ ___ ____

Other Telephone Type ☐ Work ☐ Other Specify: _____

Race (Check One Box)

☐ White
☐ Black/African American
☐ American Indian/ Alaska Native
☐ Asian
☐ Native Hawaiian/Other Pacific Islander

Ethnicity (Check One Box)

☐ Hispanic
☐ Not Hispanic

Racial and ethnic data for statistical purposes only.

Part 2: Household Information

List information for adults first, then children under age 18. Use "F" or "M" to indicate sex. If a household member is disabled check the "Y" check box, if not disabled, check "N." List relationship of each person to the Head of Household. Attach additional sheet if family has more than ten members.

Last Name	First Name	Social Security #	Date of Birth	Sex	Disabled	Relationship
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	

Please Continue to Part 3

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PRELIMINARY APPLICATION

Part 3: Family Income and Assets

List total gross income (before taxes) and payments received by each family member age 18 or older for wages, military pay, pensions, social security, SSI, welfare, child support, unemployment, business, profession or any other source. Include payments made to family members age 18 or older on behalf of other family members under age 18.

First Name	Gross Income	How Often	If Income is from Wages, List Address of Employer
_____	$ _____	☐Weekly ☐Every 2 Weeks ☐Monthly ☐Yearly	_____
_____	$ _____	☐Weekly ☐Every 2 Weeks ☐Monthly ☐Yearly	_____
_____	$ _____	☐Weekly ☐Every 2 Weeks ☐Monthly ☐Yearly	_____
_____	$ _____	☐Weekly ☐Every 2 Weeks ☐Monthly ☐Yearly	_____
_____	$ _____	☐Weekly ☐Every 2 Weeks ☐Monthly ☐Yearly	_____

List total cash value and total income received for assets owned by all family members.

Type of Asset	Cash Value of Asset	Income Earned from Asset
Checking Accounts	$ _____	$ _____
Savings Accounts	$ _____	$ _____
Stocks, Bonds, CDs, Investment	$ _____	$ _____
Real Estate	$ _____	$ _____
Other	$ _____	$ _____

Part 4: Eligibility and Preferences

Preferences (Check ALL applicable boxes for the preference you are claiming):
Documentation of preference(s) claimed must be included with application.

[ ] **Displaced due to a natural disaster or government action**: Statement from a government agency or service agency such as a city official or The Red Cross

[ ] **Homeless**: Certification from a local social service agency that is providing case management

[ ] **Veteran**: Copy of Form DD214 or Service Discharge Paperwork. Applicants for Veterans Manor who are referred by Center for Veterans Issues (CVI) will be given additional preference - please provide CVI referral form.

[ ] **Elderly (Age 62 or older)**: Copy of birth certificate, baptismal certificate, or state-issued ID Card

[ ] **Disability**: Copy of ORIGINAL Social Security/SSI benefit award letter

[ ] **Households with Children under 18 Years of Age** Copy of Birth Certificate, baptismal certificate, or state-issued ID Card

Part 5: U.S. Citizenship Notification and Certification

Housing may be contingent upon the submission and verification of evidence of citizenship or eligible immigration status prior to the time housing is made available. Based on the evidence submitted at that time, assistance may be prorated, denied or terminated following appeals and informal hearing processes.

I certify that the information on this form is true and complete to the best of my knowledge and belief. I understand that I can be fined up to $10,000, or imprisoned up to five years if I furnish false or incomplete information.

X _____ _____
Applicant Signature Date

© HAPPY Software, Inc.

PRELIMINARY APPLICATION

PLEASE COMPLETE THIS FORM AND RETURN TO:
Integrated Community Solutions
2605 S. Oneida St, Suite 106; Green Bay, WI 54304

Office Use Only

Received/ Revised	Unit Size	Preference
____/____/____	____	T P1 P2 P3 P4 P5 P6 P7
____/____/____	____	T P1 P2 P3 P4 P5 P6 P7
____/____/____	____	T P1 P2 P3 P4 P5 P6 P7

Name: _____

Mailing Address: _____
(You MUST provide a valid mailing address)

City, State, Zip: _____

Legal / Residential address:

_____

_____

Note: If your legal or mailing address changes, you must notify this office to maintain your waiting list status.

Evidence of legal /residential address (copy of Drivers License or State ID only), social security cards and birth certificates for all household members MUST accompany this form when returned. Preliminary applications returned without this evidence will be denied.

Please list all former/maiden names: _____

Email address: _____

Part 1: Head of Household

Please complete this part for the Head of Household.

Social Security Number ___-___-____

Date of Birth __/__/____

Sex ☐ Female ☐ Male

Are you willing to move when offered assistance ☐ Yes ☐ No

Are you Disabled ☐ Yes ☐ No

Home Telephone (___) ___-____

Other Telephone (___) ___-____

Other Telephone Type ☐ Work ☐ Other Specify: _____

Race (Check One Box)
- ☐ White
- ☐ Black/African American
- ☐ American Indian/ Alaska Native
- ☐ Asian
- ☐ Native Hawaiian/Other Pacific Islander

Ethnicity (Check One Box)
- ☐ Hispanic
- ☐ Not Hispanic

Racial and ethnic data for statistical purposes only.

Part 2: Household Information

List information for adults first, then children under age 18. Use "F" or "M" to indicate sex. If a household member is disabled check the "Y" check box, if not disabled, check "N." List relationship of each person to the Head of Household. Attach additional sheet if family has more than ten members.

Last Name	First Name	Social Security #	Date of Birth	Sex	Disabled	Relationship
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	

Please Continue to Part 3

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Integrated community solutions

Preliminary Application Waiting List Selection Form

There are two types of vouchers available through the Brown County Housing Authority. The first is the Housing Choice Voucher Program and the second is the Project Based Voucher Program. Below, you are provided a brief description of each housing assistance voucher program available through our agency.

Please indicate which waiting list(s) you would like to be placed on by putting an "x" in the checkbox next to the name:

↓

☐ **Housing Choice Voucher Program:**
The Housing Choice Voucher (HCV) program allows participants to select the unit they want to reside in, dependent on the affordability of the unit. Upon receiving a Housing Choice Voucher, the program participant will need to search for an available unit with a landlord who is willing to accept rental assistance. The waiting list timeframe varies on an individual basis, but preference is given to residents of Brown County.

Project Based Voucher Program:
Project Based units are specific units in Brown County that have a voucher assigned to them. A program participant receives rental assistance because they live in a unit with a Project Based Voucher. In most cases, the assistance remains with the unit after a client vacates that unit. However, a family may be able to receive a Housing Choice Voucher, enabling them to move with rental assistance after the initial 12 months of their lease (if vouchers are available). There are a number of different Project Based Voucher landlords.

Please select the Project Based Voucher waiting list(s) you would like to be placed on (if any):

☐ **Berkshire Ashwaubenon Apartments:**
Berkshire Ashwaubenon Apartments has 8 three-bedroom project based voucher units, located on Mike McCarthy Way. *To be eligible for these units, applicant household must qualify for a three-bedroom voucher.*

☐ **Ecumenical Partnership for Housing (EPH):**
EPH has Project Based units that are targeted toward homeless families with children who are exiting shelter or transitional housing. *To be eligible for this waiting list, applicant must 1) submit a letter of referral to EPH from a local shelter or transitional housing program, indicating that the family would be a good candidate for transitional case management AND 2) submit a Preliminary Application to ICS and select the EPH waiting list on this form.*

☐ **Green Bay Housing Authority – Scattered Sites:**
The Green Bay Housing Authority has a wide variety of unit types (apartments, duplexes, single family homes) scattered across Brown County.

☐ **Neighborhood Housing Services (NHS) - Managed by Main Street Management:**
Neighborhood Housing Services has a wide variety of unit types (apartments, duplexes, single family homes) scattered across Brown County.

OVER →

☐ **Printery Row Apartments:**
Printery Row Apartments has one- & two-bedroom units and is located in Pulaski. The development was formerly the Franciscan Publisher's Building and is on the National Register of Historic Places.

☐ **Pulaski Senior Homes/Parkside Apartments:**
Pulaski Senior Homes is a complex in Pulaski that serves seniors and persons with disabilities. *To be eligible for this waiting list, applicant must be over the age of 62 or provide verification of disability (copy of original SS/SSI benefit award letter).*

☐ **Veterans Manor:**
Veterans Manor is a Project Based development in east Green Bay that offers supportive living and on-site services for low-income Veterans. The property has 50 one-bedroom units. *To be eligible for this waiting list, applicant must provide a copy of form DD214 or service discharge papers.*

☐ **Woodland Park & Trail Creek Apartments:**
Woodland Park and Trail Creek are developments in east Green Bay that serve seniors and persons with disabilities. *To be eligible for this waiting list, applicant must be over the age of 62 or provide verification of disability (copy of original SS/SSI benefit award letter).*

Printed Name of Applicant	Signature of applicant
Social Security number of Applicant	Date

Authorization for the Release of Information

HA requesting release of information:

Integrated Community Solutions
2605 S Oneida St Suite 106
Green Bay, WI 54304

(920) 498-3737

Authority: 42 U.S.C. 1437f and 3535(d), implemented at 24CFR 982.551(b).

Purpose: In signing this consent form, you are authorizing HUD and the above-named HA to request information including but not limited to: identity and marital status, employment income and assets, residences and rental activity, Medical or Child Care Allowances, Credit and Criminal Activity. HUD and the HA need this information to verify your eligibility for assisted housing benefits and that these benefits are set at the correct level. HUD and the HA may participate in computer matching programs with these sources in order to verify your eligibility and level of benefits.

Uses of Information to be Obtained: HUD is required to protect the information it obtains in accordance with the Privacy Act of 1974, 5 U. S.C. 552a. HUD may disclose information (other than tax return information) for certain routine uses, such as to other government agencies for law enforcement purposes, to Federal agencies for employment suitability purposes and to HAs for the purpose of determining housing assistance. The HA is also required to protect the information it obtains in accordance with any applicable State privacy law. HUD and HA employees may be subject to penalties for unauthorized disclosures or improper uses of the information that is obtained based on the consent form.

Who Must Sign the Consent Form: Each member of your household who is 18 years of age or older must sign the consent form. Additional signatures must be obtained from new adult members joining the household or whenever members of the household become 18 years of age.

Failure to Sign Consent Form: Your failure to sign the consent form may result in the denial of eligibility or termination of assisted housing benefits, or both. Denial of eligibility or termination of benefits is subject to the HA's grievance procedures and Section 8 informal review and hearing procedures.

Sources of Information: The groups or individuals that may be asked to release the authorized information include but are not limited to:

Previous Landlords (including Public Housing Agencies)
Courts and Post Offices
Schools and Colleges
Law Enforcement Agencies
Support and Alimony Providers
Past and Present Employers
Social Service Agencies
State Unemployment Agencies
State Wage Information Collection Agencies
Social Security Administration
Medical and Child Care Providers
Veterans Administration
Retirement Systems
Banks and other Financial Institutions
Credit Providers and Credit Bureaus
Utility Companies
Internal Revenue Service

Consent: I consent to allow HUD or the HA to request and obtain any information from any Federal, State, or local agency, organization, business, or individual for the purpose of verifying my eligibility and level of benefits under HUD's assisted housing programs. I understand that HAs that receive information under this consent form cannot use it to deny, reduce or terminate assistance without first independently verifying the information obtained. In addition, I must be given an opportunity to contest those determinations.
This consent form expires 15 months after signed.

Signatures:

Head of Household _____ Date _____

Social Security Number (if any) of Head of Household _____

Spouse _____ Date _____

Other Family Member over age 18 _____ Date _____

Other Family Member over age 18 _____ Date _____

Other Family Member over age 18 _____ Date _____

Other Family Member over age 18 _____ Date _____

Other Family Member over age 18 _____ Date _____

Other Family Member over age 18 _____ Date _____

Other Family Member over age 18 _____ Date _____

Document ID: 11457816132

Penalties for Misusing this Consent:
HUD, the HA and any owner (or any employee of HUD, the HA or the owner) may be subject to penalties for unauthorized disclosures or improper uses of information collected based on the consent form. Use of the information collected based on this form is restricted to the purposes cited above. Any person who knowingly or willfully requests, obtains or discloses any information under false pretenses concerning an applicant or participant may be subject to a misdemeanor and fined not more than $5,000. Any applicant or participant affected by negligent disclosure of information may bring civil action for damages, and seek other relief, as may be appropriate, against the officer or employee of HUD, the HA or the owner responsible for the unauthorized disclosure or improper use.

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OMB Control # 2502-0581
Exp. (02/28/2019)

Supplemental and Optional Contact Information for HUD-Assisted Housing Applicants

SUPPLEMENT TO APPLICATION FOR FEDERALLY ASSISTED HOUSING
This form is to be provided to each applicant for federally assisted housing

Instructions: Optional Contact Person or Organization: You have the right by law to include as part of your application for housing, the name, address, telephone number, and other relevant information of a family member, friend, or social, health, advocacy, or other organization. This contact information is for the purpose of identifying a person or organization that may be able to help in resolving any issues that may arise during your tenancy or to assist in providing any special care or services you may require. **You may update, remove, or change the information you provide on this form at any time.** You are not required to provide this contact information, but if you choose to do so, please include the relevant information on this form.

Applicant Name:	
Mailing Address:	
Telephone No:	**Cell Phone No:**
Name of Additional Contact Person or Organization:	
Address:	
Telephone No:	**Cell Phone No:**
E-Mail Address (if applicable):	
Relationship to Applicant:	

Reason for Contact: (Check all that apply)

- ☐ Emergency
- ☐ Unable to contact you
- ☐ Termination of rental assistance
- ☐ Eviction from unit
- ☐ Late payment of rent
- ☐ Assist with Recertification Process
- ☐ Change in lease terms
- ☐ Change in house rules
- ☐ Other: _____

Commitment of Housing Authority or Owner: If you are approved for housing, this information will be kept as part of your tenant file. If issues arise during your tenancy or if you require any services or special care, we may contact the person or organization you listed to assist in resolving the issues or in providing any services or special care to you.

Confidentiality Statement: The information provided on this form is confidential and will not be disclosed to anyone except as permitted by the applicant or applicable law.

Legal Notification: Section 644 of the Housing and Community Development Act of 1992 (Public Law 102-550, approved October 28, 1992) requires each applicant for federally assisted housing to be offered the option of providing information regarding an additional contact person or organization. By accepting the applicant's application, the housing provider agrees to comply with the non-discrimination and equal opportunity requirements of 24 CFR section 5.105, including the prohibitions on discrimination in admission to or participation in federally assisted housing programs on the basis of race, color, religion, national origin, sex, disability, and familial status under the Fair Housing Act, and the prohibition on age discrimination under the Age Discrimination Act of 1975.

☐ Check this box if you choose not to provide the contact information.

Signature of Applicant	**Date**

The information collection requirements contained in this form were submitted to the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520). The public reporting burden is estimated at 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Section 644 of the Housing and Community Development Act of 1992 (42 U.S.C. 13604) imposed on HUD the obligation to require housing providers participating in HUD's assisted housing programs to provide any individual or family applying for occupancy in HUD-assisted housing with the option to include in the application for occupancy the name, address, telephone number, and other relevant information of a family member, friend, or person associated with a social, health, advocacy, or similar organization. The objective of providing such information is to facilitate contact by the housing provider with the person or organization identified by the tenant to assist in providing any delivery of services or special care to the tenant and assist with resolving any tenancy issues arising during the tenancy of such tenant. This supplemental application information is to be maintained by the housing provider and maintained as confidential information. Providing the information is basic to the operations of the HUD Assisted-Housing Program and is voluntary. It supports statutory requirements and program and management controls that prevent fraud, waste and mismanagement. In accordance with the Paperwork Reduction Act, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information, unless the collection displays a currently valid OMB control number.

Privacy Statement: Public Law 102-550, authorizes the Department of Housing and Urban Development (HUD) to collect all the information (except the Social Security Number (SSN)) which will be used by HUD to protect disbursement data from fraudulent actions.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

DEBTS OWED TO PUBLIC HOUSING AGENCIES AND TERMINATIONS

Paperwork Reduction Notice: Public reporting burden for this collection of information is estimated to average 7 minutes per response. This includes the time for respondents to read the document and certify, and any recordkeeping burden. This information will be used in the processing of a tenancy. Response to this request for information is required to receive benefits. The agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The OMB Number is 2577-0266, and expires 04/30/2023.

NOTICE TO APPLICANTS AND PARTICIPANTS OF THE FOLLOWING HUD RENTAL ASSISTANCE PROGRAMS:

- Public Housing (24 CFR 960)
- Section 8 Housing Choice Voucher, including the Disaster Housing Assistance Program (24 CFR 982)
- Section 8 Moderate Rehabilitation (24 CFR 882)
- Project-Based Voucher (24 CFR 983)

The U.S. Department of Housing and Urban Development maintains a national repository of debts owed to Public Housing Agencies (PHAs) or Section 8 landlords and adverse information of former participants who have voluntarily or involuntarily terminated participation in one of the above-listed HUD rental assistance programs. This information is maintained within HUD's Enterprise Income Verification (EIV) system, which is used by Public Housing Agencies (PHAs) and their management agents to verify employment and income information of program participants, as well as, to reduce administrative and rental assistance payment errors. The EIV system is designed to assist PHAs and HUD in ensuring that families are eligible to participate in HUD rental assistance programs and determining the correct amount of rental assistance a family is eligible for. All PHAs are required to use this system in accordance with HUD regulations at 24 CFR 5.233.

HUD requires PHAs, which administers the above-listed rental housing programs, to report certain information at the conclusion of your participation in a HUD rental assistance program. This notice provides you with information on what information the PHA is required to provide HUD, who will have access to this information, how this information is used and your rights. PHAs are required to provide this notice to all applicants and program participants and you are required to acknowledge receipt of this notice by signing page 2. Each adult household member must sign this form.

What information about you and your tenancy does HUD collect from the PHA?
The following information is collected about each member of your household (family composition): full name, date of birth, and Social Security Number.

The following adverse information is collected once your participation in the housing program has ended, whether you voluntarily or involuntarily move out of an assisted unit:

1. Amount of any balance you owe the PHA or Section 8 landlord (up to $500,000) and explanation for balance owed (i.e. unpaid rent, retroactive rent (due to unreported income and/ or change in family composition) or other charges such as damages, utility charges, etc.); and
2. Whether or not you have entered into a repayment agreement for the amount that you owe the PHA; and
3. Whether or not you have defaulted on a repayment agreement; and
4. Whether or not the PHA has obtained a judgment against you; and
5. Whether or not you have filed for bankruptcy; and
6. The negative reason(s) for your end of participation or any negative status (i.e., abandoned unit, fraud, lease violations, criminal activity, etc.) as of the end of participation date.

Who will have access to the information collected?
This information will be available to HUD employees, PHA employees, and contractors of HUD and PHAs.

How will this information be used?
PHAs will have access to this information during the time of application for rental assistance and reexamination of family income and composition for existing participants. PHAs will be able to access this information to determine a family's suitability for initial or continued rental assistance, and avoid providing limited Federal housing assistance to families who have previously been unable to comply with HUD program requirements. If the reported information is accurate, a PHA may terminate your current rental assistance and deny your future request for HUD rental assistance, subject to PHA policy.

How long is the debt owed and termination information maintained in EIV?
Debt owed and termination information will be maintained in EIV for a period of up to ten (10) years from the end of participation date or such other period consistent with State Law.

What are my rights?
In accordance with the Federal Privacy Act of 1974, as amended (5 USC 552a) and HUD regulations pertaining to its implementation of the Federal Privacy Act of 1974 (24 CFR Part 16), you have the following rights:

1. To have access to your records maintained by HUD, subject to 24 CFR Part 16.
2. To have an administrative review of HUD's initial denial of your request to have access to your records maintained by HUD.
3. To have incorrect information in your record corrected upon written request.
4. To file an appeal request of an initial adverse determination on correction or amendment of record request within 30 calendar days after the issuance of the written denial.
5. To have your record disclosed to a third party upon receipt of your written and signed request.

What do I do if I dispute the debt or termination information reported about me?
If you disagree with the reported information, you should contact in writing the PHA who has reported this information about you. The PHA's name, address, and telephone numbers are listed on the Debts Owed and Termination Report. You have a right to request and obtain a copy of this report from the PHA. Inform the PHA why you dispute the information and provide any documentation that supports your dispute. HUD's record retention policies at 24 CFR Part 908 and 24 CFR Part 982 provide that the PHA may destroy your records three years from the date your participation in the program ends. To ensure the availability of your records, disputes of the original debt or termination information must be made within three years from the end of participation date; otherwise the debt and termination information will be presumed correct. Only the PHA who reported the adverse information about you can delete or correct your record.
Your filing of bankruptcy will not result in the removal of debt owed or termination information from HUD's EIV system. However, if you have included this debt in your bankruptcy filing and/or this debt has been discharged by the bankruptcy court, your record will be updated to include the bankruptcy indicator, when you provide the PHA with documentation of your bankruptcy status.
The PHA will notify you in writing of its action regarding your dispute within 30 days of receiving your written dispute. If the PHA determines that the disputed information is incorrect, the PHA will update or delete the record. If the PHA determines that the disputed information is correct, the PHA will provide an explanation as to why the information is correct.

This Notice was provided by the below-listed PHA:	**I hereby acknowledge that the PHA provided me with the *Debts Owed to PHAs & Termination Notice*:**
	Signature **Date**
	Printed Name



ATTENTION!

THE BROWN COUNTY HOUSING AUTHORITY USES A PRIVATE INVESTIGATION SERVICE TO SCREEN ALL PROGRAM APPLICANTS.

IF YOU HAVE RECENT CRIMINAL HISTORY OF:

- **DRUGS**
- **VIOLENCE**
- **GANG-RELATED ACTIVITY**
- **NAME ON SEXUAL OFFENDER REGISTRY**

...YOUR APPLICATION TO THE PROGRAM WILL BE DENIED.

"RECENT" IS DEFINED AS 3 YEARS PAST THE OFFENSE DATE FOR A MISDEMEANOR OR CITY ORDINANCE VIOLATION, OR 5 YEARS PAST THE OFFENSE DATE FOR A FELONY. THOSE ON THE SEX OFFENDER REGISTRY ARE INELIGIBLE FOR THE ENTIRE DURATION THEY ARE REQUIRED TO REGISTER.

Additional Notes:

- All enrolled household members are screened annually.
- Unreported household members or unreported income will result in program termination, housing fraud charges, and potentially a small claims court judgement requiring that housing assistance be paid back.
- Providing false information on your application is grounds for denial.

Veterans 1st of NEW

Veterans 1st of NEW is a 501(c)(3) EIN: 92-0577700

INTAKE CHECKLIST

~~Interview~~

1. What brought you here? Referral?
2. Do you have a DD214?
3. Do you have an Other Than Dishonorable discharge?
4. Why do you want to stay at Veterans 1st?
5. For Rapid Rehousing (RRH) there is a $100 security deposit with $400 monthly rent due by the 1st
6. ~~For the Affordable Housing (AF) there is a $500 security deposit with $840 monthly rent due by the 1st~~
7. RRH residents will be breathalyzed as needed due to no alcohol consumption
8. RRH and AF residents will be urine drug tested as needed
9. RRH curfew will be 11:00 pm unless documented for work
10. RRH weekly chores will be completed
11. RRH must be employed within the first month

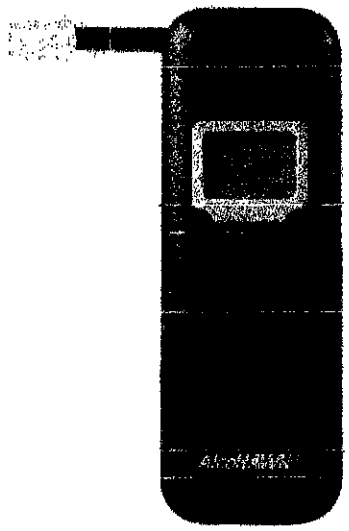
Application

1. Give application
2. Photocopy ID
3. Review application. Look for missing information
4. Begin Intake form
5. For RRH ask in-depth medical history, mental health history, medications
6. ~~Substance Use: last use of marijuana, alcohol. What other drugs have you used? When last?~~ Prescription medications not prescribed to you
7. Verify probation/parole status
8. Program fees and security deposit due. Remind next payment is due the 1st of the month (prorated)
9. Sign consents

Welcome

1. House assignment. Name on chore whiteboard. Door code will be given.
2. Tour Community Center and show computer room, office, kitchen.
3. Med closet. (Remind that ALL meds need to be secured. Get a weekly pill sorter)
4. For RRH, bags will be searched
5. Take to room. Show how to lock door. Remind to lock when leaving. Must keep my home clean and allow it to be inspected regularly by Veterans 1st staff and Squad Leader.

DrugTestsInBulk.com
Keeping Businesses Safe, One Test at a Time!



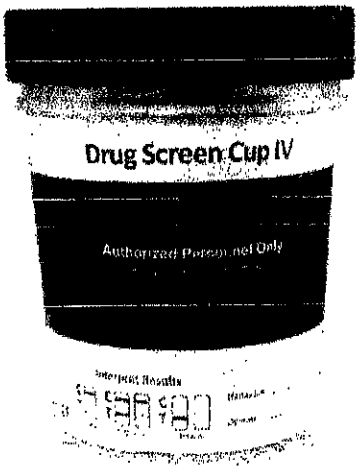
AlcoHAWK Ultra Slim Breathalyzer

The AlcoHAWK Ultra Slim Breathalyzer is one of the most affordable and accurate semiconductor breath alcohol screening devices on the market. It features a sleek personal design roughly the size of a cell phone made of impact resistant abs material. The unit screens for the presence of alcohol quickly and is an ideal solution for a discreet easy-to-use unit.

Availability: In stock

4.7 ★★★★★
Google
Customer Reviews

UP TO 70% OFF POPULAR PRODUCTS



Twelve Panel Drug Screen Cup IV Drug Test (CLIA Waived)

- Up to 12 Drugs
- CLIA Waived
- Results in 5 Minutes
- Easy to Read Results
- Built in Temp Strip

Availability: In stock **(Formerly) Model: D708086**

Buy more, save more!

$406.25

4.7 ★★★★★
Google
Customer Reviews

...n you buy 40 cases or more

UP TO 70% OFF POPULAR PRODUCTS

From:	Hans Christensen
To:	David Buck
Cc:	Dburg0025@gmail.com; Dena Mooney; District One; Jon LeRoy; Karen Schroeder; SPNA Schmitt; Se2a3b@msn.com; T F; Will Peters; beverlybartlett@sbcglobal.net; kathyjerry1948@gmail.com; swenshimenski@gmail.com; swenskimenski@gmail.com
Subject:	Re: Veteran"s 1st Plan Commission Temporary Hold Request
Date:	Friday, February 23, 2024 8:50:44 AM
Attachments:	image001.png

Good Morning David,

Thank you for the update. We posted a notice on the SPNA Facebook page, the Green Bay Area Discussion page, the Green Bay Llama page and the Nextdoor site. In addition, each SPNA Board member was asked to post this on their personal Facebook page as well as use word of mouth to get the message out. We are optimistic that we covered a large portion of our neighborhood.

As you can imagine, after the meeting on Monday, which you and Will so graciously attended, it was viewed by many as a "train wreck" and did very little to quell resident's fears and anxieties. Both from a concept perspective and Veterans 1st as an organization. In light of the cancelled Plan Commission meeting, my phone, emails and inquiries into our posts have caused rampant speculation about this project's future in Schmitt Park. We have made it clear that this pause should only be considered a "temporary" situation as Veterans 1st is taking the time to address the issues raised during the Town Hall meeting. (I hope that is true and not a smoke screen)

Between the Veterans 1st Board member having a public meltdown on stage, his abrupt departure and theatrics in the back, to the defensive and combative tone set by the hosts from the beginning and throughout the presentation, the inability for many of us to hear and see the slides, it made for a painful evening. I was thankful for the restraint shown by many of the Schmitt Park resident's. I was truly concerned about safety issues (based upon a physical altercation that took place between two residents after our monthly Board meeting, which resulted in our Association being banned from using the Festival Food's Community Room) to the hostile messages I was getting from residents, this could have rapidly devolved into a public spectacle.

I thought that I made a concerted effort to build and establish a collegial relationship with the Veterans 1st Board early on. They clearly view me as the bad guy and someone who is too deep in the "minutiae" to be relevant. They can't be bothered by my useless drivel. They have stated publicly that they decided, per Kim, their President and Treasurer to simply ignore me. Since the SPNA Board drafted the initial resolution, all communication has ceased! No response is a response.

I have been deliberately delicate in avoiding or engaging anyone regarding derogatory issues they may have uncovered related to members of the Board. I have gone so far as to tell people some things were perhaps out of bounds. The SPNA Board voted unanimously that we have the fiduciary responsibility to address the issues related to background and qualifications. Our Association members expect and deserve nothing less.

I appreciate that Veterans 1st is under no legal obligation to respond to our requests for information and they have that prerogative. They do not however enjoy that same privilege in the court of public opinion. The demographics of Schmitt Park are nearly 80% of the

residents are identified as white-collar professionals. In Tuesday's Town Hall I noted that in attendance we had at least one Vascular Surgeon, an attorney, several nurses (MSN, BSN), educators, social workers, small business owners, bankers, retired professionals and executives. These people are well educated and savvy individuals. They rely on our City leaders to make sure potential vendors are vetted appropriately. When this information is not forthcoming, it sets off alarm bells! What are they hiding? Why can't they stand on their credentials? Yes, we are a discerning bunch, but not unreasonable.

Make no mistake, our quest to get our concerns addressed will not be paused or simply go away. Veterans 1st has a huge gulf to cross and one quite frankly of their own making. If I sound frustrated, I am! I understand that Veterans 1st has no desire to abandon this location. Why would they? It's a beautiful setting and the price is truly a blessing.

Finally, if passion could build houses, the Nohr's would have built an entire city by now. I applaud their noble efforts. Their hearts are filled with only the highest intentions. Unfortunately, passion is only one element of a well executed plan. I am hopeful this project can reach an amicable resolution for all parties involved. This is not about winners and losers, it's about making everyone emerge victorious and making our community enriched by having a diverse and inclusive neighborhood.

Thank you,
-Hans

On Thu, Feb 22, 2024 at 9:12 AM David Buck <David.Buck@greenbaywi.gov> wrote:

> Good Morning Rick and Hans-
>
> Am e-mailing to inform you and the neighborhood association that Veteran's 1st have requested a hold on the Plan Commission public hearing and action so they can address feedback from the neighborhood meeting before going forward.
>
> The item had been scheduled for public hearing (notices went out and in the paper a few weeks ago) and action at next Mondays Plan Commission so we can simply take it off the agenda. What will happen for Plan Commission on Monday is we will not include a PUD ordinance draft in the packet and the staff report for the item will simply state "The Petitioner has requested a hold of the public hearing and action so they can react and address feedback from neighbors." So there will not be a public hearing or discussion/action at next Mondays plan Commission meeting. We will place the item on a future PC agenda after the petitioner has had time to firm up their site plan, program narrative and likely have additional interaction with the neighborhood. Staff will make ourselves available to both yourselves and the petitioner during the temporary hold time.
>
> Have informed Alder Grant earlier this morning. If you could, please let the neighbors know as best you can. The City will send out letters to those who received the original but they could possibly not be delivered by Monday.

I am actually out of the office today but please reach out to me tomorrow with questions. You can also contact Will Peters (920-448-3150) today if you need.

Thanks and be well,

David Buck, AICP

Principal Planner

City of Green Bay

Department of Community & Economic Development

920.448.3411

david.buck@greenbaywi.gov





www.greenbaywi.gov

From: Will Peters
To: David Buck; Jon LeRoy
Cc: Cheryl Renier-Wigg
Subject: FW: Resident Letter
Date: Thursday, March 14, 2024 12:04:19 PM

Fyi

From: Hans Christensen <hans.o.christensen@gmail.com>
Sent: Wednesday, March 13, 2024 5:20 PM
To: Will Peters <Will.Peters@greenbaywi.gov>
Subject: Resident Letter

Will,

I wanted to provide you with the initiatives that are currently underway here in the Schmitt Park Neighborhood and other items:

1. The SPNA Board has approved sending an informational letter to ALL residents of the Schmitt Park neighborhood regarding the independent research on the proposed Veterans 1st Tiny Home Village and their Board of Directors. We are waiting for a quote on printing, folding, stuffing, etc. from our SPNA President. This represents a significant financial outlay for our little Association, but it reinforces our commitment to be the voice for our neighbors.
2. An independent group of concerned residents are undertaking a separate initiative. This initiative is a petition drive to gather information and opposition to the proposed development. In addition to the signatures, they are capturing the address and email (if available) for the signatures should the Plan Commission or Common Council have a need to validate.
3. I have sent an email to David Demery, Corporation Council over a week ago. I carbon copied a great number of people. The Association wants to understand how this relatively new nonprofit, did not seem to undergo even a basic review with regard to their board, its' members, their qualifications, governance, structure, independence etc. Our most significant concern is resiliency and sustainability. Neither of those things have been demonstrated.,
4. The Poor Farm Cemetery has not been sufficiently addressed and resolved. I spoke with Taylor Lambrigger and she stated that while the proposed site does infringe on the cemetery, (southern border) and Veterans 1st has since moved the parameter, it cannot guarantee artifacts and human remains will not be encountered even with the required 30' buffer. (See Brown County Poor Farm GPR Study for details) As a matter of fact, she said there is a high likelihood of it happening.
5. I reached out to Beth Kowalski at the Neville Public Museum. She was not aware of the potential and was going to do some additional research. She did indicate that any ground disturbance in that are, shall have a licensed, trained anthropologist or archaeological expert on site during any ground disturbance. It's not up to the developer to be qualified to identify human remains or artifacts and simply halt construction/excavation. A trained expert is required to be there. She was quite empathetic about this issue. The Association's position is that we have a moral

obligation to protect the tranquility and sanctity of these soul's final resting place. They were likely marginalized members of society, their burials were rather primitive (as witnessed by the study) and most likely could be veterans who suffered from undiagnosed PTSD because it was not a recognized condition at the time. The GPR report is more than a bit enlightening.
6. We do not know if Veterans 1st has agreed to conduct a Phase I Environmental Assessment of the proposed site. The University Avenue Corridor Redevelopment Plan/Brownfields study notes this caution. In speaking with Keld Lauridsen, State DNR, he thought this would be a prudent and reasonable request made on behalf of the SPNA.
7. Have all other environmental concerns been addressed? The dry creek bed?
8. Veterans 1st continues to amass a significant amount of financial support, amplified by the media, leaving residents upset that our concerns are not being addressed and that this is just being pushed "down our throats" by the County and the City. The last NBC 26 article did my phone, email and doorbell NO favors!
9. Veterans 1st has responded to our second request (Resolution CC00002). Their Vice President refused our request. The information was vague, repetitious to publicly available information and rather self-serving. You heard firsthand the abrupt and angry response Kim Nohr made in the Town Hall. It was dismissive, insulting and frankly extremely capricious. No response was a response.
10. The latest communication from Veterans 1st was once again a unilateral move, which failed to be transparent and failed any modicum of decency toward the SPNA Board. We have gotten zero feedback on the postcard campaign. Yet another data point not in favor of this organization's integrity and professionalism. The statement about that mystery letter, not from anyone on our board, was erroneous and tried to discredit the SPNA board. It was NOT totally false. I got one in my mailbox and it said "IF" as a disclaimer.
11. The Veterans 1st Board is woefully unqualified. At best they are an under-qualified operational management team. Their board lacks independence and can be characterized as incestuous. This should have raised RED FLAGS before such a generous land donation was made on the taxpayer dole! Their structure poses all sorts of problems with conflict of interest, non independence and matters of self-dealing. And this is just the tip of the iceberg!

Will, sorry to be so long winded, but given the current stonewalling and obfuscation from Veterans 1st, I don't want our issues to go unaddressed. I appreciate you have a "narrow" lane to navigate with the PUD document. I also appreciate that the Plan Commission may very well have a narrow focus. However, we will continue to let our concerns be noted. If our efforts fail to gain the attention of the Plan Commission, I can guarantee we will be all over our elected officials to make the right decision.

Will, this is not about NIMBY! This development, with the current board structure, and related issues should NOT be placed ANYWHERE, PERIOD! Wonderful cause, great passion and enthusiasm. I've told people, if those qualities could build tiny homes, the Nohr's would have a city by now. They just lack the intellectual horsepower, bandwidth and bench strength! They have failed, by any measure, to provide visibility with respect to resiliency and sustainability. As the old saying goes, they don't know what the don't know!

Thanks for your time.
-Hans

From: pipermom@juno.com
To: David Buck
Subject: **SPAM** Schmitt Park Vet housing
Date: Sunday, April 21, 2024 3:00:58 PM

Hello,
My name is Sara Piper an I live at 824 Mount Mary Dr. in Green Bay. First, I want to let you know that I am for housing for our Vets that need some assistance. And I don't think this is a terrible idea in our neighborhood. BUT - I am concerned that the new zoning is not just for the 3.5 acres but will open all of the 33 acres. I am against having random additional housing in that extra 29.5 acres and not being sure that the cemetery area will be honored well. I also respect the Veteran Manor decline for using their road as a driveway for all of this housing - we should provide our own.
As an aside, I would love to see more green space in the area and I bet the neighborhood (and association) would help with upkeep if need be.
Thank you for listening to me and see you May 2.

From:	Lisa Bergelin
To:	David Buck
Subject:	FW: Online Form Submittal: Comment Form for Committees and Council
Date:	Tuesday, April 23, 2024 5:27:01 PM

Lisa Bergelin
Administrative Operations Supervisor
City of Green Bay
Community & Economic Development Department
920.448.3403
greenbaywi.gov

From: Inspection Website Mail <InspectionWebsiteMail@greenbaywi.gov>
Sent: Monday, April 22, 2024 4:00 PM
To: Lisa Bergelin <Lisa.Bergelin@greenbaywi.gov>
Subject: FW: Online Form Submittal: Comment Form for Committees and Council

Lisa Bergelin
Administrative Operations Supervisor
City of Green Bay
Community & Economic Development Department
920.448.3403
greenbaywi.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, April 22, 2024 9:43 AM
To: Inspection Website Mail <InspectionWebsiteMail@greenbaywi.gov>
Subject: Online Form Submittal: Comment Form for Committees and Council

Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to last around 3 minutes. Thank you!

Online comments will be accepted up until 1.5 hours before the meeting.

First Name	PAUL
	SULLIVAN

Last Name	
Address	555 W Main Ave, De Pere, WI 54115, USA
City	DE PERE
State	WI
Zip Code	WI
	(Section Break)
Which Committee/Commission/Board do you have comments for?	Green Bay Plan Commission
What is the date of the meeting?	4/29/2024
For which item do you wish to provide comments?	TINY HOMES PROJECT FOR VETERANS
What is your opinion of the item?	I am IN FAVOR of the item.
Would you like to speak at the meeting?	Yes, I would like to speak at the meeting.
Comments	I am a retired military veteran with 20 years of service. The people i served with took an oath to defend the United States. These people have been taught discipline and how to maintain and clean things. The TINY HOMES program provides a safe, clean, modern environment for veterans who have fallen on hard times to live in. TINY HOMES are not a dumping ground for homeless veterans, they are a service center which provide job training, counseling, education opportunities and mentorship. Eighty five percent of Veterans move on to rent or build homes in the community. TINY HOMES is brand new housing which ADDS to the property values of the surrounding community. Please help this program go forward.

Email not displaying correctly? View it in your browser.

From:	Cheryl Renier-Wigg
To:	David Buck
Subject:	FW: BIG STORY ALERT: The Dark Side of Veterans 1st of NEW
Date:	Monday, March 18, 2024 10:25:18 AM
Attachments:	image.png Gail Nohr Resume.pdf WI Certified Peer Specialist Scope of Practice.pdf Kim Nohr Resume.pdf First Veterans 1st Mailer.pdf Second Veterans 1st Mailer.pdf Resume exhibits.pdf Brown County Job Descriptions.pdf

---

fyi

From: Ronda Bitney <Ronda.Bitney@greenbaywi.gov>
Sent: Monday, March 18, 2024 8:28 AM
To: Cheryl Renier-Wigg <Cheryl.Renier-Wigg@greenbaywi.gov>; Matthew Buchanan <Matthew.Buchanan@greenbaywi.gov>
Subject: FW: BIG STORY ALERT: The Dark Side of Veterans 1st of NEW

Ronda Bitney
Real Estate Specialist
City of Green Bay
Community and Economic Development Department
920.448.3354
Ronda.bitney@greenbaywi.gov

From: Schmitt Park <stopveterans1stnew@gmail.com>
Sent: Sunday, March 17, 2024 9:12 PM
To: metro@greenbaypressgazette.com; news@wbay.com; fox11new@wluk.com; tips@wearegreenbay.com; news@nbc26.com; ryan.scott@nbc26.com; pcnews@postcresent.com; staff@wispolitics.com; david.lasee@browncountywi.gov; Chris Davis <Chris.Davis@greenbaywi.gov>; dsps@wisconsin.gov; eoclass@irs.gov; David Buck <David.Buck@greenbaywi.gov>; District One <District.1@greenbaywi.gov>; District Two <District.2@greenbaywi.gov>; District Three <District.3@greenbaywi.gov>; District Four <District.4@greenbaywi.gov>; District Five <District.5@greenbaywi.gov>; District Six <District.6@greenbaywi.gov>; District Seven <District.7@greenbaywi.gov>; District Eight <District.8@greenbaywi.gov>; District Nine <District.9@greenbaywi.gov>; District Ten <District.10@greenbaywi.gov>; District Eleven <District.11@greenbaywi.gov>; District Twelve <District.12@greenbaywi.gov>; patrick.buckley@browncountywi.gov; dave.kaster@browncountywi.gov; david.kaster@browncountywi.gov; jessica.adams@browncountywi.gov; ron.antonneau@browncountywi.gov; ronald.antonneau@browncountywi.gov; megan.borchardt@browncountywi.gov; devon.coenen@browncountywi.gov; nicholas.dagneau@browncountywi.gov; norbert.dantinne@browncountywi.gov; keith.deneys@browncountywi.gov; thomas.dewane@browncountywi.gov; patrick.evans@browncountywi.gov; tom.friberg@browncountywi.gov; thomas.friberg@browncountywi.gov;

kevin.gannon@browncountywi.gov; patrick.hopkins@browncountywi.gov; emily.jacobson@browncountywi.gov; kathy.lefebvre@browncountywi.gov; thomas.lund@browncountywi.gov; andy.nicholson@browncountywi.gov; andrew.nicholson@browncountywi.gov; tom.peters@browncountywi.gov; thomas.peters@browncountywi.gov; richard.schadewald@browncountywi.gov; salvador.sierra@browncountywi.gov; ray.suennen@browncountywi.gov; dan.theno@browncountywi.gov; daniel.theno@browncountywi.gov; john.vandyck@browncountywi.gov; john.vanderleest@browncountywi.gov; christopher.zirbel@browncountywi.gov; Ronda Bitney <Ronda.Bitney@greenbaywi.gov>; Krista Cisneroz <Krista.Cisneroz@greenbaywi.gov>; Stephanie Hummel <Stephanie.Hummel@greenbaywi.gov>; Jon LeRoy <Jon.LeRoy@greenbaywi.gov>; Will Peters <Will.Peters@greenbaywi.gov>; Erin Rovinski <Erin.Rovinski@greenbaywi.gov>; Laura Schley <Laura.Schley@greenbaywi.gov>; Dena Mooney <Dena.Mooney@greenbaywi.gov>; Wendy Townsend <Wendy.Townsend@greenbaywi.gov>; sidney.bremer@greenbaywi.gov; lisa.hanson@greenbaywi.gov; jacob.miller@greenbaywi.gov; jim.hutchinson@greenbaywi.gov; james.hutchinson@greenbaywi.gov; derius.daniels@greenbaywi.gov; ken.rovinski@greenbaywi.gov; kenneth.rovinski@greenbaywi.gov; michael.poradek@greenbaywi.gov; cgunderson@greatergbc.org; mvargas@greatergbc.org; DFIcharitableorgs@wi.gov; DATCPHotline@wisconsin.gov; Matthew Buchanan <Matthew.Buchanan@greenbaywi.gov>; Eric Genrich <Eric.Genrich@greenbaywi.gov>; amvets.wi.webpage@gmail.com; Autojunkiez4vets@yahoo.com; info@ahnapeebrewery.com; ggbcf@ggbcf.org; media@wecenergygroup.com; matt.z@wtaq.com; BDopp@littlerapids.com; TSchneider@littlerapids.com; ASheehan@littlerapids.com; LChrisler@littlerapids.com; lydial@capitalcu.com; cornerstone@cfnew.org; CommunityAccountability@associatedbank.com; wpsfoundation@wisconsinpublicservice.com; cjmoovinon248@gmail.com; gms@festfoods.com; deperelionsclub@gmail.com; ContactUs@foxcares.org; scottb@maccos.com; darice.hannon@gwaar.org; bmathew@gannett.com; dennisbuehler@ggbcf.org; info@civicmedia.us; jonathan.krause@wcinet.com; whbynews@wcinet.com; tom.zalaski@wearegreenbay.com; aperez1@gannett.com

Subject: BIG STORY ALERT: The Dark Side of Veterans 1st of NEW

To Whom It May Concern,

You are receiving this email because you are either a member of the media, the Brown County board, the mayor of Green Bay, the City of Green Bay common council, the plan committee, police chief, district attorney, donor to Veterans 1st of NEW, the WI Department of Safety and Professional Services, or the IRS. This is a lengthy email, but you will want to read it in its entirety and review all of the attachments so you can fully understand the fraudulent behavior of Veterans 1st of NEW.

To skip ahead: Co-Founder Gail Nohr has garnered $575,000 in donations based on flat out lies, falsified credentials, exploitation of the word "veteran", and the artificial credibility given her through the biased media coverage and donations from Brown County and others. Please see the supporting information below.

It is obvious that no members of the Brown County board did any research prior to their unanimous vote to donate the 3.5 acres of land to Veterans 1st. Like many, they likely heard the word "veterans" and assumed good intent. Since the board failed to do their due diligence, the residents of Schmitt Park have taken it on themselves to research the (lack of) credibility of Veterans 1st.

Let's start with Gail Nohr's resume. She was reluctant to provide it to our neighborhood and it took two requests from the Schmitt Park Neighborhood Association (SPNA) for her to do so. When you see it, you will know why. Please see **"Gail Nohr Resume"** and the "**Resume exhibits"** that go along with it. This shows many instances of Gail claiming to be a substance abuse counselor, case manager, and clinical care coordinator on the Veterans 1st website, her LinkedIn, and Facebook accounts. She lacks the credentials for all of these positions. Some of these sites were updated after she was called out on this at the Town Hall meeting on Feb. 20, but you can see in the examples dated 3/14/24 and 3/15/24, that she is still lying about her credentials. According to the WI Department of Safety and Professional Services Statute 160.03, this is illegal. A complaint has been filed against Gail with the Department of Safety and Professional Services.

Furthermore, by pretending to be someone she is not in order to garner over half a million dollars in donations, she is committing theft by fraud (WI State Statute 943.20, attached). This could be considered a class F felony. Should this development pass the plan commission and city council, they would be rewarding and supporting Gail's fraudulent behavior.

Gail is no stranger to felonies, as she was charged with one in 2007 (dropped as part of a guilty plea) as part of her four OWIs (one involving a minor).

Brown County board members--We sincerely hope that you were unaware of this when you unanimously voted to donate land to the Veterans 1st organization. Your lack of research and disregard for our community does not inspire confidence in the constituents that elected you. This is an election year, correct? Ron Antonneau, we noticed you are running unopposed. Is that why you felt you could vote yes without first speaking with the voters of the district you represent?

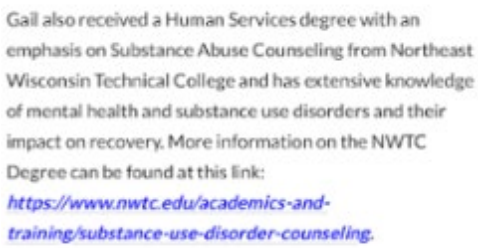
We are also attaching Kim Nohr's unimpressive resume and the two mailers Veterans 1st sent out only to residents within 400 ft. of the proposed development (because apparently no one outside of the 400 ft. radius deserved to know.) The first mailer was only sent to residents AFTER the Brown County board had already voted to donate the land. In fact, Schmitt Park residents were given NO NOTICE before the voting took place. One resident found out only by accident that this was on the agenda. Our neighborhood was not given time to spread the word about the potential land transfer and gather individuals to speak out against the request at the meeting. On the other hand, Veterans 1st obviously knew this would be on the agenda, so they were able to gather their friends (and one Veterans 1st board member) to speak in favor of the land transfer. How is it that those who will reside closest to this village, were not given the opportunity to voice our opinions prior to the land donation?

Residents have been told by Kim and Gail Nohr that they were **banned by the elected officials from mentioning anything about the site to residents.** Obviously, they knew this was going to cause an upset, and they wanted to try to ram it through the necessary processes as quickly as possible with as little notice as possible to the neighbors.

The resolution presented to the Board regarding the Veterans 1st transitional housing village states that it is a prime location; one of their reasons being that it is located next to Veterans Manor. Spokespersons for Veterans Manor attended the Town Hall meeting on Feb. 20. While they were not able to officially take a position, it was very clear to everyone there that they do not support this development. They stated that they are in no way associated with Veterans Manor. Veterans Manor said that they are unwilling to share a driveway with Veterans 1st, if that is any indication where they stand on the issue.

Regarding the mailers sent from Veterans 1st to residents within 400 ft of the site, noted contradictions between their two mailers include:

-The first mailer states that there will be 24/7 care coordinators on site.
-The second mailer states they will have security cameras monitored by front desk staff, who will NOT be there overnight and will presumably work business hours. Apparently, Veterans 1st doesn't even know what kind of care coordination or security will be offered.
-On the third page of the second mailer, Gail states that she did not say she has "extensive mental health and substance abuse training." See the below screenshot from a blog post on the Veterans 1st website; the wording is very similar.


Gail also received a Human Services degree with an emphasis on Substance Abuse Counseling from Northeast Wisconsin Technical College and has extensive knowledge of mental health and substance use disorders and their impact on recovery. More information on the NWTC Degree can be found at this link: *https://www.nwtc.edu/academics-and-training/substance-use-disorder-counseling.*

Someone please inform Gail that an associate's degree and holding an "in-training" license as a substance abuse counselor for 9 months does not equal extensive knowledge.

Furthermore, attached is a page of Brown and Lafayette County job postings for case managers and clinical coordinators. Each of these requires a minimum of a bachelor's degree. If Gail doesn't meet the requirements for a job with the county doing the work she will supposedly be doing for Veterans 1st, why would they donate the land for her to do what she's not qualified to do? Please note that Gail does state that she worked in these positions on her resume (another exaggeration/lie).

Another issue that has not been discussed in the media are the historical and environmental concerns of the potential site of the transitional tiny homes on St. Anthony Dr. This is the site of the old asylum and Poor Farm Cemetery. In this article(

https://www.twincities.com/2010/02/14/unmarked-graves-may-be-behind-former-health-center/), in the Pioneer Press (original source the Green Bay Press Gazette), former Planning Director Chuck Lamine stated that "The real goal is to show our respects and to honor the deceased," "Maybe we'd create some kind of park area." Why is that the goal used to be to show respect and honor the deceased, and now the goal is to put a planned unit development in that spot?

There are also concerns over coal ash and a dry creek bed in the area, and the EPA recommended Phase 1 testing be completed, which has not been done. If this ridiculous plan by Veterans 1st were to come to fruition, the residents of Schmitt Park would not only need to be worried about safety concerns, but environmental and health concerns as well.

In an article on the Veterans 1st blog, they state that 75% of the revenue to support the village will come from rent paid by the residents, and 25% will come from grants. (https://veterans1stnew.com/veterans-1st-in-press-gazette-article/) There are only supposed to be six homes initially, with a rent cap of $750, and residents will only be paying up to 30% of their income. This means that while there are just the first six homes, the village is supposedly going to be run on $20,000 a year. These financials are ludacris. A similar tiny home village was built in Milwaukee, by a similar small group of people. It had to be bailed out after the small group failed to properly manage it.

Finally, I urge you to watch the attached video from the Veterans 1st website: https://veterans1stnew.com/future-resident-interview/. The following spots are to be paid attention to:

17:50 minute mark--Gail states she wants the village to be in a community where it is accepted and welcomed. Obviously, this is not the case as it was kept from us until after the county's decision to donate the land, and being that they only sent out a notification to Schmitt Park residents within the 400 ft. radius. At the town hall meeting for our neighborhood, their responses to our questions were abrupt and rude. They stated our neighborhood's board didn't have a right to ask questions about the project scope, timeline, or their qualifications.

19:00 minute mark--Gail discusses how their vice president has experience building a tiny home village....for dogs. Sadly, this is the most experience anyone on their board has for this type of endeavor, and he isn't even part of Veterans 1st anymore.

19:19 minute mark--The member who was a retired corrections officer is also no longer associated with Veterans 1st. It seems anyone with any real credibility has left the organization since its inception in Sept. 2022.

Members of the media--please do your profession proud and have your best investigative journalist research the scam that is Veterans 1st of NEW and their proposed development. Our elected officials should not be donating land to potential felons and should know better than to blindly throw support to a cause just because they use the word "veterans." The residents of Schmitt Park and the Brown County

taxpayers deserve better.

In addition to the complaint filed against Gail with the Department of Safety and Professional Services, another has been filed with the IRS for abuse of non-profit status. If none of the media picks up this story, our group will make a YouTube video explaining all of this and share it on every platform we can think of. The public (and the donors) deserve to know the truth.

Sincerely,

Concerned Citizens of Schmitt Park

*Note that this email is not associated with the Schmitt Park Neighborhood Association, but our group will be providing them with a copy of our findings.

Veterans 1st of NEW

Veterans 1st of NEW is a 501(c)(3) EIN: 92-0577700

Cottage Court Narrative

General Intent

Our intention is to develop a Cottage Court located at 2890 St. Anthony Drive for veterans of Northeast Wisconsin who are in need of affordable housing. In 2021 the Greater Green Bay Community Housing Initiative Task Force published the Blueprint Study that identified 3,715 residents who needed affordable housing and veterans made up 13% of that population at 482 three years ago. That number continues to increase as rent and cost of living increases.

Project Description

We plan to build our Cottage Court in three phases with 21 homes and a Community Center.

- In 2024 Phase 1 will be two 600 sq. ft. transitional homes and five 400 sq. ft affordable homes. The first transitional home will be used as a Community Center until Phase 3 when a larger, 3,000 sq. ft. center will be built.
- In 2025 Phase 2 will be two more 600 sq. ft. transitional homes and five more 400 sq. ft. affordable homes
- In 2026 Phase 3 will be seven more 400 sq. ft. affordable homes and the 3,000 sq. ft. Community Center.

-We will have two parking lots. One next to the larger Community Center and one near the center of the property. The parking lots will be aligned with evergreens as a buffer for headlights of vehicles parking there. We will have an asphalt driveway and adjacent sidewalks.

-We plan to have a 4 ft high modest sign on St. Anthony Drive in front of the property with our name on it and landscaping around the property.

-We would like to have a flagpole line with all the military branch flags and modest upward facing lighting.

Amenities

Our larger Community Center, which will be built in 2026, can be used by the community at large for gatherings and meetings as needed. We will have a community garden area where our residents can grow food and plant flowers. Our residents will qualify for housing vouchers for rental assistance and will have access to the VA Clinic which is nearby. There is a bus stop right in front of Veterans 1st so our residents can have access to the city bus. We will have video cameras and on-site Care Coordinators for 24/7 management.

Management of Community

We will have professional snow removal and lawn care with residents and staff assistance.

Phone: 920-932-1763 email: info@veterans1stnew.com website: www.veterans1stnew.com

Veterans 1st of NEW

Veterans 1st of NEW is a 501(c)(3) EIN: 92-0577700

Outreach

- The property location was made public by Brown County in a media event on December 13th.
- The vote was taken on December 20th for the Brown County Supervisors and was open for discussion. The vote was unanimous in favor of the property donation.
- On December 29th Veterans 1st staff sent emails to the Schmitt Park Neighborhood Association and two others who were on the contact list for the city of Green Bay to set up a meeting and it was not responded to. We found out later that two of the people were no longer in charge but the other email went to the general email of spna196654@gmail.com.
- Veterans 1st staff met with the Schmitt Park Neighborhood Association on January 8th and offered an informative PowerPoint presentation but were asked to answer questions instead.
- Veterans 1st will meet with the neighbors who are located within 500 feet of the property and anyone else from the neighborhood who is interested in attending.
- If there are any questions prior to the meeting please feel free to call 920-932-1763.

- The Open House is Scheduled for Tuesday, February 20th at 5:30pm at Celebration Church located at 3475 Humboldt Road, Green Bay.

Veterans 1st of NEW

Below is a list of all our Collaborators that we have contracts or agreements with.

Construction Team	Specialty
Luradiance Design	Architect
Martinson & Eisele, Inc.	Survey & Site Engineers
Geisler Group	Development Advisor
Garritt Bader	Development Advisor
Chad Buntin Construction	Framers
Hurkman Mechanical	Plumber, Permits
Plumbers Local 400	Plumbing Installation, Apprenticeships
Eland Electric	Electricians, Permits
Electricians Local 158	Electrical Installation, Apprenticeships
Carpenters Local 1146	Carpentry, Apprenticeships
Operating Engineers Local 139	Site Prep
Greentech Renewables	Solar materials, installation
Job Corps	Framing, siding, site work, trades
Hands 4 Heroes	Installing all roofing
Macco's Flooring	Donate all flooring
R. K. Installations	In-kind flooring installation
C.W. Custom Exterior	Exterior finish installation
Leadership Green Bay Team 6	Fundraise and build Garage
NWTC	Apprenticeships, wall components
Earthseed Landscaping	Landscaping
Kingdom Workers	General Construction
Boldt Construction	Community Center Design/Build

Corporate Builds

Little Rapids Corporation
WELS Trucking Corporation
Associated Bank
Capital Credit Union
Abby Bank
Boldt Construction
Denmark American Legion
US Bank

Skilled Construction Foremen	
Rick Groonwald	Construction Scheduler
Jeff Mohr	Engineer
Jerry Beiersdorf	Contractor
Ray Kerkhoff	Journeyman Concrete Finisher
Ron Umentum	Development Inspector

Employment/Education

Department of Workforce Development	Michelle Flynn-Reineke	On-site 4 hours a week, career services, job placement
Mission Wisconsin	Steve Janke	On-site as needed, career services
Forward Services Corporation	Craig Coleman	On-site weekly, career services
NWTC	Ashely Drzewiecki	On-site education services as needed
UWGB	Nicole Stockman	On-site education services as needed
Little Rapids	Lisa Chrisler	Job opportunities
WEL Trucking	Matthew Pennings	Job opportunities
Schneider Trucking	Mathew Hastreiter	Job opportunities

Healthcare/Emotional Health

VA Clinic	Heather Grasse	Healthcare, Case Management, rental assistance
Vet Center	Scott Katska	Emotional Health Therapies
N.E.W. Community Clinic	Kim Frazen	Mental & Physical Healthcare
Br. Cty. Community Treatment Center	Eliza Killian	Mental Health, Case Management
Church Health Services	Candice Kreis	On-site Emotional Therapy monthly
Foundations Health & Wholeness	Sarah Graper	Mental Health, Case Management
9th Street Wellness Center	Karen Stoehr	On-site Chiropractic, Massage, Tai Chi, Yoga therapies
Resonate Body & Energy Healing	Jenelle Schroeder	On-site Massage Therapy
Beaming Equine Therapy	Katie Samuelson	On and off-site Horse Therapy monthly
Woodworking Classes	Rick Groonwald	Project classes monthly
Movement & Meditation	Amanda List	Classes for wellness

Financial Services & Assistance

Brown County Housing Authority	Patrick Leifker	Up to 70% of rental assistance
HUD VASH Vouchers	Patrick Leifker	Up to 70% of rental assistance
Associated Bank	Stan Kroll	On-site monthly Financial Literacy classes
Fox Valley Veterans Council	Tim Cody	Security deposit and rental assistance
Elks Club	Kelly Downard	$300 Welcome Baskets and mattresses
Sofas for Service	Jeff Staad	Furnishings for 9 homes
Br. Cty. Veterans Service Office	Joe Aulik	File for VA Service-Connected Disability Claims
Cornerstone Mortgage	Kristy Van Lanen	Apply for VA Home Loan and help find homes to purchas
Movement Mortgage	Cathy Kohlbeck	Apply for VA Home Loan and help find homes to purchas

Programming Support Staff

Wisconsin Senior Employment	Darice Hannon	2-3 employees for office and security monitoring
Concordia University Intern	Dalton Lardinois	Occupational & Nutritional Therapist
Substance Use Counselor IT	Gail Nohr	Full-time assistance with resources and groups
Program Director	Gail Nohr	Full-time managing programs and volunteers
General Contractor/Mentor	Kim Nohr	Full-time managing the construction and volunteers
Security Architect and IT Specialist	Jonathan Davis	Part-time will monitor the security operations
Philanthropy Director	Jan Gertzfield	Part-time grants manager and donor relations
Housing Director	Amber Edwards	Administer the Housing Choice and HUD VASH vouchers
Vantage Point Property Management	Fran Bourassa	Assistance with Property Management

Security

24/7 security cameras	Jonathan Davis	Set up security cameras to view all houses
Front Desk Office Staff	All Staff	Monitor security cameras
Green Bay Police Department	911	Will be on-site in minutes if called
Squad Leaders	TBD	After hours monitoring of all activity
24/7 on call	Kim Nohr	Will address any issues as they arise within 20 minutes
24/7 on call	Gail Nohr	Will address any issues as they arise within 20 minutes
Security Advisor	Jeff Reince	Retired Corrections Officer as needed

The flyer that was illegally inserted in some neighbors mailboxes recently is TOTALLY false. Veterans 1st is NOT building 198 homes for homeless veterans. In 2024 we would like to build five 400 sq ft Fair Market Value rental affordable homes and two 600 sq ft homes, one of which will be our initial Community Center. In 2025 we would like to build five more 400 sq ft homes and two more 600 sq ft homes. In 2026 we would like to build the last seven 400 sq ft homes for a total of 21 homes and a Community Center. The affordable homes would be the similar cliental that are in the current Veterans Manor.

Gail did not say that she has "extensive mental health and substance abuse training". She has been working with the recovery population for several years as a Wisconsin Certified Peer Specialist and as a Substance Abuse Counselor In Training. She is working on getting her full license with a local Treatment Center that she has been working at for a year now. The year before that she trained at a local Veterans Recovery Program. She has two Degrees and two Certificates from a local college. She will not be the only person working with residents in our program and will just be helping them with resources and getting connected to the professionals that we have listed in the above agencies if needed. We have 35 other professionals listed who are willing to come on-stie to offer assistance weekly and/or monthly and as needed.

Kim has recently trained and applied for his Contractor license and worked for a custom home builder for eight years early on in his career. After that he finished his career as a 29-year Journeyman Carpenter. On the first page you can see the 22 professional construction and development agencies that will be working with us to develop our Cottage Court. You can see the other five experienced construction foremen that will be on-site supervisors for the project.

You can also see what we have planned for security on site and 24/7. The cameras will be monitored and any neighbor who has any concerns can call Kim or Gail at 920-932-1763 or email info@veterans1stnew.com at any time and we will investigate the concern. All our residents will sign a contract that states that they will not be outside after 9:30 and will be quiet and considerate. They will also agree to not trespass on private property and if so, will face eviction. Brown County Housing Authority does extensive background checks and those on the Sex Offender Registry will not be accepted.

We have adequate parking and will have adequate lighting and landscaping to try to reduce the parking lot lights. The houses will be of three different varieties with three different subdued color schemes. We will be as north on our 3.5 acres of property close to Veterans Manor and a legal distance away from the Potters Field County Property that we will not disturb.

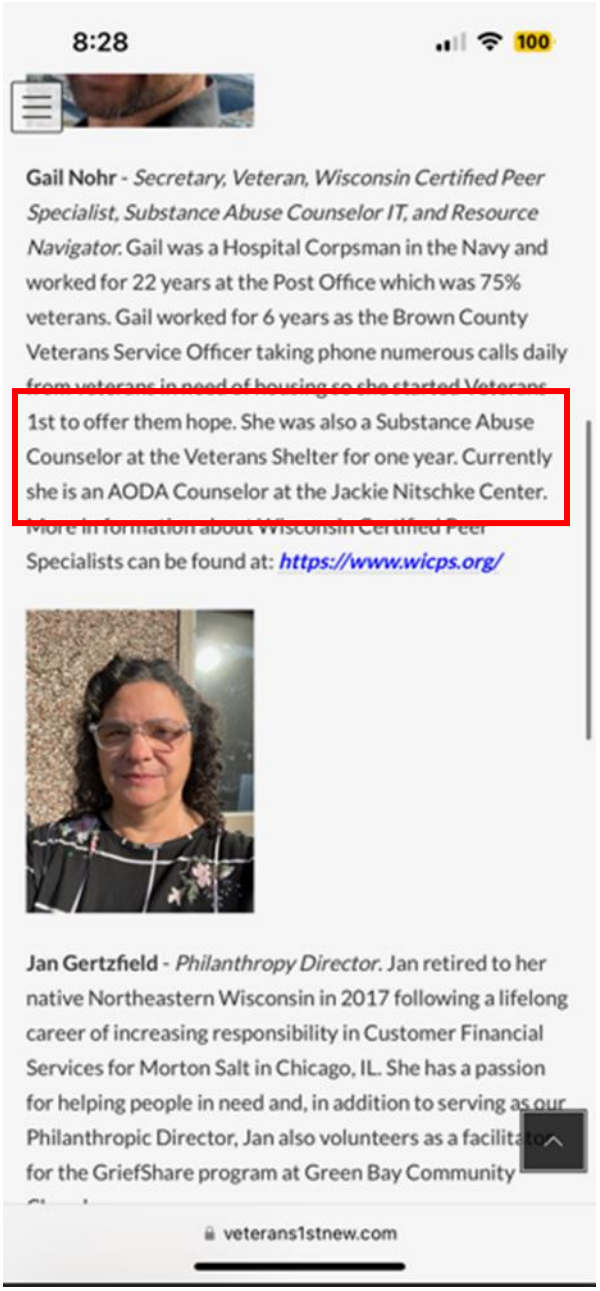
If you have any other concerns that we have not addressed above, please fill out the postcard and mail it back to us and we will address it as soon as possible.

Thank you,

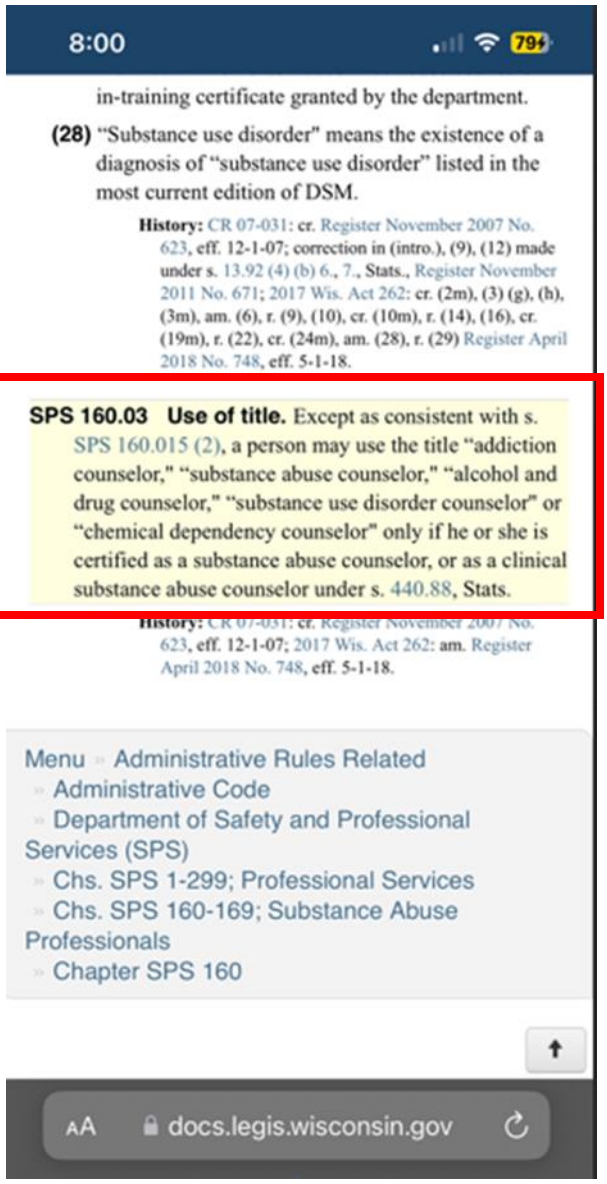
Veterans 1st of NEW Staff

Resume Exhibits

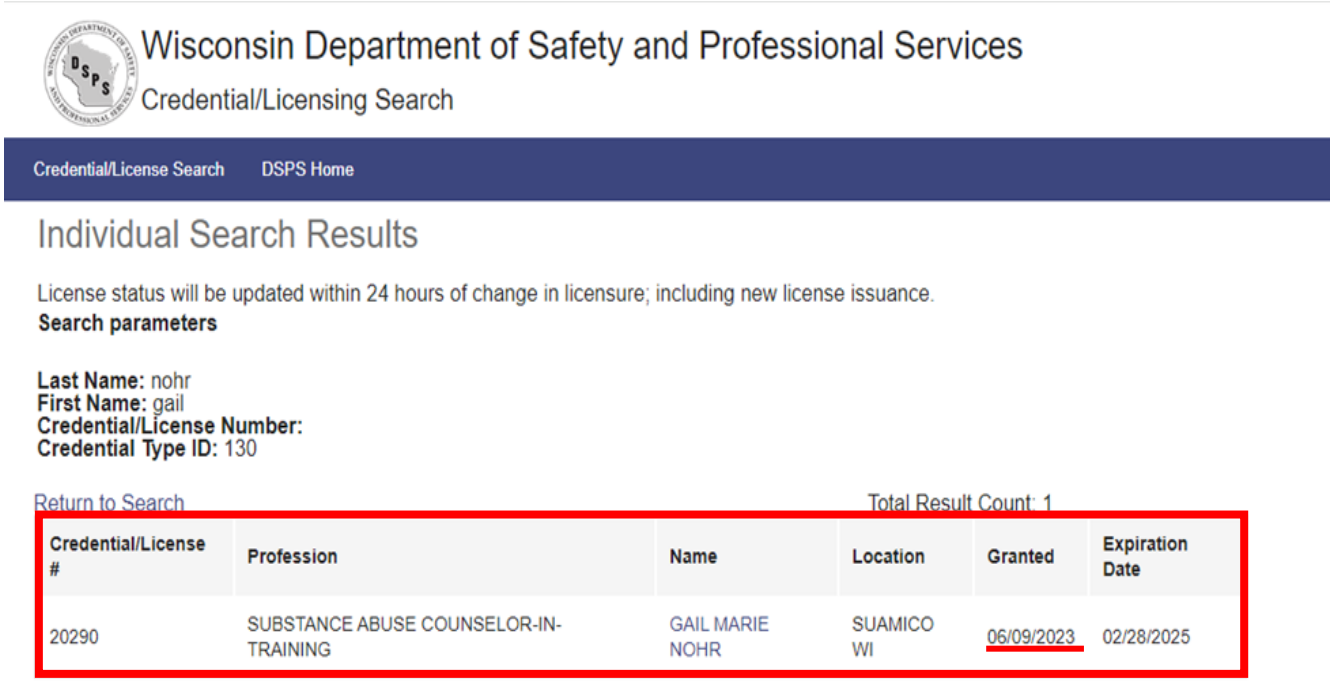
1. Gail did NOT start working at Jackie Nitschke till **March 2023** per the Jackie Nitschke center. She did NOT obtain substance abuse counselor in-training license till **June 2023**, **but put on the Veterans 1st website that she was a "substance abuse counselor", which is against the law. She is lying on her resume saying she has worked at Jackie Nitschke since July 2022.**



Resume Exhibits



Resume Exhibits



Wisconsin Department of Safety and Professional Services

Credential/Licensing Search

Credential/License Search | DSPS Home

Individual Search Results

License status will be updated within 24 hours of change in licensure; including new license issuance.

Search parameters

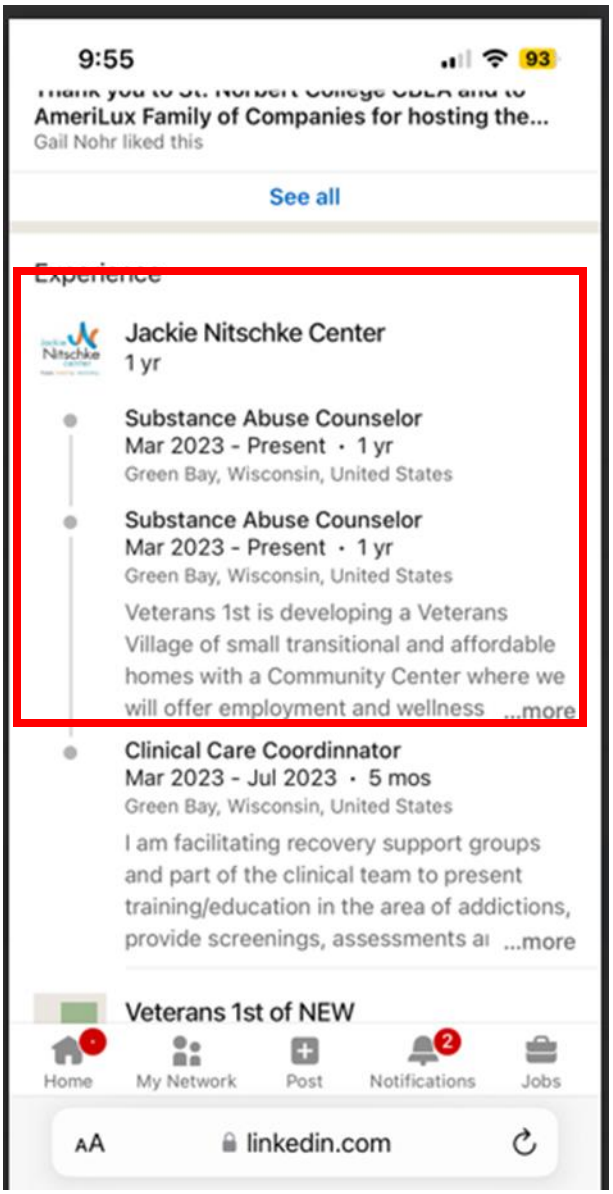
Last Name: nohr
First Name: gail
Credential/License Number:
Credential Type ID: 130

Return to Search

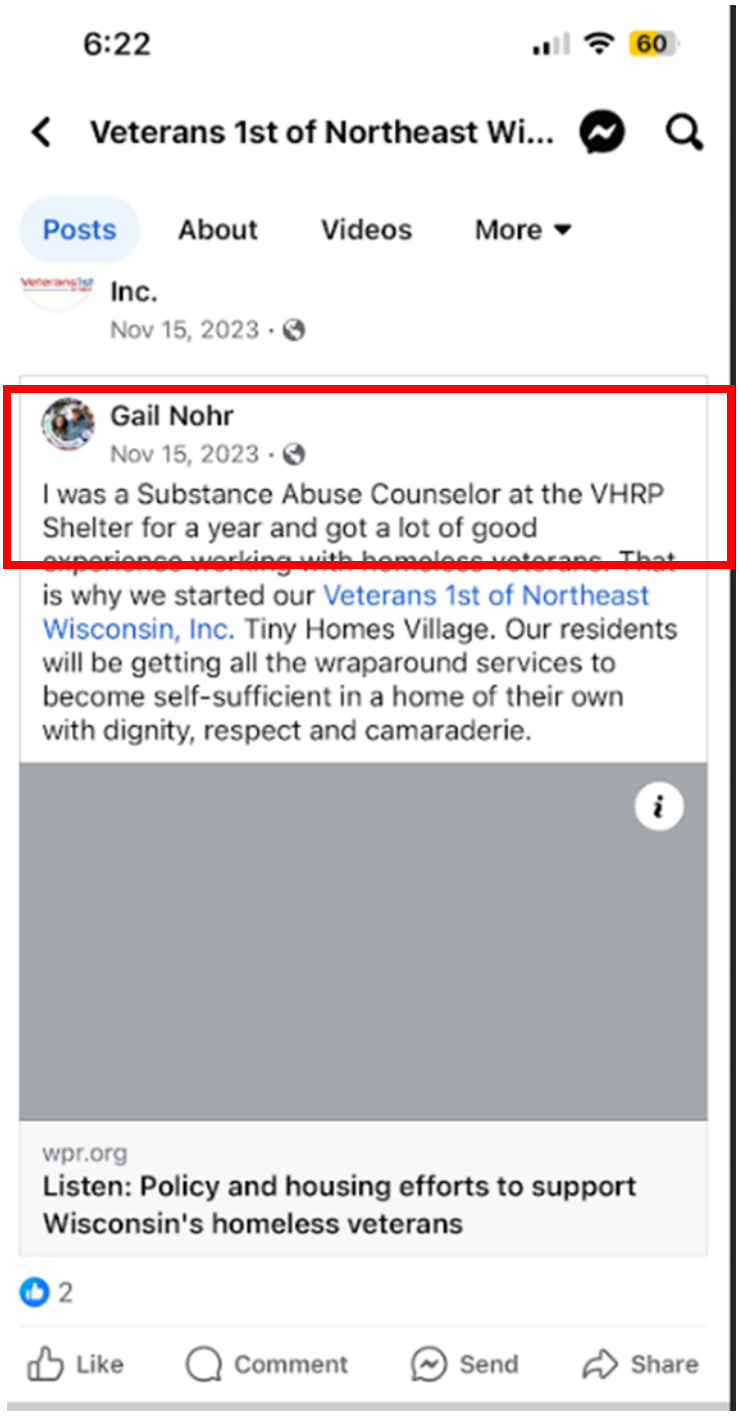
Total Result Count: 1

Credential/License #	Profession	Name	Location	Granted	Expiration Date
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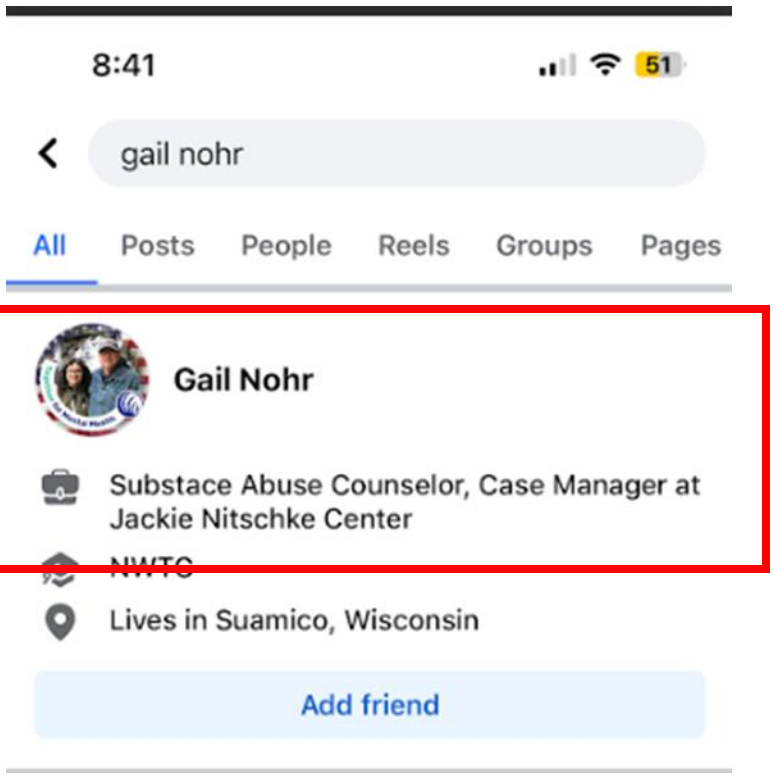
Resume Exhibits



Resume Exhibits

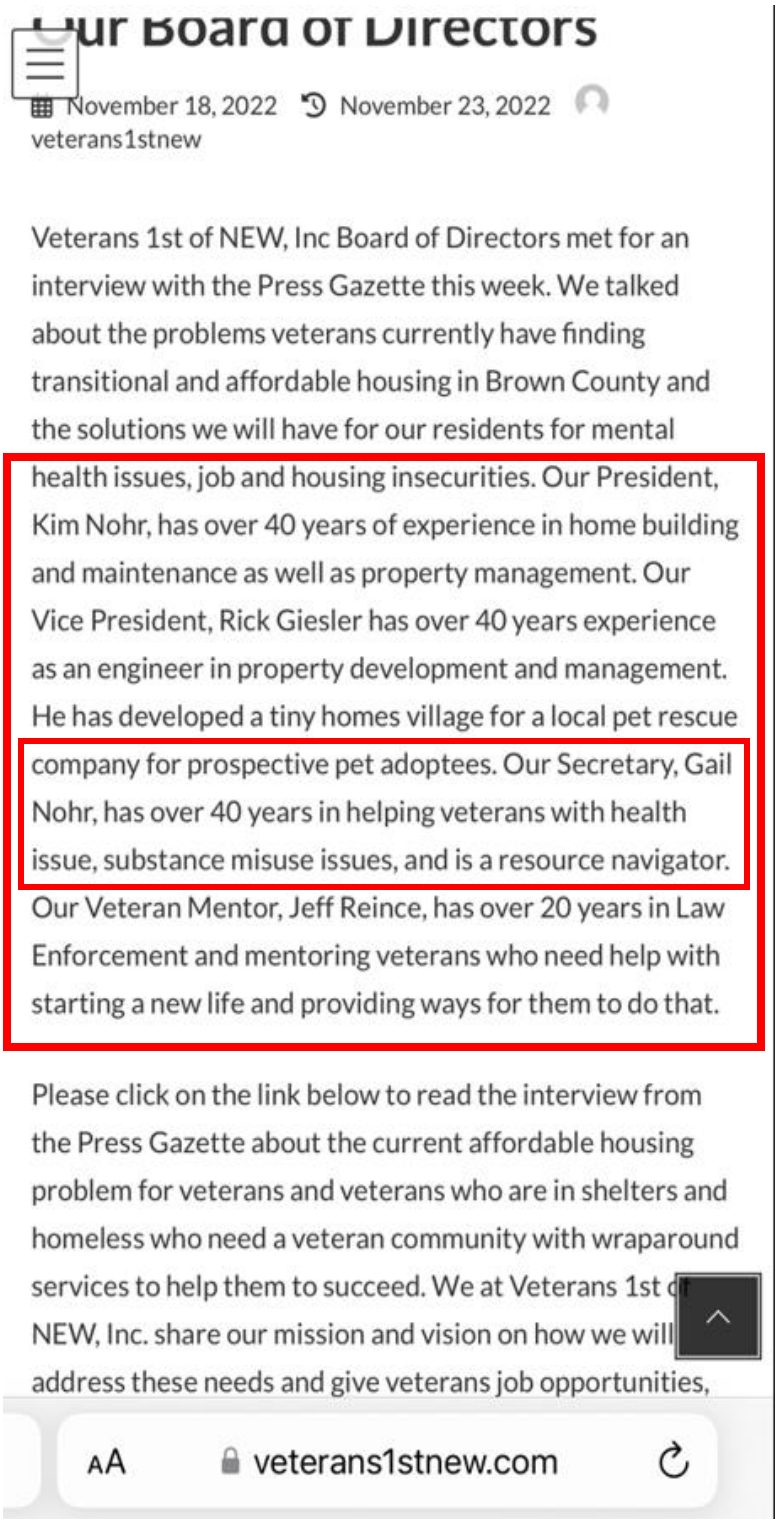


Resume Exhibits





Resume Exhibits



Our Board of Directors

November 18, 2022 November 23, 2022
veterans1stnew

Veterans 1st of NEW, Inc Board of Directors met for an interview with the Press Gazette this week. We talked about the problems veterans currently have finding transitional and affordable housing in Brown County and the solutions we will have for our residents for mental health issues, job and housing insecurities. Our President, Kim Nohr, has over 40 years of experience in home building and maintenance as well as property management. Our Vice President, Rick Giesler has over 40 years experience as an engineer in property development and management. He has developed a tiny homes village for a local pet rescue company for prospective pet adoptees. Our Secretary, Gail Nohr, has over 40 years in helping veterans with health issue, substance misuse issues, and is a resource navigator. Our Veteran Mentor, Jeff Reince, has over 20 years in Law Enforcement and mentoring veterans who need help with starting a new life and providing ways for them to do that.

Please click on the link below to read the interview from the Press Gazette about the current affordable housing problem for veterans and veterans who are in shelters and homeless who need a veteran community with wraparound services to help them to succeed. We at Veterans 1st of NEW, Inc. share our mission and vision on how we will address these needs and give veterans job opportunities,

AA veterans1stnew.com

Rick Giesler and Jeff Reince are no longer associated with Veterans 1st.

Resume Exhibits



Veteran Michael Raymond talks about his experiences.

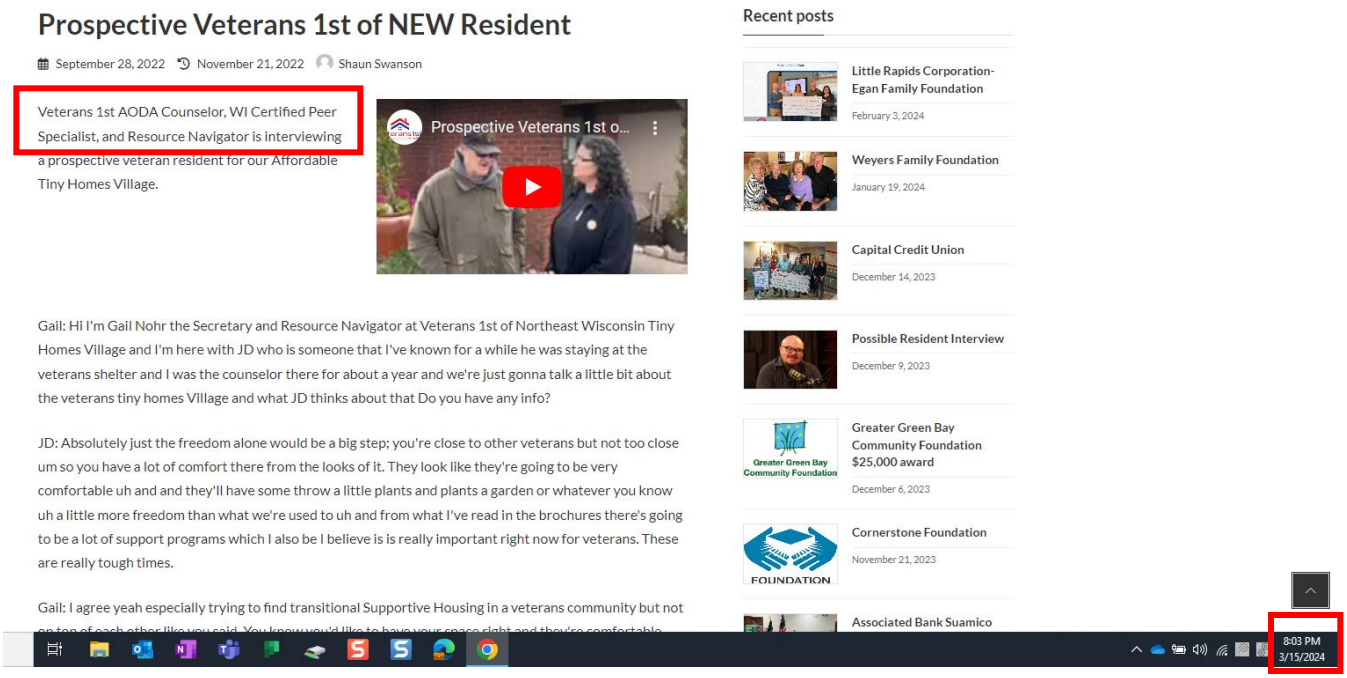
Video Interview

If you would like to find out more about how Michael's military experience and his life after discharge affected him and how me met Founder, Gail Nohr and how she was able to assist him in recovery, listen to the interview above. Michael discusses that his experience after the service was quite challenging and that he ended up in a Veterans shelter where Gail was the Counselor and how she was able to help him overcome some of his barriers to success.

Gail and the Veterans 1st of Northeast Wisconsin staff will be working with our residents to help them to become self-sufficient in two to five years. Veterans 1st of NEW will offer the veteran residents four different employment agency services to help them get meaningful employment in the first six months. They will also do an assessment to determine what types of counseling they might need to help them overcome some issues that they struggle with due to their military traumas. Veterans 1st is offering 15 different programs to address and assist their residents in the wellness area along with community cookouts with other veteran groups and organizations.

Gail is a Substance Abuse Counselor, Wisconsin Certified Peer Specialist and a Certified Recovery Coach and will be able to train residents who want to become Recovery Coaches as well. Gail's husband Kim will be offering woodworking classes regularly for our residents to be able to have a creative outlet. He is also the Project Manager who will be supervising all the construction of the Tiny Homes as well as the Treasurer and Bookkeeper.

Resume Exhibits



Prospective Veterans 1st of NEW Resident

September 28, 2022 November 21, 2022 Shaun Swanson

Veterans 1st AODA Counselor, WI Certified Peer Specialist, and Resource Navigator is interviewing a prospective veteran resident for our Affordable Tiny Homes Village.

Prospective Veterans 1st o...

Gail: Hi I'm Gail Nohr the Secretary and Resource Navigator at Veterans 1st of Northeast Wisconsin Tiny Homes Village and I'm here with JD who is someone that I've known for a while he was staying at the veterans shelter and I was the counselor there for about a year and we're just gonna talk a little bit about the veterans tiny homes Village and what JD thinks about that Do you have any info?

JD: Absolutely just the freedom alone would be a big step; you're close to other veterans but not too close um so you have a lot of comfort there from the looks of it. They look like they're going to be very comfortable uh and and they'll have some throw a little plants and plants a garden or whatever you know uh a little more freedom than what we're used to uh and from what I've read in the brochures there's going to be a lot of support programs which I also be I believe is is really important right now for veterans. These are really tough times.

Gail: I agree yeah especially trying to find transitional Supportive Housing in a veterans community but not

Recent posts

Little Rapids Corporation-Egan Family Foundation
February 3, 2024

Weyers Family Foundation
January 19, 2024

Capital Credit Union
December 14, 2023

Possible Resident Interview
December 9, 2023

Greater Green Bay Community Foundation $25,000 award
December 6, 2023

Cornerstone Foundation
November 21, 2023

Associated Bank Suamico

8:03 PM
3/15/2024

2. There are no noted case management training programs or shadowing experiences here, until 2022 when Gail states she started working as a case manager. She took ONE 3-CREDIT CLASS, which was an intro to case management course. Her only education/experience in case management was entering in notes as a secretary. Case management is NOT in the scope of practice of a WI Certified Peer Specialist. The WI Certified Peer Specialist scope of practice is attached to this email, and it is THE ONLY certification or license she has completed. The below is an article, presumably written by Gail, on the Veterans 1st blog.

Veterans' 1st Secretary, Resource Navigator, and WI Certified Peer Specialist, Gail Nohr became familiar with the WISE Program as a Program Participant Assistant helping participants to train, upgrade skills and find employment. While part of the WISE Program, Gail completed her college education in Substance Abuse counseling

and is a Case Manager and Group Facilitator working with women who have substance abuse issues.

"The WISE Program is a very supportive agency to work with and is my inspiration to try to bring job training opportunities to veterans with our Tiny Homes Village," says Nohr. "I will be using what I learned in the WISE Program to help give our veteran residents a "hand up" not a handout, working together to find suitable employment so they can start to save money in the Transitional Homes to move into an Affordable Home of their own," explains Nohr.

Resume Exhibits

3. Note that the majority of her experiences have been as a receptionist/administrative assistant, yet she said she has 30+ years of experience working with veterans.

4. As she did not receive her SAC-IT license till June 2023, this would be considered operating without a license.

5. It states at the top of the resume that Gail did not become a WI Certified Peer Specialist until **Dec. 2021**, but she is stating she worked as one starting in **Jan. 2021**.

Gail's current jobs, according to her resume:

- Co-Founder, Program Director, Case Manager, Resource Navigator for Veterans 1st

- Substance Abuse Counselor IT, Group Facilitator, Case Manager, Clinical Care Coordinator for the Jackie Nitschke Center
- Front Desk Receptionist for the Brown County Community Treatment center

- Until last month, she was supposedly also a Case Manager, Substance Abuse Counselor IT, and WI Cert. Peer Specialist at Amanda's House, in addition to all of the roles above. Altogether, that is 12 DIFFERENT POSITIONS for FOUR DIFFERENT COMPANIES, at the same time. This is physically impossible.

Kim Nohr

920-932-1763 • kim@veterans1stnew.com

SUMMARY OF QUALIFICATIONS

- Coordinating what needs to be done with resources to complete the job
- Able to identify and assemble skilled professionals to work towards a common cause
- Efficient in QuickBooks Online for finances and Excel for spreadsheets, etc.

EDUCATION

Wisconsin Contractor Training Feb 2024

Certification: Wisconsin Dwelling Contractor Qualifier License

OSHA Upgrade Training Jan 2010 – Ongoing

Related Coursework: Overall safety management

Milwaukee Area Technical College, Oak Creek, WI

- Carpentry and Cabinet Making Degree Sept 1976 - June 1977

Related Coursework: Blueprint reading, construction mathematics

EXPERIENCE

Co-Founder, General Contractor, Project Manager June 2022 - Present

Veterans 1st of NEW, Inc., Green Bay, WI, 54311

- Acquiring numerous professional construction unions and subcontractors partners
- Secured land, professional home renderings, and site plans
- Successfully obtaining funding for the project
- Developed business plan, project budget, and operating budget
- Obtained bids for all aspects of the project

Landlord June 2000 - Present

Nohr Properties, Denmark, WI

- Manage property with tenants and maintain home and properties
- Collect and manage rents respectfully
- Address tenant requests and concerns in a timely manner

Active Member Aug 1991 - Present

Carpenters Union 1146, Green Bay, WI

- Installed and maintained upscale sunrooms throughout Wisconsin
- Maintained positive customer relations continually
- Upheld all local building codes in construction of units
- Coordinated schedules with subcontractors and suppliers

Journeyman Homebuilder Feb 1982 – Aug 1991

Ron Wellens Custom Homes, De Perer, WI

- Built custom homes according to owner/architectural specifications
- Worked in conjunction with many subcontractors

Rental Building Maintenance Jan 1989 – June 1991

American Properties, Green Bay, WI

- Performed all building maintenance, maintained tenant relations, and rent collections

Lumber Yard and Sales Associate 1980 – Feb 1982
Hoida Lumber, Green Bay, WI

LEADERSHIP AND AFFILIATIONS

- Joseph Project- helping people obtain employment Feb 2022 - Present
- Circles Green Bay – helping people obtain employment and services Feb 2018 – 2022
- Fox Valley Veterans Council member 2023 - Present

Gail Nohr

920-562-5975 | gail@veterans1stnew.com

SUMMARY OF QUALIFICATIONS

- 30+ years of assisting clients with quality service in multiple professional settings
- Efficient in Word, Excel, Outlook, Access, Teams Meetings, company, and government databases

EDUCATION

Northeast Wisconsin Technical College, Green Bay, WI

Associate Degree: AODA Counselor Certificate/Human Services May 2021

Associate Degree: Health Care Business Services May 2015

Wisconsin Certified Peer Specialist Dec 2021 - Present

EXPERIENCE

Co-Founder, Program Director, Case Manager, Resource Navigator

Veterans 1st of NEW, Inc. Sept 2022 – Present

- Coordinate programs to offer residents
- Conduct initial assessments of residents and assist with background checks
-

Substance Abuse Counselor IT, Group Facilitator, Case Manager, Clinical Care Coordinator

Jackie Nitschke Center July 2022 – Present

(1)

- Case Management for clients in substance use recovery
- Facilitate recovery groups and 12-step meetings
- Help residents find community resources to fill their needs

(2) **Case Manager, Substance Abuse Counselor IT, WI Cert. Peer Specialist**

Amanda's House Aug 2022 – Feb 2024

- Conduct background checks including GB Warrants, Sex Offender Registry, and CCAP on applicants to determine program eligibility
- Facilitate one-on-one Case Management with clients and facilitate recovery groups

(3) **Front Desk Receptionist**

Brown County Community Treatment Center May 2019 - Present

- Assist clients in crisis, helping them either get admitted to Nicolet Psychiatric Unit or the Crisis Center. Answer phones and process client accounts

Benefits Clerk, Resource Navigator Administrative Assistant

Brown County Veterans Service Office/WISE Program Feb 2018 – Aug 2022

- Help veterans with their issues and assist in filing claims with the Veterans Administration (VA).
- Visit veterans in the Brown County Jail to assist them with resources and 12-step counseling
- Brown County Resource Navigator, helping veterans find needed resources in the community

Administrative Assistant/Trainer

United States Post Office, Green Bay, WI Dec 1989 -- April 2011

- Served as Insurance Plan Specialist for more than 500 employees as the director of the Safety and Health Committee, inspected buildings, and created manuals for 500+ employees with 75% veteran employees

COMMUNITY INVOLVEMENT/VOLUNTEER WORK

Substance Abuse Counselor Assistant

Veterans Housing and Recovery Program, Green Bay, WI Feb 2021 – Jan 2022

- Conduct AODA groups and individual counseling to help clients with their AODA issues.
- Enter Case Management notes into the database for clients

Recovery Group Facilitator, WI Cert. Peer Specialist

The Gathering Place, Green Bay WI Jan 2021 – Mar 2023

Facilitate recovery groups and offer support and assistance

Administrative Assistant

Wisconsin Senior Employment Services, Green Bay, WI April 2015 – Feb 2018

- Help participants with their career search, complete resumes, apply for positions, and gain employment
- Input Case Management notes into the database for clients

Veteran Mentor

Veterans Treatment Court Jan 2019 – Present

- Mentor veterans who are involved with the Criminal Justice System
- Offer veteran participants in the Treatment Court resources and assistance to help them succeed and graduate the program in up to 18 months for a reduced or removed sentence

General Member, Veterans Task Force Executive Committee Member

Brown County Homeless and Housing Coalition Jan 2019 – Present

- Attend monthly meetings and make connections for housing resources in Brown County

WISCONSIN CERTIFIED PEER SPECIALIST

SCOPE OF PRACTICE

SUMMARY

The primary function of the Wisconsin certified peer specialist is to provide peer support. The certified peer specialist engages and encourages peers in recovery from mental health and/or substance use disorders. The certified peer specialist provides peers with a sense of community and belonging, supportive relationships, and valued roles. The goal is to promote wellness, self-direction, and recovery, enhancing the skill and ability of peers to engage in their chosen roles. The certified peer specialist works with peers as equals.

ESSENTIAL FUNCTIONS

Providing support

The certified peer specialist will:

1. Identify as a person in mental health and/or substance use recovery.
2. Be knowledgeable of the ethics, boundaries, power, privilege, and control issues unique to the culture of the peer and the CPS role.
3. Establish supportive relationships with peers which promote recovery.
4. Assist peers to understand the purpose of peer support and the recovery process.
5. Provide peers with the Substance Abuse and Mental Health Services Administration definition of recovery and its components.
6. Intentionally share his or her own recovery story as appropriate to assist peers, providing hope and support in changing patterns and behaviors.
7. Create an environment of respect for peers which honors individuals for taking charge of their own lives.
8. Mutually establish acceptable boundaries with the peers and agree to discuss on an ongoing basis as needed.
9. Demonstrate understanding of how trauma affects mental health and substance use disorder recovery, develop trauma-informed relationships, and support peers in obtaining appropriate resources for support.
10. Demonstrate an understanding of how substance use disorder affects mental health recovery.
11. Encourage and assist peers to construct their own recovery/wellness plans, which may also include proactive crisis and/or relapse prevention plans.
12. Provide culturally sensitive, community specific, and age-appropriate services.
13. Provide a welcoming environment of recovery, wellness, and hope.
14. Encourage peers to focus on their strengths, exercise use of natural supports, develop their own recovery goals, and strengthen their valued roles within the community.
15. Use active listening skills.
16. Together with peers, research and connect with resources that are beneficial to peers' needs and desires (e.g., employment, housing, health, and peer-delivered services)
17. Understand and be able to explain the rights of the peers.

Communicating with supervisors and interacting with staff

The certified peer specialist will:

1. Understand and utilize the established supervisory structure to communicate needs, ask questions (especially about ethics, boundaries, and confidentiality), mention concerns, etc.
2. If employed in a Medicaid-funded and/or clinical program, understand the requirement of clinical supervision by a qualified mental health or substance use disorder profession.
3. Understand his or her role and fully participate as an integral part of the professional recovery team.
4. Demonstrate and model to staff that recovery is achievable, and that peer support is an evidence-based practice.
5. Complete all required documentation timely, accurately, and respectfully.
6. Develop healing and trauma-sensitive relationships with peers and staff.
7. Report all intended, serious harm to self or others immediately to the appropriate person.

Demonstrating confidentiality

The certified peer specialist will:

1. Know state and federal confidentiality standards, including directives from his or her own agency.
2. Maintain the utmost confidence concerning all verbal and written information, whether obtained from peers or otherwise.
3. Know information that is **not** to be kept in confidence: intended, serious harm self or others.
4. Accurately inform peers regarding the degree to which information will be shared with other team members, based on agency policy and job description.

From: Eric Genrich
To: Cheryl Renier-Wigg; Matthew Buchanan; David Buck
Subject: Fwd: Online Form Submittal: Contact the Mayor
Date: Monday, February 19, 2024 11:23:20 AM

FYI
Sent from my iPhone

Begin forwarded message:

From: noreply@civicplus.com
Date: February 19, 2024 at 11:08:00 AM CST
To: Eric Genrich <Eric.Genrich@greenbaywi.gov>, Terry Sorelle <Terry.Sorelle@greenbaywi.gov>, Amaad Rivera <Amaad.Rivera@greenbaywi.gov>, Jessie Paque <Jessie.Paque@greenbaywi.gov>
Subject: Online Form Submittal: Contact the Mayor

Contact the Mayor

First Name	Dawn
Last Name	Schampers
Email Address	dawn.schampers@gmail.com
Phone Number	*Field not completed.*
Address	1006 Mt. Mary Dr.
City	Green Bay
State	WI
Zip Code	54311
What is your question/concern for the Mayor?	Dear Mayor Genrich, I am writing to voice my concerns over the potential Veterans 1st NEW transitional tiny homes community on St. Anthony Dr. Our neighborhood (Schmitt Park) found out about the potential for this development only shortly before the vote went to the board for the land donation. While everyone wants to help vets, there are major concerns regarding the location of this development and the credentials and knowledge of the "developers"/leaders of the project.

My biggest concern is the safety of our neighborhood. In the mailer from Veterans 1st, the first two listed conditions that they will be treating are mental health and substance abuse issues. Their Facebook page states they will be helping those with "emotional instability." As a former neuro ICU nurse, I have cared for patients with traumatic brain injuries, mental health concerns, and substance abuse issues. Individuals with these conditions can be very unstable and violent at times. A large portion of traumatic brain injuries involve the frontal lobe, which controls social behavior and impulsivity. While caring for these patients, I was sexually assaulted when a patient grabbed my breasts, and another attempted to gratify himself while I was in the room. Furthermore, I have been involved in many situations where a patient with these issues required restraint by myself and several coworkers due to violent behavior. This happened to me-a grown woman-at my place of work where security and other people were present. If someone with these issues would do that in a controlled environment, what could they do to a seven year-old walking home alone from Baird Elementary School? There are many children who walk home unattended in our neighborhood, so this is of particular concern.

Apparently, Veterans 1st will have cameras and care coordinators on-site, but no real security. As our neighborhood is mostly dark with lots of hills, tree cover, and cul de sacs, it is not easily patrolled and could easily hide bad behavior. I also have concerns regarding visitors to these tiny homes. What about friends with their own substance abuse issues that come to visit who aren't in the program?

The Veterans 1st application states in bold print that "a criminal conviction will not automatically disqualify your application. " This development would place unstable individuals with training in combat and use of automatic weapons within 3,000 ft. of an elementary school and 700 ft. of two assisted living homes. Given the widespread issue of mass shootings, is putting this transitional community of troubled individuals so close to these vulnerable populations a good idea? It is also 2,000 ft. (walking distance) from a brewery. This is obviously not ideal for those working on their recovery.

Our neighborhood already houses the Freedom House, Veteran's Manor, the jail, and the Brown County Mental Health facility. There is a new low-income housing development going up on University. Our neighborhood is already doing our fair share to support the rehabilitation of others. If we continue to only add developments that cater to low income and individuals in need of rehabilitation, it will push the established, stable residents out of the area, creating an unstable and unsafe environment. As this is transitional housing, these individuals have no ties to or investment in our community.

As you are likely aware, this tiny home community is not in line with the current zoning guidelines and is not required to meet the regular residential building codes. The current proposal will place all 21 homes with as little as 10 feet between them. This home density is higher than that of a mobile home park. Given this house to land ratio, if all 33 acres were to be zoned as a Planned Unit Development, there is potential for another 198 “transitional housing” homes added to our neighborhood, or other small footprint homes. This would dramatically change the demographics of our neighborhood.

There are additional concerns with the lack of character and experience of the members of Veterans 1st. On their website, it states that Gail Nohr, one of the co-founders, was a substance abuse counselor at a veteran’s shelter for one year, and is currently an AODA counselor at the Jackie Nitschke center. This is on her LinkedIn and Facebook page as well. However, SHE HAS NO SUBSTANCE ABUSE COUNSELOR LICENSE. According to the State of WI licensing board, she was only granted an IN-TRAINING substance abuse counselor license in June 2023. Additionally, she has a history of FOUR OWIs (one with a minor in the vehicle), which are potential disqualifiers for obtaining a substance abuse counselor license. One has to wonder if this was disclosed to the WI State Licensing Board when she applied for her in-training license, as required by the state.

In one of the Veterans 1st blog articles, it states that Gail has “an extensive knowledge of mental health and substance use disorders”, which is clearly not the case. In fact, according to her LinkedIn, the majority of her work history consists of being an administrative assistant. She seems to be falsifying/exaggerating her credentials, likely to play to sympathetic donors and further the Veterans 1st agenda. I wonder how the donors and the board members who donated the land would feel knowing she misrepresented herself and her credentials?

She and co-founder, Kim Nohr, divorced in 1995, but present themselves as a married couple. Being in business with your former spouse likely makes the foundation of their group very unstable. Kim Nohr is an experienced carpenter, but has no experience with development, which is a very different skill set. Furthermore, Veterans 1st only received non-profit status in Nov. 2022. There is no footprint of their company prior to Sept. 2022. They lack the experience and knowledge to make this village a successful undertaking.

This development would likely be poorly executed and have very detrimental effects to our neighborhood and local community. Please support Schmitt Park and do not let Veterans 1st proceed

with this plan.

Thank you for hearing my concerns.

Sincerely,

Dawn Schampers, MSN, RN, NPD-BC, AMB-BC (but most importantly, a mother to two young daughters in Schmitt Park)

Email not displaying correctly? View it in your browser.

(ZP 24-04) Proposed Planned Unit Development
2890 St Anthony Drive

Our Position:

We oppose the proposed planned unit development at 2890 St Anthony Drive (Development).

Reason for Our Position:

We oppose the Development because the project will result in increased traffic on St Anthony Dr between the intersections of St Charles Dr and University Ave. Currently, when Noble Roots has an event, vehicles are parked on both sides of St Anthony Dr making it very difficult for two vehicles going in opposite directions to pass each other. It also creates a hazard for pedestrian traffic. See photos on next page. The traffic associated with the Development will only make the congestion problems worst.

What Could Change Our Position?

The City could make one of the two sides of St Anthony Dr a no parking zone from St Charles Dr intersection to University Ave intersection. That should mitigate the congestion problems during Noble Roots events.

Our Revised Position:

If the City made one side of the St Anthony Dr a no parking zone, our position would switch from opposing the Development to supporting the Development.

Thank you for the opportunity to comment on the Development

Tom & Janet Smies
1188 St Lawrence Dr
Green Bay, WI
tomsmies@new.rr.com

(ZP 24-04) Proposed Planned Unit Development
2890 St Anthony Drive





From:	Mike and Sue
To:	Mike & Sue W
Subject:	Input on Veterans 1st NEW project
Date:	Wednesday, February 21, 2024 10:37:07 AM

We support helping our Veterans and would support the initial Veterans 1st NEW project moving forward on the 3.5 acres next to Veteran's Manor with the following caveats:

#1 The PUD development be on an "experimental" basis to be evaluated after 24 months

#2 The tiny houses be constructed according to existing zoning guidelines as well meet current residential building codes.

We both vehemently OPPOSE changing the ENTIRE 33 acres to a Planned Unit Development. Any and all future housing projects for our neighborhood should be considered by local government as separate, individual proposals.

We are also disappointed these plans were not shared with us Schmitt Park residents in a more timely manner.

Michael & Susan Watts, 3025 Bay View Drive

From:	Hans Christensen
To:	David Buck; Dburg0025@gmail.com; District One; Karen Schroeder; SPNA Schmitt; Se2a3b@msn.com; T F; Will Peters; beverlybartlett@sbcglobal.net; kathyjerry1948@gmail.com; swenskimenski@gmail.com
Cc:	Lauridsen, Keld B - DNR
Subject:	Veterans 1st - DNR
Date:	Friday, February 23, 2024 1:19:25 PM

Hello Will,
Thanks again to you and David for taking the time with me today to answer my questions and providing some much needed clarity to the Veterans 1st project.

I had an excellent phone call today with Keld Lauridsen, Wisconsin State DNR (a fine Dane I might add), regarding the Veterans 1st site. I gave him the history of the University Avenue Corridor Redevelopment Plan/Brownfields Study. We also talked briefly about the Poor Farm Cemetery for some context. I gave him why I was interested in this property and what my relationship to Veterans 1st was. I made it clear that I was solely representing the SPNA Board.

Admittedly, the deed transfer from the County to Veterans 1st is unique insofar as there was not a financial transaction or bank involved in the process. However, after the deed transfer, I believe the land legally belongs to Veterans 1st and along with ownership they now assume responsibility for the land.

Because this entire parcel was identified in the Brownfields Study as having been a site for coal ash disposal, the authors of the study recommended some additional research. I cannot locate any additional research. The disposal of the fuel tanks at 2900 St. Anthony Drive were remediated under the DNR regulations and well documented.

Here are the facts as I understand:

1. Because the site is classified as "suspected" contamination and an actual contaminant has not been identified, the State (DNR only) would not mandate any action by the property owner.
2. However, it was Keld's recommendation that at a minimum, Veterans 1st conduct a Phase 1 study to determine all the historical information available with this site to see if any portion of this development could have been used to deposit coal ash. If this eliminates this site as a deposit area, no additional study is warranted. However, if the study is positive, it is recommended that soil samples be taken during a Phase 2 study. I must stress this is only a RECOMMENDATION and not a mandate.

So…….

Would it be a reasonable request by the City and in Veterans 1st best interest to have them arrange for a Phase 1 study, of their parcel only, since we have documentation that portions of this parcel (33 acres) were indeed used to bury coal ash? Maybe any soil samples from the removal of the petroleum tanks at 2900 might be sufficient to address this issue. It would certainly prevent any further issues and not present a problem should the land change hands.

This seems like a reasonable and prudent recommendation, but you guys in conjunction with Veterans 1st have the final decision. This is an opinion of the SPNA Board only.

-Hans

From: Steve North
To: David Buck
Subject: Veterans 1st of NEW
Date: Friday, February 23, 2024 10:25:10 AM

To: David Buck

Date: February 23, 2024

My name is Steve North. I live at 930 Forest Hill Drive, Green Bay, Wisconsin. I am a longtime resident of the Schmidt Park neighborhood and have lived at this address since 1991. I am a Vietnam Veteran having served in the US Marine Corps. I am writing to you to share my concerns about the Veterans 1st of NEW housing project.

My wife Laurie and myself attended the meeting on Tuesday, February 20, 2024 at the Celebration Church conducted by the Board Members of Veterans 1st of NEW. At the conclusion of the meeting, we both agreed that the presentation of the meeting was very unprofessional and disorganized. We felt that some of the board members of Veterans 1st were both antagonistic and condescending to the audience.

Veterans 1st falsely misrepresented that they had support from the Schmidt Park Neighborhood Association (SPNA) by having the SPNA name on their power point presentation. During the meeting, a member of SPNA pointed out that they are neither for or against the purposed Veterans 1st project and that Veterans 1st did not have their permission to use their name. Veterans 1st board member stated she was aware of that fact but did not have the opportunity to change the information on their power point before the meeting. It would only have taken a minute to delete reference to SPNA from the power point program. I can only conclude that the misrepresentation was by their own design to try to gain support for their project by associating Veterans 1st with SPNA. I question the integrity of Veterans 1st because of this misrepresentation.

During the meeting, there was a gentleman who was seated with the Board Members from Veterans 1st who was neither listed or identified as a member of Veterans 1st. This person was extremely negative, condescending and combative with the audience. After this person tried to address the audience a few times, the audience showed their disapproval of him and this person departed the meeting. I can only conclude that the decision of Veterans 1st to invite this person to sit on their Board Panel, shows the poor judgement of this organization.

During this meeting, there was no information presented concerning the cost of their project or if funding has been secured.

As referenced above, I question Veterans 1st of NEW qualifications and honesty to organize, conduct and manage a project of the size and scope that they presented at this meeting.

I do support programs to help veterans but at the present time and for the reasons stated above, I do not support the Veterans 1st of NEW housing project being proposed.

Please contact me if you have any questions or require additional information or clarification.

Steve & Laurie North

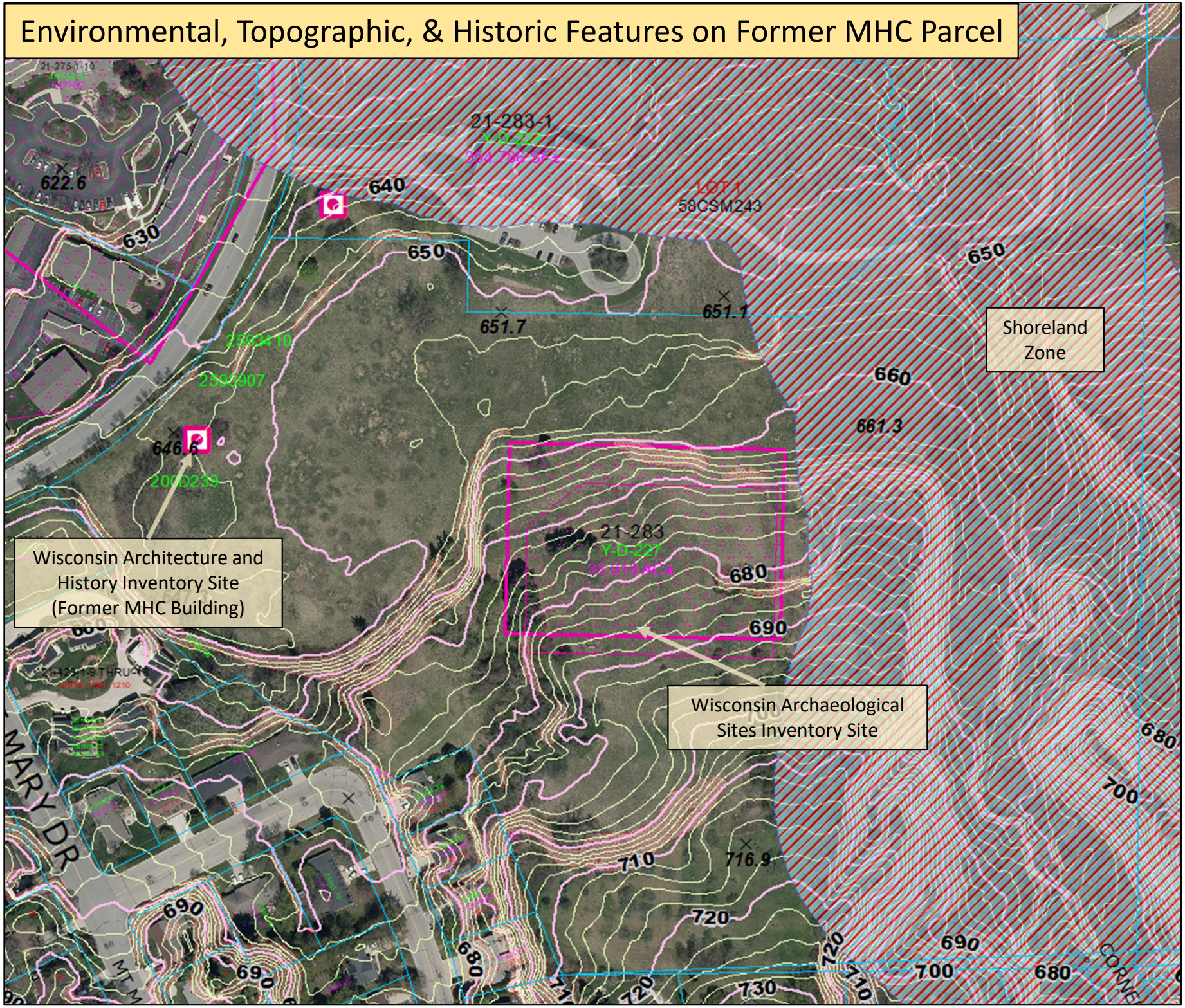
930 Forest Hill Drive

Green Bay, WI. 54311

920-362-1838

acerblue@twc.com

Environmental, Topographic, & Historic Features on Former MHC Parcel



The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to last around 3 minutes. Thank you!

Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Joe
Last Name	Kasprzycki
Address	377 Riverwood Ln
City	Green Bay
State	WI
Zip Code	54313
	(Section Break)
Which Committee/Commission/Board do you have comments for?	Green Bay Plan Commission
What is the date of the meeting?	5/2/2024
For which item do you wish to provide comments?	The proposed tiny house community with Veterans 1st
What is your opinion of the item?	I am IN FAVOR of the item.
Would you like to speak at the meeting?	No, I do not want to speak at the meeting. I only want to submit my comments through this form.
Comments	*Field not completed.*

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to last around 3 minutes. Thank you!

Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Mikaela
Last Name	Messerschmidt
Address	1821 oak leaf dr
City	Green Bay
State	WI
Zip Code	54304
	(Section Break)
Which Committee/Commission/Board do you have comments for?	Green Bay Plan Commission
What is the date of the meeting?	5/2/2024
For which item do you wish to provide comments?	vets 1st NEW
What is your opinion of the item?	I am IN FAVOR of the item.
Would you like to speak at the meeting?	No, I do not want to speak at the meeting. I only want to submit my comments through this form.
Comments	We love the idea and everything it has to offer. There is a huge problem with affordable housing and what they are willing to do for the Veterans speaks volumes.

Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to last around 3 minutes. Thank you!

Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Paul & Gale
Last Name	Denis
Address	631 Dost Ct
City	Green Bay
State	WI
Zip Code	54311
	(Section Break)
Which Committee/Commission/Board do you have comments for?	Green Bay Plan Commission
What is the date of the meeting?	*Field not completed.*
For which item do you wish to provide comments?	Vet 1St housing
What is your opinion of the item?	I OPPOSE the item.
Would you like to speak at the meeting?	*Field not completed.*
Comments	Per City staff, the lot size and square footage of the development does not meet code. Therefore, deny the

request.The former MHC site was to be developed as a business park and is the best use for the property. The county now has sales tax resources to make that happen.For Veterans, the county could explore multiple other providers such as Tunnels to Towers. It could also purchase/use the former Bornemann facility which has 186 beds, laundry/dietary/PT/OT available.

Lest We Forget

Schmitt Park United Residents
Plan Commission Presentation
May 2, 2024

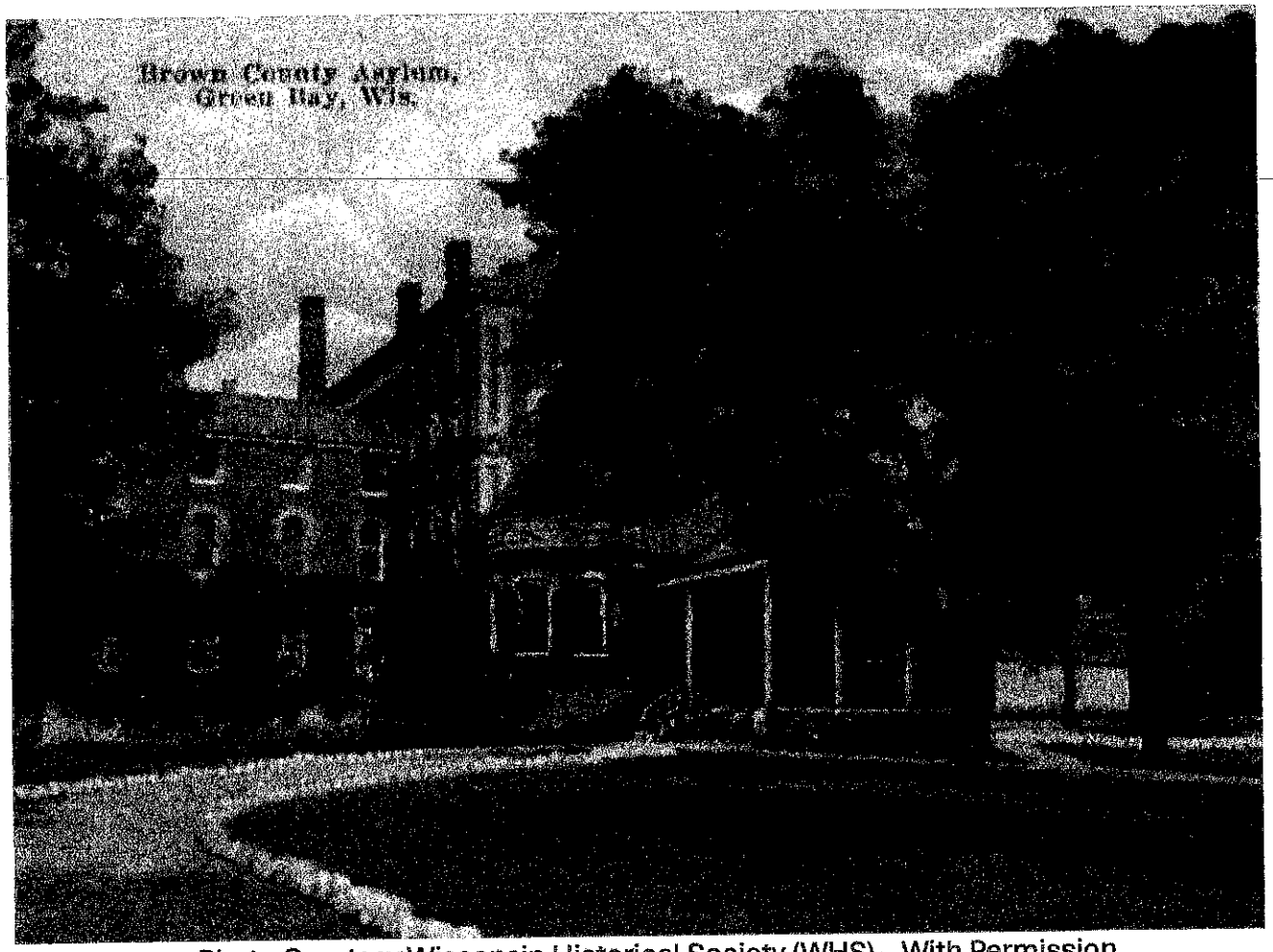


Photo Courtesy Wisconsin Historical Society (WHS) – With Permission

Schmitt Park United Residents (SPUR)
May 2, 2024

To: City of Green Bay Plan Commission
Re: Veterans 1st of NEW, Inc. (VETS1) Proposed Tiny Home Development at 2890 Saint Anthony Drive

WHEREAS: The SPUR Team, on behalf of the veterans and residents of Schmitt Park, respectfully submit the following information to the Green Bay Plan Commission:

1) The Schmitt Park widely circulated petition has revealed that 94.6% of our residents are opposed to the VETS1 tiny home development petitioned to be constructed in Schmitt Park. The petition results were calculated using the Cochran Formula and yielded a 95% confidence level.

2) In May, 1991 the State Historical Society of Wisconsin Highway Archaeology Program conducted a study (APPENDIX A, report of study) to locate the pre-1931 Brown County Mental Health Cemetery located somewhere on that property. The SOLE PURPOSE of the study was to determine whether that cemetery, which was abandoned 60 years previous, and its' location lost to memory, would interfere with plans to reconstruct state highway 54 from County "A" to state highway 57. Following the study the report concluded that the Brown County Cemetery was far enough away so as not to interfere with the construction. Having accomplished their sole purpose, their search for the size and range or extent of the burial area was neither investigated nor determined.

3) About three years prior to the 1991 study and during the construction of a small path near the Mental Health Center water tower, a backhoe stripped off 1 to 1.5 feet of topsoil which uncovered several large bone fragments. It was thought this discovery may have uncovered the forgotten cemetery. As noted in the State Historical Society of Wisconsin Highway Archaeology Program, this led to a systematic subsurface investigation in that area (labeled "B"). The investigation found only eleven (11) SCATTERED BODIES in that large area. Those eleven (11) bodies were re-buried to a different area "C" to the south of area "A". (See attachment #2 area "C" relocated burials) so construction on the path could continue.

4) The Wisconsin State Historical Society Highway Archaeology Program study group next targeted an area to the east where an employee informant thought the burial site may be found somewhere near the former manure pile. Using ground probes, they discovered what they suspected were

several buried bodies in the area. (encircled and marked "A" on ATTACHMENT #1). In 2016, the Neville Public Museum of Brown County conducted a Ground Penetrating Radar Survey in a two-grid area containing most but not all of the area's "B" and "C" but none of area "A". (See attachment #2 and State Historical Society of Wisconsin figure 12). That Ground Penetrating Radar Survey grid area is contained within the Burial Site Protected Area or Non-Disturb Area as currently referred to by the State Historical Society. It measures APPROXIMATELY 190 feet (N-S) by 235 feet (E-W).

5) Note that most but not all of "A" is included within the Burial Site Protected Area or Non-Disturb Area. The full-size range or extent of burial area "A" was neither investigated nor determined by either the 1991 State Historical Society of Wisconsin Highway Archaeology Program study or the Neville Public Museum Ground Penetrating Radar Survey.

6) The Wisconsin Historical Society Highway Archaeology Program (APPENDIX A) study report is replete with imprecise terminology such as "assumed"; "in the vicinity of"; "approximate"; "second-hand"; and "possibly even extends further". Those qualifying limiting words can considerably compromise any intended or assumed accuracy in locating unmarked buried bodies. That "loose language" was acceptable for the State Historical Society of Wisconsin Highway Archaeology Programs' SOLE PURPOSE of simply locating the cemetery, but certainly not acceptable for the purpose of precisely defining the statutory Burial Site Non-disturb boundaries. The Plan Commission map labels that the area as "Approx. Wisconsin Archaeological Inventory Site".

7) That map is additionally inaccurate because it labels the VETS1 parcel with an "Approx. 173 Feet" although the actual width is exactly #2 feet wider. That is why there may appear to be some space between the VETS1 parcel and the Burial Site Protected Area, but there is not. In reality, the VETS1 parcel already intrudes on to the Burial Site Protected Area by about 10 feet. Quoting the Neville Public Museum of Brown County Ground Penetrating Radar Survey report: "Recommendations. Based on the Ground Penetrating Radar data, historical documentation, and State burial regulations, a 15-foot buffer zone around the periphery of the recorded cemetery site is advised. While this is a guideline for ensuring that no human remains are impacted due to future development on this site, it cannot be guaranteed that the historical records and the Ground Penetrating Radar Survey data presented here are 100% conclusive." Therefore, the VETS1 petitioned parcel actually intrudes about 15 feet onto the Burial Site Protected Area, not about 10 feet. Wisconsin DNR also prefers a 15-foot buffer which is standard for all DNR properties.

8) Look at the Neville Public Museum of Brown County Ground Penetrating Radar Survey (Fig. 10) DEPTH MAP 100cm grid and note the HAPHAZARD CLUSTERING of bodies within. Then note in the lower left corner of grid 2 how some of those clustered body images indicate that the ameba shaped clusters extend outside the view of the grid's perfectly straight corner boundary lines. The widely scattered pattern of bodies located at "B" indicates that the entire area surrounding the water tower area is HIGHLY LIKELY to contain additional bodies. These anomalies conclusively indicate that the actual burial site extends beyond the grid boundaries. It should have already been scanned by Ground Penetrating Radar but was not.

9) Chapter 157, Subchapter III, Burial Sites Preservation, Wis. Stats. § 157.70, subsection (2r) SITE DISTURBANCE PROHIBITED, states that no person may intentionally cause or permit the

disturbance of a burial site or a catalogued land which is contiguous to a catalogued burial site. As noted in the Neville Public Museum of Brown County Ground Penetrating Radar Survey at the Poor Farm Cemetery in Brown County, Wisconsin 47-BR-0447 and BBR-0126), this site contains both catalogued and non-catalogued burial sites. The Neville Public Museum of Brown County Ground Penetrating Survey stipulates several recommendations including a FIFTEEN-FOOT (15') BUFFER ZONE around the catalogued burial site. IMPORTANTLY, the Neville Public Museum of Brown County Ground Penetrating Survey further notes that it cannot be guaranteed that the historical records and the Ground Penetrating Radar Survey data presented are 100% inclusive of all burials in that GENERAL AREA. VETS1 has acknowledged that their petitioned 3.46-acre diagram southern boundary does in fact intrude on the catalogued burial site buffer zone by approximately ten (10') feet; note the southerly east to west dotted line. VETS1 claims they will not build on that (10') feet wide southern strip. However, their petition diagram shows two (2) parking lot drainage spillways intruding into the Burial Site Protected Area buffer zone. Those runoff drainage spillways have the potential to erode the Burial Site Protected Area soil and thereby expose buried bodies. The Wisconsin State Historical Society has noted that there is a "HIGH LIKELYHOOD" of encountering both historical artifacts and BURIAL SITES within the southern boundary of the petitioned VETS1 development.

10) The Neville Public Museum of Brown County Ground Penetrating Radar Survey also states it would be advisable that a qualified skeletal excavator monitor be present on site if there is to be any ground disturbance within the statutory Non-Disturb Area (BBR-0126). The Director of the Brown County Neville Public Museum acknowledged that developers and contractors are not qualified to identify deteriorating artifacts or bodies in various stages of decomposition. Regardless, VETS1 stated their alternative plan is that they "will call if found"; meaning when their excavating has already unearthed a grave. That is totally unacceptable. It is selfishly motivated because the work would then be shut down for a time assuming that they had indeed called. It is disrespectful not only of the gravesites but also the relatives of those decedents as well. It is unthinkable and perplexing to understand why the VETS1 proposed development was ever contemplated to partially invade the protected cataloged graveyard burial site in the first place.

11) Direct kin of his deceased great, great, Grandmother Mary Tosch has notified us that Mary was buried in an unspecified location somewhere on the Brown County Mental Health Center Asylum property in 1925. That year apparently predates the known required record keeping of specified grave locations or markers, meaning that Mary could be buried anywhere on the Brown County Mental Health Center property. For that reason, the kinship family has expressed their desire that none of the Brown County ground be disturbed. Mary Tosch was marginalized in life, treated rather primitively in death, and yet VETS1 shamefully seeks to be allowed to risk desecrating Mary's burial site in contravention of Wis. Stats. §1.13 (f). Wis. Stats. § 44.30 establishes the clear legislative intent that the historic, architectural, archaeological, and cultural heritage are among Wisconsin's most important assets and should not be threatened by social, economic, and physical development of contemporary society. Human decency, respect, and the above cited Wisconsin statutes demand that the cataloged burial site be protected by denying VETS1 petition to build their tiny homes village within the petitioned 3.46-acre parcel.

12) VETS1 has failed to state whether they will comply with the Wisconsin DNR recommendation that a Phase 1 Environmental Study be conducted to conclusively establish whether and where expected toxic coal combustion residuals (CCR) exist on their land. That site includes the

location of the former Mental Health Center coal fired power plant. It appears that VETS1 could be in violation of Environmental Protection Agency (EPA) 40 CFR § 257.101 which regulates the closing of CCR sites. Any ground disturbance could present unnecessary health hazards to wildlife, on-site construction workers, and nearby residents including immediate neighbors Veterans Manor tenants. CCR often contain toxic elements including the five (5) heavy metals of arsenic, mercury, selenium, cadmium, and lead (5HM). "Symptoms of heavy metal poisoning can be life threatening and can cause irreversible damage. Because of their high degree of toxicity, 5HM rank among the priority of metals that are of public health significance." According to the National Institutes of Health, NIH.com, "These metallic elements are considered systemic toxicants that are known to induce multiple organ damage, even at lower levels of exposure." Due to the potential for irreparable harm, no ground disturbance should be permitted on VETS1 land prior to the issuance of a final report of a Phase 1 Environmental Study.

13) VETS1 has failed to publicly address how, or even whether, they will mitigate the DRY CREEK ENVIRONMENTAL ISSUE that their petitioned land presents. The concern is that any ground disturbance could introduce CCR into the dry creek bed, thereby possibly allowing the CCR to be washed downstream into the Bay of Green Bay during wet periods. This scenario ties directly into the above paragraph (12) Wisconsin DNR recommendation that a Phase 1 Environmental Study be conducted.

THEREFORE, on behalf of the veterans and residents of Schmitt Park, the SPUR Team, having conducted a comprehensive and thorough investigation resulting in the aforementioned findings of facts and issues, RESPECFULLY REQUESTS the Green Bay Plan Commission to recommend denial of the VETS1 petition to the Green Bay Common Council.

Respectfully Submitted,
Schmitt Park United Residents

CC; Mayor, Eric Genrich
Common Council President, Brian Johnson
Common Council Vice President, Bill Gavin
District 1 Alder, Jennifer Grant
Principle Planner, David Buck
Project Manager, Will Peters
County Executive, Troy Streckenbach
County Board Chair, District 11, Patrick Buckly
County Board Supervisor, Ron Antonneau
County Corporation Counsel, David Hemery
State Senator, Eric Wimberger
State Representative, John Macco
State Representative, Kristina Shelton

Ground Penetrating Radar Survey at the Poor Farm Cemetery in Brown County, Wisconsin (47-BR-0447) (BBR-0126)

by Kevin M Cullen

Deputy Director & Archaeologist
Neville Public Museum of Brown County

January 2017

NEVILLE PUBLIC MUSEUM
OF BROWN COUNTY
Bridging Communities • Connecting Generations

Management Summary

Beginning in September 2016, a ground penetrating radar survey was performed over an area of 5,000 square meters ² at the location of the original Brown County Poor Farm Cemetery (BBR-0126). The foregoing report of findings indicate subsurface disturbances at depths between 30 cm and 1.5 meters. There is no evidence of a visible pattern to these anomalies - such as rows of burials - rather, the data suggests concentrated areas of subsurface disturbances. Proving these anomalies to be human remains (i.e. burials) can only be confirmed with ground truthing. Therefore, based on the GPR data, historical documentation and State burial regulations, a 15 foot buffer zone around the periphery of the recorded cemetery site is advised (Fig. 13).

Background Research

Historical and Archaeological documentation confirm the location of the Brown County Poor Farm Cemetery (State Site 47-BR-0447, Burial Site BBR-0126) as being placed in Township: 24, Range: 21, Section: 27 (SE, SW, SE)

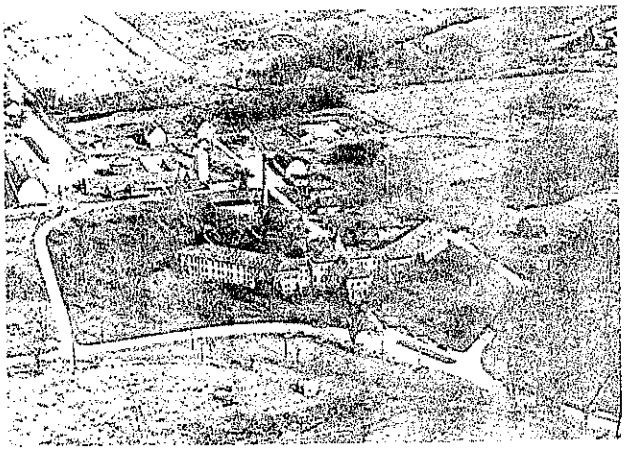
According to State records, the site consists of a poor farm and asylum cemetery in use between the 1850s and 1931. Previous informants stated that burials were placed in simple wooden coffins and interred on 'the hillside' near a place where a manure pile was later located (Appendix A).

When farm equipment began sinking into grave depressions, they were filled in. This area was located to southeast of the former County Mental Health Center complex (razed in 2013- 2014). The complex water tower that formerly sat on the lower hillside formed the western boundary of the cemetery. It was estimated that the cemetery extended 370 feet east of the water tower, 70 feet north of the water tower and 190 feet south of the water tower (Figs. 1 & 2).

During construction of a small path across the hillside in the late 1980s bone was exposed. It was discarded, since memory of the unmarked cemetery had been lost. Systematic coring and probing was initiated by the Museum Archaeology Program (MAP – Wisconsin Historical Society) in the 1990s. Human bone and wood were found in several cores. At least eleven burials were identified near the old manure pile. It was concluded that the Brown County Poor Farm Cemetery and associated human remains were extant, though no longer formally marked (ASI 22768).



(Fig. 1) 1960 Aerial with approximate location of Brown County Poor Farm cemetery



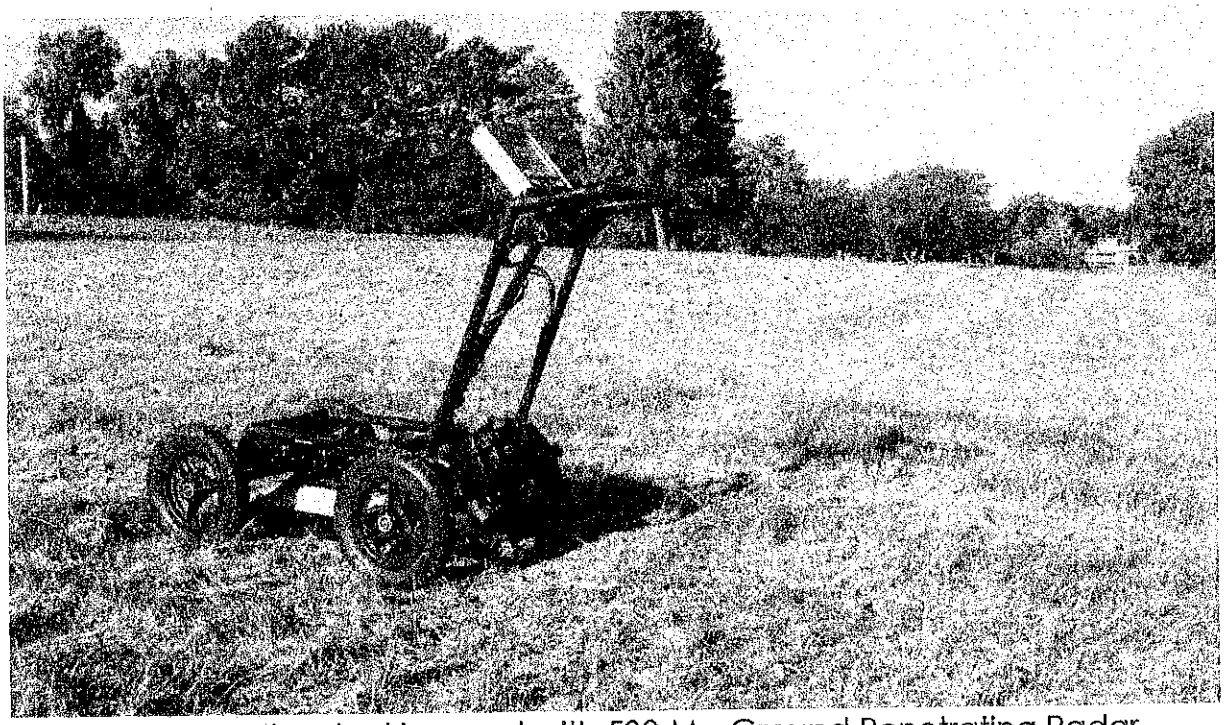
(Fig. 2) 1965 Aerial of the Brown Mental Health Center and identified Poor Farm Cemetery – Wisconsin Historical Society

Current Site Geography/Morphology

The location of BBR-0126 today is approximately 350 feet south of the southeast corner of Veterans Manor (2900 St. Anthony Drive) in Green Bay, WI. As of 2016-2017, the site consists of an open meadow extending up a hillside slope increasing in elevation from 652 ft. to 697 ft. (above sea level) on a north/south axis.

The ground surface from east to west is uneven with two swales running north/south down the center of the GPR surveyed area, as well as in the northwest corner of the GPR Grid 2 (running NE/SW). Other than a row of mature pine trees located in the south central section of GPR Grid 2, and two other trees in the western boundary of GPR grid 2, the rest of the survey area was clear of ground surface obstructions.

Prior to conducting the GPR survey (Sept. 16 and Sept 19, 2016) the site was mowed by Brown County Facilities dept. The short grass enabled the GPR antenna to collect data more accurately and efficiently (Fig. 3).



(Fig. 3) Site overview looking west with 500 Mz. Ground Penetrating Radar

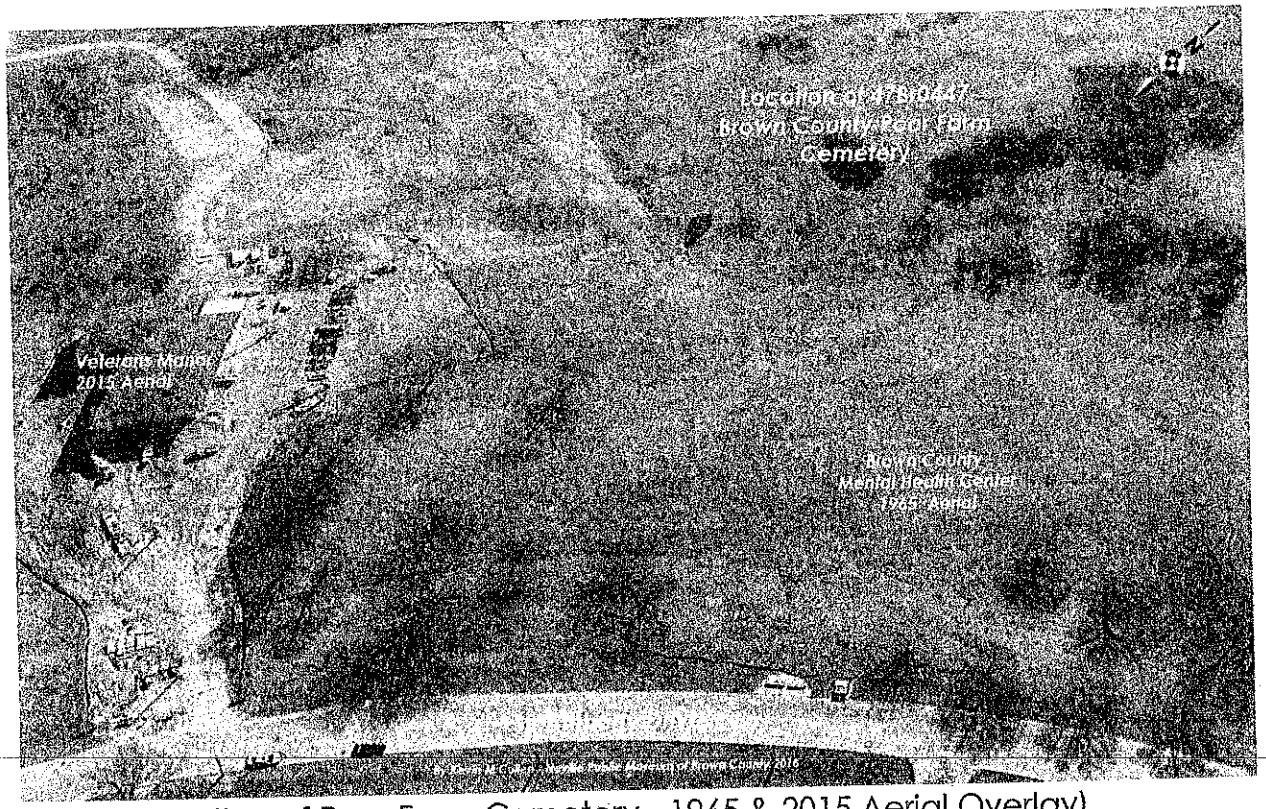
According to burial records of BBR-0126 archived with the Wisconsin Historical Society, the site today is consistent with current land use as being undeveloped (Figs. 4 & 5). However, the surrounding Brown County land is currently under review for redevelopment following the removal of the previously noted water tower and former Brown County Mental Health building. Figure 6 illustrates an overlay of 1965 and 2015 aerial perspectives. This method confirmed the historical records of the original Brown County Poor Farm cemetery as being located in pastureland behind the former farm outbuildings and behind the Brown County Mental Health complex.



(Fig.4) State Boundary of BBR-0126



(Fig.5) Relocated Burial Zones A,B,C



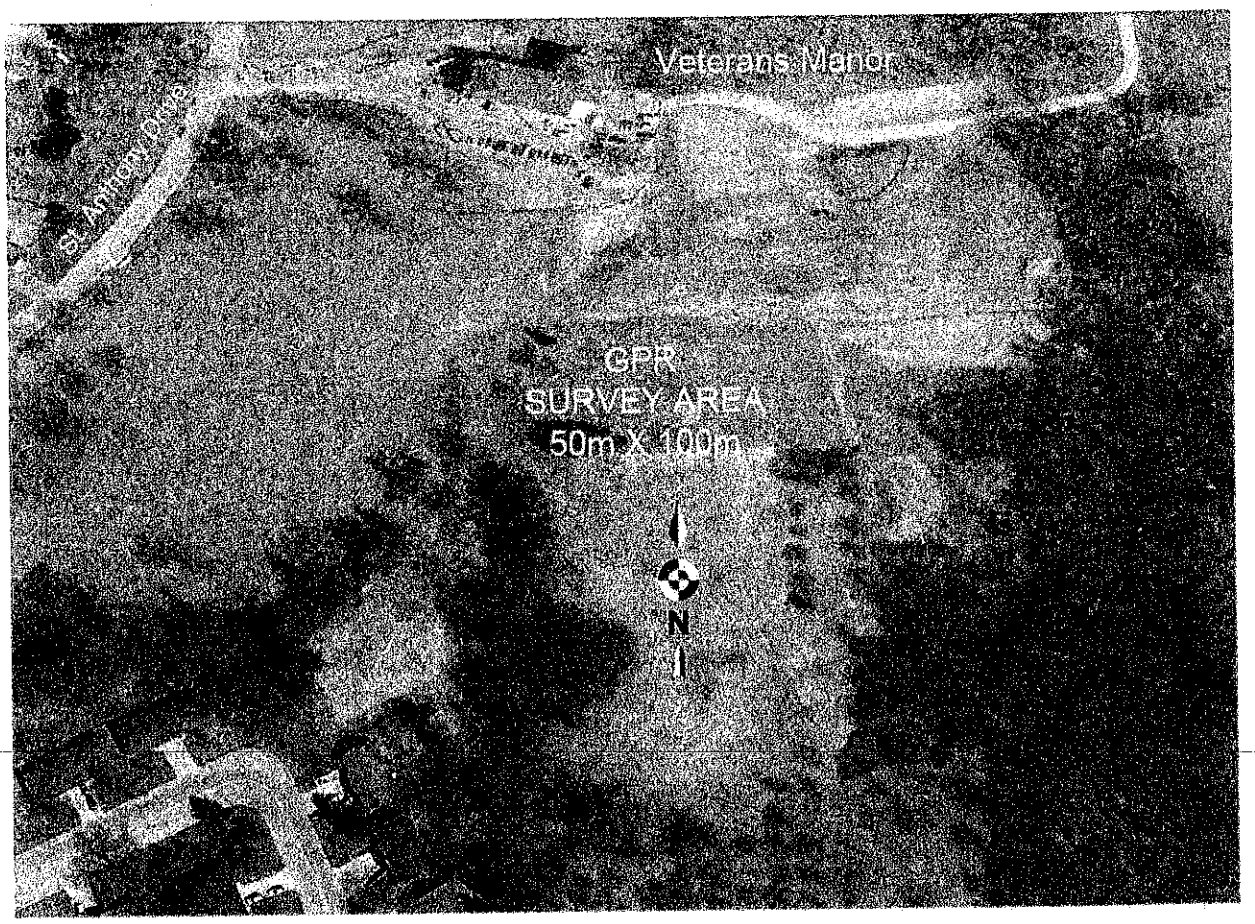
(Fig. 6) Location of Poor Farm Cemetery - 1965 & 2015 Aerial Overlay)

Ground Penetrating Radar Survey Methodology

Two 50 meter GPR grids were established across the designated Poor Farm Cemetery site (Fig. 7). These grids were surveyed using a Suunto siting Compass and flagged every meter. Each five meter flag was then mapped using a sub centimeter-accurate Global Positioning System by Brown County Surveyor s on Friday, September 16. Both GPR grids were then tied to County GIS data and contour/LIDAR map with each five meter GPR survey flag mapped in (Fig. 8).

GPR grid 1 was 50 meters x 50 meters and oriented 15° N/S x 285° E/W. It was mapped in an X/Y pattern (forward/back) at 50cm transect intervals. The penetration depth for both grids was set to 3 meters below the surface.

GPR grid 2 measured 50 meters (15° N/S) x 50 meters (285° E/W). Due to tall grass along the western boundary of the grid, the GPR unit was unable to collect accurate information in the last five meters (45-50 m). Grid 2 was mapped in Y transect method (forward/back) at 50cm intervals.



(Fig. 7): Aerial Site Map - GPR Survey Area

GPR Data Interpretation

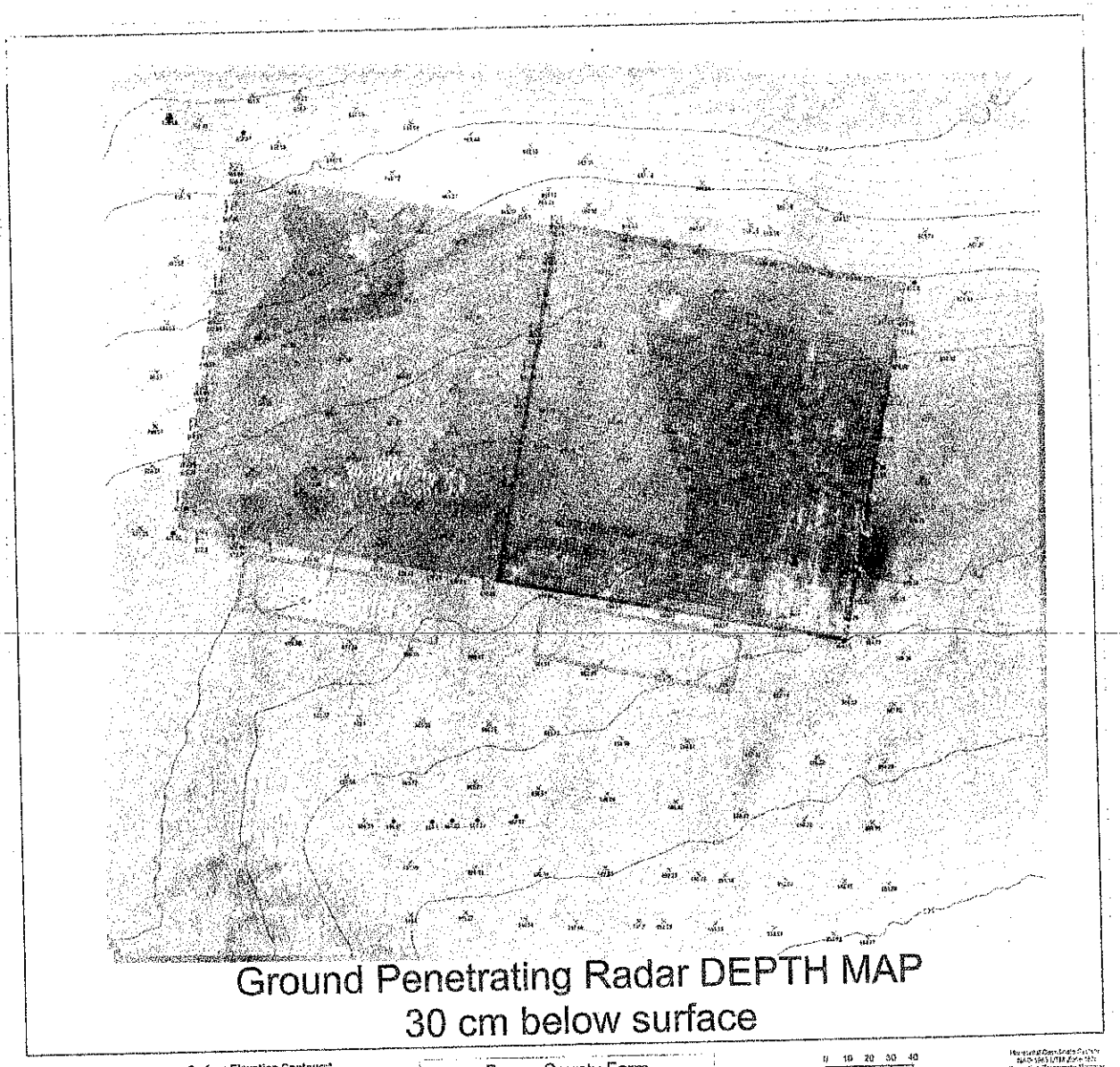
According to previous research and controlled experiments, identifying human remains using ground penetrating radar has mixed results, depending on antenna frequency and soil moisture content, etc. (Conyers 2004, Schultz 2012). These data suggest that lower frequency antenna's (250 MHz) performed better than higher frequency GPR antenna's (500 MHz +). Additionally, higher moisture levels have resulted in more accurate identification of burials (Schultz 2012).

This survey was performed using a 500 MHz GPR antenna with soil conditions that could be described as moist, due to heavy rains that occurred during the week of the survey. Therefore, it is with reasonable confidence that the conditions were therefore good for this survey, as was the survey methodology employed.

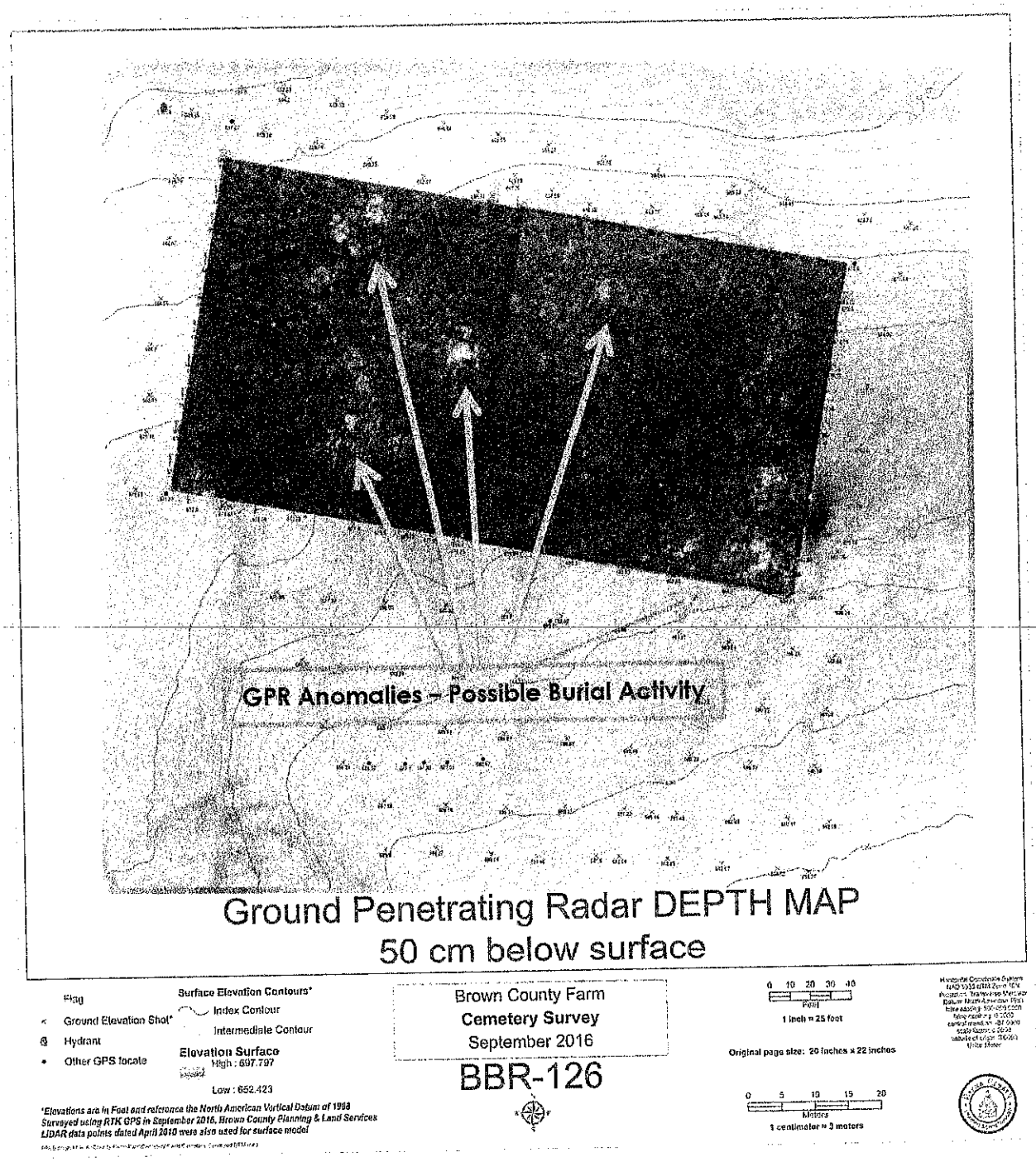
Post processing of the GPR data collected at the Poor Farm Cemetery site indicates that there are indeed buried anomalies throughout the 100m x 50m x 3m survey area. Depth slices were recorded in 5 cm increments, which provide a more accurate assessment of subsurface disturbances. The first 20 cm below ground surface is less reliable to attribute to burial activity, due to recent ground disturbances (plowing, etc.). Therefore, figures 8, 9 and10 begin to reveal the areas of buried disturbances at depths of 30cm, 50cm and 100cm below current ground surface. All of the anomalies seen in the depth maps below 1.5 meters disappeared, or were undetected.

By overlaying these depth slices on the topographic map, the resulting data indicates that these anomalies, whether they are human remains or not, are concentrated in specific areas. There is no evidence of a visible pattern to these anomalies - such as rows of burials - rather, the data suggests concentrated areas of subsurface disturbances. These areas align fairly closely to the previously documented zones (A,B,C) that were soil cored and noted as having bone and wood fragments present (Fig. 5, Fig. 12 Appendix A).

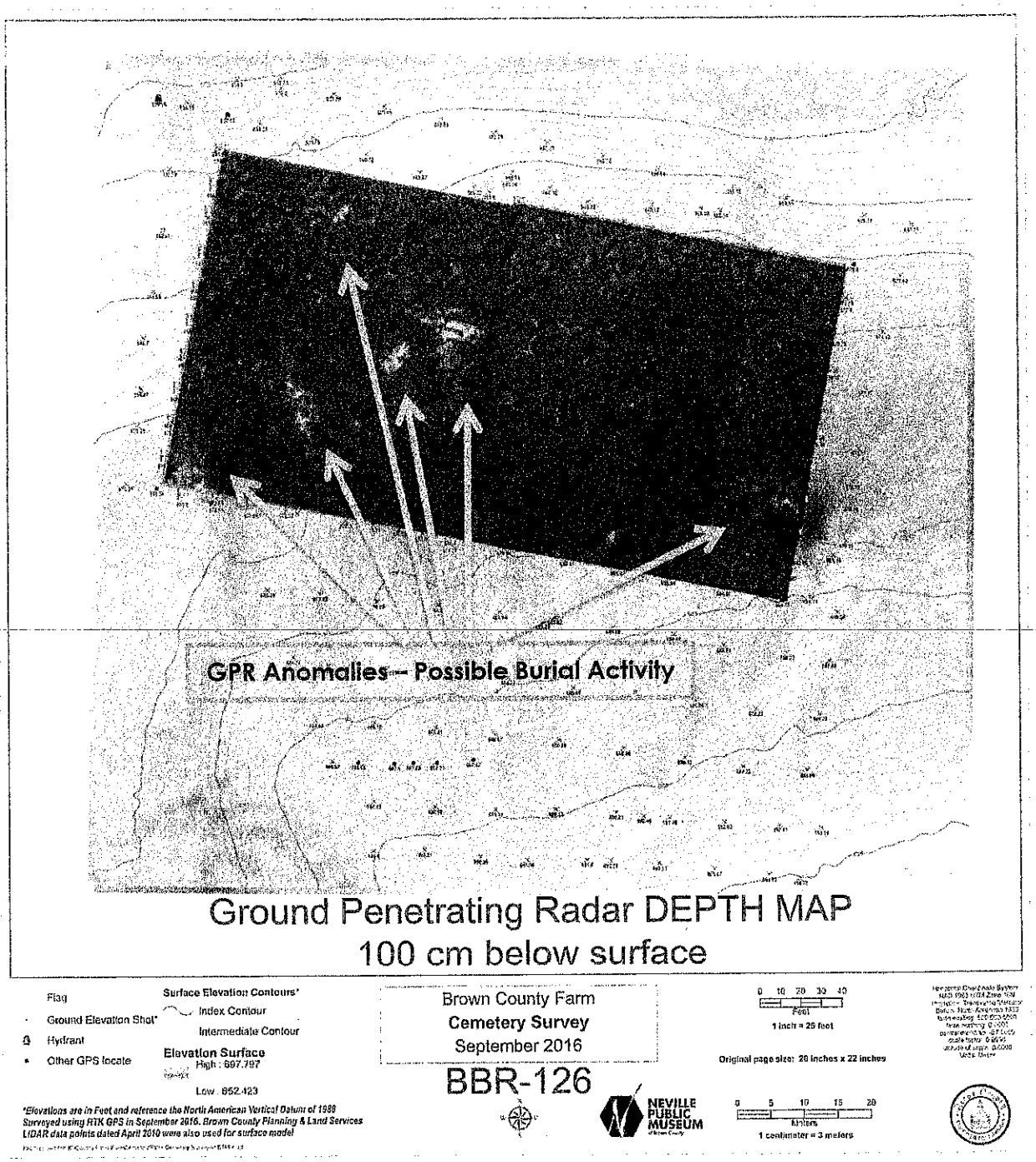
Therefore, I can conclude with reasonable confidence that the depth maps presented here are an accurate indication of subsurface disturbances consistent with cultural activity. However, proving these anomalies to be human remains (i.e. burials) can only be confirmed with ground truthing (i.e. excavation / soil stripping) (Personal Communication with Dr. Patricia Richards & Dr. John Richards [UWM-CRM]).



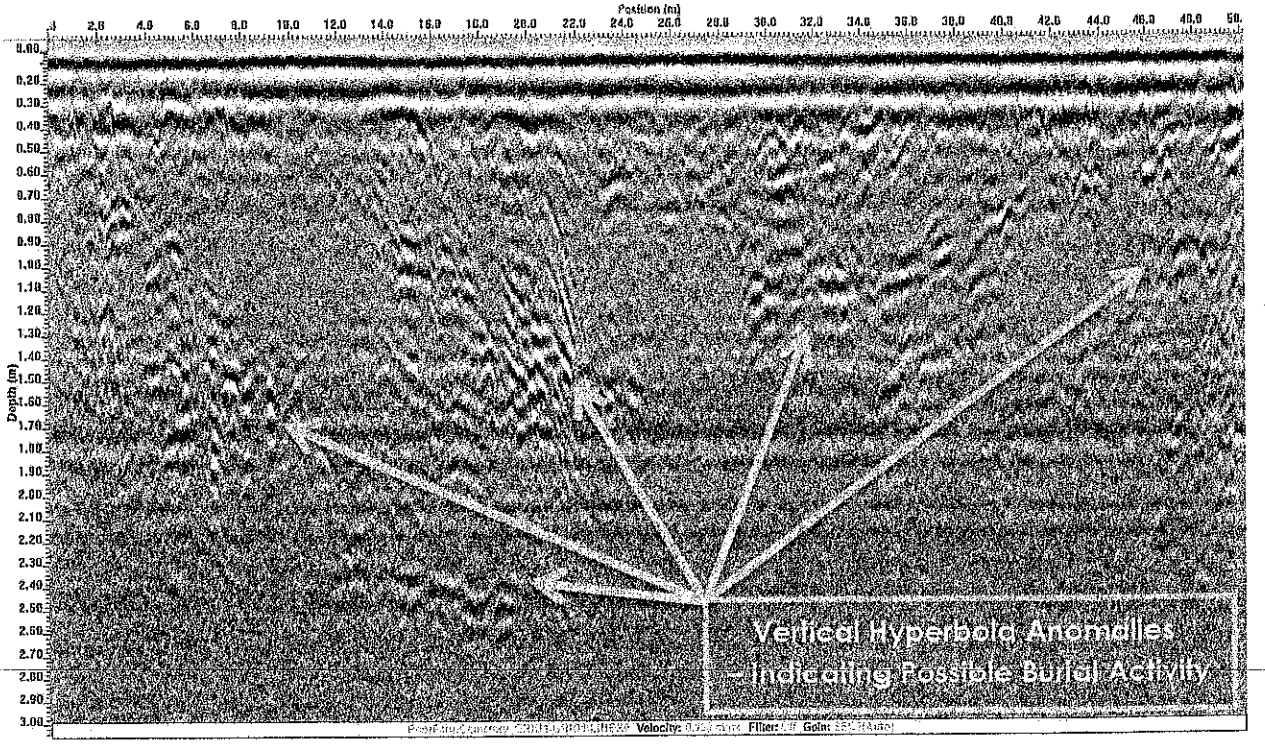
(Fig. 8) GPR Depth Map at 30 cm below ground surface showing concentrated areas of recorded GPR anomalies



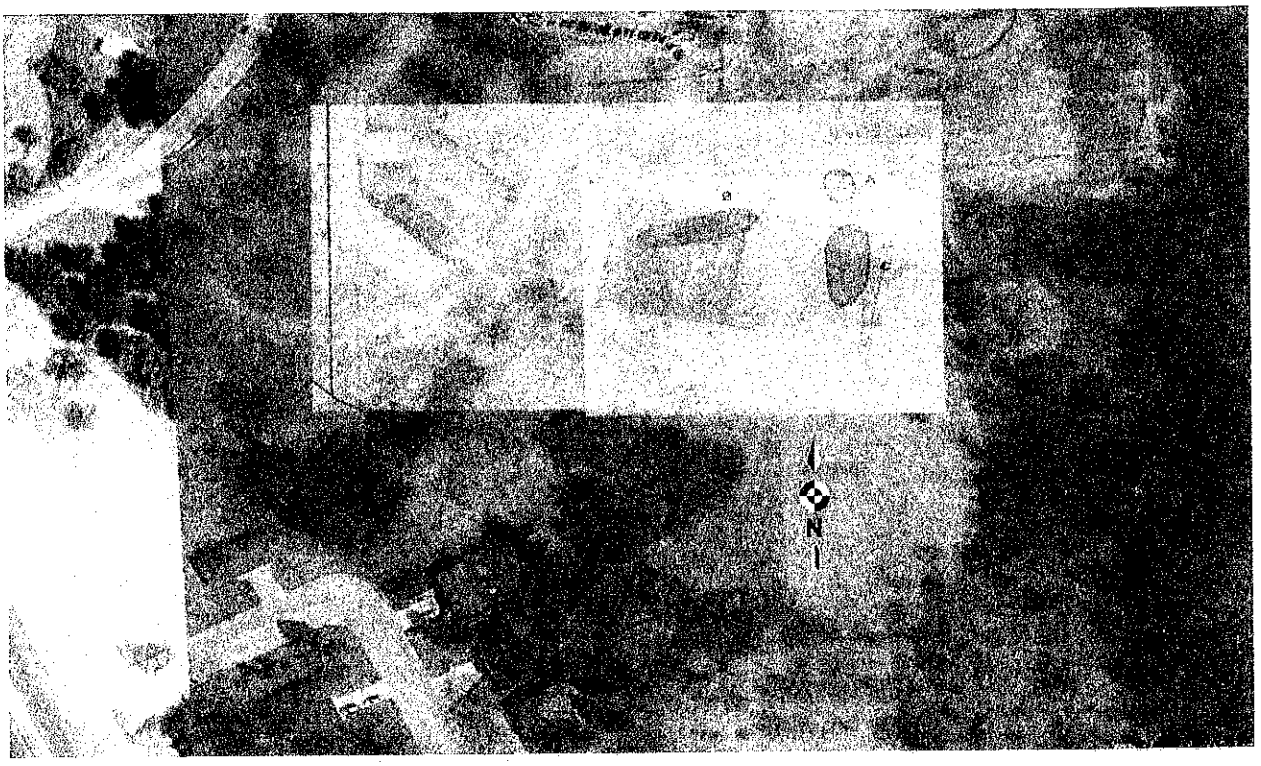
(Fig. 9) GPR Depth Map at 50 cm below ground surface showing concentrated areas of recorded anomalies



(Fig. 10) GPR Depth Map at 100 cm below ground surface showing concentrated areas of recorded anomalies



(Fig. 11) Grid 1 GPR profile data, Line X, Baseline Transect)

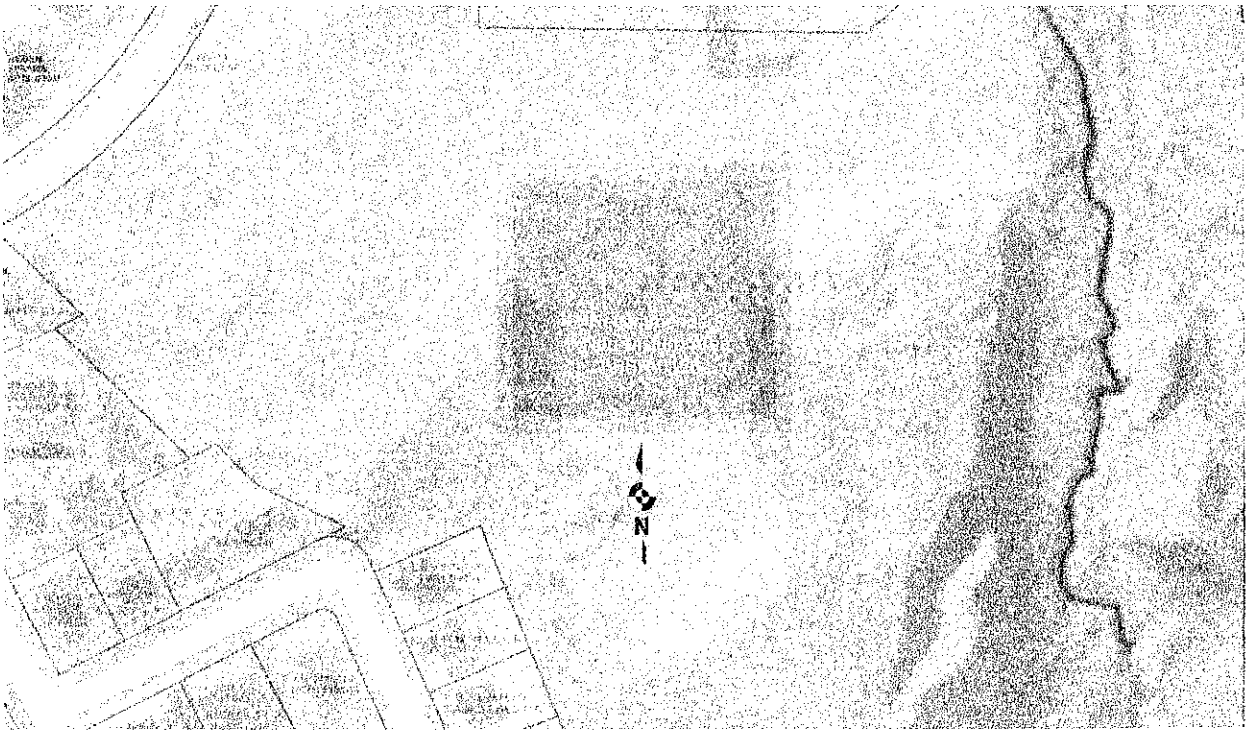


(Fig. 12)Overlay Maps of 1960 Aerial, 2015 Aerial, GPR Grids &Burial Zones A, B, C

Recommendations

Based on the GPR data, historical documentation and State burial regulations, a 15 foot buffer zone around the periphery of the recorded cemetery site is advised. While this is a guideline for ensuring that no human remains are impacted due to future development on the site, it cannot be guaranteed that the historical records and the GPR data presented here are 100% conclusive.

Therefore, it would be advisable that if any ground disturbance occurs within 15 feet of the recommended buffer area (Fig.13), then a trained archaeologist registered on the Wisconsin Historical Society list of "Qualified Skeletal Excavators" be present to monitor if unmarked burials are present outside the purported cemetery boundaries. Furthermore, because this cemetery is protected under Wis. Stats 157.70 (Appendix B), any ground disturbance proposed inside the recommended non-disturb area, then appropriate permissions and permits must be sought (Appendix C).



(Fig. 13) Recommended Non-Disturb Area for BBR-0126

List of Figures

(Fig. 1) 1960 Aerial with (Fig. 1: 1960 Aerial with Highlighted Boundary) approximate location of Brown County Poor Farm cemetery

Fig. 2) 1965 Aerial of the Brown Mental Health Center and identified Poor Farm Cemetery – Wisconsin Historical Society

(Fig. 3) Site overview looking west with 500 Mz. Ground Penetrating Radar)

(Fig.4) State Boundary of BBR-0126

(Fig.5) Relocated Burial Zones A,B,C

(Fig. 6) Location of Poor Farm Cemetery - 1965 & 2015 Aerial Overlay)

(Fig. 7): Aerial Site Map - GPR Survey Area

(Fig. 8) GPR Depth Map at 30 cm below ground surface showing concentrated areas of recorded GPR anomalies

(Fig. 9) GPR Depth Map at 50 cm below ground surface showing concentrated areas of recorded anomalies

(Fig. 10) GPR Depth Map at 100 cm below ground surface showing concentrated areas of recorded anomalies

(Fig. 11) Grid 1 GPR Profile Data, Line X, Baseline Transect)

(Fig. 12)Overlay Maps of 1960 Aerial, 2015 Aerial, GPR Grids &Burial Zones A, B, C

(Fig. 13) Recommended Non-Disturb Area for BBR-0126

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APPENDIX A

THE STATE HISTORICAL SOCIETY OF WISCONSIN

H. Nicholas Muller III, Director

816 State Street
Madison, Wisconsin 53706
608/262-3266

17 May 1991

Jennifer L. Kolb
Compliance Section
Division of Historic Preservation
State Historical Society of Wisconsin

SHSW: 89-2232
Re: Reconstruct STH 54; CTH 'A' to STH 57
ID: 1486-03-00/Brown County

Dear Ms. Kolb:

Investigations of the abandoned Brown County Cemetery were conducted on May 3 and 10, 1991. The pre-1931 cemetery was located and eleven of the burials were identified on the hillside which lies east of the existing hospital building. The approximate limits for the cemetery, 190 feet (N-S) by 235 feet (E-W), were determined through staff interviews and subsurface investigations. The methods utilized and the results obtained are summarized in the following paragraphs.

Initially, an area of 110 feet (N-S) by 235 feet (E-W) was delineated as the probable burial site. This area is marked on Attachment #1. The boundaries of this area were determined through on-site interviews with two employees of the Brown County Mental Health Center and careful perusal of aerial photos and property maps.

An interview was held with Al Leanna, a farm worker for the center since 1958. Mr. Leanna had experiences the farm tractor sinking into depressions at the old manure pile. At the time, these depressions were recognized as individual graves and were backfilled. Mr. Leanna pointed out the former location of the manure pile as south of a short paved section of the farm road. The burials were to have occurred within 30 feet of this area. This is depicted as Area A on Attachment #1.

Mr. Leanna and Mr. James Deprez, management services administrator, recalled conversations with a former patient who is now deceased. The patient had been involved with the preparation of the rough wood boxes and the interments. He had spoken of the old cemetery as located on the hillside in the vicinity of the manure pile.

Rose Kuczynski, housekeeper for the center, was also interviewed. She provided a second-hand account of a recent exposure of bone during the construction of a small path across the hillside. Between 1987 and 1989, a small backhoe stripped 1-1.5 feet of topsoil and exposed several large fragments of bone. A groundskeeper brought them to Ms. Kuczynski who later discarded the fragments. At that time it was assumed that the bones were from domestic animals raised on the farm as it was not known that the pre-1931 cemetery occupied a portion of the hillside. The original location of the bone could not be determined as the primary informant, the groundskeeper, is currently in Saudia Arabia. The approximate location is marked on Attachment #1 as Area B.

Subsequently, a systematic subsurface investigation was initiated in the vicinity of the supposed southeastern corner of the cemetery and the former manure pile. This consisted of oakfield soil cores and probing at regular intervals on an established grid. The cores were placed at three feet intervals to detect the presence of the considerable disturbance to the soils as results from human interment. Inadvertently, the cores also retrieved several fragments of bone and wood. The probes were placed at one foot intervals and were used to detect hollow spaces which often indicate the actual coffin enclosure.

As a result, eleven burials were relocated and the boundaries of the cemetery were increased considerably to the south. This is illustrated on Attachment #2. The redefined dimensions of the burial area are 190 feet (N-S) by 235 feet (E-W) and possibly extend even further to the south.

In conclusion, the investigation did locate the abandoned Brown County Cemetery in the area indicated by the informants. The cemetery appears to occupy the hillside which lies east of the hospital and immediately south of a cottage and several outbuildings. The dimensions of the area seem sufficient to accommodate the burials associated with the Brown County Poor Farm and Brown County Insane Asylum from the 1850s to 1931. The former cemetery is also at a considerable distance, approximately 2760 feet, from the current Brown County Cemetery. The quality of the organization and records of this newer cemetery have previously been discussed in the letter of September 6, 1990. These records considered in conjunction with the existence of two physically distinct burial areas support the conclusion that there are no unmarked burials within the right of way adjacent to STH 54 in the vicinity of the new Brown County Cemetery. Therefore, there is no need to strip the existing and proposed right of way adjacent to the new cemetery. It is recommended that the construction be allowed to proceed as planned.

If you have any questions regarding this matter, please contact Kelly Hamilton at 262-5192 or Lynn Rusch at 262-4853.

Sincerely,

Kelly R Hamilton

Kelly Hamilton
Highway Archaeology Program
State Historical Society

attachments
cc: Diane Holliday
James Yingst

APPENDIX B

157.70 Burial sites preservation.

(1) DEFINITIONS. In this section:

(a) "Board" means the burial sites preservation board.

(b) "Burial site" means any place where human remains are buried.

(c) "Cataloged" means recorded under sub. (2) (a), (4) (e) or (6) (c).

(cm) "Dedicated" has the meaning given in s. 157.061 (4).

(d) "Director" means the director of the historical society or his or her formally appointed designee.

(e) "Disturb" includes defacing, mutilating, injuring, exposing, removing, destroying, desecrating or molesting in any way.

(f) "Human remains" means any part of the body of a deceased person in any stage of decomposition.

(g) "Interest" means an interest based on any of the following:

1. Direct kinship.

2. A cultural, tribal or religious affiliation.

3. A scientific, environmental or educational purpose.

4. Land use.

5. A commercial purpose not related to land use which is consistent with the purposes of this section.

6. Any other interest which the board deems to be in the public interest.

(h) "Owner" means a person who owns or leases land on which a burial site is located.

(hm) "Person" includes the state.

(i) "Qualified archaeologist" means an individual who has a graduate degree in archaeology, anthropology or a closely related field and at least one year of full-time professional experience or equivalent specialized training in archaeological or physical anthropological research, administration or management, at least 4 months of supervised field and analytic experience in general North American archaeology or physical anthropology and a demonstrated ability to carry research to completion.

(1m) APPLICABILITY. This section does not apply to the disturbance of cataloged land contiguous to a cataloged burial site if the cataloged burial site was recorded under sub. (2) (i) before August 9, 1989.

(2) DIRECTOR'S DUTIES. The director shall:

(a) Under a special inspection warrant as required under s. 66.0119, identify and record in a catalog burial sites in this state and, for burial sites which are not dedicated, sufficient contiguous land necessary to protect the burial site from disturbance, and notify in writing every owner of a burial site or of such land so recorded and any county or local historical society in the county where the burial site or the land is located. Any information in the catalog related to the location of any burial site, the disclosure of which

would be likely to result in the disturbance of the burial site or the cataloged land contiguous to the burial site, is not subject to s. 19.35 (1). The notice shall include information about the permit required under sub. (5) and the toll free number the owner may call for more information. In this paragraph, "sufficient contiguous land" means land that is within at least 5 feet from any part of a burial site.

(b) Identify and record in a catalog burial sites likely to be of archaeological interest or areas likely to contain burial sites. Any information in the catalog related to the location of any burial site likely to be of archaeological interest or of any area likely to contain a burial site, the disclosure of which would be likely to result in the disturbance of the burial site or the cataloged land contiguous to a cataloged burial site, is not subject to s. 19.35 (1).

(c) Make recommendations concerning burial sites on private property for acquisition by the state or other public agencies to preserve the burial sites.

(d) Provide for and publicize a telephone service which allows any person in this state to call, without charge, the director to report a discovery or disturbance of a burial site.

(e) Establish a registry for any person whom the board determines to have an interest in a cataloged burial site or class of cataloged burial sites under sub. (2m) (b) or (c). The registry shall include the name of every person whom the board determines to have an interest in the preservation of a burial site or in providing for the reinterment of the human remains and objects related to burial in the burial site if the burial site is disturbed and identify the burial site in which the person is determined to have an interest. Any information in the registry related to the location of any burial site, the disclosure of which would be likely to result in disturbance of the burial site, is not subject to disclosure under s. 19.35 (1).

(f) Assist owners in identifying persons to be notified under sub. (5) (b) 2.

(g) Assist Indian tribes, state agencies and other persons in any negotiation with any federal agency for the preservation of burial sites and human remains.

(h) Mediate, upon application of any owner or person in the registry under par. (e), any dispute related to the disturbance or proposed disturbance of a burial site.

(i) Cause a cataloged burial site to be recorded by the register of deeds of the county in which the burial site is located. The historical society shall reimburse the county for the cost of recording under this paragraph from the appropriation under s. 20.245 (1) (a).

(2m) BOARD DUTIES. The board shall:

(a) Meet at least every 3 months.

(b) Determine which Indian tribes in this state have an interest in any cataloged burial site or class of cataloged burial sites and notify the director for entry in the registry under sub. (2) (e).

(c) Determine which applicants for entry in the registry under sub. (2p) have an interest in a cataloged burial site or class of cataloged burial sites.

(d) As it deems necessary, review determinations of the director and the division of hearings and appeals in the department of administration under sub. (5).

(e) As it deems necessary, review disposition actions taken by the director under sub. (6).

(f) As it deems appropriate, approve transfers of burial sites under sub. (6m) (b) 2.

(2p) APPLICATION FOR REGISTRY. Any person may apply to the board for entry in the registry and shall indicate in which burial site she or he is claiming an interest.

(2r) SITE DISTURBANCE PROHIBITED. Except as provided under subs. (4) and (5) and ss. 157.111 and 157.112, no person may intentionally cause or permit the disturbance of a burial site or cataloged land contiguous to a cataloged burial site. This subsection does not prohibit normal agricultural or silvicultural practices which do not disturb the human remains in a burial site or the surface characteristics of a burial site.

(3) REPORT OF DISTURBED BURIAL SITES.

(a) Except as provided under s. 979.01, a person shall immediately notify the director if the person knows or has reasonable grounds to believe that a burial site or the cataloged land contiguous to a cataloged burial site is being disturbed or may be disturbed contrary to the requirements of subs. (4) and (5).

(b) Upon receipt of any notice under par. (a), the director shall determine if the burial site which is the subject of the notice has been cataloged under sub. (2) (a).

(4) PROCEDURE FOR UNCATALOGED BURIAL SITES.

(a) If the director determines that a burial site reported under sub. (3) is not cataloged under sub. (2) (a), he or she shall immediately notify the owner of the burial site of the procedure under this subsection and of the liabilities and penalties which apply for failure to comply with the procedure. If the director deems it appropriate, he or she may give notice to the board, and to any person who has or may have an interest in the burial site, that a burial site has been reported under sub. (3).

(b) No owner who has received notice under par. (a) may in any way intentionally cause or permit any activity which would disturb the burial site which is the subject of the notice unless authorized by the director under par. (c) 2. or (d).

(c)

1. Using information available concerning the burial site and the proposed activity, the director shall determine whether the proposed activity will disturb the burial site and whether the registry under sub. (2) (e) shows that any person has an interest in the burial site.

2. If the director determines that the proposed activity will not disturb the burial site or will disturb a burial site in which no person is shown on the registry under sub. (2) (e) to have an interest, he or she shall notify the owner of the owner's right to cause or permit the activity.

3. If the director determines that the proposed activity will disturb a burial site in which any other person who is not the owner is shown on the registry under sub. (2) (e) to have an interest and that the interest is substantial, the director shall notify the owner that the owner may not cause or permit the activity unless the owner does one of the following:

a. Subject to s. 157.111, authorizes the director or a qualified archaeologist approved by the director to excavate the burial site to remove and analyze any human remains and objects related to the burial in the burial site from the burial site within a reasonable time, beginning within 30 days of when ground conditions permit, for disposition under sub. (6).

b. Changes the proposed activity so as not to disturb any burial site.

(d) If the director determines that an owner has satisfied the requirements under par. (c) 3., he or she shall notify the owner of the owner's right to cause or permit any activity which is in keeping with the owner's action under par. (c) 3.

(e) If under par. (c) 3. a. all human remains and objects related to the burial in a burial site reported under sub. (3) (a) are not removed from the burial site, the director shall enter the burial site into the record prepared under sub. (2) (a).

(f) The director shall submit a written report to the board of any determination which he or she makes under this subsection.

(5) PROCEDURE FOR CATALOGED BURIAL SITES.

(a) No person may intentionally cause or permit the disturbance of a cataloged burial site or the cataloged land contiguous to a cataloged burial site without a permit from the director issued under this subsection.

(b) Any person who intends to cause or permit any activity on a cataloged burial site or on cataloged land contiguous to a cataloged burial site which in any way might disturb the burial site or the land shall:

1. Apply to the director for a permit to disturb the burial site or the land. The application shall include the purpose of the disturbance and the names and addresses of any persons notified under subd. 2. The director shall send the applicant the names of any person in the registry with an interest in the burial site.

2. On a form provided by the director, notify any person whose name the director has sent under subd. 1. of the proposed disturbance. The notice to any person under this subdivision shall include information on the notified person's right to a hearing on whether the director should grant a permit to disturb the burial site or the land.

(c)

1. Upon request of the applicant or any person notified under par. (b), or if the director determines that a hearing is necessary, the director shall request the division of hearings and appeals in the department of administration to conduct a hearing on whether a permit should be issued to disturb the burial site or the land which is the subject of the request. If in any part of the hearing the location of a burial site is the subject of the testimony, such part of the hearing shall be conducted in a session closed to the public and the record of such part of the hearing shall be exempt from disclosure under s. 19.35 (1).

1m. If a hearing is not requested or determined to be necessary under subd. 1., the director shall determine whether a permit should be issued to disturb the burial site or the land which is the subject of the application under par. (b) 1. If the director determines that the benefits to the permit applicant in disturbing the burial site or the land outweigh the benefits to all other persons shown on the registry under sub. (2) (e) to have an interest in not disturbing the burial site or the land, the director shall grant a permit to disturb the burial site or the land. In making the determination, the director shall consider the interest of the public in addition to any other interests. If the director determines that any of the following classes of interest are represented, the director shall weight the interests in the following order of priority:

a. Direct kinship.

b. A cultural, tribal or religious affiliation.

c. A scientific, environmental or educational purpose.

cm. Historical and aesthetic significance of the burial site.

d. Land use.

e. A commercial purpose not related to land use which is consistent with the purposes of this section.

f. Any other interest which the director deems to be in the public interest.

2. If a hearing is requested or determined to be necessary under subd. 1., the division of hearings and appeals in the department of administration shall conduct a hearing to determine whether the benefits to the permit applicant in disturbing the burial site or the land outweigh the benefits to all other persons shown on the registry under sub. (2) (e) to have an interest in not disturbing the burial site or the land. If the division finds in favor of the applicant, the division shall issue a determination in favor of granting a permit to disturb a burial site or the land which is the subject of the hearing under this paragraph. In making the determination, the division shall consider the interest of the public in addition to the interests of the parties. If any of the following classes of interest are represented in the hearing, the division shall weight the interests in the following order of priority:

a. Direct kinship.

b. A cultural, tribal or religious affiliation.

c. A scientific, environmental or educational purpose.

cm. Historical and aesthetic significance of the burial site.

d. Land use.

~~**e.** A commercial purpose not related to land use which is consistent with the purposes of this section.~~

f. Any other interest which the board deems to be in the public interest.

2m. If the division makes a determination for granting a permit to disturb a burial site which is the subject of the hearing under this paragraph, the division may determine the person to whom the human remains and objects related to the burial in the burial site should be transferred for analysis and reinterment or other appropriate disposition when the burial site is disturbed. In making such a determination, the division shall follow the order of priority prescribed in sub. (6) (a).

3. If the determination under subd. 1m. or 2. is for granting a permit to disturb a burial site which is the subject of the hearing under this paragraph, the director shall grant the permit if the owner authorizes the director or a qualified archaeologist approved by the director to excavate the burial site to remove, within a reasonable time, beginning within 30 days of when ground conditions permit, for disposition under sub. (6), any human remains and objects related to the burial in the burial site to be disturbed under the permit.

4. A permit issued under this subsection shall be subject to s. 157.111 and may be subject to any other condition or exemption deemed necessary to limit the disturbance of a burial site or the land or to minimize any other burden on any person affected by granting the permit.

5. Any party in a hearing under this paragraph may appeal the determination under subd. 1m. or 2. to the board.

(d)

1. The director may charge a fee to recover the cost of excavation of a cataloged burial site under par. (c) 3. on the basis of the historical society's assessment of the costs associated with excavation of the cataloged site.

2. The director may charge a fee to recover costs incurred by the historical society to analyze and reinter or otherwise dispose of human remains and other material under par. (c) 2m.

(6) DISPOSITION OF HUMAN REMAINS REMOVED FROM BURIAL SITES.

(a) If human remains and objects related to the burial in the site are removed from a burial site under sub. (4) (c) 3. a. or (5) (c) 3. and the division has not determined under sub. (5) (c) 2m. the person to whom such remains and objects should be transferred for analysis and reinterment or other appropriate disposition, the director shall notify any person in the registry under sub. (2) (e) with an interest in the analysis and reinterment or appropriate disposition of such human remains and objects. The director shall transfer the remains and objects to such person for appropriate reinterment or other appropriate disposition upon receipt of a written application by any person with an interest in the analysis and reinterment or other appropriate disposition based on the following, in the order of priority stated, when persons in prior classes are not available at the time of application and in the absence of actual notice of opposition by a member of the same or a prior class:

1. Direct kinship.

2. A cultural, tribal or religious affiliation.

3. A scientific, environmental or educational purpose.

4. Any other interest which the board deems to be in the public interest.

(b) If the director cannot identify any person with an interest in reinterring the human remains and objects received under par. (a), the director shall provide for reinterment or other disposition of the human remains and objects in an appropriate manner.

(c) The director shall enter into the catalog prepared under sub. (2) (a) the site of any reinterment under par. (a) or (b).

(d) The director shall submit to the board a written report of any disposition action taken under this subsection.

(e) The board may review and modify any disposition action taken by the director under this subsection.

(6m) BURIAL SITES ON PUBLIC LANDS.

(a) In this subsection, "municipality" has the meaning given under s. 66.0621 (1) (a) and includes the state.

(b) Notwithstanding any other provision of this section, a municipality:

2. May not transfer any burial site to any person who is not a municipality unless the transfer provides for preservation of the burial site from any disturbance by any person and unless the transfer is approved by the board.

3. Shall endeavor to take positive action to preserve any burial site on land it owns through appropriate land use management including but not limited to appropriate multiuse purposes such as nature preserves.

(7) ACTION BY ATTORNEY GENERAL. Upon request of the board, the attorney general or the district attorney of the proper county shall aid in any investigation, inspection, hearing or trial had under the provisions of this section and shall institute and prosecute all necessary actions or proceedings for the enforcement of such provisions and for the punishment of violations of the same. The attorney general or district attorney so requested shall report to or confer with the board regarding the request within 30 days after receipt of the request.

(8) REMEDIES. Any person who intentionally disturbs, without the authorization of the director under sub. (4) (c) 2. or (d), a burial site which is not cataloged or who intentionally disturbs, without a permit issued under sub. (5), a cataloged burial site or the cataloged land contiguous to a cataloged burial site is liable for attorney fees and damages or other appropriate relief to any person with an interest in preserving the burial site or in reinterring the human remains and objects related to the burial in the burial site. Any person with an interest in preserving a burial site or in reinterring the human remains in the burial site may bring an action for an injunction to prevent disturbance to the burial site or the cataloged land contiguous to a cataloged burial site or to obtain the human remains and objects related to the burial in the burial site for appropriate reinterment, in the order of priority specified in sub. (6) (a).

(9) PRESERVATION OF RIGHTS. The transfer of title to any property shall not change the rights and duties of any person under this section.

(10) PENALTIES.

(a) Any person who fails to report the disturbance of a burial site or the cataloged land contiguous to a cataloged burial site as required under sub. (3) shall forfeit not less than $100 nor more than $1,000.

(b) Any person who intentionally disturbs a burial site which is not cataloged without the authorization of the director under sub. (4) (c) 2. or (d) shall forfeit not less than $500 nor more than $2,000 if the burial site is not dedicated or shall forfeit not less than $1,000 nor more than $10,000 if the burial site is dedicated.

(c) Any owner who intentionally causes or permits any activity which disturbs a burial site after receiving notice from the director under sub. (4) (a) without the authorization required under sub. (4) (c) 2. or (d) shall forfeit not less than $1,000 nor more than $10,000.

(d) Any person who intentionally causes or permits any activity which disturbs a cataloged burial site or the cataloged land contiguous to a cataloged burial site without a permit issued under sub. (5) shall forfeit not less than $1,000 nor more than $10,000.

(e) Any person who disturbs a burial site for commercial gain not related to use of the land where a burial site is located or who disturbs a cataloged burial site for commercial gain related to use of the land where a burial site is located in violation of this section may be fined not to exceed 2 times the gross value gained or 2 times the gross loss caused by the disturbance, whichever is the greater, plus court costs and the costs of investigation and prosecution, reasonably incurred, or imprisoned for not more than one year in the county jail or both. In calculating the amount of the fine based on personal injury, any measurement of pain and suffering shall be excluded.

History: 1985 a. 316; 1987 a. 27; 1989 a. 3, 31, 359; 1991 a. 39; 1993 a. 386; 1995 a. 357; 1999 a. 83; 1999 a. 150 s. 672; 2001 a. 16; s. 35.17 correction in (1) (a).

Cross-reference: See also ch. HS 1, Wis. adm. code.

Note: 1985 Wis. Act 316, which created this section, contains extensive notes. Also, Section 1 of the Act is entitled "Legislative findings and purpose".

APPENDIX C

WISCONSIN HISTORICAL SOCIETY

Request to Disturb a Human Burial Site

Name of Owner/Agent/Company Requesting to Disturb_____

Contact Address_____

Contact E-Mail_____ **Contact Phone Number**_____

Landowner Name (if different)_____

Describe your project, including reason for and nature of ground disturbance:

Utility installation ☐ Private home construction ☐ WDNR Permit Review ☐ Other project ☐

Complete description/additional details: _____

_____

_____

_____

County_____ Civil Town/Municipality_____

Town _____ Range _____ E/W (circle one) Section_____ Quarter Sections_____

Address of property (if applicable)_____

State Site Number _____ Burial Site Number _____ WHS Case # _____

Cataloging Status (if known)

☐ Proposed disturbance is to an **uncatalogued** human burial site or to the uncatalogued portion of a human burial site that contains catalogued human burials.

☐ Proposed disturbance is to a **catalogued** human burial site.

Attachments (REQUIRED)

☐ Scaled and dated project plans and maps showing the relationship of the proposed ground disturbance to the human burial site. Include labeled boundaries of uncatalogued and catalogued burial areas.

☐ Photographs and/or aerial photos (as available) of the project area.

Signed _____ **Date**_____

Print Name_____

Landowner Signature (if different)_____ **Date**_____

Return completed form via postal service to:

Briana Porter
Wisconsin Historical Society
816 State Street
Madison, Wisconsin 53706

Telephone: (608) 264-6505
Fax: (608) 264-6504

For more information, please visit http://wihist.org/10WgFCf

Form Revised August 4, 2016

Kim Nohr

920-932-1763 • kim@veterans1stnew.com

SUMMARY OF QUALIFICATIONS

- Coordinating what needs to be done with resources to complete the job
- Able to identify and assemble skilled professionals to work towards a common cause
- Efficient in QuickBooks Online for finances and Excel for spreadsheets, etc.

EDUCATION

Wisconsin Contractor Training — Feb 2024
Certification: Wisconsin Dwelling Contractor Qualifier License

OSHA Upgrade Training — Jan 2010 – Ongoing
Related Coursework: Overall safety management

Milwaukee Area Technical College, Oak Creek, WI

- Carpentry and Cabinet Making Degree — Sept 1976 - June 1977

Related Coursework: Blueprint reading, construction mathematics

EXPERIENCE

Co-Founder, General Contractor, Project Manager — June 2022 - Present
Veterans 1st of NEW, Inc., Green Bay, WI, 54311

- Acquiring numerous professional construction unions and subcontractors partners
- Secured land, professional home renderings, and site plans
- Successfully obtaining funding for the project
- Developed business plan, project budget, and operating budget
- Obtained bids for all aspects of the project

Landlord — June 2000 - Present
Nohr Properties, Denmark, WI

- Manage property with tenants and maintain home and properties
- Collect and manage rents respectfully
- Address tenant requests and concerns in a timely manner

Active Member — Aug 1991 - Present
Carpenters Union 1146, Green Bay, WI

- Installed and maintained upscale sunrooms throughout Wisconsin
- Maintained positive customer relations continually
- Upheld all local building codes in construction of units
- Coordinated schedules with subcontractors and suppliers

Journeyman Homebuilder — Feb 1982 – Aug 1991
Ron Wellens Custom Homes, De Perer, WI

- Built custom homes according to owner/architectural specifications
- Worked in conjunction with many subcontractors

Rental Building Maintenance — Jan 1989 – June 1991
American Properties, Green Bay, WI

- Performed all building maintenance, maintained tenant relations, and rent collections

Lumber Yard and Sales Associate 1980 – Feb 1982
Hoida Lumber, Green Bay, WI

LEADERSHIP AND AFFILIATIONS

- Joseph Project- helping people obtain employment Feb 2022 - Present
- Circles Green Bay – helping people obtain employment and services Feb 2018 – 2022
- Fox Valley Veterans Council member 2023 - Present

State of Wisconsin

DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES

COMMITTED TO EQUAL OPPORTUNITY IN EMPLOYMENT AND LICENSING

DWELLING CONTRACTOR QUALIFIER

NO. 762 - DCQ

Expires: 03/05/2026

KIM M NOHR
13427 VELP AVENUE,
SUAMICO, WISCONSIN 54173
UNITED STATES

The person whose name appears on this document has complied with the provisions of the Wisconsin Statutes and holds the credential specified on the front of this card. To verify the current status of this credential, use "Lookup a License" at dsps.wi.gov.

The named person has complied with Wisconsin Statutes and holds the credential specified.
Signature: Kim M Nohr

Ch 440.11, Wis Statutes, requires you to notify the Department of a name or address change within 30 days. Please submit corrected information via the web at dsps.wi.gov or by mail to DSPS at PO Box 8935, Madison WI 53708-8935.

JONATHAN DAVIS

Green Bay, WI **www.linkedin.com/in/jond**

Principal Security Architect with 20 years of leadership, cyber security, and information technology expertise. I offer extensive experience heading security implementations for systems and networks alike, both cloud-based and on-premise. My diverse past endeavors offer wide-ranging threat hunting acumen, ranging from nationwide ISP operations to nation-state adversaries. I have had the honor of guiding the actions and careers of some of the smartest people I know, while architecting solutions at all echelons of both military and civilian infrastructure. I seek challenges that allow my knowledge-base to expand, embracing the adage, "If you're not moving forward, you're going backward." I abhor stagnation and seek a company that shares my conviction in improving one's self.

EDUCATION

SANS Technology Institute –Master of Science in Information Security Engineering
US Army Cyber School for Military Occupational Specialty 170A: Cyber Warfare Technician
Kutztown University of Pennsylvania –Bachelor of Science in Computer Science - Information Technology
US Army Signal School for Military Occupational Specialty 254A: Army Signal Systems Support Technician

CERTIFICATIONS (PARTIAL LIST)

GIAC Certified Penetration Tester (GPEN)
GIAC Defending Advanced Threats (GDAT)
GIAC Python Coder (GPYC)
GIAC Certified Intrusion Analyst (GCIA)
GIAC Certified Incident Handler (GCIH)

Certified Information Systems Security Professional (CISSP)
CompTIA A+ & Security+ CE
EC-Council Certified Ethical Hacker
VCP550 - VMware Certified Professional
Red Hat Certified System Administrator in OpenStack

AREAS OF EXPERTISE

Expert Leader	Strategic Planning	ATT&CK, NIST	Virtualization
Cloud (AWS, Azure)	DevSecOps/Agile/SAFe	Environment Architecting	Network Monitoring
EC2/S3/Rt53/ELB/VPC/IAM	Python/Bash/PowerShell	Containerization	Tactical Cyberspace
Security Integration	Threat Hunting	System Automation	Storage Appliances

CAREER PROGRESSION

BluVector (Comcast subsidiary) **November 2020 – Present**
Principal Security Architect **Remote**

- Singularly responsible for the deployment of the BluVector ATD platform within Comcast, aligned multiple teams (infrastructure, network, engineering, threat hunting) to ensure proper placement and instantiation actions
- Leveraged both open-source tools (Zeek, Suricata, Yara, ClamAV) and proprietary tools (BluVector's supervised machine learning engine Hector, NEMA detection engine, hURI) for active threat hunting actions
- Worked directly with the Digital Forensic Investigations, Security Intel, and Tabletop Exercise Manager (DFIT) within the SITH Organization and the broader Comcast Cyber Security Operations Center (CSOC), leveraging the BluVector appliance and aligned tools to assist in identifying, mitigating, and responding to cyber threats
- Implemented integration actions between BluVector and 3rd party platforms, allowing for additional intel and event metadata enrichment, suspect malicious file movement, and direct pivots into toolsets from the ATD web UI
- Solely responsible for monitoring performance, operation, enhancements and fault events for the ATD platform and for performing the appropriate response to adequately close or escalate the events to completion

The MITRE Corporation **January 2015 – November 2020**
Principal Cloud Security Architect **Fort Meade - MD, Remote**

- Provided detailed best-practice policy, actions, and deployment methods for Azure Active Directory within the JEDI project for various scenarios within the DoD Information Network (DoDIN)
- Researched and developed automation scripts to facilitate implementation of the Center for Internet Security's (CIS) benchmarks for Azure so as to produce a common and repeatable baseline solution for JEDI deployments
- Assisted DHS I&A on developing a cloud-based DevSecOps pipeline for a cross-domain solution, enabling low-side software development with a mirrored high-side environment allowing for continuity of code deployment
- Migrated on-prem DevSecOps environment into AWS for DISA, pioneering the concept of an Authority to Operate (ATO) cloud platform for development in the agency
- Architected, deployed, configured, hardened, and maintained the lab infrastructure leveraged for development of the National Background Investigation Service (NBIS). Platform design entailed consideration for processing and storage of Personally Identifiable Information (PII), investigator communication, and secured data movement
- Worked with the Project Manager Warfighter Information Network-Tactical (PM WIN-T) and TRADOC Capability Manager Cyber (TCM Cyber) to define the capabilities required within the tactical signal force to enable the organic cyber workforce and Cyber Protect Teams (CPTs)
- Developed the U.S. Army Cyber Command's Defensive Cyber Operations (DCO) concept into a deployable prototype
- Coordinated with Program Executive Officer Enterprise Information Systems (PEO EIS) to design, develop and deploy the capabilities required to be interoperable with similar solutions at the strategic level for the cyber workforce and CPTs within the tactical signal force
- Provided technical and oversight support for the PDSS Automated Platform Management (PAPM) program tasked with automating deployments for Microsoft, Linux, and VMWare products in a tactical environment

U.S. Army **April 2001 – January 2022**
Cyber Warfare Technician (170A) **JBMDL, NJ**

- Performed vulnerably assessments on DoDIN and DoDIN-connected networks and systems, implemented defensive tooling and providing critical monitoring capabilities
- Performed digital forensics on multiple platforms and networks in support of service-connected DoDIN environments
- Senior Warrant Officer in Cyber Protection Team 181, one of the first soldiers to be identified as fully capable in unit
- Led team for security architecting, instruction, and training
- Primary engineer for network and datacenter operations during 12 training exercises involving 20,000+ soldiers, was so successful affiliated organizations requested we implement and administer their exercises
- First-line manager overseeing an eight-person crew responsible for maintaining both tactical and non-tactical LAN/WAN networks for field and urban environments comprising of Command, Control, Communications, Computers, Intelligence, Surveillance and Reconnaissance (C4ISR)
- Responsible for ensuring information security, including routing, encryption, system hardening, intrusion detection (IDS), enterprise anti-virus, and physical security for both mobile and hardened server assets during multiple simultaneous exercises spanning several states
- Architected deployment of tactical network connectivity during Overseas Contingency Operations missions utilizing satellite assets coupled with local networks via High Assurance Internet Protocol Encryptor (HAIPE) devices
- via physical encryption devices for secure SATCOM/WAN/LAN communications
- Chief architect for multiple bare-metal builds of enterprise services (AD, DNS, Exchange, SharePoint, Lync) in virtualized environments
- Designed and implemented first Voice over IP (VoIP) solution offered by my Division for multiple training exercises, rapidly scaled solution to provide for increased demands after initial success
- Installed, maintained and accountable for $2.7+ million dollars of Improvised Explosive Device (IED) defeating equipment while deployed as an Electronics Warfare Officer (EWO) in support of Operation Iraqi Freedom

SUPPLEMENTAL EXPERTISE, VOLUNTEER ACTIVITIES, AND CAREER DETAILS AVAILABLE UPON REQUEST

Gail Nohr

920-562-5975 | gail@veterans1stnew.com

SUMMARY OF QUALIFICATIONS

- 30+ years of assisting clients with quality service in multiple professional settings
- Efficient in Word, Excel, Outlook, Access, Teams meetings, company and government databases

EDUCATION

Northeast Wisconsin Technical College, Green Bay, WI

Associate degree: Human Services/Substance Abuse Counselor Certificate — May 2021
Associate degree: Health Care Business Services — May 2015
Wisconsin Certified Peer Specialist — Dec 2021

University of Wisconsin Green Bay

Nonprofit Leadership Certificate — *Jan 2024 -- Present*

EXPERIENCE

Co-Founder, Program Director, Case Manager, Resource Navigator
Veterans 1st of NEW, Inc. — Sept 2022 – Present

- Coordinate programs to offer residents
- Conduct initial assessments of residents and assist with background checks
- Coordinate grants and foundations relationships

Substance Abuse Counselor IT, Group Facilitator, Clinical Care Coordinator
Jackie Nitschke Center, Green Bay, WI — March 2023 – Present

- Facilitate recovery groups
- Help residents find community resources to fill their needs

Case Manager, WI Certified Peer Specialist
Amanda's House, Green Bay, WI — Aug 2022 – Feb 2024

- Conduct background checks including GB Warrants, Sex Offender Registry, and CCAP on applicants to determine program eligibility
- Facilitate one-on-one Case Management with clients and facilitate recovery groups

Front Desk Receptionist
Brown County Community Treatment Center, Green Bay, WI — May 2019 - Present

- Assist clients in crisis, helping them either get admitted to Nicolet Psychiatric Unit or the Crisis Center. Answer phones and process client accounts

Benefits Clerk, Resource Navigator Administrative Assistant
Brown County Veterans Service Office/WISE Program, Green Bay, WI — Feb 2018 – Aug 2022

- Help veterans with their issues and assist in filing claims with the Veterans Administration (VA).
- Visit veterans in the Brown County Jail to assist them with resources and 12-step counseling
- Brown County Resource Navigator, helping veterans find needed resources in the community

Administrative Assistant/Trainer

United States Post Office, Green Bay, WI Dec 1989 -- April 2011

- Served as Safety Specialist for more than 500 employees as the director of the Safety and Health Committee, inspected buildings, and created manuals for 500+ employees with a majority of veteran employees

COMMUNITY INVOLVEMENT/VOLUNTEER WORK

Veteran Mentor

Veterans Treatment Court, Green Bay, WI Jan 2019 – Present

- Mentor veterans who are involved with the Criminal Justice System
- Offer veteran participants in the Treatment Court resources and assistance to help them succeed and graduate the program in up to 18 months for a reduced or removed sentence

Veterans Task Force, Executive Committee Member

Brown County Homeless and Housing Coalition, Green Bay, WI Jan 2019 – Present

- Attend monthly meetings and make connections for housing resources in Brown County

Nonprofit Treasurer

Bravo Company, Green Bay, WI *Jan 2020 – Present*

- Record meeting minutes and update board members

Substance Abuse Counselor Assistant/Intern

Veterans Housing and Recovery Program, Green Bay, WI Feb 2021 – Jan 2022

- Conduct substance use groups and individual counseling to help clients with their issues.
- Enter Case Management notes into the database for clients

Recovery Group Facilitator, WI Cert. Peer Specialist

The Gathering Place, Green Bay WI Jan 2021 – Mar 2023

- Facilitate recovery groups and offer support and assistance

Administrative Assistant

Wisconsin Senior Employment Services, Green Bay, WI April 2015 – Feb 2018

- Help participants with their career search, complete resumes, apply for positions, and gain employment
- Input Case Management notes into the database for clients

Union Treasurer

American Postal Workers Union *Jan 2001 – Jan 2009*

- Record meeting minutes and update board members

NO. 20290 - 130

EXPIRES: 02/28/2025

The State of Wisconsin
Department of Safety and Professional Services
SUBSTANCE ABUSE - DIRECT LICENSING

Hereby certifies that

Gail Marie Nohr

was granted a license to practice as a

SUBSTANCE ABUSE COUNSELOR IN-TRAINING

in the State of Wisconsin in accordance with Wisconsin Law
on the 9th day of June in the year 2023.
The authority granted herein must be renewed each biennium by the granting authority.
In witness thereof, the State of Wisconsin
Substance Abuse - Direct Licensing
has caused this certificate to be issued under
the seal of the Department of Safety and Professional Services

DSPS Secretary

This certificate was printed on the 9th day of June in the year 2023

Janice Gertzfield
847.875.4471
jan@veterans1stnew.com

Currently serving as Philanthropy Director for Veterans 1st of Northeastern Wisconsin

January, 2022 to Present
Facilitator for GriefShare Program – Green Bay Community Church

January, 2016 to Present – Retired

September, 2008 - December, 2015
Sr. Manager, Customer Financial Services, Morton Salt, Chicago, IL
Managed all customer financial relationships for a multi-national company generating over $1 billion in sales to a diverse customer base.

- Responsible for Credit/Collections, Cash Application and Deduction Resolution for U.S. and Canadian businesses.
- Actively participated on two transition teams supporting total company conversion to SAP in 2012.
- Consistently exceeded management DSO and past-due goals.

August, 1990 – September, 2008
Manager, Credit & Collections, Morton Salt, Chicago, IL

- 1990 – 2006 Managed U.S. Credit/Collections Dept.
- 2006 Assigned additional management responsibility for Canadian Credit/Collections and Deduction Resolution Dept.
- 2008 Assumed management responsibility for U.S. Deductions Resolution Department.

1979 – 1990 Area Credit Manager, Morton Salt, Chicago, IL
1974 – 1979 Credit Analyst, Morton Salt, Chicago, IL

AMBER EDWARDS

PROFESSIONAL SKILLS

- 20+ years customer service experience
- Training & leadership knowledge
- Displays reliability and commitment
- Computer skills in Microsoft Office
- Trustworthy in dealing with sensitive information
- Committed to teamwork and problem solving

COMMUNITY INVOLVEMENT

Housing Advocacy Council — Green Bay, WI
Assist with program design and execution to provide training to interested community members

Achieve Brown County — Green Bay, WI
Participant in a paid fellowship/child care reform team advocating for working parents

Circle Leader / Volunteer Circles USA — Green Bay, WI
Community education and outreach, food preparation, peer support, media representation

WORK HISTORY

Housing Specialist — 09/2021 - Present
Integrated Community Solutions — Green Bay, WI

- Effectively evaluate clients for program eligibility by paperwork and in person
- Provide clear communication to clients and landlords regarding payments and paperwork
- Keep client files up to date and available for quality control audits
- Work under appropriate deadlines to ensure ongoing payments
- Provide additional services under specialty vouchers including support to case management

Service Coordinator — 05/2019 – 08/2021
VerHalen, Inc. Pella Windows & Doors of Wisconsin — Green Bay, WI

- Efficiently manage multiple tasks simultaneously
- Communicate clearly with customers and field technicians
- Stay up to date on product availability and upcoming product releases
- Keep accurate record of each interaction to maximize preparedness ahead of service
- Navigate scheduling conflicts due to weather, customer request, and availablility

EDUCATION

Cybersecurity Certification — **February 2024**
Annual updates to cyber security training for prevention and safety

CLA Logistics Associate Certificate / Manufacturing Skill Standards Council — March 2019
Knowledge in safety, quality control, communications & key computer systems throughout the supply chain

CLT Logistics Technician Certificate / Manufacturing Skill Standards Council
March 2019
Higher level learning in product receiving, product storage, inventory control, evaluation of transportation modes, dispatch and tracking operations, & safe handling of hazardous materials

Office Foundations/ Forward Service Corporation — June 2018
80-hour training in office communication and equipment, conflict resolution, Microsoft Office, and gatekeeping

OSHA Certificate / CareerSafe — March 2018
10-hour training in recognition, avoidance, abatement, and prevention of safety and health hazards in workplaces manufacturing

THOMAS L. OLSON BIOGRAPHY

EDUCATION

Thomas L. Olson is a graduate of Green Bay West High School (1969), St. Olaf College (B.A. 1973), and the University of Wisconsin-Madison Law school (J.D. 1976). In January and Summer, 1973, he served as a Congressional Intern at the Washington, D.C. office of the Honorable Harold V. Froehlich, Member of Congress.

CAREER

Mr. Olson practiced law for eleven years in Green Bay at the firm then known as Olson, Kulkoski, Galloway and Olson, S.C. He left his practice in 1987 to become President and CEO of U.S. Paper Mills Corp. When the company was sold to Sonoco Products Company in 2001, he served as President of Sonoco-U.S. Mills, Inc. until his retirement in 2002. From 2005 until the company was sold in 2016, he was a partner, Director and Chairman of the Board of MECA & Technology Machine, Inc. Currently, he is a partner, Director and Vice President of Metals Engineering, Inc.

PROFESSIONAL BOARDS AND COUNCILS

In 2021, Mr. Olson was elected a Director Emeritus of the Green Bay Packers, Inc. From 2006 until 2021 he served on the Packers Board of Directors. He was on the Executive Committee for the last nine years of his tenure and served as Vice President and Lead Director for his last six years. He also served terms on the Director Affairs and the Personnel and Compensation Committees, and as Chair of each. Since 2007, Mr. Olson has been a member of the Advisory Board of Belmark, Inc.

In addition to the Boards listed above, Mr. Olson has served on several other professional Boards and Councils, including: Tape, Inc.; Riverside Paper Corporation; Bank One, Green Bay; and M&I Marshall & Ilsley Bank, Green Bay. He is a past Chairman of the Wisconsin Paper Council and was a Co-Chair of the Fort Howard Supplier Advisory Council.

COMMUNITY INVOLVEMENT

Throughout his career, Mr. Olson has been active in his community. He has served on numerous Boards and Councils of foundations, educational institutions, and charitable and civic organizations.

Currently, he is the President and CEO of Cornerstone Foundation of Northeastern Wisconsin, Inc. and is Vice President of the Cloud Family Foundation, Inc. (formerly the U.S. Paper Mills Foundation). Previously, he served as a Director of the Greater Green Bay Community Foundation and as a Trustee of the Green Bay Packers Foundation.

Since 1988, Mr. Olson has served the University of Wisconsin-Green Bay in various capacities, beginning as a member of the university's Founders Association (President, 1996-97), as Co-Chair of a successful Thirty Million Dollar capital campaign, and as a charter (1998) and current member of the Chancellor's Council of Trustees. From 1996-2014, Mr. Olson served on the Board of Visitors of the University of Wisconsin-Madison Law School.

Mr. Olson currently serves on the Boards of the Miracle League of Green Bay, Inc. and Veterans 1st of NEW, Inc. Previously, he served on Boards of numerous charitable and civic organizations, including: ASPIRO; Curative Connections; St. Mary's Hospital Medical Center; Greater Green Bay Convention and Visitors Bureau; an the Brown County LIFE Study Advisory Council.



Major General (ret) Daniel R. Ammerman retired September 2019. His final assignment was as the Commander, Joint Transportation Reserve Unit, Mobilization Assistant to the Commander, U.S. Transportation Command, and Director, Joint Reserve Component Directorate, Scott Air Force Base, Illinois. He advised the combatant commander regarding reserve component policy, guidance and developments that affect 88,000 reservists in support of the USTRANSCOM global mission. USTRANSCOM earned the Joint Meritorious Unit Award during his tenure.

Previously, he commanded US Army Civil Affairs and Psychological Operations Command (Airborne). The command had 13,000 Soldiers and civilians for the worldwide mission of supporting Combatant Commanders with theater oriented strategic through tactical level civil affairs, psychological operations, and information operations.

He also commanded the 353rd Civil Affairs Command with the mission of supporting strategic through tactical level civil affairs requirements in support of US European Command (EUCOM) and US Africa Command (AFRICOM) along with their Army Component Commands.

He was also Deputy Commanding General of the 99th Regional Support Command and was responsible for supporting the Commanding General in providing administrative, logistics and facilities support to Army Reserve Soldiers the Northeastern quadrant of the US.

MG Ammerman has 39 years of military service which began Oct 1980 which includes service in the National Guard, Regular Army, and Army Reserve. The first 14 years of his military service was as an infantry officer with the 32d Infantry Brigade WIARNG, 59th Ordnance Brigade, 3rd Infantry Division, 10th Mountain Division, and 84th Training Division. As a civil affairs officer, he deployed to Bosnia in 1996 (peace enforcement and restarting the railroad) and Kosovo in 2001 (peace enforcement and supporting the first elections). He commanded the 432d Civil Affairs Battalion in Iraq in 2003 supporting the 1st Marine Division in South-Central Iraq, and later the 82nd Airborne Division in Western Iraq, earning the Navy Presidential Unit Citation and Meritorious Unit Citation for unit accomplishments during the first part of the war. He commanded the 304th Civil Affairs Brigade from 2006 to 2010. He led a jointly manned 304th Civil Affairs Brigade in Iraq during 2008-2009 conducting civil military operations in support of Multi-National Corps-Iraq; with the brigade earning the Meritorious Unit Citation during the transition to Iraqi sovereignty.

MG Ammerman is a graduate of the Army War College, earning a Master of Science degree in Strategic Studies. His awards and decorations include the Distinguished Service Medal, Defense Superior Service Medal, Legion of Merit with one Oak Leaf Cluster, Bronze Star Medal with one Oak Leaf Cluster, Meritorious Service Medal with one Oak Leaf Cluster, Combat Action Badge, Parachutist Badge and Ranger tab.

In his civilian life, MG Ammerman retired after 32 years as a senior financial manager for Schneider Inc., a large international logistics company. He is a Certified Public Accountant and has a Master of Science in Business Administration (MBA) from University of Wisconsin – Milwaukee. He is married to Marilyn (Decker) Ammerman and has two children, CPT Keith Ammerman and 1LT Lucy Ammerman. He serves as a director for the Civil Affairs Association, Military Officers Club of Northeastern Wisconsin, and Veterans 1st of NEW. He is also a member of the VFW, American Legion, Military Officers Association of America, Sons of the American Revolution, Rolling Thunder, and Team One Mile.

Biographical Summary

As of: April 19, 2024

STRONG, James Robert

Past President – Fox Valley Veterans Council, Inc.; Wisconsin Veterans Village Association (Co-Founder)

Place of Birth: Milwaukee, Wisconsin

Principal Civilian Occupations:

a. Lead Field Representative, United States Census Bureau, Northeast Wisconsin
b. Protective Services Staff, Northeast Wisconsin Technical College, Green Bay, Wisconsin
c. Electrical Designer/Draftsman, Milwaukee, Wisconsin

Principal Military Positions:

a. General Staff - 88th Regional Support Command, Ft. Snelling, Minnesota.
b. Executive Officer – 346th Transportation Battalion, NAVSTA Roosevelt Roads, Puerto Rico
c. Plans Officer – 143rd Transportation Command, Orlando, Florida

Education:

a. Bachelor of Arts, Regents College, Albany New York
b. Command and General Staff College, Fort Leavenworth, Kansas

Family – Two grown sons, grandfather of two boys

Memberships: Military Officers Association of America, Military Officers Club of NEW, Inc., American Legion, Disabled American Veterans, AMVETS, Army-Navy Club

Hobbies/Interests: Travel, Auto racing, golf, sailing, shooting sports, history

Joined Fox Valley Veterans Council, in 2007, Vice President 2008-2010, elected president in 2010, elected President 2018. Oversaw expansion of FVVC and establishment of FVVC as a 501c3 charitable corporation. Significant achievements during my tenure include, successful grant writing program to include United Way, Green Bay Packer Foundation and donor directed funds through the community Foundation. Additionally worked to increase visibility and credibility of the organization through participation in Community events such as Timber Rattlers Military Appreciation Days, Memorial and Veterans Day ceremonies. During this time the FVVC under my leadership has established partnerships and collaborations with LEAVEN, COTS, and County Government. All these activities creating better support and opportunities for our community veterans.

Coordinated and received Home Depot Grant to establish a family transitional Housing Unit in partnership with Pillars (Housing Partnership) of the Fox Cities and VFW Post 2778. Initiated partnership with Outagamie County Housing Authority to end veteran's homelessness by creating a Veterans Village as well as expand transitional housing opportunities in the Fox Cities. Received Governor's Veterans Volunteer Award in 2014. Fox Valley Veterans Council recognized as 1 of 100 Community Veterans Engagement Boards nationally, in 2018, by US Department of Veterans Affairs,

Present Commander American Legion Post 258, Little Chute
Past Commander American Legion Post 258, Little Chute
Past Chapter President, Military Officers Club, N.E.W. Military Officers Association of America
Past Judge Advocate DAV Chapter 18, Outagamie County
Past Legislative Board Member, American Legion, Department of Wisconsin
Past State President, Wisconsin Council of Chapters, Military Officers Association of America
(Recipient National MOAA Leadership Award)
Current Member 8th Congressional District Service Academy Selection Committee

James H. Knopf
1251 Rockwell Road
Green Bay, WI 54313
920-217-2448

SUMMARY

Results oriented sales management professional with expertise in directing and managing brokers and direct sales teams. Proven experience in developing and implementing customer specific programs to meet/exceed top line and bottom line. Expertise managing strategy, planning and development. Utilize effective interpersonal and communication skills to assume increasing levels or responsibility.

PROFESIONAL EXPERIENCE

Servpro of Brown County **Green Bay,**
December 2011 – January 2022

Sales and Marketing Manager

1. Communicating the value of our service to Insurance Agents, Adjusters, Commercial Properties.
2. Make regular visits to partners to develop positive relationships and to educate clients about Servpro and services.
3. Analyzing Budgets, preparing annual budget plans, scheduling expenditures, and ensuring that the sales team meets their quotas and goals.
4. Implementing new sales plans and advertising.
5. Conduct Annual Continuing Education for Insurance Agents, Property Managers and Adjusters.

Bogdon Candy Company **Kansas City, Kansas**
September 2002 – August 2005

National Sales Manager

1. Managed all sales and business development efforts with an awareness of the customer, influencing substantial increases in revenue while providing significant customer value.
2. Improved level of customer focuses and field sales support in customer services.
3. Established new/improved levels of headquarters, marketing, and field sales communications.
4. Develop and implement al sales and marketing programs for retail, private label and all distributor channels of business.
5. Developed and maintained all Sales Polices, Procedures, Product Information, Pricing and New Item Information.
6. Developed sales plan to build brand, private label and category development indices, and increasing sales 44% 2004 Vs 2003.
7. Outstanding presentation, development, and delivery skills.

Original Nut House Brands **El Paso, TX.**
Nov. 1997 – Aug. 2002

Vice President Sales & Marketing

Managed $95 million of Value-Added Snacks, In-Shell Peanuts and Private Label category brands across grocery, convenience stores, mass merchandisers, foodservice and drug classes of trade with nine (9) regional Managers and two (2) Regional Vice Presidents with a broker network of eighty (80) brokers across the Unites States. Monitor, coordinate and assume complete responsibility for undertaking of al sales and marketing programs.

1. Developed sales plan to build brand, private label and category development indices, increasing market share over 25%.
2. Developed financial controls for implementing market development funds. Utilized creative sales and marketing strategies, which ensured that profit contribution objectives were met.
3. Developed and maintained all Sales Polices, Procedures, Product Information, Pricing and New Item Information.
4. Collaborated with other regional sales managers to develop annual sales based "Go to Market Strategies", increasing sales volume for grocery, mass merchandisers, foodservice and drug classes of trade by a combine 19%.
5. Coordinated with Sales Management, Sales Representatives, support personnel and all Headquarter functions on all sales issues.

Flavor House Products **Dothan, AL.**
Sept. 1992 – Nov. 1997

Midwest Regional Sales Manager

Develop and introduce new products for private label and branded nuts to all classes of trade, with 18 brokers across a 14-state marketing region. Successfully tripled region's sales by developing and implementing strategic marketing strategies.

1. Involved in developing and executing company's long and short-term marketing strategies.
2. Develop and introduce new products for private label and branded nuts.

E. J. Brach Candy **Chicago, IL.**
January 1980 – Aug. 1992

Key Account Manager

Developed, managed, and executed all sales and distribution objectives set for direct and retail customers which included Wisconsin and Illinois.

1. Developed new business, as well as maintained existing accounts.
2. Coordinate key customer calls to insure execution of sales promotions and merchandising support efforts for packaged and bulk sales.

EDUCATION

University of Wisconsin – Milwaukee, Bachelor of Science, June 1979
Cumulative GPA: 3.2
Major: Social Welfare with emphasis on Probation/Parole Certification
Second Major: Communications
Certificate: Accounting and Elementary Bookkeeping Business Management

Almeda University, Boise, Idaho, Bachelor of Science, May 2005
Cumulative GPA: 3.7
Major: Business Management
Minor: Human Resources
Verification – Gishilde Venhuizen, Dean of Studies

INDUSTRY RECOGNITION

1. Grocery Manufactures Representatives – Past Chairman of the Board
2. Produce Marketing Association- Convention Exhibit Committee Board Member
3. Allied International Association – Committee Member of Assembly Mangers
4. Private Label Associates – Past Member
5. National Candy Association – Candy Hall of Fame
6. Good Shepherd Lutheran Church – Past Church President
7. Business Network International (BNI) – President – Secretary/Treasurer – Harbor Masters.
8. HSBPA (Howard Suamico Business Professional Association, Board of Director (Past President 2014, 2016, 2018)
9. Lodging Association – Associate Member
10. ABA Ashwaubenon Business Association – Board of Directors
11. Greater Green Bay Chamber – Ambassador - 2012 – Present
12. American Cancer Society – Fundraiser – Volunteer
13. American Red Cross – Fundraiser – Co-Producer Dancing with The Stars

Tim Jorgensen

Education:

Graduated from the University of Wisconsin Oshkosh with a Bachelor of Science in Finance and Accounting

Work:

Cleveland Indians and Pittsburgh Pirate organizations (1995-1999)

Baylake Bank as a Junior Loan Officer (1999-2001

Associated Bank from 2001-present (Commercial Banker 2001-2010) (Commercial Real Estate Team Leader 2010-present)

Extracurricular and Community:

Ashwaubenon High School Varsity Baseball Coach 2002-2006

Miracle League of Green Bay (Board member 2009-2018, President 2018-present)

Volunteer youth softball coach for the Luxemburg Casco United Softball Association (2013-Present)

Member of the Associated Bank's Veterans Colleague Resource Group (2022-present)

Timothy Day

Tim Day is a retired businessman with more than 40 years of experience in various business ventures. Over the last twenty years of his career he was a partner in a private equity firm that acquired and managed a portfolio of several successful U.S. manufacturing companies. During this time he also provided business valuation services as well as merger and acquisition and financial consulting services.

Prior to his career in private equity, Day was the chief financial officer of a health insurance company, from its inception in 1988 through its sale in 1996 and ultimate spin-off as a publicly traded company on the New York Stock Exchange in 1998. The company achieved annual sales in excess of $1 billion during his tenure as CFO.

A lifelong resident of Wisconsin, Day has been involved in several non-profit organizations as a board member for the Cornerstone Foundation, Encompass Early Education and Childcare, Weyers Family Foundation, New Community Shelter Foundation, Encompass Foundation, Junior Achievement, Green Bay Symphony Orchestra, Greater Green Bay Community Foundation, Hilliard Family Foundation, Family Violence Center and the Weyers and Hilliard Freedom Fund. He has also served as a volunteer for the Green Bay Public Market capital campaign, the Backstage at the Meyer capital campaign, Residential Care for the Developmentally Disabled, Friends of Scouting and Special Olympics. He is married and has two adult children and five grandchildren.

Tom Olejniczak Bio

Attorney at Conway, Olejniczak & Jerry. Tom has practiced law in Green Bay since 1974. Tom's practice expertise spans many areas of business law including business entity planning and formation, transaction negotiations, banking and finance, commercial litigation, and small business development. He also has extensive experience in real estate law and estate planning as well as counseling Catholic communities and other non-profit organizations.

Tom has served on several American Bar Association and Wisconsin State Bar Association committees and frequently lectures at Bar-sponsored continuing legal education courses. Additionally, he has made many contributions to the greater Green Bay community, including aiding in the development of the Resch Center and the Veterans Memorial complex.

- Wisconsin Bar Association
- State Bar of Wisconsin (Member & Audit Committee)
- Brown County Bar Association
- Wisconsin Association for Justice
- Estate Planning Council of Green Bay

Professional & Civic Activities

- Treasurer, North Central Lieutenancy of the Equestrian Order of the Holy Sepulchre of Jerusalem
- Board of Directors, PMI Entertainment Group
- Board of Directors, Casa ALBA Melanie – Hispanic Community Resource Center of Green Bay, Inc.
- Board of Directors, Automobile Gallery
- Board of Directors, EuroPharma, Inc.
- Former Board of Directors, Cystic Fibrosis – 65 Roses Sports Club
- Former Chairman, Board of Trustees, St. Norbert College, Inc.
- Former Board Member, M&I Bank
- Former Board President, Green Bay Area Catholic High School Foundation
- Former Board President, UW-Green Bay Ecumenical Foundation, Inc.
- Former Chairman, Redevelopment Authority of De Pere
- Former Executive Committee Member, Green Bay Packers, Inc.
- Former President, Board of Directors, NEW Community Shelter

Honors & Recognitions

- Lifetime Achievement Award, Marquette University Law School, 2017
- Darwin Nelson Community Service Award, Wisconsin Business Development, 2012
- AV® Preeminent™, Peer Review Rated, Martindale-Hubbell®
- Wisconsin Super Lawyers® 2009-2022
- The Best Lawyers in America ® 2012-2021
- Honorary Doctorate of Laws, St. Norbert College, 2003
- Founder's Award, Notre Dame Academy, 1997
- WE Healy MacDonald Award, United Way, 1996
- Alma Mater Award, St. Norbert College, 1986
- Brown County Distinguished Service Award, 1985

Sheri R. Prosser
Executive Director/Vice President
Cornerstone Foundation of Northeastern Wisconsin, Inc.
Green Bay, WI

As an accomplished executive director with over three decades of dedicated service in the non-profit sector, I bring a wealth of experience and passion for making a positive impact in our community. I have a deep understanding of the unique challenges facing non-profits that allows me to encourage and inspire organizations to achieve their desired outcomes.

Current Affiliations:

Cornerstone Foundation of Northeastern Wisconsin - 1991-current – Executive Director, Board of Directors

K.C. Stock Foundation – Board of Directors

You Bedazzled – Board of Directors

Past Affiliations:

New Community Shelter - Board Member, Capital Campaign Chair, Building Committee Chair, Fundraising Chair/Committee Member

Greater Green Bay Community Foundation – Board of Directors, Grants Committee Chair

Basic Needs Fund of the Greater Green Bay Community Foundation – Committee Member

Boys & Girls Club of Green Bay – Pacesetter Co-Chair

Willow Tree Child Advocacy Center – Capital Campaign Co-Chair, Building Committee Member

Botanical Garden – Capital Campaign Committee Member

Graduate of Leadership Green Bay

Petition to Support Zoning for Veterans 1st of NEW

Petition summary and background	Veterans 1st of NEW has over 75 agencies and professionals working with them to develop a supportive Cottage Court for veterans in need of affordable housing with wraparound services in Northeast Wisconsin.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to allow the Planned Unit Development zoning for Veterans 1st of NEW.

Name	City	State	Postal Code	Country	Signed On
Jonathan Davis	De Pere	WI	54115	US	4/16/2024
James Knopf	Green Bay	WI	54313	US	4/16/2024
Gerald Beiersdorf	Green Bay	WI	54313	US	4/16/2024
Justin Munzinger	De Pere	WI	54115	US	4/16/2024
Andrew S	Ambler	PA	19002	US	4/16/2024
Chris Carmody	Green Bay	WI	54313	US	4/16/2024
Hommy Rosado	Stockbridge	GA	30281	US	4/16/2024
Kevin Drossart	De Pere	WI	54115	US	4/16/2024
Richard Campbell	Madison		53719	US	4/17/2024
Yanira Letona	Green Bay	WI	54313	US	4/18/2024
Kristy Van Lanen	Omaha	NE	68137	US	4/21/2024
Christopher McNulty	Kewaunee	WI	54216	US	4/21/2024
Cathy Kohlbeck	Green Bay	WI	54304	US	4/21/2024
Jackie Key	Luxemburg	WI	54217	US	4/21/2024
Jean Vandenlangenberg	Green Bay	WI	54313	US	4/21/2024
Joan Willer	Green Bay	WI	54313	US	4/21/2024
Paul Murray	Green Bay	WI	54313	US	4/22/2024
Joe VandenLangenberg	Green Bay	WI	54313	US	4/22/2024
Kathy Toonen	Green Bay	WI	54301	US	4/22/2024
Eric Ebbole	Green Bay	WI	54304	US	4/22/2024
Daniel Mondloch	Pound	WI	54161	US	4/22/2024
Tammy Petras	Green Bay	WI	54311	US	4/22/2024
Susan Vandersteen	Green Bay	WI	54313	US	4/23/2024
Elizabeth Barrette	Green Bay	WI	54313	US	4/27/2024
Steve Christenson	Green Bay	WI	54311	US	4/28/2024

Petition to Support Zoning for Veterans 1st of NEW

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Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to allow the Planned Unit Development zoning for Veterans 1st of NEW.

Printed Name	Signature	Address	City, Zip Code	Date	ORGANIZATION
Amy Thomson	Amy Thomson	598 Pebblestone	Hobart WI 54155	4/29/24	UWW
Cathi Oreto	Cathi Oreto	102 S. Ashland Ave GB 54303	Green Bay 54303	4/29/24	
Lynn Driscoll	Lynn Driscoll	1464 Redstone Trl #4	Green Bay, 54313	4/30/24	
Christine M. Bennett	Christine M. Bennett	1372 Testarosa trail	Green Bay 54313	4/30/24	
Ellyn Sicains	Ellyn Sicains	1580 Cedar St 54302	Green Bay, WI 54302	4/30/24	
Katie Court	Katie Court	1963 Schanock Dr #11	Green Bay, WI 54313	5/1/24	JOSHUA
DENNIS RADLEGER	Dennis Radleger	118 N Bedford	Green Bay 54311	5/1/24	
Jen VanPa	Jen VanPa	4363 FINGER RD	GREEN BAY 54311	05/01/24	
Samantha VanDyke	Samantha VanDyke	891 County Rd U Apt G	Wrightstown 54180	5/2/24	
Darcy Zent	Darcy Zent	1255 Ridgedale Ct	Green Bay, 54304	5/2/24	
Kayla Rummer	Kayla Rummer	2730 Oakwood Dr.	Green Bay, WI 54304	5/2/24	
Julia Bowden	Julia Bowden	1635 Hazelwood Dr.	Sobieski WI 54171	5/2/24	

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Petition to Support Zoning for Veterans 1st of NEW

Petition summary and background	Veterans 1st of NEW has over 75 agencies and professionals working with them to develop a supportive Cottage Court for veterans in need of affordable housing with wraparound services in Northeast Wisconsin.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to allow the Planned Unit Development zoning for Veterans 1st of NEW.

Printed Name	Signature	Street Address	City, Zip Code	Date
Julie Block	Julie Block	3519 Sandgate Castle Dr GB 54313	Green Bay, WI 54313	4/29/24
Russ Lefevre	Russ Lefevre	2897 FERNDALE	Green Bay WI 54313	4/30/24
Judi Lefevre	Judi Lefevre	2897 Ferndale Dr	Green Bay WI 54313	4/30/24
Darlene Crawford	Darlene Crawford	1735 Wedgewood Dr	Green Bay WI 54303	4/30/2024
Patricia Hallett	Patricia Hallett	1835 Burns Ave	Green Bay WI 54303	4/30/24
Bernard Hallett	Bernard Hallett	1835 Burns Ave	Green Bay WI 54303	4/30/24
Penny Wilson	Penny Wilson	2755 Baylite Drive	Green Bay, WI 54313	4/30/24
Waylon Wilson	Waylon Wilson	2755 Baylite Dr.	Green Bay, WI 54313	4/30/24
Wyatt Wilson	Wyatt Wilson	2755 Baylite Dr.	Green Bay, WI 54313	4/30/24
Dan Wilson		2755 Baylite Dr.	Green Bay, WI 54313	4/30/24
Greg Bartell		1064 Herne Bay Way	Green Bay, WI 54313	5/1/24
Shelby Robbins		2210 Riverview Dr. #11	Green Bay, WI 54303	5/1/24
Kay Wright	Kay Wright	711 Lincoln St	Green Bay, WI 54303	5/1/24

13

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Petition to Support Zoning for Veterans 1st of NEW

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Printed Name	Signature	Street Address	City, Zip Code	Date
Shelly N. Roth	Shelly Roth	5073 Scottie Court	New Franken, WI 54229	4-27-2024
Monica Leach	Monica Leach	4988 Church Rd	New Franken WI 54229	4-27-2024
REBEKAH KING	Rebekah King	409 SARATOGA ST	GREEN BAY WI 54303	4-27-24
Robin Ehlert	Robin Ehlert	2400 Hidden Winds In	Green Bay 54303	4-28-24
KARlene Butrymowicz	Karlene Butrymowicz	2401 Hidden Winds LN	GREEN BAY 54303	4-28-24
TIM EFFERT	Tim Effert	2775 Stone Creek Cir.	Green Bay, WI 54313	4/28/24
TROY MURPHY	Troy Murphy	1603 FOREST GLEN DR.	GREEN BAY WI 54304	4/28/24
STEVEN CHAMPEAU	Steven Champeau	1104 Neville Ave	Green Bay WI 54303	4/29/24
Cindy Champeau	Cindy Champeau	3921 Finger Rd	Green Bay WI 54311	4/29/24
CHampeau	John	5415 Park Rd	Denmark Wi	4/30-24
Collins, Kyle	Kyle Collins	1659 ontario Rd.	Green Bay,	4/28/24
DON CHAMPEAU	Don Champeau	2488 Pecan	Green Bay	4/28/24
Donald H. Wilding	Donald H. Wilding	15013 Marshall Rd WI	54307	4/28/24
14 Doug Christman	4/28/24	601 WALNUT	Green Bay 54301	4/28/24

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Printed Name	Signature	Street Address	City, Zip Code	Date	
Justine Manchesk	Justine Manchesk	6181 Geier Rd Forestville WI	Forestville 54213	4/18/24	FIREFIGHTER/
MIKE KOSS	Mike Koss	1013 Main	Luxemburg 54217	4-24-24	"
Rachel Wojcik	Rachel Wojcik	332 W Factory St	Seymour 54165	4-25-24	
Jod Kitchens	[illegible]	1117 Cove Rd	Sturgeon Bay 54235	4-25-24	POLITICIAN/ STATE
MIKE ZELASKO	[illegible]	LD REFORMATORY	SEYMOUR 54165	4-25-24	
Deb Charles	Deb Charles	N5465 County P	Forestville	54213	4-25
Jim Charles	Jim Charles	N5465 County P	Forestville	54213	4-25
CATHY PAUL	[illegible]	4150 HABERLI RD	STURGEON BAY WI	54235	4-25
Luke T Warpinski	[illegible]	N5666 Henry Ct	Luxemburg WI	54217	DOCTOR
JEAN SAUER	Jean Sauer	1528 Main Street	KELLNERSVILLE, WI	54230	4-25
Duane Fritz	Duane Fritz	14329 Johnston Dr	Manitowoc Wis	54220	4-25
Donnie Hazard	Donnie Hazard	2774 Englewood Rd.	Green Bay, WI	54311	4-25
Julie Hazdert	Julie Hazdert	2774 Englewood Rd	Green Bay, WI.	54311	4-25
Faye Wotachek	Faye Wotachek	2066 Klondike Rd.	Green Bay WI	54311	4-25
15 Kathy Vlies	Kathy Vlies	1053 Alpine Dr.	G.B WI		

Petition to Support Zoning for Veterans 1st of NEW

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Printed Name	Signature	Street Address	City, Zip Code	Date
Donna Turri	Donna J Turri	1533 River Pines Dr.	Green Bay, WI 54311	4-23-2024
Harold E Hobby	Harold E. Hobby	2874 Canter Ln	Green Bay, WI 54304	4-23-24
Stacie James	Stacie James	2314 canterlane	Green Bay, WI 54304	4-23-24
Sharon L. Fischer	Sharon Fischer	445 Cardinal Ln #303	Green Bay, WI 54313	4/23/24
Carol Crawford	Carol Crawford	1735 Wedgwood Dr	Green Bay, WI 54303	4/24/24
James G. Streed	James G Streed	3499 Sandgate Castle Dr.	Green Bay, WI 54313	4/24/24
Margaret Streed	Margaret Streed	3499 Sandgate Castle Dr	GB, WI 54313	4-24-24
Diana Laurent	Diana Laurent	1305 Hannah Street	Green Bay WI 54303	4-28-24
Glenna Glaser	Glenna Glaser	2342 Forest Meadows Ct	Suamico, WI. 54313	4-28-24
Sandy Niemi	Sandy Niemi	941 Kellogg St.	Green Bay Wi. 54303	4/28/24
Dee Thetford	Dee Thetford	2950 Devroy Ln	Green Bay WI 54313	4/28/24
12 NORA Champeau	Nora Champeau	273 S. Ronsman Rd	Green Bay Wi. 54311	4/28/24

Petition to Support Zoning for Veterans 1st of NEW

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Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to allow the PUD zoning for Veterans 1st of NEW.

Printed Name	Signature	Address	Email	Date	ORGANIZATION
JAMES Belanger		1329 Scholar Dr. NEW Franken WI 54229	jAMES.belanger69@GMAIL	4-9-24	VFW 6705
Jesse Cain		9130 Hidden Valley Rd Marinette 54227	cainjt29@gmail.com	4/9/24	"
RICHARD VERHEYEN		5821 CTY RD R DENMARK WI 54208	SARGEVFW6705@GMAIL.COM	4/9/24	"
PAT MORAN		1225 Suburban Dr DePere WI 54115	schrimpo2@aol.com	4-9-24	"
BRUCE SORENSEN		2113 RAINBOW DR SUAMICO 54313	BSORENSEN@NEW.RR.COM	4-9-24	"
CHARLES WINNEKENS		5555 W TOWN HALL RD DENMARK	COTTON_TAIL373@YAHOO.COM	4-9-24	"
EDWARD SIMPSON		2978 MADRID DRIVE	PACKERS426@OUTLOOK	4/11/24	"
Ken Vanden Heuvel		5483 elmwood Ln	kvanden heuvel@aol	4-11-24	"
JAMES VAN DEN LANGENBERG		751 E River Dr APT 6	DE PERE	4-11-24	"
David Mikulsky		2664 Antares Ter	G.B.	4-11-24	"
Ron Umentum		4625 Gane La	Denmark	4-11-24	"
MARK LINDAHL		5504 DAMSEL CT	DENMARK WI	4-11-24	"

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Printed Name	Signature	Address	Comment	Date
Mary Simons	Mary Simons	1578 Emerald Ct	Green Bay	4/9/2024
Bill Leonhard	Bill Leonhard	2451 Antares Ter	Green Bay	4/9/2024
JM FONDER	Jean Fonder	2491 ANTARES TER	GREEN BAY	4/9/2024
Terry VandenLangenberg	Terry VandenLangenberg	1920 Spring Creek Ct	Green Bay	4/9/2024
MARY KAY SCHROEDER	Mary K. Schroeder	360 Van Coster Dr.	Green Bay, WI	4/9/24
Roselle Denny	Roselle Denny	2526 Orion Trl	Green Bay, WI	4-9-24
LAURA LAMAL	Laura Lamal	2151 Nellie Lane	Green Bay	4-9-24
Terry Tavares	Terry Tavares	612 Larry Lane	Green Bay	4-9-24
Stephen Krueger	Stephen Krueger	2974 S. Huron Rd	Green Bay	4-9-24
CHRIS TONEYS	Chris Toneys	604 Fox Path TRL	Green Bay, WI	4/9/24
Randy Kieff	Randy Kieff	4786 Lady Carol Rd	Green Bay	4/9/24
Mark Kenop	Mark Kenop	3877 S. Michiels Rd	Green Bay WI	4-9-24
Sue Degraaf	Sue Degraaf	4454 Yamachiche Denmark	Green Bay	4-9-24
Tammy Lenz	Tammy Lenz	848 Holschuh Ln	Green Bay	4-9-24
DALE FIDLER	Dale Fidler	5138 ST HWY 29 Denmark WI	54208	04/09/24
Becky Krueger	Becky Krueger	3147 Humboldt Rd	Green Bay, WI, 54311	4/9/24

VFW 6705

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Petition to Support Zoning for Veterans 1st of NEW

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Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to allow the PUD zoning for Veterans 1st of NEW.

Printed Name	Signature	Address	Email	Date
Lee Dequaine	Lee Dequaine	4454 Game Lane, Denmark		3/15/2024
Peter Haen	Peter Haen	3977 Leanna Lane, GB		3/18/2024
GREG KOLLROSS		2023 N. GATE RD, SUAMICO		3/18/2024
Brandon Moroni		2424 Libal St, Green Bay		3/20/2024
Denise Englebert	Denise Englebert	3870 Rocco Dr Greenbay		3/21/24
Jim Poels	Jim Poels	1305 S. Sedona Cr.		4/1/24
Kathy Poels	Kathy Poels	1305 S Sedona Ct		4/1/24
BRIAN WAGG		1220 HOBART DR WE		4/5/24
Ron Nichols		2417 Spirea Lane 54311		4/9/2024
John Ernst		3189 Esser Rd. G.B.	54311	4/9/24
RYAN MATHYS		2965 CLAIRE LOMME DR GREEN BAY WI, 54311		4/9/24
Bonnie Swagel	Bonnie Swagel	3988 Blue Moon Dr G.B 54311		4-9-24
Duane E. Truttmann	Duane E. Truttmann	3175 Meadow Circle G.B. WI. 54311		4-9-2024

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Printed Name	Signature	Street Address	City, Zip Code	Date	GROUP
KEN VAN PAY	Ken Van Pay	4363 FINGER RD	GREEN BAY 54311	4/11/24	LFW
CHRISTOPHER ZAMN		1960 MORAINE TERRACE #4	GREEN BAY 54303	4/28/24	VET.
Jon Jolly		2585 Babcock Rd	Green Bay 54313	4-28-24	AMANDAS HOUSE
Paula Jolly		2585 Babcock Rd	Green Bay 54313	4/28/24	"
Lucas Higgins		700 Cherry St	Green Bay WI 54301	4/28/24	
Eric Ebbole		1254 Cherry St	Green Bay WI 54301	4/28/24	SERENITY HOUSE
Lynn LaCrosse		1357 Cardinal Lane	Green Bay WI 54313	4/28/24	"
Adam Brouchoud		13928 melnik rd maribel WI	54227	4-28-24	"
Nicole Luckterhand	Nicole Luckterhand	550 Lorraine Ln	Green Bay WI 54311	4-29-24	SCHMITT PARK
Alisha Ayres	Alisha Ayres	1357 N. Taylor St. #1	Green Bay, WI 54304	4/29/24	Amandas House
Chris Glaeske		1254 Cherry ST	Green Bay, WI 54301	4-29-24	
Kelly Metoxen		1254 Cherry St	Green Bay 54301	4-29-24	

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Printed Name	Signature	Street Address	City, Zip Code	Date	
Debbie Djidrich	Debbie Djidrich	6304 Old 29	Seymour, WI	4/25/24	
Cindy Ossmann	Cindy Ossmann	3932 Hickory Ln	De Pere WI 54115	4/25/24	
Christine Boerner	Christine Boerner	2533 Jody Dr	New Franken WI 54229	4/25/24	
Crystal DeBroux	Crystal DeBroux	5724 Algoma Rd	New Franken WI 54229	4/25/24	
DENNIS CASHMAN	Dennis J. Cashman	3145 Ely Rd De Pere	De Pere, WI	54115	CHAIRMAN TOWN ROCK LAND
Thomas Klink	Thomas Klink	4412 CHURCH Rd	DEPERE WI	54115	SUPERVISOR NEW DENMARK
Dorothy Cashman	Dorothy Cashman	3114 Ely Rd 22	De Pere WI	54115	
André Jacque	André Jacque	1615 Lost Dauphin Rd.	De Pere WI 54115	4/25/24	POLITICIAN
Joe Rucinski	Joe	2836 Bridge Rd.	Suamico, WI 54313	4-26-24	
Amanda Rucinski	Amanda	2836 Bridge Rd	Suamico WI 54313	4/26/24	
Paul Schultz	Paul H. Schultz	3000 N. New Franken	New Franken WI	54229	
Kevin Leach	KEVIN D LEACH	4988 CHURCH RD	NEW FRANKEN WI	54229	PASTOR

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Printed Name	Signature	Street Address	City, Zip Code	Date	
George Lantz	George Lantz	6213 County Line Rd.	Luxemburg 54217	4-24-24	FIREFIGHTER
Jason Blasier	Jason Blasier	5916 Broadleaf Way	New Franken 54229	4-24-24	"
Ariel Kipp	Ariel Kipp	2715 Aquarius Rd	GB WI 54311	4-24-24	"
Josh VanLaanen	Josh VanLaanen	4519 edgewater beachwood	GB, WI, 54311	4/24/24	"
Steve VanEgeren	Steve VanEgeren	5151 Algoma Rd NF	54229	4-24-24	"
Paul DeMeuse	Paul DeMeuse	4476 N. New Franken Rd	New Franken WI 54229	4-25-24	
Brittany DeMeuse	Brittany DeMeuse	4476 N. New Franken Rd.	New Franken, WI 54229	4-25-24	
Kurt Boulanger	Kurt Boulanger	3125 Bay Settlement Rd	Green Bay WI 54311	4-25-24	BUSINESS OWNER
Gary E Orner	Gary E Orner	1835 Shawano Ave	Green Bay WI 54303	4-25-24	
Laura Orner	Laura Orner	1835 Shawano Ave	Green Bay WI 54303	4-25-24	
Ryan Solwas	Ryan Solwas	1872 Eldorado Dr	Green Bay WI 54302	4-25-24	
AVA WINSTIN	Ava Winstin	1163 McCormick St	Green Bay 54301	4-25-24	

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Printed Name	Signature	Street Address	City, Zip Code	Date	
ERIC PAYE	Eric Paye	5021 VERONE CT	NEW FRANKEN WI 54229	4/24/24	FIREFIGHTER
Rick Koenig	Richard L Koenig	4662 Algoma Rd.	NEW FRANKEN WIS. 54229	4-24-24	FIREFIGHTER LIEUTENANT
Dylan Jonet	Dylan Jonet	1045 S. Northview Rd	Green Bay, WI 54311	4/24/24	FIREFIGHTER
Jonn Jendrin		5055 N Woodland Heights Dr	New Franken WI 54229	4-24-24	FIREFIGHTER LIEUTENANT
Brandon Roberts		5224 Luxemburg rd	New Franken WI 54229	4-24-24	FIREFIGHTER
Rich Kellen		1360 Chicago St.	Green Bay, WI 54311	04/24/24	FIREFIGHTER
Brian Fameree	Brian Fameree	5789 Graycrest Drive	New Franken, WI 54229	04/24/24	FIREFIGHTER
Jason Metzler		5862 MARYS RD	NEW FRANKEN, WI 54229	04/24/24	FIREFIGHTER
Anastasia Bell	Anastasia Bell	5862 Marys Road	New Franken, 54229	04-24-2024	"
Scot Gronius		525 S. New Franken Rd	Green Bay 54311	4-24-24	"
Karl Tiebers		1120 S. Sugarbush Rd	Luxemburg WI 54217	4-24-24	"
Tyler VandenLangenberg		2487 Claudia Ln	New Franken WI 54229	4-24-24	"

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Printed Name	Signature	Street Address	City, Zip Code	Date	
Tim Van Pay	Tim VanPay	201 N Waterdivision Rd ~~New Franken WI 54229~~	New Franken WI 54229	4-23-24	CHAIRMAN TOWN OF HUMBOLT
CARY DEQUAINE	Cary Dequaine	5382 BUCKTRAIL DR. NEW FRANKEN WI S.	NEW FRANKEN 54229	4-23-24	CHAIRMAN TOWN OF OR
Carolyn Tielens	Carolyn Tielens	5615 HE Townline Rd Green Bay, WI	Green Bay WI 54311	4-3-24	FORMER FIRE CHIEF
Matt Bosman	Matt Bosman	5602 Marys Rd New Franken, WI	New Franken, WI 54229	4-23-24	TOWN OF GL SUPERVISO
Jeffrey ZlatohlavekJeffrey Zlatohlavek	Jeffrey Zlatohlavek	456 S. Runsman Rd. Green Bay WI 54311	Green Bay WI 54311	4-23-24	TOWN OF HUMBOLT SUPERVISO
Norman Healy	Norman Healy	5199 E. Healy Rd New Franken	New Franken WI 54229	4-23-24	FIREFIGHTER CAPTAIN
Terry Janet	Terry Janet	4850 Algoma Rd. New Franken, WI. 54229	New Franken 54229	4-23-24	FIREFIGHT
Wes Dorner	Wesley Dorner	707 S. northview Rd Green Bay	Green Bay, WI 54311	4-23-24	TOWN OF HUMBOLT SUPERVISO
ADAM BATTEY	Adam Battey	5032 Redbud Ct E	Green Bay, WI 54311	4-23-24	FIREFIGHTE LIEUTENAN
James A. Andrews	James A. Andrews	733 S. New Franken Rd C B WI	Green Bay WI 54311	4-23-24	COUNTY RESCUE
Jeremy Freeman	Jeremy Freeman	5876 Topaz Ct New Franken	Green Bay WI 54229	4-23-24	
Tori Saharsky	Tori Saharsky	2935 Shefield Ct.	Green Bay, WI 54311	4-24-24	

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Printed Name	Signature	Street Address	City, Zip Code	Date	
Jason Shikoski		790 S. Vandenberg Rd ~~Green Bay, WI 54311~~	Green Bay, WI 54311	4/18/24	ASST CHIEF FIREFIGHTER
Sharon M Zellner		2562 N New Franken Rd	New Franken, WI 54229	4/18/24	
Leon C Zellner		2562 N New Franken Rd	New Franken, WI 54229	4/18/24	FIREFIGHTER
KURT BAENEN		2533 500Y DRIVE ~~NEW FRAN~~	NEW FRANKEN WI 54229	4-18-24	SUPERVISOR TOWN SCOTT
NORMAN STREBEL		4328 STREBEL RD	NEW FRANKEN WI 54229	4-18-24	"
Cari Langenberg		5012 Verone Ct	NEW FRANKEN WI 54229	4-18-24	"
Mike VanLanen		2027 Meadow Link Dr New Franken	New Franken 54229	4/18/24	CHAIRMAN TOWN SCOTT
Stephen Jankowski		5019 Redbud CT	Green Bay WI 54311	4/18/24	
Jeff Bary		3941 Royal Bay Ridge Rd	New Franken 54229	4-19-24	FIREFIGHTER
Kevin Tielens		5615 1/2 E Townline Rd	Green Bay 54311	4-19-24	RETIRED FIRE CHIEF
Ed Champeau		273 S. Bonsman Rd	Green Bay WI 54311	217-2442	
Ryan DeBroux		5724 Algoma Rd	New Franken WI 54311	4/19/24	FIRE CHIEF

Petition to Support Zoning for Veterans 1st of NEW

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Printed Name	Signature	Street Address	City, Zip Code	Date	
Fay Faust	Fay Faust	3100 Racine Way	G.B. 54301	4-18	
Phil Harris		2633 Quail Ln	Suamico 54173	4-18	DOCTOR
Tanya Brenen	Tanya Brenen	423 Peppermint Ct.	Hobart 54155	4-18	
Amanda Reinhratz	Amanda Reinhratz	2678 Greenwald St.	Green Bay WI 5430	04/18/24	
Tina Ericson	Tina Ericson	2059 Elvira Way	Green Bay, WI 54313	4/18/24	
Troy Tauschek		4153 Humboldt Rd	Green Bay, WI 54311	4/18/24	TOWN OF SLOT
Leonard Vanden Langenberg	Leonard D Vanden Langenberg	4725 Champion Rd. New	New Franken WI 54229	4-18-24	"
Dave Carny	D. Carny	3522 Forest Edge	Suamico, WI 54313	4/18/24	"
John D. Roth	John Roth	5073 Scottie Ct.	New Franken, WI 54229	4-18-2024	TREASURER "
Debra Vanden Langenberg	Debra Vanden Langenberg	4725 Champion Rd	New Franken, WI 54229	4-18-2024	" BOOKKEEP
John M Frisch	John M Frisch	2492 N. New Franken Rd	New Franken Wi 54229	4-18-2024	FIREFIGHT
Tyler Jost	Tyler Jost	3153 Carnoustie Way	New Franken, WI 54229	4/18/24	"

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Printed Name	Signature	Address	City, Zip Code 54303	Date
TOM VAN LANEN	Tom Van Lanen	1811 SUSAN LANE	GREEN BAY, WI	4-10-24
DALE VANLANEN	Dale VanLanen	1113 N. TAYLOR ST	GREEN BAY, WI 54303	4/10/24
LuAnn Schwietz	LuAnn Schwietz	1955-W Baraboo Cir.	Depere, WI 54115	4-10-24
Lyle VanLanen	Lyle VanLanen	568 S. Huron Rd. #64	Green Bay, WI 54311	4/10/24
RONALD WOLFF	Ronald Wolff	3004 Quarry Ridge Dr #10	DE PERE WI 54115	4/12/24
Richard Niemi	Richard Niemi	1037 Cider Drive	De Pere WI 54115	4-12-24
Dawn Niemi	Dawn Niemi	1037 Cider Dr	De Pere WI 54115	4/12/24
Maggie Fisher	Maggie A Fisher	936 Deer Wood Ct	Howard, WI 54155	4/3/24
Bob Fisher	Dr. Robert Fisher	" "	" " "	4/12/24
Judy Niesing	Judy Niesing	377 Hidden Creek Trl	Green Bay, WI 54303	4/12/2024
Ron Niesing	Ron Niesing	" " " "	" " "	"
DENNIS RAKLEFF	Dennis Rakleff	118 N. BEDFORD	GREEN BAY WI 54311	4/12/24

ORGANIZATION

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Petition to Support Zoning for Veterans 1st of NEW

Petition summary and background	Veterans 1st of NEW has over 75 agencies and professionals working with them to develop a supportive Cottage Court for veterans in need of affordable housing with wraparound services in Northeast Wisconsin.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to allow the Planned Unit Development zoning for Veterans 1st of NEW.

Printed Name	Signature	Street Address	City, Zip Code	Date	Group
GEORGE T DEXTER	George T Dexter	2089 WESTON WAY	SUAMICO 54313	4-16-24	VVA 224
Pat Scandell	Pat Scandell	1030 Pennings	DePere 54115	"	VVA
John Sturdy	John Sturdy	1420 Geneva Rd DePere	DePere 54115	4/16/24	"
Dan Payette	Dan Payette	933 Velp Ave	Green Bay 54303	4-16-24	VVA
HARRY EGGERT	Harry Eggert	2496 MORGAN LA	GREEN BAY 54311	4-16-24	VVA
John Stell	John Stell	1518 Gross Ave	Green Bay 54301	4-16-24	VVA
John Wery	John Wery	2131 Dollar Rd	DePere 54115	4-16-24	VVA
Don Bruyette	Don Bruyette	1374 Barkers St	Green Bay 54302	4/16/24	VVA
Steve Clark	Steve Clark	2812 Blue Spruce Pk	Green Bay 54311	4-16-24	VVA
~~Donna Zelazoski~~ Donna Zelazoski	Donna Zelazoski	1923 Sage Brush Way	Green Bay 54311	4-16-24	VVA
GENE A. BURMEISTER	Gene A Burmeister	1915 SAGEBRUSH WAY	GREEN BAY 54311	4/16/24	VVA
Mitch Woerner	Mitch Woerner	1206-D Western Ave	Green Bay 54303	4/16/24	VVA

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Printed Name	Signature	Address	Email	Date
Thomas Vollrath		1565 Gray Stone Ct	Thomas.Vollrath@KI.com	4/5/2024
Christopher Deneys		841 Voelker St	cdeneys@hotmail.com	4/5/24
Chad Kussow		723 Bonita	c.kussow@yahoo.com	4/5/24
JAY JAGODINSKI		816 VOELKER ST	jjagodinski@gbpcoated.com	4/5/24
PAT FISCHER		901 LINCOLN ST	Patrick.Fischer@gmail.com	4-5-24
KEITH R. PAMPERIN		1499 ROCKVILLE ST, GB	KJpamperin@aol.com	4/5/24
DAN PUYCHART		1205 ALPINE DR	dpuychart@NEWRR.com	4/5/24
Andrew Hetzel		701 N. Malcom Circle	ANDY@THIRDEYEGRAPHICS.NET	4/27/24
Nick Williams		2313 Memorial	None	4/27/24
Mike McClellan		3316 Glendale	mikemcclellan05@gmail.com	4/27/24
STEPHEN FAHRINGER	Stephen Fahringer	1278 VALLEY VIEW CIR		4-27-24
David Nelson		1230 Spartan Rd 54229	ecodave@yahoo.com	4-27-24

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Printed Name	Signature	Address	Comment	Date
Mary Macco	Mary Macco	1122 Spring Lake Dr	De Pere	3/21/24
Elizabeth Scheelk		367 k w. Ida Ct Trl	New Franken	3/21/24
Tammy Roffers	Tammy Roffers	3469 Ryan Road	De Pere troffers@sbcglobal.net	3/21/24
Joe Kummerer		715 St. Croix Cir.	Green Bay WI	3/21/24
Matt Harris		2977 Monroe Rd.	De Pere	3/21/24
Lindsey Krause		236 Sioux Lane	Green Bay	3/21/24
Joe Socha		1625 Rainbow Ave	De Pere	3/21/24
Nicole Socha		1748 Lemon Ln	De Pere	3/21/24
Adam Harris		3528 Briar Terrace	Green Bay	3-21-24
Joshua Socha		1922 Rainbow Ave	De Pere	3-21-24
Nick Debroy		207 South Superior St	De Pere	3-21-24
Michelle Collins		2650 FoxFire Dr.	Green Bay	3/27/24
Steven Collins		2650 FoxFire Dr.	GB. WI	3/27/24
Jeanne VandenBergh		2538 Continental Ct	GB	3/27-24
Mitch VandenBergh		2538 Continental Ct	Green Bay	3/27/24
Carol Doehler		2653 Foxfire Dr	Green Bay	3/27/24

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Printed Name	Signature	Address	Email	Date
John Wilson	John Wilson	2657 Foxfire Dr	coporalinc@[illegible].net	3/17
Gail E Wilson	Gail E. Wilson	2657 Foxfire Dr	gr_wilson@sbcglobal.net	3/17
Tom Lang	Tom Lang	1903 Wright St Apt	Tomlang [illegible]	3/21
Brooke Kangas	Brooke Kangas	3870 Leanna Lane	bsmith0909@gmail.com	03/21/24
Kris Matthys	Kris Matthys	3850 Leanna Lane	krjmatthys@yahoo.com	3-21-24
Megan Saari	Megan Saari	6899 Ridge Royale Dr Greenleaf WI 54126	megansaari001@gmail.com	3-21-24
Scott Harris	Scott C. Harris	2977 Monroe Rd De Pere WI 54115	scott@specialmomentsdj.com	3-21-24
Patty Harris	Patty Harris	2977 Monroe Rd De Pere WI 54115	none	3-21-24
Christy Hettmann	Christy Hettmann	3743 Mill Rd Greenleaf WI 54126	none	3-21-24
Sue McVey	Sue McVey	7421 Cty Rd W, Greenleaf	—	3/21/24
Amy Leiterman	Amy Leiterman	7066 Dickinson Rd, Greenleaf	leiterman4@gmail.com	3/21/24
Cindy Maufort	Cynthia Maufort	4249 Garrity Dr. De Pere, WI	None	3/21/24

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Printed Name	Signature	Address	City, Zip Code	Date	ORGANIZATION
Michael Gerrits		1453 Fernando Dr	De Pere 54115	4-24-24	DRESSERT VETS
TIM DAY	Tim Day	2779 INDIAN HILL DR.	GREEN BAY 54313	4/25/24	WEYERS
SHERI PROSSER	Sheri Prosser	1262 Longtail Beach Rd	Suamico WI 54173	4/25/24	CORNER STONE
Thomas L. Olson		3477 Highland Center Dr	Green Bay WI 54311	4/25/24	"
Viola L. Helgeson	Viola L. Helgeson	538 Dousman St.	Green Bay WI 54303	4/25/24	DAV
ROBERT BOTTOM		166 SWISS MEADOW LN	GREEN BAY WI, 54302	4-25-24	DAV
PAT DURHAM		1163 PINEARCH PARK RD	Green Bay 54313	4-25-24	DAV
DEXTER CHRISTIAN		2301 SANTA BARBARA DR.	GREEN BAY, 54313	4/25/2024	DAV
THOMAS SONTAG	Tom Sontag	2495 PARKWOOD DR	Green Bay WI 54304	4/25/2024	DAV
Robert Krueger		3107 S Eagle Terrace	Green Bay WI 54313	4/27/2024	
Matt Weslow		2125 Norfield Rd	Suamico, WI 54173	4-27-24	
TOM Younger		3164 Atlantic Dr	Green Bay WI 54313	4-27-24	

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Printed Name	Signature	Address	City, Zip Code	Date	ORGANIZATION
Julie Friedman	Julie Friedman	1502 13th Ave	Green Bay, WI 54304	4/24/24	DESSERT VETS
MARK FRIEDMAN	Mark Friedman	1502 13TH AVE	GREEN BAY WI 54304	4/24/24	"
Angie Rodosevich	Angie Rodosevich	257 E Allouez Ave	GB, WI 54301	4/24/24	"
ANTHONY ROOSEVELT	Anthony Roosevelt	257 E. ALLOUEZ AVE	GREEN BAY WI 54301	4.24.24	"
Chris Laes	Chris Laes	2479 Vagabond St.	Green Bay, WI 54302	4-24-24	"
Phillip Cornelius	Phillip Cornelius	W755 MULLEN DR	Oneida WI 54155	4.24.24	"
DAN BECKER	Dan Becker	1115 ME MARY DR	GREEN BAY WI 54311	4/24/24	"
Wendy Dowd-Cornelius	Wendy Dowd Cornelius	W755 Mullen Dr.	Oneida WI 54155	4/24/24	"
Matthew Colwell	Matthew Colwell	2876 Manitowoc Rd	Green Bay, WI 54311	4-24-24	"
Heidi Christenson	Heidi Christenson	707 Knoll Ter	Depere WI 54115	4-24-24	"
Mark Bonovetz	Mark Bonovetz	1211 Blue Ridge Dr.	Green Bay, WI 54304	4/24/24	"
Terri Bonovetz	T Bonovetz	1211 Blue Ridge Dr.	Green Bay, WI 54304	4-24-24	Dessert Vets

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Printed Name	Signature	Street Address	City, Zip Code	Date	GROUP
Michelle McGovern	Michelle McG	1136 Reed St	GB, WI, 54303	4/24/24	Humana
Jamey Stralen	Jamey Stralen	~~8044~~ 3064 Albert Dr	GB WI 54311	4/24/24	Humana
Craig Christensen	Craig Christensen	1914 Paris Ln	De Pere, WI 54115	4-24-24	
Joanna Seaman	Joanna Seaman	1118 Stevens st	De Pere, WI 54115	4/24/24	
Vern Baumgart	Vern Baumgart	1115 Stevens ST	DePere W 54115	4/34/24	
Jeff Bowers	Jeff Bowers	3343 Iris ct.	Green Bay 54311	4/24/24	
Pam Carlson	Pam Carlson	2110 W. Zander Rd.	Mishicot, WI 54228	4/24/24	
MIKE DuBORD	Mike DuBord	831 Woodrow St.	DENMARK, WI	4/24/24	
Jim Fairbairn	Jim Fairbairn	2786 W Point Rd.	Green Bay WI	4/24/24	
Jason Hillery	Jason Hillery	2331 Elbern Ct	Green Bay WI 54311	4/24/24	
Nicholas Bradley	Nicholas Bradley	8610 Franks LN	Pulaski, WI 54162	4-24-24	
Jennifer Bradley	Jennifer Bradley	8610 Franks LN	Pulaski, WI 54162	4/24/24	

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Printed Name	Signature	Street Address	City, Zip Code	Date	
Gary Rogaczewski	Gary Rogaczewski	2072 N. RRC	Depere 54115	4/24/24	Group Miracle League
Lee Barefko	Lee Barefko	345 Floral Drive	Green Bay 54301	4/24/24	
Andrea Argall	Andrea Argall	182 Bride Rd	DePere, 54115	4/24/24	
Valerie Fieber	Valerie Fieber	2128 Cumberland Dr.	Green Bay, WI 54311	4/24/24	
Brooke Graham	Brooke Graham	1920 Terry Ln	DePere, WI 54115	4/24/24	
Dawn Daniels	Dawn Daniels	2002 Dobby St.	DePere 54115	4/24/2024	
Keren Cotter	Keren Cotter	1160 13th Ave.	GB 54304	2/24/24	
Christina Breder	Christina Breder	1135 Drew Dr	DePere WI 54115	4/24/24	
Joellyn Lalko	Joellyn Lalko	2330 Center Ct #30	Green Bay WI 54304	4/24/24	
Melanie Bates	Melanie Bates	1674 Murphy Drive	Green Bay WI 54303	4/24/24	
B GARANTA	B	182 MYSTIC CT	DE PERE, WI 54115	4-24-24	Humane
Lynn Amore	Lynn Amore	1908 Terry Lane	DePere WI 54115	4-24-24	

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Gail Nohr

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Printed Name	Signature	Street Address	City, Zip Code	Date
Joanne Pludeman	Joanne Pludeman	1446 Commanche Ave	Grn. Bay 54313	4/20/2024
Jim FAUCETT	Jim Faucett	2518 Tulip Ln	G. B. 54313	4/20/24
Don Michler	Don Michler	1320 Cherry St.	G.B. 54301	4/20/24
Mary Deneys	Mary Deneys	1347 Sunray Ln	GB 54313	4/20/24
Lee Deneys	Lee Deneys	1347 Sunray Ln	GB 54313	4/20/24
Jim Deneys	Jim Deneys	1409 Crestwood Dr	GB 54313	4/20/24
Debbie Kozicki	Debra Kozicki	3585 Meadow Way	GB 54313	4-20-24
Jerry Kozicki	Jerald Kozicki	3585 Meadow Way	GB 54313	4-2024
MARY GILSDORF	Mary Gilsdorf	1674 JUNIPER DR	GB 54302	4/20/24
Bobi Theys	Bobi Theys	1573 Cormier Rd	Green Bay 54313	4/24/24
Alexi Havlovitz	Alexi Havlovitz	401 Kenney St	Green Bay 54301	4/24/24
NICOLE STATHAS	Nicole Stathas	1945 Mills St. #570	GREEN BAY 54302	4/24/24

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Printed Name	Signature	Street Address	City, Zip Code	Date	Group
Carmen Dezel	Carmen Dezel	128 Swiss Meadow Ln	Green Bay 54302	4/18/24	A.L. Post 1
Michelle Griesbach	Michelle Griesbach	1100 Employers Fourth	Green Bay 54115	4/24/24	Humana
Dina DuCharme	Dina DuCharme	3263 CTH PP	DePere, WI 54115	4/24/24	Inclusa
Carly Minten	Carly Minten	512 Main St	Wrightstown WI 54180	4/24/24	Humana
Danielle Alsteen	Danielle Alsteen	600 James St Apt 105	DePere WI 54115	4/24/24	Humana
Pang Thao	Pang Thao	431 George St.	Green Bay, WI 54302	4/24/24	Humana
Carley Lutz	Carley Lutz	911 Park Ave	Little Chute WI 54140	4/24/24	Humana
Sara Amore	Sara Amore	1853 Scheuring Rd #5	DePere WI 54115	4/24/24	Humana
Nicole Sanders	Nicole Sanders	2050 9K Hill DR	GB WI 54313	4/24/24	Humana
Amanda Garcia	Amanda Garcia	334 S Van Buren St	Green Bay, WI 54301	4/24/24	Casa ALBA
Pilar Campos	Pilar Campos	1555 Elm St	Green Bay, WI 54302	4/24/24	Casa ALBA Melne
Gregg Sweger	Gregg Sweger	3758 Sandpiper Way	GB, WI 54311	04/24/24	Humana

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Printed Name	Signature	Address	Comment	Date
Mary Simons	Mary Simons	1578 Emerald Ct		4/9/2024
Bill Leonhard	Bill Leonhard	2451 Antares Ter		4/9/2024
JIM FONDER	Jim Fonder	2491 ANTARES TER		4/9/2024
Terry Vanden Langenberg	Terry Vanden Langenberg	1920 Spring Creek Ct		4/9/2024
MARY KAY SCHROEDER	Mary K. Schroeder	360 Van Coster Dr.		4/9/24
Roselle Denny	Roselle Denny	2526 Orion Trl		4-9-24
LAURA LAMAL	Laura Lamal	2161 Wellie Lane		4-9-24
Terry Tavares	Terry Tavares	612 Larry Lane		4-9-24
Stephen Knapps	Stephen Knapps	2974 S. Huron Rd		4-9-24
CHRIS TONEYS	Chris Toneys	604 Fox Path TRL		4/9/24
Paul Kisoff	Randy Kay	4786 Lafayette Rd		
Mark Knapp	Mark Knapp	5877 S. Michiels Rd		4-9-24
Lisa Dequaine	Lisa Dequaine	4454 Hamlet Denmark		4-9-24
Tammy Renz	Tammy Renz	848 Holschuh Ln		4-9-24
DALE FIDLER	Dale Fidler	5138 ST HWY 29 Denmark WI		04/09/24
Becky Krueger	Becky Krueger	3147 Humboldt Rd		4/9/24

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Printed Name	Signature	Address	Email	Date
Lee Dequaine	Lee Dequaine	4454 Game Lane, Denmark		3/15/2024
Peter Haen	Peter Haen	3977 Leanna Lane, GB		3/18/2024
Greg Kolross		2023 N. Gate Rd, Suamico		3/18/2024
Brandon Moroni		2424 Libal St, Green Bay		3/20/2024
Denise Englebert	Denise Englebert	2870 Rocky Dr Green Bay		3/21/24
Jim Poels	Jim Poels	1305 S. Sedona Cr.		4/1/24
Kathy Poels	Kathy Poels	1305 S Sedona Ct		4/1/24
Brian Wagner		1220 Hobart Drive		4/5/24
Ron Nichols		2412 Spiral Lane 54311		4/9/2024
John Ernst		3189 Essex Rd. G.B.	54311	4/9/24
Ryan Mathys		2865 Clay Lamke Dr Green Bay WI, 54311		4/9/24
Bonnie Swagel	Bonnie Swagel	9988 Blue Moon Dr G.B. 54311		4-9-24
Duane E. Truttmann	Duane E. Truttmann	3175 Meadow Circle G. B. WI. 54311		4-9-2024

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Printed Name	Signature	Address	Email	Date	Organization
JAMES Belanger		1329 Schadr Dr. NEW Franken WI 54229	JAMES.belanger69@GMAIL	4-9-24	VFW 6705
Jesse Cain		9180 Hidden Valey Rd Marke 54307	cainjt29@gmail.com	4/9/24	
RICHARD VERHEYEN		5821 CTY RdR DENMARK WI 54208	SARGEVFW6705@GMAIL.COM	4/9/24	
PAT MORAN		12255 Suburban Dr 54115 DePere WI	schr.mpoz@aol.com	4-9-24	
BRUCE SORENSEN		2113 RAINBOW Dr 54313 SUAMICO	BSORENSEN@NEW.RR.COM	4-9-24	
CHARLES WINNEKENS		5555 W FAIRHAVEN RD	COTTON_TAIL373@YAHOO.COM	4-9-24	
EDWARD SIMPSON		2978 MADRID DRIVE	PACKERS426@OUTLOOK	4/11/24	
Ken Vanden Heuvel		5483 elmwood Ln	KENSBOOKKEEPING@AOL	4-11-24	
JAMES VAN LANGEN		951 E River Dr 54115	DE PERE	4-11-24	
David Mikulsky		2664 Antares Ter	G.B	4-11-24	
Ron Umentum		4625 Game La	Denmark	4-11-24	
MARK LINDAHL		5504 PARSEL CT	DENMARK WI	4-11-24	

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Printed Name	Signature	Address	Comment	Date
Mike Ciha		501 Beaupre street		3-23-24
Evan Unick		246 ONTARIO RD		3-23-24
Sue VanDen Heuvel		5483 Elmwood Ln		3.23.24
Nicole Ciha		128 Bader St.		3/23/24
Roxanne Kroll		4402 willow RD GB		3/23/24
JIM FAUCETT		2518 Tulip Lane		3/23/24
RALPH KANE		4579 DENMARK Rd		3.23.24
D RAISLEGER		118 N BADFORD FB		3-23-24
Joan Raisleger		118 N Bradford Rd GB		3-23-24
Amanda Metzner		2827 Travis Tree Ct		3-23-24
Karl Schmeling		3715 Hoosier Way		4-11-24
Julie Taylor		808 Rose St		4-11-24
Connie Larsen		301 Kelly Dr Denmark		4-11-24
Deborah Wilson		2871 Maplewood rd.		4.11.24
Karen Swiecichowski		509 W Washington St Depere WI		4-11-24
Linda Wetzel		2121 Dickinson Rd		4/11/24

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Printed Name	Signature	Address	Email	Date
Pat Siebert	Patricia Siebert	1960 Hilltop View GB WI 54302	sunkiss-pjs@yahoo	3-18-24
Paula Nissen	Paula Nissen	120 S. Webster Ave DePere 54115	PSLS1004@aol.com	3-18-24
Nicholas Nissen	Nicholas Nissen	1716 Estates Ct GB 54304	Nicholas.Nissen@gmail.com	3-18-24
Jason Dissen Sr	Jason Dissen	430 S. Webster Ave DePere 54115	PSLS1004@AOL.com	3-18-24
Lloyd Siebert	Lloyd Siebert	1960 Hilltop View GB WI 54302	SUNKiss-pjs@yahoo	3-19-24
Diane Schlies	Diane Schlies	915 Ruffed Grouse St WI 54302	boogahking5764@gmail.com	3-20-24
Teresa Zepnick	Teresa Zepnick	1056 Jaworski Rd	tzepnick1@humana.com	3-20-24
Kelly Brosig	Kelly Brosig	2656 Oak Park Dr GB 54311	tickytwo2@aol.com	3/20/24
Nancy Kane	Nancy Kane	2531 Johnny Ln GB 54311	~~nancykee.ALK~~	3-28-24
Georgina Brosig	Georgina Brosig	1805 Buyarski GB 54311	brosig57@gmail	3-20-24
Joan VanEss	Joan VanEss	2741 Ontario Rd 54311	JoanVanEss100@gmail.com	3-20-24
Madison Adams	Madison Adams	1250 S. 6th Street DePere 54115	madi1224adams@gmail.com	3-22-24

12

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Printed Name	Signature	Address STREET	City, Zip Code	Date	ORGANIZATION
Andrew Skerzynski	Andrew Skerzynski	1703 Grandview Rd. Green Bay, WI 54311	Green Bay 54311	4/13/24	
Tony Phelps	Tony Phelps	3930 Jenkel Ter G.B. 54301	Green Bay, WI 54301	4-13-24	V.T.C.
Marty Seemann	Marty Seemann	3021 Seafarer Way Suamico, WI 54173	54173	4-13-24	Post 11
PAUL CHAMBERLAIN	[illegible]	1375 Swan Ride Dr DePere WI 54115	DePere WI 54115	4.16.24	the Joseph Project
PAT Gorski	[illegible]	3109 Bailey CIR Green Bay, WI	Green Bay, WI 54311	4/16/24	Director to Sept 4 Project
Laurie Ropson	Laurie Ropson	400 Cricket Ct Green Bay WI	Green Bay WI 54302	4/16/24	JOSHUA
MARK STEUER	Mark Steuer	1730 NANCY AV.	GREEN BAY, WI 54303	4-17-24	-
Julie Kozak	[illegible]	816 Catherine Dr. Green Bay WI 54313	Green Bay WI 54313	4/18/24	Gateway Collective
Dan Summicht	[illegible]	1343 Carole Dr	Green Bay WI 54313	4/18/24	
SHAWN EVERSON	[illegible]	2214 NICOLE DRIVE	GREEN BAY 54311	4/18/24	
Laura Fairbain	[illegible]	2786 W POINT RD	GB 54304	4/18/2024	
ABBY Retzloff	[illegible]	1178 DOTY ST	Green Bay 54302	4/18/24	

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Printed Name	Signature	Street Address	City, Zip Code	Date	
Chelsei Battyneh	Chelsei Battyneh		New Franken, WI 54229	4/16	GROUP JOSEPH PROJECT
Amelia Hughes Foot		700 E. Walnut St. Green Bay, WI. 54301	GB, WI 54311	4/16	"
Elisa Mandrim	Elisa Mandrim		Green Bay WI 54301	4/16	"
Christian Jesse		215 N. Washington St. Green Bay, WI. 54301	Sobieski WI 54301	4/16	"
Eugene Smalls	Eugene Smalls	215 N. Washington St. Green Bay, WI. 54301	Green Bay, WI.	4/16	"
Mark W. Erickson	Mark Erickson	1330 PORTSIDE LN GREEN BAY, WI 54313	GREEN BAY, WI 54313	4/16	VTC
John D. Nusbaum	John D. Nusbaum	3464 Peppergrass Dr.	Green Bay, 54311	4/16/24	VTC
Gerald Brebner	Gerald Brebner	6105. Erie St.	DePere, WI 54115	4/16/24	NEWVTC
Mike Nuckles		481 Security Blvd	Green Bay 54313	4/16/24	NEW VTC
Rich Heisel	Richard R. Heisel	417 HICKORY WAY	HOBART 54155	4/16/24	NWVTC
Thomas L. Schuber	Thomas L. Schuber	2657 Nicolet Dr. GB WI 54311	Green Bay, WI 54311	4/16/24	NWTC
Tom Martin	Thomas R. Mark	591 W. Brian Ln GB. 54301	GREEN BAY WISC 54301	4/16/24	NW TC

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Petition to Support Zoning for Veterans 1st of NEW

Petition summary and background	Veterans 1st of NEW has over 75 agencies and professionals working with them to develop a supportive Cottage Court for veterans in need of affordable housing with wraparound services in Northeast Wisconsin.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to allow the Planned Unit Development zoning for Veterans 1st of NEW.

Printed Name	Signature	Address	City, Zip Code	Date	
KEITH GOODMAN	Keith P. Goodman	900 RUFFED GROUSE ST	GREEN BAY, WI 54311	4-13-24	GROUP SAL 11
MARY ELLEN HUCEK	Mary Ellen Hucek	2023 E. VISTA CIR	DePere, WI 54115	4-13-24	11
GARY HUCEK	Gary J Hucek	2023 E. VISTA CIR	DePere WI 5415	4.13-24	11
JOHN BUSSE	John Busse	1588 Day St.	Greenleaf WI 54126	4-13-24	
Mary Busse	Mary Busse	1588 Day St	Greenleaf, WI 54126	4-13-24	
Lisa Tilleman	Lisa Tilleman	1101 st George st	Green Bay 54302	4-13-24	
Elizabeth Hucek	Elizabeth Hucek	321 Highland Park Ave #134	Green Bay 54302	4/13/24	
Abigail Marksman	Abigail Marksman	1795 Grant St Apt 9	DePere WI, 54115	4-13-24	
Elizabeth Vanden Bush	Elizabeth Vanden Bush	2881 water Division Rd	Denmark, WI, 54208	4-13-24	
Patrick Kupla	Patrick M Kupla	2420 Sycamore Dr. Apt 150	Green Bay, WI, 54311	4/13/24	
Deborah L Thomas	Deborah L Thomas	853 Gross Ave GB 54304	Green Bay 54304	4/13/24	539 TAL
JAN BERTZFIELD	Jan Bertzfield	3466 SANDGATE CASTLE DR	GREEN BAY 54313	4/13/24	

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Petition to Support Zoning for Veterans 1st of NEW

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Printed Name	Signature	Address	City, Zip Code	Date	
Jo the Bogower	Jo the Bogowe	2615 Appleton Wood	Green Bay Wi 54311	4/9/24	Amer Leg
Judith Smits	Judith Smits	2377 BROWNDOG RD	GREEN BAY 54302	4/9/24	AL Aux
Major General Daniel Ammerman		1983 Point Horse Trl	De Pere WI 54115	4/9/24	American Legion
Michael Dugan		982 West Mason St	Green Bay WI	4/9/24	
Mike Goodman		725 N Danz Ave	Green Bay WI 54302	4/13/24	"
Joe Siegrist		1304 Cars Rd	Green Bay WI 54311	4-13-24	"
MARK PIRLOT		1563 ROCKWELL RD	GREEN BAY WI 54313	4/13/24	AMVETS
Linda Charlier		3116 Bay Settlement Rd	Green Bay Wi 54311	4/13/24	"
WARREN SCHULTZ		2293 9th St.	Green Bay WI 54304	4/13/24	"
Julianne Schultz		2293 9th	Green Bay WI 54304	4/13/24	"
Chris Pirlot		1563 ROCKWELL RD	Green Bay Wi 54313	4-13-24	AL. AUX
LAWRENCE METZLER		301 Tower View Dr.	Green Bay WI 54301	4/13/24	"

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Printed Name	Signature	Address	City, Zip Code	Date	
John E Akey	John E Akey	1329 Dobler St	Green Bay	9 April 24	A.L.
RICKY YOUNG		817 HOLSCHUH LN	GREEN BAY WI 54311	4/9/24	AMERICAN LEGION POST 11
TOM HAYDEN	Thomas Hayden	1366 CRYSTAL COVE TRAIL UNIT 16	GREEN BAY 54311	4/9/24	"
Curtis Moede	Curtis Moede	1198 Sandhill Rd	Green Bay 54313	4/9/24	Amer Legion Post 11
Arnie Pichette	Arnold Pichette	1116 Bruce Lane	Green Bay 54313	4/9/24	"
Len Madison	Len Madison	821 Sharon Lee	Pulaski W. 54162	4/9/24	"
Keith Garland	Keith Garland	828 Gregory Plz.	Green Bay	4/9/24	"
JERRY PLUSEMAN	Jerry Pluseman	1446 COMANCHE AVE	GREEN BAY 54313	4/9/24	A.L.
Judith Smits	Judith Smits	2377 Browning Rd	Green Bay 54302	4/9/24	A.L.
TERRY OSTBY		3647 Nicolet Dr	GREEN BAY WI	4/9/24	A.L.
CSM ROBERT HAGLUND		361 BARD CREEK RD	"	4/9/24	AL
Joe Charlier		3116 Bay Settlement RD	Green Bay 54311	4-13-24	"

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Printed Name	Signature	Address	City, Zip Code	Date
Tim Schmitt		2065 Cardinal Ln	Suamico WI 54313	3/29/24
Greg Harden		624 Bordeaux Dr	Neenah WI 54956	3/29/24
Betty Bricco		628 Bordeaux Dr	Neenah WI 54956	4/13-24
Bill Miske		1025 Bader St	Green Bay WI 54302	4/13/24
Kurtis Schaeuble		117 River ST	Menasha WI 54952	4/13/24
Kurt Wipperfurth		2084 Spring Creek Circle	Green Bay WI 54311	4/13/24
Glenda Wipperfurth		2084 Spring Creek Cir	Green Bay, WI 54311	4/13/24
Kevin Willems		310 13th Ave	GB, WI 54303	4-13-24
Vincent Retzlaff		1178 Daly St	G B, W 54301	4/13-24
Daniele Webster		842 Linden dr Apt 3	Green Bay, WI 54311	4/13/24
Jeff Willems		2420 Nicolet Pl	Green Bay WI 54311	4/13/24
Deb Wiesner		405 Coolidge St	Green Bay WI 54301	4/13/24

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Printed Name	Signature	Address STREET	City, Zip Code	Date	ORGANIZATION
PATRICIA DRZEWIECKI	Patricia Drzewiecki	1147 Woodberry Terrace	Green Bay, 54313	4-9-24	ARMY
Robert Boyd	Robert W. Boyd	2900 ST. Anthony Dr	Green Bay 54311	4-9-24	ARMY
Lena Goodman	Lena C. Goodman	900 Ruffed Grouse St	Green Bay 54311	4/9/24	POST 11 AUX
BARB STENCIL	Barb Stencil	118 S Washington St #1093	GREEN BAY 54301	4/9/24	POST 11 AUX
Tara Stencil	Tara Stencil	118 S. Washington St 309B	GREEN BAY 54301	4-9-24	POST 11 AUX
Jilayne Robinson	Jilayne Robinson	1708 N Irwin St Post 11	Green Bay, 54302	4-9-24	POST 11 AUX
Marilyn Kaczmarek	M. Kaczmarek	2694 Finger Rd.	Green Bay WI 54302	4/9/24	POST 11 AUX
Craig Coleman	Craig Coleman	1217 S. Quincy St	Green Bay WI 54301	4/10/24	FORMER SERVICE
Shannon Gowan	Shannon Gowan	2060 Spring Creek Cir	Green Bay WI 54311	4-10-24	NEW CLINIC
Paul Van Handel	Paul Van Handel	1981 Candle Way	Green Bay WI 54304	4-10-24	NEW CLINIC
Amanda Johnson		526 S. Monroe Ave 6B WI	Green Bay WI 54301	4-10-24	HCRC
Michael Sheedy	MICHAEL SHEEDY	3562 Southtown TR.	SUAMICO WI 54173	13 April 2024	VFW.

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Printed Name	Signature	Address	City, Zip Code	Date	ORGANIZATION
SUETHER SUZANNE	Suzanne Suether	1009 LAUGHLIN AVE	GREEN BAY WI 54304	MARCH 2024	POST 539 President United Patriotic Society Green Bay.
Richard A Balch	Richard A Balch	321 Heidelberg CT Green Bay, WI 5430		8 APR 2024	
CATHY LANDRY	Cathy M Landry	2405 Hampton Ave 54314	Green Bay WI 54314	4-8	POST 11
Shirley Willis	Shirley Willis	2405 Pecan St. 54311	Green Bay, Wi.	4-8	POST 11 AUX
LARRY PEETERS	Larry Peeters	2871 Bowan Creek Rd Apt 5	De Pere WI 54115	4-8	POST 11
VIRGINIA RUSSELL	Virginia Russell	2559 Telluride Ct Unit H	Green Bay WI 54313	4-9	Amvets Post 57
Dale J DeLaruelle	Dale J DeLaruelle	989 Coppens Rd Ashwaubenon	Green Bay WI 54303	4-9	MCL
Ed Schumacher	Ed Schumacher	2448 PECAN ST.	GREEN BAY 54311	4-9	MCL 1130 POST 57
PETER A. DECLEENE	Peter A DeCleene	833 COLONIAL AVE	GREEN BAY 54303	4/9	
Betty Allen		1680 Carole Ln #3 Green Bay WI 54313	Green Bay 54313	9 Apr 2024	AMVETS
Herman Joas	Herman Joas	2933 Max Olsen Rd Green Bay WI 54311	Green Bay 54311	4/9/24	VFW
James Drzewiecki	James Drzewiecki	1747 Woodberry Ter	Green Bay WI	4/9/24	AMVETS

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Petition to Support Zoning for Veterans 1st of NEW

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Printed Name	Signature	Address	City, Zip Code	Date	
Michelle DeJesus	Michelle DeJesus	2509 Betty Ct	Green Bay WI 54301	4/8/24	POST 539
Kelly Snethen	Kelly Snethen	1009 Langlade Ave 04	Green Bay WI 54304	04/08/24	POST 539
Wendy Christianson	Wendy Christianson	1659 Chicago St. 01	Green Bay WI 54302	4/8/24	POST 539
Julie A. Radosavljevic	Julie A Radosavljevic	1968 Bellevue St, Apt # 1 02	Green Bay, WI 54311	4/8/24	POST 539
Susan M Zarnoth	Susan M Zarnoth	1221 Lawe St 01	Green Bay, WI 54301	4/8/24	POST 539
Gwen Kellner Green	Gwen Kellner Green	1132 Chicago St. 01	Green Bay WI 54301	4/8/24	UPS
Clinton Grigg	Clinton F. Grigg	666 west Dewey Ct 13	Green Bay 54303	4/8/24	UPS
Tom Ropson	Tom Ropson	454 Echo Hill Dr. 13	Green Bay, WI 54302	4/8/24	POST 177
Bill Kaczmarek	Bill Kaczmarek	2694 Finger Rd 11	Green Bay, WI 54302	4/8/24	American Legion VFW
LARRY HEYRMAN	Larry Heyrman	4526 VAN-NEW FRANKEN, WI.		4/9/24	ST WILLS
George Heck	George B Heck	532 LAPLANT ST 02	Green Bay WI 54302	4/8/24	40 et 8 Americ Legion
JOHN HOES	John H. Hoes	1117 LANGLADE AVE 04	GREEN BAY, WI 54304	4/8/24	VVA 224

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Printed Name	Signature	Address	Email	Date
DAWN COLE		1464 White Birch Trl GB	DCOLE58@YAHOO.COM	4/6/24
Jeff Frank		2638 Sunray Ln. 54313	Jeffrey_Frank476 Yahoo.com	4/6/24
Jonathan Jordan		2628 Sunray Lane GB 13	jgjordan3@crimson.ua.edu	4/6/24
Shanelle Curtice		2043 Marlee Ln, 54304	shanelle curtica@gmail.com	4/6/24
Christina Neely		1464 White Birch Trl. Suamico, WI 54313	cangelwings2004@yahoo.com	4/6/24
GEORGE ZIPPERER	George W Zipperer	516 EASTVIEW DR GB 11	G.ZIPPERER@NEW.COM	4-8-24
Richard Marks	Richard Marks	2564 Cherrywood Ln Green Bay WI 54304		4-8-24
JEFF NAVIK		2986 Sonora Trl GB 54311		4-8-24
Gillis Sandy	Sandy Gillis	Beach Lane Green Bay 54311	doobygillis@att.net	4-8-24
Cory Ulbrich	Cory Ulbrich	413 First St Menasha, WI 54952	Ulbrichcory@yahoo.com	4-8-24
Terri Dahlke	Terri Dahlke	413 First St Menasha WI 54952	terridahlke454@gmail	4/8/24
KELLY DOWNARD	Kelly H Downard	308 S. Huron ST DePere, WI 54	Kelly@Thedownards.com	4/8/24

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Petition to Support Zoning for Veterans 1st of NEW

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Printed Name	Signature	Address	Email	Date
Penny Ott	Penny Ott	13098 Velp Av GB 54313	—	4-6-24
Dan Ott	Dan Ott	13098 Velp Av GB 54313	—	4-6-24
Pat Helmore	Pat Helmore	1612 10th Ave GB 54304		4-6-24
Tom LaPlante	Tom LaPlante	4045 Frobisher Rd Hobart WI 54155		4-6-24
LILI H SHELL	Lili H Shell	904 Gray St Green Bay 54303	2shell@gmail.com	4/6/24
Nanci Roffers	Nanci Roffers	2297 Mayflower Rd GB 54311		4/6/24
Steve Brown	Steve Brown	2297 Mayflower Rd GB, WI 54311		4/6/24
Gail Ligow	Gail Ligow	1140 Morgan Way 54303		4/6/24
Joanne Ripley	Joanne Ripley	1264 Larrabee Lane		4/6/24
Yvonne Feray	Yvonne Feray	1200 N Taylor GB 54303	VONE@vonferay.com	4/6/24
Barb Erlandson	Barb Erlandson	2061 Shady Ln GB 54313		4/6/24
Rick Giesler	Rick Giesler	3019 Holmgren Way Green Bay 54304		4/7/24

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Printed Name	Signature	Address	Email	Date
Bruce Leamon		846 Spence St 04		4-6-24
Dana Wedin		414 Ashland 03		4-6-24
Mark Rec		296 Mill Lot 13		4-6-24
Bruce Cartier		1012 N. Platten GB WI 03		4-6-24
Mary Scray		1200 N. Taylor #115 GB WI 54303	scraymt@gmail.com	4-6-24
Stephanie Tust		2280 9th St. Green Bay, WI 54304		4-6-24
Carol DeGrave		3060 Birch Rd. Suamico, WI 54173		4-6-24
Debra Molzahn		2932 Mayflower Rd Green Bay, WI 54311	debra.molzahn@gmail.com	4-6-2024
Pam Jansen		525 Dutton Ave Green Bay, WI 54304		4-6-2024
Barb Van Rite		2223 Alvarez Ave Green Bay WI 54311		4-6-24
John Alsteen		1567 Old School Pl. Denmark WI 54126	John@alsteenamb.com	4-6-24
Carrie Frank		2628 Sunray Lane GB WI 54313		4/6/24

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Printed Name	Signature	Address	Email	Date
Orville J Delveaux	Orville J Delveaux	1640 Shallow Creek Ct. 54313		4-6-24
DENNIS CLARK	Dennis Clark	2545 Altair St GB 03		4-6-24
Kenneth Carey	Kenneth Carey	900 LIEBMAN CT #10, GREEN BAY WI 54302	Kencarey@gmail.com	4-6-24
[illegible]	[illegible]	2104 S. BROADWAY DEPERE WI 54115	[illegible]@HOTMAIL	4-6-24
Dennis PARMER	Dennis Parmer	5630 SCHOOL DRIVE GREEN BAY 54313		4APR24
Dawn CLARK	Dawn Clark	2545 ALTAIR ST GB WI 54311		4-6-24
Scott Christensen	Scott Christensen	1966 Taylor Ln. DePere		4-6-24
Jeff Delvaux	Jeff Delvaux	1618 Drusillas Way GB 54313		4-6-24
Ed Koslowski	Ed Koslowski	1117 Forestbrook Dr. GB 13		4-6-24
Monica Delvaux	Monica Delvaux	1618 Drusillas Way GB		4-6-24
Austin Lepinski	Austin Lepinski	981 N TAYLOR ST 03	920 412 9680	4/6/24
James Bonkel	James Bonkel	2044 Memorial DR 03	920-371-7228	4/6/24

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Printed Name	Signature	Address	Email	Date
Ruble Jones	Ruble Jones	2917 Mayflower Rd. GB 54311	~~rdjones~~	4/5/24
James Jaskevich	James Jaskevich	1180 Lansdale Cir. De Pere 54571	—	4/5/24
Anita Tadisco	Anita Tadisco	~~1687~~ 1659 Lemwood Ave Green Bay 54303	54303 Tadisco	4/6/24
Steve Pamperin	Steve Pamperin	2317 N. Oneida 54303 GB 54303	—	4/6/24
Mike Kikinski	Mike Kikinski	N4288 Green Valley Rd 54311		4-6-24
Tim Krause	Tim Krause	2967 Overlook Ct G.Bay WI	TJKrause59@gmail	4-6-24
Bill Dornauf	Bill Dornauf	3305 Tamarack Drive	54313	4-6-24
Joe Heidemann	Joe Heidemann	4821 Stefla Ct Apt 23 Hobart 54155		4-6-24
Paul Sullivan	Paul Sullivan	555 Main Ave Apt 103 De Pere WI		4-6-24
Barb Kolowski	Barb Kolowski	1117 Forest Grove GB WI 54313	—	4-6-24
Dee Deepiere	Dee Deepiere	131 Dublin Street Green Bay WI 54303	—	4-6-24
Terry Baker	Terry W Baker	2742 Sunray LN Green Bay WI 54313		4-6-24

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Printed Name	Signature	Address	Email	Date
Linda Bellear	Linda Bellear	882 Dousman st. GB		4-1-24
Stephen Payne	Stephen	1190 minahan st #2		4-1-24
Joel Graham	Joel	1186 Bond St GB		4-1-24
Josh Payne	Josh Payne	1890 HARBOR LIGHTS RD		4-1-24
WAYNE VAUGHAN	Wayne Vaughan	1093 HICKORY HILL DR		4/5/24
Bill Duveneck	Bill Duveneck	118 S. Washington ST B202 Green Bay, WI 54301		4-5-24
TODD CLAUSEN		3082 NICOLET DR GREEN BAY 5431(		4/5/24
David Worthen	David Worthen	2697 W. Willow Grove Ln Green Bay WI 54311		4/5/24
Glenn Boyes	Glenn E Boyes	523 Spindrift Dr W. APT L Green Bay WI 54302		4/5/24
ROBERT SCHNEEBERGER	Robert Schneeberger	1343 BRIARWOOD DEPERE		4-5-24
Richard Shell	Richard Shell	114 N. Ashland Ave Green Bay		4-5-24
Dale J DeLaurelk	Dale J DeLaurelk	989 Coppens Rd G Bay		4/5/24

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Printed Name	Signature	Address	Email	Date
AKA Williams	Saxan M. Williams	1370 Mesa Dr. GB WI 54313	joshua4justice@gmail.com	3.20.24
Selena DeRow	Selena	2768 Creekwood Ct GB WI 54311	selena.derow@gmail.com	3/21/24
Ross Kroll		768 S Memorial Cir De Pere, WI	Ross@selectnexthomes.com	3/21/24
Jane Kozicki	Jane Kozicki	3005 Essen Rd GB 54311	janegreenbay@yahoo.com	3/21/24
Jean VandenLangenberg	Jean VandenLangenberg	3321 Stone Ridge Dr 54313	jeannevan88@yahoo.com	3/21/24
John Signorotti	John Signorotti	1102 Tanager Trl De Pere	JSIGNOROTTI@YAHOO.COM	3/21/24
Chad Elfe	Chad Elfe	2792 E Edward Green Bay WI	preacherelfe@gmail.com	3/21/24
Brad Lindemann		3231 Bittersweet Green Bay WI 54313	bwlindy@gmail.com	3/21/24
Darice Hannon		428 Silver Spring dr. GB 54303	darice.hannon@gmail.com	3/27/24
Lola Hickey	L Hickey	1457 Bond St. GB 54303	l.hickey@outlook.com	3/27/24
Sabina Becker	Sabina Becker	GB 54303 1032 Clement St #3	sabinabeckerphd@yahoo.com	3/27/24
William Matchett	William Matchett	238 Miramar Dr Green Bay WI 54301	matchetts.bill@gmail.com	4/1/24

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Printed Name	Signature	Address	Email	Date
Cheryl Williams		1924 Evans Ct GB, WI 54304	~~cher~~ cwb1333@aol.com	3-20-24
Anthony Schneider		903 N Broadway 54303 Green Bay, WI	tschneider@stjohns greenbay.org	3-20-24
Liz Krumwiede		3419 E River Dr GB WI 54301	liz k@housedofhopegb.org	3/20/24
JACK GAGE		3553 COUNTY ROAD PP DE PERE, WI 54115	JACK.GAGE@PATRIOTRACEWAY.COM	3/20/24
Caitlin Gear		422 S Van Buren St Green Bay, WI 54301	caitlingear27@gmail.com	3/20/24
Linda Patzke		5252 Norway Dr. Pulaski, WI 54162	patzkeLA@gmail.com	3/20/24
Caitlin Haynes		1650 S Huron Rd Apt 3 Green Bay WI 54311	caitlinahaynes.ch@gmail.com	3/20/24
Susan Vande Hei		1282 Ridgedale Ct Green Bay, WI 54304	susandgar8088@gmail.com	3-20-24
Joan Swigert		800 Ethel Green Bay 54303 WI		3/20/24
Bonny Chapman		234 Swiss Meadow Lane GB WI 54302	zimonick@hotmail.com	3/20/24
ALEXIS SHARP		homeless in Brown County	sethfan4EVA@gmail.com	3/20/24
Amber Edwards		2434 Sycamore Dr. #3 Green Bay 54311	ambernyoka@outlook.com	3/20/24

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Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to allow the PUD zoning for Veterans 1st of NEW.

Printed Name	Signature	Address	Email	Date
Diane Bastien	Diane Bastien	3270 Longview La Suamico WI 54173		3/17/24
Cliff Barber	Cliff Barber	2802 Ichabod La GB, WI 54313	cliffbarber@new.rr.com	3/17/24
PERRY ROBERTS	Perry Roberts	1291 VIEW LN, GB 54313		3-17-24
TOM LEMORANDE	Tom Lemorande	1809 BEETHOVEN DR		3-17-24
SCOTT DRIVER	Scott Driver	2701 CROOKS AVE. KAUKAUNA, WI 54130		3-17-24
Duane Hannebrink	Duane Hannebrink	N8411 County Rd VV, Greenwood, WI 54425		3/17/24
Jerry Harvey	Jerry Harvey	85 Deer Trail Ct Oneida WI 54155		3/17/24
Susan Salewski	Susan Salewski	3400 Church Rd Green Bay, WI 54311	Salewskis@Icloud.com	3/18/24
Elise Warren S	Elise Warren	N530 Royal ct Sherwood	WI, 54169	3/18/24
Robin Scott	Robin Scott	1244 cherry st GB, WI 54301	robinscott1017@gmail.com	3/19/2024
Julie Matter	Julie Matter	1485 Avondale Dr GB WI 54313	—	3/20/2024
Chris Clemens	Chris Clemens	1393 Carefree Ct 54313	—	3/20/24

Downloaded from http://www.tidyforms.com

Petition to Support Zoning for Veterans 1st of NEW

Petition summary and background	Veterans 1st of NEW has over 75 agencies and professionals working with them to develop a supportive Cottage Court for veterans in need of affordable housing with wraparound services in Northeast Wisconsin.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to allow the PUD zoning for Veterans 1st of NEW.

Printed Name	Signature	Address	Email	Date
Casey Entringer	C. Entringer	4830 Stella Ct Unit 65 Hobart WI 54155	C.L.Entringer@gmail.com	3/17/24
Kathryn Kroll	Kathryn Kroll	768 S Melcorn Cir De Pere WI 54115	kathrynkroll13@gmail.com	3/17/24
Jacob Kirchner		700 cherry st green bay, WI 54301	Kirchnerjake1@gmail.com	3/17/24
Peggy Sdoukos	Peggy Sdoukos	601 Karl St GB 54301		3/17/24
Kerry Bielke	Kerry Bielke	2090 W. Muriwood Dr. GB 54313		3/17/24
Theresa B Welsch	Theresa B Welsch	3039 Lineville Rd Green Bay, WI 54313		3-17-24
Charlie welsch	veteran upcom	2981 Holmgren way APT #1401 Green Bay WI 54304		3/17/2024
JANice Gerteraf	Janice Gerteraf	3466 SANDGATE CASTLE GREEN BAY WI 54313 DR	jgertz1@icloud.com	3/17/24
Gene Woscik	Gene Woscik	2851 N. New Franken Rd New Franken, WI 54229		3/17/24
Bob Heroux	Bob Heroux	611 Wilson Ave Green Bay Wi 54303		3/17/24
Marilyn Bazett-Jones	Marilyn Bazett-Jones	1595 Glen Rd Green Bay WI 54313		3/17/24
Daniel Bastien	Daniel Bastien	3176 Long view Ln Suamico WI 54173		3-17-24

Downloaded from http://www.tidyforms.com

Petition to Support Zoning for Veterans 1st of NEW

Petition summary and background	Veterans 1st of NEW has over 75 agencies and professionals working with them to develop a supportive Cottage Court for veterans in need of affordable housing with wraparound services in Northeast Wisconsin.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to allow the PUD zoning for Veterans 1st of NEW.

Printed Name	Signature	Address	Email	Date
Craig Lindow	Craig Lindow	634 E Portage Ct Seymour	Lisalinda1@Yahoo.com	3-16-24
Thomas Jayquart	Thomas Jayquart	1250 Cherry St Green Bay 54301	Paths-to-wellness@att.net	3/16/2024
MARK BAUDHUIN	Mark Baudhuin	4029 ROBIN LANE GREEN BAY 54313		3/17/24
PHIL DEETHARDT	Phillip Deethardt	1070 ECHO LANE GREENBAY, WI 54304	—	3.17.24
Tom Nelson	Tom Nelson	31657 Judy Ln New Franken		3/17/2024
GARY CEMERONP	Gary Cemeronp	606 VROMAN ST GB		3/17/24
Janice Moureau	Janice Moureau	1631 Janice Av. Green Bay #02		3/17/24
Roger Moureau	Roger Moureau	513 Ethel Green Bay Av.		3/17/24
Sheri Koller	Sheri Koller	1648 Main St GB 01	sherikoller2@gmail.com	3/17/24
RONALD RADLOFF	Ronald Radloff	460 HOLLYWOOD CIR SOBIESKI, WI 54171	HAYSEED29@NEW.RR.COM	3-17-24
DAN GUNN	Dan Gunn	341 ARBOR VITAE LN DEPERE WI 54115		3-17-24
Richard Heiden	Richard Heiden	667 Hickory, Howard, WI		3/17/24

Downloaded from http://www.tidyforms.com

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
May 21, 2024	Stephanie Hummel, Staff

AGENDA ITEM # L.3

To approve a Conditional Use Permit to construct a second accessory structure which exceeds maximum size and is constructed with a metal exterior finish at 3394 Haven Place, subject to compliance with all other regulations of the Green Bay Municipal Code. (ZP 24-15 Public hearing held May 13, 2024).

BACKGROUND

Primary Address: 3394 Haven Place

Alderperson/District: Ald. Hinkfuss, District 12

Reason for Request: To allow for a second accessory structure that exceeds the maximum size and allowance for metal finish to exceed 150 square feet.

Surrounding Zoning and Land Uses:
Subject: Rural Residential (RR) | Single-Family Home
North: Rural Residential (RR) | Vacant Land
South: Rural Residential (RR) | Single-Family Homes
East: Rural Residential (RR) | Single-Family Homes
West: Village of Hobart | Single-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: 3394 Haven Place is a 7.219-acre parcel on the City's far west side, bordering the Village of Hobart. This parcel has an existing single-family home as well as a garage. The applicants are seeking a Conditional Use Permit for two items related to the proposed addition of a second accessory structure. To note, this property received a variance from the City's Board of Appeals to allow for a reduction in the minimum amount of land required to keep large, domesticated farm animals within the RR District earlier this year.

Section 44-590 of the Green Bay Municipal Code allows for two accessory structures, the first at 1,000 square feet and the second at 150 square feet. The maximum size may be increased upon approval of a conditional use permit if lot coverage requirements are satisfied. It also states that structures with a metal exterior finish exceeding 120 square feet shall be permitted only by conditional use permit.

The proposed second accessory structure is a 12' x 32' barn-style shed. At 384 square feet, it exceeds the 150 square foot maximum allowed by code. It is proposed to be all steel, exceeding the 120 square foot maximum allowed by code. The applicants have provided site plans, building renderings, and details concerning the purpose of an all-metal building.

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.

Given the size of the parcel and the variance to allow for domesticated farm animals, staff feels the size and design of this secondary structure is appropriate. This structure will also be approximately 566' from the property line along Haven Place. The proposed structure will not have a negative impact on the surrounding properties. Staff feels the CUP is appropriate. Ald. Hinkfuss 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.

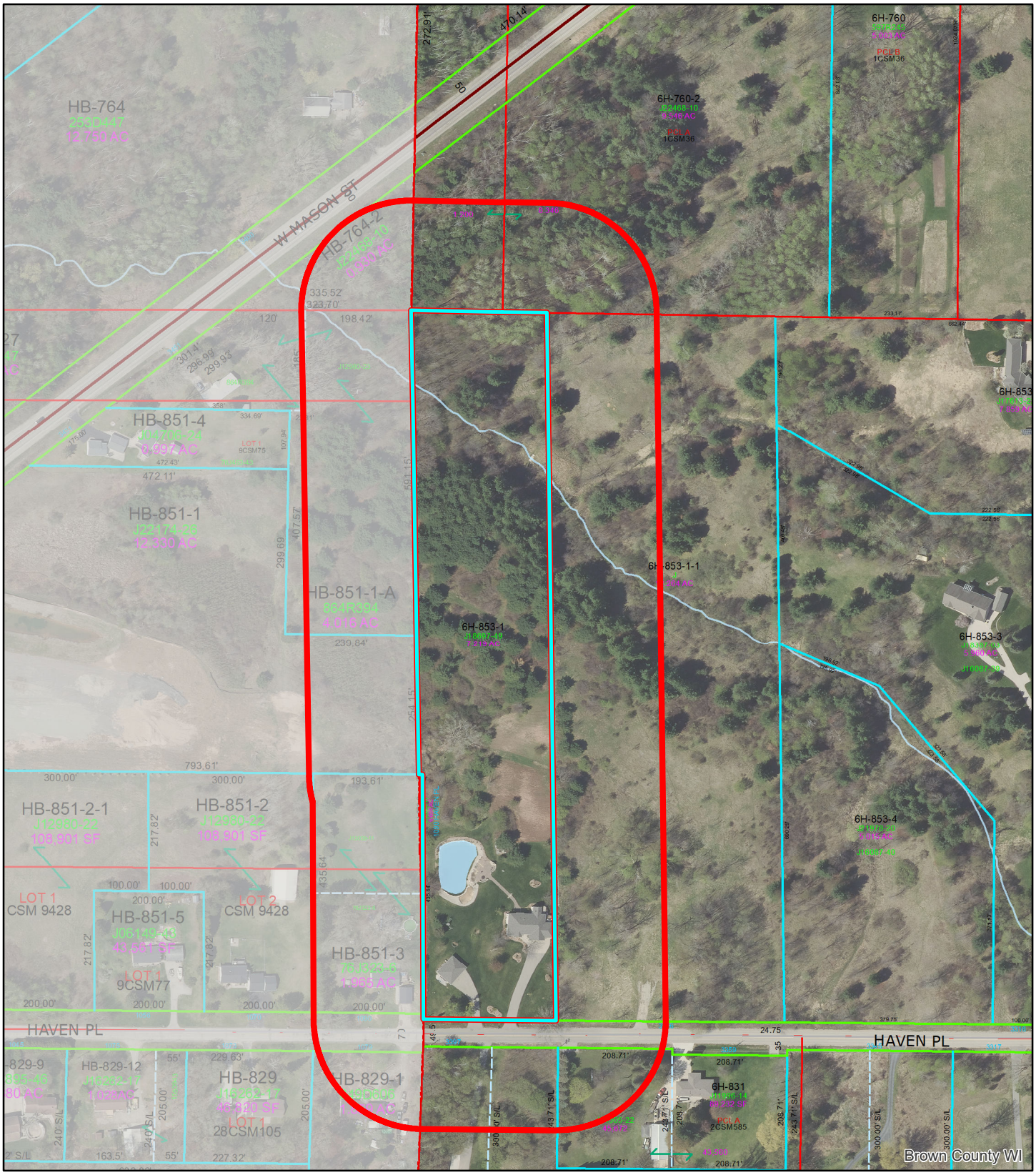
RECOMMENDATION

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

FISCAL IMPACT

ATTACHMENTS

1. ZP 24-15 Map
2. ZP 24-15 Street View
3. ZP 24-15 Application



ZP 24-15 Conditional Use Permit for Accessory Structure at 3394 Haven Place

Feet
0 70 140 280
N

3394 Haven Place

200' Notification 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 City of Green Bay Department of Community and Economic Development. E.R. 01 May 2024 X:\Planning\Basemaps\template_8.5x11.mxd


© 2023 Google
Google

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: 3394 Haven Pl Green Bay WI 54313

Parcel Number(s): 6H-853-1

Petitioner(s): Scott & Sherri Treml Date: 4-10-2024

Email: scottjtreml@AOL.com Phone Number: 920-360-3819

Address: 3394 Haven Pl City: Green Bay State: WI Zip: 54313

Property Owner: Scott & Sherri Treml Phone Number: 920-360-3819

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, Scott & Sherri Treml, respectfully request that the City of Green Bay take the following action:

- [ ] Rezone Property ($375.00 Review Fee)
- [x] 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 AdministrationFee)
- [ ] Vacate a Street/Alley/Pedestrian Way ($300.00 AdministrationFee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- [ ] Closure of Street/Alley/Pedestrian Way ($300.00 AdministrationFee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- [ ] Comprehensive Plan Amendments ($275.00 Review Fee)
- [ ] Other ($200.00 Administration Fee): _____

Owner Signature: Scott Treml Date: 4-12-24

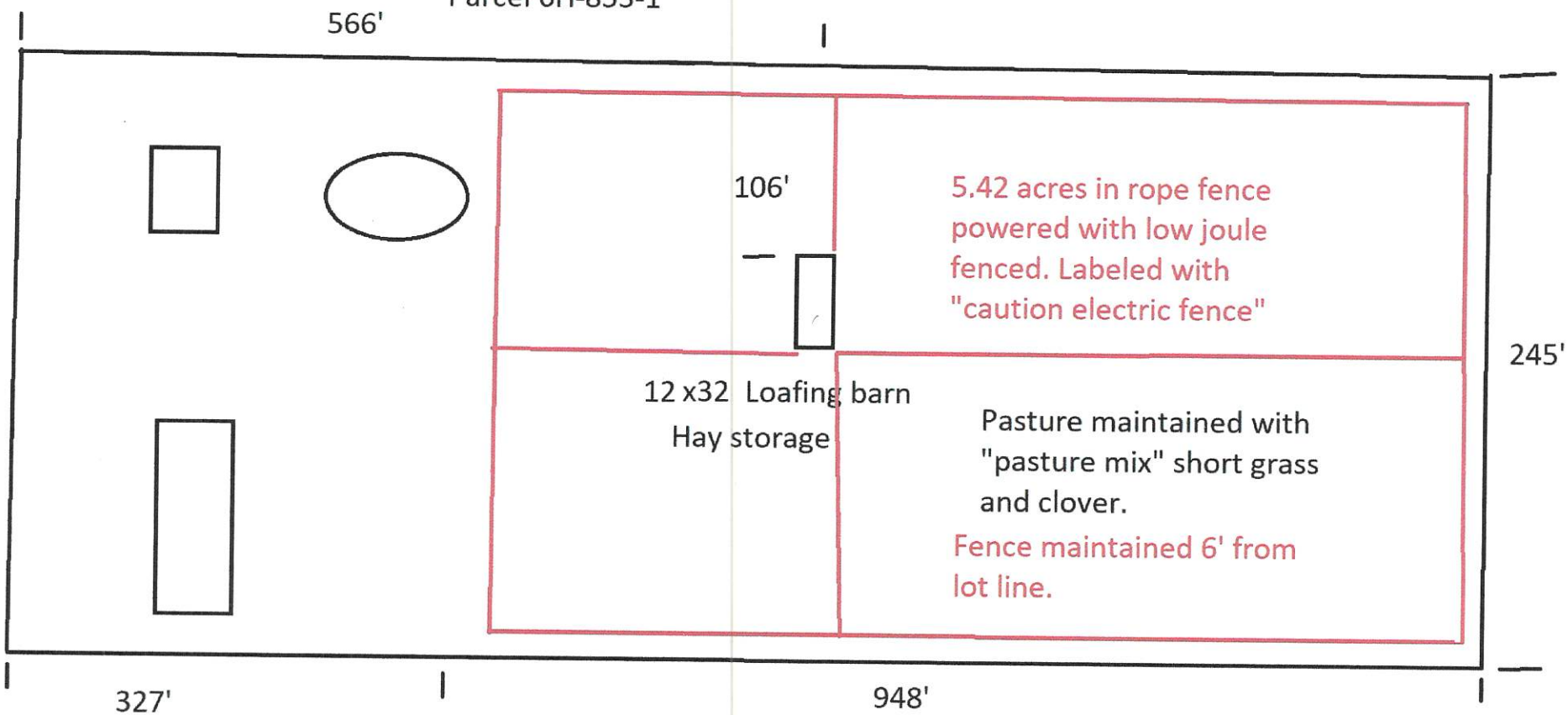
Petitioner Signature(s): Sherri Treml

Checklist of required attachments:

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

For office use only:
Review Fee: _____ Receipt No.: 2765334-5 Zoning Petition No.: ZP 24-15

Scott & Sherri Treml 3394 Haven PL Green Bay 54313
Parcel 6H-853-1



design concept

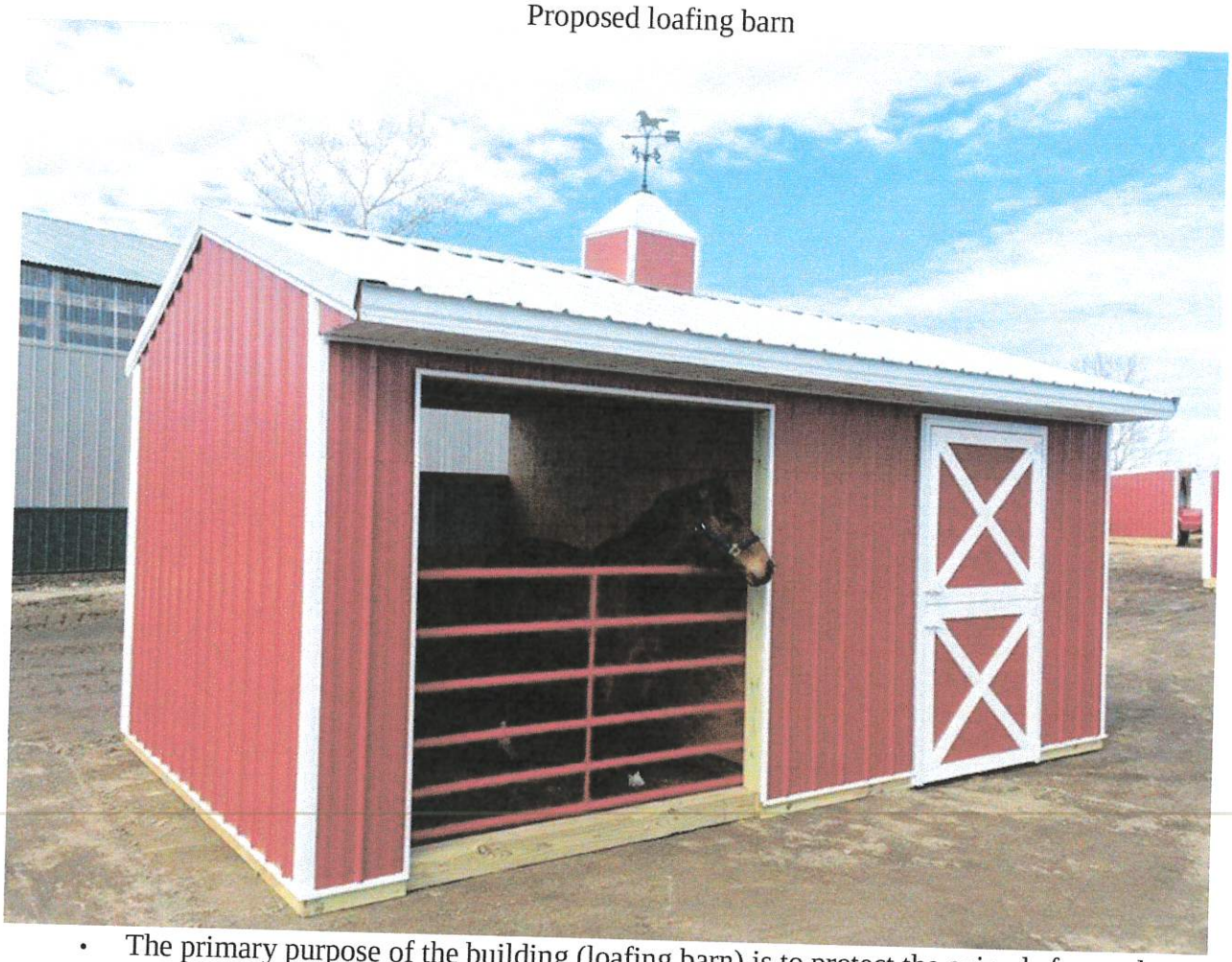
Proposed loafing barn



- The primary purpose of the building (loafing barn) is to protect the animals from adverse weather. The animals will spend the majority of the time grazing in the pastures.
- Building size, 12' x 32' with a 2' overhang and gutters
- 9' sidewall
- Constructed on treated wood grade beam, very high structural integrity
- Delivered completely assembled
- The lower ½ of the building is rot proof, constructed with Green Pressure Treated lumber.
- Inside to be back filled with gravel screenings and topped with sand (no floors).
- 3 Bays with sliding doors
- The steel construction serves several purposes
    1. All openings are capped with a special steel trim piece referred to in the industry as "Rat Guard". This coupled with the steel siding is an excellent method to keep any rodent from breaching the structure.
    2. Animal health, the steel siding prevents the animals from chewing on the structure, as well as protects the structure from rot and mold which could affect animal health.
    3. Esthetics, The design resembles a traditional barn and is constructed with a polyester powder coated steel which maintains is color and original look guaranteed for 30 years.
    4. Durability, the animals will not damage the building thus it will maintain it's original esthetic appeal

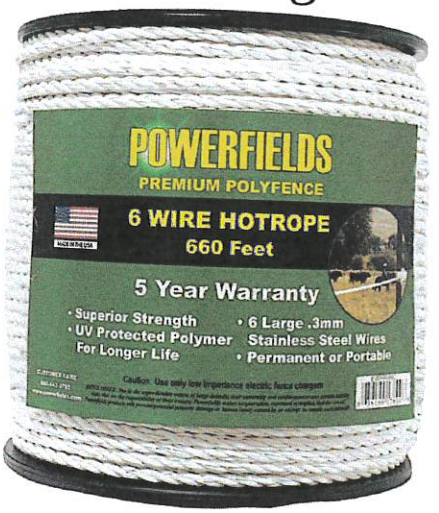
inspiration

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Fencing







The above materials will be used to construct the fencing illustrated on the sight plan.

- The rope will be supported by cedar post at the corners (for strength).
- The inline runs rill be supported by conventional steel fence post
- The fence will be constructed 6' from the property lines to allow access for mowing and maintenance.
- The solar fencer is low joule output as to not cause injury
- The fence will be constructed in 4 quadrants, to allow grazing in one area while other pastures recover.

Scott & Sherri Treml
3394 Haven Pl Green Bay WI. 54313
Parcel 6H-853-1

Conditions of variance;

1. Up to 5 large animals are permitted on the parcel.

   The 5 animals to be kept are a combination of equine and beef.

2. Active rodent control procedures must be applied.

   The property will have active rat/rodent control including traps, video cameras, visual/physical inspection and measures set forth Per section 6.7 Rat prevention

   (1) All food shall be stored in rat-proof containers, compartments, rooms, or buildings.

   Grain will be stored in limited quantity in steel barrel containers with secured lids.

   (2) Feed for animals and fowl shall not be left on the ground, on the floor, or left in feed pans, troughs, or other feed containers any longer than necessary to feed the animals or fowl unless such feeder equipment is made inaccessible to rats. For residential and recreational feeding of wild birds, feed should be kept at all times on raised platforms which are inaccessible to rats.

   A regimented grain feeding program will only feed the amount to be consumed during feeding operation. Raised steel feeders will be used under roof to eliminate waist and spoilage. The majority of the feeding program is grazing.

   (3) Foods for human consumption shall not be left on floors, counters, or otherwise exposed as a readily available food source for rats. Such food shall be cleaned up at least daily

   Not applicable, No human food will be around or fed to the animals.

   (4) No person shall place, leave, dump, or permit to accumulate any garbage, refuse, debris, or trash, including boxes, bottles, cans, containers, unused appliances, tires, wood piles, or similar materials, so as to afford food or harborage for rats. All garbage, refuse, debris, and trash shall be placed in rat-proof containers. All other materials shall be properly stored and elevated not less than 18 inches above the ground and evenly piled or stacked.

   No trash will be produced, The grain is purchased and transported in recyclable packaging, and will be recycled. The balance of our property will be maintained as is now, very tidy.

   (5) All building vents, including, but not limited to, foundation, crawlspace, and attic vents, shall be covered for their entire length and width with metal grills, metal gratings, or perforated sheet metal with no opening greater than one-half inch.

   Not applicable, none of the above will be incorporated in the site plan. Please see enclosed proposed building.

   (6) All outside basement steps shall be constructed of solid concrete in a concrete stairwell erected without concealed or hidden spaces.

   Not applicable, none of the above will be incorporated in the site plan. Please see enclosed proposed building.

   (7) Floor drains and all other drains shall have drain plates installed so that no openings are greater than one-half inch.

   Not applicable, none of the above will be incorporated in the site plan. Please see enclosed proposed building.

   (8) All exterior screen doors shall be provided with automatic closing devices. No opening at the top, bottom, or sides of doors shall exceed three-eighths inch.

   Not applicable, none of the above will be incorporated in the site plan. Please see enclosed proposed building.

(9) Where openings have been made in double walls, floors, or ceilings for the passage of pipes or utility lines, they shall be closed and protected by the installation of approved metal collars securely fastened to the adjoining structure.

Not applicable, no double walls or utilities will be incorporated in the design.

(10) All openings into necessary enclosed spaces in ventilation systems shall be completely rat-proofed.

Not applicable, there are no enclosed spaces or ventilation is incorporated in the design.

(11) Where accessible to rats, refrigerators and built-in refrigerator units shall be installed free of unnecessary enclosed or partially enclosed spaces. This shall be accomplished by placing units flush against the walls, installing them in a solid concrete base, or by completely encasing with metal flashing strips. If the top does not extend to the ceiling, it shall be rat-proofed.

Not applicable

(12) In any permanent building or structure used or intended to be used as a stable or housing for any animal or fowl, it shall be unlawful to install or construct any double wall, double floor, or double ceiling with concealed spaces therein. Floors of all such buildings or structures shall be of concrete. Wood plank floors may be installed over the concrete if they fit tight to the concrete or are elevated not more than one-half inch from it and are so constructed as to be easily removed. All food storage bins shall be rat-proofed.

The Building is constructed and delivered on treated wood grade beams, and back filled with gravel screening topped with sand for animal health. The gravel and sand under the animals hooves will prevent any tunneling. The weight of the animal and loose substrate would cause any tunnels to collapse.

(13) To the greatest extent possible, sewers shall be constructed in a rat-tight fashion. Upon notice or evidence of rat infestation in the sewer, eradication measures shall be taken to control the rats from the sewers.

Not applicable, no sewers are required or incorporated in the project.

(14) Prior to demolition or moving of any building, the owner shall use rat-eradication measures and take all reasonable efforts to abate the rat infestation prior to commencing demolition or moving of the structure.

The proper measures will be enacted should the building be moved

(15) The owner and occupant of a building shall maintain the premises in a rat-proof condition and shall repair all breaks or leaks that may occur in the rat-proofing without order of the Inspector.

The property will be monitored and maintained to prevent rats.

(16) The Inspector may order additional rat-proofing measures to eliminate rat harborage and ensure rat-proof buildings and containers. Such orders may include a requirement that the owner contract with and implement a plan prescribed by a licensed pest management professional.

Understood and agreed upon

3. Owner must work with City to prevent rodent issues.

Understood and agreed upon

4. Compliance with all other City ordinances.

Understood and agreed upon

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # M.2

To hold the request by Jennifer Pagel (1070 Kenwood Street) to rescind the outstanding invoices for early garbage setout (held over from the May 1, 2024, Improvement & Services Committee meeting) until the next Improvement & Services Committee meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Jennifer Pagel Appeal

From:
To:
Cc: I&S agenda item (May 1)
Subject: Thursday, April 18, 2024 8:00:09 AM
Date:

Please add the following item to the next I&S agenda

Agenda item: Consideration and possible action on a request by Jennifer Pagel (1070 Kenwood Street) to rescind outstanding invoices for early garbage setout

Supporting documentation: Please add copies of invoices for this address. Also see below.

Staff recommendation: None. Invoices were issued per City ordinance rules

Christopher J. Pirlot, P.E.
Operations Director/Parking Manager
City of Green Bay
Department of Public Works

Sent: Wednesday, April 17, 2024 10:00 PM
To: **Subject:** Fw: Garbage Pickup - Jennifer Pagel

More information.

Alderman Chris Wery

Facebook: Alderman Chris Wery, District 8 City of Green Bay

----- Forwarded Message -----

Sent: Monday, March 18, 2024 at 08:25:32 PM CDT
Subject: Re: Garbage Pickup

Hi Chris,
Thank you for your inquiry on this.
Yes I would like to appeal. I would like to appeal on the basis of never given a warning, then a citation.
The fee is absolutely ridiculous amount.
Like I said, parking tickets on the street over nite are not even half that.
I pay taxes and of course they went up again this year, so if there is no room for 1 mistake or 2 due to a 17 year old wheeling out the garbage wrong, then don't increase my taxes. I'll just pay my 65 dollar fines I receive.
If I'm such a nuisance, then how come in the 23 years I have lived here this has never been an issue

before?
I am all for accountability. And if I had to make the garbage guy get out of his truck to get my garbage then I'll pay. I do not want to pay that amount.
There needs to be a better system than giving someone a fine immediately for 65 dollars. Start out at 10 then 20 and so forth….
Thank you Chris.
Best of luck. It makes me want to move and that's sad for me.
Jennifer

Sent from my iPhone

On Mar 18, 2024, at 1:29 PM, Chris Wery wrote:

I also received this from staff:

Alder Wery,

Orders were sent 8/10/23 regarding nuisance exterior storage amongst a couple of other violations.

8/29 the note reads that all violations were corrected except the storage of items. A conversation was had onsite with the property owner about the windows leaning against the house and when they would be removed.

9/8 a fee was issued for noncompliance

9/12 the windows were removed and case was closed.

Thank you,

Mike Van De Wettering
Housing/Zoning Inspector
City of Green Bay
Community and Economic Development Department

Alderman Chris Wery
920-490-9282

Facebook: Alderman Chris Wery, District 8 City of Green Bay

On Tuesday, March 12, 2024 at 08:31:50 AM CDT, Jennifer Pagel

I received a bill dated Feb 26th stating wrong date for recycling and the two weeks later received another bill for Feb. 29th stating bins were not 4 feet apart.
Last summer I received a bill for garbage bins on the side of my house. I took care of it and they still belled me even though the guy came back and checked. I had windows that time

on the side of my house as well because last year I remodeled my kitchen.
Thank you for looking into this. I'm not a nuisance neighbor. Just a single mom with 3 boys trying to get them into college this fall.
Thanks Chris so much for your time. I know ur busy.
Jennifer Pagel

Sent from my iPhone

On Mar 11, 2024, at 2:51 PM, Chris Wery wrote:

Hi Jennifer,

I just wanted you to know I am waiting to hear back from the city on the two issues. If I recall correctly, there was the issue of 2 bills received for garbage out on the wrong day and then for garbage in the back yard?

Thanks!

Alderman Chris Wery

Facebook: Alderman Chris Wery, District 8 City of Green Bay

CITY OF GREEN BAY
DEPARTMENT OF PUBLIC WORKS
EARLY SET OUT FORM

Parcel No. _____

Invoice No. _____

Invoice Date _____

FOR OFFICE USE ONLY

Driver: Bob W. Truck: 146

Date: 2-29-24 Time: 11:54 am/pm

Address: 1070 Kenwood St

Day of week collected:

Monday Tuesday Wednesday (Thursday) Friday

Normal collection day:

Monday Tuesday Wednesday (Thursday) Friday

How notified: (Complaint) Drive by (Tag)

☒ ***TRASH CART***

Cart Number: 1495 029602

Cart Number: _____

Other: _____

☐ ***RECYCLING CART***

Cart Number: _____

Cart Number: _____

Other: _____

Approved By: _____

I:\DeptData\PubWorks\Operations\Adm\Forms\Sanitation\EARLY SET OUT FORM 03-2016.docx10.5.2018 (ABARBER)

CITY OF GREEN BAY – DEPT. OF PUBLIC WORKS
100 N JEFFERSON ST ROOM 300
PHONE: (920) 448-3535
ORDINANCE VIOLATIONS

SOLID WASTE

☐ **RECYCLING**

1. SOLID WASTE AND RECYCLE VIOLATIONS

- ☒ A. Cart must be placed with numbers on cart facing the street and 4 (four) feet of clearance around each cart
- ☐ B. Lid must be closed
- ☐ C. Items outside of cart not collected
- ☐ D. Only City issued carts collected
- ☐ E. Must be placed on cleared surface
- ☐ F. Carts must not be placed on or behind snow banks
- ☐ G. Liquids not accepted
- ☐ H. Yard waste not accepted
- ☐ I. Batteries not accepted

2. SOLID WASTE VIOLATIONS

- ☐ A. Recycling present in solid waste
- ☐ B. Debris generated by contractor not collected
- ☐ C. Ashes/sawdust must be placed in sealed bag

3. ELECTRONIC VIOLATIONS

- ☐ Electronics not collected by the City. See http://dnr.wi.gov/topic/Ecycle/ for disposal locations

4. RECYCLING CONTENTS VIOLATION

- ☐ A. Solid waste present in recycling
- ☐ B. Recycling not collected from businesses
- ☐ C. Motor oil, antifreeze, pesticide containers not recyclable
- ☐ D. No waxed or plastic lined cardboard, no soiled cardboard, or tissue products
- ☐ E. Place shredded paper in brown paper bag prior to placing inside your cart
- ☐ F. Recycling only collected from buildings with 6 (six) or less dwelling units
- ☐ G. **Plastic bags** not collected by the City of Green Bay
- ☐ H. Styrofoam not recyclable

OTHER 4' APART

DATE: 2-29-24 UNIT 146

ADDRESS: 1070 Kenwood

CART NUMBER: 1495 029602

For more information on Green Bay's solid waste and recycling regulations go to www.greenbaywi.gov/publicworks

CITY OF GREEN BAY
DEPARTMENT OF PUBLIC WORKS
EARLY SET OUT FORM

Parcel No. _____

Invoice No. _____

Invoice Date _____

FOR OFFICE USE ONLY

Driver: Bob W Truck: 141

Date: 2-22-24 Time: 11:57 (am)/pm

Address: 1020 KENWOOD

Day of week collected:

Monday Tuesday Wednesday (Thursday) Friday

Normal collection day:

Monday Tuesday Wednesday (Thursday) Friday

How notified: Complaint Drive by (Tag)

☒ ***TRASH CART***

Cart Number: 1495 028602

Cart Number: _____

Other: _____

☒ ***RECYCLING CART***

Cart Number: 09-003425

Cart Number: _____

Other: _____

Approved By: _____

CITY OF GREEN BAY – DEPT. OF PUBLIC WORKS
100 N JEFFERSON ST ROOM 300
PHONE: (920) 448-3535
ORDINANCE VIOLATIONS

☒ **SOLID WASTE**

☐ **RECYCLING**

1. SOLID WASTE AND RECYCLE VIOLATIONS

☒ A. Cart must be placed with numbers on cart facing the street and 4 (four) feet of clearance around each cart
☐ B. Lid must be closed
☐ C. Items outside of cart not collected
☐ D. Only City issued carts collected
☐ E. Must be placed on cleared surface
☐ F Carts must not be placed on or behind snow banks
☐ G. Liquids not accepted
☐ H. Yard waste not accepted
☐ I. Batteries not accepted

2. SOLID WASTE VIOLATIONS

☐ A. Recycling present in solid waste
☐ B. Debris generated by contractor not collected
☐ C. Ashes/sawdust must be placed in sealed bag

3. ELECTRONIC VIOLATIONS

☐ Electronics not collected by the City. See http://dnr.wi.gov/topic/Ecycle/ for disposal locations

4. RECYCLING CONTENTS VIOLATION

☐ A. Solid waste present in recycling
☐ B. Recycling not collected from businesses
☐ C. Motor oil, antifreeze, pesticide containers not recyclable
☐ D. No waxed or plastic lined cardboard, no soiled cardboard, or tissue products
☐ E. Place shredded paper in brown paper bag prior to placing inside your cart
☐ F. Recycling only collected from buildings with 6 (six) or less dwelling units
☐ G .**Plastic bags** not collected by the City of Green Bay
☐ H. Styrofoam not recyclable

OTHER WRONG WEEK FOR RECYCLING

DATE: 2-22-24 UNIT 141

ADDRESS: 1020 KENWOOD

CART NUMBER: 1495 029602
09- 003425

For more information on Green Bay's solid waste and recycling regulations go to www.greenbaywi.gov/publicworks

GREEN BAY CITY TREASURER
100 North Jefferson Street, Room 106
Green Bay, WI 54301-5026

INVOICE

Invoice Date	Invoice No.
02/29/2024	183190
Customer Number	
65410	
Invoice Total Due	
$65.00	
Customer PO	**Due Date**
	03/31/2024

FOR PARCEL 1-2653-12 AT 1070 KENWOOD ST - SERVICE: EACH CART MUST HAVE 4 FEET CLEARANCE ON ALL SIDES 2/29/2024

JENNIFER J PAGEL
1070 KENWOOD ST
GREEN BAY, WI 54304-

0000018202480018319080000006 5003

✂ Please Detach and return top portion with your payment ✂

City of Green Bay, Green Bay, WI 54301 **Invoice Date:** 02/29/2024 **Customer Number:** 65410

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
EARLY SETOUT / SANITATION VIOLATION CHARGE	1.00	$65.00	EACH	$65.00	$0.00	$0.00	$65.00

Please put Invoice Number on your check.
Make checks payable to City of Green Bay.

Invoice Total: **$65.00**

GENERAL ORDINANCE 9.02 SOLID WASTE COLLECTION REGULATIONS - THE AMOUNT MUST BE PAID IN 30 DAYS OR BE PLACED ON THE TAX ROLL. PLEASE CALL THE DEPARTMENT OF PUBLIC WORKS AT (920) 448-3535 WITH ANY QUESTIONS.

ORIGINAL COPY



GREEN BAY CITY TREASURER

100 North Jefferson Street, Room 106
Green Bay, WI 54301-5026

INVOICE

Invoice Date	Invoice No.
02/26/2024	182999
Customer Number	
65410	
Invoice Total Due	
$65.00	
Customer PO	**Due Date**
	03/27/2024

JENNIFER J PAGEL
1070 KENWOOD ST
GREEN BAY, WI 54304-

FOR PARCEL 1-2653-12 AT 1070 KENWOOD ST - SERVICE: CARTS MUST HAVE 4FT CLEARANCE AROUND ALL SIDES, WRONG WEEK FOR RECYCLING - 2/22/2024

✂ Please Detach and return top portion with your payment ✂

City of Green Bay, Green Bay, WI 54301 **Invoice Date:** 02/26/2024 **Customer Number:** 65410

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
EARLY SETOUT / SANITATION VIOLATION CHARGE	1.00	$65.00	EACH	$65.00	$0.00	$0.00	$65.00

Please put Invoice Number on your check.
Make checks payable to City of Green Bay.

Invoice Total: **$65.00**

GENERAL ORDINANCE 9.02 SOLID WASTE COLLECTION REGULATIONS - THE AMOUNT MUST BE PAID IN 30 DAYS OR BE PLACED ON THE TAX ROLL. PLEASE CALL THE DEPARTMENT OF PUBLIC WORKS AT (920) 448-3535 WITH ANY QUESTIONS.

ORIGINAL COPY

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

April 18, 2024

Jennifer Pagel
1070 Kenwood Street
Green Bay, WI 54304

Dear Jennifer,

This letter is to notify you that the item(s) highlighted on the enclosed agenda will be presented before the Improvement & Services Committee of the City Council for its consideration.

The Improvement & Services Committee is scheduled for **Wednesday, May 1, 2024 at 6:30 p.m. in Room 207 of the City Hall building, 100 North Jefferson Street.**

We recommend that you attend as the Committee discusses your request. At that time, you can provide your concerns and/or facts.

Sincerely,

Michelle M. Wolter

Michelle Wolter
Administrative Clerk

Enclosure

I:\DeptData\PubWorks\ExecSupport\CT3Desk2\imp&servcomm\notice template.doc4/18/2024 (JDestiche)

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # M.3

To approve the request by Department of Public Works to have the City of Green Bay petition the Office of Commissioner of Railroads for an at-grade crossing of a rail spur line along Weise Street at North Quincy Street.

BACKGROUND

RECOMMENDATION

Recommendation to approve

FISCAL IMPACT

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # M.4

To approve the request by Department of Public Works to enter into a cooperative purchasing agreement with KONE Inc. in the amount of $493,000.00 for the Cherry Street Ramp South Elevator Replacement.

BACKGROUND

The south elevator at the Cherry Street Parking Ramp has been out of service for approximately 2 years. I has been determined that repair is not a viable option and replacement of the mechanical system and cab is necessary.

RECOMMENDATION

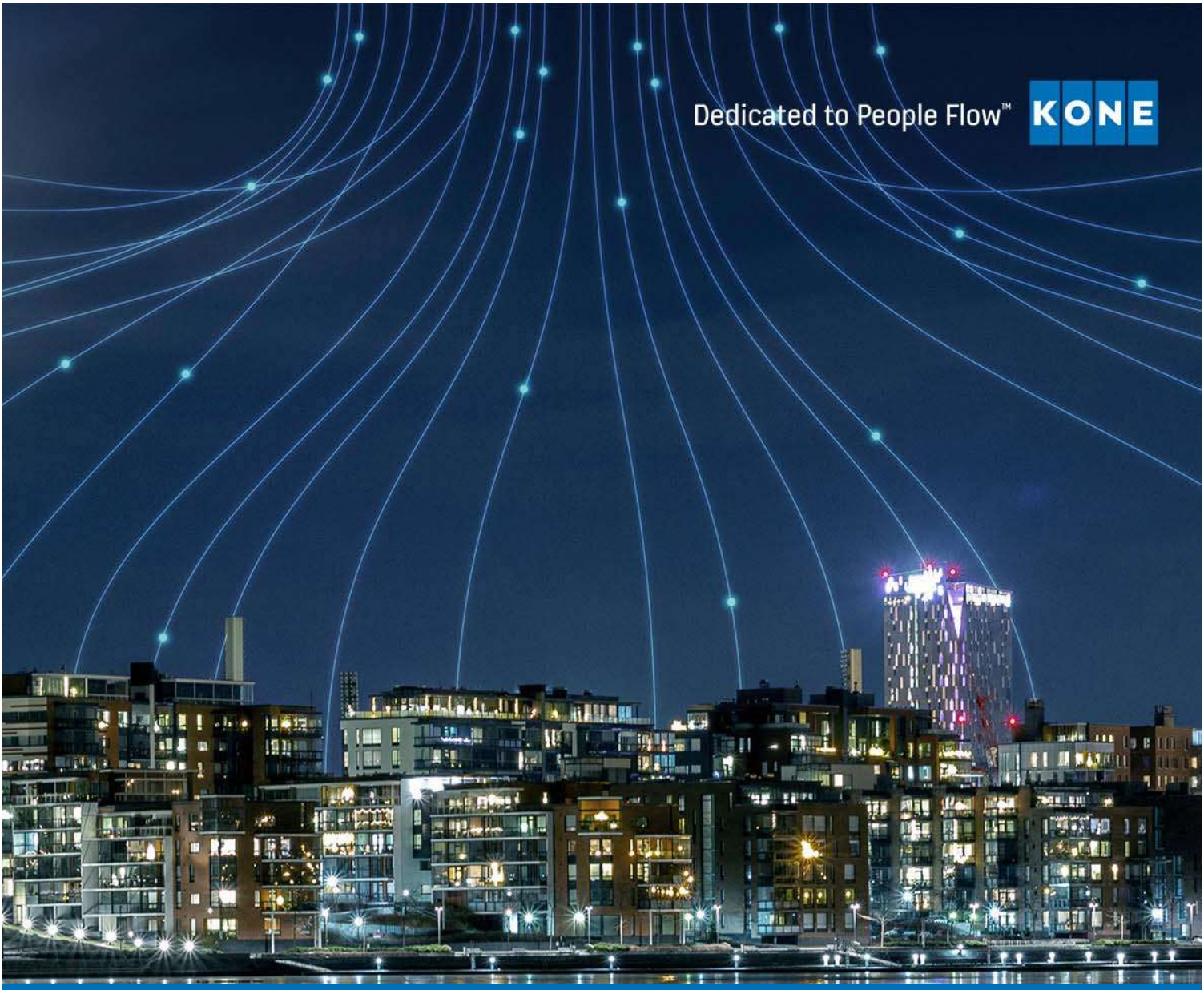
To enter into a cooperative purchasing agreement with KONE Inc for the replacement of the south elevator at the Cherry Street Parking Ramp.

FISCAL IMPACT

$400,000 was included in the 2024 CIP.

ATTACHMENTS

1. Cherry Street Ramp South Elevator Replacement R 05 03 24
2. Cherry Street Ramp South Elevator Replacement Summary REV 05 03 24



Proposal for

Cherry Street Ramp South Elevator Replacement

CITY OF GREEN BAY
Attention: Trista Hobbs

KONE People Flow Solution Proposal
05/03/2024

KONE Inc.
Milwaukee Office

5801 S. Pennsylvania Avenue
Suite 300
Cudahy, WI, 53110
Mobile +14148392118
Work +12623730460
steven.showers@kone.com
www.kone.us

1. Proposal

Trista,

We are pleased to enclose, for your review and consideration, KONE's proposal to fully replace your equipment located at the following address: 202 Cherry Street, Green Bay, Wisconsin.

- This proposal is based on 2025 installation.
- This proposal is valid for (30) days.
- Anticipated downtime: 12-13 weeks per unit for full replacement + 1 week for inspection.

The existing equipment, as outlined below, will be replaced in accordance with the explanation provided herein. Where additional items are made a part of this Proposal, a complete description is provided. Where existing equipment and/or systems are not mentioned, the intent of this Proposal is to reuse said item(s) "as is". The KONE solution includes design, manufacturing, supply and installation of the following:

Elevator

Equipment name	Solution	Capacity/Speed	Landings/Entrances	Price
1	1 x KONE MonoSpace 500 DX	3500 lbs / 350 fpm	Landings: 7 Entrances: 7 front	$ 332,000.00
Related Building Trades (Electrical and GC)				$ **161**,000.00
Total Sales Price				$ **493**,000.00

2. Validity of proposal

If provided, our proposal is based on the architectural drawings and specification (Division 14) and meets the general intent of the project. In case of any differences or contradictions between the contents of the documents contained in KONE's Tender Document, the Project Drawings or the Project Specifications, the KONE Tender Document shall prevail. Pricing is based on the contents specified in this Proposal and the appendices and Bid Attachments, which are incorporated into this Proposal (the "Proposal"). Contract terms shall be in accordance with Bid Attachment "A" / KONE Inc. General Terms and Conditions and Bid Attachment "B" / Site Safety Requirements / Work by Others, which are incorporated by reference. The pricing included in this Proposal is submitted with the understanding that all documents referenced and incorporated will be signed without modification. In the event of conflicts or inconsistencies between this Proposal and any other contract document, this Proposal shall supersede and prevail. This Proposal is valid for 30 days.

Please know that we are available to assist you in coordinating the work by others as further described in our "Bid Attachment B". Should you have any questions or require additional information, please feel free to contact me directly.

We look forward to hearing from you and working together on this project.

Yours sincerely,



Steve Showers

Sr Modernization Sales

Kone Inc

3. Your Solution

Elevator Technical Specification

	1
Base solution	
KONE Solution	KONE MonoSpace 500 DX
Machinery location	Guiderail-mounted in overhead of hoistway
Capacity (lbs)	3500
Speed (fpm)	350
Travel height (ft)	71 ft 8 in
Stops	7
Front entrances	7
Rear entrances	0
Control system	Full collective Simplex
IBC seismic design Category	A
Value (IP) (SDS)	0
Regulations	ASME A17.1-2016
KONE Environmental Product Declarations	https://www.kone.com/en/products-and-services/green-building/lifecycle-impact-assessments/

Shaft construction

Shaft size (W x D) (ft)	8 ft 8 in x 7 ft 2 in
Pit depth (ft)	5 ft 7 in
Clear Height under Ceiling (ft)	14 ft 1.5 in
Headroom Bracket attach type B side	Expansion anchor, concrete (10)
Headroom Bracket attach type D side	Welded to horizontal steel (12)

Mechanical components & machinery

Power supply, machinery (V / Hz)	480 / 60

Car and doors

Car size (WxDxH) (in)	6 ft 5.7188 in wide x 5 ft 6.6875 in deep x 8 ft 0 in high
Door opening dimensions (WxH) (ft)	3 ft 6 in x 7 ft 0 in
Controller location	Remote Closet 7th floor Hoistway to controller (horz) [ft]: 45

Design SOUTH - 1





Do you want to see the design in 3D view?

Click below

→ KONE CAR DESIGNER

Rear and Side walls

Front and Side walls

https://cardesigner.kone.us/#/doc/3d328282-f896-4f47-8b70-d4b04cc9db85

Materials and design

Please note that all images are for illustration purposes only. Some differences to actual product delivered may exist.
Elevator 1

Side walls	Flemish Linen
Rear wall	Transparent glass
Rear Wall Expose To Direct Sun	Yes
Side walls	Flemish Linen
Front wall	#4 Brushed Stainless Steel, pan type door

Glass wall

Type	Yes, Clear
Finishing for visible structure	#4 Brushed Stainless Steel
Ceiling	Round, LED spotlights (CL88) #4 Brushed Stainless Steel
Flooring by others	Maximum floor thickness: 0.5 in Maximum floor weight: 3 lbs/ft2
Handrail	HR64- Tube D38 with rounded ends #4 Brushed Stainless Steel Handrail on side and rear walls
Skirting	#4 Brushed Stainless Steel
Car Fan	Fan Required
Protection pads	KONE standard pads and hooks included
Door type	Single-speed, right-hand, side-opening
Entrance equipment	New entrances and hoistway doors will be provided. Fire rating shall be UL fire-rated for 1-1/2 hour.
Door material	#4 Brushed Stainless Steel
Sill material	Aluminum
Number of car operating panels (COP)	1
COP details	Dot matrix Flush #4 Brushed Stainless Steel Metallic Black with White mark
Jamb mounted destination indicator	Car Lantern (jamb-mounted) included
Signalization Series	KSS 140 vandal resistant signalization

Additional Options	
Hall/Lobby panel included	No
Locking of car calls switch type	Card Reader Provisions
Hazard Avoidance	
Emergency power drive	Emergency power drive included (generator by others)
Elev. flood detection device	0; No device
Shaft light required	0, not ordered
Operation of car ventilation	KONE Standard Fan
Regenerative drive	Yes

Landing	Floor Marking	Landing Sill Material	Finish	Entrance Frame type	Hall Lantern / Position Indicator
7 Front	7	Aluminum	#4 Brushed Stainless	Knock-down style bolted frames	Lantern / Position Indicator
6 Front	6	Aluminum	#4 Brushed Stainless	Knock-down style bolted frames	Lantern / Position Indicator
5 Front	5	Aluminum	#4 Brushed Stainless	Knock-down style bolted frames	Lantern / Position Indicator
4 Front	4	Aluminum	#4 Brushed Stainless	Knock-down style bolted frames	Lantern / Position Indicator
3 Front	3	Aluminum	#4 Brushed Stainless	Knock-down style bolted frames	Lantern / Position Indicator
2 Front	2	Aluminum	#4 Brushed Stainless	Knock-down style bolted frames	Lantern / Position Indicator
1 Front	*1	Aluminum	#4 Brushed Stainless	Knock-down style bolted frames	Lantern / Position Indicator

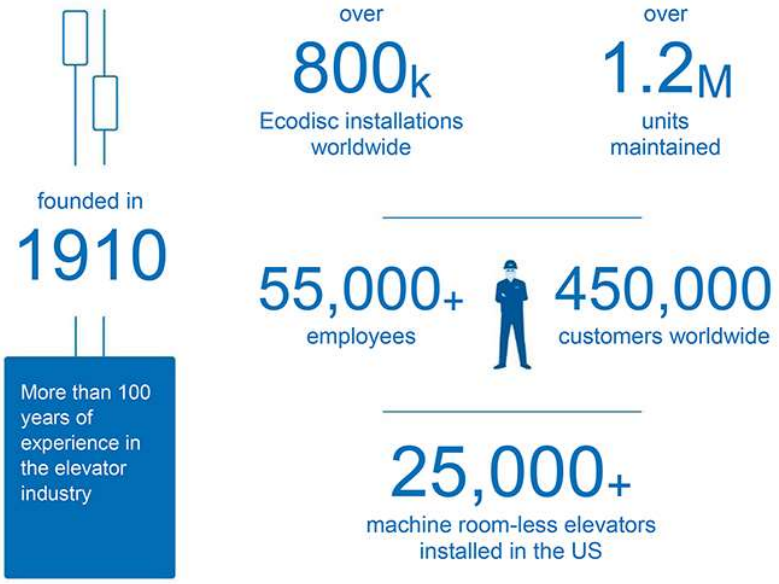
4. Project-Specific Clarifications

5. Why KONE?

KONE in brief

KONE is a global leader in the elevator and escalator industry. Our versatile product portfolio features a wide range of innovative products including elevators, escalators, and autowalks.

You are supported by our broad district and branch network across North America.



KONE MonoSpace®

Replacement of in-ground hydraulic elevator system(s) or geared traction elevators systems(s) with a flexible machine room-less traction elevator solution offers many benefits:



- Excellent eco-efficiency – oil-free hoisting technology, lighting and standby solutions for energy efficient operation.
- Superb ride comfort – smooth and quiet operation in compliance with our strict ride-comfort standards.
- Versatile design - a broad set of attractive materials and accessories to create the perfect interior for your elevator adds to your building's value.

KONE 24/7 Connected Services – improved safety, full transparency, and peace of mind

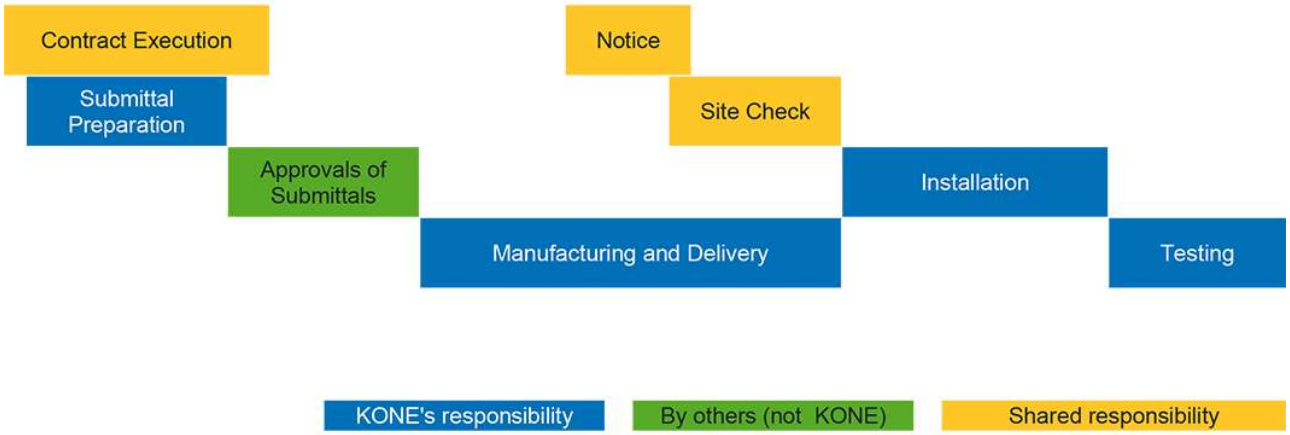
KONE elevators can be equipped with KONE 24/7 Connected Services. This solution allows our teams to predict issues and act before a shutdown occurs. For our customer and building tenants, it means improved reporting and communication on maintenance work with full transparency and ease of mind.

Read more at
kone.us/connected

6. Ensuring Project Success

Project Schedule Overview

This Proposal is conditioned upon KONE's standard installation methodology and all work performed during normal business hours, excluding IUEC (International Union of Elevator Constructors) holidays. The following schedule is proposed:



Preparation of Submittals	4 weeks	From receipt of contract and first payment.
Contract Review	6 weeks	From receipt of full contract package. All referenced documents required.
Approval of Submittals	TBD	Mutually agreeable time to incorporate changes to the layout and approve the submittals. Approval of Submittals means notification in writing, by the Customer or Customer's Agent, that all submittals are approved, and manufacturing may commence. All finishes and features are to be confirmed at the time of submittal approval.
Manufacturing and Delivery	15 weeks	From receipt of submittal approval and an executed contract. KONE's policy is to release equipment to Manufacturing after the contract is fully executed by both parties. Note: KONE's factory has two-week shutdown over the months of July and December. Any manufacturing duration that falls during these months shall add two weeks to the manufacturing time. Delivery times may be extended due to delays caused by measures undertaken to stop the spreading of the Coronavirus (2019-nCoV) epidemic, availability of personnel, logistics providers, and supply chains.
Notice to commence on site and site check	2 weeks	Prior to starting the installation, KONE requires a two-week notice to inspect the site to ensure it fulfils the requirements set by

		KONE for commencing installation. Site Check will be performed in the two weeks before installation begins.
Installation	12-13 weeks	Only after the site has passed the Site Check inspection, the installation can start. Duration is per unit. If multiple units need to be installed at the same time, a Foreman will be required at additional cost - based on availability.
Testing and Commissioning	1-2 weeks	Clean 3-phase power, active phone line to the controller, and all life safety provided by others is required prior to testing / commissioning.

Site Preparation

KONE requires the following conditions fulfilled two weeks prior to commencement on site. Please see Bid Attachment “B” / Site Safety Requirements / Work by Others for more detailed site requirements. These conditions will be verified during the site readiness visit.

1. Adequate access for delivery of elevator material + clean/dry 21’ x 56’ storage space per elevator.
2. The hoistway, pit, and machine room must be clean, dry, and constructed per the approved KONE final layout drawings. Any required support for guide rail brackets, divider beams and divider screens from pit floor to the top of the hoistway will be provided by others. Note: bracket support points may be required between floors. The hoistway must be plumb according to tolerances listed on KONE Final approved layout drawings.
3. Removable, OSHA approved barricades must be provided around all hoistway openings. Provide and install full entrance protection, made of nylon mesh or reinforced plastic at all hoistway openings per OSHA 1346 1926.502(j). Design and install entrance protection in such a way as to allow quick accessibility in and out of the hoistway.
4. Permanent or temporary three-phase and single-phase power of permanent characteristics with disconnect switches.
5. A hoist beam and safety beam (furnished by KONE) must be cut to size and installed in the elevator overhead per the approved KONE final layout drawings (hoistbeam capable of supporting the load requirement noted in our shop drawings).
6. Applicable work areas must have adequate lighting.
7. Finished floor marks must be visible from the hoistway openings at all landings.

Warranty / maintenance

Our Proposal includes 12 months of KONE standard maintenance with KONE 24/7 Connected Services, including regular time callback service.

Under no circumstances shall indicators or predictions from KONE 24/7 Connected Services be cause for immediate services. They shall be addressed upon the next scheduled maintenance visit, or otherwise at the sole discretion of KONE. The remote monitoring devices are provided to the Customer as part of the Services. Customer gives KONE the right to utilize 24/7 Connected Services to collect, export and use data generated by the use and operation of the equipment. Customer has no ownership or proprietary rights to such data, nor the device or software that monitors, analyzes, translates, reports or compiles such data. KONE 24/7 Connected Services, including any data collected, the device(s) to perform the service, and any software related thereto shall be the exclusive property of KONE. KONE MAKES NO WARRANTY THAT SERVICES WILL BE UNINTERRUPTED OR ERROR-FREE. KONE IS NOT LIABLE FOR ANY DAMAGES RELATING TO LACK OF NETWORK COVERAGE AT THE SITE OF THE EQUIPMENT, DUE TO TAMPERING WITH THE REMOTE MONITORING DEVICE, INTEROPERABILITY, SERVICE DEFECTS, SERVICE LEVELS, DELAYS, SERVICE ERRORS, INTERRUPTIONS OR ANY OTHER REASON OUTSIDE OF KONE'S REASONABLE CONTROL. KONE DISCLAIMS ANY LIABILITY FOR DAMAGES OR INJURIES (INCLUDING DEATH) ARISING FROM OR IN CONNECTION WITH THE OPERATION OR USE OF THE SERVICES SET FORTH HEREIN.

The Product Warranty is specified in Bid Attachment A. Installation by KONE of any parts covered under the Product Warranty on parts will only occur while KONE maintains an active maintenance contract. The Product Warranty and Warranty Maintenance commences on the date of acceptance set forth in the Uniform Final Acceptance Form. For long-term reliability, a continuing maintenance agreement is necessary. This Proposal is conditioned upon KONE receiving a ten (10) year KONE Extended Warranty maintenance contract from ownership prior to the date of acceptance set forth in the Uniform Final Acceptance Form.

Price Adjustment

KONE shall be entitled to an equitable adjustment in the Price, including but not limited to, any increased costs between the time the Contract is signed and the date of manufacture for materials, labor, or shipping, as well as increased costs resulting from any change in law or tariffs.

Payment terms

Proposal price is valid with the following payment terms (Payment due date is 30 days net, from the date of KONE's invoices):

30%	Engineering & Site Management
50%	Material
20%	Installation

KONE reserves the right to delay and/or suspend the work, including manufacturing, delivery, installation and/or final turnover of the equipment for non-payment. Prior to equipment turnover, KONE must be paid in full including all change orders, less retention. Additionally, prior to turnover KONE requires a signed Final Acceptance and receipt of a Final Punchlist from all parties. Should you have a requirement other than that shown above; we will be pleased to discuss it with you.

Sourcing

This Proposal is made without regard to compliance with any special purchasing and/or manufacturing requirements including, but not limited to, Buy America, Buy American, U.S. Steel, FAR clauses, minority/disadvantaged supplier requirements or similar state procurement laws. Should such requirements be applicable to this project, KONE reserves the right to modify and/or withdraw our Proposal.

Confidentiality

Any pictures or images included in this Proposal are for information purposes only. This proposal and all attachments are intended for the exclusive use of the addressee-recipient. This proposal and attachments are proprietary, confidential, and protected by copyright laws of the United States of America and international treaties. Reproducing, copying, disclosing, adapting, publishing, or distributing this proposal or the attachments, in whole or part, is prohibited. Copyright © 2020 KONE Inc. All rights reserved.

Completion

The price is based on KONE completing its work by December 31, **2025**, and a material manufacturing start, no later than six months from the date of this Proposal. The standard wage rate is assumed. If KONE's on-site work is not completed in the above calendar year (due to delays by others), you will be responsible for the labor rate increase that occurs on January 1st of each following year.

Storage/delivery/remobilization

This Proposal is based on the site being handed over to KONE in accordance with KONE Site Safety Requirements, per Bid Attachment “B,” on the agreed dates. Any changes to such dates are considered a change to the schedule and KONE shall be entitled to an extension of time and to recover all costs related to such changes and an extension of time. If the Site Requirements are not complete, KONE will not deliver the unit equipment to the job site. If KONE is unable to unload at the jobsite on the scheduled date and commence installation immediately, additional costs for off-site storage ($1,600 / month per unit) and labor for double handling of the materials ($4,000) shall be paid to KONE via a Change Order. Should KONE be required to demobilize, through no fault of its own, due to any suspension or work stoppage, and after material is delivered to the jobsite a charge of $4,000 per crew shall be paid to KONE via a Change Order for each remobilization. Customer shall also store and protect the materials and equipment onsite or at a storage facility reasonably acceptable to KONE at Customer’s sole risk and

cost. If KONE is not able to commence installation on the agreed upon material delivery date or if KONE's work cannot be performed in an uninterrupted manner, labor may be reallocated to other projects and may not be available to reallocate to this project for several weeks. KONE is not responsible for any delay to the project resulting from labor reallocation because of Site Requirements not being complete by the material delivery date.

Operator time

No operator time is included in this proposal. If the General Contractor or another subcontractor requires access to the shaft or the use of the elevator platform for any reason prior to Final Acceptance, KONE will provide an operator per the standard hourly rate of $250/hour for straight time or $500/hour for overtime. Availability of an operator will be determined at the time of the request. KONE's installation schedule shall be extended by the time needed by other trades for access to the shaft.

Hoistway cleaning

KONE is unable to estimate the cleanliness of an elevator hoistway on a construction site, as the amount of debris/dust is dependent on work completed by other trades within the building. As such, KONE has not included any costs for clean down of the elevator shaft but can provide a price if conditions warrant. [N/A]

Other trade work

No additional time or costs (outside of the equipment installation and inspection time) have been included in this proposal for coordination with the life safety system, security system, or any other trades. KONE shall be entitled to an extension of time and / or additional costs incurred by additional time expended for coordination with other trades. [N/A—this is a Turnkey Proposal]

Phone

This proposal includes one standard, hands-free ADA compliant speakerphone per cab. It will automatically dial to a determined location. A KONE Care – Emergency Phone Monitoring or Wireless Phone service agreement must be completed, (either accepting or denying KONE's monitoring service) two weeks prior to final inspection.

Inspections

This Proposal includes one final inspection by the elevator code authority, per elevator, during normal working hours. Prior to scheduling the elevator final inspection with the Authority Having Jurisdiction (AHJ), building life safety including fire alarm and dedicated phone lines for each elevator must be fully operational. If the final inspection fails due to KONE's sole responsibility, KONE shall pay for the cost of re-inspection(s). Should re-inspection be required due to deficiencies by others, you will be responsible for the cost of re-inspection(s). All other testing will be provided for additional cost at normal KONE billing rates. During the final testing, a

representative of the fire-life-safety contractors will be required (at no cost to KONE) while testing the elevators. No overtime has been included in this Proposal.

Changes to the work

KONE shall not be required to proceed with any Customer requested change to its Work ("Extra Work") until such Extra Work is evidenced in a mutually acceptable Change Order and signed by both parties. This includes, but is not limited to, any changes or revisions, accelerations, resequencing, suspension of KONE's schedule of Work or other delays outside of KONE's control. However, should KONE agree to proceed with Extra Work pursuant to a Construction Change Directive or Field Order without a fully executed Change Order, such agreement by KONE is conditioned on the Extra Work being converted promptly to a fully executed Change Order. KONE shall not be obligated to continue performance of Extra Work if the estimated value of unexecuted Change Orders exceeds 10% of the Agreement Price, or if there is a reasonable safety concern, a product limitation, or it is unreasonable to proceed. No action by KONE, including but not limited to KONE performing Extra Work without an executed Change Order, shall be construed to be a waiver of Subcontractor's right to seek payment for the Extra Work performed, or to obtain a Change Order at a later date. Customer shall remain directly liable to KONE for payment for changed or Extra Work ordered by the Customer for delays caused by Customer or others subordinated to Customer.

7. Proposal Acceptance

We have read in full and accept the content of this Proposal and all attachments.

Project Name: Cherry Street Ramp South Elevator Replacement

Proposal No: T-0007309835

Site Address: 202 Cherry Street Green Bay, Wisconsin

Total Sales Price: $493,000.00

Customer

CITY OF GREEN BAY

Date

_____

Signature

_____

Printed name

Appendix 1: Bid Attachment “A” / KONE Inc. General Terms and Conditions (Modernization)

1. APPLICATION OF THESE TERMS
The parties agree to be bound by the terms and conditions contained in the Bid Letter, this Bid Attachment A and Bid Attachment B, including the documents incorporated herein by reference (collectively, the “Proposal”).

2. SPECIAL PURCHASING REQUIREMENTS
This Proposal is made without regard to compliance with any special sourcing and/or manufacturing requirements including, but not limited to, Buy America, Buy American, U.S. Steel, FAR clauses, minority / disadvantaged supplier requirements or similar federal and/or state procurement laws. Should such requirements be applicable to this Project, KONE reserves the right to modify and/or withdraw its Proposal.

3. PROPOSAL CONDITIONS
The Proposal shall be open for acceptance within the period stated in the Bid Letter or, when no period is stated, for a period of 30 days from the date of the Bid Letter. Prior to commencing manufacture of the equipment described in the Bid Letter (“Equipment”), KONE must have (i) a fully executed contract; (ii) a schedule acceptable to KONE identifying the Equipment installation start date, or alternatively, KONE’s letter specifying the ship date (“Ship Date Letter”) signed by Customer, which, as applicable, is incorporated by reference herein; (iii) the first payment in Section 4 herein; and (iv) fully approved KONE layouts.

4. PAYMENT TERMS
Payment of the total Price is due within 30 days from invoice date, as follows:

- 30% of the Price for engineering, site management, and overhead, billable and due upon execution of this Proposal or receipt of the subcontract;
- 50% of the Price for material and shipping, billable and due upon delivery of material to the jobsite or KONE Distribution Center;
- 20% of the Price for Equipment installation,

5. INSTALLATION
Customer shall be responsible for procurement and cost of all permits, except permits related to installation of the Equipment. Where KONE’s scope of work or other responsibilities include the obligation to utilize materials and/or finishes resembling or identical to those pre-existing in the building, KONE shall use reasonable efforts to procure such materials and Customer acknowledges and accepts that the materials and/or finishes reasonably available may not be in all respects identical to those pre- existing in the building. This Proposal is conditioned upon KONE using its standard installation method. The installation of the Equipment shall start after Customer has completed all work set forth in Bid Attachment B and any other documents describing site requirements (“Site Requirements”), all of which are incorporated by reference herein. Within two (2) weeks prior to the scheduled delivery date for KONE’s materials, KONE shall conduct a standard visual site survey to verify that the Site Requirements are complete and notify Customer if there are outstanding deficiencies preventing KONE from beginning installation.

KONE’s site survey may include, but is not limited to, inspection of site access, working and safety conditions on site, wear and tear of any existing structures or surfaces, and planning of any dismantling or removal of existing equipment, components and materials, where applicable. KONE shall not be deemed to have surveyed any hidden structures, latent defects, subsurface conditions, or other non-visible matters, including but not limited to searching for hazardous substances and/or materials, which shall be subject to Section 16. If KONE’s site survey reveals any deficiencies, KONE shall be entitled to delay the start of installation and Customer shall be responsible for all additional costs incurred by KONE, including without limitation, costs associated with: labor reallocation, re- directing materials to and storage in a KONE Distribution Center, additional labor for double handling of materials, and additional trucking, freight and insurance. Once the Site Requirements are completed, the start of installation shall be subject to the availability of labor and the delivery of material, if applicable.

billable and due at the billing cycle following the start of installation.

KONE imposes a surcharge for payments made via credit card that is not greater than our cost of acceptance. The surcharge that we impose for this type of transaction is a percentage of the amount paid via credit card, which will be notified to the Customer at the payment portal. KONE reserves the right to delay, suspend, or stop the work, including manufacturing, delivery, installation and/or Equipment turnover, for non-payment, without liability to KONE or being held in default. Simple interest at 1.5% per month shall be charged on amounts not paid when due. Payments to KONE are not contingent on any third-party payments to Customer. Customer shall reimburse KONE for all costs of collection, including courts costs and reasonable attorneys' fees.

Prior to turnover, KONE must be paid in full, less 10% maximum retention, the Price including all change orders. Retention shall be due and payable within 30 days of execution of the Uniform Final Acceptance or Equipment turnover, whichever occurs first. If certified payroll reporting is required, KONE will submit the requested reporting in the format of the U.S. Department of Labor form WH 347 & WH 348. The Price does not include Textura or any other special billing requirements, which can be added via change order at a rate of 0.3% of the Price.

KONE's work shall be performed during regular union working hours of regular working days, Monday to Friday, statutory holidays excluded. If overtime is mutually agreed upon and performed, the additional costs for such work shall be added to the Price at KONE's standard overtime rates. If the installation cannot be performed in an uninterrupted manner for any reason beyond KONE's control, Customer shall store the Equipment at Customer's cost and compensate KONE for any costs caused by such delay including, but not limited to, double handling of Equipment and demobilization. KONE shall not be required to perform overtime or any Customer directed change to its work ("Extra Work") without an executed change order. No action by KONE, including but not limited to, performing Extra Work without an executed change order, shall be a waiver of KONE's right to seek payment for Extra Work performed.

KONE shall be entitled to an extension of time and an equitable adjustment in the Price, including but not limited to, any increased costs of labor, including overtime, resulting from any change of schedule, re-direction of KONE personnel to another work area, acceleration, or out of sequence work.

KONE shall take reasonable methods to protect its work-in-place while KONE is actively on site and until execution of a KONE Uniform Final Acceptance, which is incorporated by reference herein. Should damage occur to KONE property, material or work-in- place by fire, water, theft or vandalism, Customer shall compensate KONE for said damages.

Additionally, the Customer is solely responsible for ensuring that the equipment maintenance contractor, if not KONE, does not disturb, delay or interfere with KONE's work. KONE shall abide by Customer's safety policies and procedures to the extent such policies and procedures are not in conflict with KONE's Safety Policy. Testing and/or security features of Equipment must be completed before Equipment turnover. KONE is not responsible for damages, either to Equipment or the building, or for any personal injury or death, arising out of or resulting from any code required safety tests performed on Equipment or hoistway access granted by

In the event of such delays, KONE shall be entitled to an extension in time equal to the length of such delay affecting KONE and an equitable adjustment in the Price. Customer shall compensate KONE for labor and material cost escalations resulting from Project delays not caused by KONE, which extend completion of KONE's work beyond the end of the current calendar year. Customer is on notice that IUEC labor rates increase annually.

11. LIMITED WARRANTY

For one (1) year after the acceptance date set forth in

Customer to other trades.

6. TEMPORARY USE
Temporary use of certain types of Equipment may be permitted, provided the use period allows adequate time for Equipment restoration for final turnover and Customer executes KONE's Temporary Use Agreement. Temporary use shall be invoiced separately and subject to payment terms in Section 4 herein. At the end of temporary use, Customer shall return the Equipment to KONE in "like new" condition.

7. HAZARDOUS MATERIALS
KONE's work shall not include any abatement or disturbance of asbestos-containing material (ACM), presumed asbestos-containing materials (PACM) or other hazardous materials (i.e., lead, PCBs) (collectively "HazMat"). KONE shall have the right to discontinue its work in any location where suspected HazMat is encountered or disturbed. Any HazMat removal or abatement, or delays caused by such, required for KONE to perform its work shall be the customer's sole responsibility and expense. Prior to the execution of the contract, the owner and/or the general contractor are responsible for providing written notification to KONE of the existence of HazMat in any location where KONE's work will be performed. Should the customer require elevator personnel to position/reposition the elevator equipment to allow the customer's abatement company to perform abatement work, KONE will present a separate proposal for additional work to the customer.

8. TITLE AND RISK TO EQUIPMENT
Title to and ownership of all Equipment intended for incorporation in KONE's work, whether installed or stored on or off site, shall remain with KONE until final payment is made. Risk of loss in KONE's work and Equipment passes to Customer upon delivery to the site or off-site storage.

Any tools, devices, or other equipment that KONE uses to perform its work or monitor the Equipment remains the sole property of KONE. If this Proposal terminates or expires for any reason, Customer will give KONE access to the premises to remove such tools, devices or equipment at KONE's expense.

9. TURNOVER
the signed Uniform Final Acceptance, date of Equipment turnover, or date of Customer's use of Equipment (unless such use is pursuant to the Temporary Use Agreement), whichever occurs first, KONE warrants Equipment against defect in workmanship and material. The warranty excludes remedy for damage or defect caused by abuse, misuse, vandalism, neglect; repairs, alteration or modifications not executed by KONE; improper or insufficient maintenance, improper operation, characteristics of the building such as electrical power or security features, natural or other catastrophe such as flood, fire, or storm, or normal wear and tear and normal usage. The warranty excludes training or instruction in the proper operation or maintenance of Equipment. Specific noise ratings and energy efficiencies cannot be guaranteed due to different building characteristics and ambient noise levels. Customer's remedy is limited to repair or replacement of a defective part, in KONE's sole discretion, and excludes labor.

12. INDEMNIFICATION
KONE shall only indemnify and hold Customer harmless for claims, damages, losses or expenses, but excluding loss of use ("Claims") due to bodily injury, including death, or tangible property damage (other than the Project or KONE's work itself) to the extent caused by KONE's negligent acts or omissions. KONE shall not indemnify Customer for any other Claims. Customer agrees to indemnify and hold KONE harmless from any Claim for bodily injury, including death, or tangible property damage in connection with the use or operation of the Equipment. Each party shall defend itself in the event of a Claim.

13. INTELLECTUAL PROPERTY
KONE shall retain title and ownership of all intellectual property rights relating (directly or indirectly) to the Equipment provided by KONE, including but not limited to software or firmware (whether in the form of source code, object code or other), drawings, technical documentation, or other technical information delivered under the Proposal. KONE grants Customer a non-exclusive and non-transferable license and right to use the software and firmware in connection with the use and maintenance of the Equipment. Customer shall not use any drawings, technical documentation or other technical information supplied by or on behalf of KONE

Prior to turnover, KONE must receive a final punch list. Upon turnover, KONE requires a signed Uniform Final Acceptance. KONE shall provide its standard electronic O&M manuals, which are only in English, with CD-ROMs in electronic format, if applicable, upon execution of the Uniform Final Acceptance. Standard KONE samples shall be provided upon request. No mock-ups or video training are included in the Price.

10. DELAY

KONE shall not be liable for any loss, damage, claim, or delay due to any cause beyond KONE's control, including, but not limited to, acts of domestic or foreign government (including a change in law), strikes, lockouts, work interruption or other labor disturbance, delays caused by others, fire, explosion, theft, floods, inclement weather, riot, civil commotion, war, malicious mischief, infectious diseases, epidemic, pandemic, quarantine, border or port of entry and exit restrictions or acts of God.

14. INSURANCE

In lieu of any Customer insurance requirements, KONE shall provide its standard certificate of insurance, which shall be deemed to satisfy all insurance requirements for this Project. KONE shall not provide loss runs, insurance rate information, copies of its insurance policies or any other information which KONE considers confidential. KONE shall not provide coverage for professional (E&O) liability, pollution liability, data privacy/security, or no-fault medical payments. If the Project is covered by a Wrap Up Insurance Program, KONE agrees to participate provided there is no cost to KONE, no reduction in the Price, and subject to KONE's review of the proposed program. If KONE's primary limits are sufficient to satisfy insurance coverage requirements, excess/umbrella liability will not be required or if excess/umbrella is required, KONE's excess coverage does not follow form although typically provides broader coverage than KONE's primary policies. The excess coverage is not AM Best Rated nor licensed to do business within the jurisdiction although the carrier has strong Standard & Poor's and Moody's financial ratings that may be evidenced upon request.

15. LIMITATION OF LIABILITY

In no event shall either party be liable to the other party for any consequential, special, punitive, exemplary, liquidated, incidental, or indirect damages (including, for any purposes other than those directly related to the Proposal or to the use and maintenance of the Equipment. Customer shall not in any form copy, modify or reverse engineer the software, or give access to the software for such use to any third party without KONE's prior written consent.

18. TERMINATION

If a party materially breaches this Proposal, the other party shall provide written notice of the breach and a reasonable time to cure the breach, but in no event less than 30 days. If the breaching party fails to cure the breach within the specified time period, the non-breaching party may terminate the Proposal upon 15 days written notice to the other party. If KONE notifies Customer of a material breach pursuant to this paragraph, KONE may temporarily suspend its work without liability.

19. GOVERNING LAW AND DISPUTE RESOLUTION

The parties agree that this Proposal shall be governed by the laws of the state where the Project is located, and venue for disputes shall be located in that state. KONE does not agree to participate in arbitration proceedings.

20. PRICE ADJUSTMENT

If the materials are manufactured more than twelve months after the Contract date, KONE shall be entitled to an equitable adjustment in the Price, including but not limited to, any increased costs between the time the Contract is signed and the date of manufacture for materials, labor, or shipping. Further, KONE shall be entitled to an equitable adjustment in the Price for any increase in costs resulting from any change in law or

but not limited to, loss of profits or revenue, loss of goodwill, loss of use, increase in financing costs) (collectively, "Consequential Damages") that arise out of or relate to this Proposal even if such party has been advised of the possibility of such Consequential Damages. The limitation set forth in this section shall apply whether the claim is based on contract, tort or other theory.

16. CONCEALED OR UNKNOWN CONDITIONS
If during the course of its work, KONE encounters conditions at the site that are subsurface, differ materially from what is represented in the contract documents, or otherwise concealed physical conditions, KONE shall be entitled to an extension of time and additional costs for the performance of its work, which shall not be subject to any payment conditions or contingencies.

17. TECHNICAL SURVEY
KONE's Price and obligations under this Proposal are subject to a technical survey to be performed on Customer's existing units within 90-days of the effective contract start date. If a safety hazard or code violation is identified during KONE's technical survey, Customer shall immediately remove the unit from service until repairs are performed. KONE is not obligated to perform tests, correct outstanding violations or deficiencies that were not addressed by the prior service provider and/or the owner, or make related necessary repairs or component replacements on the unit. If additional work is necessary, KONE shall provide a separate proposal or recommendation for such work. Customer agrees to indemnify, defend, and hold KONE harmless for any claims arising out of Customer's failure to comply with KONE's recommendations and proposal, and any obligation on the part of KONE to indemnify or defend Customer with regard to such claim shall be null and void. If Customer does not immediately approve KONE's proposal or recommendation, KONE reserves the right to terminate this Proposal/contract without penalty.

tariffs.

21. 24/7 EMERGENCY VIDEO COMMUNICATIONS
Applicable only for projects where KONE 24/7 Emergency Video Communications is included: The KONE 24/7 Emergency Video Communications contract addendum and General Terms and Conditions for KONE Digital Services must be signed by the Building Owner. This contract addendum requires the Building Owner to pay a fee for audio, video, and data connectivity. This payment obligation, among other provisions, survives termination of any maintenance agreement.

22. MISCELLANEOUS
This Proposal, including the documents incorporated herein by reference, constitutes the entire agreement of the parties and supersedes all prior negotiations, understandings, and representations whether written or oral in relation to the subject matter hereof. Where a conflict or ambiguity exists between this Proposal and any other contract document (including but not limited to, Customer's drawings and specifications), the terms and conditions of this Proposal shall control. This Proposal may be amended only in writing by the duly authorized representative of both parties. This Proposal may be executed in one or more counterparts. Each counterpart shall be considered an original and all of the counterparts shall constitute a single agreement binding all the parties as if all had signed a single document. For purposes of executing this Proposal, a document signed by electronic means is to be treated as an original document. The failure of either party to insist upon performance or strict performance of any of the terms or conditions of this Proposal shall not be deemed a waiver of any rights or remedies that such party may have or a waiver of any subsequent breach or default under this Proposal. Neither party may assign or transfer the benefit or burden of this Proposal without prior written consent of the other party.

Wisconsin Branch Office

Elevators Escalators

May 3, 2024

Trista Hobbs
City of Green Bay
Department of Public Works

KONE Inc.
5801 S. Pennsylvania Ave
Cudahy, WI 53110
Tel (262) 373-0460
Fax (414) 483-3133
www.kone.us
steve.showers@kone.com

South Elevator 1 Replacement
Summary and Clarifications

- KONE's firm proposal is Turnkey—including costs for related building trades work and engineering costs required for a full elevator replacement

- Local Green Bay Subcontractors we intend to use:
  - Northern Electric and Zeize Construction

- Turnkey pricing breakdown can be found on Page 2 of the KONE Proposal

- Elevator Cab Interior Preliminary Design—includes a Glass Rear Wall and new Wall Panel Finishes commonly found in Parking Ramp elevators; using KONE Standard design

- Signal Fixtures/Push Button Design: Vandal-Resistant Design

- Schedule Notes/Estimated Durations from receipt of contract:
  - 20-24 Weeks: Detailed laser field surveys, Design, Fabrication, Delivery
  - 12-13 Weeks: Demo existing/Install New

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # M.5

To approve the request by Department of Public Works to award the following contract at a staff level and report the award at the next Improvement and Services Committee meeting.

a. PARKS 2-24 BAY BEACH WILDLIFE SANCTUARY PARKING LOT EXPANSION – Ph 1

BACKGROUND

Due to the intended bidding schedules, anticipated construction timelines, and the schedule of Committee and Council Meetings, it is necessary for the project's to begin as soon as practical.

RECOMMENDATION

To approve the Department of Public Works to award the listed contract's at staff level and report the award at the next Improvement and Services Committee Meeting following the contract award.

FISCAL IMPACT

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # M.6

To approve the request by Department of Public Works to review and approve the award of BRIDGE 2-24 PAINTING (B-5-141, B-5-154, B-5-275) to Zenith Tech, Inc. in the amount of $374,500.00.

BACKGROUND

RECOMMENDATION

Public Works recommends award to the lowest bidder, Zenith Tech, Inc.

FISCAL IMPACT

Funds were included in the approved 2024 CIP.

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # M.7

To receive and place on file the report of the award of contract RESURFACING 2-24 (INCLUDING SEWER & WATER) to Jossart Brothers, Inc. in the amount of $3,656,132.60.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # M.8

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

A. Granting of Licenses
   1. Sidewalk Builder

a. Total Construction (Joe Mains Concrete)
b. Quality Asphalt Green Bay, LLC
c. N&L Concrete Construction, LLC
d. Paul Conard Construction

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # M.9

To approve the request by Department of Public Works to review and approve the award of ESG 1-24 SALT SHED MATERIALS to Wheeler Lumber, LLC in the amount of $142,300.00.

BACKGROUND

The existing salt storage shed suffered structural failure. Due to material lead times and design schedule, this bid is for the materials for the replacement building; construction will be bid separately.

RECOMMENDATION

Award materials contract to lowest responsive bidder.

FISCAL IMPACT

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # M.10

To approve the request by Department of Public Works to award the following contract at a staff level and report the award at the next Improvement and Services Committee meeting.

a. PARKS X-24 LEICHT PARK SHELTER

BACKGROUND

The existing salt storage shed suffered structural failure. Due to material lead times and design schedule, this bid is for the materials for the replacement building; construction will be bid separately.

RECOMMENDATION

Award materials contract to lowest responsive bidder.

FISCAL IMPACT

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.1

To deny an appeal by Edward Rincon regarding the denial of his exotic animal permit (denied January 24, 2024).

The Council may convene in closed session pursuant to Section 19.85(1)(a) Wisconsin Statutes for the purpose of deliberating a case which may be the subject of a quasi-judicial trial or hearing before that governmental body. The Council may, thereafter, reconvene in open session pursuant to Section 19.85(2) Wisconsin Statutes to report any actions taken during the closed session and to consider all other matters on the agenda.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. EXOTIC ANIMAL PERMIT APPLICATION AND DENIAL LETTER
2. RINCON APPEAL STATEMENT
3. Rincon - Hearing Ex 1
4. Rincon - Hearing Ex 2
5. Rincon - Hearing Ex 3
6. Rincon - Hearing Ex 4
7. Rincon - Hearing Ex 5
8. Rincon - Hearing Ex 6
9. 24-219841.00.00
10. Rincon Appeal FOF COL

RECEIVED
JAN 30 2023
BY: SM

January 24, 2024

Attn: Edward Rincon,

The excess animal permit which you have applied for has been denied at this time following no response to schedule an inspection. Phone contacts were attempted on December 28, 2023, at 10:29 a.m. (voicemail message left) and January 24, 2024, at 2:05 p.m. Exotic animal permit listed Dr. Sarah Wolfe, as the avian vet, but she has never vetted or evaluated the macaw "Nebula". You have the option to appeal the denial (highlighted in section c, below) or remove possession of the bird by March 1, 2024, by rehoming or surrender through Green Bay Police Animal Control and Protection.

(d)*Exotic or excess animal permit*

(1)*Applications.*

a. Application for an exotic or excess animal permit shall be made to the City Clerk on a form supplied by the City Clerk's Office.

b. Upon receipt of an application, the City Clerk shall forward the application to the Humane Officer for verification of the veracity of the application as well as research into the qualifications of the applicant in accordance with the requirements of this section.

c. All applications shall be accurately completed in its entirety or shall be rendered void by the City Clerk.

d. A permit may be granted without further review by the Common Council in the event the Humane Officer approves of the application.

e. Each permit shall expire upon the death of the animal which is the subject of the permit.

(2) *Factors to be considered.* In determining whether a permit under this section shall be granted, the Humane Officer shall consider the number and type of animals to be possessed, the applicant's criminal record, including any animal related police calls for service, known prior history of the animals, health of the animals, whether proper licenses and vaccinations have been obtained, the condition of the applicant's residence where the animals will be kept, the likelihood of a public or private nuisance being created, and any other factors determined to be relevant by the Humane Officer.

(3)*Denial.*

a. If the Humane Officer determines that any portion of the application is false or that the applicant does not possess the necessary qualifications, the application may be denied by the Humane Officer.

b. The Humane Officer shall notify any applicant so denied.

c. Any applicant whose application has been denied by the Humane Officer may appeal such determination to the Protection and Policy Committee. Upon appeal, the Protection and Policy Committee shall determine if the applicant possesses the qualifications of this section. After making such determination, the Protection and Policy Committee shall forward its recommendation to the Common Council.

Thank you,
Officer Meves

#113.

RECEIVED
DEC 05 2023
BY: SM

GREEN BAY POLICE DEPARTMENT
HUMANE ANIMAL CONTROL PROGRAM

Dedicated to providing service, creating a safe environment, and enhancing the quality of life in our neighborhoods

Humane Officer M. Meves (920) 448-3208 Animal Control Interns (920) 448-3208

APPLICATION FOR EXOTIC ANIMALS OR MORE THAN TWO (2) DOGS OR MORE THAN THREE (3) CATS ON PREMISES.

Permit Application Checklist – Make sure you have enclosed all of the following:

- [x] Name of listed veterinarian
- [x] Photocopy of Driver's License/Photo ID
- [ ] All veterinary records from the past year. Your pet must be current on all vaccinations.
- [ ] Proof of current animal license(s) (Dogs and Cats Only)
- [ ] A statement to the Humane Officer about why you are seeking this permit

I am applying for a permit to have:

- [ ] ___ Dogs Specify Breeds of all animals:
- [ ] ___ Cats Specify Breeds of all animals:
- [x] ___ Exotic Animals Specify Species, Gender, and Size of all Exotics

VETERINARIAN: SARAH WOLFE - Depere Animal Hospital
BIRD: GREEN WING MACAW

Name: EDWARD RINCON

Address: 1119 SPENCE ST GREEN BAY, WI 54304

Phone(s): 9205938634

Signature: Edward Rincon

Date: 12/5/2023

I live in an:

- [x] Owned Home
- [ ] Rental / Apartment (You must have your property manager or landlord sign below)

Landlord Signature

Date

Mail/drop off the completed form to: Green Bay City Clerk's Office
100 N. Jefferson St. Room 106
Green Bay, WI 54301

DENIED

Chief of Police or Designee Approval Signature — [ ] Approve [ ] Disapprove

Comments:

Humane Officer Approval Signature #113 — [ ] Approve [x] Disapprove

Comments: No response to inspection request made 12/28/23 - 01/24/24. Dr. Wolfe said Nebula (Macaw) has not been evaluated or vetted by her. Vet care and specialized care is a requirement to an exotic bird permit.

Neighborhood Letter Responses

- [x] No Responses Received
- [ ] Responses Received – No Concerns
- [ ] Responses with Objections

DPW / Inspection Approval Signature — [ ] Approve [ ] Disapprove

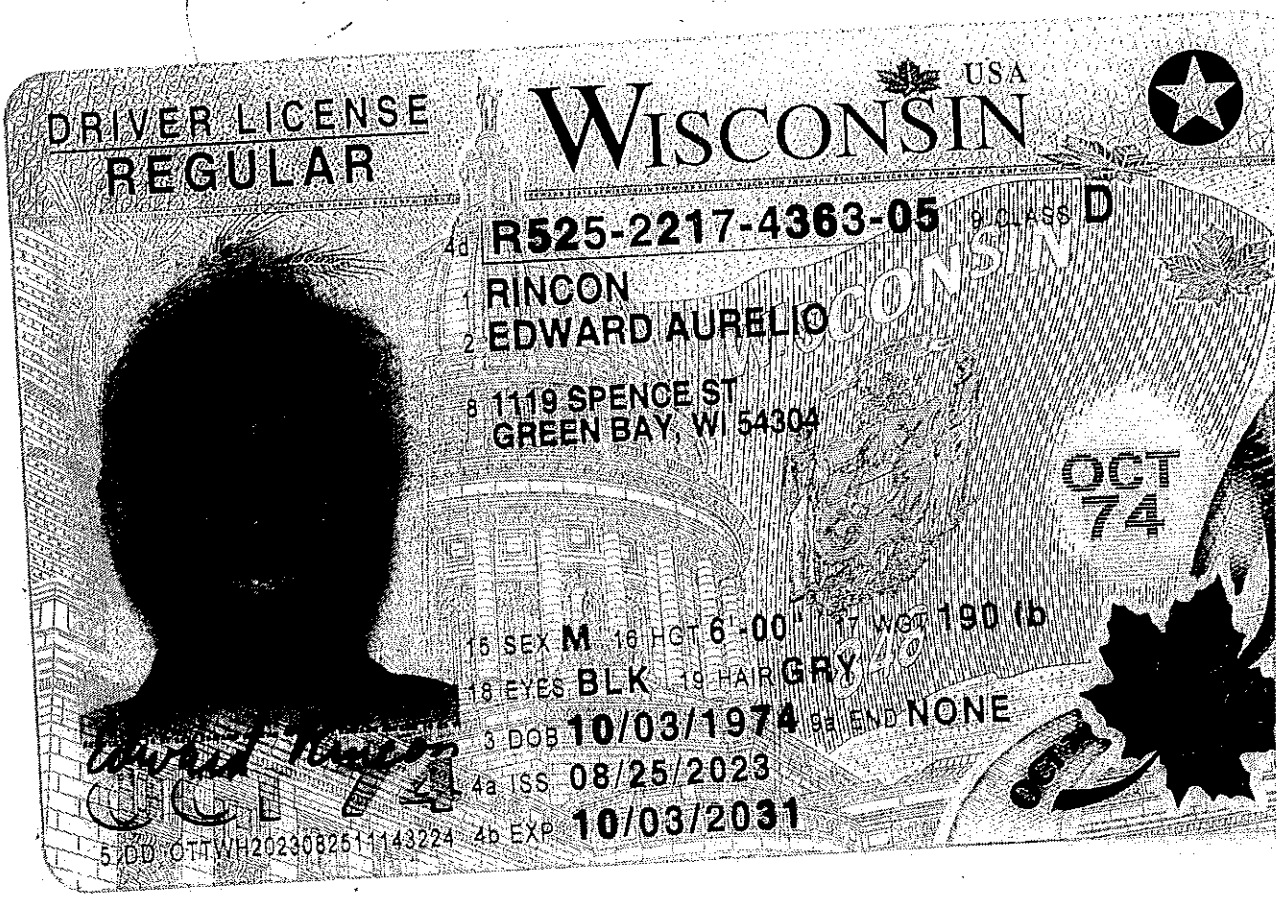
Comments:

Protection and Welfare Committee Approval / Denial Date and Comments — [ ] Approve [ ] Disapprove

Full City Council Approval / Denial Date and Comments — [ ] Approve [ ] Disapprove

23-257354

Sec. 6-10. - Birds, keeping in residential areas. (a) Purpose. The keeping of a large number of birds in a residential district for a considerable period of time detracts from and, in many instances, is detrimental to the healthful and comfortable life for which such areas were created. The keeping of a large number of birds is, therefore, declared to be a public nuisance. (b) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning: Pet bird means any finch, dove, parrot, canary, parakeet, conure, cockatiel, or cockatoo. Residential lot means a parcel of land zoned as residential, occupied or to be occupied by a dwelling, platted or unplatted, and under common ownership. For the purpose of this section, any vacant parcels adjoining a dwelling and under the same ownership shall constitute one lot. (c) Limited number of pet birds allowed. Notwithstanding Section 6-4(d), a family may own, harbor, or possess up to eight pet birds on any lot zoned as residential without obtaining a permit from the City Humane Officer. No family shall own, harbor, or keep more than eight pet birds on any residentially zoned lot without first obtaining a permit from the City Humane Officer, with right to appeal to the Protection and Policy Committee. Wis. Stats. Ch. 68 shall not apply to any such appeal. If more than one family resides on a residential lot, then only eight pet birds shall be allowed on the residential lot unless prior approval is obtained from the Council. For the purpose of this subsection, the term "family" shall be defined as one or more persons living in the same residential unit. (d) Manner of keeping. To the fullest extent applicable, the provisions of Section 6-6(a) shall govern the keeping of pet birds. (Code 1984, 8.095; Ord. No. 36-06; Ord. No. 7-11)


DRIVER LICENSE
REGULAR
WISCONSIN
USA
4d R525-2217-4363-05
9 CLASS D
1 RINCON
2 EDWARD AURELIO
8 1119 SPENCE ST
GREEN BAY, WI 54304
OCT
74
15 SEX M 16 HGT 6 -00" 17 WGT 190 lb
18 EYES BLK 19 HAIR GRY
3 DOB 10/03/1974 9a END NONE
4a ISS 08/25/2023
4b EXP 10/03/2031
5 DD OTTWH20230825111143224

TUESDAY DECEMBER 5, 2023

I, EDWARD RINCON, HAVE APPEARED HERE AT THE LICENSES OFFICE, TO OBTAIN AN EXOTIC ANIMAL LICENSE, BY DEMAND OF THE POLICE OF THE CITY OF GREEN BAY, FOR MY GREEN WING MACAW, NEBULA. I HAVE HAD THIS BIRD FOR MY COMPANION. THIS IS TO COMPLY WITH THE REQUIREMENT BY LAW.

RESPECTFULLY,

Edward Rincon

EDWARD FILED A PERMIT 12-05-23 WITH THE CITY HALL CLERKS OFFICE.

NEIGHBOR LETTERS ISSUED 12-07-23 TO 1111, 1114, 1115, 1123, 1128, 1129 SPENCE ST AND 1118 MEACHAM ST

EDWARD RINCON
1119 SPENCE STREET
GREEN BAY, WI 54304

RECEIVED
MAY 09 2024
BY: JMP

RECEIVED
FOR
MAY 13 2024
meeting
BY:

CITY OF GREEN BAY
PROTECTION AND POLICY COMMITTEE
100 NORTH JEFFERSON STREET ROOM 106
GREEN BAY, WI 54301

RE: APPEAL FOR AN EXOTIC ANIMAL PERMIT

DEAR ESTEEMED COMMITTEE MEMBERS;

MY NAME IS EDWARD RINCON. I AM WRITING TO YOU TODAY TO APPEAL THE DENIAL OF MY APPLICATION FOR AN EXOTIC ANIMAL PERMIT TO KEEP MY GREEN WING MACAW NAMED NEBULA.

NEBULA HAS BEEN UNDER MY CARE EVER SINCE SHE WAS BORN 24 YEARS AGO. DURING THIS TIME SHE HAS THRIVED. SHE HAS NEVER BEEN SICK, INJURED, OR MISTREATED. SHE UNDERSTANDS INSTRUCTIONS IN ENGLISH AND SPANISH, HAS BEEN KNOWN TO SING WHEN SHE WANTS TO, AND IS ONE OF THE KINDEST AND MOST LOVING OF BIRDS.

AT THE TIME OF HER BIRTH, I HAD FOUND VETERINARIAN DR. SARAH WOLFE OF THE DE PERE ANIMAL HOSPITAL TO VERIFY THAT SHE WAS IN GOOD HEALTH. SHE ASSURED ME THAT SHE WAS WELL TAKEN CARE OF AND THAT EVERYTHING WAS FINE WITH NEBULA. FOR THE NEXT 24 YEARS EVERYTHING CONTINUED TO BE FINE.

ON OCTOBER 16, 2023, WHILE I WAS AT WORK, POLICE OFFICER MALLORY MEEVES, SENIOR HUMANE OFFICER, APPEARED AT MY HOUSE AND ISSUED A WARNING TO MY MOTHER, Ms. LYRIA BELALCAZAR. THIS WARNING STATED THAT TOYS AND ENRICHMENT NEED TO BE SUPPLIED FOR BEAK MAINTENANCE AND QUALITY OF LIFE.

THE FOLLOWING DAY, I CONTACTED SARAH WOLFE STATING WHAT WAS BEING DEMANDED OF ME, I WAS PROMPTLY INFORMED THAT THERE WOULD NOT BE ENOUGH TIME TO DO THE EXAMINATION BECAUSE OF HER SCHEDULE AND MY JOB. OTHER ARRANGEMENTS WERE MADE TO HAVE HER BEAK TRIMMED.

I IMMEDIATELY BEGAN A SEARCH FOR THE OTHER REQUIREMENTS. SUPPLIERS FOR MACAW TOYS IN THIS AREA ARE VERY DIFFICULT TO FIND.

I ALSO RAN A SEARCH TO FIND A NEW VETERINARIAN. WHILE THE ARE MANY VETERIANS TO HANDLED DOGS, CATS, AND FARM ANIMALS, THERE ARE VERY FEW TO HANDLE AVIAN SPECIES.

IN THE INTERVENING TIME, I SUBMITTED AN APPLICATION TO HAVE AN EXOTIC ANIMAL PERMIT. THIS WAS IN RESPONSE TO A CITATION ISSUED AGAINST ME, CITATION NUMBER 23 257354 480 01, KEEPING AN ANIMAL WITHOUT A PERMIT. THIS WAS SUBMITTED ON DECEMBER 5, 2023.

UNFORTUNATELY FOR ME, I DID NOT KNOW IT AT THE TIME, I HAD CONTRACTED THECOVID VIRUS. IT BECAME IMPOSSIBLE TO RESPOND TO ANYTHING FOR THE ENTIRE MONTHS OF DECEMBER AND JANUARY. AFTER I CAUGHT THE VIRUS, MY MOTHER CAUGHT IT. THERE WERE MANY OCCASSIONS WHEN WE THOUGHT WE WERE GOING TO BE DEAD.

WE WE FINALLY WERE HEALED ENOUGH TO DO WHAT NEEDED TO BE DONE, A NEW VETERINARIAN WAS FOUND. ON FEBRUARY 5, 2024, DR. HEIDI LEWIS, MEDICAL DIRECTOR OF THE ANIMAL HOUSE PET CLINIC, AGREED TO SEE NEBULA TO VERIFY THAT SHE WAS OK.

D.R. LEWIS WROTE A SHORT NOTE, WHICH I AM SUBMITTING ~~WHITH~~ WITH THIS DOCUMENT, WHICH STATES THAT NEBULA IS IN GOOD HEALTH AND THAT I HAVE PROVIDED AN EXCELLENT HOME FOR NEBULA.

I AM THEREFORE APPEALING THE DENIAL OF MY PERMIT/EXOTIC ANIMAL LICENSE. I AM WILLING TO APPEAR BEFORE THE COMMITTEE ON MAY 13 TO DISCUSS THIS MATTER FURTHER.

THANK YOU FOR YOUR TIME AND ATTENTION TO THIS MATTEA. I AWAIT YOUR PROMPT RESPONSE.

RESPECTFULLY,
Edward Rincon
EDWARD RINCON

02/05/2024

To Whom it may concern:

I have examined Nebula today and they are in good health. Nebula seems to be well taken care of and fed appropriately.

I believe that they are providing an excellent home for Nebula and it could be emotionally scarring for them to be removed from its owner.

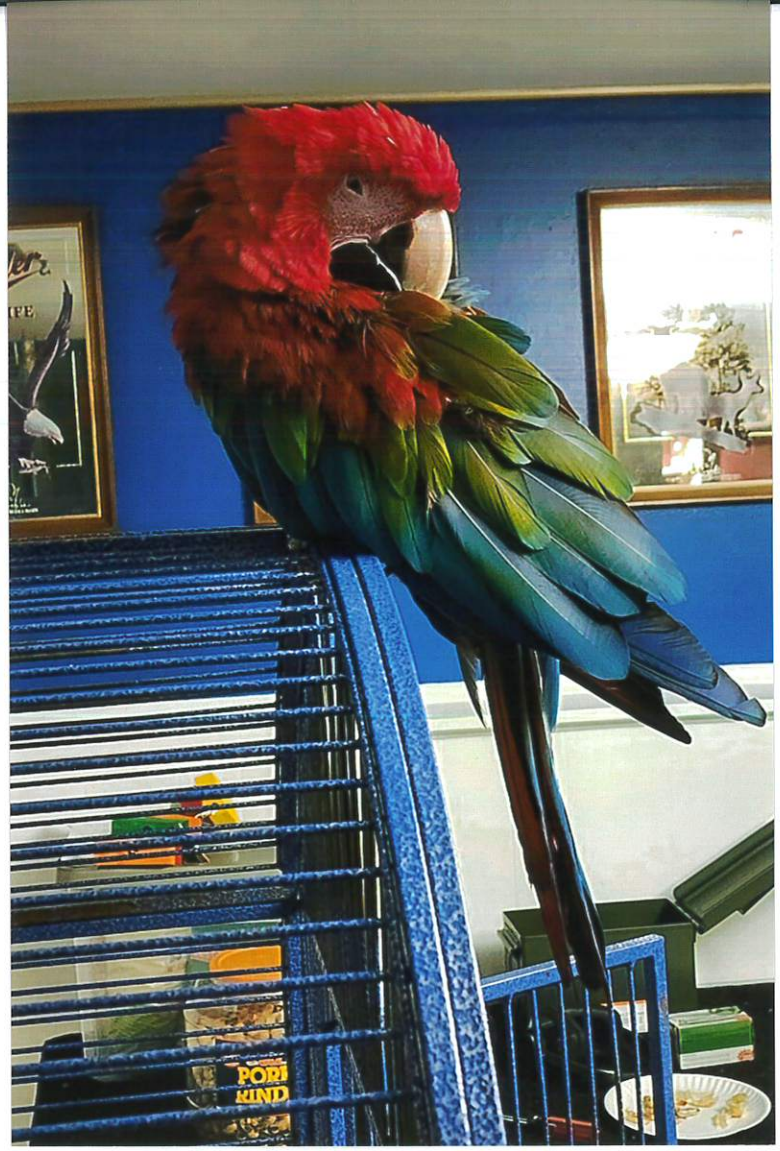
Sincerely,

D. Heidi Lewis

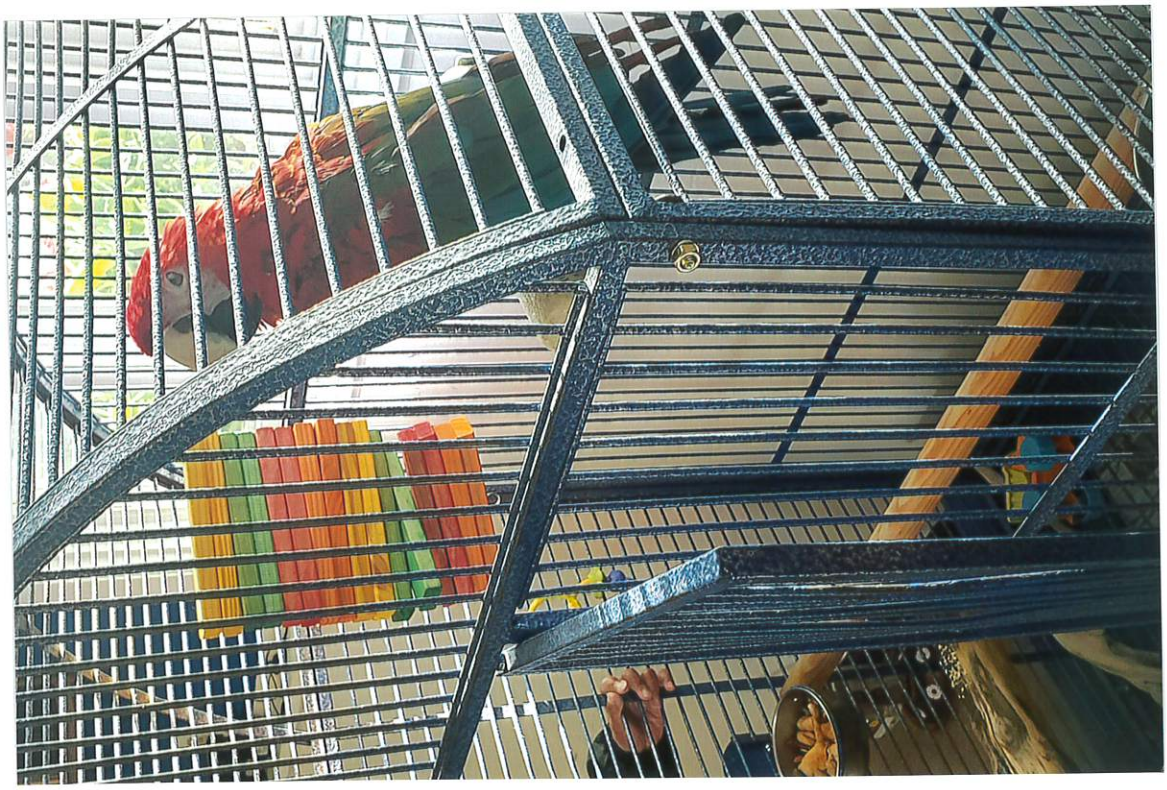
Dr Heidi Lewis

Medical Director

The Animal House Pet Clinic




Miller
HIGH LIFE



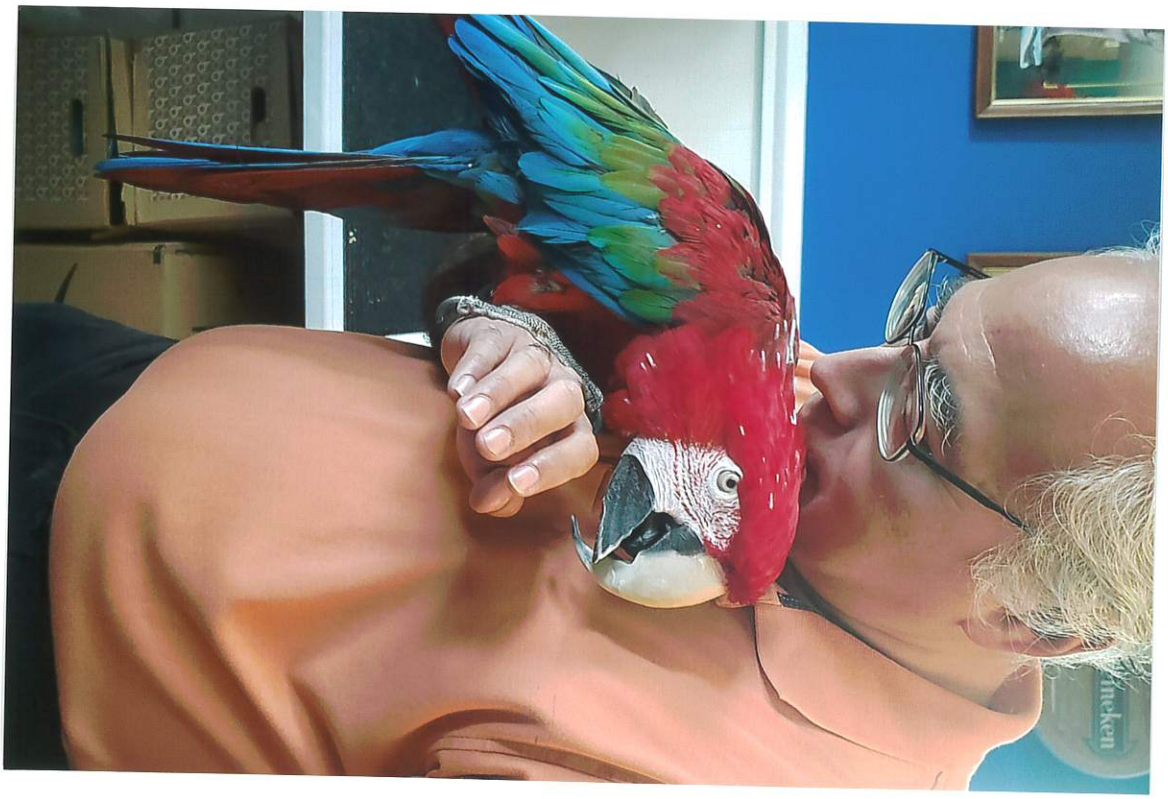









Miller
Miller





Green Bay Municipal Court Citation

Citation #: **24 214604 480 01**

THE DEFENDANT IS NOTIFIED TO APPEAR AS FOLLOWS (FOR FURTHER INFORMATION SEE BELOW)

Court Information

Court Address: 330 S. Jefferson St., Green Bay, WI 54301

Appearance Date:	Mandatory Appearance:	Case Type:
5/29/2024 8:30:00 AM	NO	ADULT

Defendant Information

Defendant Name:	DOB:	Sex:	Race:	Height:	Weight:	Hair:	Eyes:
RINCON , EDWARD AURELIO	10/03/1974	M	H	600	190	GRY	BLK

Defendant Address:	DL #:	State:	Expires:
1119 SPENCE ST GREEN BAY , WI 54304	R525-2217-4363-05	WI	

Parent Name:	Home Phone:	Cell Phone:
,	(920)593-0407	

Vehicle Information

Vehicle Plate / VIN	Type:	State:	Expires:	Vehicle Description:

Incident Information

Case #:	Incident #:	Weekday:	Date:	Location:
24-214604	24-214604	MON	3/25/2024 3:59:00 PM	1119 SPENCE ST , GREEN BAY , WI 54304

Charge Information

Ordinance:	Statute:	Description:	Bond:
6-4(C)(1)		KEEPING AN ANIMAL WITHOUT A PERMIT	$1,321.00

Issuance Information

Issuing Officer:	Date Issued:	Served:	Department:
MEVES , M.A.	03/25/2024	IN PERSONBY MAIL	GREEN BAY POLICE DEPARTMENT

DEFENDANT COPY

DISPUTING THE CITATION: You must either appear in court on your appearance date and time or enter a "NOT GUILTY" plea prior to your court date. You may do so even if you were required to post a bond. To enter a "NOT GUILTY" plea by mail, send a written statement with your plea, your citation number, and correct mailing address, and your court appearance date. To enter a "NOT GUILTY" plea by e-mail, go to **https://greenbaywi.gov/948/Understanding-Your-Plea** and click on the plea request form link. All "NOT GUILTY" pleas must be received by the court prior to the appearance date noted on your citation.

IF YOU DO NOT WISH TO DISPUTE THE CITATION: Pay the total "Bond Amount" noted on the citation. A plea of "No Contest" will be entered by the court and you will be found guilty of the violation listed. If you do not pay the citation by your court date, and you do not appear in court, you will be found guilty as charged, a fine will be imposed and you will be sent a Notice of Judgment to the address the court has on file for you. You will be given a due date as to when the fine has to be paid.

CONTACT INFORMATION: Municipal Court is located at **330 S. Jefferson St., Green Bay, WI 54301** . The telephone number is **(920)448-3131**. Office hours are Monday - Thursday: 8:00am - 4:00pm, Friday: 8am - Noon (closed on holidays).

PAYMENT INFORMATION: In person: You may pay with cash, check, money order, or credit/debit card during regular business hours. By mail: Send your check or money order payable to "Green Bay Municipal Court". Enclose a copy of the citation or note the citation number on your payment. By credit/debit card: **You can make a payment online at https://greenbaywi.gov/944/Payments.** You will need your citation number. There is a small, non-refundable convenience charge for this service.

FAILURE TO PAY: The Court will actively pursue collection of this fine. If your fine is not paid on time, the Court may issue a warrant for your arrest, suspend your driver's license, enter a civil judgment against you, refer your unpaid fine to a collection agency and intercept your tax refund. If you cannot pay the fine by the date, it is your responsibility to contact the court. Extension requests will require minimum payment.

RESTITUTION NOTICE: Pursuant to Section 80.093, Wisconsin Statutes, the Court may, under certain circumstances, order restitution be paid to any damage to the property of or physical injury to a person other than yourself stemming from this incident.

NOTICE OF ADDRESS CHANGE: Pursuant to Wisconsin Statute 800.035(2)(a)5 and Wisconsin Act 70 section 14, you are required by law to notify the court in writing within 5 days of any change to your address during the pendency of your case (s).

Green Bay Municipal Court Citation

Citation #: **23 257354 480 01**

THE DEFENDANT IS NOTIFIED TO APPEAR AS FOLLOWS (FOR FURTHER INFORMATION SEE BELOW)

Court Information

Court Address: 330 S. Jefferson St., Green Bay, WI 54301

Appearance Date:	Mandatory Appearance:	Case Type:
2/6/2024 8:30:00 AM	NO	ADULT

Defendant Information

Defendant Name:	DOB:	Sex:	Race:	Height:	Weight:	Hair:	Eyes:
RINCON , EDWARD AURELIO	10/03/1974	M	H	600	190	GRY	BLK

Defendant Address:	DL #:	State:	Expires:
1119 SPENCE ST GREEN BAY , WI 54304	R525-2217-4363-05	WI	

Parent Name:	Home Phone:	Cell Phone:
,	(920)593-0407	(920)593-0407

Vehicle Information

Vehicle Plate / VIN	Type:	State:	Expires:	Vehicle Description:

Incident Information

Case #:	Incident #:	Weekday:	Date:	Location:
23-257354	23-257354	TUE	12/5/2023 10:00:00 AM	1119 SPENCE ST , GREEN BAY , WI 54304

Charge Information

Ordinance:	Statute:	Description:	Bond:
6-4(C)(1)		KEEPING AN ANIMAL WITHOUT A PERMIT	$691.00

Issuance Information

Issuing Officer:	Date Issued:	Served:	Department:
MEVES , M.A.	12/05/2023	IN PERSON	GREEN BAY POLICE DEPARTMENT

DEFENDANT COPY

DISPUTING THE CITATION: You must either appear in court on your appearance date and time or enter a "NOT GUILTY" plea prior to your court date. You may do so even if you were required to post a bond. To enter a "NOT GUILTY" plea by mail, send a written statement with your plea, your citation number, and correct mailing address, and your court appearance date. To enter a "NOT GUILTY" plea by e-mail, go to **https://greenbaywi.gov/948/Understanding-Your-Plea** and click on the plea request form link. All "NOT GUILTY" pleas must be received by the court prior to the appearance date noted on your citation.

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FAILURE TO PAY: The Court will actively pursue collection of this fine. If your fine is not paid on time, the Court may issue a warrant for your arrest, suspend your driver's license, enter a civil judgment against you, refer your unpaid fine to a collection agency and intercept your tax refund. If you cannot pay the fine by the date, it is your responsibility to contact the court. Extension requests will require minimum payment.

RESTITUTION NOTICE: Pursuant to Section 80.093, Wisconsin Statutes, the Court may, under certain circumstances, order restitution be paid to any damage to the property of or physical injury to a person other than yourself stemming from this incident.

NOTICE OF ADDRESS CHANGE: Pursuant to Wisconsin Statute 800.035(2)(a)5 and Wisconsin Act 70 section 14, you are required by law to notify the court in writing within 5 days of any change to your address during the pendency of your case (s).

CLIENT RECEIPT

The Animal House Pet Clinic
3171 Voyager Dr
Green Bay , WI 54311
(920) 465-4629
FAX: (920) 465-4707
contact@animalhousegreenbay.com • www.animalhousegreenbay.com

Account #14471 **2/5/2024**

Edward Rincon
1119 Spence Street
Green Bay, WI 54311

Balance forward: $0.00

Date	Operator	Doctor	Qty	Description	Amount
Nebula (#22315)			Chip #:		
Species: **Avian**			Color: **Red, black**		
Breed: **Maccaw**			Weight: **2.3**		
Sex: **Male**			Age: **24 years 6 months 20 days**		
02/05/24	**Madison Larscheid**	**Heidi Lewis, DVM**	**1.00**	**Exam, Exotics**	**$73.00**
		Staff		**Credit Card Payment**	**($73.00)**

Name/Signature

Sub-Total:	**$73.00**
Tax:	**$0.00**
Total:	**$73.00**
Payments:	**($73.00)**
Ending balance:	**$0.00**

There will be a 1.5% APR service charge for accounts 30 days past due. Please note: Pets can exhibit normal side effects to vaccines. They include lethargy, soreness, shaking or a low grade fever. If your pet experiences an adverse reaction such as facial swelling, difficulty breathing or vomiting please call us!

2/5/2024 12:26:41 PM

THANK YOU

02/05/2024

To Whom it may concern:

I have examined Nebula today and they are in good health. Nebula seems to be well taken care of and fed appropriately.

I believe that they are providing an excellent home for Nebula and it could be emotionally scarring for them to be removed from its owner.

Sincerely,

D. Heidi Lewis

Dr Heidi Lewis

Medical Director

The Animal House Pet Clinic

173.13 Taking custody of animals.

(1) INTAKE.

(a) A humane officer, on behalf of a political subdivision in which the humane officer has jurisdiction under s. 173.03 (3), or a law enforcement officer, on behalf of a political subdivision, may take custody of an animal if the humane officer or law enforcement officer has reasonable grounds to believe that the animal is one of the following:

1. An abandoned or stray animal.

2. An unwanted animal delivered to the humane officer or law enforcement officer.

3. A dog not tagged as required by ch. 174.

4. An animal not licensed in compliance with any ordinance.

5. An animal not confined as required by a quarantine order under any statute, rule or ordinance relating to the control of any animal disease.

6. An animal that has caused damage to persons or property.

8. An animal used in any crime under s. 944.18 or ch. 951 or that constitutes evidence of a crime under s. 944.18 or ch. 951.

9. An animal delivered by a veterinarian under sub. (2).

(b) A humane officer shall accept into custody any animal delivered by a law enforcement officer or delivered under a court order.

(c) A person other than a humane officer or a law enforcement officer may not take an animal into custody on behalf of a political subdivision unless the animal is an abandoned or stray animal. If a person other than a humane officer or a law enforcement officer takes custody of an abandoned or stray animal on behalf of a political subdivision, he or she shall deliver the animal to a person contracting under s. 173.15 (1), to a humane officer or law enforcement officer for disposition under s. 173.23 or to a pound.

174.07 Dog licenses and collar tags.

(1)

(a) *License required.* Except as provided in s. 174.054, a dog license is necessary for the keeping of any dog over 5 months of age.

(b) *Licenses.* Upon payment of the required dog license tax and, except as provided in s. 95.21 (9) (d), upon presentation of evidence that the dog is currently immunized against rabies, the collecting official shall complete and issue to the owner a license for the dog bearing a serial number and in the form prescribed by the department stating the date of its expiration, the owner's name and address, and the name, sex, spayed or unspayed, neutered or unneutered, breed and color of the dog.

(c) *Copies.* The collecting official shall keep a duplicate copy of the license on file. In counties having a population of 750,000 or more, the collecting official shall immediately send to the county clerk or whatever agency the county board may direct, a triplicate copy of the license. A collecting official who is not the official to whom license taxes are paid under s. 174.08 shall provide a copy of each license issued to the official to whom license taxes are paid under s. 174.08.

(d) *Tag.* After issuing the license the collecting official shall deliver to the owner a tag of durable material bearing the same serial number as the license, the name of the county in which issued and the license year.

(e) *Tags to be attached.* The owner shall securely attach the tag to a collar and a collar with the tag attached shall be kept on the dog for which the license is issued at all times but this requirement does not apply to a dog during competition or training, to a dog securely confined indoors, to a dog while hunting, to a dog

securely confined in a fenced area or to a dog while actively involved in herding or controlling livestock if the dog is under the control of its owner.

(f) *Duplicate tags.* A new tag with a new number shall be furnished to the owner by a collecting official in place of the original tag upon presentation of the license. The collecting official shall then endorse the new tag number on the license and shall keep a record in the file.

Before the
City of Green Bay
Protection & Policy Committee – Common Council

In the Matter of the Appeal Submitted on May 9, 2024 by Edward Rincon regarding the January 24, 2024 denial of his exotic animal permit

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DECISION

Pursuant to due notice, a hearing was held in Green Bay, Wisconsin, on Monday, May 13, 2024, by the Protection and Policy Committee, Vice Chair Alyssa Proffitt. The Appellant, Edward Rincon, Assistant City Attorney Rachel Maes and Green Bay Police Department Humane Officer Mallory Meves provided public testimony.

The Parties to this proceeding are:

Mr. Edward Rincon
1119 Spence Street
Green Bay, WI 54304

City of Green Bay
100 N. Jefferson St.
Green Bay, WI 54301

FINDINGS OF FACT

1. On October 16, 2023, Humane Officer Mallory Meves conducted a follow up investigation to a complaint made to the Green Bay Police Department regarding animal abuse and neglect of a Macaw bird known as "Nebula" located at 1119 Spence Street in the City of Green Bay owned by Mr. Edward Rincon.

2. Following the investigation conducted on October 16, 2023, Officer Meves issued Mr. Rincon an Animal Violation Warning for keeping an animal without a permit in violation of Green Bay Municipal Code, Section 6-4(c). In addition, orders were issued to Mr. Rincon related to the care and condition of the Nebula.

3. Mr. Rincon was given until November 17, 2023 to apply for an exotic animal permit as required under Section 6-4(c)(1), Green Bay Municipal Code, in addition to complying with the care requirements outlined in the Animal Violation Warning.

4. On November 15, 2023, Officer Meves attempted to contact Mr. Rincon however he was not home. Officer Meves was able to observe the condition of Nebula in the residence. Officer Meves re-supplied the Animal Violation Notice, permit application, business card and reminder of the November 17, 2023 deadline to comply.

5. On December 5, 2023, Officer Meves issued Mr. Rincon a municipal citation for keeping an animal without a permit in violation of Section 6-4(c).

6. On December 5, 2023, Mr. Edward Rincon applied for an exotic animal permit to possess a green wing Macaw known as "Nebula" in the City of Green Bay as required under Section 6-4(c)(1), Green Bay Municipal Code.

7. On January 24, 2024, Officer Meves issued a written denial of the exotic animal permit application to Mr. Rincon outlining the basis of the denial.

8. On May 9, 2024, Mr. Rincon filed an appeal of the denial for an exotic animal permit.

CONCLUSIONS OF LAW

9. Green Bay City Ordinance Sec. 6-4(c)(1) states no person shall possess an exotic animal without first obtaining an exotic animal permit.

10. The procedure for applying for an exotic animal permit is provided in Sec. 6-4(d)(1):

    a. Application for an exotic or excess animal permit shall be made to the City Clerk on a form supplied by the City Clerk's Office.
    b. Upon receipt of an application, the City Clerk shall forward the application to the Humane Officer for verification of the veracity of the application as well as research into the qualifications of the applicant in accordance with the requirements of this section.
    c. All applications shall be accurately completed in its entirety or shall be rendered void by the City Clerk.
    d. A permit may be granted without further review by the Common Council in the event the Humane Officer approves of the application.
    e. Each permit shall expire upon the death of the animal which is the subject of the permit.

11. Factors the Humane Officer shall consider are the number and type of animals to be possessed, the applicant's criminal record, including any animal related police calls for service, known prior history of the animals, health of the animals, whether proper licenses and vaccinations have been obtained, the condition of the applicant's residence where the animals will be kept, the likelihood of a public or private nuisance being created, and any other factors determined to be relevant by the Humane Officer, as described in Sec. 6-4(2) Green Bay Municipal Code.

12. Officer Meves appropriately issued denial of the exotic animal permit application pursuant to Sec. 6-4(d)(3)(a) and (b) for failure to comply with the requirements outlined in the Animal Violation Notice issued to Mr. Rincon.

13. The Protection and Policy Committee has the authority to hear the appeal of Mr. Rincon pursuant to 6-4(d)(3)(c) and voted 4-0 to approve the denial of the appeal.

14. Pending the approval of the Committee's report by the City Council on May 21, 2024, the appeal of exotic permit application of Mr. Edward Rincon is denied.

ORDER

WHEREFORE IT IS HEREBY ORDERED that the appeal of the denial of the exotic animal permit issued on January 24, 2024, is denied.

Dated in Green Bay, Wisconsin on May 21, 2024

City of Green Bay
Protection and Policy Committee
100 N. Jefferson St.
Green Bay, WI 54301
(920) 448-3030

By: _____
Chair, Alder Craig Stevens, District 5

NOTICE

The Green Bay Common Council will convene on May 21, 2024 at 6 p.m. at City Hall to review for approval the report of the Protection and Policy Committee meeting on May 13, 2024, which will include this Decision and Order. Interested parties may be permitted to provide public comment during this meeting.

If the report is approved by the Common Council, the animal owner shall be immediately notified of the decision in writing by certified mail.

If the owner further contests the decision, they may, within five days of receiving the written decision, seek review of the decision by the Circuit Court.

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.2

To deny an appeal by Alex Beard and Brittany Paynter at 113 Alvina St. regarding their dangerous dog declaration.

The Council may convene in closed session pursuant to Section 19.85(1)(a) Wisconsin Statutes for the purpose of deliberating a case which may be the subject of a quasi-judicial trial or hearing before that governmental body. The Council may, thereafter, reconvene in open session pursuant to Section 19.85(2) Wisconsin Statutes to report any actions taken during the closed session and to consider all other matters on the agenda.

BACKGROUND

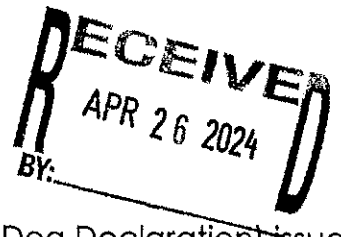
RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. appeal statement
2. WRITTEN DANGEROUS DOG DECLARATION ORDER- STONE- 113 ALVINA
3. NOTICE TO ATTEND
4. Beard and Painter Appeal FOF COL 5 13 2024

4-24-2024
Alex Beard & Brittany Painter
113 Alvina
Green Bay, WI 54303



This appeal is in response to Incident #24-219841 (Dangerous Dog Declaration) issued 4/23/2024. There are multiple circumstances that we ask you to consider in the final decision on Stone's future and the order to remove him from the Green Bay City limits.

- Stone is a friendly dog, good with people but anxious around dogs he doesn't know. He's never had an incident with people.
- He's seldom out of the yard without proper adult supervision but has occasionally pushed past the kids at the door.
- We followed suggestions to have him neutered.
- We explored possible training options for dogs that exhibit higher anxiety or need additional socialization but found it cost prohibitive.
- We've witnessed multiple situations where there were no issues.
- Over the past few months he's experienced an increase in a series of secondary infections resulting from food allergies and has multiple sensitive sores and spots from scratching.
- Stone's encounter with this dog started with him sniffing the other dog, no barking or growling.

As a result of this incident, we're making solving this issue our priority.

- We've arranged for Stone to begin training with a program that specializes in dogs that are anxious, over-protective, or labeled "dangerous". The initial program involves eight weeks of in-home lessons with Stone, me as his owner and the trainer specialized in these issues.
- It's expensive but he is highly recommended for his successful results. We'll begin this immediately and provide ongoing evaluations of his progress.
- This follows up with small group sessions designed to reinforce proper social skills in group situations. These sessions can continue as long as needed.
- The entire process is proven and guaranteed.
- We're requesting that we be allowed to keep him within the city of Green Bay in order to complete this training and report back progress.
- If necessary we can take additional safety steps while the training is completed.

We don't make this request lightly. The initial cost of the training is $2050 to $2650 but we believe this is the best and possibly only option for Stone. We are making him our priority. Please give us the opportunity to save our dog. He's a part of our family and deserves a second chance.

Respectfully,

Alex Beard

☒ **ANIMAL VIOLATION WARNING** ☐ **COURTESY NOTICE** ☐ **IMPOUNDMENT**
☒ **DANGEROUS DOG DECLARATION**

Green Bay Police Department
307 S. Adams Street Green Bay WI 54301 (920) 448-3200 x0113

Name: Alex J. Beard / Brittany K. Paynter **Date & Time:** 04/22/24, 4:50pm

Address: 113 Alvina Street **Incident #:** 24-21984

Type of Animal: Tri-colored Pitbull Terrier Mix "Stone"

Comments: Dog was uncontrolled, off property, attacked another dog causing injury on 5/14/23 (23-225504) and 04/22/24 (24-21984). Dog is deemed dangerous per ord. 6-13 and to be removed from Green Bay City limits by 04/30/24. No '24 dog/cat license(s) on file per WI ss174.07.

This is a warning for violation of the following City Ordinance / State Statute:

☒ **6-2(a) No (Dog / Cat) Licenses** The owner of a dog or a cat more than five months of age on January 1 of any year, or five months of age within the license year, shall annually, or on, or before the date the dog or cat becomes five months of age, pay the dog or cat license tax and obtain a license as used herein. The word "owner" shall include every person who owns harbors or keeps a dog or cat. **Fine Amount: $187.00**

☐ **6-4(c) Keeping of Animal Without a Permit** The keeping of animals and fowl are prohibited except upon permit granted by the Humane Officer. In issuing such permit, the Humane Officer shall consider the number of animals or fowl expected to be kept, their location, the facilities to be used for such purpose, and the likelihood of a public or private nuisance being created. **Fine Amount: $691.00**

☐ **6-4(f) Allowing Animal to Defecate on Another's Property** It is unlawful for any person who has custody of a dog, cat, or other animal to permit such animal to defecate upon any property other than that of its owner or custodian unless the custodian immediately thereafter cleans up and removes such animal excreta from such property. **Fine Amount: $376.00**

☐ **6-4(g) Accumulation of Animal Feces** No person possessing an animal shall permit more than 72 hours accumulation of such animal's feces to remain on property under the possessor's control. **Fine Amount: $376.00**

☒ **6-6(a) Animal Running at Large** No person, owner or custodian shall permit any animal (including fowl) to be at large within the City. Any animal shall be deemed to be at large when it is off the premises owned or leased by its owner or custodian unless crated, penned or under the control of a person able to control the animal by means of a leash of sufficient strength to control the action of the animal, or such other personal attention as will reasonably control the conduct and actions of the animal. **Fine Amount: $376.00**

☒ **6-6(b) Animal Unattended Within 5 Feet of Right-of-Way** No person, owner, or custodian shall permit any animal (including fowl) to be left unattended within 5' of a public right-of-way. (a) Such public rights-of-way include, but are not limited to, sidewalks, streets, alleys and parking lots. (b) Unattended animals shall include those animals which are crated, penned, or leashed but which are without personal supervision or control sufficient to properly restrain the animal. **Fine Amount: $376.00**

☐ **6-8(c) Keeping of More Than 2 Dogs** No family shall own, harbor, or keep in its possession more than two dogs on any residential-zoned lot without the prior approval of the Council, except that a litter of pups or a portion of a litter may be kept for not more than eight weeks from birth. If more than one family resides on a residential lot, then only two dogs shall be allowed on the residential lot unless prior approval is obtained from the Council. For the purpose of this section, the term "family" shall be defined as one or more persons. **Fine Amount: $376.00**

☐ **6-8(f) Loud and Persistent Barking Prohibited** No owner or person in control of any dog shall suffer, permit or allow such animal to bark or bay in such a manner as to detrimentally affect the peaceful repose of one or more property owners or residents of the immediate area, and within earshot of the barking or baying. In determining whether the noise detrimentally affects peaceful repose, the volume of the noise, time of day, length of time the noise persists, and location of the animal shall be relevant. Where a dog is left attended out-of-doors, it shall be presumed the owner or person in control is permitting the noise. **Fine Amount: $187.00**

☐ **6-7(c)(2) Feeding Animals /Rat Prevention** Feed for animals and fowl shall not be left on the ground, on the floor, or left in feed pans, troughs, or other feed containers. **Fine Amount: $691.00**

☐ **6-9(c) Keeping of More Than 3 Cats** No person shall own, harbor, or possess more than three cats on any lot zoned as residential, with the exception that litter of kittens, or a portion of a litter, may be kept for not exceeding eight weeks from birth. If more than one family resides on any lot, the party exceeding the limitation imposed by this section is in violation thereof. **Fine Amount: $376.00**

☐ **28-4(i)(1) Animals Prohibited in City Parks** No domesticated or privately owned animals shall be permitted in any part of any City park. **Fine Amount: $177.00**

☐ **951.02 Mistreating Animals** No person may treat any animal, whether belonging to the person or another, in a cruel manner. **Fine Amount: $376.00**

☐ **951.13(2) Failure to Provide Proper Food/Drink** If potable water is not accessible to the animals at all times, it shall be provided daily and in sufficient quantity for the health of the animal. **Fine Amount: $376.00**

☐ **951.14(2) Providing Proper Shelter** Outdoor Standards. Minimum outdoor standards of shelter shall include: (a) Shelter from sunlight. When sunlight is likely to cause heat exhaustion of an animal tied or caged outside, sufficient shade by natural or artificial means shall be provided to protect the animal from direct sunlight. If a dog is tied or confined unattended outdoors under weather conditions which adversely affect the health of the dog, a shelter of suitable size to accommodate the dog shall be provided. **Fine Amount: $376.00**

☐ **951.15(1) Abandoning Animals** No person may abandon any animal. **Fine Amount: $376.00**

Officer: M. M Date: 04/23/24.

• Sec. 6-13. - Dangerous dogs.

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

Dangerous dog means any dog which:

(1) Without provocation, while not under the control of its owner, chases, confronts, or approaches a person in a menacing fashion while off its owner's property and it is clear that the dog is not merely being protective in a particular set of circumstances.

(2) When unprovoked and while off its owner's property, approaches a domestic animal in a menacing fashion.

(3) When unprovoked and while off its owner's property, causes a non-severe, non-bite injury in a menacing fashion to any person or domestic animal.

(4) Has been declared dangerous by at least one other municipality.

Domestic animal means livestock, domesticated dogs and domesticated cats.

Menacing fashion means demonstrating an intent or desire to cause injury by one or more of the following actions:

(1) An attempt to bite a person or another animal in such a fashion as to show plainly to a reasonable person an unfriendly intent and put them in fear of attack.

(2) Growling or barking in an unfriendly manner while approaching or chasing a person or another animal.

(3) Growling or barking in an unfriendly manner while making physical contact with a person or another animal.

Officer means any peace officer or a Brown County or City of Green Bay Humane Animal Control Officer.

Owner means any person, firm, corporation, or other organization owning, keeping, possessing, harboring, controlling, or having the care or custody, whether temporarily or permanently, of a dog.

Provoked. Any attack by an animal or physical injury caused by an animal shall be considered provoked if at the time the attack occurs or the injury is inflicted:

(1) The person who was attacked or injured was teasing, tormenting, abusing, or assaulting the animal;

(2) The animal was protecting a person, itself, its young or another domestic animal from an attack by a human being or another animal; or

(3) The person who was attacked or injured was committing a crime on the property of the animal's owner.

(b) *Dangerous dogs prohibited.*

(1) *Possession of a dangerous dog prohibited.* No person shall own, keep, possess, return to, or harbor a dangerous dog within the City.

(2) *Penalty.* Any person who owns, keeps, possesses, harbors, or returns any dangerous dog to the City, after it has been declared to be dangerous by owner's omission, quasi-judicial hearing, or appeal, shall be subject to a forfeiture of not less than $500.00 nor more than $1,000.00.

(c) *Procedure for declaring a dog "dangerous."*

(1) A Humane Officer or police officer may determine a dog to be dangerous whenever, upon investigation, that officer finds that the dog meets the definition of dangerous as delineated in subsection (a) of this section.

(2) The Humane Officer or the police officer, upon making the determination that a dog is dangerous, shall issue a written order declaring the dog to be dangerous and demanding that the owner of the dangerous dog remove it from the City within five days.

(3) If the owner objects to the declaration of dangerousness, they may file a written objection contesting the declaration with the City Clerk within five days of receiving the written declaration.

(4) Upon receipt of the owner's written objection within the prescribed five days, the matter shall be placed on the soonest Protection and Policy Committee meeting agenda practicable for review.

(5) The Protection and Policy Committee shall act as a quasi-judicial body allowing the animal's owner an opportunity to present evidence as to why the animal should not be declared a prohibited dangerous dog.

(6) Pending the outcome of the hearing or any subsequent appeal, the animal may be confined subject to Wis. Stats. § 173.21, or held at a location outside the City limits at the owner's expense.

(7) After the hearing, once the Protection and Policy Committee has made a decision and its report has been approved by the Common Council, the owner shall be immediately notified of the decision in writing by certified mail. If a decision is made that the animal is a prohibited dangerous dog, the owner shall comply with order to remove the dog from the City within five days after receiving the written decision, if not already removed.

(8) If the owner further contests the decision, they may, within five days of receiving the written decision, seek review of the decision by the Circuit Court.

(9) If the declared dangerous dog is not removed from the City within ten days of it being declared dangerous by owner's omission, quasi-judicial hearing, or appeal, it may be seized and ordered destroyed pursuant to Wis. Stats. § 174.02(3), and in the manner prescribed in subsection (d) of this section.

(d) *Manner and procedure for destruction of dangerous dogs.* Whenever an officer or veterinarian is required to destroy a dangerous dog, the animal shall be destroyed in a humane manner which avoids damage to the animal's head.

(e) *Exemption for police dogs.* The provisions of this section regarding dangerous dogs shall not apply to dogs owned by law enforcement agencies and used for law enforcement purposes.

(Code 1984, § 8.105; Ord. No. 22-05; Ord. No. 42-07; Ord. No. 22-09)

Clerk & Treasurer's Office
100 North Jefferson Street • Room 106
Green Bay, Wisconsin 54301-5026
clerk@greenbaywi.gov
www.greenbaywi.gov

Phone 920.448.3010
Fax 920.448.3016

May 3, 2024

Alex Beard and Brittany Painter
113 Alvina
Green Bay, WI 54303

Dear Alex Beard and Brittany Painter,

The City of Green Bay will hold a quasi-judicial hearing for your appeal of the Dangerous Dog Declaration at the upcoming Protection & Policy Committee Meeting.

It will be heard at the upcoming Protection Meeting, which is scheduled for Monday, May 13, 2024, at 4:00 p.m. The committee meets in person at City Hall (100 N. Jefferson St.) in Room 207.

You will have an opportunity to present information, verbal and written, under oath. The City will also present information under oath. You may have an attorney represent or assist you in this matter. You may also include witnesses, if applicable.

The committee reviews your item and makes a recommendation of approval or denial. Final action takes place at the Common Council meeting on Tuesday, May 21 in Council Chambers. You are not required to be present at the Meeting on May 21, 2024, but you are welcome to attend.

If you have any questions, please contact the Clerk's Office at (920) 448-3010 or by clerk@greenbaywi.gov.

Thank you,

Jaime Fuge

Deputy City Clerk

Clerk's Office

920.448.3010

greenbaywi.gov/Clerk

Before the
City of Green Bay
Protection & Policy Committee – Common Council

In the Matter of the Appeal Submitted on April 26, 2024, by Alex Beard and Brittany Painter regarding the Dangerous Dog Declaration for Stone, issued on April 23, 2024

DECISION

Pursuant to due notice, a hearing was held in Green Bay, Wisconsin, on Monday, May 13, 2024, by the Protection and Policy Committee, Vice Chair Alyssa Proffitt. The Appellant was not present for the hearing and no parties provided public testimony.

The Parties to this proceeding are:

Alex Beard
113 Alvina Street
Green Bay, WI 54303

Brittany Painter
113 Alvina Street
Green Bay, WI 54303

City of Green Bay
100 N. Jefferson St.
Green Bay, WI 54301

FINDINGS OF FACT

1. On May 14, 2023, at approximately 1:24 p.m., a male pitbull-terrier mix dog (Stone) escaped the property at 113 Alvina Street.

2. The Complainant, Ms. Kacey Weid, stated that Stone ran approximately 4 houses down from 113 Alvina Street to the property owned by Kacey Weid's mother. Ms. Weid's dog was on the property and was then attacked by Stone.

3. Ms. Weid attempted to separate the dogs and succeeded. Ms. Weid's dog was injured because of the attack from Stone.

4. On April 22, 2024, at approximately 4:50 p.m., a male pitbull-terrier mix dog (Stone) escaped the property at 113 Alvina Street.

5. Stone breached the front door of the property on 113 Alvina Street and proceeded towards the City's Public Right of Way adjacent to the property, where Stone attacked a leashed dog being walked by its owner.

6. On April 23, 2024, Humane Officer Mallory Meves (Officer Meves), responded to an animal complaint that was received on April 23, 2024, and spoke to the Complainant. The Complainant was identified as Mr. Brook Coopman. The incident location was reported as 113 Alvina Street.

7. Officer Meves was provided additional information regarding the April 22, 2024, dog attack and spoke with a witness of the incident, The witness was identified as the Complainant's wife, Mrs. Britnee Coopman.

8. Mrs. Coopman provided Officer Meves with information that the potential owner of the dog that was attacked on April 22, 2024, was the resident of 134 Minor Court.

9. Officer Meves then spoke with the resident of 134 Minor Court, identified as Travis Truskowski. Mr. Truskowski confirmed that his black goldendoodle dog (Sully), was attacked by Stone in front of the property at 113 Alvina Street, within the City's Public Right of Way. Sully sustained two punctures to his left front leg and two spots to the right side of his chest.

10. Mr. Truskowski expressed concerns about the dog remaining in the 113 Alvina Street address to Officer Meves. He further stated that he avoids taking Sully on walks near the address due to Stone's aggressive history.

11. Officer Meves, on April 23, 2024, contacted the tenant and owner of Stone located at 113 Alvina Street, identified through prior calls as Alex Beard (the Appellant). Through contact, it was confirmed by Officer Meves that Stone is owned by Alex Beard and additionally Brittany Painter.

12. Officer Meves noted that on April 23, 2024, that Mr. Beard did not have a valid 2024 City of Green Bay dog license for Stone.

13. A citation was issued to Mr. Beard for a dog causing damage or injury relative to the April 22, 2024, incident. Three warnings were also issued to Mr. Beard for an unattended animal, animal running at large, and not having a valid dog license.

14. On April 23, 2024, Mr. Beard was issued a dangerous dog declaration, based on two documented incidents of Stone attacking and causing damage to other dogs, while running off-property, and a copy of the dangerous dog ordinance under Green Bay City Ordinance 6-13. As a result of this Declaration, Stone was to be removed out of the City of Green Bay City limits by April 30, 2024.

15. Alex Beard and Brittany Painter were provided information on April 23, 2024, outlining how to appeal the dangerous dog declaration. Both Mr. Beard and Ms. Painter were properly notified that their appeal was to be heard on May 13, 2024, at the City of Green Bay's Protection and Policy Committee meeting. Both Mr. Beard and Ms. Painter were further notified that their attendance at the meeting was required to appeal the dangerous dog declaration.

16. An appeal statement from Mr. Beard and Ms. Painter dated April 24, 2024, was received by the City on April 26, 2024. This statement was submitted to the Protection and Planning Committee and was included in the meeting documents for May 13, 2024.

17. On May 13, 2024, neither Mr. Beard nor Ms. Painter attended the meeting to appeal the dangerous dog declaration issued on April 23, 2024.

CONCLUSIONS OF LAW

18. Green Bay City Ordinance Sec. 6-13, provides the process for declaring a dog dangerous.

19. Dangerous dog means any of the following pursuant to Sec. 6-13 (a):

    a. (1)Without provocation, while not under the control of its owner, chases, confronts, or approaches a person in a menacing fashion while off its owner's property and it is clear that the dog is not merely being protective in a particular set of circumstances

    b. (2)When unprovoked and while off its owner's property, approaches a domestic animal in a menacing fashion

    c. (3)When unprovoked and while off its owner's property, causes a non-severe, non-bite injury in a menacing fashion to any person or domestic animal

    d. (4)Has been declared dangerous by at least one other municipality

20. Menacing fashion means demonstrating an intent or desire to cause injury by one or more of the following actions:

    a. (1)An attempt to bite a person or another animal in such a fashion as to show plainly to a reasonable person an unfriendly intent and put them in fear of attack.

    b. (2)Growling or barking in an unfriendly manner while approaching or chasing a person or another animal.

    c. (3)Growling or barking in an unfriendly manner while making physical contact with a person or another animal.

21. Officer Meves' position meets the definition of Officer under Sec. 6-13(a).

22. Mr. Beard and Ms. Painter are appropriately considered to be the Owners of Stone, as Owner "means any person, firm, corporation, or other organization owning, keeping, possessing, harboring, controlling, or having the care or custody, whether temporarily or permanently, of a dog."

23. The procedure for declaring a dog dangerous is provided in Sec. 6-13 (c):

    a. (1)A Humane Officer or police officer may determine a dog to be dangerous whenever, upon investigation, that officer finds that the dog meets the definition of dangerous as delineated in subsection (a) of this section.

b. (2)The Humane Officer or the police officer, upon making the determination that a dog is dangerous, shall issue a written order declaring the dog to be dangerous and demanding that the owner of the dangerous dog remove it from the City within five days.

c. (3)If the owner objects to the declaration of dangerousness, they may file a written objection contesting the declaration with the City Clerk within five days of receiving the written declaration.

d. (4)Upon receipt of the owner's written objection within the prescribed five days, the matter shall be placed on the soonest Protection and Policy Committee meeting agenda practicable for review.

e. (5)The Protection and Policy Committee shall act as a quasi-judicial body allowing the animal's owner an opportunity to present evidence as to why the animal should not be declared a prohibited dangerous dog.

f. (6)Pending the outcome of the hearing or any subsequent appeal, the animal may be confined subject to Wis. Stats. § 173.21, or held at a location outside the City limits at the owner's expense.

g. (7)After the hearing, once the Protection and Policy Committee has made a decision and its report has been approved by the Common Council, the owner shall be immediately notified of the decision in writing by certified mail. If a decision is made that the animal is a prohibited dangerous dog, the owner shall comply with order to remove the dog from the City within five days after receiving the written decision, if not already removed.

h. (8)If the owner further contests the decision, they may, within five days of receiving the written decision, seek review of the decision by the Circuit Court.

i. (9)If the declared dangerous dog is not removed from the City within ten days of it being declared dangerous by owner's omission, quasi-judicial hearing, or appeal, it may be seized and ordered destroyed pursuant to Wis. Stats. § 174.02(3), and in the manner prescribed in subsection (d) of this section.

24. A person is prohibited from possessing a dangerous dog within the City of Green Bay. (Sec. 6-13 (b)(1))

25. The Protection and Policy Committee has the authority to hear an appeal on a Dangerous Dog Declaration pursuant to Sec. 6-13 (c) (5).

26. The City has met its burden to prove Stone is dangerous within the meaning of Green Bay City Ordinance Sec. 6-13 (a) (1), (2), and (3). Although only one criterion of Sec. 6-13 (a) is needed to fulfil the burden of proof, the factual circumstances support a dangerous dog determination under Sec. 6-13 (a) (1), (2), and (3).

27. The City has met its burden to prove the dangerous dog declaration was appropriately issued by an authorized officer under Sec. 6-13 (a).

28. Pending the approval of the Committee's report by the City Council on May 21, 2024, and any subsequent appeal, Stone must be held outside of the City limits at the owner's expense in accordance with Sec. 6-13 (c) (6).

ORDER

WHEREFORE IT IS HEREBY ORDERED that the Dangerous Dog Declaration issued April 23, 2024, is affirmed.

Dated in Green Bay, Wisconsin on May 13, 2024.

City of Green Bay
Protection and Policy Committee
100 N. Jefferson St.
Green Bay, WI 54301
(920) 448-3030

By: _____
Chair, Alder Craig Stevens, District 5

NOTICE

The Green Bay Common Council will convene on May 21, 2024 at 6 p.m. at City Hall to review for approval the report of the Protection and Policy Committee meeting on May 13, 2024, which will include this Decision and Order. Interested parties may be permitted to provide public comment during this meeting.

If the report is approved by the Common Council, the dog owner shall be immediately notified of the decision in writing by certified mail. If a decision is made that the animal is a prohibited dangerous dog, the owner shall comply with order to remove the dog from the City within five days after receiving the written decision, if not already removed.

If the owner further contests the decision, they may, within five days of receiving the written decision, seek review of the decision by the Circuit Court.

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.3

To approve a limited expansion of a license premises request at the listed locations:
a. Copper State Brewery LLC (Copper State Brewery)
313 Dousman St.
Inside a tent in the parking lot to the east of the biergarten
Date: June 1, 2024
b. 2WB, Inc. (The Sandbox)
2042 Manitowoc Rd
Southwest 1/5 of parking lot
Date: July 21, 2024

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 313 DOUSMAN ST. LIMITED EXPANSION
2. 313 DOUSMAN-MAP
3. 2042 MANITOWOC RD LIMITED EXPANSION

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.4

To approve a request by Here on Huron LLC (Rosatti's Pizza) at 745 S Huron Rd to amend their license premises, pending the approval of the proper authorities.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 745 s huron amendment

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.5

To grant a request by Vic Theatre Green Bay, LLC to transfer their "Class B" Liquor and Class "B" Beer license from 217 E. Walnut to 130 E. Walnut, on or about July 1, 2024, or as recommended by the City, pending the approval of the proper authorities. New license premises will be "1st floor, 1st-floor patio, 2nd floor, 9th floor and stairwell connecting such."

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. liquor license application

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.6

To grant the various liquor and/or beer license renewal applications with no changes for the 2024-2025 license year, subject to the approval of the proper authorities (see attached).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 2024 Liquor Renewal

Liquor License by Approver and Status

Company Name	Trade Name	Address	Type
Class A Beer Only			
ANTONIO SOTO	SUPERMERCADO EL LOCAL #1	1209 E MASON ST	Class A Beer
ANTONIO SOTO	SUPERMERCADO EL LOCAL #2	1615 UNIVERSITY AV	Class A Beer
ISAIAS I ALVAREZ	LA GUADALUPANA #2	2030 E MASON ST, SUITE B	Class A Beer
ONEIDA TRIBE OF INDIANS OF WI	ONEIDA ONE STOP WESTWIND	2370 W MASON ST	Class A Beer
Class A Beer & Cigarette			
NCG INC	PETRO CENTER	2295 MANITOWOC RD	Class A Beer & Cigarette
AARAVIS MINI MART	AARAVIS MINI MART	401 MATHER ST	Class A Beer & Cigarette
LA ESPIGA,LLC	LA ESPIGA	1606 MAIN ST	Class A Beer & Cigarette
RAKHRA CONVENIENCE LLC	MARATHON	610 E WALNUT ST	Class A Beer & Cigarette
Class A Beer, Class A Cider & Cigarette			
KWIK TRIP, INC	KWIK TRIP 115	515 W WALNUT ST	Class A Beer, Class A Cider & Cig
Class A Liquor & Class A Beer Combination			
ALDI, INC	ALDI #30	2440 E MASON ST	Class A Liquor & Class A Beer
ALDI, INC	ALDI #32	1560 WESTERN AV	Class A Liquor & Class A Beer
ONEIDA NATION	FOUR PATHS	2597 W MASON ST	Class A Liquor & Class A Beer
ONEIDA TRIBE OF INDIANS OF WI	ONEIDA ONE STOP - LARSEN	501 PACKERLAND DR	Class A Liquor & Class A Beer
SAINAAM LLC	QUALITY INN & SUITES	321 S WASHINGTON ST	Class A Liquor & Class A Beer
SAM'S EAST, INC	SAM'S CLUB #8149	2470 W MASON ST	Class A Liquor & Class A Beer
WISCONSIN CVS PHARMACY LLC	CVS/PHARMACY #8541	1561 W MASON ST	Class A Liquor & Class A Beer
WISCONSIN CVS PHARMACY, LLC	CVS/PHARMACY #2237	930 MAIN ST	Class A Liquor & Class A Beer
Class A Liquor, Class A Beer & Cigarette			
BADI MALIKA LLC	BAY SETTLEMENT BP	2278 BAY SETTLEMENT RD	Class A Liquor, Class A Beer & Cig
BADIMAALIKA, LLC	GREEN BAY MOBIL	1465 UNIVERSITY AV	Class A Liquor, Class A Beer & Cig
CHUKKU LLC	MILITARY CENEX	601 N MILITARY AV	Class A Liquor, Class A Beer & Cig
ERNESTO PEREZ	EL DORADO LIQUOR STORE	741 ABRAMS ST	Class A Liquor, Class A Beer & Cig
EVERARDO CURIEL	EL RANCHITO	240 S WEBSTER AV	Class A Liquor, Class A Beer & Cig
FOODMEN 3, INC	UNIVERSITY AVENUE MARKET	2080 UNIVERSITY AV	Class A Liquor, Class A Beer & Cig
GERCZAK'S LIQUOR & CATERING, LLC	GERCZAK'S LIQUOR & CATERING	1244 VELP AV	Class A Liquor, Class A Beer & Cig
GREEN BAY PETROLEUM & INVESTMENT LLC	GREEN BAY PETRO	2115 MAIN ST	Class A Liquor, Class A Beer & Cig

HERALYS BEVERAGES LLC	HERALYS BEVERAGES	1751 UNIVERSITY AV	Class A Liquor, Class A Beer & Cig
INDIANHEAD OIL CO	CIRCLE K #2746525	2294 MANITOWOC RD	Class A Liquor, Class A Beer & Cig
J & B GAS, INC	WILLOW CREEK BP	1480 LIME KILN RD	Class A Liquor, Class A Beer & Cig
KRIST OIL CO	KRIST FOOD MART #90	1180 E MASON ST	Class A Liquor, Class A Beer & Cig
KWIK TRIP, INC	KWIK TRIP #420	1712 E MASON ST	Class A Liquor, Class A Beer & Cig
KWIK TRIP, INC	KWIK TRIP #700	1871 SHAWANO AV	Class A Liquor, Class A Beer & Cig
KWIK TRIP, INC	KWIK TRIP 292	840 S HURON RD	Class A Liquor, Class A Beer & Cig
KWIK TRIP, INC	KWIK TRIP 143	2400 UNIVERSITY AV	Class A Liquor, Class A Beer & Cig
KWIK TRIP, INC	KWIK TRIP 827	935 LOMBARDI AV	Class A Liquor, Class A Beer & Cig
KWIK TRIP, INC	KWIK TRIP 1051	3525 HUMBOLDT RD	Class A Liquor, Class A Beer & Cig
LOS MAGUEYES, INC	LOS MAGUEYES	1053 VELP AV	Class A Liquor, Class A Beer & Cig
MI FAVORITA SUPERMARKET LLC	MI FAVORITA SUPERMARKET	1908 E MASON ST	Class A Liquor, Class A Beer & Cig
NCG, INC	SUPERIOR DISCOUNT LIQUOR	130 S MILITARY AV	Class A Liquor, Class A Beer & Cig
NEO BEVERAGES LLC	NEO DISCOUNT TOBACCO & LIQUORS	1215 E MASON ST	Class A Liquor, Class A Beer & Cig
NEO BEVERAGES LLC	NEO DISCOUNT TOBACCO & LIQUORS	2042 MAIN ST, SUITE 102	Class A Liquor, Class A Beer & Cig
OASIS ENTERPRISE LLC	MILITARY BP	612 S MILITARY AV	Class A Liquor, Class A Beer & Cig
PROSPERITY LIQUOR INC	PROSPERITY LIQUOR	1970 UNIVERSITY AV	Class A Liquor, Class A Beer & Cig
SAI KRUPA LLC	MAIN STREET MOBIL	1792 MAIN ST	Class A Liquor, Class A Beer & Cig
SAIRAMA LLC	U PUMP	1233 VELP AV	Class A Liquor, Class A Beer & Cig
SARPANCH 3, INC.	MAIN STREET BP	1335 MAIN ST	Class A Liquor, Class A Beer & Cig

SARPANCH INC.	MILITARY MARATHON	1300 S MILITARY AV	Class A Liquor, Class A Beer & Cig
SEVENTY 9, INC.	PITROW SHELL	2590 UNIVERSITY AV	Class A Liquor, Class A Beer & Cig
SIMER LIQUOR & GROCERY LLC	I.G LIQUOR & BEER MART	1020 N IRWIN AV	Class A Liquor, Class A Beer & Cig
SKOGEN'S FOODLINER, INC	FESTIVAL FOODS	2250 W MASON ST	Class A Liquor, Class A Beer & Cig
SKOGEN'S FOODLINER, INC	FESTIVAL FOODS	2430 UNIVERSITY AV	Class A Liquor, Class A Beer & Cig
TRUE NORTH ENERGY, LLC	TRUE NORTH #818	1593 E MASON ST	Class A Liquor, Class A Beer & Cig
TRUE NORTH ENERGY, LLC	TRUE NORTH #820	1121 RADISSON ST	Class A Liquor, Class A Beer & Cig
TRUE NORTH ENERGY, LLC	TRUE NORTH #819	2145 UNIVERSITY AV	Class A Liquor, Class A Beer & Cig
TRUE NORTH ENERGY, LLC	TRUE NORTH #829	1053 VELP AV	Class A Liquor, Class A Beer & Cig
ULTIMATE MART, LLC	PICK 'N' SAVE #8186	1819 MAIN ST	Class A Liquor, Class A Beer & Cig
WAL-MART STORES EAST, LP	WAL-MART SUPERCENTER #1453	2440 W MASON ST	Class A Liquor, Class A Beer & Cig
Class B Beer Only			
ANTONIO SOTO	TAQUERIA EL LOCAL	1615 UNIVERSITY AV	Class B Beer
LABOREL, INC	GOLDEN BASKET	1350 S MILITARY AV	Class B Beer
LOS ARCOS MEXICAN RESTAURANT LLC	LOS ARCOS	607 BODART ST	Class B Beer
MARCUS CINEMAS OF WI, LLC	MARCUS CINEMAS GREEN BAY EAST	1000 KEPLER DR	Class B Beer
PEDRO CURIEL	TACO BURRITO	1697 E MASON ST	Class B Beer
SCOTT'S SUB EAST GREEN BAY LLC	SCOTT'S SUB EAST GREEN BAY	810 S HURON RD	Class B Beer
Class B Beer & Class C Wine			
ALDO'S PIZZA OF GREEN BAY, LLC	ALDO'S PIZZA	1247 VELP AV	Class B Beer & Class C Wine
GREEN BAY KOI INC	KOI RAMEN	1593 W MASON ST	Class B Beer & Class C Wine
HAPPY JOE'S OF GREEN BAY INC	HAPPY JOE'S PIZZA & ICE CREAM PARLOR	1675 E MASON ST	Class B Beer & Class C Wine
HOME TOWN CAFE & CATERING, INC	HOME TOWN CAFE & CATERING	1456 W MASON ST	Class B Beer & Class C Wine
Class B Liquor & Class B Beer Combination			
129 SOUTH WASHINGTON LLC	KITTNER'S	129 S WASHINGTON ST	Class B Liquor & Class B Beer
2WB, INC	THE SAND BOX	2042 MANITOWOC RD	Class B Liquor & Class B Beer
304 NORTH ADAMS GREEN BAY LLC	HOTEL NORTHLAND	304 N ADAMS ST	Class B Liquor & Class B Beer
A&V CUSTOM CREATIONS LLC	BOARD & BRUSH CREATIVE STUDIO	235 N BROADWAY	Class B Liquor & Class B Beer
AARDVARK WINE LOUNGE, LLC	AARDVARK WINE LOUNGE	304 PINE ST	Class B Liquor & Class B Beer
ALEJANDRO GONZALEZ-RICO	LAS BRISAS	1906 UNIVERSITY AV	Class B Liquor & Class B Beer

ALLEGEDLY LLC	ALLEGEDLY	2056 MAIN ST	Class B Liquor & Class B Beer
AMPHORA WINE BAR, LLC	AMPHORA WINE BAR	131 N BROADWAY	Class B Liquor & Class B Beer
ANDUZZI'S EAST GREEN BAY, LLC	ANDUZZI'S SPORTS CLUB	900 KEPLER DR	Class B Liquor & Class B Beer
ANGELINA, INC	ANGELINA	117 N ADAMS ST	Class B Liquor & Class B Beer
APPLETON INDOOR GOLF, LLC	GREEN BAY INDOOR GOLF	2255 MAIN ST	Class B Liquor & Class B Beer
AT THE TRACKS LLC	AT THE TRACKS/COALYARD COFFEE & DONUTS	709 S BROADWAY	Class B Liquor & Class B Beer
BAKER & MAC ARTHUR, INC	AB PUB	324 N ROOSEVELT ST	Class B Liquor & Class B Beer
BAKER & MAC ARTHUR, INC	SOMEPLACE ELSE	1605 UNIVERSITY AV	Class B Liquor & Class B Beer
BARLEY'S PUB, LLC	BARLEY'S PUB	846 LIME KILN RD	Class B Liquor & Class B Beer
BASIL I LLC	OVERTIME GRILL & PUB	1423 S BROADWAY	Class B Liquor & Class B Beer
BAYS TUNDRA HOSPITALITY CORP	TUNDRA LODGE RESORT & WATERPARK	865 LOMBARDI AV	Class B Liquor & Class B Beer
BB'S BAR OF GREEN BAY INC	BB'S BAR	1577 MAIN ST	Class B Liquor & Class B Beer
BEACHME, LLC	RICHARD CRANIUM'S	840 S BROADWAY	Class B Liquor & Class B Beer
BE'S REFRESHMENTS	STONEWOOD	850 KEPLER DR, SUITE B	Class B Liquor & Class B Beer
BMT LLC	C STREET	312 CHERRY ST	Class B Liquor & Class B Beer
BRINKER RESTAURANT CORPORATION	CHILI'S GRILL & BAR	2363 W MASON ST	Class B Liquor & Class B Beer
BSCTBC, LLC	THE JOB SITE	1647 CASS ST	Class B Liquor & Class B Beer
CAPTAIN JACK'S LLC	CAPTAIN JACK'S @ LOUIES LAGOON	101 BAY BEACH RD	Class B Liquor & Class B Beer
CARNITAS EL BAJIO LLC	CARNITAS EL BAJIO	1698 E MASON ST	Class B Liquor & Class B Beer
CAROL ANN STEIN	STINGER'S PUB	619 LIME KILN RD	Class B Liquor & Class B Beer
CATERING WITH TASTE INC	CATERING WITH TASTE	618 GRAY ST	Class B Liquor & Class B Beer
CH BAR LLC	OLD SCHOOL	301 S BROADWAY	Class B Liquor & Class B Beer
CHARLIE TUNA'S HAMMER INN LLC	HAMMER INN	1208 STATE ST	Class B Liquor & Class B Beer
CHEFUSION, INC	CHEFUSION	307 N BROADWAY	Class B Liquor & Class B Beer
CHERI'S PLACE LLC	CHERI'S PLACE	704 BELLEVUE ST	Class B Liquor & Class B Beer
CJK CHARLES CORP	THE GETAWAY	631 BELLEVUE ST	Class B Liquor & Class B Beer
COCK & BULL INC	COCK & BULL PUB	1237 MAIN ST	Class B Liquor & Class B Beer
CODE 920, INC	THE BAY	805 KLAUS ST	Class B Liquor & Class B Beer
COPPER STATE BREWERY, LLC	COPPER STATE BREWING CO	313 DOUSMAN ST	Class B Liquor & Class B Beer
COURTHOUSE BAY OF GB LLC	COURT HOUSE BAR & GRILL	1654 CASS ST	Class B Liquor & Class B Beer
CROPSEY'S ON STATE LLC	CROPSEY'S ON STATE	1336 STATE ST	Class B Liquor & Class B Beer
CUQUIO TOWN BAR, LLC	CUQUIO TOWN BAR	500 N BAIRD ST	Class B Liquor & Class B Beer
DIANE SZCZEPANSKI	RENDEZVOUS	2928 W MASON ST	Class B Liquor & Class B Beer
EL AZTECA OF GREEN BAY, LLC	EL AZTECA	2469 W MASON ST	Class B Liquor & Class B Beer
EL DORADO LLC	EL DORADO RESTAURANTE	923 W MASON ST	Class B Liquor & Class B Beer
EL PASTORCITO MEXICAN RESTAURANT LLC	EL PASTORCITO MEXICAN RESTAURANT	741 ABRAMS ST	Class B Liquor & Class B Beer
EL SARAPE LLC	EL SARAPE RESTAURANT	2030 E MASON ST, SUITE H&I	Class B Liquor & Class B Beer
EUNOIA STUDIO CAFE, LLC	STUDIO 1212 CAFE & WINE BAR	1212 MARINE ST	Class B Liquor & Class B Beer
EVERARDO CURIEL	MI PUEBLO	1905 N IRWIN AV	Class B Liquor & Class B Beer
FIESTA LATINA RESTAURANT BAR LLC	FIESTA LATINA RESTAURANT BAR	1911 UNIVERSITY AV	Class B Liquor & Class B Beer
FOX HARBOR, INC	FOX HARBOR	348 S WASHINGTON ST	Class B Liquor & Class B Beer

FUNKE'S B.C.'S LLC	FUNKE'S BC'S	617 LIME KILN RD	Class B Liquor & Class B Beer
GALLAGHERS ACQUISITION LLC	GALLAGHERS PIZZA	2655 W MASON ST	Class B Liquor & Class B Beer
GATHER ON BROADWAY, LLC	GATHER ON BROADWAY	139 N BROADWAY	Class B Liquor & Class B Beer
GB ENTERTAINMENT LLC	OVAL OFFICE	1100 MAIN ST	Class B Liquor & Class B Beer
GREEN BAY BOTANICAL GARDEN INC	GREEN BAY BOTANICAL GARDEN	2600 LARSEN RD	Class B Liquor & Class B Beer
GREEN BAY SPORTSERVICE, INC	LAMBEAU FIELD	1265 LOMBARDI AV	Class B Liquor & Class B Beer
GREEN BAY YACHTING CLUB INC	GREEN BAY YACHTING CLUB	100 BAY BEACH RD	Class B Liquor & Class B Beer
HAGEMEISTER PARK, INC	HAGEMEISTER PARK	325 N WASHINGTON ST	Class B Liquor & Class B Beer
HAMLET CREEK LLC	HAMLET CREEK	3562 FINGER RD	Class B Liquor & Class B Beer
HARP & EAGLE LTD	ST BRENDAN'S INN	234 S WASHINGTON ST	Class B Liquor & Class B Beer
HEIGHTS PROPERTY MANAGEMENT LLC	HEIGHTS PUB & PARLOR	217 N WASHINGTON ST	Class B Liquor & Class B Beer
HIGHLAND HOWIE'S, INC	HIGHLAND HOWIE'S PUB & GRILL	3605 HUMBOLDT RD	Class B Liquor & Class B Beer
333 Main, LLC	HYATT REGENCY GREEN BAY	333 MAIN ST	Class B Liquor & Class B Beer
J & M GROUP, LLC	RUM RUNNERS	715 S BROADWAY	Class B Liquor & Class B Beer
JALISCO MEXICAN RESTAURANT EAST LLC	JALISCO MEXICAN RESTAURANT	2850 HUMBOLDT RD	Class B Liquor & Class B Beer
JALISCO MEXICAN RESTAURANT LLC	JALISCO MEXICAN RESTAURANT	418 S MILITARY AV	Class B Liquor & Class B Beer
K BURKEL, INC	BURKEL'S ONE BLOCK OVER	1007 TONY CANADEO RN	Class B Liquor & Class B Beer
KAVARNA CAFE, LLC	KAVARNA	143 N BROADWAY	Class B Liquor & Class B Beer
KNK PLAZA HOTEL OF GREEN BAY	HILTON GARDEN INN-GREEN BAY	1015 LOMBARDI AV	Class B Liquor & Class B Beer
KRISTINE DHEIN	TURN IT UP! TAP	1689 E MASON ST	Class B Liquor & Class B Beer
KROLL'S EAST INC	KROLL'S LUNCH	1658 MAIN ST	Class B Liquor & Class B Beer
LEE & KINGSADA CORP	LITTLE TOKYO JAPANESE REST	121 N BROADWAY	Class B Liquor & Class B Beer
LIL JAMAICA LLC	LIL JAMAICA LOUNGE	1332 S BROADWAY	Class B Liquor & Class B Beer
LORI COOPMAN	SLAMMER	316 9TH ST	Class B Liquor & Class B Beer
LOS BANDITOS WEST INC	LOS BANDITOS WEST	2335 W MASON ST	Class B Liquor & Class B Beer
MACKINAWS, LLC	MACKINAW'S GRILL & SPIRITS	2925 VOYAGER DR	Class B Liquor & Class B Beer
MAI SEE VUE	THE EGG ROLL FOOD TRUCK RESTAURANT & BAR	100 S BROADWAY	Class B Liquor & Class B Beer
MANGAIRE LLC	MANGAIRE	121 N ADAMS ST	Class B Liquor & Class B Beer
MARICQUE'S INC	MARICQUE'S	1517 UNIVERSITY AV	Class B Liquor & Class B Beer
MARTIN LEONHARD & TREENA LEONHARD-PARTNERSHIP	LENNY'S TAP	431 N BROADWAY	Class B Liquor & Class B Beer
MAY-MARIE, INC	JILL'S	613 BODART ST	Class B Liquor & Class B Beer
MCR GREEN BAY TENANT LLC	SPRINGHILL SUITES BY MARRIOTT GB	1011 TONY CANADEO RUN	Class B Liquor & Class B Beer
MEYER THEATRE CORPORATION	MEYER THEATRE	117 S WASHINGTON ST	Class B Liquor & Class B Beer
MO-J WILLIS, INC	LEGEND LARRY'S	2035 UNIVERSITY AV	Class B Liquor & Class B Beer
NEHVERT VENTURES, LLC	FRETS AND FRIENDS	2105 UNIVERSITY AV	Class B Liquor & Class B Beer
NEUMRITZ, INC	XS NIGHTCLUB	1106 MAIN ST	Class B Liquor & Class B Beer
NW SPIRITS, LLC	THE RABBIT HOLE	209 N WASHINGTON ST	Class B Liquor & Class B Beer
OMG-KIM3, INC	PACKER STADIUM LOUNGE	1342 S BROADWAY	Class B Liquor & Class B Beer
ONEDIA GOLF AND COUNTRY CLUB, INC.	ONEDIA GOLF AND COUNTRY CLUB	207 COUNTRY CLUB RD	Class B Liquor & Class B Beer

ONEIDA TRIBE OF INDIANS OF WI	WEST MASON CASINO	2522 W MASON ST	Class B Liquor & Class B Beer
OSJ LLC	BAY MOTEL & FAMILY RESTAURANT	1301 S MILITARY AV	Class B Liquor & Class B Beer
PABLO'S MEXICAN GRILL HOUSE LLC	PABLO'S MEXICAN GRILL & CANTINA	850 KEPLER DR, SUITE C	Class B Liquor & Class B Beer
PARTY LINE, LLC	PARTY LINE	601 BELLEVUE ST	Class B Liquor & Class B Beer
PEARLY GATES VENTURE LLC	PEARLY GATES BAR & GRILL	3551 FINGER RD	Class B Liquor & Class B Beer
PIZZA PARLOR, INC	CRANKY PATS PIZZA	709 BELLEVUE ST	Class B Liquor & Class B Beer
PLAYER 2, LLC	PLAYER 2 ARCADE BAR	219 N WASHINGTON ST	Class B Liquor & Class B Beer
REBEL ONE, LLC	CHEESESTEAK REBELLION	1301 S BROADWAY	Class B Liquor & Class B Beer
RENARD AND TISLER ENTERPRISES, INC	STOP 4-1	616 LIME KILN RD	Class B Liquor & Class B Beer
REPUBLIC CHOPHOUSE, INC	REPUBLIC CHOPHOUSE	218 N ADAMS ST	Class B Liquor & Class B Beer
RIVIERA LANES LTD	RIVIERA LANES	2450 UNIVERSITY AV	Class B Liquor & Class B Beer
SA BAI DEE CAFE LLC	SA BAI DEE CAFE LLC	1730 S ASHLAND AV	Class B Liquor & Class B Beer
SBG APPLE NORTH, IV, LLC	APPLEBEE'S NEIGHBORHOOD GRILL & BAR	2420 E MASON ST	Class B Liquor & Class B Beer
SIMONET'S BAR INC	SIMONET'S BAR	925 MAIN ST	Class B Liquor & Class B Beer
SISSYPANTS!JAKES, LLC	JAKE'S PIZZA GREEN BAY	112 S BROADWAY	Class B Liquor & Class B Beer
SORIAH HOSPITALITY LLC	CROWN & COMMON	1139 MAIN ST	Class B Liquor & Class B Beer
STADIUM VIEW, INC	STADIUM VIEW	1023 TONY CANADEO RUN	Class B Liquor & Class B Beer
STATE STREET PUB OF GREEN BAY LLC	STATE STREET PUB	1238 STATE ST	Class B Liquor & Class B Beer
STIR-UPS, LLC	STIR-UPS	123 S WASHINGTON ST	Class B Liquor & Class B Beer
SUSAN ROBINSON	BOURBON STREET	821 S BROADWAY	Class B Liquor & Class B Beer
SUSHI LOVER BUFFET LLC	SUSHI LOVER	313 N BROADWAY	Class B Liquor & Class B Beer
TACO BURRITO MEXICO OF GREEN BAY LLC	TACO BURRITO MEXICO OF GREEN BAY	218 S WEBSTER AV	Class B Liquor & Class B Beer
TAQUERIA MALDONADO'S MAIN STREET LLC	TAQUERIA MALDONADO'S	1737 MAIN ST	Class B Liquor & Class B Beer
TAQUERIA MALDONADO'S MAIN STREET LLC	THE RAZZ BAR/VENUE	400 SCHOEN ST	Class B Liquor & Class B Beer
TAR ESCAPADES LLP	ESCAPADES	2657 UNIVERSITY AV	Class B Liquor & Class B Beer
TEQUILAS MEXICAN BAR & RESTAURANT LLC	TEQUILAS MEXICAN & RESTAURANT	1258 MAIN ST	Class B Liquor & Class B Beer
THAT 70'S BAR, INC	THAT 70'S BAR	124 S BROADWAY	Class B Liquor & Class B Beer
THE BAR HOLMGREN WAY, INC	THE BAR HOLMGREN WAY	1025 REAR TONY CANADEO RUN	Class B Liquor & Class B Beer
THE BAR OF GREEN BAY INC	THE BAR	606 LIME KILN RD	Class B Liquor & Class B Beer
THE BOOYAH SHED, LLC	THE BOOYAH SHED	1800 S ASHLAND AV	Class B Liquor & Class B Beer
THE SARDINE CAN, INC	THE SARDINE CAN	128 S BROADWAY	Class B Liquor & Class B Beer
THE TARLTON THEATRE	THE TARLTON THEATRE	405 W WALNUT ST	Class B Liquor & Class B Beer
THE WOODS OPERATIONS, LLC	THE WOODS GOLF CLUB	530 ERIE RD	Class B Liquor & Class B Beer
TIMSANS, INC	TIMSANS JAPANESE STEAK HOUSE	1654 E MASON ST	Class B Liquor & Class B Beer
TOOTHPICKS, LLC	BULLDOGS	1234 STATE ST	Class B Liquor & Class B Beer
TPJS, LLC	THE NINES	121 S WASHINGTON ST	Class B Liquor & Class B Beer
TREL, LLC	EAST TOWN PUB	2266 MAIN ST	Class B Liquor & Class B Beer
TUX 2, INC	BLUE COLLAR BAR & GRILL	1313 S BROADWAY	Class B Liquor & Class B Beer
URBAN CULTURAL ARTS	URBAN CULTURAL ARTS	906 E WALNUT ST	Class B Liquor, Class B Beer & Cig
VICA ENTERPRISES INC	LA CUEVA(THE CAVE)	718 BODART ST	Class B Liquor & Class B Beer

WASHINGTON STREET PUB LLC	NED KELLY'S	223 N WASHINGTON ST	Class B Liquor & Class B Beer
WHITE DOG LLC	WHITE DOG	201 S BROADWAY	Class B Liquor & Class B Beer
WITCHE'S DEN LLC	ROBYN'S NEST	1623 CASS ST	Class B Liquor & Class B Beer
Class B Liquor, Class B Beer & Cigarette			
RANDAL G TREML	BREWSKI'S ON BROADWAY	1100 S BROADWAY	Class B Liquor, Class B Beer & Cig
TITLETOWN TOBACCO LLC	PROHIBITION SPIRITS & CIGAR LOUNGE	159 N BROADWAY	Class B Liquor, Class B Beer & Cig

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.7

To approve a change of agent at the listed locations:
a. Tapatio Jalisco, LLC (El Tapatio Restaurant) at 1638 University to Adriana Mora
b. Tapatio Jalisco, LLC (El Tapatio Bakery) at 1638 University to Adriana Mora
c. Nicolet Gas, Inc. (University Mini Mart) at 2260 University Ave. to Jasveer Kaur

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. EL TAPATIO RESTAURANT
2. EL TAPATIO BAKERY

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.8

To grant the listed renewal applications for the 2024-2025 license year, pending the approval of the proper authorities and the change of agent at the May 21 Common Council meeting:
a. Tapatio Jalisco, LLC (El Tapatio Restaurant-"Class B" Liquor & Class "B" license) at 1638 University Ave.
b. Tapatio Jalisco, LLC (El Tapatio Bakery-"Class A" Liquor and Class "A" Beer license) at 1638 University Ave.
c. Nicolet Gas, Inc. (University Mini Mart-"Class A" Liquor and Class "A" Beer license) at 2260 Nicolet Dr.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 2260 nicoet 24-25 renewal
2. 1638 UNIVERSITY LIQ CLASS B
3. 1638 UNIVERSITY LIQ CLASS A

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.9

To receive and place on file the 2024-2023 renewal application for a "Class B" Liquor and Class "B" Beer license for Hyatt Corporation at 333 Main St.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 333 MAIN ST LIQ NEW

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.10

To grant a 24-25 original application for a "Class A" Liquor license for Loco Wisco LLC at 112 N Washington St, subject to the approval of the proper authorities (Currently licensed as Loco Wisco LLC who holds a "Class A" Liquor and Class "A" Beer license).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 112 N WASHINGTON LIQ

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.11

To waive the statue regarding 300' from a church and grant a 2024-2025 original alcohol beverage license application for Mi Tierra Food Market, Inc. at 1333 Cedar St. to obtain a Class A" liquor and Class "A" Beer license with a premises description as "7000 sq ft building, beer to be stored at walking cooler," subject to the approval of the proper authorities (Applicant currently holds a Class "A" Beer license and license must be approved by majority Council as location is within 300' of a church).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. renewal-1333
2. 2024.04.30 E-MAIL TO LICENSE HOLDER
3. 1333 CEDAR ST. 300' PD RESPONSE
4. 300' within a church

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.12

To grant an original application for CRA Restaurant, LLC at 2148 University Ave. with a license premises description as "walk-in cooler, kitchen, patio, dining area, with the approval of the proper authorities (currently licensed as RRDK LLC).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 2148 university outdoor patio pictures

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.13

To grant a renewal application for the 2024-2025 license year for CRA Restaurant, LLC at 2148 University Ave, subject to the approval of the proper authorities and the approval of the original liquor license at the May 21, 2024 Common Council Meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. renewal application

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.14

To receive and place on file an original alcohol beverage license application for Serrano Enterprises LLC at 226 S. Broadway to obtain a "Class B" Liquor & Class "B" Beer license with a premises description as "behind bar and stored behind bar and back storage room" (Currently licensed as Big Mitch, LLC).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. sharpscans@greenbaywi.gov_20240411_162741
2. NOTICE TO ATTEND
3. Serrano-pd information
4. notice to attend-226 s broadway

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.15

To receive and place on file a 2024-2025 renewal application for a "Class B" Liquor and Class "B" Beer license for Serrano Enterprises, LLC at 226 S. Broadway.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. sharpscans@greenbaywi.gov_20240411_162741

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.16

Consideration with possible action on a 23-24 original application for a "Class C" Wine and Class "B" Beer license for Green Bay Koi, Inc. at 1593 W. Mason St. with a license premises description as "kitchen and dining," subject to the approval of the proper authorities.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 1593 W MASON LIQ NEW
2. stipulation agreement .ROBINSONDA.558-202458153723603

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.17

To receive and place on file a 24-25 renewal application for a "Class C" Wine and Class "B" Beer license for Green Bay Koi, Inc. at 1593 W. Mason St. with a license premises description as "kitchen and dining," subject to the approval of the proper authorities and the approval of the original application at the May 21 Common Council Meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 1593 W MASON -renewal

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.18

To grant a request by Spices of Green Bay at 1860 University to extend the issuance of their "Class B" Liquor-Reserve and Class "B" Beer license to June 1, 2024 to complete the renovation.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. extension request-1860 university
2. 4.8 Inoperative Licenses and Extension of Liquor License Request_20230830115431607l

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.19

To grant an extension request for Rockyz Taqueria LLC at 1679 Main St. to extend the issuance of the liquor license until June 12, 2024 and update the committee on the license status at the June 17 Protection & Policy Committee meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. EXTENSION REQUEST

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.20

To hold until the June 17 Protection & Policy Committee meeting the "Class B" Liquor and Class "B" Beer 2024-2025 renewal application for a "Class B" Liquor and Class "B" Beer license for Rockyz Taqueria LLC at 1679 Main St., subject to the approval of the proper authorities.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 1679 MAIN ST RENEWAL APPLICATION

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.21

To hold a request by JR Smith LLC at 1698 Main St. to extend the issuance of the liquor license (license granted on March 5, 2024) to the June 17 Protection & Policy Committee meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. liquor license

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.22

To hold until the June 17, 2024, Protection & Policy Committee meeting a 24-25 renewal application for a Class "A" Beer and "Class A" liquor license for JR Smith LLC at 1698 Main St., subject to the approval of the proper authorities.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. jr smith llc

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.23

To hold until the June 17, 2024, Protection & Policy Committee meeting a 24-25 renewal application for a "Class A" Liquor and Class "A" Beer license for JLA, Inc. at 1698 Main St., subject to the approval of the proper authorities.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 1698 main-new

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.24

To deny an appeal by Jennifer Mondragon-Murcia regarding the denial of her operator's license.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. APPEAL STATEMENT
2. OPERATOR LICENSE APPLICATION
3. 2nd notice to attend

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.25

To deny an appeal by Cory Mayer regarding the denial of his operator's license.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. cory mayer
2. cory mayer application
3. notice to attend protection & policy meeting
4. Mayer CCAP
5. Mayer CIB

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.26

To approve Miscellaneous Ordinance 01-24, An Ordinance Redistricting the Boundaries of the Aldermanic Districts of the City of Green Bay.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. MO 01-24 - Redistricting Boundaries of Aldermanic Districts

MISCELLANEOUS ORDINANCE NO. 1-24

AN ORDINANCE REDISTRICTING THE BOUNDARIES OF THE ALDERMANIC DISTRICTS OF THE CITY OF GREEN BAY

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

SECTION 1. The Common Council of the City of Green Bay hereby creates twelve (12) aldermanic districts for the City which are composed of the following wards, as established by resolution pursuant to Wis. Stats. § 5.15:

ALDERMANIC DISTRICT	WARDS
1	1, 2, 3, 4, 5
2	6, 7, 8
3	9, 10, 11, 11A, 12, 12A
4	13, 14, 15
5	16, 17, 18, 19
6	20, 21, 22
7	23, 24, 25, 26, 27
8	28, 29, 30, 31, 32
9	33, 34, 35, 36
10	37, 37A, 38, 39, 40
11	41, 42, 43, 44
12	45, 45A, 46, 47

SECTION 2. The boundaries of said aldermanic districts are portrayed on a map attached hereto as Exhibit A and made part hereof as though fully incorporated herein.

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

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

Dated at Green Bay, Wisconsin, this _____ day of _____, 2024.

APPROVED:

_____
Mayor, Eric Genrich

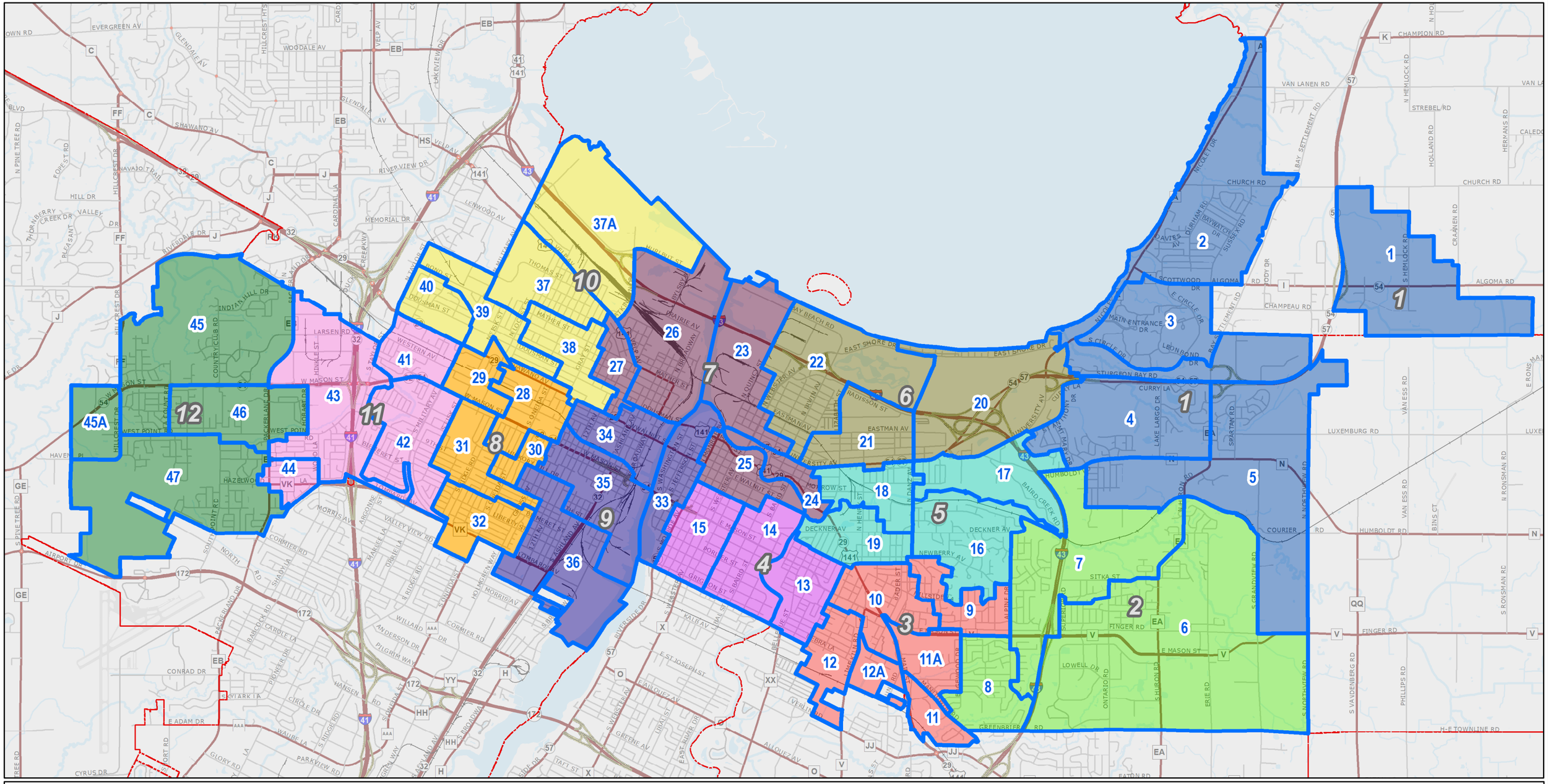
ATTEST:

_____
Clerk, Celestine Jeffreys

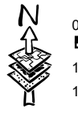
May 21, 2023

Exhibit A

Map of the Wards
of the City of Green Bay







0 5,000 10,000 Feet

1 " = 5,000 '

1:60,000

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, B. Rhode
Date Printed: 02 May 2024
X:\Clerk\LegislativeWardSplits\AlderpersonDistricts_ProposedWards.mxd

Legend

Alderperson Districts

1 3 5 7 9 11 Proposed Voting Wards

2 4 6 8 10 12

Alderperson Districts & Proposed Voting Wards City of Green Bay

GB - GIS

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.27

To approve a Resolution Dividing the City of Green Bay into Wards, to update the City's wards in accordance with the Wisconsin State Legislature's statewide redistricting in February 2024.

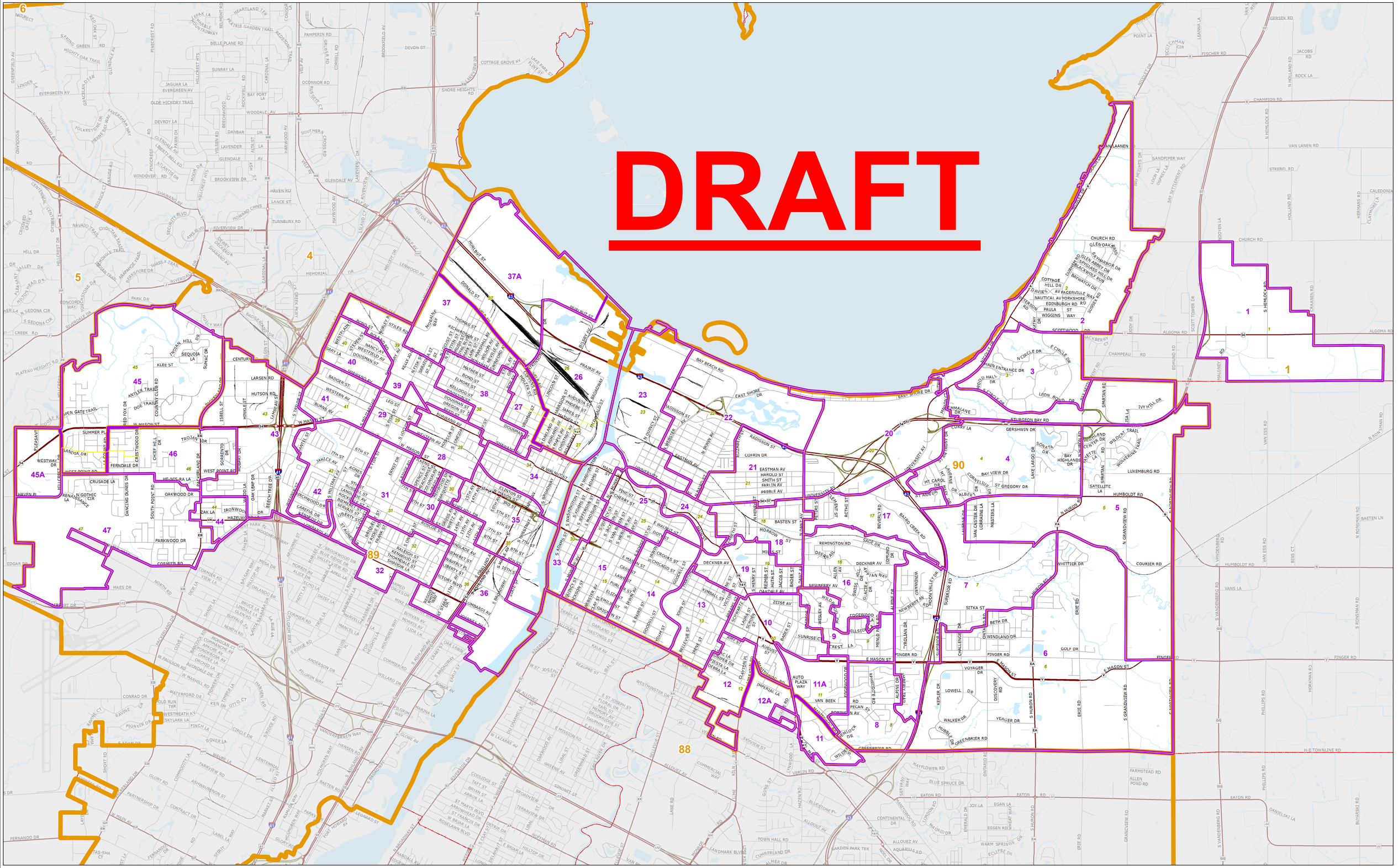
BACKGROUND

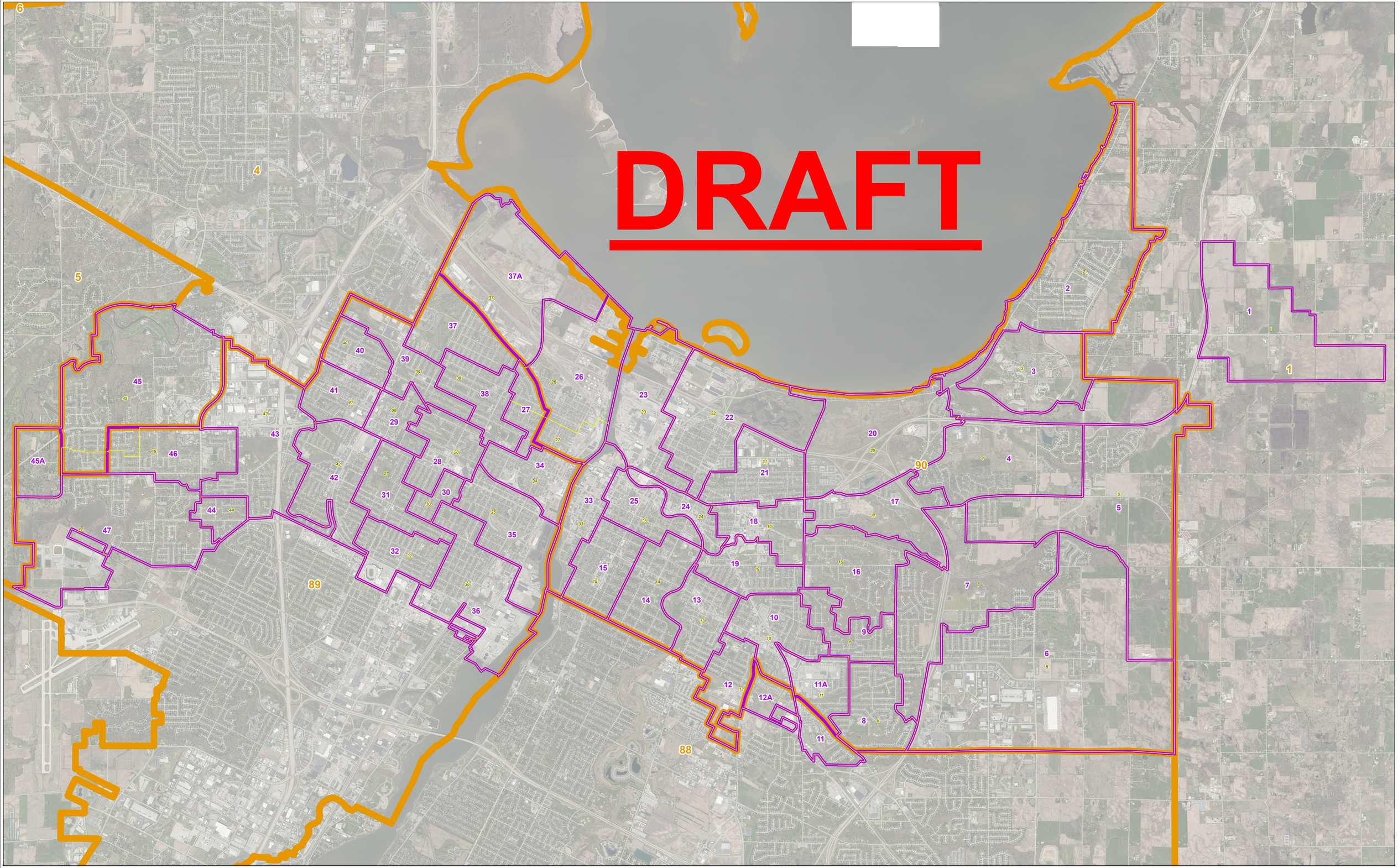
RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. LegislativeWardSplits_2024
2. LegislativeWardSplits_2024_Aerial
3. Resolution Dividing the City of Green Bay into Wards - 2024


DRAFT
37A
37
4
5
6
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45
45A
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12A
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11A
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88
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36
33
32
Hurlbut St
Gould St
Prairie Av
Bay Beach Rd
East Shore Dr
Radisson St
Eastman Av
Harold St
Smith St
Farlin Av
Preble Av
Cofrin Dr
Sturgeon Bay Rd
Curry La
Gershwin Dr
Main Entrance Dr
N Circle Dr
E Circle Dr
Leon Bond Dr
Scottwood Dr
Nautical Av
Yorkshire
Edinburgh Rd
Paula St
Wiggins Way
Davies Av
Eagerville Rd
Cottage Hill Dr
Church Rd
Glen Oak Pass
Harbor Dr
Glen Abbey Dr
Glass Hill Dr
Blackwolf Run
Bayview Dr
Sussex Rd
Van Laanen
Sandpiper Way
Bay Heights Dr
Bay Settlement Rd
Fischer Rd
Champion Rd
Van Laanen Rd
Strebel Rd
Holland Rd
Hermans Rd
Caledonia
Claytore La
Algoma Rd
Champeau Rd
Edmund Rd
Scott Tower Dr
S Hemlock Rd
N Hemlock Rd
Jacobs Rd
Rock La
N Holland Rd
Humboldt Rd
Bay View Dr
St Gregory Dr
St Ann Dr
Mt Carol Dr
Albert Dr
Cornelius Dr
Lake Lago Dr
Bay Highlands Dr
Highland Center Dr
Wildcat Trail
Wolverine Trail
Luxemburg Rd
Satellite La
Spartan Rd
Isla La
Ivy Hill Dr
Lorraine La
Van Caster Dr
Masters La
Sonata Dr
Whittier Dr
Courier Rd
N Grandview Rd
S Grandview Rd
Erie Rd
Sitka St
Beth Dr
Windland Dr
Golf Dr
Finger Rd
E Mason St
S Huron Rd
Voyager Dr
Lowell Dr
Discovery Rd
Yeager Dr
Walker Dr
Hubble Dr
Greenbrier Rd
Keppler Dr
Challenger Dr
Superior Rd
Trojan Dr
Menlo Park Dr
Edgewood Dr
Sherwood Rd
Alpine Dr
Newberry Av
Wood Valley Dr
Oakwood Dr
Wesley Av
Van Beek Rd
Pecan St
Borgen Av
Auto Plaza Way
Imperial La
Augusta St
Gayton Pl
Debra La
Cresta La
Kimberly Dr
Amy St
Sunrise Ct
Bellevue St
Barker St
Jacobs St
Reimer St
Huth St
Baden St
Oakdale Av
Newberry Av
Deckner Av
Remington Rd
Sage Dr
Edmund Dr
Basten St
Morrow St
Mills St
Baird Creek Rd
Beverly Rd
Lakeview Dr
Riverview Dr
Shore Dr
Lenwood Av
Melody Ln
Island Ct
Maywood Av
Velp Av
Velp Ave
Glendale Av
Brookview Dr
Haven Ku
Lance St
Turnbury Rd
Howard Cmns
Security Blvd
Lake Bluff Dr
Riverview Dr
Shawano Av
Cardinal La
Memorial Dr
Duck Creek Pkwy
Badgerland Dr
Elgin St
Highway 54
Lambeau St
Oneida St
Webster Av
Mason St
Broadway
Monroe St
Madison St
Jefferson St
Adams St
Washington St
Van Buren St
Irwin Av
Quincy St
Chicago St
Crooks St
Dousman St
Kellogg St
Oregon St
Elmore St
Bond St
Thomas St
Richardson St
Webster St
Stiles St
Nobles Rd
Nancy Ct
Westfield Av
Westfield Ct
Gary La
Badger St
Western Av
Burns Av
Lee St
Pine St
Cherry St
Walnut St
Main St
Clinton St
Division St
Ontario St
Huron St
Superior St
Ashland Av
Lombardi Av
Ridge Rd
Lilac Ln
Lisa Ln
Lucille Ln
Lucille Hill Rd
Lucille Ct
Lucille Ter
Lucille Cir
Lucille Pl
Lucille Way
Lucille Dr
Lucille Av
Lucille St
Lucille Rd
Lucille La



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Map prepared by City of Green Bay Department of Public Works, B. Rhode
Date Printed: 10 May 2024
X:\Clerk\LegislativeWardSplits\LegislativeWardSplits_2024_Aerial.mxd

N

0 2,250 4,500 Feet

1 " = 2,250 '

1:27,000

Legend

City of Green Bay Wards (Existing Wards)

Ward Act 93 2024 Changes (DRAFT)

Wisconsin Assembly Districts (2024)

Proposed Act 93 Ward Changes
City of Green Bay

GB - GIS

RESOLUTION DIVIDING
THE CITY OF GREEN BAY INTO WARDS

May 21, 2024

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS Wis. Stats. § 5.15 requires the division of municipalities into wards to effect an act of the legislature redistricting state legislative districts under Article IV, Section 3, of the Wisconsin Constitution; and

WHEREAS 2023 Wisconsin Act 94, in which the Wisconsin Legislature approved the redistricting of state legislative districts, was enacted on February 19, 2024; and

WHEREAS said redistricting resulted in the splitting of certain wards within the City of Green Bay into two or more parts, requiring the Common Council to adjust the wards in the City in accordance with Wis. Stats. § 5.15;

NOW, THEREFORE, BE IT RESOLVED that the City of Green Bay shall be divided into 51 wards, including four small "split" wards, the boundaries of which are portrayed on the map attached hereto as Exhibit A and made a part hereof as though fully incorporated herein.

BE IT FURTHER RESOLVED that the wards, as depicted on Exhibit A, shall be numbered 1 through 47, consecutive, and that where wards are split by the redistricting of state legislative districts, the larger shall retain the original ward number, and the number of any smaller ward(s) shall be identified by the original number followed by a letter, in alphabetical order. For example, if ward number 11 is split, the resulting ward numbers shall be 11 and 11A.

BE IT FURTHER RESOLVED that the Common Council hereby designates as the polling place for each ward the location indicated on the attached Exhibit B, which is incorporated herein by reference.

BE IT FURTHER RESOLVED that this resolution shall be accompanied by a list of the block numbers used by the United States Bureau of the Census that are wholly contained within each ward, which list is attached hereto as Exhibit C and incorporated herein by reference.

BE IT FURTHER RESOLVED that each boundary shall be established consistent with the conventions set forth in Wis. Stats. § 4.003 and shall be as described in the attached Exhibit D, which is incorporated herein by reference.

BE IT FINALLY RESOLVED that the City Clerk be directed to transmit copies of this resolution, including the attachments, to the Brown County Clerk, the Legislative Reference Bureau, and the Wisconsin Elections Commission within five days after the adoption of this

resolution and to comply with all other requirements set forth in Wis. Stats. § 5.15.

Adopted May _____, 2024
Approved May _____, 2024

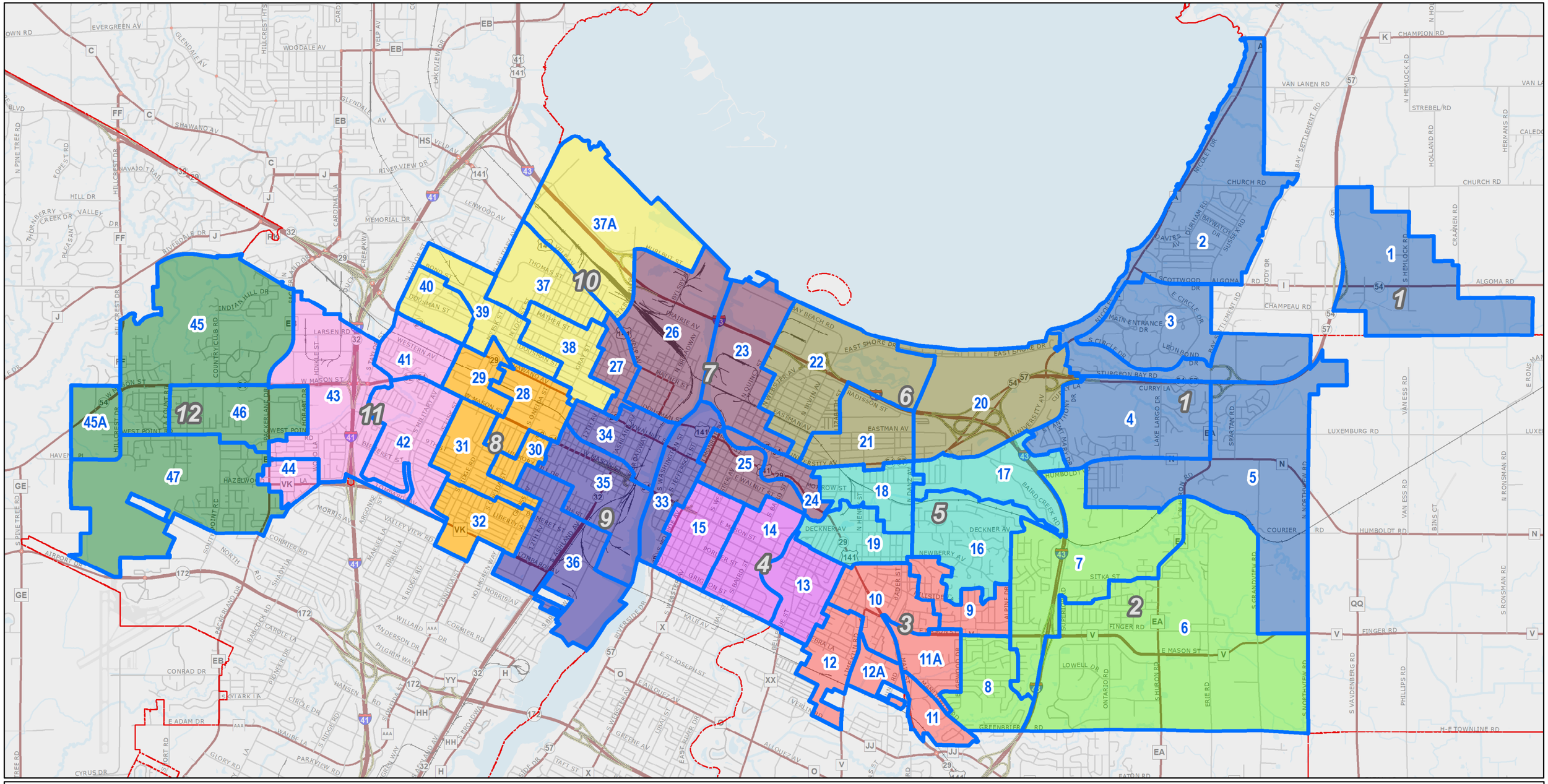
_____
Eric Genrich, Mayor

_____
Celestine Jeffreys, Clerk

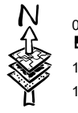
Attachments: Exhibits A − D

Exhibit A

Map of the Wards
of the City of Green Bay







0 5,000 10,000 Feet

1 " = 5,000 '

1:60,000

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Map prepared by City of Green Bay, B. Rhode
Date Printed: 02 May 2024
X:\Clerk\LegislativeWardSplits\AlderpersonDistricts_ProposedWards.mxd

Legend

Alderperson Districts

1 3 5 7 9 11 Proposed Voting Wards

2 4 6 8 10 12

Alderperson Districts & Proposed Voting Wards City of Green Bay

GB - GIS

Exhibit B

Designated Polling Place for Each Ward

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.
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.
9	St. Bernard's Church	2040 Hillside Ln.
10	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.
12A	Central Assembly Church	831 Schoen St.
13	First United Church	509 S. Webster Ave.
14	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.
20	Wildlife Sanctuary DRC Learning Center	1660 E. Shore Dr.
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

Ward	Location	Address
31	Calvary Church	1301 S. Ridge Rd.
32	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.
37A	St. Paul's Church	341 Wilson Ave.
38	St. Jude's Church	1420 Division St.
39	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.
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.
45A	Botanical Garden Cornerstone Room	2600 Larsen Rd.
46	Church of Christ	2683 W. Point Rd.
47	St. Elizabeth Ann Seton Church	2771 Oakwood Dr.

Exhibit C

Block numbers used by the U.S. Bureau of the Census contained within each Ward

Ward 1
550090201001010, 550090201001011, 550090201001017, 550090201001018, 550090201001019, 550090201001020

Ward 2
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Ward 3
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Ward 4
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Ward 6
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Ward 7
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Ward 8
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Ward 9
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Ward 10
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Ward 11A
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Ward 12
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Ward 12A
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Ward 13
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Ward 14
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Ward 15
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Ward 16
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Ward 17
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Ward 18
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Ward 19
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Ward 20
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Ward 21
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Ward 22
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Ward 23
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Ward 24
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Ward 25
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Ward 26

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Ward 27

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Ward 28

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Ward 29

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Ward 30

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Ward 31
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Ward 32
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Ward 33
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Ward 34
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Ward 35
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Ward 36
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Ward 37
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Ward 37A
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Ward 38
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Ward 39
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Ward 40
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Ward 41
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Ward 42
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Ward 43
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Ward 44
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Ward 45
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Ward 45A
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Ward 46
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Ward 47
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Exhibit D

City of Green Bay
Ward Boundary Descriptions

Ward 1 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Church Road and State Highway 57; thence south on State Highway 57 to Champeau Road; thence east on Champeau Road; thence south following the boundary with the Town of Scott to the boundary with the Town of Humboldt; thence east following the boundary with the Town of Humboldt, to the boundary with the Town of Scott; thence north and west following the boundary with the Town of Scott; thence west on Church Road to the point of beginning.

Ward 2 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of the shore of Green Bay with Au Sable Drive; thence southwest along the shore of Green Bay to the intersection with the extension of Circle Shore Drive; thence east on Circle Shore Drive; thence south on Utah Avenue; thence west and south on East Shore Drive to Nicolet Drive; thence northeast on Nicolet Drive; thence south on Mahon Court; thence east on Emmalane Drive; thence south on Enderby Lane; thence east on State Highway 57; thence north following the boundary with the town of Humboldt; thence west following the boundary with the Town of Scott; thence south on Bay Settlement Road; thence west on Leon Bond Drive; thence continuing west on S. Circle Drive; thence northeast on Nicolet Drive; thence east on Highwood Lane and the extension thereof; thence north on Crossway Road; thence east on Scottwood Drive; thence north following the boundary with the Town of Scott to Au Sable Drive; thence west on Au Sable Drive to the point of beginning.

Ward 3 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Scottwood Drive and Sussex Road; thence south on Sussex Road (also being the boundary with the Town of Scott), to the extension of Judy Lane (also being the boundary with the Town of Scott); thence east following the boundary with the Town of Scott; thence south on Bay Settlement Road; thence west on Leon Bond Drive; thence continuing west on S. Circle Drive; thence northeast on Nicolet Drive; thence east on Highwood Lane and the extension thereof; thence north on Crossway Road; thence east on Scottwood Drive to the point of beginning;

Ward 4 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of State Highway 54-57 and N. Huron Road; thence south on N. Huron Road; thence west on Humboldt Road; thence north on Mt. Mary Drive; thence northwest on St. Ann Drive; thence northwest along the extension of Mt. Blanc Court to St. Anthony Drive; thence northeast on St. Anthony Drive to State Highway 54-57; thence east on State Highway 54-57, to the point of beginning.

Ward 5 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of State Highway 54-57 and N. Huron Road; thence south on N. Huron Road; thence west on Humboldt Road; thence south on Laverne Drive; thence east on Brook Park Drive to the railroad tracks; thence northeast along railroad tracks to S. Grandview Road; thence south on S. Grandview Road; thence east on Finger Road; thence north on Northview Road (also being the boundary line with the Town of Humboldt); thence continuing north along the boundary line with the Town of Humboldt; thence west along the centerline of State Highway 54-57, to the point of beginning.

Ward 6 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Finger Road and Northview Road (also being the boundary line with the Town of Humboldt); thence south on Northview Road and the extension thereof; thence west following the boundary line with the Village of Bellevue; thence north on Interstate Highway 43; thence east on E. Mason Street; thence north on Superior Road; thence east on Gilbert Drive; thence south on Zelas Drive; thence east on Beth Drive; thence north on Ontario Road; thence east on Sitka Street; thence north on Huron Road; thence east along the railroad tracks; thence south on Grandview Road; thence east on Finger Road, to the point of beginning.

Ward 7 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Interstate Highway 43 and Humboldt Road; thence east along Humboldt Road; thence south on Laverne Drive; thence east on Brook Park Drive to the railroad tracks; thence northeast along railroad tracks to Huron Road; thence south on Huron Road; thence west on Sitka Street; thence south on Ontario Road; thence west on Beth Drive; thence north on Zelas Drive; thence west on Gilbert Drive; thence south on Superior Road; thence west on E. Mason Street; thence south on Interstate Highway 43; thence northwest along the north line of the Alpine Pointe Condominium to the southeast extension of Alpine Drive; thence north on Alpine Drive; thence east on Van Beek Road; thence north on Amberly Trail; thence west on Englewood Road; thence north on Alpine Drive; thence east on Deckner Avenue; thence north on Burgundy Court; thence southeast on railroad tracks; thence north on Interstate Highway 43, to the point of beginning.

Ward 8 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of E. Mason Street and Alpine Drive; thence west on E. Mason Street; thence south on Edgewood Drive; thence west on Robinson Avenue; thence southeast on Hampton Avenue; thence southwest on Hemlock Drive; thence southeast on Manitowoc Road; thence east on Green Brier Road also being the boundary with the Village of Bellevue; thence north on Interstate Highway 43; thence northwest along the north line of the Alpine Pointe Condominium to the southeast extension of Alpine Drive; thence north on Alpine Drive; thence east on Van Beek Road; thence north on Amberly Trail; thence west on Englewood Road; thence north on Alpine Drive to the point of beginning.

Ward 9 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of E. Mason Street and Alpine Drive; thence west on E. Mason Street; thence north on Edgewood Drive; thence west on Finger Road; thence north on Pinehurst Avenue; thence west on Sunrise Court; thence north on Wesley Avenue; thence west on Hillside Lane; thence north on Bretcoe Drive; thence west on Maryland Avenue; thence north on Skyline Boulevard; thence east on Newberry Avenue; thence southeast on Morning Star Trail; thence south on Indian Springs Drive; thence west on Deerpath Drive; thence south on Wildwood Drive; thence east on Hillside Lane; thence north on Edgewood Drive; thence east on Edgewood Lane; thence south on Stella Vista Drive; thence northeast on Hillside Lane; thence north on Menlo Park Road; thence east on Newberry Avenue; thence south on Alpine Drive, to the point of beginning.

Ward 10 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Skyline Boulevard and Oakdale Avenue; thence west on Oakdale Avenue to Main Street; thence south on Schwartz Street; thence west on Crooks Street; thence south

on Abrams Street; thence east on Edison Street; thence north on Schoen Street; thence east on August Street; thence south on Lime Kiln Road; thence southeast on Manitowoc Road; thence northwest on Main Street; thence east on E. Mason Street; thence north on East Town Way; thence east on Finger Road; thence north on Pinehurst Avenue; thence west on Sunrise Court; thence north on Wesley Avenue; thence west on Hillside Lane; thence north on Bretcoe Drive; thence west on Maryland Avenue; thence north on Skyline Boulevard, to the point of beginning.

Ward 11 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Manitowoc Road and Pecan Street; thence southeast on Manitowoc Road; thence southwest following the boundary with the Village of Bellevue; thence northwest following the boundary with the Village of Bellevue; thence southwest following the boundary with the Village of Bellevue; thence west following the boundary with the Village of Bellevue; thence northwest following the boundary with the Village of Bellevue; thence west following the boundary with the Village of Bellevue; thence south following the boundary with the Village of Bellevue; thence northwest on Main Street; thence west following the boundary with the Village of Bellevue; thence north following the boundary with the Village of Bellevue; thence northwest following the boundary with the Village of Bellevue; thence northeast following the boundary with the Village of Bellevue; thence west following the boundary with the Village of Bellevue; thence northwest following the boundary with the Village of Bellevue; thence northwest on Main Street; thence southeast on Manitowoc Road to the point of beginning.

Ward 11A shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Finger Road and Edgewood Drive; thence south on Edgewood Drive; thence west on Robinson Avenue; thence southeast on Hampton Avenue; thence southwest on Hemlock Drive; thence northwest on Manitowoc Road; thence northwest on Main Street; thence southeast on East Mason Street; thence north on East Town Way; thence east on Finger Road to the point of beginning.

Ward 12 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of August Street and Lime Kiln Road; thence southeast on Lime Kiln Road; thence northwest following the boundary with the Village of Bellevue; thence southwest following the boundary with the Village of Bellevue; thence northwest following the boundary with the Village of Bellevue; thence southwest following the boundary with the Village of Bellevue; thence southeast following the boundary with the Village of Bellevue; thence southeast on Lime Kiln Road; thence northwest on Verlin Road; thence northeast following the boundary with the Village of Bellevue; thence northwest following the boundary with the Village of Bellevue; thence northeast following the boundary with the Village of Bellevue; thence northwest following the boundary with the Village of Bellevue; thence northeast following the boundary with the Village of Bellevue; thence southeast following the boundary with the Village of Bellevue; thence northeast following the boundary with the Village of Bellevue; thence northwest following the boundary with the Village of Bellevue; thence northeast following the boundary with the Village of Bellevue; thence southeast on Elkay Lane; thence northeast on Abrams Street; thence southeast on Lilac Lane; thence northwest on Schwartz Street; thence northwest on Loretta Lane; thence northeast on Abrams Street; thence southeast on Edison Street; thence northeast on Schoen Street; thence southeast on August Street to the point of beginning.

Ward 12A shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Lime Kiln Road and Manitowoc Road; thence southeast on Manitowoc Road; thence southeast on Main Street; thence northwest following the boundary with the Village of Bellevue; thence southwest following the boundary with the Village of Bellevue; thence southeast following the boundary with the Village of Bellevue; thence northeast on Guns Street; thence southeast following the boundary with the Village of Bellevue; thence southwest following the boundary with the Village of Bellevue; thence northwest following the boundary with the Village of Bellevue; thence northeast on Lime Kiln Road to the point of beginning.

Ward 13 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Crooks Street and Abrams Street; thence west on Crooks Street; thence north on Hartung Street; thence west on Deckner Avenue; south along the East River; thence east following the boundary with the Village of Bellevue; thence north on Abrams Street; thence east on Lilac Lane; thence north on Schwartz Street; thence west on Loretta Lane; thence north on Abrams Street, to the point of beginning.

Ward 14 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Stuart Street and Roosevelt Street; thence south on Roosevelt Street; thence east following the boundary with the Village of Allouez; thence north along the East River; thence west on E. Walnut Street; thence south on Irwin Avenue; thence west on Stuart Street, to the point of beginning.

Ward 15 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Stuart Street and Roosevelt Street; thence south on Roosevelt Street; thence west following the boundary with the Village of Allouez; thence north on Monroe Avenue; thence west on Porlier Street; thence north on Madison Street; thence east on E. Mason Street; thence north on Monroe Avenue; thence east on Stuart Street to the point of beginning.

Ward 16 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Newberry Avenue and Danz Avenue; thence east on Newberry Avenue; thence southeast on Morning Star Trail, thence south on Indian Springs Drive; thence west on Deerpath Drive; thence south on Wildwood Drive; thence east on Hillside Lane; thence north on Edgewood Drive; thence east on Edgewood Lane; thence south on Stella Vista Drive; thence east on Hillside Lane; thence north on Menlo Park Road; thence east on Newberry Avenue; thence north on Alpine Drive; thence east on Deckner Avenue;. thence north on Burgundy Court; thence southeast on railroad tracks; thence northwest along Baird Creek; thence south on Danz Avenue, to the point of beginning.

Ward 17 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of University Avenue and Danz Avenue; thence east on University Avenue and the extension thereof; thence northeast on St. Anthony Drive to the extension of Mt. Blanc Court; thence southwest on said extension of Mt. Blanc Court; thence southeast on St. Ann Drive; thence south on Mt. Mary Drive; thence west on Humboldt Road; thence southeast on Interstate 43; thence west on the railroad tracks near Baird Creek; thence northwest along Baird Creek; thence north on Danz Avenue; thence east on Basten Street; thence north on Maccaux Drive; thence west on Maccuax Drive; thence north on Danz Avenue, to the point of beginning.

Ward 18 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of University Avenue and Danz Avenue; thence south on Danz Avenue; thence east on Maccaux Drive; thence south on Maccaux Drive; thence west on Basten Street; thence south on Danz Avenue; thence west on Deckner Avenue; thence north on Village Street; thence west on Mills Street; thence north on Berger Street; thence west on Brook Street; thence north on Henry Street; thence west along Baird Creek; thence west on Main Street; thence north on Elizabeth Street; thence west on Proper Street; thence north on Newhall Street; thence west on Elm Street; thence north on Forest Street; thence east on University Avenue, thence south on Henry Street; thence east on Van Duren Street; thence north on LaPlant Street; thence east on University Avenue, to the point of beginning.

Ward 19 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Deckner Avenue and Danz Avenue; thence south on Danz Avenue; thence west on Newberry Avenue; thence south on Skyline Boulevard; thence west on Oakdale Avenue; thence south on Schwartz Street; thence west on Crooks Street; thence north on Hartung Street; thence west on Deckner Street; thence north along the East River; thence east along Baird Creek; thence south on Henry Street; thence east on Brook Street; thence south on Berger Street; thence east on Mills Street; thence south on Village Street; thence east on Deckner Avenue, to the point of beginning.

Ward 20 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of University Avenue and Turek Street; thence north on Turek Street and the extension thereof; thence west on Eastman Avenue; thence north on Danz Avenue; thence west on East Shore Drive; thence north on Alabama Avenue; thence east along the shore of Green Bay to the extension of Circle Shore Drive; thence east on Circle Shore Drive; thence south on Utah Avenue; thence west and south on East Shore Drive to Nicolet Drive; thence northeast on Nicolet Drive; thence south on Mahon Court; thence east on Emmalane Drive; thence south on Enderby Lane; thence west on State Highway 57; thence south on St. Anthony Drive; thence west on University Avenue and the extension thereof, to the point of beginning.

Ward 21 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of University Avenue and Turek Street; thence north on Turek Street and the extension thereof; thence west on Eastman Avenue; thence north on Danz Avenue; thence northwest on Interstate Highway 43; thence south on Elizabeth Street; thence west on Eastman Avenue; thence south on Baird Street; thence east on University Avenue thence south on Henry Street; thence east on Van Deuren Street; thence north on La Plant Street; thence east on University Avenue, to the point of beginning.

Ward 22 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of University Avenue and Baird Street; thence west on University Avenue; thence north on Irwin Avenue; thence west on Day Street; thence north on Clay Street; thence west on Eastman Avenue; thence north on Van Buren Street; thence west on Weise Street; thence north on Quincy Street; thence east along the shore of Green Bay; thence south on Alabama Avenue; thence east on East Shore Drive; thence south on Danz Avenue; thence northwest on

Interstate Highway 43; thence south on Elizabeth Street; thence west on Eastman Avenue; thence south on Baird Street, to the point of beginning.

Ward 23 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of University Avenue and Irwin Avenue; thence west on University Avenue; thence northwest along the East River; thence north along the Fox River; thence east along the shore of Green Bay; thence south on Quincy Street and the extension thereof; thence east on Weise Street; thence south on Van Buren Street; thence east on Eastman Avenue; thence south on Clay Street; thence east on Day Street; thence south on Irwin Avenue, to the point of beginning.

Ward 24 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of University Avenue and Forest Street; thence south on Forest Street; thence east on Elm Street; thence south on Newhall Street; thence east on Proper Street; thence south on Elizabeth Street; thence east on Main Street; thence west along Baird Creek; thence northwest along the East River; thence east on University Avenue, to the point of beginning.

Ward 25 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Elm Street and Madison Street; thence east on Elm Street; thence north on Monroe Avenue, thence southeast along the East River; thence west on E. Walnut Street; thence south on Irwin Avenue; thence west on Stuart Street; thence north on Monroe Avenue; thence west on E. Walnut Street; thence north on Madison Street, to the point of beginning.

Ward 26 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Dousman Street and Norwood Avenue; thence northeast on Norwood Avenue; thence northwest on Mather Street; thence northwest on Velp Avenue; thence northeast on Atkinson Drive; thence southeast on Hurlbut Street; thence northeast on Bylsby Avenue and the extension thereof; thence southeast along the shore of Green Bay; thence southwest along the shore of the Fox River to the intersection with the extension of Dousman Street; thence northwest on Dousman Street to the point of beginning.

Ward 27 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Dousman Street and Norwood Avenue; thence southeast on Dousman Street; thence southwest on Oakland Avenue; thence northwest on Oregon Street; thence southwest on Norwood Avenue; thence southeast on Hubbard Street; thence southwest on Antionette Street; thence northwest on Shawano Avenue; thence northeast on Allard Avenue; thence southeast on Dousman Street; thence northeast on Fink Street; thence northwest on Division Street; thence northeast on Columbia Avenue; thence northwest on Mather Street; thence northeast on Roy Avenue; thence northwest on Holzer Street; thence northeast on Gray Street; thence southeast on Velp Avenue; thence southeast on Mather Street; thence southwest on Norwood Avenue to the point of beginning.

Ward 28 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Reed Street and Gray Street; thence south on Gray Street; thence east on Shawano Avenue; thence south on Cleveland Street; thence east on Caroline Street; thence south on Oak Street and the extension thereof; thence west on W. Mason Street; thence south on Oneida Street; thence west on Hickory Hill Drive; thence north on Ridge Road; thence east on W.

Mason Street; thence north on Maryhill Drive; thence west on Western Avenue; thence north on Locust Street; thence east along the railroad tracks; thence north on Platten Street; thence west on Deneys Place; thence north on Locust Street; thence east on Shawano Avenue; thence northwest along the former railroad tracks; thence north on Platten Street; thence east on Reed Street, to the point of beginning.

Ward 29 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Dousman Street and Fisk Street; thence southeast along the former railroad tracks; thence west on Shawano Avenue; thence south on Locust Street; thence east on Deneys Place; thence south on Platten Street; thence west along the railroad tracks; thence south on Locust Street; thence east on Western Avenue; thence south on Maryhill Drive; thence west on W. Mason Street; thence north on Military Avenue; thence east on Shawano Avenue; thence north on Fisk Street, to the point of beginning.

Ward 30 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of W. Mason Street and Oneida Street; thence east on W. Mason Street; thence south on Gross Avenue; thence west on Sixth Street; thence south on Cleveland Street; thence west on Hickory Hill Drive; thence south on Marquette Avenue; thence west on Ninth Street; thence north on Spence Street; thence east on Hickory Hill Drive; thence north on Oneida Street, to the point of beginning.

Ward 31 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of W. Mason Street and Fisk Street; thence east on W. Mason Street; thence south on Ridge Road; thence east on Hickory Hill Drive; thence south on Spence Street; thence east on Ninth Street; thence south on Fourteenth Street; thence west on Langlade Avenue; thence south on Gross Avenue; thence west on Rockdale Street; thence south on Oneida Street; thence west on Biemeret Street; thence north on Locust Street; thence west on Rockdale Street; thence north on Fisk Street, to the point of beginning.

Ward 32 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Langlade Street and Fourteen Street; thence south on Fourteenth Street; thence west on Lombardi Avenue; thence south on Oneida Street; thence west following the boundary with the Village of Ashwaubenon; thence north following the boundary with the Village of Ashwaubenon; thence west on Lombardi Avenue; thence north on Ridge Road; thence northwest on St. Agnes Drive; thence north on Locust Street; thence east on Biemeret Street; thence north on Oneida Street; thence east on Rockdale Street; thence north on Gross Avenue; thence east on Langlade Avenue, to the point of beginning.

Ward 33 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Monroe Avenue and the boundary with the Village of Allouez; thence west following the boundary with the Village of Allouez; thence north along the Fox River; thence southeast along the East River; thence south on Monroe Avenue; thence west on Elm Street; thence south on Madison Street; thence east on E. Walnut Street; thence south on Monroe Avenue; thence west on E. Mason Street; thence south on Madison Street; thence east on Porlier Street; thence south on Monroe Avenue, to the point of beginning.

Ward 34 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Shawano Avenue and Oak Street; thence west on Shawano Avenue; thence north on Antoinette Street; thence west on Hubbard Street; thence north on Norwood Avenue; thence east on Oregon Street; thence north on Oakland Avenue; thence east on Dousman Street; thence south along the Fox River; thence west on W. Mason Street; thence north on Broadway; thence northwest along the railroad tracks; thence north on Oak Street, to the point of beginning.

Ward 35 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Ninth Street and Eleventh Avenue; thence north on Eleventh Street; thence west on Hickory Hill Drive; thence north on Cleveland Street; thence east on Sixth Street; thence north on Gross Avenue; thence east on W. Mason Street, to the extension of Oak Street; thence north on Oak Street and the extension thereof; thence southeast along the railroad tracks; thence south on Broadway; thence east on W. Mason Street; thence south along the Fox River; thence west along the railroad tracks; thence north on State Street; thence west on Ninth Street, to the point of beginning.

Ward 36 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Ninth Street and State Street; thence south on State Street; thence east along the railroad tracks; thence south along the Fox River; thence west following the boundary with the Village of Ashwaubenon; thence north following the boundary with the Village of Ashwaubenon (also being the west rights-of-way line of Brett Favre Pass and the extension thereof); thence east on Lombardi Avenue; thence north on Fourteenth Avenue; thence west on Ninth Street; thence north on Marquette Avenue; thence east on Hickory Hill Drive; thence south on Eleventh Avenue; thence east on Ninth Street, to the point on beginning.

Ward 37 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Velp Avenue and Gray Street; thence southwest on Gray Street; thence northwest on Desnoyers Street; thence southwest on Buchanan Street; thence northwest on Minahan Street; thence southwest on Locust Street; thence northwest on Bond Street; thence northeast on Military Avenue; thence southeast on Velp Avenue to the point of beginning.

Ward 37A shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Atkinson Drive and Velp Avenue; thence northeast on Atkinson Drive; thence southeast on Hurlbut Street; thence northeast on Bylsby Avenue and the extension thereof; thence northwest along the shore of Green Bay to the intersection with the extension of the boundary with the Village of Howard; thence southwest following the boundary with the Village of Howard; thence southeast on Velp Avenue to the point of Beginning.

Ward 38 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Bond Street and Locust Street; thence north on Locust Street; thence east on Minahan Street; thence north on Buchanan Street; thence east on Desnoyers Street; thence east on Holzer Street; thence south on Roy Avenue; thence east on Mather Street; thence south on Columbia Avenue; thence east on Division Street; thence south on Fink Street; thence west on Dousman Street; thence south on Allard Avenue; thence west on Shawano Avenue; thence south on Oak Street; thence west on Caroline Street; thence north on Cleveland Street; thence west on

Shawano Avenue; thence north on Gray Street; thence west on Reed Street; thence north on Oneida Street; thence west on Division Street; thence north on Platten Street; thence west on Bond Street, to the point of beginning.

Ward 39 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Bond Street and Taylor Street; thence north on Taylor Street; thence east following the boundary with the Village of Howard; thence south on Military Avenue; thence east on Bond Street; thence south on Platten Street; thence east on Division Street; thence south on Oneida Street; thence west on Reed Street; thence south on Platten Street; thence northwest along the former railroad tracks; thence south on Fisk Street; thence west on Shawano Avenue; thence north on Military Avenue; thence west on Dousman Street; thence northwest on Boland Road; thence north on Stevens Street; thence west on Bond Street, to the point of beginning.

Ward 40 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Bond Street and Taylor Street; thence east on Bond Street; thence south on Stevens Street; thence southeast on Boland Road; thence east on Dousman Street; thence south on Military Avenue; thence west on Shawano Avenue; thence north on Taylor Street, to the point of beginning.

Ward 41 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Shawano Avenue and Taylor Street; thence east on Shawano Avenue; thence south on Military Avenue; thence west on W. Mason Street; thence northwest along Beaver Dam Creek; thence north on Taylor Street, to the point of beginning.

Ward 42 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of W. Mason Street and Beaver Dam Drive; thence east on W. Mason Street; thence south on Fisk Street; thence east on Rockdale Street; thence south on Locust Street; thence southeast on St. Agnes Drive; thence south on Ridge Road; thence west on Lombardi Avenue; thence north on Military Avenue; thence west on Biemeret Street; thence south on Arnold Drive; thence west on Kennedy Drive; thence north on Wiesner Street; thence west on Ninth Street; thence north on Chantel Street; thence north on Michaline Drive; thence north on Chantel Street; thence northwest on Beaver Dam Drive, to the point of beginning.

Ward 43 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Oakwood Drive and Packerland Drive; thence north on Packerland Drive; thence east on He-Nis-Ra Lane; thence north on Edgehill Drive; thence east on West Point Road; thence north on Hobart Drive; thence west on W. Mason Street; thence north on Packerland Drive; thence east following the boundary with the Village of Howard; thence south on Taylor Street; thence southeast along Beaver Dam Creek; thence west on W. Mason Street; thence southeast on Beaver Dam Drive; thence south on Chantel Street; thence south on Michaline Drive; thence south on Chantel Street; thence east on Ninth Street; thence south on Wiesner Street; thence east on Kennedy Drive; thence north on Arnold Drive; thence east on Biemeret Street; thence south on Military Avenue; thence west following the boundary with the Village of Ashwaubenon; thence north on Wood Lane; thence west on Oakwood Drive, to the point of beginning.

Ward 44 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Oakwood Drive and Packerland Drive; thence east on Oakwood Drive; thence south on Wood Lane; thence southwest following the boundary with the Village of Ashwaubenon; thence north on Fawn Lane; thence southwest on Parkwood Lane; thence north on Wintergreen Court and the extension thereof; thence west on Cherrywood Lane; thence north on Packerland Drive; thence west on Hazelwood Lane; thence north on Marybell lane; thence east on Zak Lane; thence north on Everbreeze Road; thence east on Woodridge Lane; thence north on Packerland Drive, to the point of beginning.

Ward 45 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of West Mason Street and Packerland Drive; thence west on West Mason Street; thence south on La Count Road; thence west on West Point Road; thence north on Hillcrest Drive; thence east following the boundary with the Village of Hobart; thence north following the boundary with the Village of Hobart; thence west following the boundary with the Village of Hobart; thence north following the boundary with the Village of Hobart; thence east following the boundary with the Village of Hobart; thence north following the boundary with the Village of Hobart; thence northeast following the boundary with the Village of Hobart; thence north following the boundary with the Village of Hobart; thence east following the boundary with the Village of Hobart; thence southwest following the boundary with the Village of Howard; thence southeast following the boundary with the Village of Howard; thence north following the boundary with the Village of Howard; thence east following the boundary with the Village of Howard; thence south following the boundary with the Village of Howard; thence southeast following the boundary with the Village of Howard; thence south on Packerland Drive to the point of beginning.

Ward 45A shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of West point Road and Hillcrest Drive; thence south on Hillcrest Drive; thence west on Haven Place; thence north following the boundary with the Village of Hobart; thence east following the boundary with the Village of Hobart; thence south on Hillcrest Drive to the point of beginning.

Ward 46 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of West Point Road and Hobart Drive; thence west on West Point Road; thence south on Edgehill Drive; thence west on He-Nis-Ra Lane; thence south on Packerland Drive; thence west and northwest on Forestville Drive; thence northwest and west on He-Nis-Ra Lane; thence north on South Point Road; thence west on West Point Road; thence north on La Count Road; thence east on West Mason Street; thence south on Packerland Drive; thence east on West Mason Street South Frontage Road; thence south on Hobart Drive to the point of beginning.

Ward 47 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of West Point Road and Hillcrest Drive; thence east on West Point Road; thence south on South Point Road; thence east on He-Nis-Ra Lane; thence east on Forestville Drive; thence south on Packerland Drive; thence west on Woodridge Lane; thence south on Everbreeze Road; thence west on Zak Lane; thence south on Marybell Lane; thence east on Hazelwood Lane; thence south on Packerland Drive; thence east on Cherrywood Lane; thence south on Wintergreen Court and the extension thereof; thence east on Parkwood Drive; thence south on Fawn Lane; thence west following the boundary with the Village of Ashwaubenon; thence north

following the boundary with the Village of Hobart; thence east on Haven Place; thence north on Hillcrest Drive, to the point of beginning.

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.28

Informational Only: The Liquor Violation Report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 23-24LiqVio 5.08.24
2. Comm Police P&P 05.08.24

2023/2024 LIQUOR VIOLATIONS

Subject's Name	Tavern Name And Address	Date/Type Violation	Status of Case
Maxwell C. Barnowsky 23-246542 W2023-374-144	**Black Saddle 201 N. Washington St.**	**No Licensed Operator on the Premises (Owner)**	**Issued Written Warning**
Dylan J. Weires 23-246542 W2023-792-006	**Black Saddle 201 N. Washington St.**	**Loitering in a Licensed Premises after Hours**	**Issued Written Warning**
Dylan J. Weires 23-247371 2324737181401	**Black Saddle 201 N. Washington St.**	**Disorderly Conduct**	**Court Date: 10/30/23; Guilty; $376**
Nathaniel D. Maas 23-248994 2324899480801	**Cock and Bull 1237 Main Street**	**Bartending without an Operator's License**	**Court Date: 11/6/23; Guilty, $187**
Scott M. Opolka 23-248994 2324899480802	**Cock and Bull 1237 Main Street**	**Bartending without an Operator's License**	**Court Date: 11/6/23; Guilty by Default, $187**
Kendra C. Willis 23-248994 2324899480803	**Cock and Bull 1237 Main St.**	**Bartending without an Operator's License**	**Court Date: 11/6/23; Guilty, $187**
Jason E. Charles 23-253930 W2023-557-087	**Getaway Bar 631 Bellevue St.**	**Disorderly House/Failure to Maintain Order**	**Issued Written Warning**
Randal G. Treml 23-262321 2326232143901	**Brewski's Bar 1100 S. Broadway Street**	**Violation of Stipulation/Agreement**	**Court Date: 2/5/24**

CITY OF GREEN BAY
POLICE DEPARTMENT

TO: **PROTECTION AND POLICY COMMITTEE**

FROM: **COMMUNITY POLICING**

DATE: **May 8, 2024**

From April 24, 2024 to May 8, 2024, there have been no liquor violations, no DA referrals, no ordinance violations, no warnings and no property referrals.

Sincerely,

LT. STEVE MAHONEY & LT. ERIN YOUNG
DISTRICT POLICING

kc

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # N.29

Informational Only: The Clerk's Licensing Report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 5.8.2024 CLERK'S OFFICE LIQUOR LICENSING REPORT

Clerk & Treasurer's Office
100 North Jefferson Street • Room 106
Green Bay, Wisconsin 54301-5026
clerk@greenbaywi.gov
www.greenbaywi.gov

Phone 920.448.3010
Fax 920.448.3016

Licenses granted by Council, not yet issued as of (5/8/2024)

License Type	Company Name	Trade Name	Address	Approver
Class A Beer & Class A Liquor	FAMILY DOLLAR STORES OF WI LLC	FAMILY DOLLAR	1285 MAIN ST	Inspections, Payment New License approved 6.6.2023 Extension Filed anticipated opening 11/3/2023
EXTENSION REQUEST EXPIRED				
Class B Beer & Class B Liquor	MADRID TAPAS AND WINE BAR LLC	MADRID TAPAS	225 E WALNUT ST	Inspections, Payment, Renewal Waiver Granted until December 2023
EXTENSION REQUEST EXPIRED				
Class B Beer& Class B Liquor	Rockyz Taqueria LLC	ROCKY'S TAQUERIA	1679 MAIN ST	Inspections, Payment Granted 8/22/23. Waiver Granted until December 20, 2023, Another waiver was granted until March 1, 2024.
EXTENSION REQUEST FILED				
Class "B" Beer & "Class B"	Vic Theatre Green Bay, LLC	Vic Theatre	217 E Walnut	Inspections, Payment Granted 8/22/23. Waiver Granted until January 31, 2024. Transfer of license requested.
TRANSFER TO 130 E WALNUT REQUESTED				
Class "B" Beer & "Class B" Liquor-Reserve	The Spices of Green Bay, LLC	Spices Restaurant & Bar	1860 University	Payment, Inspections Granted 10.17.23. Waiver requested and granted until April 30, 2024.
EXTENSION REQUESTED FILED				
Class A Liquor, Class A Beer	Neo Beverages, LLC	Neo's Discount Tobacco & Liquor	1117 W. Mason	Inspections, Payment. Granted 1/17/2024. Extension granted until May 31, 2024
Class A Liquor, Class A Beer	JR Smith, LLC	Main Street Mini Mart	1698 Main	Payment. Granted 3/5/2024
EXTENSION REQUEST FILED				

Opening Delays? All liquor licenses are granted by Council with the intention a liquor license will be issued within 60 days. Please communicate, in writing, any opening-day delays to the Clerk's Office and provide a new anticipated opening date. Please review our Extension Request Fact Sheet for instructions. Then, fill out the Extension Request Form to file an issuance extension with the Clerk's Office.

Summary of Licenses Granted and Issued for Class “B” Beer & “Class B” Liquor Licenses:

The City of Green Bay has a quota of 172 available “Class B” Liquor and Class “B” Beer licenses under state law.

The City granted 3 licenses that have not yet been issued (see page 1).

The City of Green Bay may only take the number of applications to the number of licenses available. Applications are considered to those who apply with a fully completed application and first in time.

The new application paperwork can be found at: https://greenbaywi.gov/264/Liquor-Sales---New-Establishments

Summary of Licenses Granted and Issued for Reserve Liquor Licenses:

The City of Green Bay has a quota of 32 Class B Combination Liquor and Beer Reserve licenses under state law.

The City of Green Bay has 4 Class B Combination Liquor and Beer Reserve issued.

The City of Green Bay has 1 granted “Class B” Liquor and Class “B” Beer license that has not yet been issued.

A Reserve liquor license in the City of Green Bay costs $10,000 (one-time non-refundable issuance fee) plus the license fee prorated. The license shall not be transferred or surrendered.

REPORT OF THE PROTECTION AND POLICY COMMITTEE
GRANTING OPERATOR LICENSES
May 21, 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

Coniff, Barbara H
Couillard, Tara L
Dworak, Colton B
Endries, Steven D
Hommerding, Jenna L
Jeske, Alexandria L
Jones, Andrew T
Jones, Heather M
King, Brianna R
Koeller, Robin L
Koepke, Gertrudes C
Krause, Amy L
Laredo, Alexandro
Leo, Brittany E
Leonhard, Timothy J
Mommaerts, Nicole L
Nicks, Jared D
Northway, Stacy L
Oelschlager, Brianna M
Perez, Laurana L
Picotte, Carly R
Rosenthal, Steven R
Salmon, Nicole M
Stephani, Mary Jo
Trepanier, Kristin N
Wood, Christine E
Zaleski, Aaron J

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # P.1

To place on hold a contingency transfer of funds resolution for $20,966.20 to Fire contractual services for emergency water remediation at Fire Station 5 for unexpected and unbudgeted expenses.

BACKGROUND

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ST 1 & ST 5 CONTINGENCY FUND REQUEST
2. SERVPRO INVOICE ST 5
3. SERVPRO INVOICE ST 5 ATTACHMENT
4. Resolution-Contingency for Fire Station 5 - $20,966.20 water main break emergency

Green Bay Metro Fire Department
501 South Washington Street
Green Bay, Wisconsin 54301-4218
www.greenbaywi.gov/fire

Phone 920.448.3280

Matthew W. Knott
Fire Chief

MEMORANDUM

To: Finance Committee

From: Matthew W. Knott, Fire Chief

Date: May 2, 2024

Re: Contingency Fund Request

On April 9, 2024 there was extensive damage at Fire Station 1 located at 501 S. Washington St., which resulted from a urinal flush valve that did not turn off overnight and resulted in a significant lengthy overflow. The building was evaluated by engineering and deemed to be Category 3 water damage. The extensive cleanup and restoration process required is ongoing and will include asbestos abatement, lead paint abatement, and significant building repairs related to water and sewage damage.

On April 19, 2024 there was a water main break on Finger Rd. in front of Fire Station 5 located at 2310 Finger Rd, which resulted in a significant amount of water flowing into the Fire Station. ServPro of Brown County was contacted for water remediation at Station 5 and the cost for that service was $20,966.20.

I am requesting that the $50,000 insurance deductible for water damage restoration at Fire Station 1, 501 S. Washington St. and the $20,996.20 invoice from ServPro for water remediation resulting from an unexpected water main break outside of Fire Station 5, 2310 Finger Rd. be allocated from the City's contingency fund. These are unexpected and unbudgeted expenses.

SERVPRO OF BROWN COUNTY
1066 American Dr
Neenah, WI 54956
+1 9208321110
office@servproappleton.com

INVOICE

BILL TO
Green Bay Fire Department
2310 Finger Rd
Green Bay, WI 54301

SHIP TO
Green Bay Fire Department
2310 Finger Rd
Green Bay, WI 54301

INVOICE # 2374
DATE 04/25/2024
DUE DATE 05/25/2024

DATE	DESCRIPTION	AMOUNT
Water Remed	Water Restoration	20,966.20

Contact SERVPRO OF BROWN COUNTY to pay.
Please Remit To:
SERVPRO
1066 American Drive
Neenah, WI 54956

SUBTOTAL	20,966.20
TAX	0.00
TOTAL	20,966.20
BALANCE DUE	**$20,966.20**

Always here to help!
EIN46-4221268
2.5% Credit Card Fee Applied

SERVPRO Brown County

SERVPRO Brown County
516 N 8th Street Suite A
De Pere WI 54115
(920) 434-8224
office@servproappleton.com
Tax ID: 46-4221268

Client: Green Bay Fire Department 4/19
Property: 2310 Finger Rd
Green Bay , WI 54301

Operator: NICOLEM

Type of Estimate:
Date Entered: 4/24/2024 Date Assigned:

Price List: WIGR8X_APR24
Labor Efficiency: Restoration/Service/Remodel
Estimate: 2024-04-24-1357

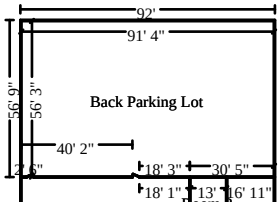
SERVPRO OF EAST & WEST BROWN COUNTY IS A FULL-SERVICE FIRE, WATER RESTORATION COMPANY. OUR OBJECTIVE IS TO GET YOU BACK TO NORMAL AS SOON AS POSSIBLE, WHILE BEING FAIR TO ALL PARTIES INVOLVED.

SERVPRO Brown County

SERVPRO Brown County
516 N 8th Street Suite A
De Pere WI 54115
(920) 434-8224
office@servproappleton.com
Tax ID: 46-4221268

2024-04-24-1357

Main Level

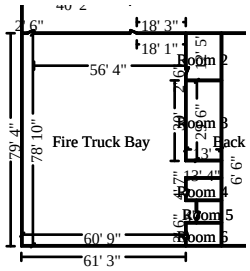


Back Parking Lot **Height: 8'**

2,328.00	SF Walls	5,137.50	SF Ceiling
7,465.50	SF Walls & Ceiling	5,137.50	SF Floor
570.83	SY Flooring	290.17	LF Floor Perimeter
295.17	LF Ceil. Perimeter		

Door	**2' 6" X 6' 8"**	**Opens into FIRE_TRUCK_B**
Door	**2' 6" X 6' 8"**	**Opens into FIRE_TRUCK_B**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Water extraction from hard surface floor - Cat 2 water	5,137.50 SF	0.00	0.44	0.00	2,260.50
2. Clean with pressure/chemical spray - Very heavy	5,137.50 SF	0.00	0.88	0.00	4,521.00
Totals: Back Parking Lot				0.00	6,781.50



Fire Truck Bay **Height: 8'**

2,409.80	SF Walls	4,902.96	SF Ceiling
7,312.76	SF Walls & Ceiling	4,902.96	SF Floor
544.77	SY Flooring	298.72	LF Floor Perimeter
313.72	LF Ceil. Perimeter		

Door	**2' 6" X 6' 8"**	**Opens into ROOM_6**
Door	**2' 6" X 6' 8"**	**Opens into ROOM_5**
Door	**2' 6" X 6' 8"**	**Opens into ROOM_4**
Door	**2' 6" X 6' 8"**	**Opens into ROOM_2**
Door	**2' 6" X 6' 8"**	**Opens into BACK_PARKING**
Door	**2' 6" X 6' 8"**	**Opens into BACK_PARKING**

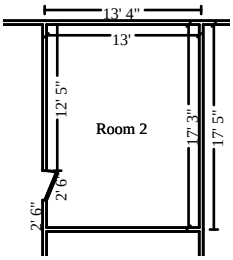
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
3. Water extraction from hard surface floor - Cat 2 water	4,902.96 SF	0.00	0.44	0.00	2,157.30
4. Clean with pressure/chemical spray - Very heavy	4,902.96 SF	0.00	0.88	0.00	4,314.60
5. Clean floor - Heavy	4,902.96 SF	0.00	0.67	0.00	3,284.98

SERVPRO Brown County

SERVPRO Brown County
516 N 8th Street Suite A
De Pere WI 54115
(920) 434-8224
office@servproappleton.com
Tax ID: 46-4221268

CONTINUED - Fire Truck Bay

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Totals: Fire Truck Bay				0.00	9,756.88

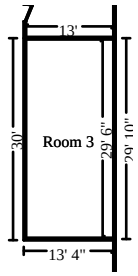


Room 2 **Height: 8'**

466.90	SF Walls	223.78	SF Ceiling
690.68	SF Walls & Ceiling	223.78	SF Floor
24.86	SY Flooring	57.95	LF Floor Perimeter
60.45	LF Ceil. Perimeter		

Door **2' 6" X 6' 8"** **Opens into FIRE_TRUCK_B**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
6. Water extraction from hard surface floor - Cat 2 water	223.78 SF	0.00	0.44	0.00	98.46
7. Clean with pressure/chemical spray - Very heavy	223.78 SF	0.00	0.88	0.00	196.93
8. Clean floor - Heavy	223.78 SF	0.00	0.67	0.00	149.93
Totals: Room 2				0.00	445.32



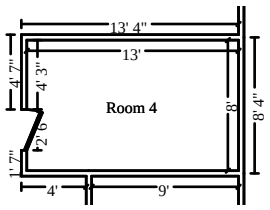
Room 3 **Height: 8'**

679.56	SF Walls	382.70	SF Ceiling
1,062.26	SF Walls & Ceiling	382.70	SF Floor
42.52	SY Flooring	84.95	LF Floor Perimeter
84.95	LF Ceil. Perimeter		

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
9. Water extraction from hard surface floor - Cat 2 water	382.70 SF	0.00	0.44	0.00	168.39
10. Clean with pressure/chemical spray - Very heavy	382.70 SF	0.00	0.88	0.00	336.78
11. Clean floor - Heavy	382.70 SF	0.00	0.67	0.00	256.41
Totals: Room 3				0.00	761.58

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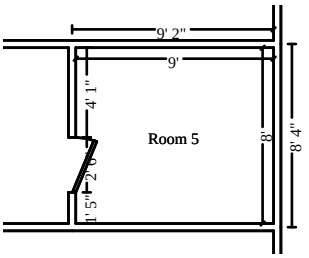


Room 4 **Height: 8'**

318.90	SF Walls	103.78	SF Ceiling
422.68	SF Walls & Ceiling	103.78	SF Floor
11.53	SY Flooring	39.45	LF Floor Perimeter
41.95	LF Ceil. Perimeter		

Door **2' 6" X 6' 8"** **Opens into FIRE_TRUCK_B**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
12. Water extraction from hard surface floor - Cat 2 water	103.78 SF	0.00	0.44	0.00	45.66
13. Clean with pressure/chemical spray - Very heavy	103.78 SF	0.00	0.88	0.00	91.33
14. Clean floor - Heavy	103.78 SF	0.00	0.67	0.00	69.53
Totals: Room 4				0.00	206.52



Room 5 **Height: 8'**

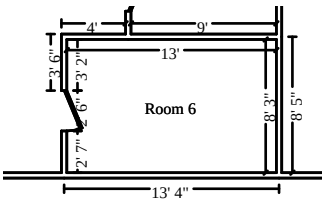
255.33	SF Walls	72.00	SF Ceiling
327.33	SF Walls & Ceiling	72.00	SF Floor
8.00	SY Flooring	31.50	LF Floor Perimeter
34.00	LF Ceil. Perimeter		

Door **2' 6" X 6' 8"** **Opens into FIRE_TRUCK_B**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
15. Water extraction from hard surface floor - Cat 2 water	72.00 SF	0.00	0.44	0.00	31.68
16. Clean with pressure/chemical spray - Very heavy	72.00 SF	0.00	0.88	0.00	63.36
17. Clean floor - Heavy	72.00 SF	0.00	0.67	0.00	48.24
Totals: Room 5				0.00	143.28

SERVPRO Brown County

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516 N 8th Street Suite A
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Tax ID: 46-4221268



Room 6 **Height: 8'**

322.90	SF Walls	107.03	SF Ceiling
429.92	SF Walls & Ceiling	107.03	SF Floor
11.89	SY Flooring	39.95	LF Floor Perimeter
42.45	LF Ceil. Perimeter		

Door **2' 6" X 6' 8"** **Opens into FIRE_TRUCK_B**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
18. Water extraction from hard surface floor - Cat 2 water	107.03 SF	0.00	0.44	0.00	47.09
19. Clean with pressure/chemical spray - Very heavy	107.03 SF	0.00	0.88	0.00	94.19
20. Clean floor - Heavy	107.03 SF	0.00	0.67	0.00	71.71
Totals: Room 6				0.00	212.99



Back Bay **Height: 8'**

1,532.44	SF Walls	1,335.74	SF Ceiling
2,868.18	SF Walls & Ceiling	1,335.74	SF Floor
148.42	SY Flooring	191.55	LF Floor Perimeter
191.55	LF Ceil. Perimeter		

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
21. Water extraction from hard surface floor - Cat 2 water	1,335.74 SF	0.00	0.44	0.00	587.73
22. Clean with pressure/chemical spray - Very heavy	1,335.74 SF	0.00	0.88	0.00	1,175.45
23. Clean floor - Heavy	1,335.74 SF	0.00	0.67	0.00	894.95
Totals: Back Bay				0.00	2,658.13
Total: Main Level				**0.00**	**20,966.20**
Line Item Totals: 2024-04-24-1357				**0.00**	**20,966.20**

SERVPRO Brown County

SERVPRO Brown County
516 N 8th Street Suite A
De Pere WI 54115
(920) 434-8224
office@servproappleton.com
Tax ID: 46-4221268

Grand Total Areas:

8,313.82	SF Walls	12,265.49	SF Ceiling	20,579.31	SF Walls and Ceiling
12,265.49	SF Floor	1,362.83	SY Flooring	1,034.23	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	1,064.23	LF Ceil. Perimeter
12,265.49	Floor Area	12,519.67	Total Area	8,313.82	Interior Wall Area
4,105.50	Exterior Wall Area	456.17	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

SERVPRO Brown County

SERVPRO Brown County
516 N 8th Street Suite A
De Pere WI 54115
(920) 434-8224
office@servproappleton.com
Tax ID: 46-4221268

Summary for Dwelling

Line Item Total	20,966.20
Replacement Cost Value	**$20,966.20**
Net Claim	**$20,966.20**

RESOLUTION AUTHORIZING TRANSFER OF FUNDS

May 14, 2024

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

Pursuant to the recommendation of the Finance Committee at its meeting of May 7, 2024, the following 2024 transfer of funds is hereby authorized:

	ACCOUNT		AMOUNT
From:	101099-59001	Contingency	$20,966.20
To:	1014150-53001	Contractual Services	$20,966.20

This budget amendment to cover the cost of emergency water remediation at Station 5 due to a water main break on Finger Road on April 19, 2024 for unexpected and unbudgeted expenses.

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # P.2

To place on hold the contingency transfer of funds resolution for $50,000 to Fire Capital building repairs for Fire Station 1's water damage deductible until the next Finance Committee meeting on 06/18/2024.

BACKGROUND

On April 10, 2024, extensive damage occurred at Fire Station 1, at 501 S. Washington.

Per correspondence with City's property insurance carrier, FM Global, subject to the terms and conditions stated in the policy, coverage is provided for the escaped liquids that caused damage to real and personal property at the above captioned location as a result of the referenced loss. Business interruption that was a direct result of the escaped liquid damage at the above location due to the referenced loss is also covered, subject to the terms and conditions of the policy. The covered loss is subject to a USD $50,000 water damage deductible.

Briefly, on April 10, 2024, a flush valve stayed open during the night and reportedly there was a clog in the line. Water overflowed from the 2nd floor men's restroom and flooded into the bathroom, kitchen/dining area, classroom/training area, hallway and offices. Water then seeped down into the 1st floor women's bathroom and locker room. Interior improvements affected include drywall, flooring, and carpet tiles. It was determined the water is considered CAT 3 and the tile under the carpet tested positive for asbestos and will need to be abated.

The request is for the $50,000 transfer of contingency to cover the building claim deductible.

RECOMMENDATION

Approval of the Request.

FISCAL IMPACT

ATTACHMENTS

1. ST 1 & ST 5 CONTINGENCY FUND REQUEST
2. Resolution-Contingency for Fire Station 1 - $50,000 deductible

Green Bay Metro Fire Department
501 South Washington Street
Green Bay, Wisconsin 54301-4218
www.greenbaywi.gov/fire

Phone 920.448.3280

Matthew W. Knott
Fire Chief

MEMORANDUM

To: Finance Committee

From: Matthew W. Knott, Fire Chief

Date: May 2, 2024

Re: Contingency Fund Request

On April 9, 2024 there was extensive damage at Fire Station 1 located at 501 S. Washington St., which resulted from a urinal flush valve that did not turn off overnight and resulted in a significant lengthy overflow. The building was evaluated by engineering and deemed to be Category 3 water damage. The extensive cleanup and restoration process required is ongoing and will include asbestos abatement, lead paint abatement, and significant building repairs related to water and sewage damage.

On April 19, 2024 there was a water main break on Finger Rd. in front of Fire Station 5 located at 2310 Finger Rd, which resulted in a significant amount of water flowing into the Fire Station. ServPro of Brown County was contacted for water remediation at Station 5 and the cost for that service was $20,966.20.

I am requesting that the $50,000 insurance deductible for water damage restoration at Fire Station 1, 501 S. Washington St. and the $20,996.20 invoice from ServPro for water remediation resulting from an unexpected water main break outside of Fire Station 5, 2310 Finger Rd. be allocated from the City's contingency fund. These are unexpected and unbudgeted expenses.

RESOLUTION AUTHORIZING TRANSFER OF FUNDS

May 14, 2024

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

Pursuant to the recommendation of the Finance Committee at its meeting of May 7, 2024, the following 2024 transfer of funds is hereby authorized:

	ACCOUNT		AMOUNT
From:	101099-59001	Contingency	$50,000.00
To:	4174110 55201	Fire Capital – Building repairs	$50,000.00

This budget amendment to cover the insurance deductible of $50,000 for extensive water damage restoration at Fire Station 1, 501 S. Washington St. for unexpected and unbudgeted expenses.

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # P.3

To approve the request from the Department of Public Works for a budget amendment, transferring $70,000 from Salaries to Materials and Supplies to fund necessary office space renovation for the third floor of City Hall.

BACKGROUND

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. Memo_Budget_Amendment_office_remodel_05-10-24SGrenier
2. Resolution-Budget amendment - DPW $70,000 from salaries to material supplies

Inter-Office Memo

Date: **May 10, 2024**

To: **Finance Committee**

From: **Steve Grenier, Director of Public Works**

Re: **3rd Floor Office Remodel – Budget Amendment**

With the addition of staff authorized under our 2024 budget, the Department of Public Works has determined that we are short on office space locations for each staff member. DPW has been looking at options to reconfigure office space on the east side of the third floor to provide the necessary desk locations for the additional staff. DPW proposes a budget amendment shifting $70,000 from Salaries to Materials and Supplies to fund the necessary improvements.

Since adoption of the 2024 budget, the following positions are currently unfilled:

Civil Engineer I (50)	$18.00/hr
Engineering Aide (33), 3 each	$25.90/hr
Project Coordinator	$25.15/hr
Civil Engineer I (100)	$34.97/hr
Engineering Technician (100)	$34.24/hr
Traffic Engineer	$36.00/hr
Total hourly wage	$174.26/hr
Total hours to date	693 hours
Total Salaries not expended	$120,762

The amount of current salary savings to the levy will be enough to offset the cost of construction for the 3rd floor office remodel.

RESOLUTION AUTHORIZING
BUDGET TRANSFER OF FUNDS

May 14, 2024

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

Pursuant to the recommendation of the Finance Committee at its meeting of May 7, 2024, the following 2024 budget transfer of funds is hereby authorized:

	ACCOUNT		AMOUNT
From:	101500 50001	DPW Salaries & benefits	$70,000.00
To:	101500 54001	DPW Engineering–Material & Supplies	$70,000.00

This budget amendment to cover a necessary office space renovation for third floor at City Hall.

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # P.4

To approve the Green Bay Press Gazette as the Official Newspaper of the City of Green Bay from June 1, 2024, through May 31, 2025. Funding Source is the annual operating budget.

BACKGROUND

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. Finance Request Official Newspaper City of Green Bay 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

5/8/2024

Finance Committee 5/14/2024.

Consideration and possible action to approve The Green Bay Press Gazette as the Official Newspaper of the City of Green Bay from June 1,2024 through May 31,2025.

This was competitively bid (see bid summary)

Funding Source: Annual Operating Budget

Respectfully Submitted,

Thomas J. Walenski

Thomas J. Walenski
Procurement Manager
City of Green Bay

City of Green Bay

Invitation for Bid #2024-17 - Official City of Green Bay Newspaper - 2024

Issue Date: April 2, 2024 **DUE DATE: April 23, 2024 at 2pm**

The City of Green Bay is requesting bids for Newspaper Legal Notices and from this will select the Official City Newspaper. The purpose in providing this bid worksheet is to obtain bids that accurately reflect legal notice printing costs to the City as well as service levels.

Vendor to complete their bid on this worksheet. Bids are to be in writing, sealed and due in the City of Green Bay Purchasing Office by 2pm on the date indicated above. At that hour, the Clerk will, in the presence of the Mayor or Alderperson, open the bids and enter them in a record kept for that purpose.

It is anticipated that one vendor will be selected to furnish all requirements. The City reserves the right to reject any or all proposals or to waive any technicality and accept any proposal that is deemed to be in the best interests of the City of Green Bay. The City further reserves the right to terminate the purchase at any time with written notice.

A. Line Length: 9.18 C. Name of Type: Arial

B. Type Size: 6 pt D. Font Base Rate: .6594

C. State percentage of Font Base Rate that will be charged for 1, 2 and 3 column ads:

1st: .7826 ; 2nd: 1.6506 ; 3rd: 2.5186

D.

Indicate Line Rates:	1st Insertion	Subsequent Insertion	Column Width (pica)
1 Column	.5168	.4084	9.18
2 Columns	1.0867	.8585	19.36
3 Columns	1.4902	1.6559	29.54

E. Vendor to note the intended number of newspapers to be circulated with these notices and the geographic area. 13,272

NOTE COMPLY OR EXCEPTION:

F. Vendor to provide copy of most recent Wisc. Newspaper Legal Notice Rate certification — comply

G. Minimum Requirement: The City of Green Bay requires that its notices be printed in all newspapers distributed within the corporate limits of the City. — comply

H. Vendor to invoice the City of Green Bay in the same manner & unit of measure as was quoted; the line rate. — comply

I. Vendor is required to print Legal Notices on Fridays. The City will typically provide information to Vendor by noon each Wednesday. — comply

J. Awarded vendor and any and all persons, firms, corporations or entities (sub-contractors) hired by awarded vendor must comply with the City of Green Bay's Anti-Litter Ordinance, Green Bay Municipal Code § 8.12. Violation of this term shall constitute a material breach. — comply

City of Green Bay

Invitation for Bid #2024-17 - Official City of Green Bay Newspaper - 2024

J Indicate Affidavit Cost: $ 1.00

K Indicate any additional Charges that the City may incur:

N/A

L Payment Terms: 30 days net

Green Bay Press Gazette Vendor	Tara Hamm Authorized Signature
435 E Walnut St, Address	Tara Hamm, Director Type/Print Name & Title
Green Bay, WI 54301 City/State/ZIP	4/3/2024 Date
thamm@gannett.com E-Mail Address	866-431-8665/877-934-0443 Phone/Fax

Please return sealed quote to:

City of Green Bay Purchasing Office
Sealed IFB #2024-17
100 N. Jefferson St. Room 101
Green Bay, WI 54301

04.18.24

Locally owned and locally written since 1970
310 W. Walnut St. 4th Floor. Green Bay, WI, 54303 920-799-4687

The Press Times hereby submits the enclosed bid to publish the Green Bay's council proceedings and legal notices for the coming year.

In-column Legal Notice fees:
Fees for publishing Legal Notices in the classifieds section are calculated on a per line basis.The Press Times utilizes a 1.5 inch column width and six columns per page. As of April 20, 2012, all Wisconsin Newspapers were required to use Arial font. Using a eight point typeface, 10.2 lines per inch, and our bid is as follows:

Classifieds 6 Column Per Line Charge-Arial 8-point Font

Number of Columns	First Insertion	Subsequent Insertion(s)
1	$0.6991	$0.4961
2	$1.4928	$1.1910
3	$2.2957	$1.7953
4	$3.0994	$2.3903
5	$3.8923	$3.0946
6	$4.6959	$3.6996

Affidavit charge $1.00 per affidavit
Please consider:
The Press Times classified section uses a six column format which is significantly wider than many competing newspapers. The width difference should be taken into consideration when comparing rate quotes since the billable lines per page in The Press Times may be a fraction of many competitors.

If you have any questions on the above, please contact me at your convenience.

Sincerely,
Mike Hollihan
General Manager
Press Times

City of Green Bay

Invitation for Bid #2024-17 - Official City of Green Bay Newspaper - 2024

Issue Date: April 2, 2024 **DUE DATE: April 23, 2024 at 2pm**

The City of Green Bay is requesting bids for Newspaper Legal Notices and from this will select the Official City Newspaper. The purpose in providing this bid worksheet is to obtain bids that accurately reflect legal notice printing costs to the City as well as service levels.

Vendor to complete their bid on this worksheet. Bids are to be in writing, sealed and due in the City of Green Bay Purchasing Office by 2pm on the date indicated above. At that hour, the Clerk will, in the presence of the Mayor or Alderperson, open the bids and enter them in a record kept for that purpose.

It is anticipated that one vendor will be selected to furnish all requirements. The City reserves the right to reject any or all proposals or to waive any technicality and accept any proposal that is deemed to be in the best interests of the City of Green Bay. The City further reserves the right to terminate the purchase at any time with written notice.

A. Line Length: 9.00 PICAS C. Name of Type: ARIAL

B. Type Size: 8 point D. Font Base Rate: 0.6991

C. State percentage of Font Base Rate that will be charged for 1, 2 and 3 column ads:

1st: 0.6991 ; 2nd: 1.4928 ; 3rd: 2.2957

D.

Indicate Line Rates:	1st Insertion	Subsequent Insertion	Column Width (pica)
1 Column	0.6991	0.4961	9.00
2 Columns	1.4928	1.1910	18.92
3 Columns	2.2957	1.7953	28.83

E. Vendor to note the intended number of newspapers to be circulated with these notices and the geographic area. 8000 (weekly) Brown County

NOTE COMPLY OR EXCEPTION:

F. Vendor to provide copy of most recent Wisc. Newspaper Legal Notice Rate certification — Comply

G. Minimum Requirement: The City of Green Bay requires that its notices be printed in all newspapers distributed within the corporate limits of the City. — Comply

H. Vendor to invoice the City of Green Bay in the same manner & unit of measure as was quoted; the line rate. — Comply

I. Vendor is required to print Legal Notices on Fridays. The City will typically provide information to Vendor by noon each Wednesday. — Deadline 10am Wednesday for Friday

J. Awarded vendor and any and all persons, firms, corporations or entities (sub-contractors) hired by awarded vendor must comply with the City of Green Bay's Anti-Litter Ordinance, Green Bay Municipal Code § 8.12. Violation of this term shall constitute a material breach. — Comply

J Indicate Affidavit Cost: $ 1.00

K Indicate any additional Charges that the City may incur:

Display Rates at BW $12.90 Color $15.90

Inserts $58 per 1000

L Payment Terms: 30 days

Press Times	Casie L Mallien
Vendor	Authorized Signature
310 W. Walnut 4th Floor	Casie L Mallien Office Manager
Address	Type/Print Name & Title
Green Bay, WI 54303	4.15.24
City/State/ZIP	Date
cmallien@nnclocal.com	920-799-4687
E-Mail Address	Phone/Fax

Please return sealed quote to:

City of Green Bay Purchasing Office
Sealed IFB #2024-17
100 N. Jefferson St. Room 101
Green Bay, WI 54301

Memo

Purchasing Division
100 North Jefferson Street, Room 101
Green Bay, WI 54301-5026
920-448-3047
Fax 920-448-3050
PurchasingAg@greenbaywi.gov

To: Press Times

From: Kristal Tyczkowski

Date: 4/2/2024

Re: Legal Ad Request Charge to Purchasing Dept Account #17306

The City of Green Bay would like to have the Notice below printed in the Legal Section Friday, April 5, 2024. Level 2.

NOTE: An affidavit **is** required.

If you have any questions, please contact me at 448-3047 or reply to this e-mail. Thank you!

NOTICE

The *"Official City of Green Bay Newspaper Bid"* IFB #2024-17 is available by e-mailing PurchasingAg@greenbaywi.gov. Sealed bids will be opened Tuesday, April 23, 2024, at 2pm.

AFFIDAVIT OF PUBLICATIOI

Advertiser Name and Address

City of Green Bay Purchasing Department
100 N. Jefferson St Room 101
Green Bay WI 54301

[redacted]
Legals 7700
Green Bay
WNAXLP

NOTICE
The *"Official City of Green Bay Newspaper Bid"* IFB #2024-17 is available by e-mailing PurchasingAg@greenbaywi.gov. Sealed bids will be opened Tuesday, April 23, 2024, at 2pm. Publish 04.05.24 & 04.12.24 WNAXLP

STATE OF WISCONSIN}
COUNTY OF BROWN}

Dave Wood, being duly sworn, says:
That he is the Publisher of the Press Times, a weekly newspaper of general circulation, printed and published in Howard, Brown County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

April 5 + 12 2024

That said newspaper was regularly issued and circulated on those dates.

Dave Wood
Publisher

Subscribed to and sworn to me this 12th day of April, 2024.

Casie L Mallien
Casie L Mallien, Brown County, Wisconsin

My commission expires: March 29, 2026

Publication Cost: $15.36
An affidavit cost of $1 is included in the Publication Fees listed above.

Ad No: 372639 372641

Customer No: 118865

Report to the
Parks Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # Q.2

To approve a playground donation from the Green Bay Packers for Danz Park, east of Danz Avenue.

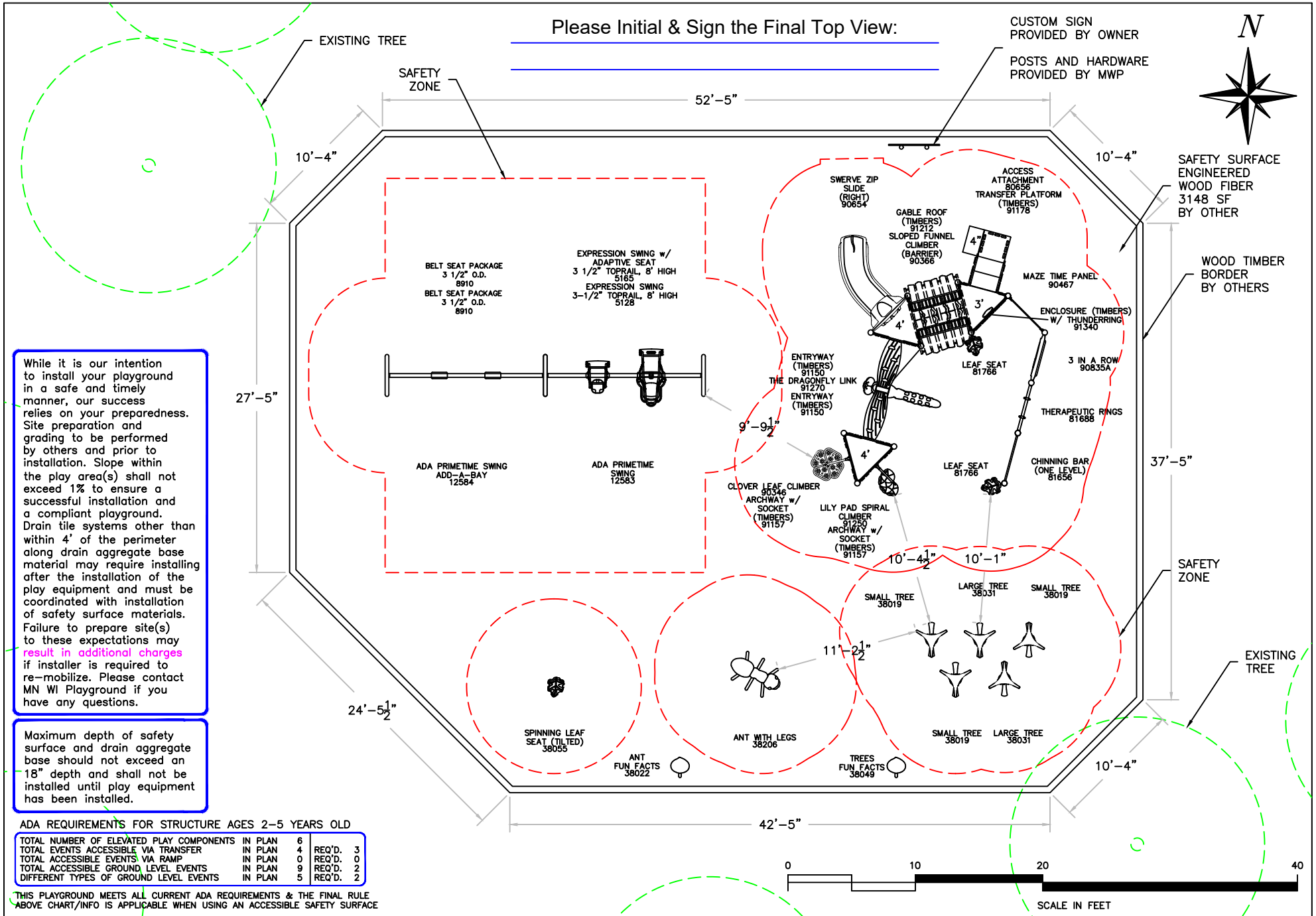
BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. D12165E-10H
2. D12165E-20V GS
3. PS21011 Overview



While it is our intention to install your playground in a safe and timely manner, our success relies on your preparedness. Site preparation and grading to be performed by others and prior to installation. Slope within the play area(s) shall not exceed 1% to ensure a successful installation and a compliant playground. Drain tile systems other than within 4' of the perimeter along drain aggregate base material may require installing after the installation of the play equipment and must be coordinated with installation of safety surface materials. Failure to prepare site(s) to these expectations may result in additional charges if installer is required to re-mobilize. Please contact MN WI Playground if you have any questions.

Maximum depth of safety surface and drain aggregate base should not exceed an 18" depth and shall not be installed until play equipment has been installed.

ADA REQUIREMENTS FOR STRUCTURE AGES 2–5 YEARS OLD

TOTAL NUMBER OF ELEVATED PLAY COMPONENTS	IN PLAN	6		
TOTAL EVENTS ACCESSIBLE VIA TRANSFER	IN PLAN	4	REQ'D.	3
TOTAL ACCESSIBLE EVENTS VIA RAMP	IN PLAN	0	REQ'D.	0
TOTAL ACCESSIBLE GROUND LEVEL EVENTS	IN PLAN	9	REQ'D.	2
DIFFERENT TYPES OF GROUND LEVEL EVENTS	IN PLAN	5	REQ'D.	2

THIS PLAYGROUND MEETS ALL CURRENT ADA REQUIREMENTS & THE FINAL RULE ABOVE CHART/INFO IS APPLICABLE WHEN USING AN ACCESSIBLE SAFETY SURFACE

SCALE: 1" = 10'–0"

THIS PRINT IS THE PROPERTY OF MINNESOTA WISCONSIN PLAYGROUND INC. AND IS NOT TO BE USED, COPIED OR REPRODUCED WITHOUT THEIR EXPRESSED WRITTEN PERMISSION.

Mfg. By: GameTime, A PLAYCORE COMPANY — Enriching Childhood Through Play.

Sold & Distributed By: MP recreation

P.O. Box 27328, Golden Valley, MN 55427
763-546-7787 1-800-622-5425
Fax 763-546-5050
E-Mail info@mwprecreation.com

Green Bay Packers - Danz Park
Green Bay, WI

THIS PLAN REQUIRES A FINISHED GRADE RESOLUTION

3–19–24

DWG. D12165E



Mfg. By:
GameTime — A PLAYCORE COMPANY — Enriching Childhood Through Play.

Sold & Distributed By:
MP recreation
P.O. Box 27328, Golden Valley, MN 55427
763-546-7787 1-800-622-5425
Fax 763-546-5050
E-Mail info@mwprecreation.com

Green Bay Packers - Danz Park
Green Bay, WI

THIS PLAN REQUIRES A FINISHED GRADE RESOLUTION

3-19-24

DWG. D12165E

THIS PRINT IS THE PROPERTY OF MINNESOTA WISCONSIN PLAYGROUND INC. AND IS NOT TO BE USED, COPIED OR REPRODUCED WITHOUT THEIR EXPRESSED WRITTEN PERIMISSION.

SCALE: 1" = 20'-0"



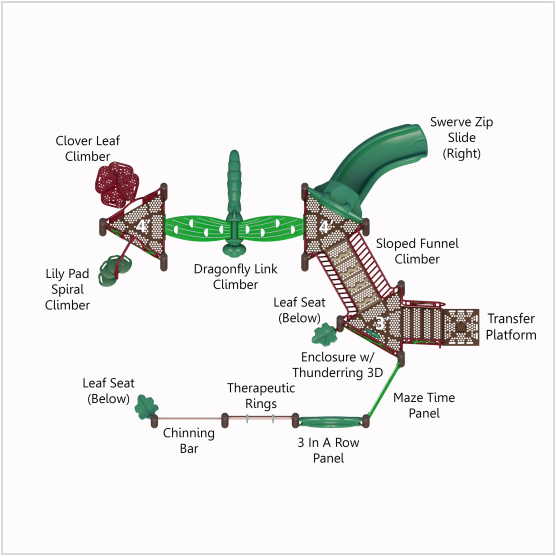
VAULT

Everglades

Product Line: PowerScape

Model # PS21011

Experience the maximum capacity and play value with our PowerScape play systems. This is the perfect commercial playground equipment for schools, parks, and other large youth organizations where design flexibility and high capacity are important.



Specifications

Length	30′
Width	35′
Age Range	2 to 5 or 5 to 12 Years
Fall Height	4′
Number of Children	

Accessibility

Accessible	6
Elevated	3
Ground Level	6
Types	4

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # Q.3

To approve a new dog park at East River Meyer Park.

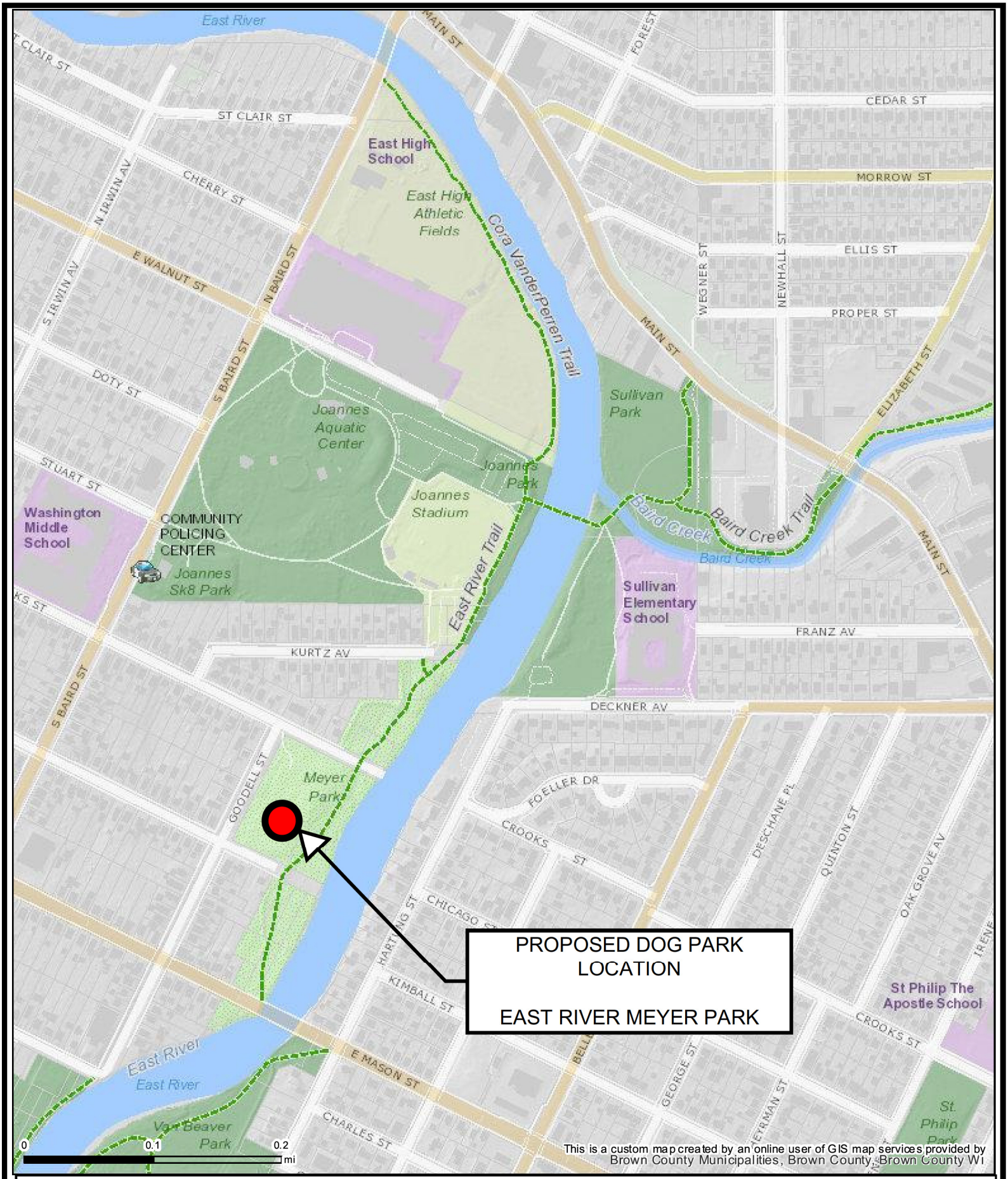
BACKGROUND

RECOMMENDATION

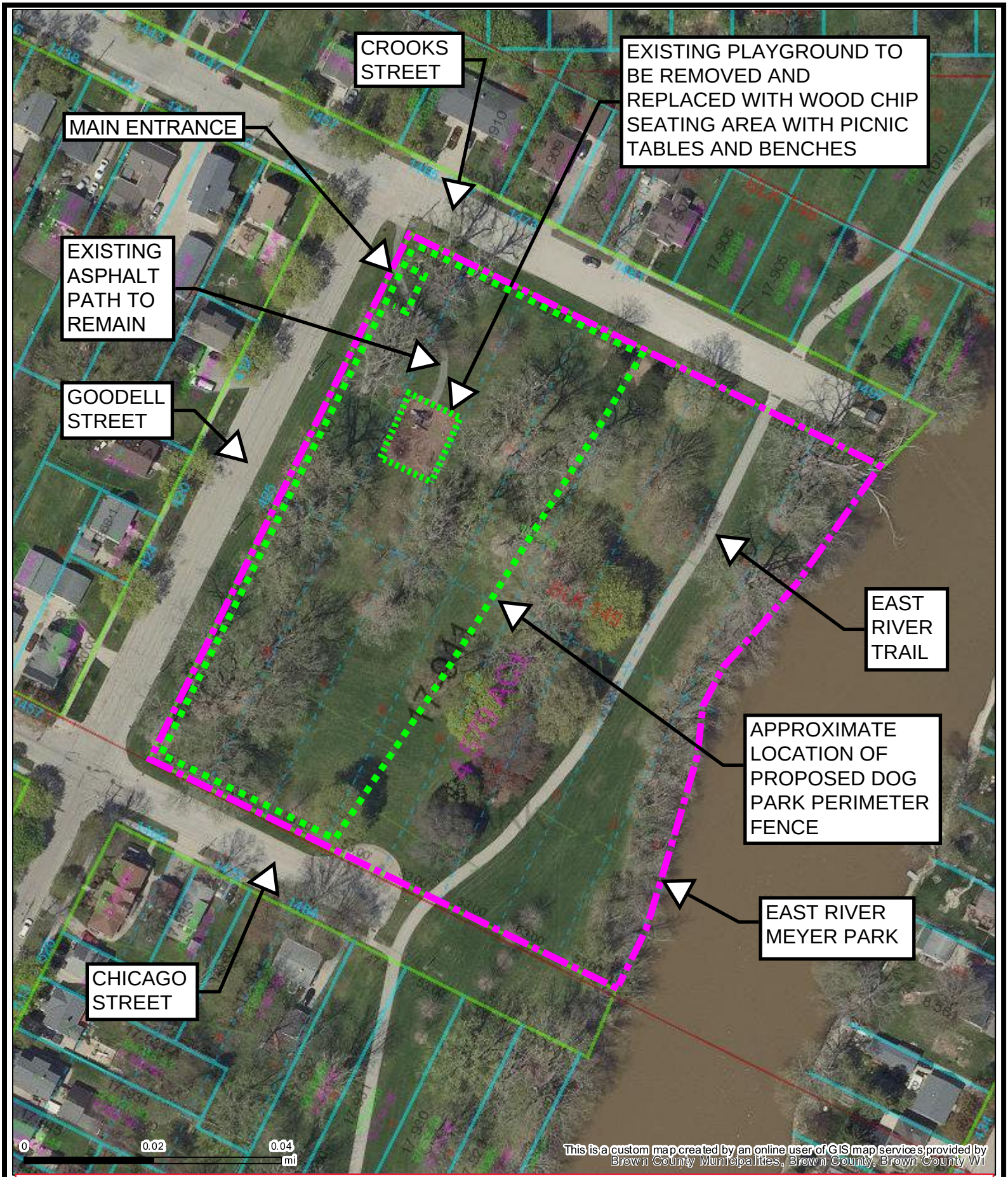
FISCAL IMPACT

ATTACHMENTS

1. Proposed Dog Park Map 3C
2. Proposed Dog Park Map 3b



PROPOSED DOG PARK LOCATION MAP



PROPOSED DOG PARK LOCATION
EAST RIVER MEYER PARK

Report to the
Parks Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # Q.4

To receive and place on file the request by Ald. Galvin for staff to develop a process for citizens to pay for permanent memorial benches in City Parks.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 2024-05-03 Dist 4 to Parks
2. Bench sale brochure

Online Form Submittal: Alders' Petitions and Communications

noreply@civicplus.com <noreply@civicplus.com>

Thu 5/2/2024 3:42 PM

To:Celestine Jeffreys <Celestine.Jeffreys@greenbaywi.gov>;Eric Genrich <Eric.Genrich@greenbaywi.gov>;Amaad Rivera <Amaad.Rivera@greenbaywi.gov>

Alders' Petitions and Communications

Name	Bill Galvin
Committee Name	Parks Committee
Text of Communication	For staff to develop process for citizens to pay for permanent memorial benches in City Parks

Email not displaying correctly? View it in your browser.

Green Bay Parks MEMORIAL BENCHES





Memorial benches are a wonderful opportunity to honor loved ones. Benches can be placed in various parks or city trails including Bay Beach Amusement Park, Leicht Park, the Fox or East River Trails or the Wildlife Sanctuary.

Phone: 920-448-3365 for more information

BENCH OPTIONS AND PRICING

BENCH TYPE BY LOCATION

Bay Beach

Decorative black metal bench with bronze plaque-$2,500.00

Leicht Park

Decorative concrete bench with etched stainless steel plaque $2,000.00

Park/Trail

Standard recycled plastic bench (new) with bronze plaque $1,500.00

*Re-furbish existing standard wood park bench with bronze plaque $850.00

****Wildlife Sanctuary**

Standard recycled plastic bench with engraved plastic plaque $800.00

*Re-furbishing an existing bench includes sanding and repainting bench frame, installing new recycled plastic bench slats, stainless steel hardware and plaque.

It takes approximately 2 months from the date of order for bench to be installed.

**Wildlife sanctuary bench is a steel frame with recycled plastic lumber slats and engraved plastic plaque. Contact www.baybeachwildlife.com or 920-391-3675 for more information.

PLAQUES

A parks department landscape architect will work directly with you on the design of your plaque and will provide a color proof for your approval prior to the final order for the plaque.

Bronze plaques are 3 1/2" x 7 1/2" and may contain up to 4 lines with 22 characters on each line.

Stainless Steel plaques are 5" x 7" and may contain 7 lines with up to 22 characters on each line.

**All plaques include lettering, but no artwork

PLEASE RETURN THIS FORM AND YOUR CHECK PAYABLE TO:

Green Bay Parks, Recreation & Forestry Dept.
100 N Jefferson St., Green Bay, WI 54301
Email to parkmail@greenbaywi.gov

NAME:

ADDRESS:

CITY/STATE/ZIP:

PHONE:

EMAIL:

STAINLESS STEEL PLAQUE MAY CONTAIN UP TO 7 LINES, 22 CHARACTERS PER LINE

BRONZE PLAQUE MAY CONTAIN UP TO 4 LINES, 22 CHARACTERS PER LINE

Bay Beach Amusement Park ☐

Leicht Park ☐

City Park or Trail ☐ =

City Park/Trail preferred location: _____

*Bench Purchases are Tax Deductible.



Decorative black metal bench with bronze plaque at Bay Beach



Standard recycled plastic bench with bronze plaque at City Park or Trail



Decorative concrete bench with etched stainless steel plaque at Leicht Park



Standard recycled plastic bench with engraved plastic plaque at Wildlife Sanctuary

Report to the
Parks Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # Q.5

To refer to staff the request by Ald. Galvin for staff to develop a plan to place benches in permanent spots on both sides of the East River.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 2024-05-03 Dist 4 Parks 2

Online Form Submittal: Alders' Petitions and Communications

noreply@civicplus.com <noreply@civicplus.com>

Thu 5/2/2024 3:40 PM

To:Celestine Jeffreys <Celestine.Jeffreys@greenbaywi.gov>;Eric Genrich <Eric.Genrich@greenbaywi.gov>;Amaad Rivera <Amaad.Rivera@greenbaywi.gov>

Alders' Petitions and Communications

Name	Bill Galvin
Committee Name	Parks Committee
Text of Communication	For staff to develop plan to place benches in permanent spots on both sides of the east river.

Email not displaying correctly? View it in your browser.

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # Q.6

To approve the request by Downtown Green Bay Inc. to install art panels on CityDeck.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

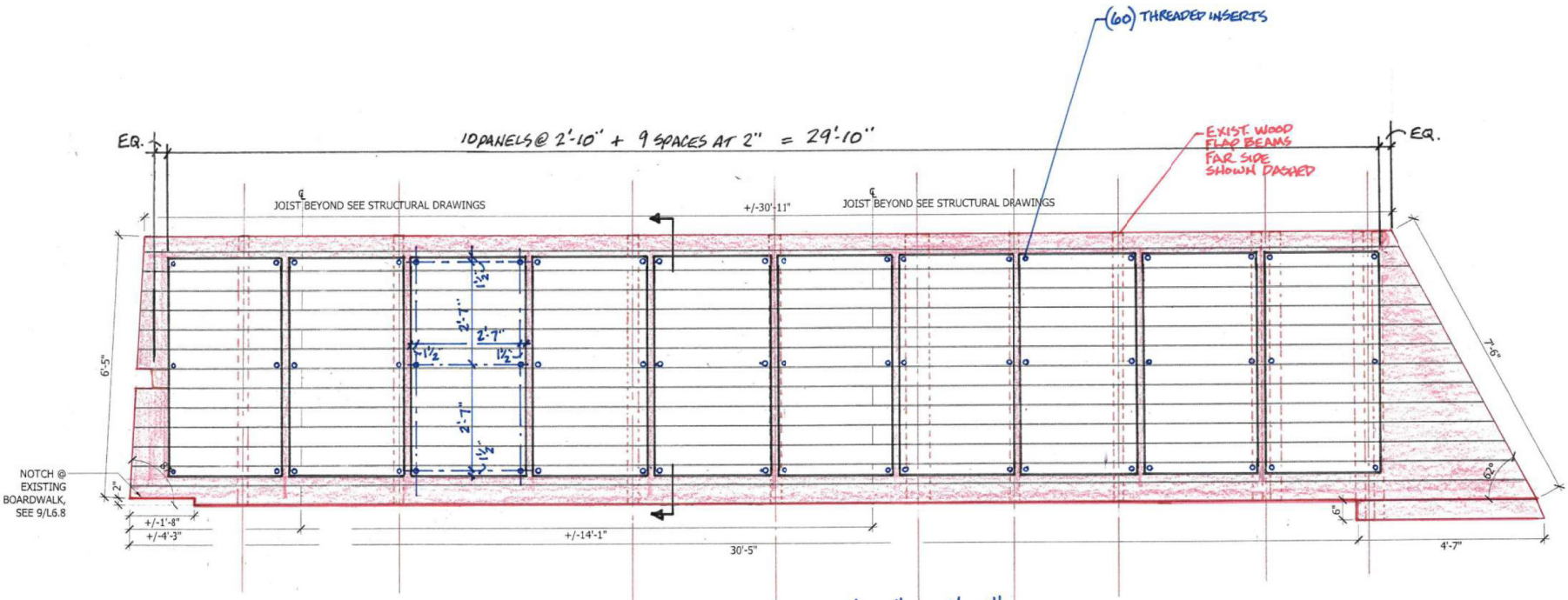
ATTACHMENTS

1. CityDeck Art
2. Cherry Street Landing Concept Sketches



CityDeck

Proposed Art Panel Installation Location



3 / L6.7 SMALL FLAP ELEVATION (UNFOLDED)

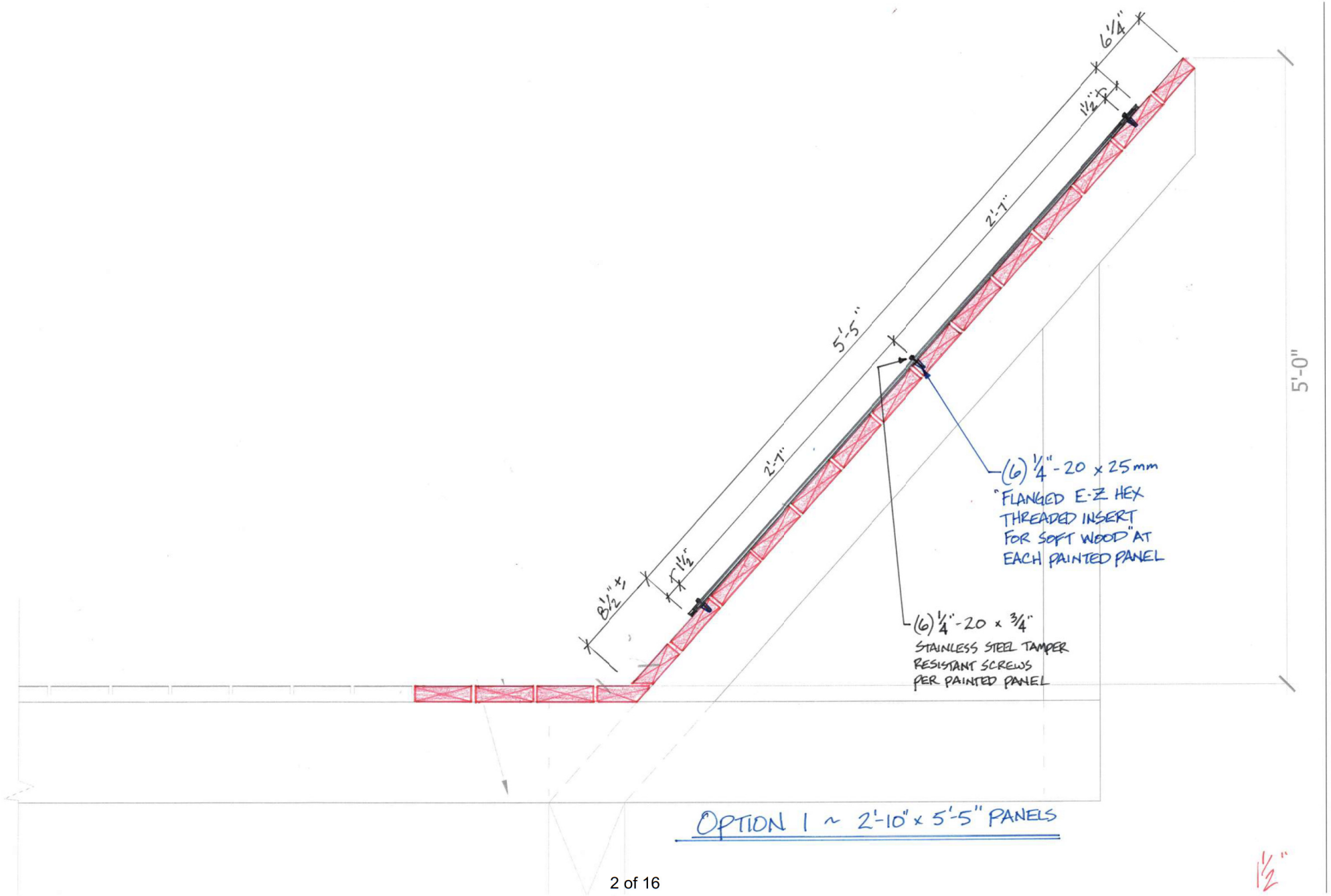
SCALE ~~1/2"~~ 3/8"=1'-0"

OPTION 1 ~ 2'-10" x 5'-5" PANELS

ELEVATION

Preliminary

05/08/2024 10:13:51 AM


6 1/4"
1 1/2"
2'-7"
5'-5"
2'-7"
8 1/2" x 1
1 1/2"
5'-0"
(6) 1/4"-20 x 25mm
"FLANGED E-Z HEX
THREADED INSERT
FOR SOFT WOOD" AT
EACH PAINTED PANEL
(6) 1/4"-20 x 3/4"
STAINLESS STEEL TAMPER
RESISTANT SCREWS
PER PAINTED PANEL
OPTION 1 ~ 2'-10" x 5'-5" PANELS
1/2"

Report to the
Parks Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # Q.7

To approve the request by Wisconsin Public Service Corporation for a permanent utility easement at Fisk Park to accommodate the Del Marcelle Stadium renovations, subject to final legal review.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Easement_City of GB_3409200

3320111	Easement

THIS INDENTURE is made this _____ day of _____, _____, by and between **City of Green Bay, a Municipal Corporation** ("Grantor") and **WISCONSIN PUBLIC SERVICE CORPORATION**, a Wisconsin Corporation, along with its successors and assigns (collectively, "Grantee") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, owner of land, hereby grants and warrants to, Grantee, a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area" more particularly described as follows:

Part of Lot 15 of the recorded plat of Dousman & Elmore's Addition, and part of the vacated portion of Reed Street; **being part of T.C. Dousman's Claim, West Side of Fox River, City of Green Bay, County of Brown, State of Wisconsin, as shown on the *attached Exhibit "A".***

Return to:
Wisconsin Public Service Corp.
Real Estate Dept.
P.O. Box 19001
Green Bay, WI 54307-9001

Tax Parcel Identification Number (PIN)

5-1147

1. **Purpose: ELECTRIC UNDERGROUND** - The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted switch-fuse units, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground as deemed necessary by Grantee, all to transmit electric energy, signals, television and telecommunication services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.

2. **Access:** Grantee shall have the right to enter on and across any of the Grantor's property outside of the easement area as may be reasonably necessary to gain access to the easement area and as may be reasonably necessary for the construction, installation, operation, maintenance, inspection, removal or replacement of the Grantee's facilities.

3. **Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric and gas codes or any amendments thereto.

4. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.

5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.

6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until sometime in the future, and that none of the rights herein granted shall be lost by non-use.

7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

8. **Easement Review**: Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document *or* voluntarily waives the five day review period.

[REMAINDER OF PAGE LEFT BLANK]

WITNESS the hand and seal of the Grantor the day and year first above written

City of Green Bay, a Municipal Corporation
Organization Name

Sign Name

Print Name & Title

Sign Name

Print Name & Title

STATE OF _____)
)SS
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____, _____, by the above-named _____ **City of Green Bay, a Municipal Corporation**, to me known to be the Grantor(s) who executed the foregoing instrument on behalf of said Grantor(s) and acknowledged the same

Sign Name

Print Name

Notary Public, State of

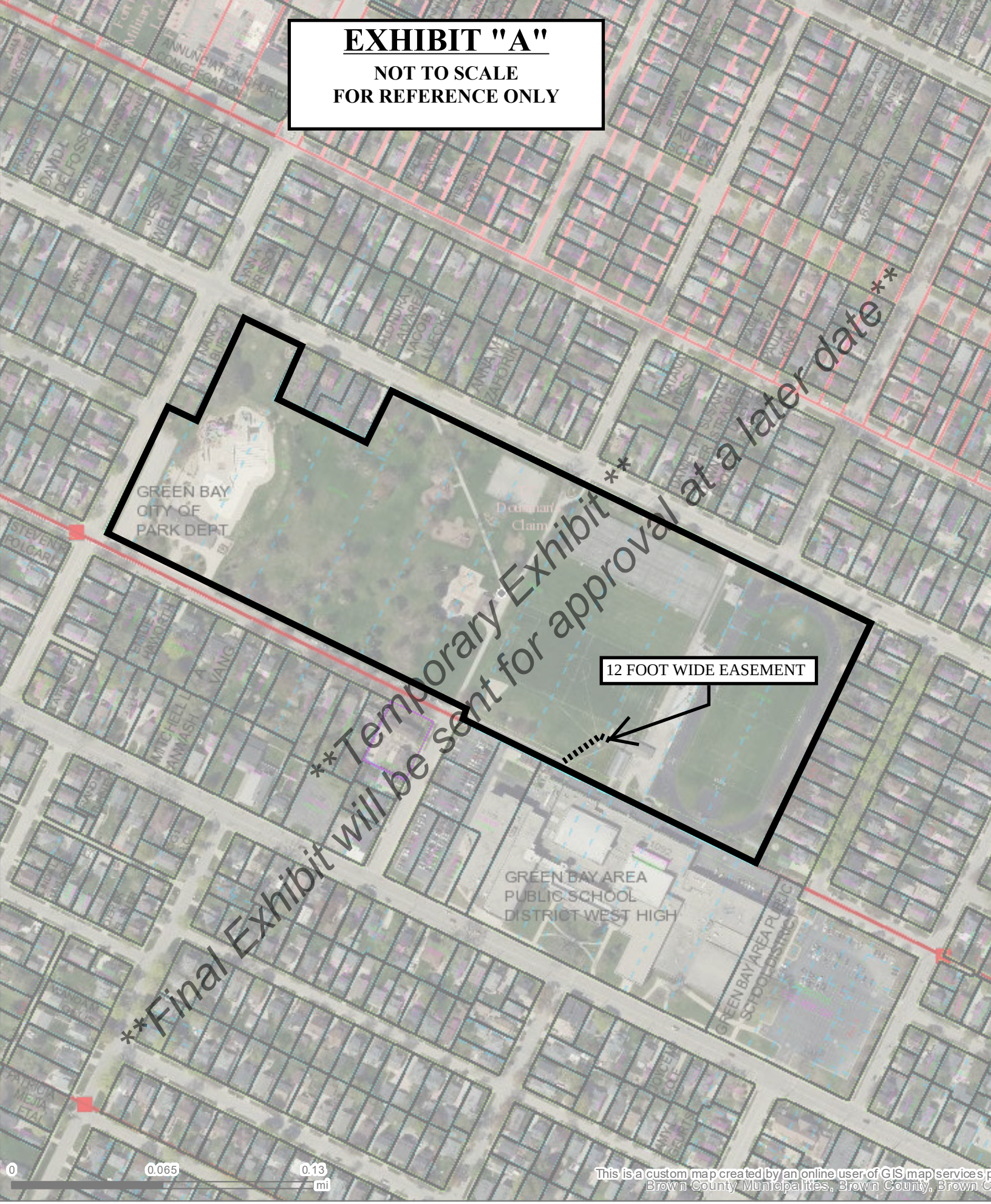
My Commission expires:

This instrument drafted by: Kate Troudt
Wisconsin Public Service Corporation

REMS Entity ID	WR Number	Document ID	REMS Formatted Number
1476935	WMIS-3409200	3320111	INT11-476-935

EXHIBIT "A"

NOT TO SCALE
FOR REFERENCE ONLY



0 0.065 0.13 mi

This is a custom map created by an online user of GIS map services p
Brown County Municipalities, Brown County, Brown C

Part of Brown County WI

Map printed on 5/2/2024

1:3,600
1 inch = 300 feet*

Parcel ownership key

Parcel line
Right of Way line
Meander line

Report to the
Parks Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # Q.8

To approve renewing the lease with Graymont Western Lime Inc. for the City's use of the private property currently being used for park purposes at Leicht Memorial Park, subject to final legal review.

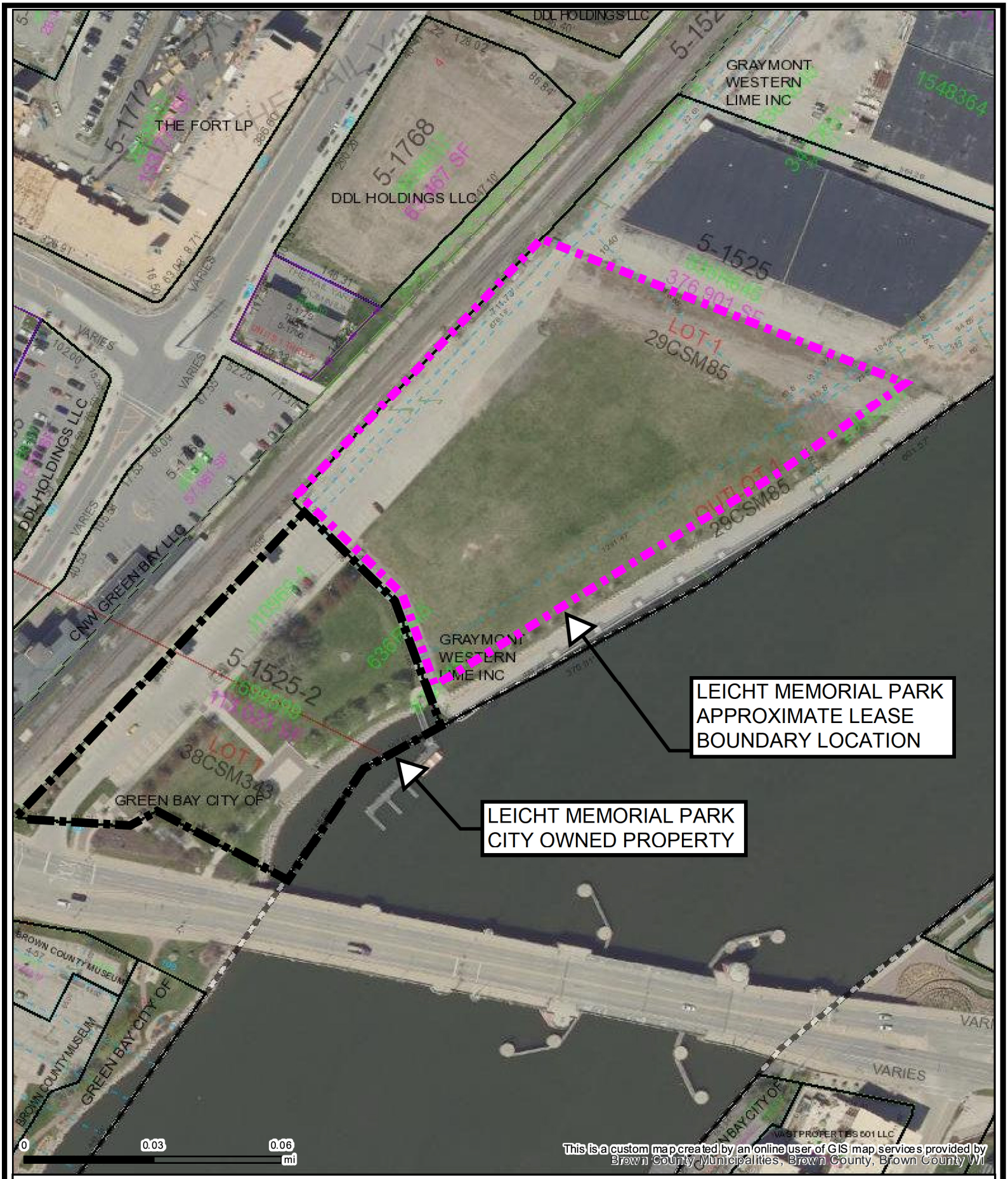
BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Leicht Park Map 1C
2. Lease Agreement Graymont



LEICHT MEMORIAL PARK
LEASE BOUNDARY MAP

LEASE AGREEMENT

This Lease Agreement (the "Lease") dated as of the ____ day of _____, 2024 is by and between Graymont Western Lime Inc., a Wisconsin corporation (f/k/a Western Lime Corporation) ("Graymont") and the City of Green Bay, a Wisconsin municipal corporation ("City") for the lease of property described herein under the terms and conditions set forth below.

WHEREAS, Graymont and the City entered into an Amended and Restated Lease Agreement dated February 28, 2014 (the "Original Lease") providing for the lease of certain land owned by Graymont and located on the Fox River in the City of Green Bay; and

WHEREAS, the Original Lease expired on February 28, 2024 and the City is desirous of entering into a new lease; and

WHEREAS, Graymont and the City intend that this Lease shall supersede and replace the Original Lease in its entirety, except for obligations of the City that survive the termination of the Original Lease.

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants and agreements of the parties as herein set forth, the parties hereto agree as follows:

1. Graymont agrees to lease to the City the property legally described as set forth in attached Exhibit A-1 and illustrated in Exhibit A-2 of this agreement (the "Leased Land") subject to the terms and conditions of this Lease. The Leased Land area is approximately 4.49 acres.

2. The term of this Lease shall be for a period of 10 years, commencing on April 1, 2024 and expiring March 31, 2034.

3. The City agrees to pay to Graymont annual lease payments equal to the taxes, stormwater runoff fees, and such other assessments or charges which are proportionately attributable to the Leased Land for such year and levied or accrued during the term of this Lease. Taxes will be calculated based upon the actual tax bill for each year during the term of this Lease. Said payment shall be paid to Graymont on or before December 1st of each year beginning in 2024.

4. It is not the intent of the City to condemn this property through or by virtue of this Lease. The City intends to use the Leased Land to hold festivals and other City activities. The City's change of use or lack of use of the Leased Land shall not terminate this Lease. Any change of use shall require Graymont's written approval in advance. The City shall comply with all local, state and federal laws applicable to City's use of the Leased Land.

5. The City has the permission of Graymont to perform landscaping to the Leased Land at the City's expense during the term of this Lease. The City shall obtain prior written consent of Graymont for any structural improvements or work involving earthmoving or grading activities to the Leased Land. All improvements, structural or otherwise, will be made at City expense. Upon expiration or termination of this Lease, the City will remove any structural improvements from the

DRAFT

Leased Land if so requested by Graymont and restore the Leased Land to grade; provided, however, City shall have at least six months to accomplish such removal and restoration.

6. The City covenants and agrees with Graymont that during the entire term of this Lease the City will indemnify and save harmless Graymont against any and all claims, debts, demands or obligations which may be made against Graymont or against Graymont's title in the premises arising by reason of any acts or omissions of the City, its officers, agents, employees or invitees in occupying the Leased Land; and not any acts or omissions of Graymont, its officers, agents or employees; and if it becomes necessary for Graymont to defend any action seeking to impose any such liability, the City will pay Graymont all costs of court and reasonable attorneys' fees incurred by Graymont in such defense, in addition to any other sums which Graymont may be called upon to pay by reason of the entry of a judgment or decree against Graymont in the litigation in which such claim is asserted. And to this end, the City further contracts and agrees to procure and carry at its own expense insurance against all such liability in a sum no less than $1,000,000.00 for injury to one person or one accident; $3,000,000.00 for injury to two or more persons; and $500,000.00 property damage. The City shall cause said insurance policy or policies to specifically name Graymont as an insured and furnish Graymont with a certificate of said policy or policies. The City shall not do or permit any act or thing that shall render such policy invalid or which shall affect the validity thereof. If the City fails or neglects to carry such insurance as herein provided and to pay all insurance premiums therefor, or if said policy of insurance shall be cancelled for any cause whatsoever and the City does not promptly obtain other insurance prior to or simultaneously with such cancellation, Graymont may affect such insurance in its own name to the extent herein provided and pay the premium therefor, and any sums paid by Graymont for said premiums shall be deemed additional rent hereby reserved and shall be payable by the City on demand of Graymont, together with interest at the rate of ten percent (10%) per annum.

In addition to the insurance herein required to be furnished by the City, the City agrees that it will secure such insurance as may be necessary to provide protection and coverage against the happening of a catastrophe in an amount of at least $5,000,000.00. Such insurance may be in the form of an "umbrella" policy, it being the intent hereof that the interest of Graymont and the City shall be protected against the happening of a catastrophe wherein the damages sustained exceed the amount of insurance coverage provided for herein.

7. Except if caused directly by the negligence of the Graymont (or any person for whom Graymont is responsible at law), Graymont will not be liable nor responsible in any way for any injury of any nature whatsoever that may be suffered or sustained by the City or any employee, agent or customer of the City or any person the City allows or tolerates to use or to have access to the Leased Premises or for any loss of or damages to any property.

8. All notices required or permitted to be given pursuant to the terms hereof shall be in writing and delivered to the addresses as follows:

To the City: Office of the City Attorney
City of Green Bay
100 North Jefferson Street
Green Bay, WI 54301

Telephone 920-448- 3080
Facsimile 920-448-3081

To Graymont: Director of Operations, Great Lakes Region
Graymont Western Lime Inc.
206 North 6th Avenue
West Bend, WI 53095
Telephone 262-334-3005
Facsimile 262-334-2874

9. This Lease and all rights of the City hereunder shall be subject and subordinate to any easements, restrictive covenants, mortgages or other security interests that now or may hereafter encumber this Lease or the Leased Land, and to any and all advances made on the security thereof. The City shall execute such further instruments subordinating this Lease to the lien or liens of any such mortgage or security instrument as shall be requested by Graymont. Upon written request from Graymont or Graymont's mortgagee, the City shall execute and return an estoppel certificate: (a) confirming the status of this Lease and the commencement date, and such other dates as are reasonably requested; (b) confirming the absence of any defaults hereunder or, if any default shall exist, stating the nature thereof; and (c) confirming and containing such other certifications and representations reasonably requested by Graymont or the holder of any mortgage.

10. Graymont and its agents or employees shall have the right to enter the Leased Land at reasonable hours and upon reasonable notice (except in cases of emergency, when no notice shall be required) to inspect the Leased Land or to perform work theron, provided such access or work shall not interfere with the City's use of the Leased Land for the purposes stated herein. Graymont's right of entry does not give Graymont the right to make structural improvements to the Leased Land during the term of this Lease.

11. Each person executing this Lease on behalf of a party to this Lease hereby represents and warrants that he or she has authority to execute this Lease on behalf of such party.

12. This Lease shall be governed by and construed in accordance with the laws of the State of Wisconsin. This Lease shall supersede all prior correspondence, agreements, and understandings, both oral and written. No provisions of this Lease may be amended or modified in any manner except by an agreement in writing duly executed by the parties hereto.

13. If any phrase, clause, sentence, paragraph, section, article, or other portion of this Lease shall become illegal, null or void or against public policy, for any reason, or shall be held by any court of competent jurisdiction to be illegal, null or void or against public policy, the remaining portions of this Lease shall not be affected thereby and shall remain in force and effect to the fullest extent permissible by law.

14. This Lease, effective as of March 1, 2004, amends and restates, in its entirety, that certain Amended and Restated Lease Agreement by and between the parties, dated as of June 6, 2006, and any prior agreements of the parties regarding use of the Leased Land.

IN WITNESS WHEREOF, the parties hereto have executed this Lease effective as stated above.

GRAYMONT WESTERN LIME INC.	CITY OF GREEN BAY
_____	_____
Authorized Signatory	Eric Genrich, Mayor
_____	_____
Authorized Signatory	Celestine Jeffreys, Clerk

Exhibit A-1
Legal Description of Leased Property

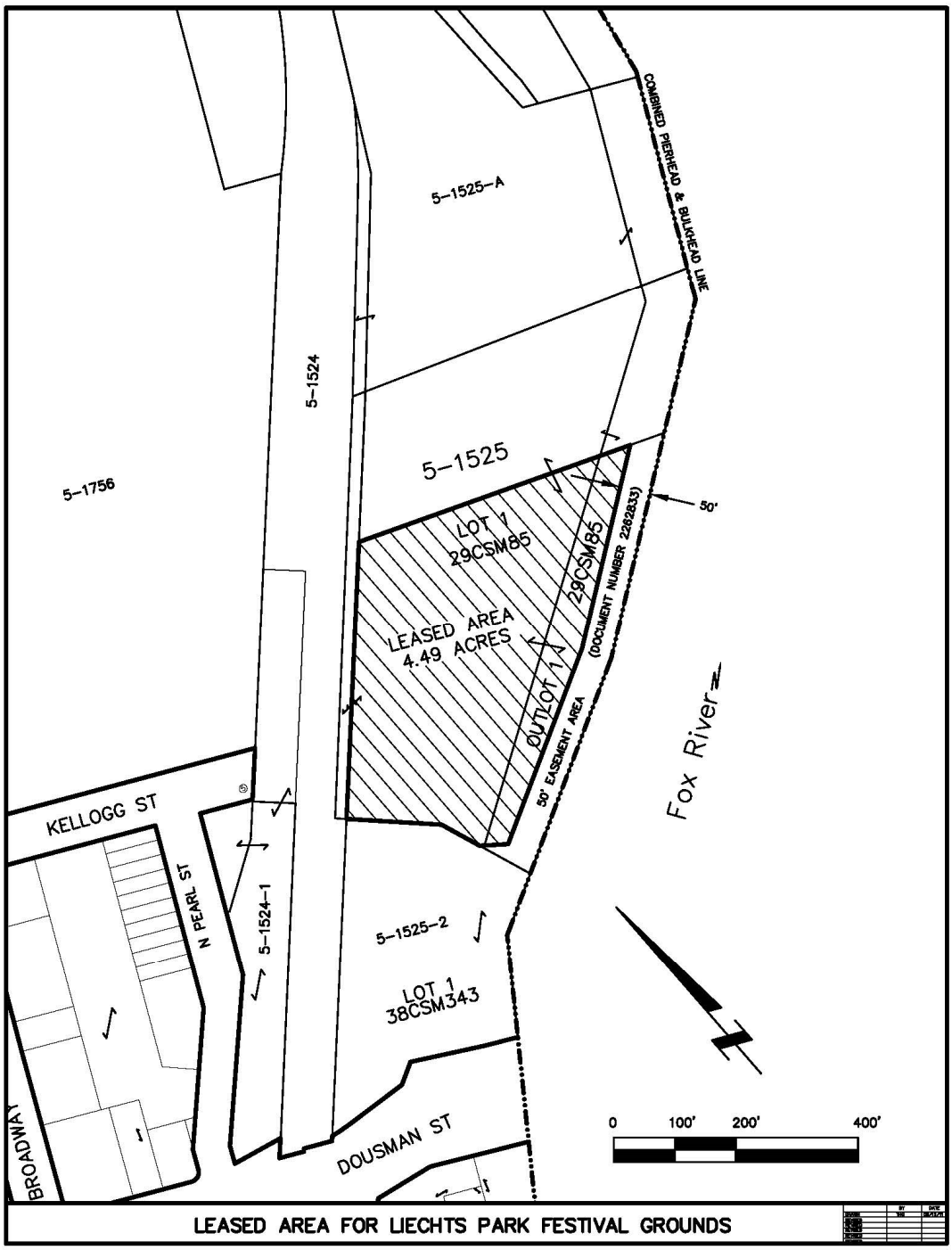
Part of Lot 1 and Outlot 1, Brown County Certified Survey Map Number 4533 as recorded in Volume 29 of Certified Survey Maps page 85, Document Number 1347319 located in the Fort Howard Military Reserve, Township 24 North, Range 20 East, City of Green Bay, Brown County, Wisconsin described as follows:

Beginning at the northwest corner of Lot 1, Brown County Certified Survey Map Number 5885 as recorded in Volume 38 of Certified Survey Maps page 343, Document Number 1687655;
thence N43º-38'-00" E, 453.35 feet along the northwesterly line of said Lot 1, Certified Survey Map Number 4533 as recorded in Volume 29 of Certified Survey Maps page 85;
thence S68°-32'-14"E, 470.62 feet to a point a line lying 50.0 feet northwesterly of and parallel with the U.S. Army Corps of Engineers Combined Pierhead and Bulkhead Line along the Fox River;
thence S54º-17'-48" W, 342.03 feet along said line lying 50.0 feet northwesterly of and parallel with Combined Pierhead and Bulkhead Line;
thence continuing along said line lying 50.0 feet northwesterly of and parallel with Combined Pierhead and Bulkhead Line, S61º-44'-51" W, 340.78 feet;
thence N52°-37'-51"W, 46.56 feet, to the north line of said Lot 1, Certified Survey Map Number 5885 as recorded in Volume 38 of Certified Survey Maps page 343;
thence N20º-09'-19" W, 72.11 feet along said north line of said Lot 1, Certified Survey Map Number 5885 as recorded in Volume 38 of Certified Survey Maps page 343;
thence continuing along said north line of said Lot 1, Certified Survey Map Number 5885 as recorded in Volume 38 of Certified Survey Maps page 343, N45º-31'-17" W, 155.63 feet to the point of beginning.

Subject to all easements and restrictions of record.
Parcel contains 195,728 square feet/4.49 acres of land more or less.
Part of tax parcel number 5-1525.

Exhibit A-2

LEASED PROPERTY MAP



Report to the
Personnel Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # R.1

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

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Personnel Committee Request to Fill Memo
2. Administrative Clerk - D. Perry 7-5-24

MEMORANDUM

Human Resources Department

To: Personnel Committee

From: Emma Baierl
Human Resources Generalist

Re: Request to Fill Vacant Positions

Date: May 14, 2024

The Human Resources Department is requesting authorization to fill the following replacement positions approved as part of the 2024 budget and all subsequent vacancies resulting from internal transfers. The justification reports are attached.

- Administrative Clerk – Replacement position due to the retirement of Diane Perry effective July 5, 2024. This position is budgeted at $22.64 -$25.15 per hour. (Pay Grade D)

Position Fill Request
Justification Report
May 9, 2024

Position Title: Administrative Clerk (Front Desk)

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

   Diane Perry resigning effective 7/5/24.

2. **Is this position included in the current budget? If not, please list how this position will be funded (grant, internship, etc.). Please list the salary range of the position.**

   Yes, this position is included in the current budget. Wage range is $22.64-$25.15/hour.

3. **Please list the functions and any special information regarding this position.**

   Front Desk staff handles all walk-in and phone inquiries and complaints in addition to clerical support for patrol officers and detectives.

4. **Does the position generate revenue or reduce expenses? If so, provide an estimated amount.**

   This position takes in revenues in the way of City licenses and enters all municipal warrants. These positions have recommended staffing levels because of the high volume of customer contact they have. A vacancy results in possible overtime to cover the necessary high volume times and the amount of warrant entry per week.

5. **Please explain why current staff is unable to absorb duties of this position.**

   Customer volume and warrant entry levels.

6. **If duties of position are presently being done, how are they done?**

   By other Administrative Clerks, or back up Records Clerks.

7. **What service would be reduced or eliminated if this position is not filled?**

   The service of taking phone and walk-in reports from citizens, entering warrants, and clerical support to patrol officers and detectives.

8. **What are the alternative methods and costs of accomplishing the work?**

   Only to do it with current staff, which could create overtime or operate with the reduction in customer service. This would also impact warrant entry.

9. **Are there union issues?**

   No

10. **Other supporting comments.**

Report to the
Personnel Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # R.2

To approve the reclassification of the Public Works Construction Inspection Manager Pay Grade J, to Construction Manager, Pay Grade K.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Construction Inspection Manager Reclassification 05.2024
2. Construction Manager

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 reclassify Public Works Construction Inspection Manager, Pay Grade J ($73,445-$99,382), to a Construction Manager, Pay Grade K ($78,957-$106,829)

Date: May 10, 2024

RECOMMENDATION

I. Human Resources and the Department of Public Works is requesting that the Construction Inspector Manager, Pay Grade J, be reclassified to a Construction Manager, Pay Grade K to ensure appropriate compensation for the work that is being performed and the additional responsibilities this position has assumed. This position and the new job duties were reviewed by the City's salary plan consultant for placement in the salary plan.

BACKGROUND

II. In 2008, the Public Works Construction Inspection Manager was created as a result of a reorganization in the Engineering division. The primary function of this position was to manage the contracted construction work in the field; serve as the construction sections' liaison to the contractors; direct the work of the inspectors in the field and supervise the work of the contractors. Previous to this position, these functions were performed by multiple engineering staff.

The Construction Inspection Manager is responsible for managing public works inspection activities for private subdivision developments, capital improvement projects for public infrastructure installations such as sanitary and storm sewers, park trails, roadways and lots and ensure compliance with construction standards, regulations and policies. Originally, this position directed the work of the inspection staff, approved overtime and provided input with respect to performance, but did not have full supervisory responsibilities. Full or direct supervisory responsibility includes the authority to hire, discipline, terminate, evaluate performance, develop and implement policies; approve time off and overtime and direct the work of staff.

Over the years, this position has assumed additional responsibilities, primarily in the area of

supervision. The Construction Inspection Manager directly supervises the following personnel:

(5) Engineering Aides
(4) Engineering Technicians (2 year round; 2 additional Techs during construction season)
(8) Seasonal Engineering Aides including contracted consultant construction inspectors

The Construction Inspection Manager also assumed responsibility over the years for reviewing plans and specifications prepared by consultants for private developers and for other City department projects. This position also maintains the licenses and templates for plans with the City's design software vendor, which was not originally a function of this job.

As a result of the additional responsibilities this position has assumed, the recommendation is that this position should be reclassified to Pay Grade K. It is also recommended that the job title be changed to Construction Manager. If approved, this reclassification would be effective the start of the payroll period beginning June 2, 2024.

FISCAL IMPACT

III. This reclassification results in an annual cost increase of $3,240.

	Construction Inspection Manager (Grade J, Perf. Range)		Construction Manager (Grade K, Perf. Range)
Salary	$90,083		$92,914
FICA	$6,891		$7,108
WRS (General)	$5,855		$6,039
Worker's Comp	$189		$195
Health Insurance	$17,712		$17,712
Dental Insurance	$1,402		$1,402
Life Insurance	$115		$117
TOTAL COMPENSATION	**$122,247**		**$125,487**
Fiscal Impact	**$3,240**		

JOB DESCRIPTION
City of Green Bay

Position Title:	CONSTRUCTION ~~INSPECTION~~ MANAGER
Department:	Department of Public Works/Engineering Division
Reports To:	Assistant Public Works Director ~~City Engineer/Project Development~~
Position Status:	Exempt
Salary Range:	Pay Grade K
Job Summary:	Under the immediate direction of the Assistant Director of Public Works, ~~City Engineer/Project Development and under the general supervision of the Assistant Director of Public Works,~~ is responsible for managing the inspection and surveying ~~construction inspection~~ activities of subdivision and capital improvement projects. ~~and directing the work of survey crews.~~
Essential Functions:	▪ Manages public works construction inspection activities for private subdivision developments and capital improvement projects for public infrastructure installations, such as sanitary and storm sewers ~~and~~ roadways and City owned facilities, to ensure compliance of construction activities with approved plans and specifications, City construction standards, regulations and policies, as well as applicable State and Federal rules and regulations. ▪ Recruits, hires, trains and manages Engineering Aides, Engineering Technicians and seasonal Engineering Aides. Addresses employee disciplinary matters and conducts performance evaluations. ▪ Supervises, ~~C~~coordinates, plans, schedules and directs the daily activities of City construction inspectors, ~~and~~ survey crews, contracted consultant inspectors, surveyors and seasonal staff. Assigns work to staff; approves time off and all overtime requests. Reviews and resolves difficult communication issues involving inspectors and contractors~~Assists in handling employee disciplines and grievances. Assists in the hiring process of new personnel.~~ ▪ Coordinates construction activities with utility companies, City's Operations crews, and other City departments and agencies. Coordinates and manages construction quality control and quality assurance program and documents construction material testing activities. Coordinates pre-construction project meetings and activities. ▪ Reviews daily inspection reports for accuracy and completeness in recording work performed, measurements, quantities, daily activities, testing, field decisions, and contract irregularities. Maintains construction progress reports and schedules. ▪ Identifies the need for field changes and change orders due to plan deviations, deficiencies, discrepancies and errors, and communicates this need to the Assistant City Engineer/Project Development or project engineer. ▪ Provides assistance and technical support related to the preparation of contract specification and review of plans and specifications for feasibility of construction, correctness, and conformance with standard construction methods and practices. Reviews plans and specifications prepared by consultants for private developers and other City department projects. ▪ Develops and conducts construction inspection and safety training to meet staff needs

	and department's objectives. Provides inspectors with information to maintain current job knowledge relevant to changes in construction methods and practices. Assists in preparing payments, change orders, field modification documents and final inspection punch lists. ▪ Reviews pre-qualification applications of contractors and makes recommendations with regard to approval of contractors. ~~Assists~~ Maintains ~~in maintaining~~ and updates ~~ing~~ City's standard construction specifications and details. ▪ Coordinates with the City's design software vendor to maintain licenses and appropriate templates for plans production. Coordinates troubleshooting and training. ▪ Assists in reviewing shop drawings and material submittals for conformance with plans and specifications. ▪ Prepares correspondence, reports, permits and other related documents. Reviews various permits issued by the department. ▪ Investigates and acts on public works construction related citizen complaints. ▪ Performs other duties as assigned.
Knowledge, Skills And Abilities	▪ Considerable knowledge of principles, methods, practices, and materials used in public works construction projects. Considerable knowledge of inspection and testing techniques; construction principles, safety standards, construction plans and specifications and basic structural engineering principles. Good knowledge in the principles and practices of surveying as they relate to construction staking and topographic surveys. Basic knowledge of the principles and techniques of effective supervision. ▪ Good math and computer skills. Considerable skill in reading and interpreting construction plans, specifications and contract documents. ▪ Ability to apply the principles and techniques of effective supervision and evaluation skills. Ability to effectively supervise and assign work to staff. ▪ Ability to proficiently utilize a computer and the required software. Ability to effectively plan, organize, schedule and prioritize daily inspection activities and maintain complete and accurate records and reports. ▪ Ability to follow oral and written instructions and to work independently. Ability to establish and maintain effective working relationships with other employees, other agencies, contractors, and the general public. Ability to communicate effectively, both verbally and in writing. Ability to respond professionally and resolve issues, occasionally under tense and emotionally charged situations. Ability to make independent decisions. Ability to work the required hours of the position. May be required to demonstrate minimum competency by successfully passing approved tests.
Minimum Education And Experience	▪ Associate Degree in Civil Engineering Technology or Construction Management or equivalent. ▪ Minimum of five to six years of progressively responsible public works inspection experience. ▪ Certified ACI Concrete Field Testing Technician – Grade I or ability to obtain within one year of employment. ▪ Valid driver's license and good driving record.

	A combination of equivalent experience and/or education may be considered.
Physical Requirements	Ability to perform the following activities: ▪ Lifting up to 20 pounds. ▪ Carrying up to 20 pounds. ▪ Frequent standing, walking, sitting, bending and stooping. ▪ Ability to climb and walk in rough terrain. ▪ Ability to focus on projects for long periods of time. ▪ Ability to work in varied environmental conditions.

The above is not to be construed as an exhaustive statement of duties, responsibilities or requirements. I have read the above position description and understand the duties and responsibilities of the position.

_____ _____

Employee Name (please print) Date

_____

Employee Signature

Report to the
Personnel Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # R.3

To approve the request to increase the Public Arts Coordinator position from 30 hours per week to 40 hours per week.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. PAC memo May 2024 40 hrs
2. Public Arts Coordinator JD (revised 05.09.2024)

MEMORANDUM

Human Resources Department

To: Personnel Committee
Joseph Faulds, Chief of Operations

From: Cheryl Renier-Wigg
Community and Economic Development Director

Re: Request to increase the Public Arts Coordinator position from 30 hours per week to 40 hours per week

Date: May 9, 2024

Fiscal Impact and Rationalization: The Department of Community and Economic Development requests that the Public Arts Coordinator position move from 30 hours per week to 40 hours per week. There has been an increased demand for public art throughout the City, and there has also been an increase in requests for Public Arts Coordinator assistance with City based projects such as installation of art in our parks and increased demand for rotating arts and art grant programs. This position also oversees the Public Art requirement for Developers using Tax Increment District funding.

Salary and benefits for this position are currently funded at 75%, 67% funded by levy and 33% by Community Development Block Grant funding. The City has received TIF Public Art funding for a completed TIF funded development project which will cover the costs for the increase of the position to 40 hours per week.

The increased costs will total $17,489 annually. ($15,268 in wages and $2221 in benefits). The Public Art TIF funding received is $150,000. This amount may increase as new TID projects come on line.

The recommendation is to commit this funding increase for 5 years with the understanding that additional Public Art TID dollars will be used to keep the position at full time status.

C: Matt Buchanan, Deputy Community and Economic Development Director

JOB DESCRIPTION
City of Green Bay

Position Title:	PUBLIC ARTS COORDINATOR
Department:	Community & Economic Development
Reports To:	Deputy Development Director
Position Status:	Non-Exempt,
Salary Range:	Grade G
Job Summary:	Performs a variety of work relating to the City's involvement with the arts and public art, arts advocacy, and supports the creative economy. The Arts Coordinator serves as staff to the Public Arts Commission and develops policies and procedures for all aspects of the Arts Program.
Essential Functions:	1) Provides administrative support to the Public Arts Commission. Prepares and distributes agendas, minutes and related materials. Facilitates Public Arts Commission meetings. Gathers information and completes special projects as requested. 2) Develops and coordinates with other City agencies to provide public art opportunities. 3) Manages the city's rotating art program including but not limited to solicits artists to apply, schedules artwork installation and removal, communicates with adjacent neighborhood associations, inventory and artwork information. Prepares all related paperwork including letters of agreement, insurance, documentation, signage, etc. 4) Drafts and recommends necessary ordinances and resolutions to process program actions. 5) Maintains the public arts website. 6) Maintains City Hall gallery. Seeks artists to participate in program, coordinates installation and removal of artwork with artists, prepares all related paperwork including waivers, documentation, signage, etc. 7) Manages the City of Green Bay's Percent for Art Resolution, in coordination with Department leadership and the City's Finance Department. 8) Oversees City processes for new public art installations. 9) Manages the public art grant programs including securing funding, grant proposal, review, approval and evaluation processes. Reviews and updates application materials, guidelines, selection criteria, projects evaluation and financial reporting mechanisms. Works with legal department to draft and process contracts for grant recipients. 10) Facilitates fundraising efforts collaboratively with the fundraising cabinet. 11) Serves as an advisor to staff and elected officials in areas such as visual enhancements in public spaces and buildings and the placement or commission of public art. Provides input in the preparation of community and neighborhood planning and on arts and cultural activities as they relate to business and economic development efforts. 12) Prepares news releases and other forms of public information. 13) Provides information relative to budget preparation to ensure that appropriate funds are available annually for the grant programs and for operational expenses. 14) Recruits volunteers to assist in administering the public arts program and activities.

	15) Maintains budgets and financial records. 16) Works to support and expand Green Bay's creative economy. 17) Performs other duties as assigned.
Knowledge, Skills And Abilities	▪ Knowledge of arts, arts advocacy, creative economy and administrative trends, issues and procedures including project development and management, public relations, arts programming and promotional techniques. Working knowledge of grant proposal and funding practices and procedures. Knowledge of and ability to proficiently utilize a computer and social media, and the required software. Working knowledge of website maintenance. ▪ Skill in preparing and maintaining records and reports, maintaining budget accountability and performing other related program administration functions. Skill in preparing written press releases. Skill in preparing promotional materials and program information. ▪ Ability to independently plan, organize and carry out projects and programs. Ability to develop and implement policies and procedures, and create administrative systems. Ability to communicate effectively both orally and in writing. Ability to establish and maintain effective working relationships with staff, the public, diverse interest groups, the media and the art community. Ability to work the required hours of the position.
Minimum Education And Experience	▪ Bachelor's Degree in Arts Management/Administration or a related field, such as Project Management. An Associate's Degree may be considered. ▪ One year related experience is desirable. A combination of equivalent experience and/or education may be considered.
Physical Requirements	Ability to perform the following activities: ▪ Occasional lifting up to 25-50 pounds. ▪ Occasional carrying up to 25-50 pounds. ▪ Occasional exposure to exterior elements for project site visits. ▪ Frequent standing and sitting. ▪ Ability to focus for long period of time on projects. ▪ Ability to reach, stoop and lift.

The above is not to be construed as an exhaustive statement of duties, responsibilities or requirements. I have read the above position description and understand the duties and responsibilities of the position.

_____ _____

Employee Name (please print) Date

_____

Employee Signature

Report to the
Personnel Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # R.4

To approve the request to reclassify the vacant Chief Building Official position to a new Architect/Commercial Building Inspector position and approval to fill the new position.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Architect-Commercial Building Inspector PC Memo
2. Architect-Commercial Building Inspector

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 reclassify the vacant Chief Building Official position to a new Architect/Commercial Building Inspector position and approval to fill the new position

Date: May 9, 2024

RECOMMENDATION

I. Human Resources and the Department of Community and Economic Development request that the vacant Chief Building Official position (Pay Grade O, $101,026-$118,851 annually) be reclassified to a new classification of Architect/Commercial Building Inspector (Grade M, $43.27-$50.90 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 fill the Architect/Commercial Building Inspector position and all subsequent vacancies resulting from internal transfers.

Due to the unique nature of this hybrid position, if the department is unsuccessful with filling this position, it is requested that the department has authority to fill the position as a full-time Commercial Building Inspector position (Pay Grade K, $37.96-$44.66 per hour) and all subsequent vacancies resulting from internal transfers.

BACKGROUND

II. The Chief Building Official position is currently vacant, and the Department of Community and Economic Development wants to restructure the position based upon department needs. This new position will perform architectural work approximately 20% of the time and conduct commercial building inspections approximately 80% of the time.

The department has identified a need for an in-house architect to review City-owned property projects, renovations, maintenance, and new building construction. Other responsibilities include reviewing architectural design for private development projects and assisting the Parks, Recreation and Forestry Department with architectural design of City parks and structures.

The commercial building inspection functions will entail reviewing and approving commercial

site plans, inspecting all phases and components of construction for residential and commercial structures, and working with developers and contractors to address compliance issues.

Currently, the department has one Commercial Building Inspector. A second Commercial Building Inspector is needed due to the volume and complexity of the large commercial projects, such as Lambeau Field, hospitals, and large manufacturing facilities.

FISCAL IMPACT

III. This reclassification results in annual savings of $13,764.

Estimated	Chief Building Official Grade O, Step 4	Architect/Commercial Building Inspector Grade M, Step 4
Salary	$109,949	$97,926
FICA	$8,411	$7,491
WRS (General)	$7,147	$6,365
Worker's Comp	$231	$206
Health Insurance	$17,712	$17,712
Dental Insurance	$1,402	$1,402
Life Insurance	$139	$123
TOTAL COMPENSATION	**$144,990**	**$131,226**

c: Bill Paape, Inspection Supervisor
Cheryl Renier-Wigg, Development Director

JOB DESCRIPTION
City of Green Bay

Position Title:	ARCHITECT/COMMERCIAL BUILDING INSPECTOR
Department:	Department of Community and Economic Development
Reports To:	Inspection Supervisor
Supervises:	None
Position Status:	Non-Exempt
Salary Range:	Grade M
Job Summary:	Under general supervision of the Inspection Supervisor, performs work of considerable difficulty elevating architectural standards, reviewing plans, performing inspections, maintaining inspection records, responding to inquiries and providing technical support, and leading design excellence for sustainable and resilient urban development, and shaping the City's aesthetic identity.
Essential Functions:	1) Reviews architectural plans and provides expertise to help shape the City's aesthetic identity. 2) Designs architectural plans for municipal structures. 3) Reviews various types of site plans and building plans based on state and local codes to ensure safe and sanitary residential and non-residential development. Issues permits for new construction, additions, remodeling, demolition, etc. Calculates permit fees. 4) Inspects all phases and components of construction of new and existing residential and commercial structures for compliance with City, State and Federal codes, including compliance with zoning and floodplain ordinances. 5) Observes causes and extent of damage to buildings and structures. Inspects fire ruins. Issues warning and orders, follows-up on all orders to comply, including court appearances. Inspects and issues condemnation orders on dilapidated structures. 6) Explains and interprets various code provisions and building and zoning requirements to contractors, other City departments and the general public. Ensures that proper licenses have been secured and are correctly displayed. Prepares reports, keeps records, and attends meetings. 7) Provides customer service at the permit counter for customer service, explaining policies and procedures and responding to questions. 8) Responds to complaints and inquiries from the public and City officials regarding building codes, general construction, and related City ordinances. 9) Observes code violations and variances. Issues violations and orders for corrections as necessary. Follows up on all orders to compliance, including court appearances. 10) Performs and/or oversees plan reviews, including expanded plan and plan reviews completed by the City's contractual partner. Conducts review and issuance of permits and plans for building, heating, ventilating and air conditioning (HVAC). 11) Maintains consistent uniform code interpretations, inspection standards, and enforcement policies. 12) Performs other duties as assigned.

Knowledge, Skills And Abilities	• Comprehensive knowledge of State and municipal codes, including zoning ordinances. Considerable knowledge of structural engineering and design; construction and heating practices, principals, materials and costs. Good knowledge of computers, including databases. • Considerable skill in reading plans; determining compliance or violations; maintaining records; enforcing code compliance and dealing with the public concerning construction or municipal code matters. Good skill in conflict resolution; public speaking. • Ability to prepare and maintain accurate records of inspection findings and to write clear, concise reports from the information gathered; proficiently utilize a computer and the required software; communicate effectively, both orally and in writing; establish and maintain effective working relationships with staff and the public; work the required hours of the position. • May be required to demonstrate minimum competency by successfully passing approved tests.
Minimum Education And Experience	• Bachelor's degree in Architecture. • State of Wisconsin Registered Architect. • UDC state certification in building inspection or the ability to obtain within 1 year of employment. • Commercial Building Inspector Certification. • 6-7 years related experience. • Valid driver's license and a good driving record. A combination of equivalent experience and/or education may be considered.
Physical Requirements	Ability to perform the following activities: • Lifting up to 50 pounds. • Carrying up to 50 pounds. • Frequent standing, walking, sitting, bending, crawling and stooping. • Ability to focus for long periods of time on projects. • Ability to reach and climb. • Ability to work in varied environmental conditions.

The above is not to be construed as an exhaustive statement of duties, responsibilities or requirements. I have read the above position description and understand the duties and responsibilities of the position.

_____ _____

Employee Name (please print) Date

_____

Employee Signature

Detail Summary of Projects Issued

4/1/2024 to 4/30/2024

Proj #	Address	Owner	Applicant	Fees Paid	Estimated $	Status
115851	1132 HARVEY ST..7-740	GREATER GREEN BAY HABITAT FOR HUMANITY		$878.35	$215,000.00	Pending
[1-101 - Residential - New - Single Family House]						
115912	1210 BAY MIST DR..21-8414	SHANA & FRANCISCO ESPINOSA		$1,308.02	$350,000.00	Pending
[1-101 - Residential - New - Single Family House]						
116045	120 BEDFORD RD..21-26-5-1	EDITH SANTOS GUTIERREZ		$1,400.78	$590,000.00	Pending
[1-101 - Residential - New - Single Family House]						
115648	1267 SHAWANO AV..3-1033	GILBERTO A LUGO CARRASCO		$175.00	$9,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] INTERIOR REMODELING, ELECTRICAL UPGRADES, KITCHEN REMODEL						
115695	1114 S MONROE AV..16-75	KELLY A RABER		$255.00	$30,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]						
115724	1137 KENWOOD ST..1-2268	ERIN & MICHAEL ELLIOTT		$278.42	$20,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] FINISH BASEMENT, LOFT, AND PORTION OF GARAGE						
115771	1043 S WEBSTER AV..17-43	BARTEL BRIAN D & KIMBERLY A WINBURN REVOC TRUST		$125.00	$18,100.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]						
115778	203 N ASHLAND AV..4-131	LUIS A GARCIA COSME		$105.00	$700.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] REMOVE 2ND FLOOR EGRESS DOOR AND REPLACE WITH EGRESS COMPLIANT WINDOW						
115840	2820 ENGLEWOOD RD..21-6138	JAMES P & AMY E HOBBINS		$150.00	$70,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]						
115842	1702 GROSS AV..1-2357	1702 SECOND CHANCE LLC		$125.00	$35,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] ALTERING WALL IN KITCHEN. UPDATING ELECTRICAL FIXTURES, NEW KITCHEN						
115874	823 NEUFELD ST..6-160-1	KARSTIN J VAN STECHELMAN		$467.69	$50,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] WHOLE HOUSE REMODEL OF MAIN FLOOR AND BASEMENT. ADD SECOND STORY ONTO ATTACHED GARAGE.						
115878	2735 HE-NIS-RA LN..6H-2141	RANDY J VEESER REVOCABLE TRUST		$205.00	$3,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] ADDING BEDROOM AND BATHROOM IN BASEMENT						
115880	1695 DEBRA LN..21-1111-P-28	HI PROPERTY INVESTMENTS LLC		$460.00	$45,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] *NOTE DOUBLE FEE FOR WORK THAT HAS ALREADY STARTED						
115888	2856 CURRY LN..21-275-7-1	JOHN G & SUSAN E LEE		$448.32	$15,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] CASE #135278 SPOKE TO SCOTT - HE NEEDS TO SUBMIT ADDITIONAL INFORMATION AS TO WHAT HE IS DOING. ENGINEERED CALCS. CONSTRUCTION PLAN. SCOPE OF WORK. ERIK 4/8/24						
115906	1359 WESTERN AV..3-1204-1	PAUL H EVANS		$205.00	$2,000.00	Pending

[2-434 - Residential - Alteration - 1 -2 Family House] INTER REMODELING

115920 349 E LE CAPITAINE CIR..21-4796 — KIMBERLY A & ADAM G VERHEYDEN — $225.00 — $3,000.00 — Pending
[2-434 - Residential - Alteration - 1 -2 Family House]

115929 626 ST. JUDE ST..6-1718 — ADAM C & KATIE L KARCZ — $125.00 — $35,581.00 — Pending
[2-434 - Residential - Alteration - 1 -2 Family House]

115935 1156 REBER ST..20-40 — KENNETH J & KAREN A FRANCOIS — $150.00 — $30,000.00 — Pending
[2-434 - Residential - Alteration - 1 -2 Family House]

115941 730 ROLLING GREEN DR..6H-2671 — COLLEEN L & BRUCE E CURTIS — $255.00 — $50,000.00 — Pending
[2-434 - Residential - Alteration - 1 -2 Family House] KITCHEN REMODEL

115946 709 S QUINCY ST..14-576-A — TAYLOR & REID BACHAUS — $180.00 — $65,000.00 — Pending
[2-434 - Residential - Alteration - 1 -2 Family House]

115954 1245 KLAUS ST..20-219 — GREEN BAY HOLDINGS III LLC — $50.00 — $2,000.00 — Pending
[2-434 - Residential - Alteration - 1 -2 Family House] CASE #135166
REPLACE FAILING RETAINING WALLS

115959 1679 BOLAND RD..6-2472 — ANGELA M SEPPANEN — $296.96 — $62,000.00 — Pending
[2-434 - Residential - Alteration - 1 -2 Family House] FINISH BASEMENT

115960 521 SILVER SPRING DR..6-2859-3 — ANDERSON PAMELA H REVOCABLE TRUST — $150.00 — $33,806.95 — Pending
[2-434 - Residential - Alteration - 1 -2 Family House]

115978 1418 S RIDGE RD..6-291-C-1 — BDB PROPERTIES LLC — $368.11 — $22,000.00 — Pending
[2-434 - Residential - Alteration - 1 -2 Family House] INTERIOR UPDATATIG AND REMODELING

115985 2767 EAST SHORE DR..21-1157 — DOUGLAS D & MARSHA M SCHOLES — $230.00 — $70,000.00 — Pending
[2-434 - Residential - Addition - Single Family House]

115990 840 8th ST..1-554 — ALESHA & ANDREW GEIWITZ — $50.00 — $4,000.00 — Pending
[2-434 - Residential - Alteration - 1 -2 Family House] BASEMENT EGRESS WINDOW ON EAST SIDE OF HOUSE

115991 211 S VAN BUREN ST..14-741 — KELLY M MCHUGH — $255.00 — $20,000.00 — Pending
[2-434 - Residential - Alteration - 1 -2 Family House]

116036 220 HAZEL ST..3-521 — TYLER J MITCHELL — $180.00 — $1,000.00 — Pending
[2-434 - Residential - Alteration - 1 -2 Family House] INTERIOR REPAIRS - RETURN TO CODE COMPLIANT SINGLE FAMILY HOME

116038 833 S ONEIDA ST..2-1082 — PJ HOME DESIGNS LLC — $532.56 — $25,000.00 — Pending
[2-434 - Residential - Alteration - 1 -2 Family House] FINISH BASEMENT, MOVE KITCHEN, INTERIOR UPDATES.

116063 1828 HAROLD ST..21-2173-2 — TAKE ACTION REALTY GROUP LLC — $205.00 — $10,000.00 — Pending
[2-434 - Residential - Alteration - 1 -2 Family House] INTERIOR REMODEL

116066 610 COLUMBIA AV..5-265 — KRIS A BAENEN — $150.00 — $24,025.68 — Pending
[2-434 - Residential - Alteration - 1 -2 Family House]

116073 1157 LOCH DR..6-607 — TYLER J & AMANDA K SCHWARTZ — $50.00 — $6,000.00 — Pending
[2-434 - Residential - Alteration - 1 -2 Family House] 3 SEASON ROOM REPAIRS

116135 1801 KALAHARI DR..6H-3198 — NICHOLAS E & SHANNON L DUFEK — $50.00 — $4,125.00 — Pending

[2-434 - Residential - Alteration - 1 -2 Family House] EGRESS WINDOW

116138 1750 WESTERN AV..6-130-B — BLUE BADGER HOLDINGS LLC — $330.76 — $20,000.00 — Pending

[2-434 - Residential - Alteration - 1 -2 Family House] INTERIOR REMODEL

116198 112 S LOCUST ST..6-249-1 — BARBARA A DEMENY REVOCABLE TRUST — $175.00 — $17,000.00 — Pending

[2-434 - Residential - Alteration - 1 -2 Family House] WATER DAMAGE REPAIRS

116023 1243 ELMORE ST..5-1335-A-1 — JORDAN R WAGNER — $75.00 — $1,500.00 — Pending

[4-438 - Residential - Alteration - Garage or carport or Shed] ADD OVERHEAD DOOR AND PATIO IN BACK OF GARAGE,

115822 1081 THORNDALE ST..1-2625 — ERIN L & JOSHUA L MATHEY — $75.00 — $1,500.00 — Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] PATIO COVER

115879 463 LORRAINE LN..21-6670-3 — PATRICIA D & KENNETH R SABATKA — $100.00 — $13,000.00 — Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)]

115972 511 SILVER SPRING DR..6-2859-5 — THERESA M FLANIGAN — $100.00 — $12,000.00 — Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] REMOVE AND REPLACE DECK

115980 715 S OAKLAND AV..2-315 — ALEXA S GOMEZ — $130.00 — $3,500.00 — Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] CONSTRUCT NEW 2 TIER, 2 STORY DECK

116040 3183 OUTING CT..6H-3852 — ABDULHAKEM & ANN M SHAGOSH — $100.00 — $4,800.00 — Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] CONSTRUCT NEW DECK IN REAR OF HOME

116125 2969 SORENSON DR..6H-3773 — CHRISTIE L & JAY M ENGLEBERT — $50.00 — $6,300.00 — Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] 16 X 21.5 STAMPED CONCRETE PATIO WITH FIRE PIT

116130 2392 VAN BEEK RD..21-3534 — JACOB J HERMAN, ETAL — $100.00 — $4,000.00 — Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] REPLACING PATIO & EXTENDING DRIVEWAY 3X28FT

116132 2398 VAN BEEK RD..21-3533 — JEAN M REINHART, ETAL — $50.00 — $3,600.00 — Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)]

116142 901 HOWARD ST..3-464 — NESTOR OSWALDO & ROSA ALICIA FLORES MARTINEZ — $75.00 — $2,400.00 — Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] REPLACING 3 POST, DECK BOARDS, DECK RAILS

116149 2576 CARMEL LN..21-4670 — CONNIE J & MICHAEL S BAEHMAN — $50.00 — $8,000.00 — Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)]

116158 541 ERIE RD..21-16-1-13 — JASON LALUZERNE — $50.00 — $2,500.00 — Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)]

116183 1114 RALEIGH ST..1-2245 — MARGARET A COHEA — $50.00 — $1,300.00 — Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)] PATIO
REAR PATIO APPROVED - SEPARATE APPLICAITON TO EXPAND FRONT PORCH DENIED DUE TO SIZE EXCEEDING 25 SF IN FRONT SETBACK.

116233 1344 E MASON ST..17-439 — CINNAMIN R RAUSCHER — $50.00 — $3,500.00 — Pending

[7-1 - Deck, Porch, Patio, Ramp (Residential)]

116005 2617 ZAK LN..6H-1236-2 — GARY & TRACI CHAMBERLAIN — $50.05 — $500.00 — Pending

[9-645 - Raze - Building or Structure (Residential)] DEMO FIRE DAMAGED DETACHED GARAGE IN PREPARATION FOR RECONSRUCTION.

116018 1657 FRANZ AV..21-2001 — MELISSA A JACCARD — $50.00 — $3,000.00 — Pending

[9-645 - Raze - Building or Structure (Residential)]

114987 1523 BIEMERET ST..6-1040 — THOMAS & PAMELA K QUIGLEY — $100.00 — $11,000.00 — Closed
[11-1 - Driveway Replacement and/or Expansion (Residential)] *WORK DONE WITH NO PERMITS

115524 461 POLARIS RD..21-3823 — CHRISTOPHER B & JUDITH A WOOD — $50.00 — $10,300.00 — Closed
[11-1 - Fence (Residential)]

115568 1808 CARROLL AV..1-2400 — LAUREN LEIGH FLICKINGER — $50.00 — $6,000.00 — Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)]

115704 3634 STANFORD DR..21-7300 — KAITLYN VANASTEN — $50.00 — $11,000.00 — Pending
[11-1 - Fence (Residential)]

115803 1102 BERNER ST..20-45 — REBECCA A JONES — $50.00 — $1,400.00 — Closed
[11-1 - Garage/Carport/Shed (residential)]

115855 1151 GROSS AV..1-123 — WARREN C & ANN M NAUD — $100.00 — $10,000.00 — Pending
[11-1 - Garage/Carport/Shed (residential)] REMOVE EXISTING GARAGE AND RECONSTRUCT

115856 1126 EMILIE ST..17-172 — ANDREW J & MICHELLE A OLKS — $100.00 — $25,000.00 — Pending
[11-1 - Garage/Carport/Shed (residential)]

115882 1206 S RIDGE RD..6-192-1 — BENJAMIN M & GERALD RATHBURN — $50.00 — $9,000.00 — Closed
[11-1 - Driveway Replacement and/or Expansion (Residential)]

115898 2094 MUIRWOOD CT..6H-4219 — DONALD L & SHARON L GUST — $50.00 — $8,045.63 — Pending
[11-1 - Fence (Residential)]

115903 1124 12th AV..1-688-1 — PATRICK J ATKINSON — $50.00 — $6,470.00 — Closed
[11-1 - Driveway Replacement and/or Expansion (Residential)]

115910 517 SCOTT DR..6-2525 — BENJAMIN ZIEMENDORF — $50.00 — $20,174.00 — Closed
[11-1 - Foundation Repair (Residential)] FOUNDATION WATERPROOFING

115914 1749 ST. AGNES DR..6-2757 — VERNON D HARTWIG — $100.00 — $1,000.00 — Closed
[11-1 - Driveway Replacement and/or Expansion (Residential)] RECONFIGURE UNPERMITTED DRIVEWAY EXPANSION TO CONFORMING CONFIGURATION.
Double Fee

115916 1115 KELLOGG ST..5-1352-A-2 — VICTORIA L HEBERT — $50.00 — $5,180.00 — Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)]

115924 1328 REED ST..5-663-A-2 — ADAM J & ALYSSA C LECLAIR — $50.00 — $18,665.00 — Pending
[11-1 - Fence (Residential)]

115931 1319-1321 ARGONNE DR..6-1852 — TIM & LYNN REED — $150.00 — $30,000.00 — Pending
[11-1 - Garage/Carport/Shed (residential)] CONSTRUCT NEW 24'x32' DETACHED GARAGE

115937 1107 RALEIGH ST..1-2255 — WILLIAM & NANCY SMITS — $50.00 — $4,874.00 — Pending
[11-1 - Fence (Residential)]

115938 1136 ROCKDALE ST..1-1391-D-2 — REBECCA JAMES — $50.00 — $5,200.00 — Pending
[11-1 - Fence (Residential)]

115943 1231 10th AV..1-181 — MARY K COONEY — $50.00 — $14,000.00 — Pending

[11-1 - Fence (Residential)]

115958 914 CROOKS ST..14-782 — BARBARA A SCHMITT — $100.00 — $10,549.00 — Pending
[11-1 - Garage/Carport/Shed (residential)]

115961 1508-1510 ST. AGNES DR..6-303-2 — DANIEL H MARQUARDT — $50.00 — $5,000.00 — Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] CUT OUT TAPERS ON BOTH SIDES OF DRIVEWAY.

115974 805 ROLLING GREEN DR..6H-2626 — WALDINGER JOHN C & CHRISTINE M LIVING TRUST — $75.00 — $8,500.00 — Pending
[11-1 - Garage/Carport/Shed (residential)]

115983 1364 KLAUS ST..21-1619 — GUADALUPE & GERARDO MENDOYA — $50.00 — $3,500.00 — Pending
[11-1 - Fence (Residential)]

116013 821 12th AV..2-494 — YENNY LOPEZ HERNANDEZ — $50.00 — $55,000.00 — Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)]

116014 1717-1719 LORETTA LN..21-1343-20 — ARKAD PROPERTIES LLC — $50.00 — $1,500.00 — Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)]

116016 1155 SAND HILL DR..6H-3591 — ROBERT S & MARY E CARLSON — $50.00 — $10,672.44 — Closed
[11-1 - Fence (Residential)] 6' VINYL PRIVACY FENCE ENCOMPASSING REAR YARD

116022 2691 OAKWOOD DR..6H-1508-M-21 — JULIE A & SPENCER P SPAUDE — $50.00 — $2,000.00 — Pending
[11-1 - Fence (Residential)] 4' CHAIN LINK FENCE

116031 1722 DOUSMAN ST..6-226-E — TINA M & JEFFERY J JOACHIM — $50.00 — $1,500.00 — Pending
[11-1 - Fence (Residential)] 6' CEDAR DOGWOOD FENCE ALONG REAR WEST PROPERTY LINE

116032 535 S VAN BUREN ST..14-797 — DIANE & MICHAEL DEGRAVE — $50.00 — $15,000.00 — Pending
[11-1 - Fence (Residential)]

116034 519 BLUEBIRD LN..6-1800 — JEFFREY & SARAH KUSSOW — $50.00 — $2,226.00 — Pending
[11-1 - Fence (Residential)] CHAIN LINK FENCE ALONG EAST REAR PROPERTY LINE

116039 206 SCHOBER ST..21-1714-12 — PHENG & NELADORN VUE — $50.00 — $3,500.00 — Pending
[11-1 - Garage/Carport/Shed (residential)]

116041 620 WINGATE ST..21-7060 — STEFANI & JERRID SIELAFF — $50.00 — $10,000.00 — Pending
[11-1 - Fence (Residential)]

116042 1449 ELM ST..8-144 — LISA M SHIMANEK — $50.00 — $1,200.00 — Pending
[11-1 - Fence (Residential)]

116059 1807 EASTMAN AV..21-1188 — COLE GEORGEL — $50.00 — $1,100.00 — Pending
[11-1 - Fence (Residential)]

116062 965 CHRISTIANA ST..3-986 — BLUESTONE REAL ESTATE LLC — $50.00 — $2,500.00 — Pending
[11-1 - Garage/Carport/Shed (residential)] GARAGE FRAMING REPAIRS

116067 1194 THORNDALE ST..1-2155 — JIM PETERSON — $50.00 — $12,000.00 — Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] REPLACE DRIVEWAY AND INSTALL 15X15 CONCRETE PATIO

116069 922 VENUS DR..21-4300 — JANE M & KURT W ADAMSON — $50.00 — $4,200.00 — Pending
[11-1 - Fence (Residential)]

116078 2896 SANDIA DR..6H-1156-6 — MOMMAERTS JOINT REVOCABLE TRUST — $50.00 — $5,300.00 — Pending
[11-1 - Fence (Residential)] 4' BLACK CHAIN LINK FENCE

116080 2459 HAZELWOOD LN..6H-2370 — NATANYA M SMITH — $50.00 — $6,000.00 — Pending
[11-1 - Fence (Residential)] REPLACING OLD FENCE

116086 1277 MATHER ST..5-1653 — CHRISTINE M & ANGELYNA R WENZEL — $50.00 — $11,300.00 — Pending
[11-1 - Foundation Repair (Residential)] INTERIOR WATER CONTROL AND SUMP PUMP

116109 1206 S RIDGE RD..6-192-1 — BENJAMIN M & GERALD RATHBURN — $50.00 — $3,610.00 — Pending
[11-1 - Fence (Residential)] 4 FOOT CHAIN LINK FENCE

116110 1143 ELMORE ST..5-1631 — CHARLES J & JENNIFER N HRUBESKY — $50.00 — $9,586.00 — Pending
[11-1 - Garage/Carport/Shed (residential)] 12' x 16' SHED

116121 152 N OAKLAND AV..4-179 — ANDREW LEGREVE — $50.00 — $1,400.00 — Pending
[11-1 - Fence (Residential)] 6 FOOT WOOD PRIVACY FENCE

116131 806 WILSON AV..18-395 — AMANDA K WERNER — $50.00 — $1,000.00 — Pending
[11-1 - Garage/Carport/Shed (residential)] 8 X 7 SHED

116134 905 NEUFELD ST..6-160-A-3 — CASSIE CORNELLJOHNSON — $50.00 — $21,900.00 — Pending
[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR

116139 139 S BUCHANAN ST..3-211 — RALPH B LYMAN, ETAL — $50.00 — $3,520.81 — Pending
[11-1 - Fence (Residential)] REPLAE FENCING ALONG NORTH PROPERTY LINE

116140 1149 GROSS AV..1-122 — DANIEL T LINDBO — $50.00 — $500.00 — Pending
[11-1 - Fence (Residential)] CHAIN LINK FENCE ALONG REAR PROPERTY LINE

116154 1450 WESTERN AV..6-581 — JEFFREY P & BONNIE P KAMPS — $50.00 — $8,500.00 — Closed
[11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY EXPANSION

116171 804 SHEA AV..18-114 — CARRIE J STOVEKEN — $50.00 — $7,000.00 — Pending
[11-1 - Fence (Residential)] INSTALL APPROX. 150 FEET OF WHITE VINYL PRIVACY FENCE

116174 1166 ROSCOE ST..1-413-A — MARY E LAJEUNESSE — $50.00 — $3,177.00 — Pending
[11-1 - Fence (Residential)] 6 FOOT PRIVACY FENCE ALONG REAR PROPERTY LINE

116180 1023 9th ST..1-285 — JENNIFER DEROZIER — $50.00 — $3,250.00 — Pending
[11-1 - Fence (Residential)] 6 FOOT PRIVACY FENCE ALONG REAR PROPERTY LINE

116201 1604 10th AV..1-1337 — NEST & COVE LLC — $50.00 — $5,885.08 — Pending
[11-1 - Fence (Residential)]

115846 1432 S OAKLAND AV..1-1036 — SCHOEN STREET CONDO RENTALS LLC — $140.00 — $6,000.00 — Pending
[30-434 - Commercial - Alteration - Multi-Family of 3 or more units]

115858 1428 S OAKLAND AV, Unit B..1-1036 — SCHOEN STREET CONDO RENTALS LLC — $140.00 — $6,000.00 — Pending
[30-434 - Commercial - Alteration - Multi-Family of 3 or more units]

115859 1428 S OAKLAND AV, Unit A..1-1036 — SCHOEN STREET CONDO RENTALS LLC — $140.00 — $6,000.00 — Pending
[30-434 - Commercial - Alteration - Multi-Family of 3 or more units]

115905 1726 SHAWANO AV..6-235-A — SAINT MARYS HOSPITAL MEDICAL CENTER OF G B INC — $1,280.10 — $1,600,000.00 — Pending

[30-434 - Commercial - Alteration - Multi-Family of 3 or more units]

115928 1807 9TH ST..6-213 — & DONNY G & ALICE H NIEBLER LIVING TRUST — $1,298.00 — $250,000.00 — Pending

[30-434 - Commercial - Alteration - Multi-Family of 3 or more units]

115973 1332 EASTMAN AV..7-402 — JAIME & ADRIANA FLORES MAXINEZ — $120.00 — $4,600.00 — Pending

[30-434 - Commercial - Alteration - Multi-Family of 3 or more units]

116037 2540 UNIVERSITY AV , Unit: 901-917..21-301 — UHAGB LLC — $12,403.04 — $2,200,000.00 — Pending

[30-105 - Commercial - New - 5 or More Family Building]

116105 2540 UNIVERSITY AV , Unit: 1101-1117..21-301 — UHAGB LLC — $10,403.04 — $2,200,000.00 — Pending

[30-105 - Commercial - New - 5 or More Family Building]

114894 1484 9TH ST ..6-197 — SAINT AGNES CONGREGATION OF GREEN BAY — $691.15 — $350,000.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] EC approved 1/12/24

114922 1331 PACKERLAND DR..6H-1127-3 — GREEN BAY AREA PUBLIC SCHOOL DISTRICT SOUTHWEST — $526.27 — $443,170.00 — Pending

[31-329 - Commercial - New - Structures Other Than Buildings (parks, outdoor stadiums, marinas, outdoor swimming pools, outdoor theaters, boardwalks, wharves, docks).]

115616 745 S HURON RD..21-169-3 — SCHOEN STREET CONDO RENTALS LLC — $870.72 — $145,700.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

115815 540 N BROADWAY ..5-1757 — DDL HOLDINGS LLC — $6,953.08 — $5,600,000.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] original site plan started under P#88820

115865 127 S WASHINGTON ST..12-192 — MANIFIT ALTERATIONS LLC — $1,034.80 — $62,000.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

115932 725 S WEBSTER AV..14-852 — BELLIN MEMORIAL HOSPITAL — $1,758.36 — $897,000.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

115963 2128 UNIVERSITY AV..21-2221-1 — TAM GREEN BAY LLC — $1,249.80 — $900,000.00 — Pending

[31-327 - Commercial - New - Stores, Customer Services (restaraunts, beauty shops, malls, taverns, auto showrooms, laundromats, warehouses, markets, kennels)] PIZZA HUT

*Note this new project is a carry over from Project # 110645-This project opened as a new contractor is involved. Look in previous project noted above for previous plan approvals, fees, etc.

115993 1400 LOMBARDI AV..6-310-1 — LOMBARDI CENTER LLC — $1,768.10 — $250,000.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

115994 309 N BROADWAY..5-595 — DHUEY PROPERTY LLC — $140.00 — $3,000.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

116046 825 ONTARIO RD..21-173-1 — FORSUM LLC — $6,498.60 — $300,000.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

116056 130 N ADAMS ST..12-137 — FRANKENTHAL BUILDING LLC — $140.00 — $20,000.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

116057 204 SIEGLER ST..6-257-4 — ORAL HEALTH PARTNERSHIP — $240.00 — $453.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

116064 501 EASTMAN AV..20-123 — PROCTER & GAMBLE PAPER PRODUCTS CO — $170.00 — $5,000,000.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

116090 2540 UNIVERSITY AV , Unit: 901-917..21-301 — UHAGB LLC — $307.36 — $70,000.00 — Pending
[31-438 - Commercial - New - Garage or Carport]

116091 2540 UNIVERSITY AV , Unit: 1001-1017..21-301 — UHAGB LLC — $307.36 — $70,000.00 — Pending
[31-438 - Commercial - New - Garage or Carport]

116092 2540 UNIVERSITY AV , Unit: 1201-1217..21-301 — UHAGB LLC — $307.36 — $70,000.00 — Pending
[31-438 - Commercial - New - Garage or Carport]

116093 2540 UNIVERSITY AV , Unit: 1301-1310..21-301 — UHAGB LLC — $307.36 — $70,000.00 — Pending
[31-438 - Commercial - New - Garage or Carport]

116094 2540 UNIVERSITY AV , Unit: 1401-1410..21-301 — UHAGB LLC — $307.36 — $70,000.00 — Pending
[31-438 - Commercial - New - Garage or Carport]

116095 2540 UNIVERSITY AV , Unit: 1501-1510..21-301 — UHAGB LLC — $307.36 — $70,000.00 — Pending
[31-438 - Commercial - New - Garage or Carport]

116096 2540 UNIVERSITY AV , Unit: 1601-1617..21-301 — UHAGB LLC — $307.36 — $70,000.00 — Pending
[31-438 - Commercial - New - Garage or Carport]

116097 1011 TONY CANADEO RUN..1-1841-K — MCR GREEN BAY LLC — $70.00 — $45,000.00 — Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

116098 2540 UNIVERSITY AV , Unit: 1101-1117..21-301 — UHAGB LLC — $449.52 — $140,000.00 — Pending
[31-438 - Commercial - New - Garage or Carport]

116147 1330 S MILITARY AV..6-209-D — KARNA JONES PROPERTIES LLC — $1,616.56 — $18,000.00 — Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

116114 3757 VITAL PL..21-22 — MARVIN & MYRTLE & CAR GREEN BAY (WI) LLC — $4,416.16 — $9,100,000.00 — Pending
[33-320 - Commercial - New - Industrial Buildings (factories, machine shops, paper mills, beverage plants, manufacturing plants, printing plants)]

109439 215 ELIZABETH ST..19-324-1 — MIRHASHEMI INC — $435.00 — $40,000.00 — Pending
[34-1 - Parking Lot - New & Reconstruction (Commerical)] EC APPROVAL 8/28/23 $5000 SWB

114237 2413 HAZELWOOD LN..6H-1242-1 — HOCHUNK NATION — $168.13 — $112,400.00 — Pending
[34-1 - Parking Lot - New & Reconstruction (Commerical)]

115661 900 EASTMAN AV..7-316 — TAC RENTALS LLC — $120.00 — $11,000.00 — Pending
[34-1 - Parking Lot - New & Reconstruction (Commerical)]

115684 1058 REED ST..5-1147 — GREEN BAY CITY OF PARK DEPT — $170.00 — $33,000.00 — Pending
[34-1 - Move - Building or Structure (Commercial)] EC APPROVAL 4/8/24

115915 1583 MAIN ST..19-311 — FDA LLC — $120.00 — $10,700.00 — Pending
[34-1 - Change of Use (Commercial)]

115919 2450 UNIVERSITY AV..21-1254-2 — EHLINGER LARRY M & CAROL S REVOCABLE TRUST — $70.00 — $4,700.00 — Pending
[34-1 - Temporary Office/Trailer/Event (Commercial)]

115922 501 EASTMAN AV..20-123 — PROCTER & GAMBLE PAPER PRODUCTS CO — $170.00 — $40,000.00 — Pending

[34-649 - Raze- Building or Structure (Commercial)] EC APPROVED 4/5/24

115968 1819 MAIN ST..21-1325 — REALTY INCOME PROPERTIES 3 LLC — $310.00 — $8,500.00 — Pending
[34-649 - Demolition - Interior (Commercial)]

115981 1001 AUTO PLAZA DR..21-127-9 — GANDRUD IVAN CHEVROLET INC — $70.00 — $575,000.00 — Pending
[34-1 - Siding (Commercial)]

115982 2560 UNIVERSITY AV..21-1249-1-1-1 — 30KFT LLC — $70.00 — $4,709.00 — Closed
[34-328 - Shed, Yard Building (Commercial)]

115999 401 S VAN BUREN ST..14-781 — NLM PROPERTIES 2 LLC — $70.00 — $34,000.00 — Pending
[34-1 - Siding (Commercial)]

116019 3150 VOYAGER DR..21-173-2 — KKMAC LLC — $70.00 — $6,100.00 — Pending
[34-1 - Siding (Commercial)]

116055 2032-2040 PREBLE AV..21-2199-1 — RANKIN GB HOLDINGS LLC — $70.00 — $22,000.00 — Pending
[34-1 - Roofing (Commercial)]

116072 2650 WEST POINT RD..6H-1123-1 — GREEN BAY CITY OF FIRE STATION #4 — $70.00 — $20,000.00 — Pending
[34-1 - Cell Tower - Alteration to Existing (Commercial)]

116075 1046 GRAY CT..18-756-2 — NSIGHTTEL WIRELESS LLC — $70.00 — $20,000.00 — Pending
[34-1 - Cell Tower - Alteration to Existing (Commercial)]

116155 2216 IMPERIAL LN..21-3361-1 — BOARDWALK 1 LLC — $70.00 — $12,700.00 — Closed
[34-1 - Roofing (Commercial)]

116193 2084 IMPERIAL LN..21-3355 — ARKAD PROPERTIES LLC — $70.00 — $6,000.00 — Pending
[34-1 - Roofing (Commercial)]

116194 2088 IMPERIAL LN..21-3355 — ARKAD PROPERTIES LLC — $70.00 — $6,000.00 — Pending
[34-1 - Roofing (Commercial)]

116195 508 ELIZABETH ST..21-1992 — GENERAL MILLS OPERATIONS LLC — $147.79 — $600,000.00 — Pending
[34-1 - Roofing (Commercial)]

116197 1265 LOMBARDI AV..1-1841-A — GREEN BAY CITY OF LAMBEAU FIELD — $140.00 — $5,000.00 — Pending
[34-1 - Temporary Office/Trailer/Event (Commercial)] MAY 30TH JUNE 3ED

116268 1731 MAIN ST..21-2301 — FERNANDO J & MARIA G HERNANDEZ, ETAL — $70.00 — $6,500.00 — Pending
[34-1 - Roofing (Commercial)]

115836 1235 LOCH DR..6-611 — JEAN M & JOHN P GALLAGHER — $50.00 — $2,000.00 — Closed
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

115843 1606 MAIN ST..21-1993 — RUBEN MOSQUEDA — $70.00 — $2,000.00 — Pending
[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]

115917 1423 HARVEY ST..7-649 — PATRICIA M & PAUL J CHAMPEAU — $50.00 — $4,000.00 — Pending
[40-53 - Electrical Service - Change (Residential)] FROM 100 TO 200 AMP

115925 901 ELMORE ST..5-1383-A — KHAMSAY & THONGPANE PHAXAYCHAREUN — $50.00 — $3,100.00 — Closed

[40-53 - Electrical Service - Change (Residential)]

115936 824 SPENCE ST..2-1366 — JAMES COOLEY — $50.00 — $4,078.00 — Pending
[40-53 - Electrical Service - Change (Residential)]

115947 925 BOND ST..5-1251 — DEVIN Q ODEA — $50.00 — $300.00 — Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

115948 155 N MAPLE AV..4-168 — WAVE ENTERPRISE LLC — $70.00 — $1,000.00 — Closed
[40-54 - Electrical Service - Repair (Commercial)]

115949 800 SMITH ST..7-257 — WOBIN ZHANG — $50.00 — $1,400.00 — Closed
[40-53 - Electrical Service - Change (Residential)] CASE #135958

115951 1428 S OAKLAND AV, Unit B..1-1036 — SCHOEN STREET CONDO RENTALS LLC — $140.00 — $16,972.00 — Pending
[40-52 - Electrical Service - Change (Commercial)]

115952 1428 S OAKLAND AV, Unit A..1-1036 — SCHOEN STREET CONDO RENTALS LLC — $140.00 — $16,972.00 — Pending
[40-52 - Electrical Service - Change (Commercial)]

115953 1432 S OAKLAND AV..1-1036 — SCHOEN STREET CONDO RENTALS LLC — $140.00 — $16,972.00 — Pending
[40-52 - Electrical Service - Change (Commercial)]

115956 1144 MARQUETTE AV..1-1487 — LORI M STEVENS — $50.00 — $1,100.00 — Closed
[40-55 - Electrical Service - Repair (Residential)]

115957 117 N ADAMS ST..12-116 — RBN PROPERTIES LLC — $210.00 — $39,855.00 — Pending
[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] 12 SPACE HEATERS

115962 1423 E MASON ST..17-844 — DOUGLAS L SIUDZINSKI — $50.00 — $500.00 — Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

115964 1866 WESTERN AV..6-127-B-1 — LENORA A & LINDA M & MICHAEL R VANDERLEEST — $50.00 — $50.00 — Closed
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

115965 2084 IMPERIAL LN..21-3355 — ARKAD PROPERTIES LLC — $70.00 — $500.00 — Pending
[40-54 - Electrical Service - Repair (Commercial)]

115966 559 EDGEWOOD DR..21-503 — JOSEPH R WASLOWSKI — $50.00 — $700.00 — Closed
[40-55 - Electrical Service - Repair (Residential)]

115967 1367 LIBERTY ST..6-1346 — JULIE A SIMON — $50.00 — $400.00 — Pending
[40-55 - Electrical Service - Repair (Residential)]

115969 1625 NANCY AV..6-1269 — BRIAN D & PAMELA D STEEL — $50.00 — $1,992.00 — Pending
[40-53 - Electrical Service - Change (Residential)]

115976 1024 LA COUNT RD..6H-1142-4 — ARCHAMBAULT TRUST — $50.00 — $3,485.00 — Closed
[40-55 - Electrical Service - Repair (Residential)]

115979 1024 CLEVELAND ST..2-838 — BRIAN J VICENZI — $50.00 — $1,500.00 — Closed
[40-55 - Electrical Service - Repair (Residential)]

115987 1118 THORNDALE ST..1-2280 — ROGER A MYERS — $50.00 — $3,810.00 — Closed
[40-53 - Electrical Service - Change (Residential)]

115992 618 N LOCUST ST..6-69-1 — JAMES J & BARBARA A STOLL — $50.00 — $400.00 — Pending
[40-55 - Electrical Service - Repair (Residential)]

115995 1423 E MASON ST..17-844 — DOUGLAS L SIUDZINSKI — $50.00 — $50.00 — Closed
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] Work for proj# 114560

115996 528 13th AV..2-612 — TRISTAN LAPORTE — $50.00 — $600.00 — Closed
[40-55 - Electrical Service - Repair (Residential)]

116000 3023 ANGELINE CT..6H-3605 — SCHROEDER REVOCABLE TRUST — $50.00 — $1,000.00 — Pending
[40-53 - Electrical Service - Change (Residential)]

116001 1705 FOREST GLEN DR..6-1650 — SCOTT C & CHRISTINE A MALME — $50.00 — $1,852.00 — Closed
[40-55 - Electrical Service - Repair (Residential)]

116002 2058-2060 RED OAK DR..6H-1594 — KUEHN NANCY L TRUST AGREEMENT — $50.00 — $1,500.00 — Closed
[40-55 - Electrical Service - Repair (Residential)]

116004 3589 NICOLET DR..22-44-1 — RONALD R ANTONNEAU — $100.00 — $10,474.00 — Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

116009 1378 DOUSMAN ST..6-84-D — COREY A & SARA L MEYER — $50.00 — $500.00 — Closed
[40-55 - Electrical Service - Repair (Residential)]

116015 1123 CEDAR ST..9-77 — WOCHINSKE REALTY LLC — $70.00 — $1,500.00 — Pending
[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]

116017 2235 MAIN ST..21-127-4 — ROBERT J & EILEEN M RIPLEY REVOCABLE TRUST — $70.00 — $3,000.00 — Closed
[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]

116044 2408 VAN BEEK RD..21-3531 — TRACY R & ERIC J SCHOTT — $50.00 — $3,000.00 — Closed
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

116051 1952 MULBERRY LN..6H-1508-M-51 — STEVEN B & SHELLY L CURRAN — $50.00 — $1,200.00 — Pending
[40-55 - Electrical Service - Repair (Residential)]

116058 1132 S QUINCY ST..16-99 — BERNARD A HAEN, ETAL — $50.00 — $3,304.00 — Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

116060 1008 LINCOLN ST..18-770 — WAYNE W & LORETTA A WILMOT — $50.00 — $400.00 — Closed
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

116079 1406 DAY ST..7-658 — RACHELLE M ODONNELL — $50.00 — $3,500.00 — Closed
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

116084 2598 PARKWOOD DR..6H-2710 — CMW LLC — $50.00 — $1,000.00 — Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] Add dryer receptacle, water heater power, change out receptacles and switches

116085 1019 RALEIGH CT..1-2564 — TIMEKA CARTER — $50.00 — $4,000.00 — Closed
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

116103 NORTH RD..6H-1271 — GEORGIA PACIFIC CONSUMER PRODUCTS LP — $140.00 — $20,400.00 — Pending
[40-52 - Electrical Service - Change (Commercial)] BLDG OR TEMP USE PERMIT WILL BE REQUIRED IF THERE IS A TRAILER AS PART OF THIS PROJECT

116108 1415 PORLIER ST..17-751 — ASNJ PROPERTY INVESTMENT LLC — $50.00 — $6,801.00 — Pending

[40-55 - Electrical Service - Repair (Residential)]

116133 452 VICTORIA ST..21-2437 — LIA & HLI VUE — $50.00 — $3,000.00 — Closed

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

116157 1262 SAN JOSE PL..3-1276 — DAWN L & CORY J SIMONIS — $50.00 — $1,900.00 — Pending

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] 100 AMP TO 200 AMP. SWITCHING OVERHEAD TO UNDERGROUND. INSTALLING NEW GROUND RODS AND BONDING WATER AND GAS.

116167 2609 WOODRIDGE LN..6H-1995 — BASTEN INVESTMENTS LLC — $50.00 — $1,600.00 — Closed

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

116169 842 NICOLET AV..2-742 — JAMES J SWANSON — $50.00 — $3,060.00 — Pending

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] REPLACING OLD PANEL WITH NEW 100AMP BREAKER PANEL

116173 1717 ESTATES CT..6-1548 — ZACHERY J & CARRIE ZEISE — $50.00 — $4,000.00 — Pending

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

116189 738 S CLAY ST..14-845 — DAVID M BIEBEL, ETAL — $50.00 — $1,200.00 — Closed

[40-55 - Electrical Service - Repair (Residential)]

116214 807 DAY ST..7-268 — FOX COMMUNITIES CREDIT UNION — $70.00 — $3,900.00 — Closed

[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]

116237 1269 ELM ST..8-246 — COVER RENTALS LLC — $50.00 — $3,000.00 — Closed

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

116255 414 WESTPLAIN DR..6-2491 — DANIEL R & MATTHEW J SNELLER, ETAL — $50.00 — $1,500.00 — Pending

[40-55 - Electrical Service - Repair (Residential)]

116261 1307-1309 NELSON ST..6-2627 — BROWN PROPERTIES LLC — $50.00 — $1,845.00 — Pending

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] UPGRADING OH SERVICES TO UG

113737 3019 SUMMER PL..6H-3112 — TERRY PIWONSKI — $100.00 — $15,000.00 — Closed

[50-49 - Repair/Alter Existing HVAC System (Residential)] GENERATOR
*NEED TO PULL GENERATOR PERMIT (ELEC CALCS & HVAC + HVAC CALS)
-emailed them 6/10 & sent reminder email 8/1& another reminder email 11/3 see drag file

115918 1423 HARVEY ST..7-649 — PATRICIA M & PAUL J CHAMPEAU — $50.00 — $11,000.00 — Pending

[50-43 - Heating and Air Conditioning Units (Residential)]

115923 216 N FISK ST..6-103-A — MEGAN M BURTON — $50.00 — $7,249.00 — Closed

[50-41 - AC Unit Only (Residential)]

115926 543 W CHICKADEE LN..6H-3864 — LYNN M STANGE, ETAL — $50.00 — $4,905.00 — Closed

[50-45 - Heating Unit Only (Residential)]

115927 1115 MT MARY DR..21-1111-D-74 — JENNIFER M & DANIEL P BECKER — $50.00 — $9,435.00 — Closed

[50-41 - AC Unit Only (Residential)]

115933 2115 FARLIN AV..21-2153 — LINDA K LEE — $50.00 — $2,677.00 — Pending

[50-45 - Heating Unit Only (Residential)]

115939 2520 CHERRYWOOD LN..6H-2154 — MARVIN D & SHIRLEY M LEWIS — $50.00 — $6,125.00 — Closed

[50-45 - Heating Unit Only (Residential)]

115944 1665 9th ST..6-210-B — BLH INVESTMENTS LLC — $50.00 — $6,000.00 — Pending

[50-45 - Heating Unit Only (Residential)]

115950 1236 GRIGNON ST..17-222 — ADAM WILLIAM & CAMILLE ANN KEMPER — $50.00 — $5,482.00 — Pending
[50-45 - Heating Unit Only (Residential)]

115977 900 S MILITARY AV..6-463 — GERALD S & 840 S MILITARY LLC — $70.00 — $13,500.00 — Pending
[50-4 - Repair/Alter Existing HVAC System (Commercial)]

115988 1207 CHERRY ST..14-109 — FERNANDO & LIDIA ESCOBAR — $50.00 — $4,400.00 — Closed
[50-41 - AC Unit Only (Residential)]

115989 430 S VAN BUREN ST..14-642 — JACQUELINE KRAUSE — $50.00 — $4,900.00 — Closed
[50-41 - AC Unit Only (Residential)]

116007 2387 VAN BEEK RD..21-127-2 — CASSIE L DUCHATEAU — $50.00 — $4,000.00 — Pending
[50-45 - Heating Unit Only (Residential)]

116010 1611 FRANK ST..1-2719 — MICHAEL D WOOD — $50.00 — $4,000.00 — Closed
[50-45 - Heating Unit Only (Residential)]

116011 3341 LANGDON ST..21-7568 — NICOLE A STROHMAN — $50.00 — $7,564.00 — Pending
[50-45 - Heating Unit Only (Residential)]

116012 1361 LIBERTY ST..6-1345 — NICOLE A STROHMAN — $50.00 — $12,232.00 — Pending
[50-41 - AC Unit Only (Residential)]

116025 266 MCKENZIE LN..21-7617 — SHAUN E & ALISON R PIERCE — $50.00 — $4,350.00 — Pending
[50-41 - AC Unit Only (Residential)]

116026 1065 KENWOOD ST..1-2644 — PATRICK E JOSEPHS — $50.00 — $11,750.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)]

116050 715 N ASHLAND AV..5-9 — JOHN P SPIELMACHER — $50.00 — $6,389.00 — Pending
[50-45 - Heating Unit Only (Residential)]

116088 2599 SAGE DR..21-7219 — CLARK R STEINHARDT — $50.00 — $18,858.00 — Closed
[50-43 - Heating and Air Conditioning Units (Residential)]

116089 1534 CROOKS ST..8-837 — ETHAN J HERMES — $50.00 — $6,525.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)]

116099 415 CAMBRIDGE ST..5-375 — ROXANNE M & KEVIN J MATZKE — $50.00 — $8,550.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)]

116100 422 N ASHLAND AV..5-1040 — MARTIN SANTIAGO, ETAL — $50.00 — $4,500.00 — Pending
[50-41 - AC Unit Only (Residential)]

116101 604 TYROLIAN DR..21-3430 — JUAN C CAMPOS GARCIA — $50.00 — $4,750.00 — Pending
[50-41 - AC Unit Only (Residential)]

116129 1058 REED ST..5-1147 — GREEN BAY CITY OF PARK DEPT — $0.00 — $10,065.00 — Pending
[50-4 - Repair/Alter Existing HVAC System (Commercial)] NO FEE

116143 2610 VICKI LN..21-4548 — DANIEL JOSEPH & MICHELE DENISE MOUREAU — $50.00 — $9,200.00 — Pending
[50-41 - AC Unit Only (Residential)]

116144 511 PETERS ST..21-2218-13 [50-45 - Heating Unit Only (Residential)]	ELIZABETH J DEKEYSER	$50.00	$5,346.00	Pending
116145 3373 HEAVEN DR..21-7696 [50-43 - Heating and Air Conditioning Units (Residential)]	RODNEY & KATHY JO KREJCAREK PROVOST	$50.00	$10,200.00	Pending
116146 519 NORTHERN AV..5-296 [50-41 - AC Unit Only (Residential)]	JACOB KOEPKE	$50.00	$4,550.00	Pending
116166 1261 ROSCOE ST..1-429-D [50-45 - Heating Unit Only (Residential)]	ROBERT P PETERSON	$50.00	$2,535.00	Closed
116170 1264 CHICAGO ST..14-1236 [50-41 - AC Unit Only (Residential)]	IAN R MORIEARTY	$50.00	$6,314.00	Pending
116177 1815 10th AV..1-1198 [50-45 - Heating Unit Only (Residential)]	ASHLEIGH E & GARY D & WAYNE W & ALEX J SELLENE	$50.00	$5,000.00	Pending
116182 1522 HAROLD ST..19-677 [50-41 - AC Unit Only (Residential)]	SHAWN M DERENNE	$50.00	$7,079.00	Pending
116186 2975-2977 FERNDALE DR..6H-2914 [50-43 - Heating and Air Conditioning Units (Residential)]	VANESSA OQUENDO LOPEZ	$50.00	$6,500.00	Pending
116196 719 N CHESTNUT AV..5-101 [50-41 - AC Unit Only (Residential)]	JOHN M & KAREN M FAGAN	$50.00	$6,108.00	Pending
116199 715 LINCOLN ST..18-140 [50-41 - AC Unit Only (Residential)]	WAYNE A JAEGER	$50.00	$3,700.00	Pending
116202 1375 PORLIER ST..17-497 [50-45 - Heating Unit Only (Residential)]	CHRISTINA & BENJAMIN CARLSON	$50.00	$5,990.00	Pending
116215 445 S WEBSTER AV..14-881 [50-43 - Heating and Air Conditioning Units (Residential)]	JACOB & MICHAEL WILLEMS	$50.00	$12,225.00	Pending
116216 201 SEMINOLE LN..6H-2361 [50-45 - Heating Unit Only (Residential)]	DAVID & RANA MARY CONNORS	$50.00	$6,297.50	Closed
116217 2844 JOSEPHINE CIR..21-1111-D-86 [50-41 - AC Unit Only (Residential)]	JOY M COEN	$50.00	$6,159.00	Pending
116219 701 ST. JUDE ST..6-2144 [50-45 - Heating Unit Only (Residential)]	LEO MICHAEL DEMUTH	$50.00	$4,900.00	Pending
116225 1205 WIRTZ AV..1-69-A [50-45 - Heating Unit Only (Residential)]	TRISTAN J KLEPP	$50.00	$6,000.00	Pending
116226 1113 CROOKS ST..14-1018 [50-45 - Heating Unit Only (Residential)]	LACY LEE VANLANNEN	$50.00	$6,000.00	Pending
116228 1218 SHAWANO AV..3-1187 [50-43 - Heating and Air Conditioning Units (Residential)]	KRISTA M SCHULLER	$50.00	$8,700.00	Pending
116229 1750 WEDGEWOOD DR..6-122-3	STEVEN & DENISE RIGHTMIER	$50.00	$3,900.00	Pending

[50-41 - AC Unit Only (Residential)]

116230 2765 WEST POINT RD..6H-1227-13 — JEFFREY D & SUSAN A BRANDT — $50.00 — $24,900.00 — Pending
[50-41 - AC Unit Only (Residential)]

116232 884 HOWARD ST..3-437 — KATHERINE M MATYSHAK — $50.00 — $4,650.00 — Pending
[50-45 - Heating Unit Only (Residential)]

116234 802 7th ST..1-457 — BAMBERLEE S LAMBRIGHT — $50.00 — $6,480.00 — Pending
[50-41 - AC Unit Only (Residential)]

116235 235 N ROOSEVELT ST..14-76 — NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC — $50.00 — $3,500.00 — Pending
[50-45 - Heating Unit Only (Residential)]

116236 425-427 N ASHLAND AV..5-1070-D — NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC — $50.00 — $3,600.00 — Pending
[50-45 - Heating Unit Only (Residential)]

116238 428 HARVARD ST..5-386 — LAUREN ANDERSON — $50.00 — $12,400.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)]

116247 1300 S CHESTNUT AV..1-903 — CHERYL M & KENNETH R PIONTEK — $50.00 — $4,000.00 — Pending
[50-45 - Heating Unit Only (Residential)]

116253 1649 9th ST..6-210-A-1 — NICHOLAS HAYDON — $50.00 — $11,499.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)]

116275 302 N ONEIDA ST..5-847 — JUAN C & CARLOS MEDINA VISOSO — $50.00 — $5,250.84 — Pending
[50-45 - Heating Unit Only (Residential)]

115844 805 ROLLING GREEN DR..6H-2626 — WALDINGER JOHN C & CHRISTINE M LIVING TRUST — $50.00 — $2,000.00 — Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]

115887 1218 CLEVELAND ST..1-164 — DAVID A & RENAE J BRUNNER — $50.00 — $14,712.00 — Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]

115890 1151 MATHER ST..5-1617 — STEVEN R SABAH — $30.00 — $5,000.00 — Pending
[60-31 - Sanitary Sewers - Connection/Repair (Residential)]

115930 2734 WEST POINT RD..6H-1122-15 — KEVIN LEE & VICTORIA ELLEN ROSKOWSKI — $50.00 — $10,000.00 — Pending
[60-21 - Misc Plumbing (treament systems, grease traps, backflow valve)(Residential)] BACK WATER VALVE AND PIPING FOR BASEMENT BATHROOM

115934 309 S OAKLAND AV..3-626 — SUSAN B LISCH — $30.00 — $1,400.00 — Pending
[60-33 - Storm Sewers - Connection/Repair (Residential)]

115942 601 VICTORIA ST..21-4739 — GUILLERMINA & LUIS CORONA — $30.00 — $2,500.00 — Pending
[60-27 - Water Heater (Residential)]

115945 145 APPLE TREE CT..21-2989 — MARGARET G BANTAMOI — $30.00 — $2,500.00 — Pending
[60-27 - Water Heater (Residential)]

115998 1412 ROSALIE LN..6-1019 — CONSTANCE J KNOPE — $30.00 — $10,000.00 — Closed
[60-31 - Sanitary Sewers - Connection/Repair (Residential)]

116006 1146 11th AV..1-656 — MARLENE & BRUCE R LARSEN — $30.00 — $1,000.00 — Pending

[60-29 - Water Service - Connection/Repair (Residential)]

116008 2387 VAN BEEK RD..21-127-2 — CASSIE L DUCHATEAU — $30.00 — $3,000.00 — Pending
[60-27 - Water Heater (Residential)]

116033 1544 CEDAR ST..19-147 — DARIO MURO CASTANEDA — $30.00 — $4,500.00 — Pending
[60-29 - Water Service - Connection/Repair (Residential)]

116035 308 N LOCUST ST..6-84 — KEVIN J & LISA D BRISSON — $30.00 — $3,000.00 — Closed
[60-29 - Water Service - Connection/Repair (Residential)]

116053 1802 DEBRA LN..21-820-M-51 — JOEL S & MARCIA D BENMOUR, ETAL — $50.00 — $800.00 — Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]

116068 1225 MARSHALL AV..18-170 — JASLYNNE ROSE STAEVEN — $30.00 — $3,000.00 — Pending
[60-27 - Water Heater (Residential)]

116082 1117 S BROADWAY..1-789 — GM RENTALS LLC — $50.00 — $700.00 — Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]

116087 3091 BAY VIEW DR..21-1111-D-294 — RENEE & SCOTT JANSSEN — $30.00 — $500.00 — Pending
[60-31 - Sanitary Sewers - Connection/Repair (Residential)]

116117 225 S ROOSEVELT ST..14-1373 — KIM COR PROPERTIES LLC — $30.00 — $700.00 — Pending
[60-33 - Storm Sewers - Connection/Repair (Residential)]

116128 3432 PAULA ST..22-2188 — MICHAEL J & CHRYSTAL L JAMES — $50.00 — $4,000.00 — Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]

116136 1245 DIVISION ST..5-654-A-1 — SHERRY L SCHUH — $30.00 — $1,000.00 — Pending
[60-33 - Storm Sewers - Connection/Repair (Residential)]

116150 437 ELIZABETH ST..19-159-1 — PRESTIGE INVESTMENTS LLC — $30.00 — $6,000.00 — Closed
[60-31 - Sanitary Sewers - Connection/Repair (Residential)]

116152 933 W MASON ST..2-526 — JEAN M KUSSOW — $70.00 — $5,009.00 — Pending
[60-20 - Misc Plumbing (treament systems, grease traps, backflow valve)(Commercial)]

116162 1775 EDISON ST..21-1347-5 — DAVID J RIEDY — $30.00 — $1,500.00 — Closed
[60-33 - Storm Sewers - Connection/Repair (Residential)]

116163 1006 DOUSMAN ST..5-331 — ANGELA J BERG — $30.00 — $3,500.00 — Pending
[60-29 - Water Service - Connection/Repair (Residential)]

116187 210 S OAKLAND AV..3-951 — JON & SARAH PETROSKEY — $30.00 — $1,000.00 — Pending
[60-33 - Storm Sewers - Connection/Repair (Residential)]

116207 704 ALMA ST..5-58 — NANCY & IDA MAE ROGERS — $30.00 — $4,000.00 — Closed
[60-29 - Water Service - Connection/Repair (Residential)]

116224 1261 ROSCOE ST..1-429-D — ROBERT P PETERSON — $30.00 — $2,000.00 — Closed
[60-27 - Water Heater (Residential)]

116227 814 N IRWIN AV..7-140 — BONITA M SCHWARTZ — $30.00 — $2,000.00 — Pending
[60-27 - Water Heater (Residential)]

116246	1517 ROSALIE LN..6-1986	CHERYL A & RANDALL L RUBY	$50.00	$800.00	Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]					
116257	1228 WIRTZ AV..1-104	JUAN MANUEL CORTES AGUILAR, ETAL	$30.00	$2,200.00	Pending
[60-29 - Water Service - Connection/Repair (Residential)]					
116259	822 N HENRY ST..21-2175	PATRICK J WILLEMON	$30.00	$5,000.00	Pending
[60-31 - Sanitary Sewers - Connection/Repair (Residential)]					
115913	1712 E MASON ST..21-1343-3-1	KT REAL ESTATE HOLDINGS LLC	$117.00	$2,000.00	Pending
[70-1 - Signs - Permanent] Addition of 54 square feet of signage on the caoipy with "KWIK TRIP" lettered 13.5 feet on all sides					
115997	2360 E MASON ST..21-126-3-1	BIG COFFEE EAST MASON LLC	$345.50	$19,000.00	Pending
[70-1 - Signs - Permanent] Two wall signs AT 40 SF EACH, a SINGLE WALL SIGN AT 12 SF, 2 WINDOW SIGNS AT 4 SF EACH AND ADDITION TO EXISTING READER BOARD PANEL					
116048	519 S MILITARY AV..6-1517-B	LA CARRETA GREEN BAY LLC	$105.00	$3,870.00	Pending
[70-1 - Signs - Permanent] 12 ft x 2.5 ft wall sign					
116119	2442 HUTSON RD..6H-1729	STOVE DEALERS REALTY CO	$119.70	$4,700.00	Pending
[70-1 - Signs - Permanent] New 59.4 sf wall sign for "DESIGN AIR HVAC DISTRIBUTOR'					
2 existing wall signs removed.					
Totals:	294 projects		$81,691.96	$34,825,407.93	

Summary of Projects Issued

4/1/2024 to 4/30/2024

Class of Work	Proj	Site	Plan	Bldg	Elec	HVAC	Plbg	EC	Fees Paid	Estimated Cost
1 Residential - New - Single Family House	3	3	6	3	3	3	3	3	$3,587.15	$1,155,000.00
2 Residential - Addition - Single Family House	1	1	1	1	1	1	0	0	$230.00	$70,000.00
2 Residential - Alteration - 1 -2 Family House	31	1	21	31	26	8	22	0	$6,777.82	$732,338.63
4 Residential - Alteration - Garage or carport or Shed	1	0	1	1	0	0	0	0	$75.00	$1,500.00
7 Deck, Porch, Patio, Ramp (Residential)	13	4	6	13	0	0	0	0	$980.00	$66,400.00
9 Raze - Building or Structure (Residential)	2	0	0	2	0	0	0	0	$100.05	$3,500.00
11 Driveway Replacement and/or Expansion (Residential)	11	0	0	11	0	0	0	0	$650.00	$120,650.00
11 Fence (Residential)	27	0	0	27	0	0	0	0	$1,350.00	$163,125.96
11 Foundation Repair (Residential)	3	0	0	3	0	0	0	0	$150.00	$53,374.00
11 Garage/Carport/Shed (residential)	10	4	4	10	1	0	0	0	$775.00	$102,035.00
30 Commercial - Alteration - Multi-Family of 3 or more units	6	1	3	6	5	2	2	0	$3,118.10	$1,872,600.00
30 Commercial - New - 5 or More Family Building	2	0	5	2	2	2	2	0	$22,806.08	$4,400,000.00
31 Commercial - Alteration - Non-Residence, Non-Housekeeping	13	1	17	13	11	7	5	1	$21,951.37	$12,691,153.00
31 Commercial - New - Garage or Carport	8	0	8	8	8	0	0	0	$2,601.04	$630,000.00
31 Commercial - New - Stores, Customer Services (restaraunts, beauty shops, malls, taverns, auto showrooms, laundromats, warehouses, markets, kennels)	1	0	2	1	1	1	1	1	$1,249.80	$900,000.00
31 Commercial - New - Structures Other Than Buildings (parks, outdoor stadiums, marinas, outdoor swimming pools, outdoor theaters, boardwalks, wharves, docks).	1	1	0	1	1	0	1	1	$526.27	$443,170.00
33 Commercial - New - Industrial Buildings (factories, machine shops, paper mills, beverage plants, manufacturing plants, printing plants)	1	0	3	1	1	1	1	0	$4,416.16	$9,100,000.00
34 Cell Tower - Alteration to Existing (Commercial)	2	0	0	2	0	0	0	0	$140.00	$40,000.00
34 Change of Use (Commercial)	1	1	0	1	0	0	0	0	$120.00	$10,700.00
34 Demolition - Interior (Commercial)	1	0	1	1	1	0	1	0	$310.00	$8,500.00
34 Move - Building or Structure (Commercial)	1	0	0	1	0	0	0	1	$170.00	$33,000.00
34 Parking Lot - New & Reconstruction (Commerical)	3	3	0	3	1	0	0	1	$723.13	$163,400.00
34 Raze- Building or Structure (Commercial)	1	0	0	1	0	0	0	1	$170.00	$40,000.00
34 Roofing (Commercial)	6	0	0	6	0	0	0	0	$497.79	$653,200.00
34 Shed, Yard Building (Commercial)	1	0	0	1	0	0	0	0	$70.00	$4,709.00
34 Siding (Commercial)	3	0	0	3	0	0	0	0	$210.00	$615,100.00
34 Temporary Office/Trailer/Event (Commercial)	2	0	0	2	1	0	0	0	$210.00	$9,700.00
40 Electrical Service - Change (Commercial)	4	0	0	0	4	0	0	0	$560.00	$71,316.00
40 Electrical Service - Repair (Commercial)	2	0	0	0	2	0	0	0	$140.00	$1,500.00
40 Electrical Service - Change (Residential)	7	0	0	0	7	0	0	0	$350.00	$19,380.00
40 Electrical Service - Repair (Residential)	14	0	0	0	14	0	0	0	$700.00	$22,738.00
40 Electrical Wiring (Misc., Alteration, Repair) (Commercial)	5	0	0	1	5	1	0	0	$490.00	$50,255.00
40 Electrical Wiring (Misc., Alteration, Repair) (Residential)	19	0	0	0	19	1	0	0	$1,000.00	$46,983.00
50 AC Unit Only (Residential)	18	0	0	0	0	18	0	0	$900.00	$130,206.00

50 Heating and Air Conditioning Units (Residential)	11	0	0	0	0	11	0	0	$550.00	$118,207.00
50 Heating Unit Only (Residential)	22	0	0	0	0	22	0	0	$1,100.00	$110,211.34
50 Repair/Alter Existing HVAC System (Commercial)	2	0	0	0	0	2	0	0	$70.00	$23,565.00
50 Repair/Alter Existing HVAC System (Residential)	1	0	0	0	1	1	0	0	$100.00	$15,000.00
60 Misc Plumbing (treament systems, grease traps, backflow valve)(Commercial)	1	0	0	0	0	0	1	0	$70.00	$5,009.00
60 Misc Plumbing (treament systems, grease traps, backflow valve)(Residential)	1	0	0	0	0	0	1	0	$50.00	$10,000.00
60 Repair/Alter Existing Plumbing System (Residential)	6	0	0	0	0	0	6	0	$300.00	$23,012.00
60 Sanitary Sewers - Connection/Repair (Residential)	5	0	0	0	0	0	5	0	$150.00	$26,500.00
60 Storm Sewers - Connection/Repair (Residential)	5	0	0	0	0	0	5	0	$150.00	$5,600.00
60 Water Heater (Residential)	6	0	0	0	0	0	6	0	$180.00	$15,000.00
60 Water Service - Connection/Repair (Residential)	6	0	0	0	0	0	6	0	$180.00	$18,200.00
70 Signs - Permanent	4	4	0	4	0	0	0	0	$687.20	$29,570.00
Totals:	294	24	78	160	115	81	68	9	$81,691.96	$34,825,407.93

STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION
DIVISION OF EXECUTIVE BUDGET AND FINANCE
DOA-2778 (R11/2023)

STATE CONTROLLER'S OFFICE-CMO
101 E. WILSON STREET, 5th FL
PO BOX 7932
MADISON, WI 53707-7932
DOAMunicipals@wisconsin.gov

MUNICIPAL COURT MONTHLY FINANCIAL REPORT

County Name	County Code Number	Report for Month/Year
Brown	05	April, 2024
Municipal Name	**Municipal Code Number**	**Telephone Number**
Green Bay Municipal Court	231	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.)	$ 67,837.69	$ 67,837.69		
Adjustment (if applicable)	$ -124.80	$ -124.80		
2. Municipal Court Costs (Chapter 814, Subchapter II, s. 814.65, Stats.)	$ 27,782.38	$ 24,153.97		$ 3,628.41
Adjustment (if applicable)	$ -147.00	$ -132.00		$ -15.00
3. Penalty Surcharges (s. 757.05, Stats.)	$ 16,616.71			$ 16,616.71
Adjustment (if applicable)	$ -28.60			$ -28.60
4. County Jail Surcharges (s. 302.46(1)(a), Stats.)	$ 7,116.64		$ 7,116.64	
Adjustment (if applicable)	$ -30.00		$ -30.00	
5. Driver Improvement Surcharges (s. 346.655, Stats.)	$ 9,439.90		$ 4,459.20	$ 4,980.70
Adjustment (if applicable)	$ .00		$ .00	$ .00
6. Crime Lab and Drug Enforcement Surcharges (s. 165.755(4), Stats.)	$ 9,222.66			$ 9,222.66
Adjustment (if applicable)	$ -39.00			$ -39.00
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.)	$ 600.00		$ 600.00	
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.)	$ 870.60			$ 870.60
Adjustment (if applicable)	$ .00			$ .00
12. Totals	$ 139,117.18	$ 91,734.86	$ 12,145.84	**Pay This Amount** $ 35,236.48

Continue onto the next page.

STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION
DIVISION OF EXECUTIVE BUDGET AND FINANCE
DOA-2778 (R11/2023)

STATE CONTROLLER'S OFFICE-CMO
101 E. WILSON STREET, 5th FL
PO BOX 7932
MADISON, WI 53707-7932
DOAMunicipals@wisconsin.gov

MUNICIPAL COURT MONTHLY FINANCIAL REPORT

II. CERTIFICATION OF MUNICIPAL COURT OFFICIAL

I hereby certify that this report reflects all actions requiring forfeitures, court costs and surcharges collected during the month designated.

Name: NEIL BASTEN Signature: [signature] Date: 5-1-24

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: [signature] Date: 5-6-24

In the event the Department of Administration has questions about this report and payment, who should we contact?

Name:	Telephone Number	Email Address
Neil Basten	920-448-3131	neilba@greenbaywi.gov

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # T.1

A Resolution Dividing the City of Green Bay into Wards, to update the City's wards in accordance with the Wisconsin State Legislature's statewide redistricting in February 2024.

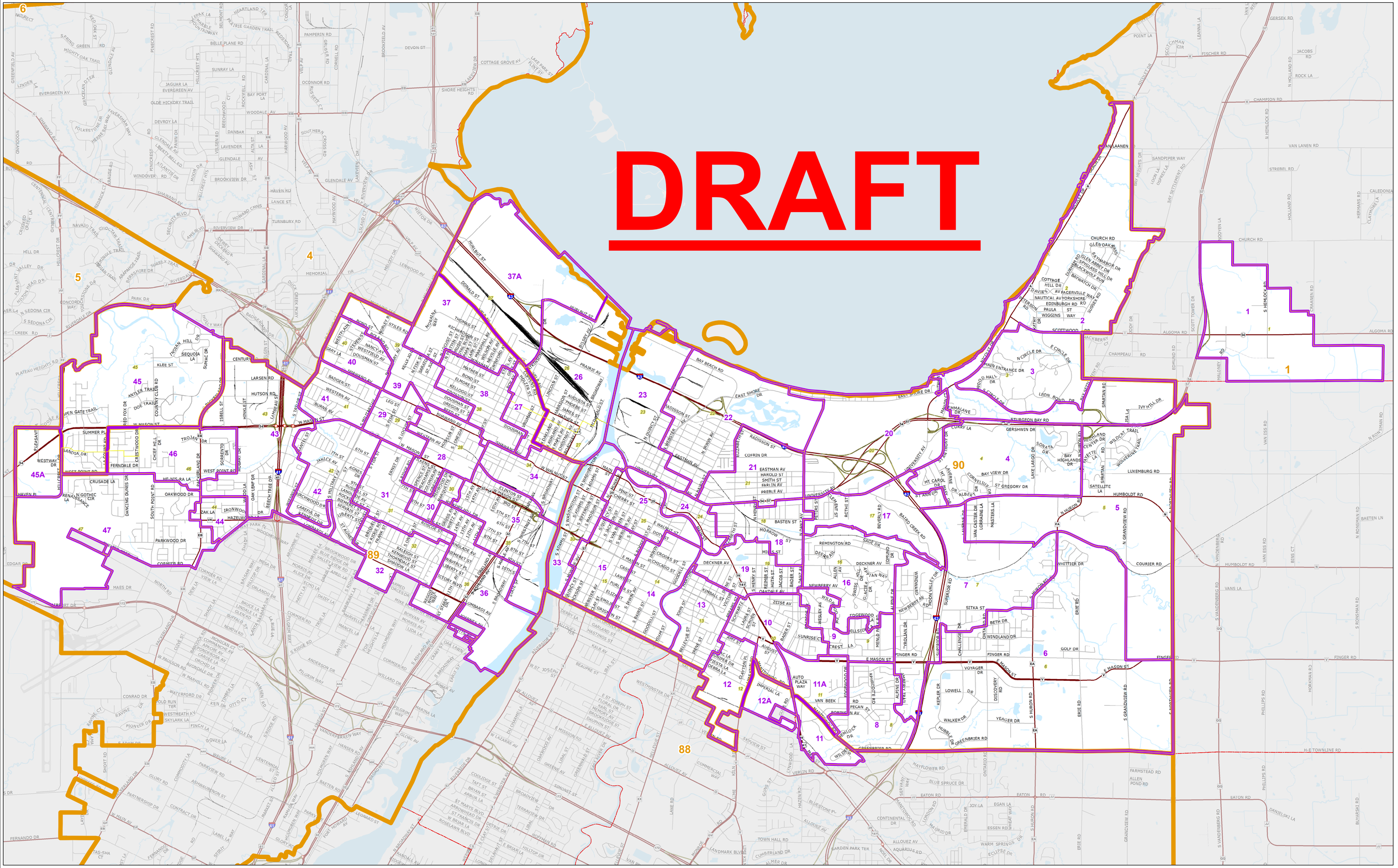
BACKGROUND

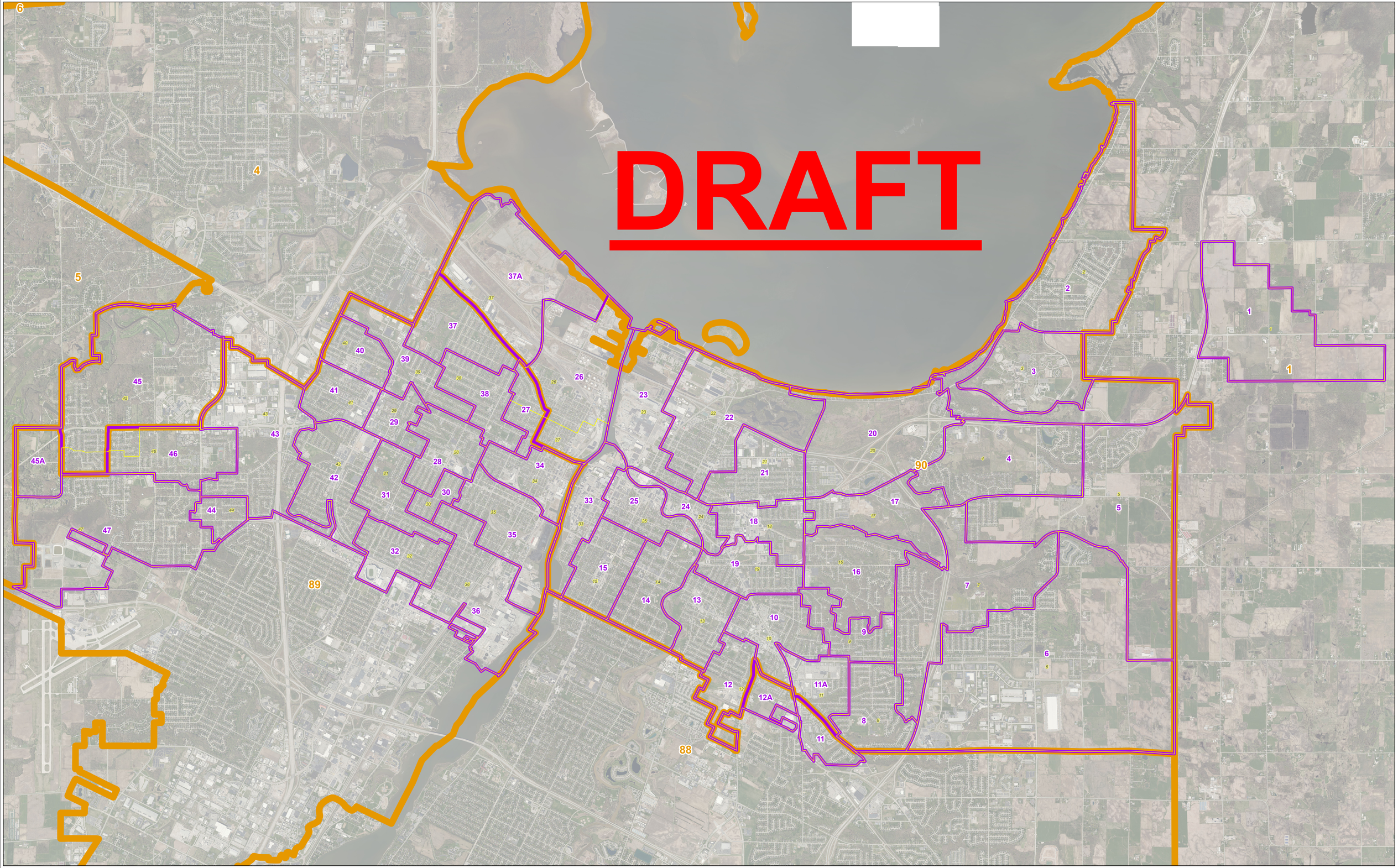
RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. LegislativeWardSplits_2024
2. LegislativeWardSplits_2024_Aerial
3. Resolution Dividing the City of Green Bay into Wards - 2024


DRAFT
37A
37
4
5
6
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45A
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88
34
35
36
33
32
Hurlbut St
Gould St
Prairie Av
Bay Beach Rd
East Shore Dr
Radisson St
Eastman Av
Harold St
Smith St
Farlin Av
Preble Av
Cofrin Dr
Sturgeon Bay Rd
Curry La
Gershwin Dr
Main Entrance Dr
N Circle Dr
E Circle Dr
Leon Bond Dr
Scottwood Dr
Nautical Av
Yorkshire
Edinburgh Rd
Paula St
Wiggins Way
Davies Av
Eagerville Rd
Cottage Hill Dr
Church Rd
Glen Oak Pass
Harbor Dr
Glen Abbey Dr
Glass Hill Dr
Blackwolf Run
Bayview Dr
Sussex Rd
Van Laanen
Sandpiper Way
Bay Heights Dr
Bay Settlement Rd
Fischer Rd
Champion Rd
Van Laanen Rd
Strebel Rd
Holland Rd
Hermans Rd
Caledonia
Claytore La
Algoma Rd
Champeau Rd
Edmund Rd
Scott Tower Dr
S Hemlock Rd
N Hemlock Rd
Jacobs Rd
Rock La
N Holland Rd
Humboldt Rd
Bay View Dr
St Gregory Dr
St Ann Dr
Mt Carol Dr
Albert Dr
Cornelius Dr
Lake Lago Dr
Bay Highlands Dr
Highland Center Dr
Wildcat Trail
Wolverine Trail
Luxemburg Rd
Satellite La
Spartan Rd
Isla La
Ivy Hill Dr
Lorraine La
Van Caster Dr
Masters La
Sonata Dr
Whittier Dr
Courier Rd
N Grandview Rd
S Grandview Rd
Erie Rd
Sitka St
Beth Dr
Windland Dr
Golf Dr
Finger Rd
E Mason St
S Huron Rd
Voyager Dr
Lowell Dr
Discovery Rd
Yeager Dr
Walker Dr
Hubble Dr
Greenbrier Rd
Keppler Dr
Challenger Dr
Superior Rd
Trojan Dr
Menlo Park Dr
Edgewood Dr
Sherwood Rd
Alpine Dr
Newberry Av
Wood Valley Dr
Oakwood Dr
Wesley Av
Van Beek Rd
Pecan St
Borgen Av
Auto Plaza Way
Imperial La
Augusta St
Gayton Pl
Debra La
Cresta La
Kimberly Dr
Amy St
Sunrise Ct
Bellevue St
Barker St
Jacobs St
Reimer St
Huth St
Baden St
Oakdale Av
Newberry Av
Deckner Av
Remington Rd
Sage Dr
Edmund Dr
Basten St
Morrow St
Mills St
Baird Creek Rd
Beverly Rd
Lakeview Dr
Riverview Dr
Shore Dr
Lenwood Av
Melody Ln
Island Ct
Maywood Av
Velp Av
Velp Ave
Glendale Av
Brookview Dr
Haven Ku
Lance St
Turnbury Rd
Howard Cmns
Security Blvd
Lake Bluff Dr
Riverview Dr
Shawano Av
Cardinal La
Memorial Dr
Duck Creek Pkwy
Badgerland Dr
Elgin St
Highway 54
Lambeau St
Oneida St
Webster Av
Mason St
Broadway
Monroe St
Madison St
Jefferson St
Adams St
Washington St
Van Buren St
Irwin Av
Quincy St
Chicago St
Crooks St
Dousman St
Kellogg St
Oregon St
Elmore St
Bond St
Thomas St
Richardson St
Webster St
Stiles St
Nobles Rd
Nancy Ct
Westfield Av
Westfield Ct
Gary La
Badger St
Western Av
Burns Av
Lee St
Pine St
Cherry St
Walnut St
Main St
Clinton St
Division St
Ontario St
Huron St
Superior St
Ashland Av
Lombardi Av
Ridge Rd
Lilac Ln
Lisa Ln
Lucille Ln
Lucille Hill Rd
Lucille Ct
Lucille Ter
Lucille Cir
Lucille Pl
Lucille Way
Lucille Dr
Lucille Av
Lucille St
Lucille Rd
Lucille La



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 Public Works, B. Rhode
Date Printed: 10 May 2024
X:\Clerk\LegislativeWardSplits\LegislativeWardSplits_2024_Aerial.mxd

N

0 2,250 4,500 Feet

1 " = 2,250 '

1:27,000

Legend

City of Green Bay Wards (Existing Wards)

Ward Act 93 2024 Changes (DRAFT)

Wisconsin Assembly Districts (2024)

Proposed Act 93 Ward Changes
City of Green Bay

GB - GIS

RESOLUTION DIVIDING
THE CITY OF GREEN BAY INTO WARDS

May 21, 2024

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS Wis. Stats. § 5.15 requires the division of municipalities into wards to effect an act of the legislature redistricting state legislative districts under Article IV, Section 3, of the Wisconsin Constitution; and

WHEREAS 2023 Wisconsin Act 94, in which the Wisconsin Legislature approved the redistricting of state legislative districts, was enacted on February 19, 2024; and

WHEREAS said redistricting resulted in the splitting of certain wards within the City of Green Bay into two or more parts, requiring the Common Council to adjust the wards in the City in accordance with Wis. Stats. § 5.15;

NOW, THEREFORE, BE IT RESOLVED that the City of Green Bay shall be divided into 51 wards, including four small "split" wards, the boundaries of which are portrayed on the map attached hereto as Exhibit A and made a part hereof as though fully incorporated herein.

BE IT FURTHER RESOLVED that the wards, as depicted on Exhibit A, shall be numbered 1 through 47, consecutive, and that where wards are split by the redistricting of state legislative districts, the larger shall retain the original ward number, and the number of any smaller ward(s) shall be identified by the original number followed by a letter, in alphabetical order. For example, if ward number 11 is split, the resulting ward numbers shall be 11 and 11A.

BE IT FURTHER RESOLVED that the Common Council hereby designates as the polling place for each ward the location indicated on the attached Exhibit B, which is incorporated herein by reference.

BE IT FURTHER RESOLVED that this resolution shall be accompanied by a list of the block numbers used by the United States Bureau of the Census that are wholly contained within each ward, which list is attached hereto as Exhibit C and incorporated herein by reference.

BE IT FURTHER RESOLVED that each boundary shall be established consistent with the conventions set forth in Wis. Stats. § 4.003 and shall be as described in the attached Exhibit D, which is incorporated herein by reference.

BE IT FINALLY RESOLVED that the City Clerk be directed to transmit copies of this resolution, including the attachments, to the Brown County Clerk, the Legislative Reference Bureau, and the Wisconsin Elections Commission within five days after the adoption of this

resolution and to comply with all other requirements set forth in Wis. Stats. § 5.15.

Adopted May _____, 2024
Approved May _____, 2024

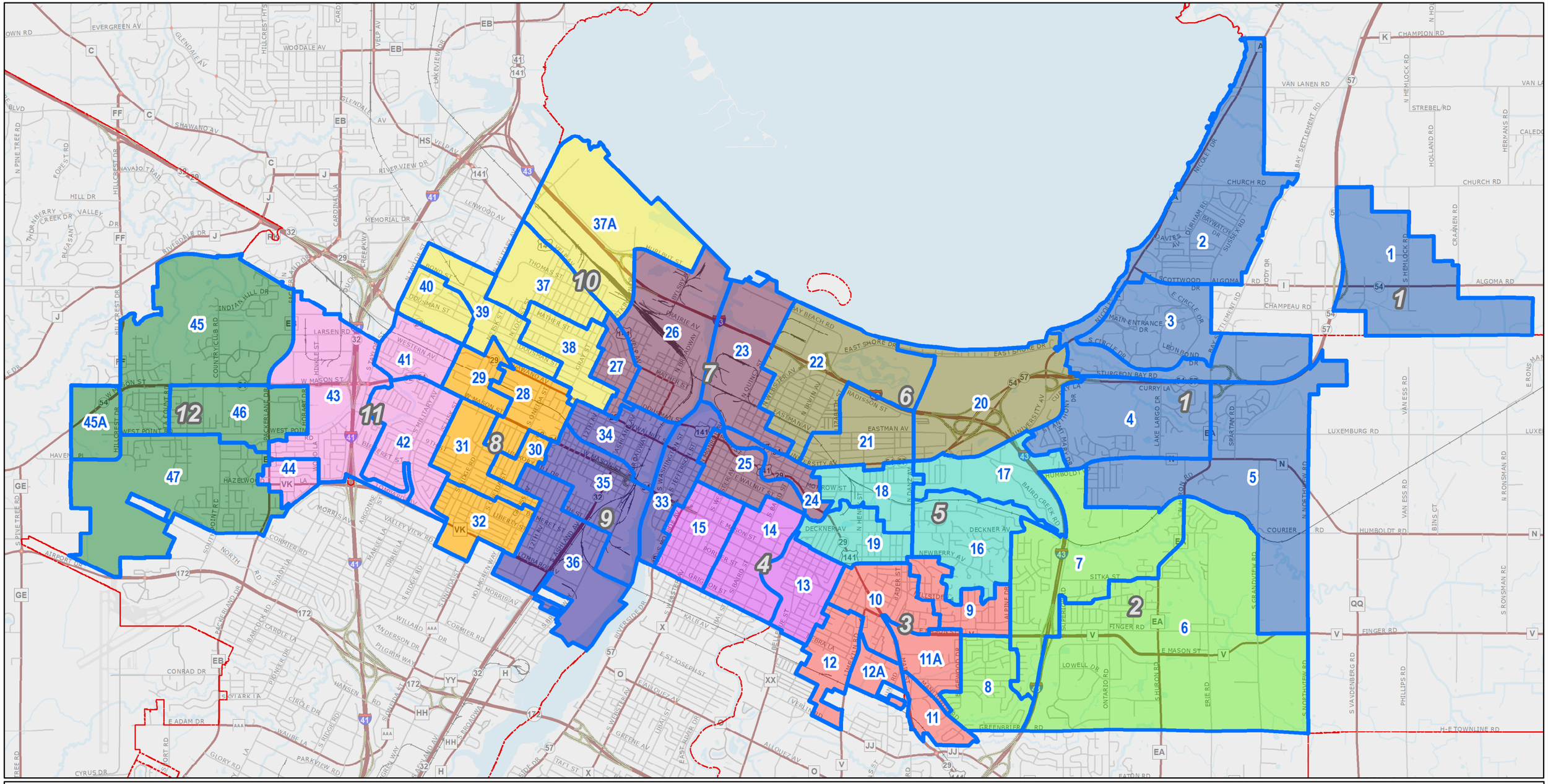
_____
Eric Genrich, Mayor

_____
Celestine Jeffreys, Clerk

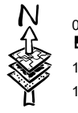
Attachments: Exhibits A − D

Exhibit A

Map of the Wards
of the City of Green Bay







0 5,000 10,000 Feet

1 " = 5,000 '

1:60,000

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, B. Rhode
Date Printed: 02 May 2024
X:\Clerk\LegislativeWardSplits\AlderpersonDistricts_ProposedWards.mxd

Legend

Alderperson Districts

1 3 5 7 9 11 Proposed Voting Wards

2 4 6 8 10 12

Alderperson Districts & Proposed Voting Wards City of Green Bay

GB - GIS

Exhibit B

Designated Polling Place for Each Ward

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.
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.
9	St. Bernard's Church	2040 Hillside Ln.
10	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.
12A	Central Assembly Church	831 Schoen St.
13	First United Church	509 S. Webster Ave.
14	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.
20	Wildlife Sanctuary DRC Learning Center	1660 E. Shore Dr.
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

Ward	Location	Address
31	Calvary Church	1301 S. Ridge Rd.
32	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.
37A	St. Paul's Church	341 Wilson Ave.
38	St. Jude's Church	1420 Division St.
39	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.
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.
45A	Botanical Garden Cornerstone Room	2600 Larsen Rd.
46	Church of Christ	2683 W. Point Rd.
47	St. Elizabeth Ann Seton Church	2771 Oakwood Dr.

Exhibit C

Block numbers used by the U.S. Bureau of the Census contained within each Ward

Ward 1
550090201001010, 550090201001011, 550090201001017, 550090201001018, 550090201001019, 550090201001020

Ward 2
550090018011007, 550090018021000, 550090018021004, 550090018021005, 550090018021006, 550090018021007, 550090018021024, 550090018021057, 550090018021058, 550090018023000, 550090018023001, 550090018023002, 550090018023003, 550090018023004, 550090018023005, 550090018023006, 550090018023009, 550090018023010, 550090018023011, 550090018023012, 550090018023013, 550090018023014, 550090018023015, 550090018023016, 550090018023017, 550090018023018, 550090018023019, 550090018023020, 550090018023021, 550090018023022, 550090018023023, 550090018023024, 550090018023025, 550090018023026, 550090018023027, 550090018023028, 550090018023029

Ward 3
550090018021001, 550090018021002, 550090018021003, 550090018021008, 550090018021012, 550090018021013, 550090018021014, 550090018021015, 550090018021016, 550090018021017, 550090018021018, 550090018021019, 550090018021020, 550090018021021, 550090018021022, 550090018021023

Ward 4
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Ward 5
550090018011000, 550090018011001, 550090018011002, 550090018011003, 550090018011004, 550090018011005, 550090018011006, 550090018011008, 550090018011011, 550090018011012, 550090018011020, 550090018011021, 550090018011023, 550090018011024, 550090018011025, 550090018011026, 550090018011027, 550090018011028, 550090018011029, 550090018011030, 550090018011032, 550090018014000, 550090018014001, 550090018014002, 550090018014003, 550090018014004, 550090018014006, 550090018014007, 550090018014008, 550090018014009, 550090018014011, 550090018014013, 550090020031014

Ward 6
550090018011031, 550090020021019, 550090020022000, 550090020031000, 550090020031001, 550090020031002, 550090020031003, 550090020031004, 550090020031005, 550090020031006, 550090020031007, 550090020031008, 550090020031009, 550090020031010, 550090020031011, 550090020031012, 550090020031013, 550090020031015, 550090020031016, 550090020031017, 550090020031018, 550090020031019, 550090020031020, 550090020031021, 550090020031022, 550090020031023, 550090020031024, 550090020031025, 550090020031026, 550090020031027, 550090020031028, 550090020031029, 550090020031030, 550090020031031, 550090020031032, 550090020031033, 550090020031034, 550090020032000, 550090020032004, 550090020032007, 550090020032011, 550090020032012, 550090020032013, 550090020032014, 550090020032015,

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Ward 7
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Ward 8
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Ward 9
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Ward 12A
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Ward 13
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Ward 14
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Ward 16
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Ward 17
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Ward 18
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Ward 19
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Ward 20
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Ward 21
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Ward 22
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Ward 23
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Ward 25
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Ward 26

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Ward 27

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Ward 28

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Ward 29

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Ward 30

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Ward 31
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Ward 32
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Ward 33
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Ward 34
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Ward 35
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Ward 36
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Ward 37
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Ward 37A
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Ward 38
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Ward 39
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Ward 40
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Ward 41
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Ward 42
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Ward 43
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Ward 44
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Ward 45A
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Ward 46
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Ward 47
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Exhibit D

City of Green Bay
Ward Boundary Descriptions

Ward 1 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Church Road and State Highway 57; thence south on State Highway 57 to Champeau Road; thence east on Champeau Road; thence south following the boundary with the Town of Scott to the boundary with the Town of Humboldt; thence east following the boundary with the Town of Humboldt, to the boundary with the Town of Scott; thence north and west following the boundary with the Town of Scott; thence west on Church Road to the point of beginning.

Ward 2 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of the shore of Green Bay with Au Sable Drive; thence southwest along the shore of Green Bay to the intersection with the extension of Circle Shore Drive; thence east on Circle Shore Drive; thence south on Utah Avenue; thence west and south on East Shore Drive to Nicolet Drive; thence northeast on Nicolet Drive; thence south on Mahon Court; thence east on Emmalane Drive; thence south on Enderby Lane; thence east on State Highway 57; thence north following the boundary with the town of Humboldt; thence west following the boundary with the Town of Scott; thence south on Bay Settlement Road; thence west on Leon Bond Drive; thence continuing west on S. Circle Drive; thence northeast on Nicolet Drive; thence east on Highwood Lane and the extension thereof; thence north on Crossway Road; thence east on Scottwood Drive; thence north following the boundary with the Town of Scott to Au Sable Drive; thence west on Au Sable Drive to the point of beginning.

Ward 3 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Scottwood Drive and Sussex Road; thence south on Sussex Road (also being the boundary with the Town of Scott), to the extension of Judy Lane (also being the boundary with the Town of Scott); thence east following the boundary with the Town of Scott; thence south on Bay Settlement Road; thence west on Leon Bond Drive; thence continuing west on S. Circle Drive; thence northeast on Nicolet Drive; thence east on Highwood Lane and the extension thereof; thence north on Crossway Road; thence east on Scottwood Drive to the point of beginning;

Ward 4 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of State Highway 54-57 and N. Huron Road; thence south on N. Huron Road; thence west on Humboldt Road; thence north on Mt. Mary Drive; thence northwest on St. Ann Drive; thence northwest along the extension of Mt. Blanc Court to St. Anthony Drive; thence northeast on St. Anthony Drive to State Highway 54-57; thence east on State Highway 54-57, to the point of beginning.

Ward 5 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of State Highway 54-57 and N. Huron Road; thence south on N. Huron Road; thence west on Humboldt Road; thence south on Laverne Drive; thence east on Brook Park Drive to the railroad tracks; thence northeast along railroad tracks to S. Grandview Road; thence south on S. Grandview Road; thence east on Finger Road; thence north on Northview Road (also being the boundary line with the Town of Humboldt); thence continuing north along the boundary line with the Town of Humboldt; thence west along the centerline of State Highway 54-57, to the point of beginning.

Ward 6 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Finger Road and Northview Road (also being the boundary line with the Town of Humboldt); thence south on Northview Road and the extension thereof; thence west following the boundary line with the Village of Bellevue; thence north on Interstate Highway 43; thence east on E. Mason Street; thence north on Superior Road; thence east on Gilbert Drive; thence south on Zelas Drive; thence east on Beth Drive; thence north on Ontario Road; thence east on Sitka Street; thence north on Huron Road; thence east along the railroad tracks; thence south on Grandview Road; thence east on Finger Road, to the point of beginning.

Ward 7 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Interstate Highway 43 and Humboldt Road; thence east along Humboldt Road; thence south on Laverne Drive; thence east on Brook Park Drive to the railroad tracks; thence northeast along railroad tracks to Huron Road; thence south on Huron Road; thence west on Sitka Street; thence south on Ontario Road; thence west on Beth Drive; thence north on Zelas Drive; thence west on Gilbert Drive; thence south on Superior Road; thence west on E. Mason Street; thence south on Interstate Highway 43; thence northwest along the north line of the Alpine Pointe Condominium to the southeast extension of Alpine Drive; thence north on Alpine Drive; thence east on Van Beek Road; thence north on Amberly Trail; thence west on Englewood Road; thence north on Alpine Drive; thence east on Deckner Avenue; thence north on Burgundy Court; thence southeast on railroad tracks; thence north on Interstate Highway 43, to the point of beginning.

Ward 8 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of E. Mason Street and Alpine Drive; thence west on E. Mason Street; thence south on Edgewood Drive; thence west on Robinson Avenue; thence southeast on Hampton Avenue; thence southwest on Hemlock Drive; thence southeast on Manitowoc Road; thence east on Green Brier Road also being the boundary with the Village of Bellevue; thence north on Interstate Highway 43; thence northwest along the north line of the Alpine Pointe Condominium to the southeast extension of Alpine Drive; thence north on Alpine Drive; thence east on Van Beek Road; thence north on Amberly Trail; thence west on Englewood Road; thence north on Alpine Drive to the point of beginning.

Ward 9 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of E. Mason Street and Alpine Drive; thence west on E. Mason Street; thence north on Edgewood Drive; thence west on Finger Road; thence north on Pinehurst Avenue; thence west on Sunrise Court; thence north on Wesley Avenue; thence west on Hillside Lane; thence north on Bretcoe Drive; thence west on Maryland Avenue; thence north on Skyline Boulevard; thence east on Newberry Avenue; thence southeast on Morning Star Trail; thence south on Indian Springs Drive; thence west on Deerpath Drive; thence south on Wildwood Drive; thence east on Hillside Lane; thence north on Edgewood Drive; thence east on Edgewood Lane; thence south on Stella Vista Drive; thence northeast on Hillside Lane; thence north on Menlo Park Road; thence east on Newberry Avenue; thence south on Alpine Drive, to the point of beginning.

Ward 10 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Skyline Boulevard and Oakdale Avenue; thence west on Oakdale Avenue to Main Street; thence south on Schwartz Street; thence west on Crooks Street; thence south

on Abrams Street; thence east on Edison Street; thence north on Schoen Street; thence east on August Street; thence south on Lime Kiln Road; thence southeast on Manitowoc Road; thence northwest on Main Street; thence east on E. Mason Street; thence north on East Town Way; thence east on Finger Road; thence north on Pinehurst Avenue; thence west on Sunrise Court; thence north on Wesley Avenue; thence west on Hillside Lane; thence north on Bretcoe Drive; thence west on Maryland Avenue; thence north on Skyline Boulevard, to the point of beginning.

Ward 11 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Manitowoc Road and Pecan Street; thence southeast on Manitowoc Road; thence southwest following the boundary with the Village of Bellevue; thence northwest following the boundary with the Village of Bellevue; thence southwest following the boundary with the Village of Bellevue; thence west following the boundary with the Village of Bellevue; thence northwest following the boundary with the Village of Bellevue; thence west following the boundary with the Village of Bellevue; thence south following the boundary with the Village of Bellevue; thence northwest on Main Street; thence west following the boundary with the Village of Bellevue; thence north following the boundary with the Village of Bellevue; thence northwest following the boundary with the Village of Bellevue; thence northeast following the boundary with the Village of Bellevue; thence west following the boundary with the Village of Bellevue; thence northwest following the boundary with the Village of Bellevue; thence northwest on Main Street; thence southeast on Manitowoc Road to the point of beginning.

Ward 11A shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Finger Road and Edgewood Drive; thence south on Edgewood Drive; thence west on Robinson Avenue; thence southeast on Hampton Avenue; thence southwest on Hemlock Drive; thence northwest on Manitowoc Road; thence northwest on Main Street; thence southeast on East Mason Street; thence north on East Town Way; thence east on Finger Road to the point of beginning.

Ward 12 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of August Street and Lime Kiln Road; thence southeast on Lime Kiln Road; thence northwest following the boundary with the Village of Bellevue; thence southwest following the boundary with the Village of Bellevue; thence northwest following the boundary with the Village of Bellevue; thence southwest following the boundary with the Village of Bellevue; thence southeast following the boundary with the Village of Bellevue; thence southeast on Lime Kiln Road; thence northwest on Verlin Road; thence northeast following the boundary with the Village of Bellevue; thence northwest following the boundary with the Village of Bellevue; thence northeast following the boundary with the Village of Bellevue; thence northwest following the boundary with the Village of Bellevue; thence northeast following the boundary with the Village of Bellevue; thence southeast following the boundary with the Village of Bellevue; thence northeast following the boundary with the Village of Bellevue; thence northwest following the boundary with the Village of Bellevue; thence northeast following the boundary with the Village of Bellevue; thence southeast on Elkay Lane; thence northeast on Abrams Street; thence southeast on Lilac Lane; thence northwest on Schwartz Street; thence northwest on Loretta Lane; thence northeast on Abrams Street; thence southeast on Edison Street; thence northeast on Schoen Street; thence southeast on August Street to the point of beginning.

Ward 12A shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Lime Kiln Road and Manitowoc Road; thence southeast on Manitowoc Road; thence southeast on Main Street; thence northwest following the boundary with the Village of Bellevue; thence southwest following the boundary with the Village of Bellevue; thence southeast following the boundary with the Village of Bellevue; thence northeast on Guns Street; thence southeast following the boundary with the Village of Bellevue; thence southwest following the boundary with the Village of Bellevue; thence northwest following the boundary with the Village of Bellevue; thence northeast on Lime Kiln Road to the point of beginning.

Ward 13 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Crooks Street and Abrams Street; thence west on Crooks Street; thence north on Hartung Street; thence west on Deckner Avenue; south along the East River; thence east following the boundary with the Village of Bellevue; thence north on Abrams Street; thence east on Lilac Lane; thence north on Schwartz Street; thence west on Loretta Lane; thence north on Abrams Street, to the point of beginning.

Ward 14 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Stuart Street and Roosevelt Street; thence south on Roosevelt Street; thence east following the boundary with the Village of Allouez; thence north along the East River; thence west on E. Walnut Street; thence south on Irwin Avenue; thence west on Stuart Street, to the point of beginning.

Ward 15 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Stuart Street and Roosevelt Street; thence south on Roosevelt Street; thence west following the boundary with the Village of Allouez; thence north on Monroe Avenue; thence west on Porlier Street; thence north on Madison Street; thence east on E. Mason Street; thence north on Monroe Avenue; thence east on Stuart Street to the point of beginning.

Ward 16 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Newberry Avenue and Danz Avenue; thence east on Newberry Avenue; thence southeast on Morning Star Trail, thence south on Indian Springs Drive; thence west on Deerpath Drive; thence south on Wildwood Drive; thence east on Hillside Lane; thence north on Edgewood Drive; thence east on Edgewood Lane; thence south on Stella Vista Drive; thence east on Hillside Lane; thence north on Menlo Park Road; thence east on Newberry Avenue; thence north on Alpine Drive; thence east on Deckner Avenue;. thence north on Burgundy Court; thence southeast on railroad tracks; thence northwest along Baird Creek; thence south on Danz Avenue, to the point of beginning.

Ward 17 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of University Avenue and Danz Avenue; thence east on University Avenue and the extension thereof; thence northeast on St. Anthony Drive to the extension of Mt. Blanc Court; thence southwest on said extension of Mt. Blanc Court; thence southeast on St. Ann Drive; thence south on Mt. Mary Drive; thence west on Humboldt Road; thence southeast on Interstate 43; thence west on the railroad tracks near Baird Creek; thence northwest along Baird Creek; thence north on Danz Avenue; thence east on Basten Street; thence north on Maccaux Drive; thence west on Maccuax Drive; thence north on Danz Avenue, to the point of beginning.

Ward 18 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of University Avenue and Danz Avenue; thence south on Danz Avenue; thence east on Maccaux Drive; thence south on Maccaux Drive; thence west on Basten Street; thence south on Danz Avenue; thence west on Deckner Avenue; thence north on Village Street; thence west on Mills Street; thence north on Berger Street; thence west on Brook Street; thence north on Henry Street; thence west along Baird Creek; thence west on Main Street; thence north on Elizabeth Street; thence west on Proper Street; thence north on Newhall Street; thence west on Elm Street; thence north on Forest Street; thence east on University Avenue, thence south on Henry Street; thence east on Van Duren Street; thence north on LaPlant Street; thence east on University Avenue, to the point of beginning.

Ward 19 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Deckner Avenue and Danz Avenue; thence south on Danz Avenue; thence west on Newberry Avenue; thence south on Skyline Boulevard; thence west on Oakdale Avenue; thence south on Schwartz Street; thence west on Crooks Street; thence north on Hartung Street; thence west on Deckner Street; thence north along the East River; thence east along Baird Creek; thence south on Henry Street; thence east on Brook Street; thence south on Berger Street; thence east on Mills Street; thence south on Village Street; thence east on Deckner Avenue, to the point of beginning.

Ward 20 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of University Avenue and Turek Street; thence north on Turek Street and the extension thereof; thence west on Eastman Avenue; thence north on Danz Avenue; thence west on East Shore Drive; thence north on Alabama Avenue; thence east along the shore of Green Bay to the extension of Circle Shore Drive; thence east on Circle Shore Drive; thence south on Utah Avenue; thence west and south on East Shore Drive to Nicolet Drive; thence northeast on Nicolet Drive; thence south on Mahon Court; thence east on Emmalane Drive; thence south on Enderby Lane; thence west on State Highway 57; thence south on St. Anthony Drive; thence west on University Avenue and the extension thereof, to the point of beginning.

Ward 21 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of University Avenue and Turek Street; thence north on Turek Street and the extension thereof; thence west on Eastman Avenue; thence north on Danz Avenue; thence northwest on Interstate Highway 43; thence south on Elizabeth Street; thence west on Eastman Avenue; thence south on Baird Street; thence east on University Avenue thence south on Henry Street; thence east on Van Deuren Street; thence north on La Plant Street; thence east on University Avenue, to the point of beginning.

Ward 22 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of University Avenue and Baird Street; thence west on University Avenue; thence north on Irwin Avenue; thence west on Day Street; thence north on Clay Street; thence west on Eastman Avenue; thence north on Van Buren Street; thence west on Weise Street; thence north on Quincy Street; thence east along the shore of Green Bay; thence south on Alabama Avenue; thence east on East Shore Drive; thence south on Danz Avenue; thence northwest on

Interstate Highway 43; thence south on Elizabeth Street; thence west on Eastman Avenue; thence south on Baird Street, to the point of beginning.

Ward 23 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of University Avenue and Irwin Avenue; thence west on University Avenue; thence northwest along the East River; thence north along the Fox River; thence east along the shore of Green Bay; thence south on Quincy Street and the extension thereof; thence east on Weise Street; thence south on Van Buren Street; thence east on Eastman Avenue; thence south on Clay Street; thence east on Day Street; thence south on Irwin Avenue, to the point of beginning.

Ward 24 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of University Avenue and Forest Street; thence south on Forest Street; thence east on Elm Street; thence south on Newhall Street; thence east on Proper Street; thence south on Elizabeth Street; thence east on Main Street; thence west along Baird Creek; thence northwest along the East River; thence east on University Avenue, to the point of beginning.

Ward 25 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Elm Street and Madison Street; thence east on Elm Street; thence north on Monroe Avenue, thence southeast along the East River; thence west on E. Walnut Street; thence south on Irwin Avenue; thence west on Stuart Street; thence north on Monroe Avenue; thence west on E. Walnut Street; thence north on Madison Street, to the point of beginning.

Ward 26 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Dousman Street and Norwood Avenue; thence northeast on Norwood Avenue; thence northwest on Mather Street; thence northwest on Velp Avenue; thence northeast on Atkinson Drive; thence southeast on Hurlbut Street; thence northeast on Bylsby Avenue and the extension thereof; thence southeast along the shore of Green Bay; thence southwest along the shore of the Fox River to the intersection with the extension of Dousman Street; thence northwest on Dousman Street to the point of beginning.

Ward 27 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Dousman Street and Norwood Avenue; thence southeast on Dousman Street; thence southwest on Oakland Avenue; thence northwest on Oregon Street; thence southwest on Norwood Avenue; thence southeast on Hubbard Street; thence southwest on Antionette Street; thence northwest on Shawano Avenue; thence northeast on Allard Avenue; thence southeast on Dousman Street; thence northeast on Fink Street; thence northwest on Division Street; thence northeast on Columbia Avenue; thence northwest on Mather Street; thence northeast on Roy Avenue; thence northwest on Holzer Street; thence northeast on Gray Street; thence southeast on Velp Avenue; thence southeast on Mather Street; thence southwest on Norwood Avenue to the point of beginning.

Ward 28 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Reed Street and Gray Street; thence south on Gray Street; thence east on Shawano Avenue; thence south on Cleveland Street; thence east on Caroline Street; thence south on Oak Street and the extension thereof; thence west on W. Mason Street; thence south on Oneida Street; thence west on Hickory Hill Drive; thence north on Ridge Road; thence east on W.

Mason Street; thence north on Maryhill Drive; thence west on Western Avenue; thence north on Locust Street; thence east along the railroad tracks; thence north on Platten Street; thence west on Deneys Place; thence north on Locust Street; thence east on Shawano Avenue; thence northwest along the former railroad tracks; thence north on Platten Street; thence east on Reed Street, to the point of beginning.

Ward 29 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Dousman Street and Fisk Street; thence southeast along the former railroad tracks; thence west on Shawano Avenue; thence south on Locust Street; thence east on Deneys Place; thence south on Platten Street; thence west along the railroad tracks; thence south on Locust Street; thence east on Western Avenue; thence south on Maryhill Drive; thence west on W. Mason Street; thence north on Military Avenue; thence east on Shawano Avenue; thence north on Fisk Street, to the point of beginning.

Ward 30 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of W. Mason Street and Oneida Street; thence east on W. Mason Street; thence south on Gross Avenue; thence west on Sixth Street; thence south on Cleveland Street; thence west on Hickory Hill Drive; thence south on Marquette Avenue; thence west on Ninth Street; thence north on Spence Street; thence east on Hickory Hill Drive; thence north on Oneida Street, to the point of beginning.

Ward 31 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of W. Mason Street and Fisk Street; thence east on W. Mason Street; thence south on Ridge Road; thence east on Hickory Hill Drive; thence south on Spence Street; thence east on Ninth Street; thence south on Fourteenth Street; thence west on Langlade Avenue; thence south on Gross Avenue; thence west on Rockdale Street; thence south on Oneida Street; thence west on Biemeret Street; thence north on Locust Street; thence west on Rockdale Street; thence north on Fisk Street, to the point of beginning.

Ward 32 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Langlade Street and Fourteen Street; thence south on Fourteenth Street; thence west on Lombardi Avenue; thence south on Oneida Street; thence west following the boundary with the Village of Ashwaubenon; thence north following the boundary with the Village of Ashwaubenon; thence west on Lombardi Avenue; thence north on Ridge Road; thence northwest on St. Agnes Drive; thence north on Locust Street; thence east on Biemeret Street; thence north on Oneida Street; thence east on Rockdale Street; thence north on Gross Avenue; thence east on Langlade Avenue, to the point of beginning.

Ward 33 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Monroe Avenue and the boundary with the Village of Allouez; thence west following the boundary with the Village of Allouez; thence north along the Fox River; thence southeast along the East River; thence south on Monroe Avenue; thence west on Elm Street; thence south on Madison Street; thence east on E. Walnut Street; thence south on Monroe Avenue; thence west on E. Mason Street; thence south on Madison Street; thence east on Porlier Street; thence south on Monroe Avenue, to the point of beginning.

Ward 34 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Shawano Avenue and Oak Street; thence west on Shawano Avenue; thence north on Antoinette Street; thence west on Hubbard Street; thence north on Norwood Avenue; thence east on Oregon Street; thence north on Oakland Avenue; thence east on Dousman Street; thence south along the Fox River; thence west on W. Mason Street; thence north on Broadway; thence northwest along the railroad tracks; thence north on Oak Street, to the point of beginning.

Ward 35 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Ninth Street and Eleventh Avenue; thence north on Eleventh Street; thence west on Hickory Hill Drive; thence north on Cleveland Street; thence east on Sixth Street; thence north on Gross Avenue; thence east on W. Mason Street, to the extension of Oak Street; thence north on Oak Street and the extension thereof; thence southeast along the railroad tracks; thence south on Broadway; thence east on W. Mason Street; thence south along the Fox River; thence west along the railroad tracks; thence north on State Street; thence west on Ninth Street, to the point of beginning.

Ward 36 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Ninth Street and State Street; thence south on State Street; thence east along the railroad tracks; thence south along the Fox River; thence west following the boundary with the Village of Ashwaubenon; thence north following the boundary with the Village of Ashwaubenon (also being the west rights-of-way line of Brett Favre Pass and the extension thereof); thence east on Lombardi Avenue; thence north on Fourteenth Avenue; thence west on Ninth Street; thence north on Marquette Avenue; thence east on Hickory Hill Drive; thence south on Eleventh Avenue; thence east on Ninth Street, to the point on beginning.

Ward 37 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Velp Avenue and Gray Street; thence southwest on Gray Street; thence northwest on Desnoyers Street; thence southwest on Buchanan Street; thence northwest on Minahan Street; thence southwest on Locust Street; thence northwest on Bond Street; thence northeast on Military Avenue; thence southeast on Velp Avenue to the point of beginning.

Ward 37A shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Atkinson Drive and Velp Avenue; thence northeast on Atkinson Drive; thence southeast on Hurlbut Street; thence northeast on Bylsby Avenue and the extension thereof; thence northwest along the shore of Green Bay to the intersection with the extension of the boundary with the Village of Howard; thence southwest following the boundary with the Village of Howard; thence southeast on Velp Avenue to the point of Beginning.

Ward 38 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Bond Street and Locust Street; thence north on Locust Street; thence east on Minahan Street; thence north on Buchanan Street; thence east on Desnoyers Street; thence east on Holzer Street; thence south on Roy Avenue; thence east on Mather Street; thence south on Columbia Avenue; thence east on Division Street; thence south on Fink Street; thence west on Dousman Street; thence south on Allard Avenue; thence west on Shawano Avenue; thence south on Oak Street; thence west on Caroline Street; thence north on Cleveland Street; thence west on

Shawano Avenue; thence north on Gray Street; thence west on Reed Street; thence north on Oneida Street; thence west on Division Street; thence north on Platten Street; thence west on Bond Street, to the point of beginning.

Ward 39 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Bond Street and Taylor Street; thence north on Taylor Street; thence east following the boundary with the Village of Howard; thence south on Military Avenue; thence east on Bond Street; thence south on Platten Street; thence east on Division Street; thence south on Oneida Street; thence west on Reed Street; thence south on Platten Street; thence northwest along the former railroad tracks; thence south on Fisk Street; thence west on Shawano Avenue; thence north on Military Avenue; thence west on Dousman Street; thence northwest on Boland Road; thence north on Stevens Street; thence west on Bond Street, to the point of beginning.

Ward 40 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Bond Street and Taylor Street; thence east on Bond Street; thence south on Stevens Street; thence southeast on Boland Road; thence east on Dousman Street; thence south on Military Avenue; thence west on Shawano Avenue; thence north on Taylor Street, to the point of beginning.

Ward 41 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Shawano Avenue and Taylor Street; thence east on Shawano Avenue; thence south on Military Avenue; thence west on W. Mason Street; thence northwest along Beaver Dam Creek; thence north on Taylor Street, to the point of beginning.

Ward 42 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of W. Mason Street and Beaver Dam Drive; thence east on W. Mason Street; thence south on Fisk Street; thence east on Rockdale Street; thence south on Locust Street; thence southeast on St. Agnes Drive; thence south on Ridge Road; thence west on Lombardi Avenue; thence north on Military Avenue; thence west on Biemeret Street; thence south on Arnold Drive; thence west on Kennedy Drive; thence north on Wiesner Street; thence west on Ninth Street; thence north on Chantel Street; thence north on Michaline Drive; thence north on Chantel Street; thence northwest on Beaver Dam Drive, to the point of beginning.

Ward 43 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Oakwood Drive and Packerland Drive; thence north on Packerland Drive; thence east on He-Nis-Ra Lane; thence north on Edgehill Drive; thence east on West Point Road; thence north on Hobart Drive; thence west on W. Mason Street; thence north on Packerland Drive; thence east following the boundary with the Village of Howard; thence south on Taylor Street; thence southeast along Beaver Dam Creek; thence west on W. Mason Street; thence southeast on Beaver Dam Drive; thence south on Chantel Street; thence south on Michaline Drive; thence south on Chantel Street; thence east on Ninth Street; thence south on Wiesner Street; thence east on Kennedy Drive; thence north on Arnold Drive; thence east on Biemeret Street; thence south on Military Avenue; thence west following the boundary with the Village of Ashwaubenon; thence north on Wood Lane; thence west on Oakwood Drive, to the point of beginning.

Ward 44 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of Oakwood Drive and Packerland Drive; thence east on Oakwood Drive; thence south on Wood Lane; thence southwest following the boundary with the Village of Ashwaubenon; thence north on Fawn Lane; thence southwest on Parkwood Lane; thence north on Wintergreen Court and the extension thereof; thence west on Cherrywood Lane; thence north on Packerland Drive; thence west on Hazelwood Lane; thence north on Marybell lane; thence east on Zak Lane; thence north on Everbreeze Road; thence east on Woodridge Lane; thence north on Packerland Drive, to the point of beginning.

Ward 45 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of West Mason Street and Packerland Drive; thence west on West Mason Street; thence south on La Count Road; thence west on West Point Road; thence north on Hillcrest Drive; thence east following the boundary with the Village of Hobart; thence north following the boundary with the Village of Hobart; thence west following the boundary with the Village of Hobart; thence north following the boundary with the Village of Hobart; thence east following the boundary with the Village of Hobart; thence north following the boundary with the Village of Hobart; thence northeast following the boundary with the Village of Hobart; thence north following the boundary with the Village of Hobart; thence east following the boundary with the Village of Hobart; thence southwest following the boundary with the Village of Howard; thence southeast following the boundary with the Village of Howard; thence north following the boundary with the Village of Howard; thence east following the boundary with the Village of Howard; thence south following the boundary with the Village of Howard; thence southeast following the boundary with the Village of Howard; thence south on Packerland Drive to the point of beginning.

Ward 45A shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of West point Road and Hillcrest Drive; thence south on Hillcrest Drive; thence west on Haven Place; thence north following the boundary with the Village of Hobart; thence east following the boundary with the Village of Hobart; thence south on Hillcrest Drive to the point of beginning.

Ward 46 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of West Point Road and Hobart Drive; thence west on West Point Road; thence south on Edgehill Drive; thence west on He-Nis-Ra Lane; thence south on Packerland Drive; thence west and northwest on Forestville Drive; thence northwest and west on He-Nis-Ra Lane; thence north on South Point Road; thence west on West Point Road; thence north on La Count Road; thence east on West Mason Street; thence south on Packerland Drive; thence east on West Mason Street South Frontage Road; thence south on Hobart Drive to the point of beginning.

Ward 47 shall consist of that portion of the City within the following boundaries:
Beginning at the intersection of West Point Road and Hillcrest Drive; thence east on West Point Road; thence south on South Point Road; thence east on He-Nis-Ra Lane; thence east on Forestville Drive; thence south on Packerland Drive; thence west on Woodridge Lane; thence south on Everbreeze Road; thence west on Zak Lane; thence south on Marybell Lane; thence east on Hazelwood Lane; thence south on Packerland Drive; thence east on Cherrywood Lane; thence south on Wintergreen Court and the extension thereof; thence east on Parkwood Drive; thence south on Fawn Lane; thence west following the boundary with the Village of Ashwaubenon; thence north

following the boundary with the Village of Hobart; thence east on Haven Place; thence north on Hillcrest Drive, to the point of beginning.

FINAL PAYMENTS RESOLUTION
May 21, 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. **SEWERS 2-23 (BASIN REPAIRS)**
VINTON CONSTRUCTION COMPANY

TOTAL AMOUNT EARNED:	$	1,206,371.46
LESS AMOUNT RETAINED:	$	0.00
	$	1,206,371.46
LESS AMOUNT PREVIOUSLY PAID:	$	1,155,776.27
AMOUNT DUE THIS PAYMENT:	**$**	**50,595.19**

ACCOUNT NUMBERS
403500-55355-68023: $43,828.58
501-12201-68023: $6,766.61
PO #2300131

Adopted _____, 2024

Approved _____, 2024

_____
Mayor

ATTEST:

_____
City Clerk

sap

RESOLUTION AUTHORIZING CONDITIONAL USE PERMIT AT 3394 HAVEN PLACE (ZP 24-15)

May 21, 2024

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

That, pursuant to Zoning Petition 24-15 and the recommendation of the Plan Commission on May 13, 2024, the City of Green Bay does authorize a Conditional Use Permit (CUP) to allow for the establishment of a second accessory structure to exceed the maximum size and metal exterior finish allotment in the Rural Residential (RR) zoning district on the following described property located at 3394 Haven Place:

Legal Description:

> The West 7 ½ acres of the West One-half of the Northwest Quarter of the Northeast Quarter (W1/2 of the NW1/4 of NE1/4), Section Thirty-six (36), Township Twenty-four (24) North, Range Nineteen (19) East, in the city of Green Bay, West side of Fox River, Brown County, Wisconsin, Except that part of Government Lots A & B, Section Thirty-six (36), Township Twenty-four (24) North, Range Nineteen East as described in Jacket 13039, Image 11 and excepting therefrom any part used for road purposes.
>
> Tax Parcel No. 6H-853-1

Said CUP shall be granted subject to compliance with all other regulations of the Green Bay Municipal Code.

Adopted _____

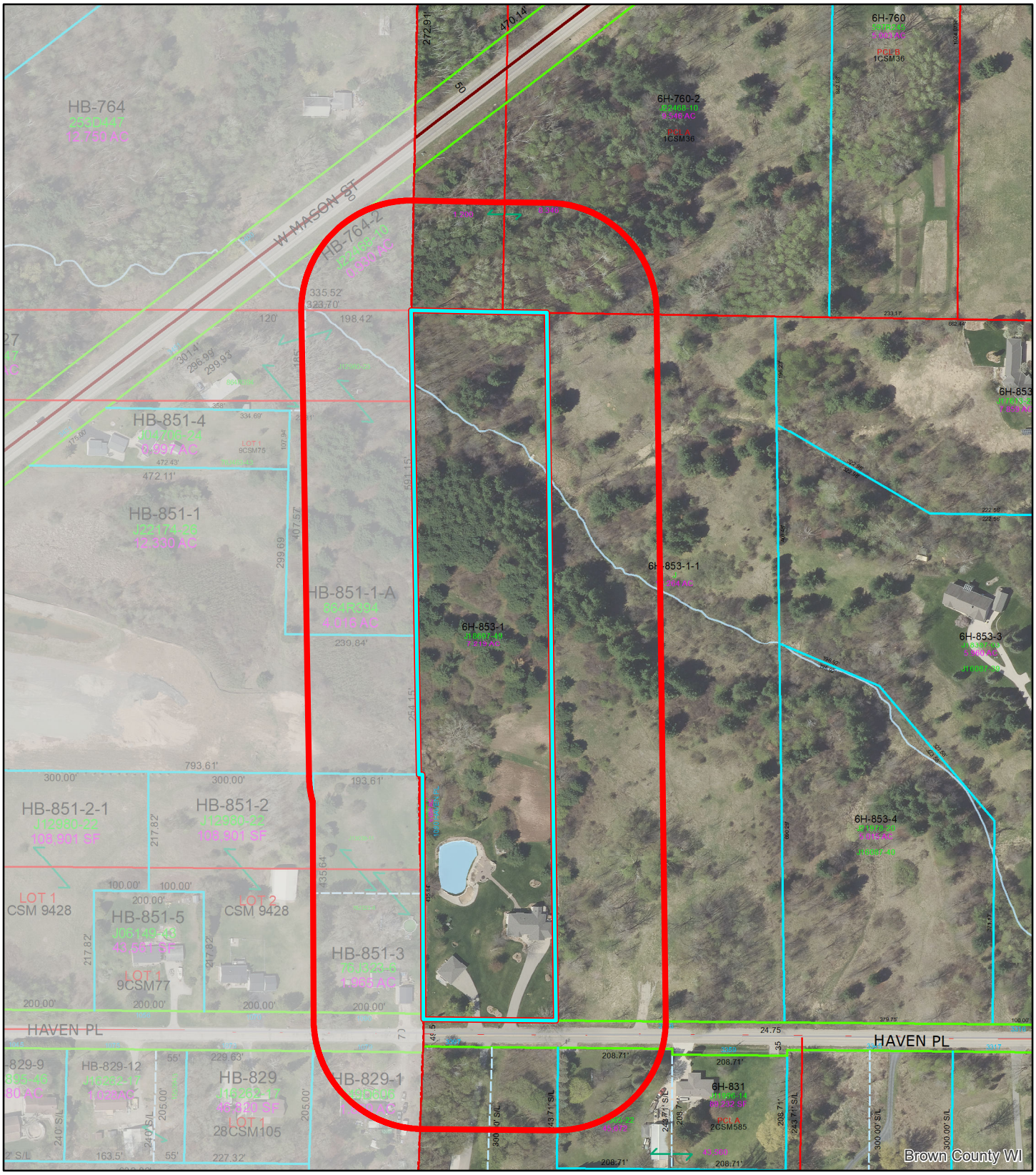
Approved _____

_____
Mayor

_____
Clerk

sjh

Attachment – Map



ZP 24-15 Conditional Use Permit for Accessory Structure at 3394 Haven Place

Feet
0 70 140 280
N

3394 Haven Place

200' Notification 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 City of Green Bay Department of Community and Economic Development. E.R. 01 May 2024 X:\Planning\Basemaps\template_8.5x11.mxd

RESOLUTION AUTHORIZING
BUDGET TRANSFER OF FUNDS

May 14, 2024

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

Pursuant to the recommendation of the Finance Committee at its meeting of May 7, 2024, the following 2024 budget transfer of funds is hereby authorized:

	ACCOUNT		AMOUNT
From:	101500 50001	DPW Salaries & benefits	$70,000.00
To:	101500 54001	DPW Engineering–Material & Supplies	$70,000.00

This budget amendment to cover a necessary office space renovation for third floor at City Hall.

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

RESOLUTION TO PETITION FOR THE ESTABLISHMENT OF A NEW AT-GRADE RAIL CROSSING OF WEISE STREET AT N. QUINCY STREET

May 21, 2024

BY THE COMMON CONCIL OF THE CITY OF GREEN BAY:

WHEREAS, WATCO, Inc (dba FOXY Rail System) currently operates and maintains an at-grade crossing of Weise Street at N. Quincy Street in the City of Green Bay; and

WHEREAS, Weise Street has been platted and used along its current alignment since at least the recorded Suydam Plat of 1882; and

WHEREAS, the current WATCO spur line on the east side of N. Quincy Street crossing Weise Street was installed some time between 1938 and 1948, after previously being installed on the west side of N. Quincy Street and thereby not crossing Weise Street before the relocation; and

WHEREAS, the Weise Street crossing of the WATCO line is necessary to promote public safety and convenience by providing a grid pattern for businesses lying between N. Quincy Street and Webster Avenue to access N. Quincy Street efficiently, and has functioned as such for in excess of 140 years; and

WHEREAS, the establishment of a formal crossing of Weise Street by the WATCO spur line is advisable under all circumstances; and

WHEREAS, Section 195.29, Wis. Stats, authorizes the Office of the Commissioner of Railroads to determine whether the establishment of the crossing is necessary to promote public safety and convenience and is advisable, to determine the necessary warning devices for the new official crossing, and to apportion all costs for the new official crossing, including the costs of any automatic warning devices; and

WHEREAS, the City of Green Bay proposes that WATCO pay all costs necessary to safely establish the new official crossing.

NOW THEREFORE, BE IT RESOLVED, that the City of Green Bay here by directs the City of Green Bay staff to take all necessary steps to petition the Office of the Commissioner of Railroads for an investigation and order to approve the establishment of the new official crossing, to determine the necessary warning devices, and to apportion the costs for the new official crossing of Weise Street with the tracks of WATCO, Inc. in the City of Green Bay, Brown County, Wisconsin.

NOW, THEREFORE, BE IT FUTHER RESOLVED, that the City of Green Bay staff shall comply with Chapter 195, Wis. Stats, and RR 1.025, Wisconsin Administrative Code in the filing of the petition.

Adopted: _____

Approved: _____

_____
Eric Genrich, Mayor

_____
Celestine Jeffreys, Clerk

AFFIDAVIT OF SERVICE ON MADRID TAPAS AND WINE BAR LLC

Case:	Court: STATE OF WISCONSIN CITY OF GREEN BAY COMMON COUNCIL	County: BROWN COUNTY	Job: 11056054
Plaintiff / Petitioner: CITY OF GREEN BAY, Petitioner, vs.		Defendant / Respondent: MADRID TAPAS AND WINE BAR LLC, Respondent.	
Received by: ATTORNEY'S LITIGATION SUPPORT SERVICES		For: CITY OF GREEN BAY RACHEL E. MAES ASSISTANT CITY ATTORNEY	
To be served upon: MADRID TAPAS AND WINE BAR LLC c/o AMANDA G. PATTERSON			

I, DEBORAH NELSON, being duly sworn, depose and say: I am over the age of 18 years and not a party to this action, and that within the boundaries of the State of Wisconsin where service was effected, I was authorized by law to make service of the documents and informed said person of the contents herein

Recipient Name / Address: MADRID TAPAS AND WINE BAR LLC at 224 S. CHESTNUT STREET, GREEN BAY, WISCONSIN 54302

Manner of Service: CORPORATELY SERVED on AMANDA G. PATTERSON a/k/a AMANDA HUNT, REGISTERED AGENT on MAY 13, 2024 at 7:29 P.M.

Documents: SUMMONS AND COMPLAINT

Additional Comments:

Fees: $120.00

DEBORAH NELSON Date May 14 2024

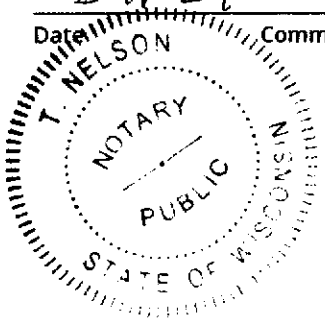
ATTORNEY'S LITIGATION SUPPORT SERVICES
P.O. Box 12154
Green Bay , WI 54307
920.265.2466

Subscribed and sworn to before me by the affiant who is personally known to me.

Notary Public

5-14-24 3-6-26

Date Commission Expires



ATTORNEY'S LITIGATION SUPPORT SERVICES
P.O. Box 12154
Green Bay , WI 54307

INVOICE: 11056054
Issued: May 14, 2024

CITY OF GREEN BAY
JONATHAN LEE
100 N. JEFFERSON STREET ROOM 200
GREEN BAY, WI 54301-5026

PAY TO:
ATTORNEY'S LITIGATION SUPPORT SERVICES
P.O. Box 12154
Green Bay , WI 54307

Case:	**Plaintiff / Petitioner:** CITY OF GREEN BAY, Petitioner, vs.
Job: 11056054	**Defendant / Respondent:** MADRID TAPAS AND WINE BAR LLC, Respondent.

Item	Description	Cost	Quantity	Total
5-13-2024	ATTEMPTED SERVICE AND SERVICE ON AMANDA G. PATTERSON FOR MADRID TAPAS AND WINE BAR LLC AT 224 S. CHESTNUT STREET, GREEN BAY, WI 54302	$75.00	1	$75.00
	RUSH	$45.00	1	$45.00

THANK YOU.

Total:	$120.00
Amount Paid:	($0.00)
Balance Due:	**$120.00**

CITY OF GREEN BAY

STATE OF WISCONSIN COMMON COUNCIL BROWN COUNTY

CITY OF GREEN BAY
100 N. JEFFERSON STREET
GREEN BAY, WI 54301,

Petitioner,

vs.

MADRID TAPAS AND WINE BAR LLC
c/o AMANDA G. PATTERSON
225 E. WALNUT STREET
GREEN BAY, WI 54301

Respondent.

SUMMONS

STATE OF WISCONSIN:

To each person named above as Respondent:

You are hereby notified that the Petitioner named above has filed a legal action against you. The Complaint, which is attached, states the nature and basis of the legal action.

On May 21, 2024, an Evidentiary Hearing as authorized by Green Bay Municipal Code § 4-9 (d)(3), will be held before the City of Green Bay's Common Council, to revoke the liquor license granted to Respondent, in response to the Complaint filed as authorized by City of Green Bay Municipal Code § 4-9 (b)(2). Respondent must appear before the City of Green Bay's Common Council on May 21, 2024, in order to show cause why the license should not be revoked pursuant to Green Bay Municipal Code § 4-9(d)(3), whose address is Green Bay City Hall, Room 203, 100 N. Jefferson Street, Green Bay, Wisconsin 54301. You may have an attorney help or

represent you. The City of Green Bay Common Council may reject or disregard an answer that does not follow the requirements of the statutes as governed by the provisions of Wis. Stats. § 125.12.

If you do not show cause to why the license should not be revoked, the City of Green Bay Common Council may grant license revocation against you as requested in the Complaint, and you may lose your right to object to anything that is or may be incorrect in the Complaint. A judgment may be enforced as provided by law.

Dated this 13th day of May, 2024.

CITY OF GREEN BAY

By: Rachel E. Maes

Rachel E. Maes
Assistant City Attorney
State Bar No. 1097875

MAILING ADDRESS:
City of Green Bay
Law Department
100 N. Jefferson Street, Room 200
Green Bay, WI 54301-5026
Phone: (920) 448-3080
Rachel.maes@greenbaywi.gov

CITY OF GREEN BAY

STATE OF WISCONSIN COMMON COUNCIL BROWN COUNTY

CITY OF GREEN BAY
100 N. JEFFERSON STREET
GREEN BAY, WI 54301,

Petitioner,

v.

MADRID TAPAS AND WINE BAR LLC
c/o AMANDA G. PATTERSON
225 E. WALNUT STREET
GREEN BAY, WI 54301

Respondents.

COMPLAINT

HERE COMES the City of Green Bay, Petitioner, by its attorney, Assistant City Attorney Rachel Maes, requesting revocation under § 4-9(b)(9) of the Green Bay Municipal Code of the Class "B" liquor license granted to Madrid Tapas and Wine Bar LLC and agent Amanda Patterson, Respondent, granted by Common Council on June 19, 2023, and states as follows:

1. Petitioner, the City of Green Bay, is a city as defined in Wis. Stats. Ch. 62., with its offices at 100 North Jefferson Street, Green Bay, WI 54301.

2. Respondent, Madrid Tapas Wine and Bar LLC, by the care of Amanda G. Patterson, is a limited liability company organized under Wisconsin law whose principal address is 225 East Walnut Street, Green Bay, WI 54301.
3. The City of Green Bay, by and through its Common Council, has the authority to grant and revoke Class "B" Liquor Licenses pursuant to Ch. 4 of the City of Green Bay's Municipal Code, adopted from Wis. Stats. Ch. 125.
4. As grounds for revocation of a Class "B" liquor license, Green Bay Municipal Code sec. 4-8 requires that any license not in use for a period of more than 60 days shall be subject to revocation or non-renewal unless otherwise authorized by the Common Council.
5. The Respondent applied for an extension of the Class "B" liquor license on June 19, 2023.
6. The Petitioner, through its Common Council, granted the extension to Respondent, to be functionally operational regarding the Class "B" Liquor license granted to the Respondent.
7. The Respondent, as of June 19, 2023, has not been operational, has not made use of the Class "B" Liquor License extension granted to them, and has been non-responsive to communication attempts by the City Clerk's Office.
8. While the Green Bay Municipal Code contemplates a 60-day continuous period of time without operation or use of the liquor license as sufficient grounds for revocation, Respondent has not been in operation for the entirety of the current liquor license year, which runs July 1, 2023, to June 30, 2024.
9. The City of Green Bay currently has no available liquor licenses to grant to new alcohol establishments, so while Respondent has been granted a license and multiple extensions without opening, other businesses seeking a liquor license only have the option of the much more expensive provisional license.

THEREFORE, the City of Green Bay is requesting that the Common Council revoke the liquor license granted to Respondent, based on the above statement of facts, and as authorized by Green Bay Municipal Code § 4-9(b)(9), in order to recover a granted license that has not been in use well beyond the 60 days contemplated in the municipal code.

Dated this 13th day of May, 2024.

CITY OF GREEN BAY

By: _____

Rachel E. Maes
Assistant City Attorney
City of Green Bay
State Bar No. 1097875

MAILING ADDRESS:
City of Green Bay
Law Department
100 N. Jefferson Street, Room 200
Green Bay, WI 54301-5026
Phone: (920) 448-3080
Rachel.maes@greenbaywi.gov

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

MEETING DATE	PREPARED BY
May 21, 2024	

AGENDA ITEM # V.1

Miscellaneous Ordinance 01-24
An Ordinance Redistricting the Boundaries of the Aldermanic Districts of the City of Green Bay.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. MO 01-24 - Redistricting Boundaries of Aldermanic Districts

MISCELLANEOUS ORDINANCE NO. 1-24

AN ORDINANCE REDISTRICTING THE BOUNDARIES OF THE ALDERMANIC DISTRICTS OF THE CITY OF GREEN BAY

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

SECTION 1. The Common Council of the City of Green Bay hereby creates twelve (12) aldermanic districts for the City which are composed of the following wards, as established by resolution pursuant to Wis. Stats. § 5.15:

ALDERMANIC DISTRICT	WARDS
1	1, 2, 3, 4, 5
2	6, 7, 8
3	9, 10, 11, 11A, 12, 12A
4	13, 14, 15
5	16, 17, 18, 19
6	20, 21, 22
7	23, 24, 25, 26, 27
8	28, 29, 30, 31, 32
9	33, 34, 35, 36
10	37, 37A, 38, 39, 40
11	41, 42, 43, 44
12	45, 45A, 46, 47

SECTION 2. The boundaries of said aldermanic districts are portrayed on a map attached hereto as Exhibit A and made part hereof as though fully incorporated herein.

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

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

Dated at Green Bay, Wisconsin, this _____ day of _____, 2024.

APPROVED:

_____
Mayor, Eric Genrich

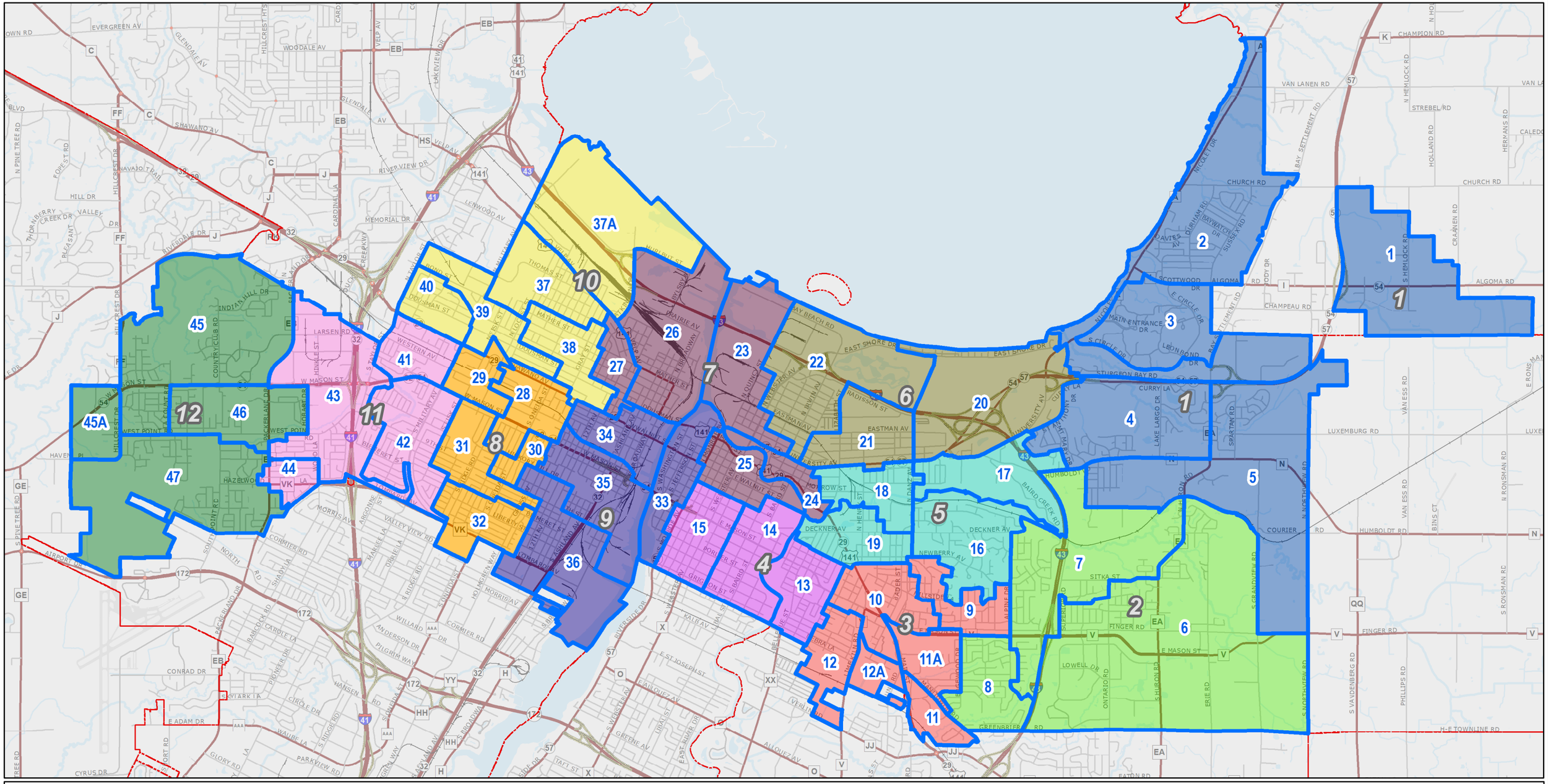
ATTEST:

_____
Clerk, Celestine Jeffreys

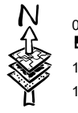
May 21, 2023

Exhibit A

Map of the Wards
of the City of Green Bay







0 5,000 10,000 Feet

1 " = 5,000 '

1:60,000

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, B. Rhode
Date Printed: 02 May 2024
X:\Clerk\LegislativeWardSplits\AlderpersonDistricts_ProposedWards.mxd

Legend

Alderperson Districts

1 3 5 7 9 11 Proposed Voting Wards

2 4 6 8 10 12

Alderperson Districts & Proposed Voting Wards City of Green Bay

GB - GIS

ZONING ORDINANCE NO. 09-24

AN ORDINANCE CREATING A
PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT
FOR PROPERTY LOCATED AT 2890 ST. ANTHONY DRIVE
(ZP 24-04)

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):

PART OF GOVERNMENT LOT 4 AND 5, BEING PART OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 21 EAST, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 01 DEGREES 11 MINUTES 45 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 693.94 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 27 SECONDS WEST, A DISTANCE OF 1612.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 14 MINUTES 27 SECONDS WEST, A DISTANCE OF 690.00 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 33 SECONDS EAST, A DISTANCE OF 95.95 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 27 SECONDS WEST, A DISTANCE OF 403.83 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ST. ANTHONY DRIVE, 95.18 FEET ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 747.53 FEET AND A CHORD THAT BEARS NORTH 34 DEGREES 33 MINUTES 01 SECONDS EAST, 95.11 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8338 AND ITS EASETERLY AND WESTERLY EXTENSION, A DISTANCE OF 1040.93 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 33 SECONDS WEST, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 150,485 SQUARE FEET [3.455 ACRES].
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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) Overlay District is being utilized to permit the development of a 21 small home cottage court in three phases. The units will be veteran preferred and be complemented with a variety of social and supportive services for tenants/residents. This project will incorporate two primary elements:

1. New housing opportunities in the form of a single-family home cottage court including the development of 21 "small" single-family detached structures (17-400 square foot homes and 4-600 square foot homes), storage garage, community center, pavilion, garden areas, and two parking lots. The project is proposed to be constructed in three development phases.
2. Social and Support Services including active case management, job/career services, group and individual mental health therapy, physical wellness activities, and financial literacy programs.

B. DEVELOPMENT AREA AND PHASING.

1. Development Area - The approximately 3.46-acre development area, as depicted on Exhibit B- Conceptual Site Plan, shall be divided from the 33-acre parent parcel (No. 21-283) and shall be a parcel unto itself prior to building permit issuance.

2. Project Phasing – The development shall be constructed in three phases:
   a. Phase 1 shall consist of the construction of a 25-foot-wide private roadway, pedestrian sidewalks, 5-400 square foot single story single-occupancy homes, 2-600 square foot single story double-occupancy homes, and a 14-stall surface parking facility.
   b. Phase 2 shall consist of 7-400 square foot single story single-occupancy homes, 3,150 square foot single-story community center, 1,200 square foot single story garage, 16-stall surface parking facility, 250 square foot single story pavilion, and a communal garden area.
   c. Phase 3 shall consist of 5-400 square foot single story single-occupancy homes, 2-600 square foot single story double-occupancy homes, and a communal garden area.
3. A professional archeologist shall be on site during excavation and grading of the development area.
4. At time of site plan review and building permitting, the developer shall supply a report to the City on the location of and the effects of development on the dry creek bed.

C. LAND-USE. Detached single-family residential uses are the only

principal uses permitted and shall be further regulated as follows:

1. Tenure - All homes shall have a minimum lease term of 30 days.
2. Occupancy - The 400 square foot homes are limited to single-person occupancy and the 600 square foot homes are limited to two-person occupancy.
3. Accessory uses are limited to residents of the development and include a community center, parking facilities, gardens and supportive social service activities as included and detailed in Exhibit D – Operations Plan. Supportive social services are limited to residents of the development, will be administered by qualified/licensed professionals with assistance of trained volunteers and shall be managed in conformance with the submitted operating plan. Social and supportive services activities are summarized as follows:
    a. Active case management. Case management will be required for individuals enrolled in the rapid rehousing program and individuals receiving HUD VASH vouchers
    b. Employment and career services
    c. Group and individual mental health therapy
    d. Physical wellness activities such as yoga, tai chi, massage, and chiropractic services
    e. Mental health counseling services
    f. Financial literacy programs
4. If the social and support service uses are discontinued, the managed operation is dissolved, or if Veterans 1st of NEW no longer manages the development, the managed social and support service uses shall terminate immediately. The managed social and support service uses and/or operations shall not be renewed or reestablished without Plan Commission and City Council review and approval.
5. At the discretion of the Common Council or the Director of Community and Economic Development, a review by the Plan Commission may be required to ensure compliance with this Planned Unit Development and identify any areas of concern, including, but not limited to:
    a. Police calls and other documented safety concerns.
    b. Inadequate facilities.

D. <u>DIMENSIONAL REGULATIONS</u>. Dimensional and area requirements shall meet the following regulations:

1. Lot Width and Area. Lot shall have a minimum of 95 feet of frontage/lot width along St. Anthony Drive right-of-way that expands to approximately 190 feet wide approximately 400 feet east of St. Anthony Drive right-of-way. Lot shall be approximately 1,040 feet in depth.

2. Setbacks.
    a. Front yard setback (west): Minimum setback required from the St. Anthony Drive right-of-way is 400 feet.
    b. Side yard setback (north and south): Minimum side yard setback is ten (10) feet.
    c. Rear yard setback (east): Minimum rear yard setback is 100 feet
    d. Allowed Encroachments: The private roadway, pedestrian walks and signage shall be permitted within the front yard setback. Communal gardens shall be permitted within the side and rear yard setbacks.

3. Height. The maximum building height for any structure within the development is 25 feet from established grade or 1.5 stories, whichever is less.

4. Impervious Surface. Maximum impervious surface including all buildings, drives, walks, etc. is 60% of lot area.

E. ARCHITECTURAL DESIGN.

1. All home building designs shall generally comply with Exhibit C – Conceptual Building Elevations. They will include an open gable roof, covered front porch, primary front façade window and windows on all sides of the homes. The buildings shall be clad in horizontal vinyl siding. Architectural design of the homes shall also be subject to the following requirements:
    a. The gable ends of both the covered porch and home itself shall include shake siding.
    b. An additional window shall be added on both side façades of the structure.
    c. There shall be a minimum of 3 distinct and different siding colors for homes so no more than 7 of the 21 homes will have the same siding color.
    d. All window and door openings shall include trim in a contrasting color to the siding.
    e. Front porches shall include railing that matches the color of the homes trim.
2. Community Center building shall be consistent in style and design with the single-family homes and shall meet the Building and Site Design Guidelines located in Green Bay Municipal Code, Chapter 44, Article XIX, Division 3.

F. STORM WATER MANAGEMENT AND GRADING PLAN. If necessary, 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.

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.

G. SIGNAGE. Signage throughout the PUD area shall be regulated as follows:

1. Signage shall be regulated as the R-1 Low Density District per the Green Bay Municipal Code, Chapter 30, Article II.
2. One development identity sign shall be permitted along the St. Anthony Drive right-of-way. It shall be limited to a monument style sign setback a minimum of 5 feet from the right-of-way, be no taller than 10 feet from established grade and no greater than 30 square feet in sign area. Sign may be internally or externally illuminated.

H. 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 adjacent property and the public right-of-way with materials compatible to the nearest structure.

I. PARKING. Motor vehicle parking shall consist of 28 parking stalls within two surface parking facilities and one utility garage as depicted on Exhibit B- Conceptual Site Plan. No motor vehicle parking shall be permitted on any other part of the development area.
1. Phase 1 shall include one of the two surface parking facilities and

contain a minimum of 14 stalls.

2. Phase 2 shall include one of the two surface parking facilities and contain a minimum of 14 stalls.

J. 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. Additionally, "dusk to dawn" security lighting shall be installed throughout the PUD area and more specifically between the homes and at the community center.

K. SECURITY. A minimum of 10 security cameras will be situated throughout the PUD area and at least 1 security camera at the community center. Additionally, an emergency evacuation plan shall be posted at the community center.

L. 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 as if the project was a multiple family use adjacent to residentially zoned property. Specific attention shall be given to screening parking lots from adjacent property.

M. ACCESS AND CIRCULATION. Access and circulation for automobile and pedestrian traffic shall be established in substantial conformity with Exhibit B- Conceptual Site Plan.

1. Private roadway shall be a minimum of 25 feet wide with access to St. Anthony Drive and shall be designed to afford appropriate EMS and utility vehicle access as approved by the Green Bay Metro Fire Department and the Department of Public Works.

2. Pedestrian access shall minimally be provided in the form of a paved 5-foot wide sidewalk/trail on both sides of the private roadway connecting St. Anthony Drive with all structures within the development area. Additionally, painted crosswalks across the private roadway and pedestrian crossing signs shall be located at the locations of the parking facilities.

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

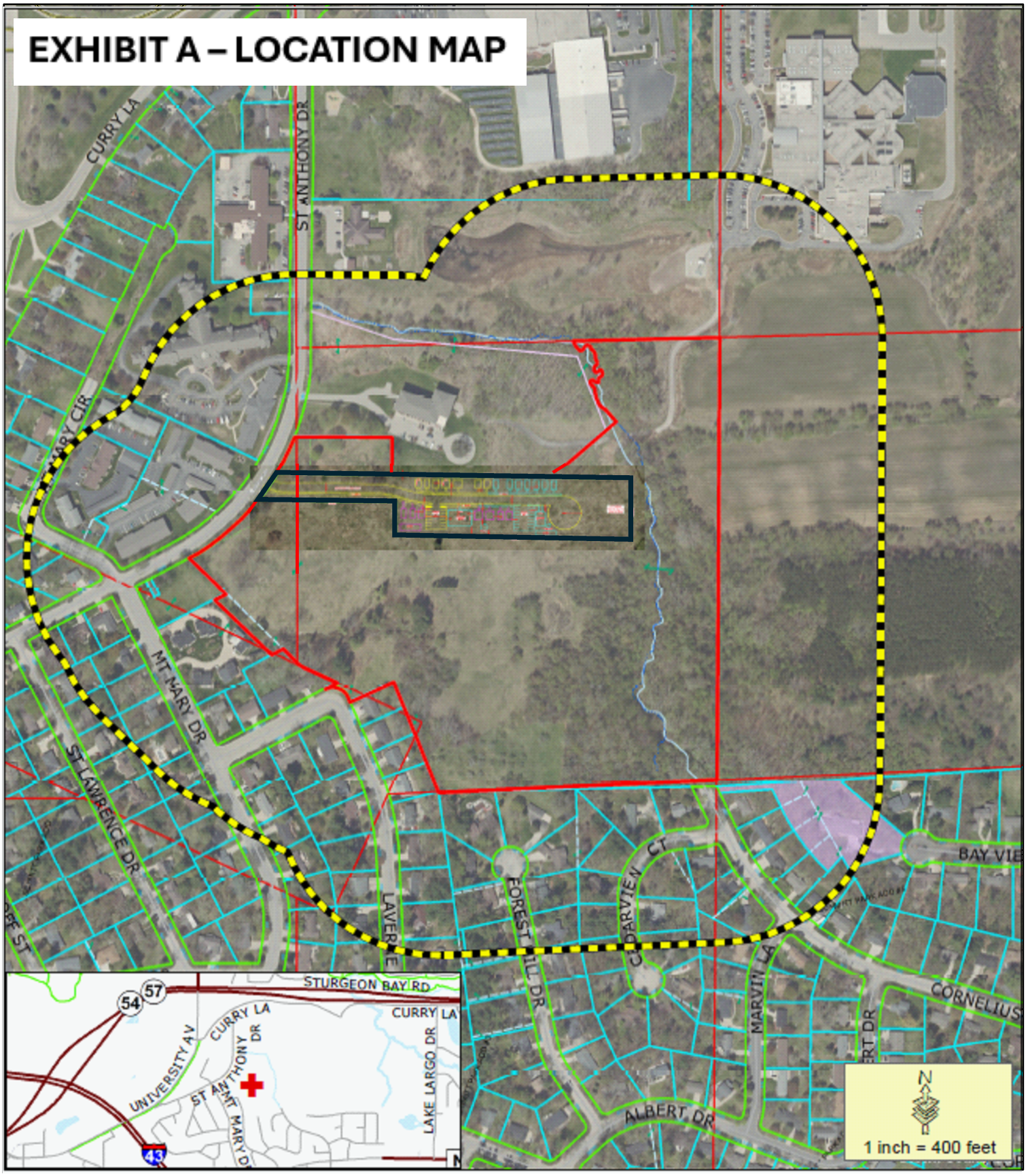
ATTEST:

_____
Celestine Jeffreys, City Clerk

db:

Attachments:
Exhibit A - Location Map
Exhibit B – Conceptual Site Plan
Exhibit C – Conceptual Building Elevations
Exhibit D – Operations Plan

EXHIBIT A – LOCATION MAP



Proposed PUD Site

400' + Property Owner 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 24-04)
Proposed Planned Unit Development (PUD) at 2890 St. Anthony Dr.

CITY OF GREEN BAY 1854 Titletown, USA

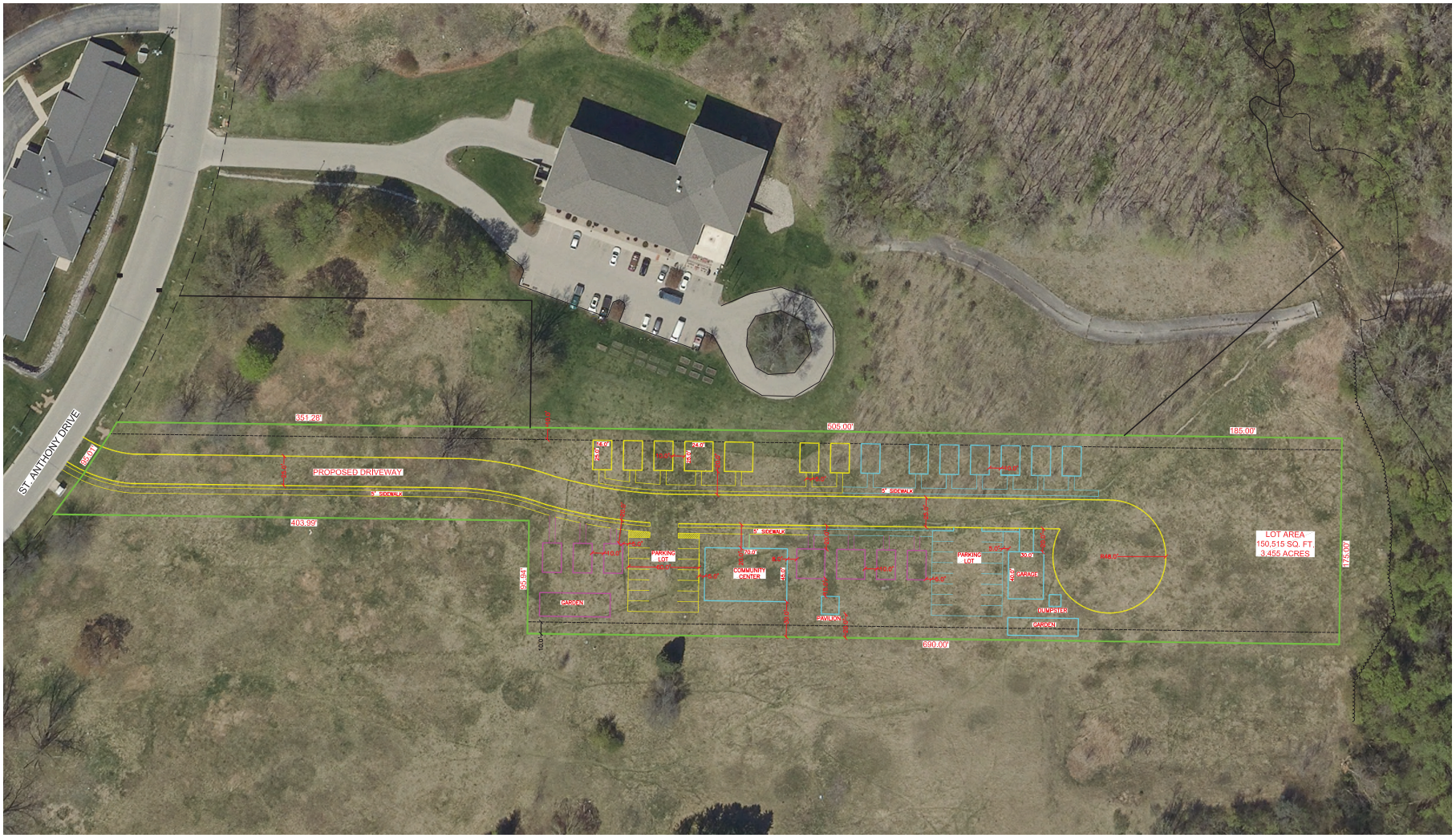


EXHIBIT B – CONCEPT SITE PLAN

Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
Info@martenson-eisele.com
920.731.0381 1.800.236.0381

NO.	DRAWN BY	CHECKED	APPROVED
	LWL	GAZ	GAZ
	DATE		REVISION

CONCEPTUAL LAYOUT
VETERANS 1ST DEVELOPMENT
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

SCALE	DATE
1" = 40'	01-19-2024

COMPUTER FILE
1-1891-001Concept.dwg

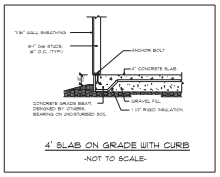
DRAWING NO.
1-1891-001

-NOT FOR CONSTRUCTION-

SQUARE FOOTAGE:

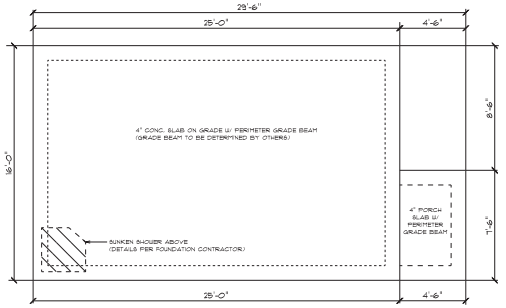
FIRST FLOOR:	407 SQ FT
COVERED PORCH:	34 SQ FT

EXHIBIT C – CONCPET HOME ELEVATIONS



4' SLAB ON GRADE WITH CURB

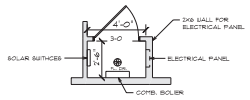
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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

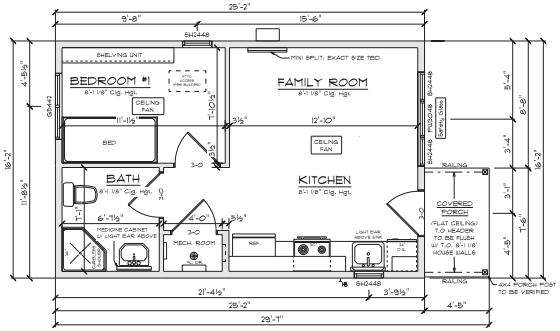
4"CONCRETE SLAB ON GRADE BEAM



ENLARGED MECH. ROOM

SCALE: 1/4" = 1'-0"

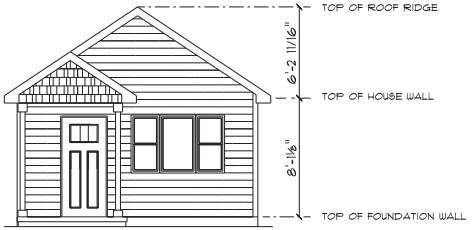
8'-1 1/8" CLG. HGT.



FLOOR PLAN

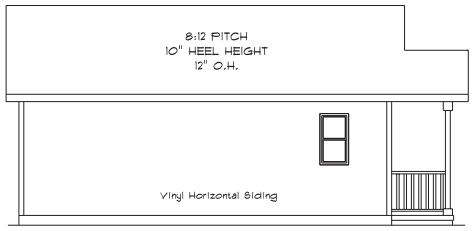
SCALE: 1/4" = 1'-0"

8'-1 1/8" CLG. HGT.



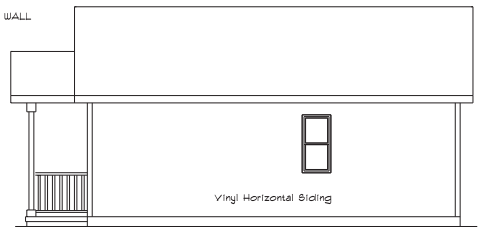
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



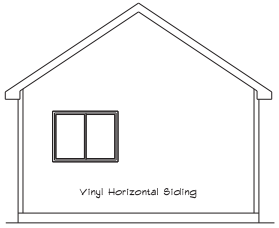
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

CUSTOM DESIGNED FOR:

VETERANS 1ST OF NEW

JOB NAME: 400 SQ FT VETERANS HOME

DATE: APRIL 2ND, 2024

DRAWN BY: THOMAS HERING

PLAN #: 24-073-R

REVISIONS:

IMPORTANT NOTE:

* IT IS AGREED THAT ALL DIMENSIONS AND CONDITIONS HAVE BEEN TAKEN IN PREPARING AND CALCULATING THESE PLANS AND ARE ACCURATE. THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND SPECIFICATIONS PRIOR TO CONSTRUCTION. WISCONSIN BUILDING SUPPLY IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

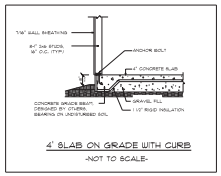
* IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

MAILING ADDRESS:
P.O. BOX 1000
GREEN BAY, WI 54307-1000

OFFICE:
990 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920)494-3040
FAX (920)494-8170

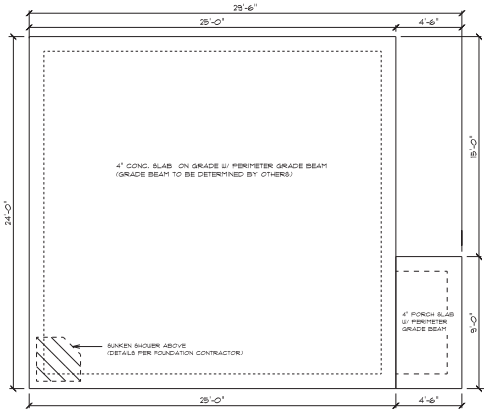
COMPONENTS:
1165 MORAINE TERRACE
GREEN BAY, WI 54313
PHONE (920)494-3040
FAX (920)494-8170

Wisconsin BUILDING SUPPLY



4" SLAB ON GRADE WITH CURB

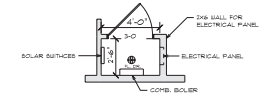
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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

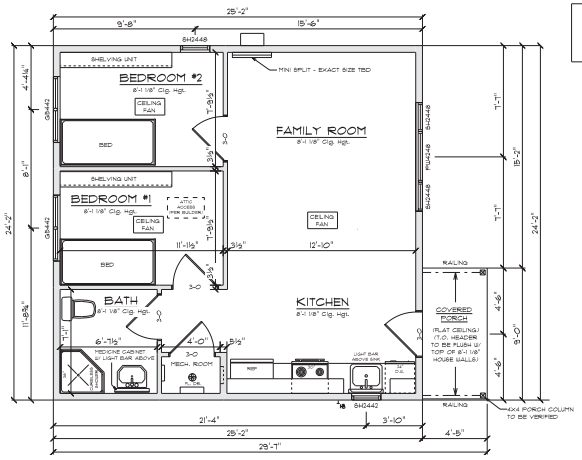
4" CONCRETE SLAB ON GRADE BEAM



ENLARGED MECH. ROOM

SCALE: 1/4" = 1'-0"

8'-1 1/8" CLG. HGT.



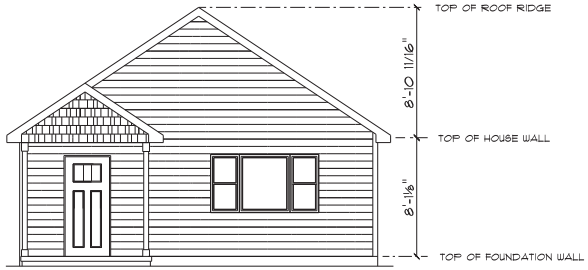
FLOOR PLAN

SCALE: 1/4" = 1'-0"

8'-1 1/8" CLG. HGT.

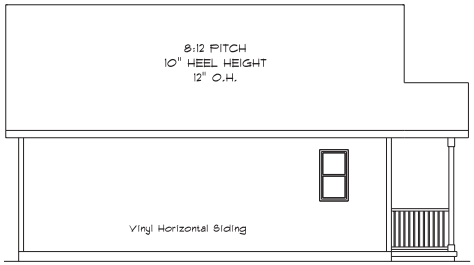
SQUARE FOOTAGE:

FIRST FLOOR:	607 SQ FT
COVERED PORCH:	41 SQ FT



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



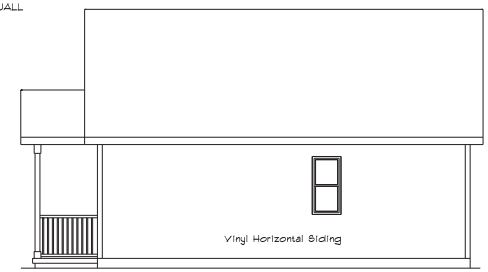
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

-NOT FOR CONSTRUCTION-

CUSTOM DESIGNED FOR:

VETERANS 1ST OF NEW

JOB NAME: 600 SQ FT VETERANS HOME

DATE: APRIL 2ND, 2024

DRAWN BY: THOMAS HERING

PLAN #:

24-014-R

REVISIONS

IMPORTANT NOTE:

* IT IS AGREED THAT NO CHANGES OR ALTERATIONS HAVE BEEN MADE IN PREPARING AND CALCULATING THESE PLANS FOR ACCURACY. THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING CONSTRUCTION. WISCONSIN BUILDING SUPPLY IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
* IT IS UNDERSTOOD THAT THE SUBCONTRACTORS SAFETY AND PROFESSIONAL SERVICES COVER AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS

MAILING ADDRESS:
P.O. BOX 1000
GREEN BAY, WI 54307-1000

OFFICE:
1900 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920) 494-3040
FAX (920) 494-8870

COMPONENTS:
1165 MORAINE TERRACE
GREEN BAY, WI 54313
PHONE (920) 494-3040
FAX (920) 498-2178

Wisconsin BUILDING SUPPLY

EXHIBIT D – OPERATING PLAN

Veterans 1st of NEW, Inc. Proposal

Table of Contents

Mission Statement.....3

Vision.....3

Program Overview.....3

Initial.....3

Objective.....3

Resident Management.....3

Resident Assessment.....3

Purpose.....3

Indicators.....4

Tasks.....4, 5

Outcomes.....5

Rapid Rehousing Level 1.....5

Rapid Rehousing Level 2.....5

Rapid Rehousing Level 3.....5

Violation Warning Form.....6

Intake & Orientation.....7

Goals.....7

Procedures.....8

Orientation.....8

Mission Statement

To offer Northeast Wisconsin veterans who are struggling with housing insecurity a safe, supportive place to call home amongst their fellow veterans. Our Veterans 1st Team will help veterans work on themselves to become self-sufficient.

Vision

Veterans 1st will help Northeast Wisconsin veterans by providing them with Rapid Rehousing and supportive services for up to 24 months, followed by the opportunity to move into Affordable Housing after completing counseling, job training, and job placement for an additional 3 years. We will give our area veterans a place to call home with wrap-around services to help them succeed with their purpose and a desire to become self-sufficient.

Program Overview

Initial

At the completion of construction, Veterans 1st of NEW will provide 4 Rapid Rehousing homes, 17 Affordable Homes and a Community Center where all the programming, career training and gatherings will take place in a Cottage Court with veteran mentorship.

Objectives

The case management program is the primary method whereby Veterans 1st of NEW achieves its fundamental goal of helping veterans find solutions to their current situation, make contacts with resources in the community, and address critical issues that affect their physical, emotional, and spiritual well-being.

Resident Management

- Enable residents to identify key issues that have caused their current situation
- Help residents create manageable goals that will result in successful transition to a normal lifestyle with a steady stream of income and stable housing
- Help residents break goals down into manageable steps
- Monitor resident progress, give encouragement, create accountability, motivate
- Work with other case managers to identify problem areas and possible solutions

Resident Assessment

Purpose

We will assess each veteran coming into our program to effectively enable them to regain their independence in up to five years and offer programming to address any issues they may be struggling with. If they are successful and would like to stay to be a Squad Leader, they will be vetted and be responsible for the other members in their squad of 7 homes.

Indicators

There are indicators that help identify a person's level of personal accountability and ability to manage their own goals.

Since our program is designed around the needs of veterans who need to become self-sufficient, some are obvious if they are to succeed:

- Does the resident have a sustainable stream of income that is adequate to meet their needs? Is the resident willing to obtain a sustainable stream of income?
- Is the resident able to obtain a better paying job? Do they have a good employment record?
- Will the resident have a problem finding housing after the 5 years in the program? Will they have a problem with a referral from a previous landlord?
- Does the resident have a good credit history or financial record? Can they successfully pass a credit check? What is the size of their debt?
- Has the resident had a previous problem with substance use? If so, have they addressed it in a clear and responsible manner?
- Does the resident have a problem with health or mental health? Are they receiving appropriate treatment for their condition?

These are indicators that will help us to determine what tasks need to be accomplished if the resident is to be successful.

Tasks

What will residents have to do to complete our program successfully? Some tasks need to be accomplished by all residents.

- Rapid Rehousing (RRH) residents must find adequate employment or search for employment, volunteer, and attend meetings for at least 20 hours a week. Once they become employed, they will pay $100 a month for rent plus 10% of their income going into a savings account for up to 24 months.
- Affordable Housing (AH) residents must find employment that will allow them to pay the Fair Market Value rent and encourage them to save up to 10% of their income to be able to obtain housing outside the village in up to 5 years.
- RRH residents will be required to open a savings account and will have to verify the status of the account at each case management session.
- RRH residents will be required to attend House meetings weekly and AH residents will be encouraged to attend.
- RRH residents will have to attend weekly case management sessions that will help them set and keep personal goals.

- All residents will have to keep their homes presentable and will be subject to regular inspections. RRH residents will be given weekly chores that will be checked for completion. Inspection scores will be part of their ongoing case management file.

Some tasks will depend upon the level of the resident, such as:

- RRH residents will be substance free. Those who have had problems in the past, or whose behavior indicates the possibility of substance abuse will be subject to random drug tests. Those who are in a drug or alcohol treatment program will have to supply a release of information to their case manager so that the results of testing can be verified.
- Group sessions that are designed around a specific need will be required whenever a resident has indicated a need for a particular group. Some groups would include 12-step groups, financial literacy, anger management, etc.
- Community Counseling will be available to residents who have demonstrated a need that should be addressed such as abuse issues, anger issues, etc.

Outcomes

Defining success is simple in most cases: The resident can leave the village with an adequate job and an adequate place to live after up to five years or stay on as a Squad Leader if they have the leadership skills to help manage other residents.

RRH residents Level 1

- Resolution of any problems that contributed to their current situation. An example would be debt that caused the resident to fail because of garnished wages, escalation of interest, etc. The residents will be required to attend the Financial Literacy classes to consolidate their bills and repay them at an agreed-upon level that will allow them to manage their level of income.
- Ongoing support groups. Local 12-step groups and veterans groups will help them overcome issues they may be struggling with.
- Continuing processes that remain uncompleted. Some residents will have issues that need follow-up. The residents will be encouraged to follow through with any processes that have begun, either through continuing counseling or through other means.

RRH resident Level 2

- If a RRH resident has a relapse, they will be given a relapse prevention plan where they will be required to attend three 12-step groups per week for one month and will be breathalyzed and drug tested more frequently. At Level 3, if they have another relapse, they will be given 72 hours to pack up and find other living arrangements.

Warning

You are receiving a warning notice for the following reason (s):

_____
_____
_____
_____
_____
_____

You are now at Level 3 case management track. This means that your exit goal will be no later than three days from now or on _____.

This will only change if you do the following:

_____
_____
_____
_____
_____

I agree to the written contract above. I understand that I will be immediately exited from the program if I do not keep this contract.

_____ _____

Resident ~~Date~~

_____ _____

Case Manger Date

Intake and Orientation

The purpose of resident intake and orientation is critical to the smooth operation of the program and the long-term well being of the residents. Both processes are necessary and have their own specific goals. In an ideal situation, a resident goes through the intake process prior to admission, followed by an orientation process when an opening becomes available.

After obtaining the intake form, the program manager will verify information on the form and complete pertinent background and criminal activity reports.

Intake

Goals

- Gather accurate, pertinent information
- Help prospective resident establish a healthy relationship to the program and staff
- Communicate the important and basic information
- Establish a sense of personal responsibility

Procedures

The Resident Intake form is the basic instrument for gathering initial information. Included on the form are questions that are used for gathering information. All questions on the form will be answered.

Initial items that must be covered on the intake include:

1. ~~Process Intake Form and answers. Have them sign the form~~
2. Introduce Rules, Agreements and Addendums. (Inform them that the Case Manager may add additional requirements during future case management sessions). They must read and sign these forms
3. Introduce chores, house checks, and substance abuse policies for RRH residents
4. Provide a program schedule and highlight required meetings that they will be ~~expected to attend prior to their orientation or first case management session~~.
5. Introduce and sign a Release of Information form

When the prospective client leaves the initial interview, they should have agreed to the basic rules, to keep their home clean and to do their chores. They should understand that their own personal conduct, their home, and the chores will be inspected and will help determine whether they will be allowed to remain in the program after the initial trial period.

Orientation

Goals

- Determine eligibility for further admission
- Distribute the orientation packet
- Confirm assignment of case manager and possible community counseling
- Distribute Welcome Basket and tour the Community Center and village

Determine eligibility for admission

Prior to meeting with the applicant, review the intake file, criminal background check, residential agreement, financial information, and assessment. Prepare an agenda that covers all pertinent areas and create an initial plan that will allow the orientation to be completed in one hour. If the applicant is not accepted into the program we will offer available options for other programs in the area, if appropriate.

Distribute the orientation packet

- House rules (special agreements may be left for 1st case manager session)
- Release of Information form (must be signed)
- Warning notice sample (discuss policy)
- Community Resource Guide
- Chore checklist (cover policy)
- Home inspection form (cover policy)
- Safety Plan (fire exits, smoke alarm policy, etc.)
- Program schedule (cover policy, highlight required meetings)
- Grievance form (mention that we have a grievance procedure)

Confirm assignment of case manager and possible community counseling

Discuss our case management and community counseling programs and answer any questions that may arise. Give residents the name of case manager and community counselor as well as the date and time of initial session with each.

When a choice must be made about who gets a room in the Rapid Rehousing homes, we will observe the following order of precedence:

1. Is the applicant from Brown County?
1. Is the applicant from another Northeast Wisconsin County?
2. Is the applicant willing to participate in program requirements?
3. Is the applicant willing to sign the Release of Information forms?
4. Is the applicant employed or willing to participate in job application activities, obtain a job, and maintain it for the duration of their time in the program?
5. Do they have the ability to maintain payment of program fees and rent?
6. What is their length of sobriety for the Rapid Rehousing homes?

Veterans 1st of NEW

Below is a list of all our Collaborators that we have contracts or agreements with.

Construction Team	**Specialty**
Luradiance Design	Architect
Martinson & Eisele, Inc.	Survey & Site Engineers
Geisler Group	Development Advisor
Garritt Bader	Development Advisor
Chad Buntin Construction	Framers
Hurkman Mechanical	Plumber, Permits
Plumbers Local 400	Plumbing Installation, Apprenticeships
Eland Electric	Electricians, Permits
Electricians Local 158	Electrical Installation, Apprenticeships
Carpenters Local 1146	Carpentry, Apprenticeships
Operating Engineers Local 139	Site Prep
Greentech Renewables	Solar materials, installation
Job Corps	Framing, siding, site work, trades
Hands 4 Heroes	Installing all roofing
~~Macco's Flooring~~	~~Donate all flooring~~
R. K. installations	in-kind flooring installation
C.W. Custom Exterior	Exterior finish installation
Leadership Green Bay Team 6	Fundraise and build Garage
NWTC	Apprenticeships, wall components
Earthseed Landscaping	Landscaping
Kingdom Workers	General Construction
Boldt Construction	Community Center Design/Build

Sent to 90 NEIGHBORS ON 3/3/24

Corporate Builds

Little Rapids Corporation
WELS Trucking Corporation
Associated Bank
Capital Credit Union
~~Abby Bank~~
Boldt Construction
Denmark American Legion
US Bank

Skilled Construction Foremen

Rick Groonwald	Construction Scheduler
~~Jeff Mohr~~	~~Engineer~~
Jerry Beiersdorf	Contractor
Ray Kerkhoff	Journeyman Concrete Finisher
Ron Umentum	Development Inspector

Employment/Education

Department of Workforce Development	Michelle Flynn-Reineke	On-site 4 hours a week, career services, job placement
Mission Wisconsin	Steve Janke	On-site as needed, career services
Forward Services Corporation	Craig Coleman	On-site weekly, career services
NWTC	Ashely Drzewiecki	On-site education services as needed
~~UWGB~~	~~Nicole Stockman~~	~~On-site education services as needed~~
Little Rapids	Lisa Chrisler	Job opportunities
WEL Trucking	Matthew Pennings	Job opportunities
Schneider Trucking	Mathew Hastreiter	Job opportunities

Healthcare/Emotional Health

VA Clinic	Heather Grasse	Healthcare, Case Management, rental assistance
Vet Center	Scott Katska	Emotional Health Therapies
N.E.W. Community Clinic	Kim Frazen	Mental & Physical Healthcare
Br. Cty. Community Treatment Center	Eliza Killian	Mental Health, Case Management
Church Health Services	Candice Kreis	On-site Emotional Therapy monthly
Foundations Health & Wholeness	Sarah Graper	Mental Health, Case Management
9th Street Wellness Center	Karen Stoehr	On-site Chiropractic, Massage, Tai Chi, Yoga therapies
~~Resonate Body & Energy Healing~~	~~Jenelle Schroeder~~	~~On-site Massage Therapy~~
Beaming Equine Therapy	Katie Samuelson	On and off-site Horse Therapy monthly
Woodworking Classes	Rick Groonwald	Project classes monthly
Movement & Meditation	Amanda List	Classes for wellness

Financial Services & Assistance

Brown County Housing Authority	Patrick Leifker	Up to 70% of rental assistance
~~HUD VASH Vouchers~~	~~Patrick Leifker~~	~~Up to 70% of rental assistance~~
Associated Bank	Stan Kroll	On-site monthly Financial Literacy classes
Fox Valley Veterans Council	Tim Cody	Security deposit and rental assistance
Elks Club	Kelly Downard	$300 Welcome Baskets and mattresses
Sofas for Service	Jeff Staad	Furnishings for 9 homes
Br. Cty. Veterans Service Office	Joe Aulik	File for VA Service-Connected Disability Claims
Cornerstone Mortgage	Kristy Van Lanen	Apply for VA Home Loan and help find homes to purchase
Movement Mortgage	Cathy Kohlbeck	Apply for VA Home Loan and help find homes to purchase

Programming Support Staff

Wisconsin Senior Employment	Darice Hannon	2-3 employees for office and security monitoring
Concordia University Intern	Dalton Lardinois	Occupational & Nutritional Therapist
Substance Use Counselor IT	Gail Nohr	Full-time assistance with resources and groups
Program Director	Gail Nohr	Full-time managing programs and volunteers
~~General Contractor/Mentor~~	~~Kim Nohr~~	~~Full-time managing the construction and volunteers~~
Security Architect and IT Specialist	Jonathan Davis	Part-time will monitor the security operations
Philanthropy Director	Jan Gertzfield	Part-time grants manager and donor relations
Housing Director	Amber Edwards	Administer the Housing Choice and HUD VASH vouchers
Vantage Point Property Management	Fran Bourassa	Assistance with Property Management

VETERANS 1ST OF NEW

SECURITY PLAN

Security

24/7 security cameras	Jonathan Davis	Set up security cameras to view all houses
Front Desk Office Staff	All Staff	Monitor security cameras
Green Bay Police Department	911	Will be on-site in minutes if called
Squad Leaders	TBD	After hours monitoring of all activity
~~24/7 on call~~	~~Kim Nohr~~	~~Will address any issues as they arise within 20 minutes~~
24/7 on call	Gail Nohr	Will address any issues as they arise within 20 minutes
Security Advisor	Jeff Reince	Retired Corrections Officer as needed

The flyer that was illegally inserted in some neighbors mailboxes recently is TOTALLY false. Veterans 1st is NOT building 198 homes for homeless veterans. In 2024 we would like to build five 400 sq ft Fair Market Value rental affordable homes and two 600 sq ft homes, one of which will be our initial Community Center. In 2025 we would like to build five more 400 sq ft homes and two more 600 sq ft homes. In 2026 we would like to build the last seven 400 sq ft homes for a total of 21 homes and a Community Center. The affordable homes would be the similar cliental that are in the current Veterans Manor.

Gail did not say that she has "extensive mental health and substance abuse training". She has been working with the recovery population for several years as a Wisconsin Certified Peer Specialist and as a Substance Abuse ~~Counselor in Training. She is working on getting her full license with a local Treatment Center that she has been~~ working at for a year now. The year before that she trained at a local Veterans Recovery Program. She has two Degrees and two Certificates from a local college. She will not be the only person working with residents in our program and will just be helping them with resources and getting connected to the professionals that we have listed in the above agencies if needed. We have 35 other professionals listed who are willing to come on-stie to offer assistance weekly and/or monthly and as needed.

~~Kim has recently trained and applied for his Contractor license and worked for a custom home builder for eight~~ years early on in his career. After that he finished his career as a 29-year Journeyman Carpenter. On the first page you can see the 22 professional construction and development agencies that will be working with us to develop our Cottage Court. You can see the other five experienced construction foremen that will be on-site supervisors for the project.

You can also see what we have planned for security on site and 24/7. The cameras will be monitored and any neighbor who has any concerns can call Kim or Gail at 920-932-1763 or email info@veterans1stnew.com at any time and we will investigate the concern. All our residents will sign a contract that states that they will not be outside after 9:30 and will be quiet and considerate. They will also agree to not trespass on private property and if so, will face eviction. Brown County Housing Authority does extensive background checks and those on the Sex Offender Registry will not be accepted.

We have adequate parking and will have adequate lighting and landscaping to try to reduce the parking lot lights. The houses will be of three different varieties with three different subdued color schemes. We will be as north on ~~our 3.5 acres of property close to Veterans Manor and a legal distance away from the Potters Field County Property~~ that we will not disturb.

If you have any other concerns that we have not addressed above, please fill out the postcard and mail it back to us and we will address it as soon as possible.

Thank you,

~~Veterans 1st of NEW Staff~~

Veterans 1st of NEW

Veterans 1st of NEW is a 501(c)(3) EIN: 92-0577700

SECURITY PLAN

The following security plan represents the Licensee's anticipated operations and procedures. It is a collection of guidelines that are not legally binding on the Licensee, but are intended to give the police department, the Green Bay Common Council, and the public a good picture of what the Licensee believes his or her business will look like and how it will operate. While the Licensee will not receive any citations for deviating from this security plan, it is a good idea to follow these guidelines because the Council may consider during renewal time how closely you follow your plan. If you deviate too far from your security plan and fail to update it at renewal time, it could adversely affect your license status.

Executive Director	Kim Nohr 8-1-58 Ph (920) 932-1763
Business Address:	2890 St. Anthony Drive Green Bay, WI 54311
License Type:	Planned Unit Development (PUD)
Building Owned or Leased:	Owned
Village Capacity:	25 beds
Parking Capacity/Availability:	28 spots
Anticipated Security:	Approximately 12 security cameras, one for every two Homes and two for the Community Center. 12 Dusk-to-Dawn lights between homes and Community Center.
Fire alarms/smoke detectors:	There will be fire alarms and smoke detectors in every Home and in the Community Center per code.
Evacuation Procedure:	There will be an emergency evacuation plan posted in the Community Center.
Security Staff Information:	There will be apprx. 2 staff on site during normal business hours and 1 volunteers between 8:00am-5pm Monday through Friday. At nights and on weekends, there will be a Squad Leaders in charge of every 7 homes in their Squad.

Veterans 1st of NEW

Veterans 1st of NEW is a 501(c)(3) EIN: 92-0577700

Neighborhood:	Veterans 1st will screen all clients upon entry to the program. We will utilize C CAP, Green Bay Municipal Court Records, Sex Offender Registry, US Dept. of Justice web site.
Police Services:	We will screen all applicants and call police with any Warrants on them. We Breathalyze all RRH residents As needed. We will allow police access to cameras' Surveillance upon request. We will meet with any Concerned neighbors.
Compliance with Laws:	Veterans 1st of NEW will comply with all PUD conditions And notify the city of any building modifications or Improvements made. We will comply with all city Ordinances.

By signing below, I agree that the security plan set forth above accurately represents my policies, procedures, and goals in running my business.

Licensee: _____ Date: _____

Phone: 920-932-1763 email: info@veterans1stnew.com website: www.veterans1stnew.com

VETERANS 1ST OF NEW ADDENDUMS AND APPLICATIONS

Veterans 1st of NEW, Inc. Rapid Rehousing (RRH) Addendum

All residents, staff, and volunteers of Veterans 1st of NEW, Inc. understand the importance of being a "good neighbor". Therefore, all residents, staff, and volunteers of Veterans 1st of NEW shall share common goals, which include but are not limited to:

1. I will maintain a peaceful, safe, and clean neighborhood and community. _____
2. I will respect others and their properties. I will stay on the trails in the neighborhood. _____
3. If a neighbor expresses concern, I will provide them with the Veterans 1st phone number of 920-932-1763 or info@veterans1stnew.com email and we will respond promptly. _____
4. When a complaint gets addressed from a neighbor, Veterans 1st of NEW will bring up the issue at the next house meeting. This will be addressed to ensure all residents understand and work together to keep peace and good neighbor conduct in place. _____
5. I will attend regular House Meetings and return home by 11:00 pm every night unless preapproved. _____
6. I will allow my Squad Leader and/or Staff to visit my home regularly. _____
7. I will remain substance free while in the RRH program and adhere to random alcohol/drug testing or immediate testing if drug use is suspected. For the first positive test I agree to a relapse prevention program. _____
8. I will meet with a case manager once a week and go to employment and wellness classes. _____
9. If unemployed, I will work with employment agencies to search and apply for employment, attend programming and volunteer for at least 20 hours a week. _____
10. I will pay a $100 security deposit and $400 a month by the 1st of every month. _____
11. I will save 10% of my income to be able to move into an affordable home in 24 months. _____
12. There will be no noise or outside activities after 9:30 pm. _____
13. I will complete my weekly chores by the following Monday morning when they will be checked. Chores will include but not be limited to shoveling sidewalks, mowing grass, cleaning the Community Center common areas, and other duties as assigned. _____
14. Visitors will need to be approved by staff 24 hours before the scheduled visit. If not approved, they will not be allowed to visit. _____
15. I agree to not have any guns in my possession while living at Veterans 1st. _____
16. If I am not in compliance with these rules, I will get a verbal notice. If not corrected I will be given a written contract. If not corrected, the eviction process will take place. _____

Relapse Prevention. In case of a relapse, I am required to attend 3-4 meetings a week, and the meeting sheet needs to be signed by the person running the meeting. **I must show proof of meeting attendance or will be asked to leave the program.** _____

- Depending on the severity of a relapse, I may be offered a relapse prevention program or be terminated from the program. Staff will evaluate each case individually. _____
- I agree if I relapse *again*, I will be asked to leave the program. _____

Resident Signature: _____ Date: _____

Veterans 1st of NEW, Inc. Affordable Home (AH) Addendum

All residents, staff, and volunteers of Veterans 1st of NEW, Inc. understand the importance of being a "good neighbor". Therefore, all residents, staff, and volunteers of Veterans 1st of NEW shall share common goals, which include but are not limited to:

1. I will maintain a peaceful, safe, and clean neighborhood and community. _____
2. I will respect others and their properties. I will stay on the trails in the neighborhood. _____
3. If a neighbor expresses concern, I will provide them with the Veterans 1st phone number of 920-932-1763 or info@veterans1stnew.com email and we will respond promptly. _____
4. When a complaint gets addressed from a neighbor, Veterans 1st of NEW will bring up the issue at the next house meeting. This will be addressed to ensure all residents understand and work together to keep peace and good neighbor conduct in place. _____
5. Attendance at regular House Meetings is encouraged. _____
6. I will be allowed to consume alcohol in the home but not outside the home. No illicit drugs will be allowed. _____
7. I will meet with a VA case manager as required if in the HUD VASH program. _____
8. I will work, volunteer, or go to school for at least 20 hours a week. _____
9. I agree to pay a $500 security deposit. _____
10. I agree to pay monthly rent just below Fari Market Value, currently at $840 by the 1st of every month or face eviction. _____
11. I will be encouraged to save 10% of my income to save money to be able to become self-sufficient and attend Financial Literacy Classes as provided. _____
12. AH residents will be encouraged to join veteran support groups and gatherings on-site. ____
13. There will be no noise or outside activities after 9:30 pm. _____
14. I agree not to have any guns in my possession while living at Veterans 1st. _____
15. If I am not in compliance with these rules, I will get a written notice. If not corrected I will be given a written contract. If not corrected, the eviction process will take place. _____

Resident Signature: _____ Date: _____

Veterans 1st of NEW

Veteran 1st Squad Lead Vetting Contract

1. I agree to attend training on Community Resources and emergency contacts. _____
2. I have a passion to help veteran residents and the ability to communicate effectively. _____
3. I agree to assist with issues that may come up with residents and visitors in the evening until the morning and call the 24-hour Staff line if I have questions. _____
4. If in sobriety, I have at least 3 years with no substance use. _____
5. I will relay any concerns to Veterans 1st Staff ASAP. _____
6. I will be given a reduced rent in exchange for my assistance. _____
7. I agree not to have any guns in my possession while living at Veterans 1st. _____

Name: _____ Date: _____

Phone: 920-932-1763 email: info@veterans1stnew.com website: www.veterans1stnew.com

Identifying Data:

Name, age, presenting voluntarily, involuntarily, referral source, relationship status.

Presenting Problem:

What brings you in to see me today?

Mental Health Symptoms: Sleep, Appetite, depression, anxiety, concentration, memory, mood, ah, vh, paranoid thoughts, manic episodes, **suicidal/homicidal ideations**. You need to get a **timeline** of these symptoms as well (when did the problem start?)

Previous Treatment History: Mental health treatment history, AODA treatment history, types of treatment, inpatient, voluntary, involuntarily. Did they like it, hate, it, neutral, completed, or not? Physical, emotional, sexual abuse.

Family History: Mental/physical health, suicide attempts/completions, AODA issues, Adopted, biological.

Medical History: primary doctor, last physical, Medications including: current and past, mg, side effects, timeline, why they stopped, were they helpful, have you used more than prescribed. Use of caffeine and use of nicotine and amounts and duration. Physical health issues? Surgeries and allergies.

Employment History: Past and current jobs for 15 years, reason for change, issues with work, firings or promotions, enjoy current job, dirty UA's. Mental health symptoms affecting work?

Education History: Highest level of education, enjoy school, struggles, excel in areas, any schooling past HS, where?

AODA History: First time used, duration, **timeline** for each drug used, current use, amount, overdose history, how used, where, people. Any experimentation.

Gambling: issues or concerns.

Criminal History: probation/parole involvement, criminal history, misdemeanors, felonies, probation/parole officer, OWI's, (not traffic violations.)

Social (DSS, religion, financial, military.) Involvement with social services, religious affiliation, military history, financial issues or concerns.

Strengths:

Impressions: functioning at work, school, home? Does the person understand the problem? Is the person willing to change?

Integrated community solutions

2605 S Oneida St., Suite 106
Green Bay, WI 54304
Phone: (920) 498-3737
Fax: (920) 498-3738

Brown County Housing Authority
Housing Choice Voucher Program
Application Instructions

Income Limits

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
$33,450	$38,200	$43,000	$47,750	$51,600	$55,400	$59,250	$63,050

The following documents must be received with your Preliminary Application in order for it to be processed. If all documents are not included, the application will be returned to you and your name will not be placed on the waiting list until the application is complete:

1. A signed and completed Preliminary Application

2. Verification of date of birth/legal identity for ALL household members:

    - Driver's license/state ID, birth certificate, permanent resident card, naturalization papers, or US Passport
    - (Hospital birth announcements are not accepted)

3. Verification of social security number for ALL household members:

    - Social Security Card, original Social Security Administration-issued document containing the name and SSN
    - (Forward and Medicare cards are not accepted)

4. Proof of Brown County residence (if claiming that preference):

    - TWO (2) of the following documents of your choice (Address on proof of residence documents MUST match the address you are residing at; the two documents must be from different sources):

        - Current/Valid Drivers License or State ID
        - Lease (signed by all adult parties listing current address and lease terms)
        - Utility Bill (gas, electric, water, cable, telephone) - Current (within last 30 days)
        - Mail from the Social Security Administration
        - Unemployment Benefits Letter
        - Letter from a Social Service Organization
        - Financial Institution Documentation (Bank Statement)
        - Educational or School Record
        - Credit Card Statement – Current (within last 30 days)
        - Employment/Check Stubs – Current (within last 30 days)
        - Voter Registration Record
        - Rent/Auto Insurance Policy
        - Vehicle Registration

5. Proof of your preference, if applicable (MUST BE ATTACHED):

- **Displaced due to a natural disaster or government action**: Statement from a government agency or service agency such as city officials or The Red Cross
- **Homeless**: Certification from a local social service agency
- **Veteran**: Copy of form DD214 or service discharge paperwork
- **Age 62 or Over**: Copy of birth certificate, baptismal certificate
- **Disability**: Copy of **ORIGINIAL** SS/SSI benefit award letter
- **Households with Children under 18 years of age**: Copy of birth certificate

If the previous preferences do not apply to you:

Brown County Residents:

Will be placed on the waiting list as of the date and time the completed application was received. After applicants with the above preferences are assisted, all other Brown County applicants will be selected from the waiting list.

Non-Brown County Residents:

Will not be selected from the waitlist until all Brown County applicants have been assisted.

When selected from the waitlist and offered assistance, Non-Brown County Residents MUST reside in Brown County for at least 12 months prior to being able to exercise portability to a different Housing Authority's jurisdiction.

Additional Information:

Please note that completed applications will be placed on the waiting list in order of date and time received. You will receive a notification letter when your name is placed on the waiting list.

The wait time to be assisted is subject to change without notice due to funding sources.

Once your application is submitted, you **MUST** notify Integrated Community Solutions **IN WRITING** of any:

- change in mailing address *or*
- change in household members

Integrated Community Solutions (ICS) administers the housing assistance programs for the Brown County Housing Authority. In order to respond to the widest possible range of housing needs, we operate several housing programs and serve more than 3,200 households in Brown County. An extensive, stringent application process is in place for the programs we provide.

All applicants are subject to a criminal background check. If there are any incidents of drug activity or violent behavior within the past three years for a misdemeanor or city ordinance violation, or five years for a felony, the applicant is ineligible for the program. Anyone on the sex offender registry is also ineligible.

PRELIMINARY APPLICATION

Office Use Only

Received/ Revised	Unit Size	Preference
_____	____	T P1 P2 P3 P4 P5 P6 P7
_____	____	T P1 P2 P3 P4 P5 P6 P7
_____	____	T P1 P2 P3 P4 P5 P6 P7

PLEASE COMPLETE THIS FORM AND RETURN TO:
Integrated Community Solutions
2605 S. Oneida St, Suite 106; Green Bay, WI 54304

Name: _____

Mailing Address: _____
(You MUST provide a valid mailing address)

City, State, Zip: _____

Legal / Residential address:

_____

_____

Note: If your legal or mailing address changes, you must notify this office to maintain your waiting list status.

Evidence of legal /residential address (copy of Drivers License or State ID only), social security cards and birth certificates for all household members MUST accompany this form when returned. Preliminary applications returned without this evidence will be denied.

Please list all former/maiden names: _____

Email address: _____

Part 1: Head of Household

Please complete this part for the Head of Household.

Social Security Number ___-___-____

Date of Birth __/__/____

Sex ☐ Female ☐ Male

Are you willing to move when offered assistance ☐ Yes ☐ No

Are you Disabled ☐ Yes ☐ No

Home Telephone (___) ___-____

Other Telephone (___) ___-____

Other Telephone Type ☐ Work ☐ Other Specify: _____

Race (Check One Box)

☐ White
☐ Black/African American
☐ American Indian/ Alaska Native
☐ Asian
☐ Native Hawaiian/Other Pacific Islander

Ethnicity (Check One Box)

☐ Hispanic
☐ Not Hispanic

Racial and ethnic data for statistical purposes only.

Part 2: Household Information

List information for adults first, then children under age 18. Use "F" or "M" to indicate sex. If a household member is disabled check the "Y" check box, if not disabled, check "N." List relationship of each person to the Head of Household. Attach additional sheet if family has more than ten members.

Last Name	First Name	Social Security #	Date of Birth	Sex	Disabled	Relationship
_____	_____	_____	_____	____	☐Y ☐N	_____
_____	_____	_____	_____	____	☐Y ☐N	_____
_____	_____	_____	_____	____	☐Y ☐N	_____
_____	_____	_____	_____	____	☐Y ☐N	_____
_____	_____	_____	_____	____	☐Y ☐N	_____
_____	_____	_____	_____	____	☐Y ☐N	_____
_____	_____	_____	_____	____	☐Y ☐N	_____
_____	_____	_____	_____	____	☐Y ☐N	_____
_____	_____	_____	_____	____	☐Y ☐N	_____
_____	_____	_____	_____	____	☐Y ☐N	_____

Please Continue to Part 3

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PRELIMINARY APPLICATION

Part 3: Family Income and Assets

List total gross income (before taxes) and payments received by each family member age 18 or older for wages, military pay, pensions, social security, SSI, welfare, child support, unemployment, business, profession or any other source. Include payments made to family members age 18 or older on behalf of other family members under age 18.

First Name	Gross Income	How Often	If Income is from Wages, List Address of Employer
_____	$ _____	☐Weekly ☐Every 2 Weeks ☐Monthly ☐Yearly	_____
_____	$ _____	☐Weekly ☐Every 2 Weeks ☐Monthly ☐Yearly	_____
_____	$ _____	☐Weekly ☐Every 2 Weeks ☐Monthly ☐Yearly	_____
_____	$ _____	☐Weekly ☐Every 2 Weeks ☐Monthly ☐Yearly	_____
_____	$ _____	☐Weekly ☐Every 2 Weeks ☐Monthly ☐Yearly	_____

List total cash value and total income received for assets owned by all family members.

Type of Asset	Cash Value of Asset	Income Earned from Asset
Checking Accounts	$ _____	$ _____
Savings Accounts	$ _____	$ _____
Stocks, Bonds, CDs, Investment	$ _____	$ _____
Real Estate	$ _____	$ _____
Other	$ _____	$ _____

Part 4: Eligibility and Preferences

Preferences (Check ALL applicable boxes for the preference you are claiming):
Documentation of preference(s) claimed must be included with application.

[ ] **Displaced due to a natural disaster or government action**: Statement from a government agency or service agency such as a city official or The Red Cross

[ ] **Homeless**: Certification from a local social service agency that is providing case management

[ ] **Veteran**: Copy of Form DD214 or Service Discharge Paperwork. Applicants for Veterans Manor who are referred by Center for Veterans Issues (CVI) will be given additional preference - please provide CVI referral form.

[ ] **Elderly (Age 62 or older)**: Copy of birth certificate, baptismal certificate, or state-issued ID Card

[ ] **Disability**: Copy of ORIGINAL Social Security/SSI benefit award letter

[ ] **Households with Children under 18 Years of Age** Copy of Birth Certificate, baptismal certificate, or state-issued ID Card

Part 5: U.S. Citizenship Notification and Certification

Housing may be contingent upon the submission and verification of evidence of citizenship or eligible immigration status prior to the time housing is made available. Based on the evidence submitted at that time, assistance may be prorated, denied or terminated following appeals and informal hearing processes.

I certify that the information on this form is true and complete to the best of my knowledge and belief. I understand that I can be fined up to $10,000, or imprisoned up to five years if I furnish false or incomplete information.

x _____ _____
Applicant Signature Date

© HAPPY Software, Inc.

PRELIMINARY APPLICATION

Office Use Only		
Received/ Revised	Unit Size	Preference
		T P1 P2 P3 P4 P5 P6 P7
		T P1 P2 P3 P4 P5 P6 P7
		T P1 P2 P3 P4 P5 P6 P7

PLEASE COMPLETE THIS FORM AND RETURN TO:
Integrated Community Solutions
2605 S. Oneida St, Suite 106; Green Bay, WI 54304

Name: _____

Mailing Address: _____
(You MUST provide a valid mailing address)

City, State, Zip: _____

Legal / Residential address:

_____

_____

Note: If your legal or mailing address changes, you must notify this office to maintain your waiting list status.

Evidence of legal /residential address (copy of Drivers License or State ID only), social security cards and birth certificates for all household members MUST accompany this form when returned. Preliminary applications returned without this evidence will be denied.

Please list all former/maiden names: _____

Email address: _____

Part 1: Head of Household

Please complete this part for the Head of Household.

Social Security Number ___-___-____

Date of Birth ___-___-____

Sex ☐ Female ☐ Male

Are you willing to move when offered assistance ☐ Yes ☐ No

Are you Disabled ☐ Yes ☐ No

Home Telephone (___) ___-____

Other Telephone (___) ___-____

Other Telephone Type ☐ Work ☐ Other Specify: _____

Race (Check One Box)

☐ White
☐ Black/African American
☐ American Indian/ Alaska Native
☐ Asian
☐ Native Hawaiian/Other Pacific Islander

Ethnicity (Check One Box)

☐ Hispanic
☐ Not Hispanic

Racial and ethnic data for statistical purposes only.

Part 2: Household Information

List information for adults first, then children under age 18. Use "F" or "M" to indicate sex. If a household member is disabled check the "Y" check box, if not disabled, check "N." List relationship of each person to the Head of Household. Attach additional sheet if family has more than ten members.

Last Name	First Name	Social Security #	Date of Birth	Sex	Disabled	Relationship
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	
					☐Y ☐N	

Please Continue to Part 3

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Integrated community solutions

Preliminary Application Waiting List Selection Form

There are two types of vouchers available through the Brown County Housing Authority. The first is the Housing Choice Voucher Program and the second is the Project Based Voucher Program. Below, you are provided a brief description of each housing assistance voucher program available through our agency.

Please indicate which waiting list(s) you would like to be placed on by putting an "x" in the checkbox next to the name:

↓

☐ **Housing Choice Voucher Program:**
The Housing Choice Voucher (HCV) program allows participants to select the unit they want to reside in, dependent on the affordability of the unit. Upon receiving a Housing Choice Voucher, the program participant will need to search for an available unit with a landlord who is willing to accept rental assistance. The waiting list timeframe varies on an individual basis, but preference is given to residents of Brown County.

Project Based Voucher Program:
Project Based units are specific units in Brown County that have a voucher assigned to them. A program participant receives rental assistance because they live in a unit with a Project Based Voucher. In most cases, the assistance remains with the unit after a client vacates that unit. However, a family may be able to receive a Housing Choice Voucher, enabling them to move with rental assistance after the initial 12 months of their lease (if vouchers are available). There are a number of different Project Based Voucher landlords.

Please select the Project Based Voucher waiting list(s) you would like to be placed on (if any):

☐ **Berkshire Ashwaubenon Apartments:**
Berkshire Ashwaubenon Apartments has 8 three-bedroom project based voucher units, located on Mike McCarthy Way. *To be eligible for these units, applicant household must qualify for a three-bedroom voucher.*

☐ **Ecumenical Partnership for Housing (EPH):**
EPH has Project Based units that are targeted toward homeless families with children who are exiting shelter or transitional housing. *To be eligible for this waiting list, applicant must 1) submit a letter of referral to EPH from a local shelter or transitional housing program, indicating that the family would be a good candidate for transitional case management AND 2) submit a Preliminary Application to ICS and select the EPH waiting list on this form.*

☐ **Green Bay Housing Authority – Scattered Sites:**
The Green Bay Housing Authority has a wide variety of unit types (apartments, duplexes, single family homes) scattered across Brown County.

☐ **Neighborhood Housing Services (NHS) - Managed by Main Street Management:**
Neighborhood Housing Services has a wide variety of unit types (apartments, duplexes, single family homes) scattered across Brown County.

OVER →

☐ **Printery Row Apartments:**
Printery Row Apartments has one- & two-bedroom units and is located in Pulaski. The development was formerly the Franciscan Publisher's Building and is on the National Register of Historic Places.

☐ **Pulaski Senior Homes/Parkside Apartments:**
Pulaski Senior Homes is a complex in Pulaski that serves seniors and persons with disabilities. *To be eligible for this waiting list, applicant must be over the age of 62 or provide verification of disability (copy of original SS/SSI benefit award letter).*

☐ **Veterans Manor:**
Veterans Manor is a Project Based development in east Green Bay that offers supportive living and on-site services for low-income Veterans. The property has 50 one-bedroom units. *To be eligible for this waiting list, applicant must provide a copy of form DD214 or service discharge papers.*

☐ **Woodland Park & Trail Creek Apartments:**
Woodland Park and Trail Creek are developments in east Green Bay that serve seniors and persons with disabilities. *To be eligible for this waiting list, applicant must be over the age of 62 or provide verification of disability (copy of original SS/SSI benefit award letter).*

Printed Name of Applicant	Signature of applicant
Social Security number of Applicant	Date

Authorization for the Release of Information

HA requesting release of information:

Integrated Community Solutions
2605 S Oneida St Suite 106
Green Bay, WI 54304

(920) 498-3737

Authority: 42 U.S.C. 1437f and 3535(d), implemented at 24CFR 982.551(b).

Purpose: In signing this consent form, you are authorizing HUD and the above-named HA to request information including but not limited to: identity and marital status, employment income and assets, residences and rental activity, Medical or Child Care Allowances, Credit and Criminal Activity. HUD and the HA need this information to verify your eligibility for assisted housing benefits and that these benefits are set at the correct level. HUD and the HA may participate in computer matching programs with these sources in order to verify your eligibility and level of benefits.

Uses of Information to be Obtained: HUD is required to protect the information it obtains in accordance with the Privacy Act of 1974, 5 U. S.C. 552a. HUD may disclose information (other than tax return information) for certain routine uses, such as to other government agencies for law enforcement purposes, to Federal agencies for employment suitability purposes and to HAs for the purpose of determining housing assistance. The HA is also required to protect the information it obtains in accordance with any applicable State privacy law. HUD and HA employees may be subject to penalties for unauthorized disclosures or improper uses of the information that is obtained based on the consent form.

Who Must Sign the Consent Form: Each member of your household who is 18 years of age or older must sign the consent form. Additional signatures must be obtained from new adult members joining the household or whenever members of the household become 18 years of age.

Failure to Sign Consent Form: Your failure to sign the consent form may result in the denial of eligibility or termination of assisted housing benefits, or both. Denial of eligibility or termination of benefits is subject to the HA's grievance procedures and Section 8 informal review and hearing procedures.

Sources of Information: The groups or individuals that may be asked to release the authorized information include but are not limited to:

Previous Landlords (including Public Housing Agencies)
Courts and Post Offices
Schools and Colleges
Law Enforcement Agencies
Support and Alimony Providers
Past and Present Employers
Social Service Agencies
State Unemployment Agencies
State Wage Information Collection Agencies
Social Security Administration
Medical and Child Care Providers
Veterans Administration
Retirement Systems
Banks and other Financial Institutions
Credit Providers and Credit Bureaus
Utility Companies
Internal Revenue Service

Consent: I consent to allow HUD or the HA to request and obtain any information from any Federal, State, or local agency, organization, business, or individual for the purpose of verifying my eligibility and level of benefits under HUD's assisted housing programs. I understand that HAs that receive information under this consent form cannot use it to deny, reduce or terminate assistance without first independently verifying the information obtained. In addition, I must be given an opportunity to contest those determinations.
This consent form expires 15 months after signed.

Signatures:

Head of Household _____ Date _____

Social Security Number (if any) of Head of Household _____

Spouse _____ Date _____

Other Family Member over age 18 _____ Date _____

Other Family Member over age 18 _____ Date _____

Other Family Member over age 18 _____ Date _____

Other Family Member over age 18 _____ Date _____

Other Family Member over age 18 _____ Date _____

Other Family Member over age 18 _____ Date _____

Document ID: 11457816132

Penalties for Misusing this Consent:
HUD, the HA and any owner (or any employee of HUD, the HA or the owner) may be subject to penalties for unauthorized disclosures or improper uses of information collected based on the consent form. Use of the information collected based on this form is restricted to the purposes cited above. Any person who knowingly or willfully requests, obtains or discloses any information under false pretenses concerning an applicant or participant may be subject to a misdemeanor and fined not more than $5,000. Any applicant or participant affected by negligent disclosure of information may bring civil action for damages, and seek other relief, as may be appropriate, against the officer or employee of HUD, the HA or the owner responsible for the unauthorized disclosure or improper use.

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OMB Control # 2502-0581
Exp. (02/28/2019)

Supplemental and Optional Contact Information for HUD-Assisted Housing Applicants

SUPPLEMENT TO APPLICATION FOR FEDERALLY ASSISTED HOUSING

This form is to be provided to each applicant for federally assisted housing

Instructions: Optional Contact Person or Organization: You have the right by law to include as part of your application for housing, the name, address, telephone number, and other relevant information of a family member, friend, or social, health, advocacy, or other organization. This contact information is for the purpose of identifying a person or organization that may be able to help in resolving any issues that may arise during your tenancy or to assist in providing any special care or services you may require. **You may update, remove, or change the information you provide on this form at any time.** You are not required to provide this contact information, but if you choose to do so, please include the relevant information on this form.

Applicant Name:	
Mailing Address:	
Telephone No:	**Cell Phone No:**
Name of Additional Contact Person or Organization:	
Address:	
Telephone No:	**Cell Phone No:**
E-Mail Address (if applicable):	
Relationship to Applicant:	

Reason for Contact: (Check all that apply)

- ☐ Emergency
- ☐ Unable to contact you
- ☐ Termination of rental assistance
- ☐ Eviction from unit
- ☐ Late payment of rent
- ☐ Assist with Recertification Process
- ☐ Change in lease terms
- ☐ Change in house rules
- ☐ Other: _____

Commitment of Housing Authority or Owner: If you are approved for housing, this information will be kept as part of your tenant file. If issues arise during your tenancy or if you require any services or special care, we may contact the person or organization you listed to assist in resolving the issues or in providing any services or special care to you.

Confidentiality Statement: The information provided on this form is confidential and will not be disclosed to anyone except as permitted by the applicant or applicable law.

Legal Notification: Section 644 of the Housing and Community Development Act of 1992 (Public Law 102-550, approved October 28, 1992) requires each applicant for federally assisted housing to be offered the option of providing information regarding an additional contact person or organization. By accepting the applicant's application, the housing provider agrees to comply with the non-discrimination and equal opportunity requirements of 24 CFR section 5.105, including the prohibitions on discrimination in admission to or participation in federally assisted housing programs on the basis of race, color, religion, national origin, sex, disability, and familial status under the Fair Housing Act, and the prohibition on age discrimination under the Age Discrimination Act of 1975.

☐ Check this box if you choose not to provide the contact information.

Signature of Applicant **Date**

The information collection requirements contained in this form were submitted to the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520). The public reporting burden is estimated at 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Section 644 of the Housing and Community Development Act of 1992 (42 U.S.C. 13604) imposed on HUD the obligation to require housing providers participating in HUD's assisted housing programs to provide any individual or family applying for occupancy in HUD-assisted housing with the option to include in the application for occupancy the name, address, telephone number, and other relevant information of a family member, friend, or person associated with a social, health, advocacy, or similar organization. The objective of providing such information is to facilitate contact by the housing provider with the person or organization identified by the tenant to assist in providing any delivery of services or special care to the tenant and assist with resolving any tenancy issues arising during the tenancy of such tenant. This supplemental application information is to be maintained by the housing provider and maintained as confidential information. Providing the information is basic to the operations of the HUD Assisted-Housing Program and is voluntary. It supports statutory requirements and program and management controls that prevent fraud, waste and mismanagement. In accordance with the Paperwork Reduction Act, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information, unless the collection displays a currently valid OMB control number.

Privacy Statement: Public Law 102-550, authorizes the Department of Housing and Urban Development (HUD) to collect all the information (except the Social Security Number (SSN)) which will be used by HUD to protect disbursement data from fraudulent actions.

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

DEBTS OWED TO PUBLIC HOUSING AGENCIES AND TERMINATIONS

Paperwork Reduction Notice: Public reporting burden for this collection of information is estimated to average 7 minutes per response. This includes the time for respondents to read the document and certify, and any recordkeeping burden. This information will be used in the processing of a tenancy. Response to this request for information is required to receive benefits. The agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The OMB Number is 2577-0266, and expires 04/30/2023.

NOTICE TO APPLICANTS AND PARTICIPANTS OF THE FOLLOWING HUD RENTAL ASSISTANCE PROGRAMS:

- Public Housing (24 CFR 960)
- Section 8 Housing Choice Voucher, including the Disaster Housing Assistance Program (24 CFR 982)
- Section 8 Moderate Rehabilitation (24 CFR 882)
- Project-Based Voucher (24 CFR 983)

The U.S. Department of Housing and Urban Development maintains a national repository of debts owed to Public Housing Agencies (PHAs) or Section 8 landlords and adverse information of former participants who have voluntarily or involuntarily terminated participation in one of the above-listed HUD rental assistance programs. This information is maintained within HUD's Enterprise Income Verification (EIV) system, which is used by Public Housing Agencies (PHAs) and their management agents to verify employment and income information of program participants, as well as, to reduce administrative and rental assistance payment errors. The EIV system is designed to assist PHAs and HUD in ensuring that families are eligible to participate in HUD rental assistance programs and determining the correct amount of rental assistance a family is eligible for. All PHAs are required to use this system in accordance with HUD regulations at 24 CFR 5.233.

HUD requires PHAs, which administers the above-listed rental housing programs, to report certain information at the conclusion of your participation in a HUD rental assistance program. This notice provides you with information on what information the PHA is required to provide HUD, who will have access to this information, how this information is used and your rights. PHAs are required to provide this notice to all applicants and program participants and you are required to acknowledge receipt of this notice by signing page 2. Each adult household member must sign this form.

What information about you and your tenancy does HUD collect from the PHA?

The following information is collected about each member of your household (family composition): full name, date of birth, and Social Security Number.

The following adverse information is collected once your participation in the housing program has ended, whether you voluntarily or involuntarily move out of an assisted unit:

1. Amount of any balance you owe the PHA or Section 8 landlord (up to $500,000) and explanation for balance owed (i.e. unpaid rent, retroactive rent (due to unreported income and/ or change in family composition) or other charges such as damages, utility charges, etc.); and
2. Whether or not you have entered into a repayment agreement for the amount that you owe the PHA; and
3. Whether or not you have defaulted on a repayment agreement; and
4. Whether or not the PHA has obtained a judgment against you; and
5. Whether or not you have filed for bankruptcy; and
6. The negative reason(s) for your end of participation or any negative status (i.e., abandoned unit, fraud, lease violations, criminal activity, etc.) as of the end of participation date.

Who will have access to the information collected?
This information will be available to HUD employees, PHA employees, and contractors of HUD and PHAs.

How will this information be used?
PHAs will have access to this information during the time of application for rental assistance and reexamination of family income and composition for existing participants. PHAs will be able to access this information to determine a family's suitability for initial or continued rental assistance, and avoid providing limited Federal housing assistance to families who have previously been unable to comply with HUD program requirements. If the reported information is accurate, a PHA may terminate your current rental assistance and deny your future request for HUD rental assistance, subject to PHA policy.

How long is the debt owed and termination information maintained in EIV?
Debt owed and termination information will be maintained in EIV for a period of up to ten (10) years from the end of participation date or such other period consistent with State Law.

What are my rights?
In accordance with the Federal Privacy Act of 1974, as amended (5 USC 552a) and HUD regulations pertaining to its implementation of the Federal Privacy Act of 1974 (24 CFR Part 16), you have the following rights:

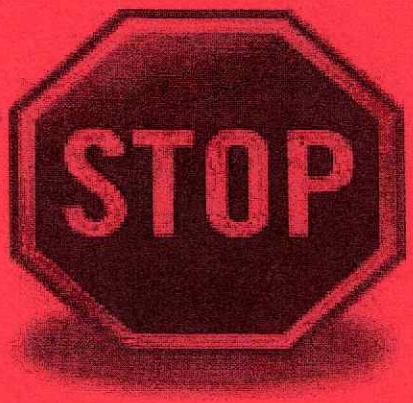
1. To have access to your records maintained by HUD, subject to 24 CFR Part 16.
2. To have an administrative review of HUD's initial denial of your request to have access to your records maintained by HUD.
3. To have incorrect information in your record corrected upon written request.
4. To file an appeal request of an initial adverse determination on correction or amendment of record request within 30 calendar days after the issuance of the written denial.
5. To have your record disclosed to a third party upon receipt of your written and signed request.

What do I do if I dispute the debt or termination information reported about me?
If you disagree with the reported information, you should contact in writing the PHA who has reported this information about you. The PHA's name, address, and telephone numbers are listed on the Debts Owed and Termination Report. You have a right to request and obtain a copy of this report from the PHA. Inform the PHA why you dispute the information and provide any documentation that supports your dispute. HUD's record retention policies at 24 CFR Part 908 and 24 CFR Part 982 provide that the PHA may destroy your records three years from the date your participation in the program ends. To ensure the availability of your records, disputes of the original debt or termination information must be made within three years from the end of participation date; otherwise the debt and termination information will be presumed correct. Only the PHA who reported the adverse information about you can delete or correct your record.

Your filing of bankruptcy will not result in the removal of debt owed or termination information from HUD's EIV system. However, if you have included this debt in your bankruptcy filing and/or this debt has been discharged by the bankruptcy court, your record will be updated to include the bankruptcy indicator, when you provide the PHA with documentation of your bankruptcy status.

The PHA will notify you in writing of its action regarding your dispute within 30 days of receiving your written dispute. If the PHA determines that the disputed information is incorrect, the PHA will update or delete the record. If the PHA determines that the disputed information is correct, the PHA will provide an explanation as to why the information is correct.

This Notice was provided by the below-listed PHA:	**I hereby acknowledge that the PHA provided me with the *Debts Owed to PHAs & Termination Notice*:**
	Signature **Date**
	Printed Name



ATTENTION!

THE BROWN COUNTY HOUSING AUTHORITY USES A PRIVATE INVESTIGATION SERVICE TO SCREEN ALL PROGRAM APPLICANTS.

IF YOU HAVE RECENT CRIMINAL HISTORY OF:

- **DRUGS**
- **VIOLENCE**
- **GANG-RELATED ACTIVITY**
- **NAME ON SEXUAL OFFENDER REGISTRY**

...YOUR APPLICATION TO THE PROGRAM WILL BE DENIED.

"RECENT" IS DEFINED AS 3 YEARS PAST THE OFFENSE DATE FOR A MISDEMEANOR OR CITY ORDINANCE VIOLATION, OR 5 YEARS PAST THE OFFENSE DATE FOR A FELONY. THOSE ON THE SEX OFFENDER REGISTRY ARE INELIGIBLE FOR THE ENTIRE DURATION THEY ARE REQUIRED TO REGISTER.

Additional Notes:

- **All enrolled household members are screened annually.**
- **Unreported household members or unreported income will result in program termination, housing fraud charges, and potentially a small claims court judgement requiring that housing assistance be paid back.**
- **Providing false information on your application is grounds for denial.**

Veterans 1st of NEW

Veterans 1st of NEW is a 501(c)(3) EIN: 92-0577700

INTAKE CHECKLIST

~~Interview~~

1. What brought you here? Referral?
2. Do you have a DD214?
3. Do you have an Other Than Dishonorable discharge?
4. Why do you want to stay at Veterans 1st?
5. For Rapid Rehousing (RRH) there is a $100 security deposit with $400 monthly rent due by the 1st
6. ~~For the Affordable Housing (AF) there is a $500 security deposit with $840 monthly rent due by the 1st~~
7. RRH residents will be breathalyzed as needed due to no alcohol consumption
8. RRH and AF residents will be urine drug tested as needed
9. RRH curfew will be 11:00 pm unless documented for work
10. RRH weekly chores will be completed
11. RRH must be employed within the first month

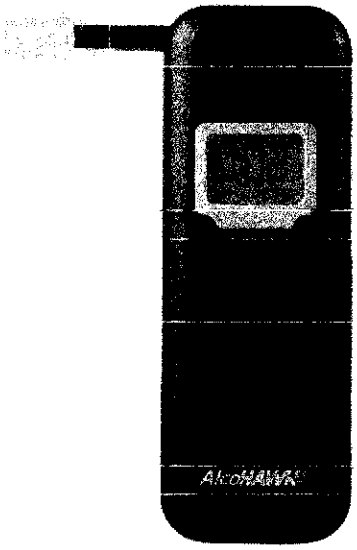
Application

1. Give application
2. Photocopy ID
3. Review application. Look for missing information
4. Begin Intake form
5. For RRH ask in-depth medical history, mental health history, medications
6. ~~Substance Use: last use of marijuana, alcohol. What other drugs have you used? When last?~~ Prescription medications not prescribed to you
7. Verify probation/parole status
8. Program fees and security deposit due. Remind next payment is due the 1st of the month (prorated)
9. Sign consents

Welcome

1. House assignment. Name on chore whiteboard. Door code will be given.
2. Tour Community Center and show computer room, office, kitchen.
3. Med closet. (Remind that ALL meds need to be secured. Get a weekly pill sorter)
4. For RRH, bags will be searched
5. Take to room. Show how to lock door. Remind to lock when leaving. Must keep my home clean and allow it to be inspected regularly by Veterans 1st staff and Squad Leader.

DrugTestsInBulk.com
Keeping Businesses Safe, One Test at a Time!



AlcoHAWK Ultra Slim Breathalyzer

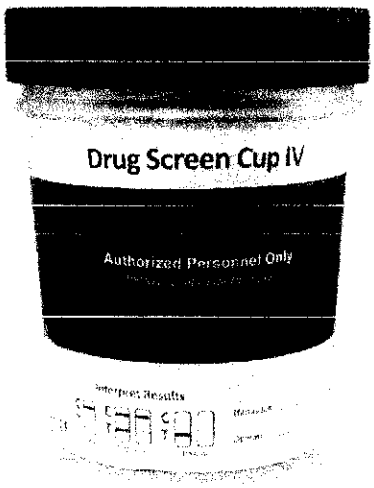
The AlcoHAWK Ultra Slim Breathalyzer is one of the most affordable and accurate semiconductor breath alcohol screening devices on the market. It features a sleek personal design roughly the size of a cell phone made of impact resistant abs material. The unit screens for the presence of alcohol quickly and is an ideal solution for a discreet easy-to-use unit.

Availability: In stock

4.7 ★★★★★
Google
Customer Reviews

UP TO 70% OFF POPULAR PRODUCTS

DrugTestsInBulk.com
Keeping Businesses Safe, One Test at a Time!



Twelve Panel Drug Screen Cup IV Drug Test (CLIA Waived)

- Up to 12 Drugs
- CLIA Waived
- Results in 5 Minutes
- Easy to Read Results
- Built in Temp Strip

Availability: In stock **(Formerly) Model: D708086**

Buy more, save more!

$106.25

...n you buy 40 cases or more

4.7 ★★★★★
Google
Customer Reviews

UP TO 70% OFF POPULAR PRODUCTS

ZONING ORDINANCE NO.11-24

AN ORDINANCE CREATING A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR PROPERTY LOCATED AT 221 CHERRY STREET
(ZP 23-52)

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

SECTION 1. Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development District on the following described property:

ALL OF LOTS 29, 30, 31, 46, 47 AND 48, PART OF LOTS 32 AND 45, AND THE ADJACENT VACATED ALLEY ACCORDING TO THE RECORDED "PLAT OF NAVARINO", IN THE CITY OF GREEN BAY, EAST SIDE OF THE FOX RIVER, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BROWN COUNTY SURVEYOR'S TRAVERSE POINT #40V21.3; THENCE S71°11'11"E, 513.67 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF WASHINGTON STREET AND THE NORTHERLY RIGHT OF WAY OF CHERRY STREET, ALSO BEING THE SOUTHWEST CORNER OF LOT 29 OF THE RECORDED "PLAT OF NAVARINO", AND THE POINT OF BEGINNING; THENCE N26°25'10"E, 220.35 FEET ALONG SAID EASTERLY RIGHT OF WAY; THENCE S18°34'50"E, 28.38 FEET TO THE NORTH LINE OF LOT 31, SAID PLAT; THENCE S63°34'50"E, 283.58 FEET ALONG SAID NORTH LINE, ITS EASTERLY EXTENSION AND THE NORTH LINE OF LOT 46, SAID PLAT; THENCE N71°25'10"E, 40.21 FEET TO THE WESTERLY RIGHT OF WAY OF ADAMS STREET; THENCE S26°25'10"W, 228.86 FEET ALONG SAID WESTERLY RIGHT OF WAY TO ITS INTERSECTION WITH SAID NORTHERLY RIGHT OF WAY OF CHERRY STREET, ALSO BEING THE SOUTHEAST CORNER OF LOT 48, SAID PLAT, THENCE N63°33'19"W, 332.08 FEET ALONG SAID NORTHERLY RIGHT OF WAY TO THE POINT OF BEGINNING.

PARCEL CONTAINS 67,140 SQUARE FEET / 1.54 ACRES, MORE OR LESS.
PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Tax Parcel: 12-112

SECTION 2. Pursuant to Chapter 44, Article XX, Green Bay Municipal Code, as applicable, the following conditions are imposed:

A. Purpose and Intent. The Planned Unit Development (PUD) Overlay District is being utilized to permit the development of an eight (8) story mixed-use building consisting of 268 market rate apartment units, approximately 4,900 square feet of retail space, and 284 parking stalls.

B. Development Area. The development shall be constructed in a single phase at 221 Cherry Street (Parcel 12-112) bounded by Washington Street to the west, Cherry Street to the south, and Adams Street to the east.

C. Land Use. The underlying zoning district for the parcel is Downtown 2 (D2) District. D2 principal uses allow mixed-use developments such as, but not limited to, multi-family dwellings, townhouses, restaurants not including drive throughs, taverns/bars, and general retail sales.
Permitted accessory uses include, but are not limited to, private swimming pools, indoor exercise facilities, community meeting rooms, and other recreational facilities that are operated for the sole use and convenience of the residents of the principle use and their guests, and parking (structured).
Land use includes the following exception:

1. Townhomes located on the ground level of Adams Street and Cherry Street are permitted. The amount of space used for townhome frontage shall be in accordance with dimensions noted in Exhibit B.

D. Dimensional and Area Requirements: Dimensional and area requirements of the principal structure shall be regulated by the dimensional and area requirements of Downtown (D) District with the following exception:

1. Minimum lot area (sq. ft) per unit is reduced to a minimum of 235 square feet per unit.

E. Access and Circulation. Access and circulation for automobile traffic shall be established in substantial conformity with Exhibit B and regulated by the dimensional and area requirements of Downtown (D) District with the following exception:

1. A curb cut on Washington Street at the right of way along the back of sidewalk projecting to the curb is permitted at a width of 26.3 feet.

F. Architecture.

1. Exterior Materials. Building materials should be durable and appropriate for the district. At least 80% of the exterior building façades facing public rights of way and at least 60% of the walls not facing public rights of way shall consist of one or more of the following materials:

A. Brick or brick veneer.
B. Stone or stone veneer.
C. Glass (curtain/storefront).

D. Windows and doors.
E. Concrete panels and cement board.

2. Secondary Materials. Secondary materials shall not cumulatively exceed 20% of any area facing public rights of way and shall not exceed 40% of walls not facing public rights of way. Secondary materials include, but are not limited to:
   A. Decorative or split-face block.
   B. Architectural/decorative metals.
   C. Wood or wood composite.
   D. Stucco or exterior insulation and finish system (EIFS).

C. Façade Articulation. Buildings shall be designed to provide interest and variety. Flat, unadorned walls shall be avoided. Façade lengths shall not be greater than 40 feet without articulation. Articulation shall be adorned with vertical based elements as determined by Department of Community and Economic Development Staff.
The property owner may engage in a common activation of the ground space between the north wall of building and the southern wall of the neighboring northern property. If parcel owner parties agree to said activation, artistic elements should be adorned at the first and second floor level of the common activated area.

D. Building entrances. Main entrances shall be clearly identified and articulated using detailing, distinctive materials and/or colors, projections, recesses or other comparable elements. Ground level patios for entry-ways leading to individual residential units are permitted to have a 100 percent opaque wall separating the individual unit from the right of way with a wall height no greater than 4 feet from sidewalk grade.

A. Lighting. All lighting on the subject property shall be regulated as set forth in Chapter 44, Article V, Division 8, Green Bay Municipal Code. Special consideration shall be made along the north building wall to ensure safety between the northern building wall and adjacent property. Lighting shall be balanced depending on the nature of the use of potential common activated spaces between the northern building wall and adjacent property by agreement of the property owner and property owners of the northern adjacent property. Lighting shall include wall accent lighting shieled in a manner which directs lighting down to create a lit environment during dark hours on the northerly wall between both properties. Wall lighting shall be installed at a minimum height of 10 feet and a maximum height of 20 feet.

Footcandles measured at the property line shall be a minimum of one and a maximum of three. Lighting shall be active from dusk to dawn daily.

B. If both the property owner and property owners of the northern adjacent property agree to a common activated space, lighting shall include pedestrian scale lighting elements.

C. If the property owner and the property owners of the northern adjacent property do not agree to a common activated space, lighting shall not include pedestrian scale lighting elements.

G. Signage. All signage shall be regulated as set forth in Chapter 30, Article II, (D) Downtown District.

H. Site Plan Review & Standards
   A. Prior to the issuance of any building permits, site plans shall be submitted and reviewed pursuant to Chapter 44, Article XIX, Green Bay Municipal Code.
   B. No ground-mounted mechanicals are permitted. Any building- or roof-mounted mechanicals shall be screened in accordance with Section 44-1917, Green Bay Municipal Code.

I. Prior to the issuance of any building permits, stormwater management plans, meeting the standards established by the City's Department of Public Works, shall be submitted to and approved by the City. *See* Chapter 16, Green Bay Municipal Code.

J. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the PUD is required.

SECTION 3. The provisions of this ordinance, including, without limitation, the granting of a conditional use permit and all obligations, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property.

All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

SECTION 4. Each exhibit which is attached to this ordinance is deemed to be and is expressly made a part of and incorporated into this ordinance to the same extent as if each such exhibit and the plans identified therein had been set forth in its entirety

in the body of this ordinance.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. In addition to all other remedies available to the City of Green Bay, the City may decline to issue any building or other permits otherwise required by any ordinance of this City while any violation of this ordinance remains uncured.

SECTION 7. If any provision in this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the City of Green Bay that all provisions of this ordinance are separable.

SECTION 8. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 44-82, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2024.

APPROVED:

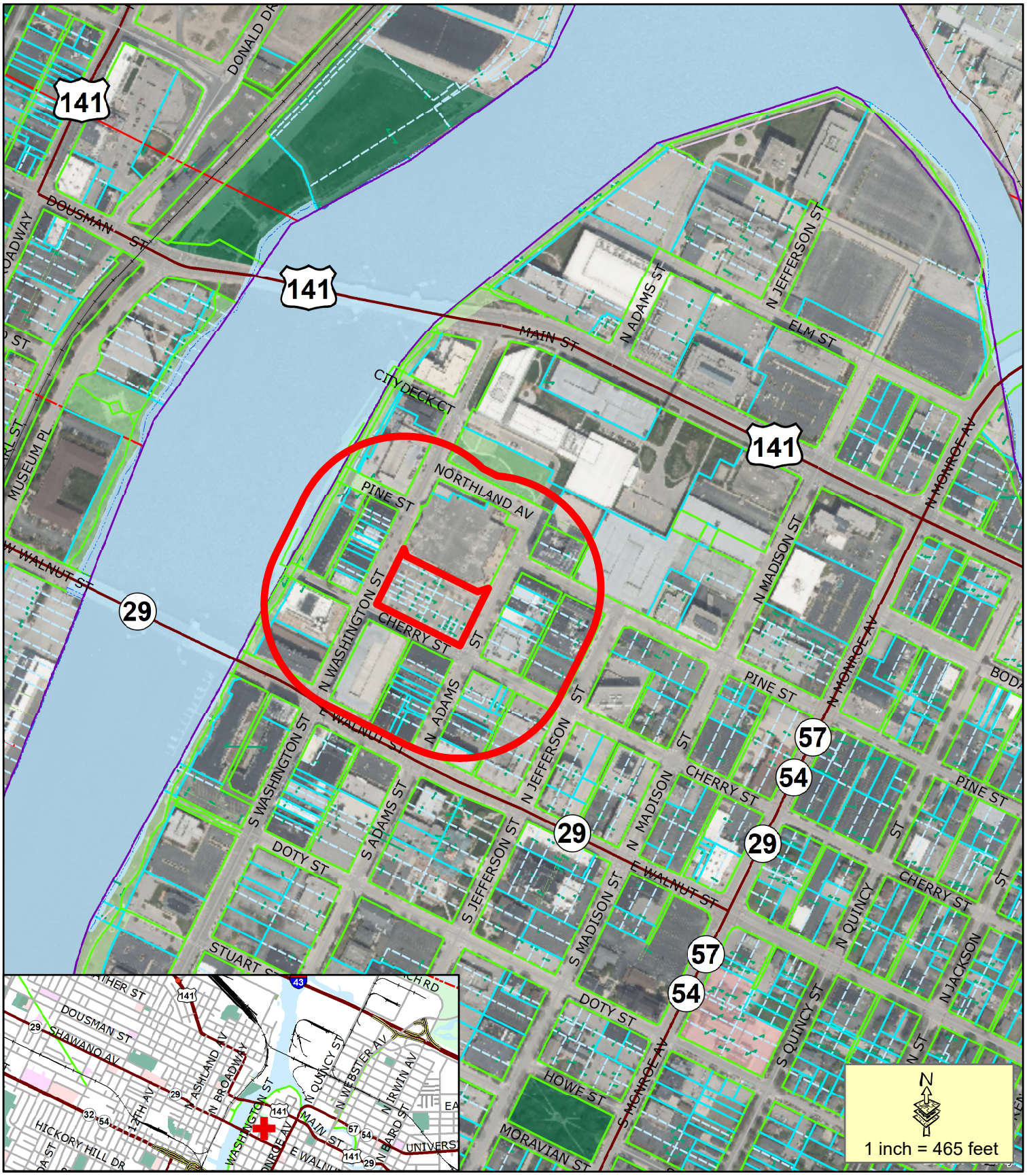
_____
Eric Genrich, Mayor

ATTEST:

_____
Celestine Jeffreys, City Clerk

Attachments:

Exhibit A – Project Map
Exhibit B – Site Plan



Proposed PUD Parcel

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 JL

Planned Unit Development
(PUD) Request
221 Cherry Street

EXHIBIT B

CHERRY STREET APARTMENTS

221 CHERRY STREET
GREEN BAY, WISCONSIN

PLANNED URBAN DEVELOPMENT
REVIEW - 04.16.24



OWNER	ARCHITECT	CIVIL ENGINEER	STRUCTURAL ENGINEER:
NEW LAND ENTERPRISES 1840 NORTH FARWELL AVENUE MILWAUKEE, WI 53202	KORB + ASSOCIATES ARCHITECTS 648 N. PLANKINTON AVE SUITE 240 MILWAUKEE, WI 53203	JSD ENGINEERING W238 N1610 BUSSE RD. SUITE 100 PEWAUKEE, WI 53188	NA -
CONTACT: JOEY WISNIEWSKI	CONTACT: JASON KORB	CONTACT: ANDREW P. MERTZ	-

DRAWING INDEX

00-GENERAL
G000 COVER SHEET
G001 VICINITY MAP
G010 BUILDING AXONOMETRIC DRAWING
G011 BUILDING SCHEDULE UNIT INFORMATION

01-CIVIL
C100 DEMOLITION PLAN
C200 SITE PLAN
C300 GRADING AND EROSION PLAN
C301 DETAILED GRADING PLAN
C302 DETAILED GRADING PLAN
C400 UTILITY PLAN
C500 DETAILS
C501 DETAILS

02- LANDSCAPE
L100 SITE LANDSCAPE PLAN

04-ARCHITECTURAL
A101 FIRST FLOOR PLAN
A102 SECOND FLOOR PLAN
A103 THIRD FLOOR PLAN
A104 FOURTH FLOOR PLAN
A105 FIFTH FLOOR PLAN
A106 SIXTH FLOOR PLAN
A107 SEVENTH FLOOR PLAN
A108 EIGHTH FLOOR PLAN
A111 AVG. ROOF PLAN
A200 EXTERIOR ELEVATIONS
A201 COURTYARD ELEVATIONS
A202 MATERIALS
A400 ENLARGED FLOOR PLANS
A401 ENLARGED FLOOR PLANS
A402 ENLARGED FLOOR PLANS
A403 ENLARGED FLOOR PLANS
A900 RENDERS
A901 RENDERS
A902 RENDERS
A903 RENDERS

PROJECT
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER
NEW LAND ENTERPRISES
1840 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT
KORB + ASSOCIATES ARCHITECTS
648 N. PLANKINTON AVE SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER
JSD ENGINEERING
W238 N1610 BUSSE RD.
SUITE 100
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER
NA
-

DATE	REVISION

REVIEW SET - NOT FOR CONSTRUCTION -

PROJ. NO.	2309.00
SCALE	
PHASE	PLANNED URBAN DEVELOPMENT
DATE	04.16.24

COVER SHEET

G000

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PROJECT SITE



N

0' 100'

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1840 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
6939 N. PLANKINTON AVE
SUITE 2A
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N161 BUSSE RD.
SUITE 102
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER:
NA
-

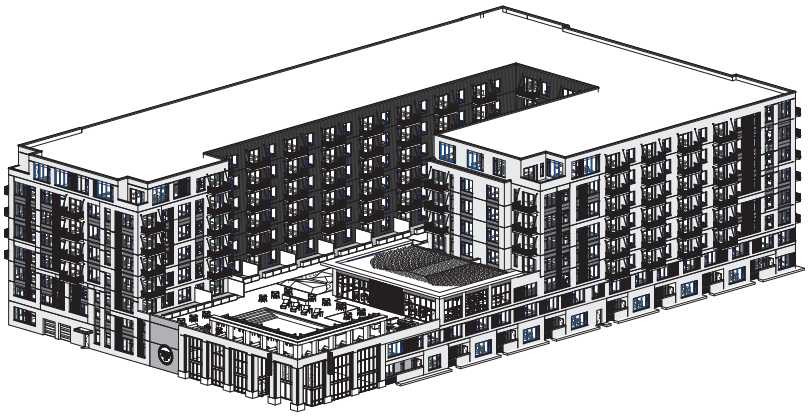
DATE	REVISION

- FOR REVIEW - NOT FOR CONSTRUCTION -

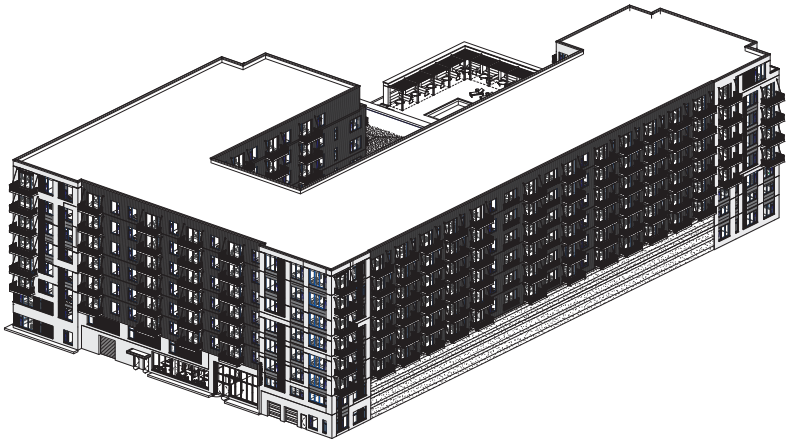
PROJECT	2020-04
SCALE	
PHASE	PLANNING/BIDDING DESIGN DEVELOPMENT REVIEW
DATE	2020.04

VICINITY MAP

G001



1 NORTHEAST CORNER



2 SOUTHWEST CORNER

PROJECT:
CHERRY STREET
APARTMENTS
231 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1845 NORTH FARWELL
AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES
ARCHITECTS
648 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BUSSE RD.
SUITE 102
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER:
NA
-

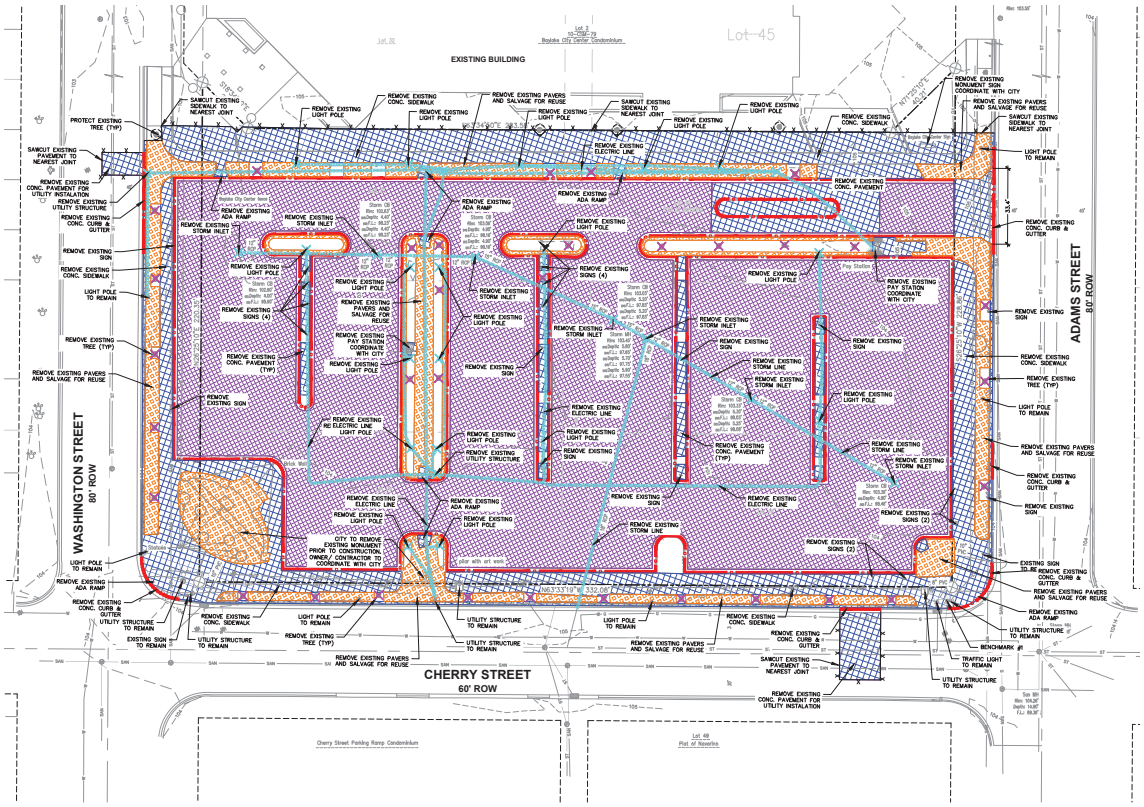
DATE	REVISION

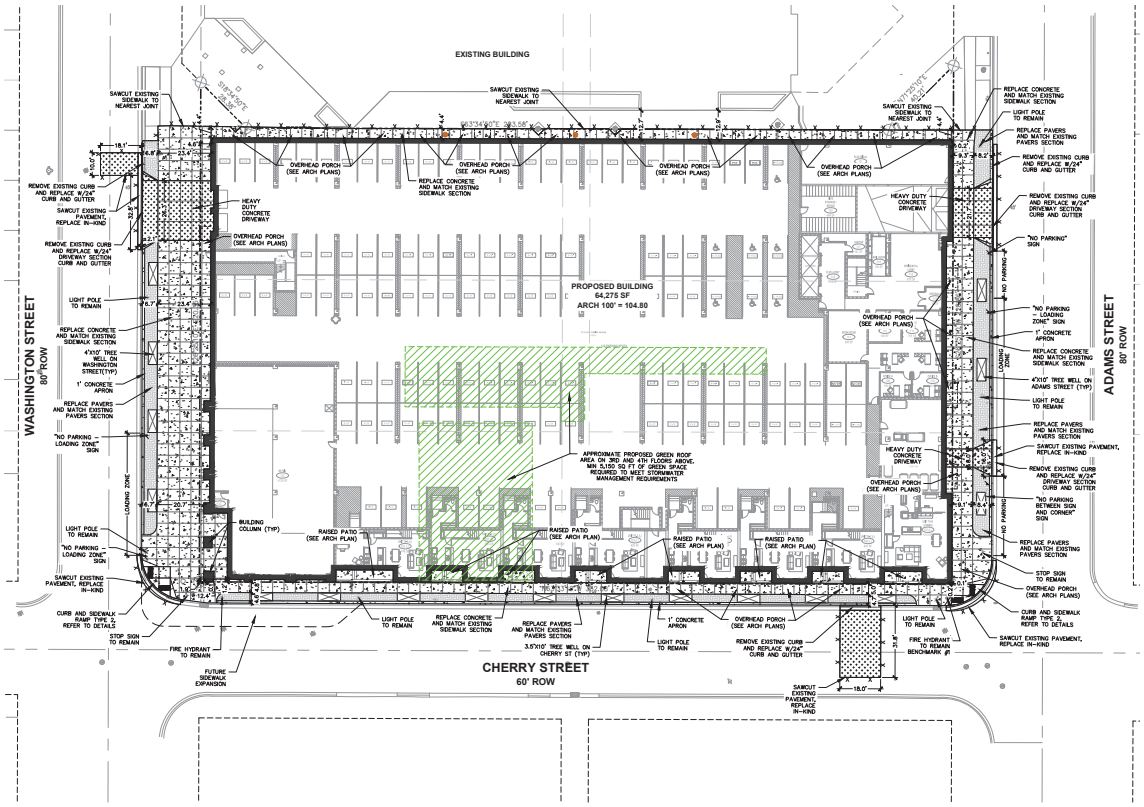
- FOR REVIEW - NOT FOR CONSTRUCTION -

PROJECT	2020-04
SCALE	
PHASE	PLANNING/BRN SUBDIVISION REVIEW
DATE	2020.05.04

BUILDING AXONOMETRIC DRAWING

G010


EXISTING BUILDING
Lot 45
Lot 2
10-CSM-79
Besides City Center Condominium
Lot 31
WASHINGTON STREET
80' ROW
ADAMS STREET
80' ROW
CHERRY STREET
60' ROW
Cherry Street Parking Ramp Condominium
Lot 49
Plat of Newerre
REMOVE EXISTING CONC. SIDEWALK
REMOVE EXISTING LIGHT POLE
REMOVE EXISTING PAVERS AND SALVAGE FOR REUSE
SAWCUT EXISTING SIDEWALK TO NEAREST JOINT
PROTECT EXISTING TREE (TYP)
SAWCUT EXISTING PAVEMENT TO NEAREST JOINT
REMOVE EXISTING CONC. PAVEMENT FOR UTILITY INSTALLATION
REMOVE EXISTING UTILITY STRUCTURE
REMOVE EXISTING CONC. CURB & GUTTER
REMOVE EXISTING SIGN
REMOVE EXISTING CONC. SIDEWALK
LIGHT POLE TO REMAIN
REMOVE EXISTING TREE (TYP)
REMOVE EXISTING PAVERS AND SALVAGE FOR REUSE
REMOVE EXISTING SIGN
LIGHT POLE TO REMAIN
REMOVE EXISTING ADA RAMP
EXISTING SIGN TO REMAIN
REMOVE EXISTING STORM INLET
REMOVE EXISTING ADA RAMP
REMOVE EXISTING SIGNS (4)
REMOVE EXISTING CONC. PAVEMENT (TYP)
REMOVE EXISTING PAVERS AND SALVAGE FOR REUSE
REMOVE EXISTING PAY STATION COORDINATE WITH CITY
REMOVE EXISTING ELECTRIC LINE
REMOVE EXISTING RR ELECTRIC LINE
REMOVE EXISTING UTILITY STRUCTURE
REMOVE EXISTING STORM LINE
REMOVE EXISTING CONC. PAVEMENT (TYP)
CITY TO REMOVE EXISTING MONUMENT PRIOR TO CONSTRUCTION. OWNER/ CONTRACTOR TO COORDINATE WITH CITY
REMOVE EXISTING CONC. SIDEWALK
REMOVE EXISTING CONC. CURB & GUTTER
UTILITY STRUCTURE TO REMAIN
LIGHT POLE TO REMAIN
REMOVE EXISTING TREE (TYP)
REMOVE EXISTING PAVERS AND SALVAGE FOR REUSE
REMOVE EXISTING CONC. PAVEMENT FOR UTILITY INSTALLATION
SAWCUT EXISTING PAVEMENT TO NEAREST JOINT
REMOVE EXISTING MONUMENT SIGN COORDINATE WITH CITY
REMOVE EXISTING PAVERS AND SALVAGE FOR REUSE
SAWCUT EXISTING SIDEWALK TO NEAREST JOINT
LIGHT POLE TO REMAIN
REMOVE EXISTING CONC. PAVEMENT
REMOVE EXISTING CONC. CURB & GUTTER
REMOVE EXISTING SIGN
REMOVE EXISTING CONC. SIDEWALK
REMOVE EXISTING TREE (TYP)
LIGHT POLE TO REMAIN
REMOVE EXISTING PAVERS AND SALVAGE FOR REUSE
REMOVE EXISTING CONC. CURB & GUTTER
REMOVE EXISTING SIGN
EXISTING SIGN TO REMAIN
REMOVE EXISTING PAVERS AND SALVAGE FOR REUSE
REMOVE EXISTING CONC. CURB & GUTTER
REMOVE EXISTING ADA RAMP
UTILITY STRUCTURE TO REMAIN
BENCHMARK #1
TRAFFIC LIGHT TO REMAIN
UTILITY STRUCTURE TO REMAIN
REMOVE EXISTING CONC. PAVEMENT FOR UTILITY INSTALLATION
SAWCUT EXISTING PAVEMENT TO NEAREST JOINT
REMOVE EXISTING CONC. CURB & GUTTER
REMOVE EXISTING ADA RAMP
REMOVE EXISTING PAVERS AND SALVAGE FOR REUSE
REMOVE EXISTING SIGNS (2)
REMOVE EXISTING STORM INLET
REMOVE EXISTING STORM LINE
REMOVE EXISTING ELECTRIC LINE
REMOVE EXISTING PAVERS AND SALVAGE FOR REUSE
REMOVE EXISTING CONC. SIDEWALK
REMOVE EXISTING CONC. CURB & GUTTER
REMOVE EXISTING SIGN
REMOVE EXISTING TREE (TYP)
REMOVE EXISTING PAVERS AND SALVAGE FOR REUSE
REMOVE EXISTING CONC. CURB & GUTTER
REMOVE EXISTING SIGN
REMOVE EXISTING CONC. SIDEWALK
REMOVE EXISTING CONC. CURB & GUTTER
REMOVE EXISTING ADA RAMP
REMOVE EXISTING PAVERS AND SALVAGE FOR REUSE
REMOVE EXISTING SIGNS (2)
REMOVE EXISTING STORM INLET
REMOVE EXISTING STORM LINE
REMOVE EXISTING ELECTRIC LINE
REMOVE EXISTING PAVERS AND SALVAGE FOR REUSE



PAVING NOTES

1. GENERAL

1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF GREEN BAY ORDINANCES.

1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.

1.3. SURFACE PREPARATION – NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.

2. CONCRETE PAVING SPECIFICATIONS

2.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.

2.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.

2.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.

2.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.

2.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.

2.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.

2.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE 1K-26UV CONCRETE SEALANT.

3. PAVEMENT MARKING SPECIFICATIONS

3.1. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.

3.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.

3.3. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

3.4. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

SITE INFORMATION TABLE

SITE ADDRESS	221 CHERRY STREET
PROPERTY ACREAGE	1.54 ACRES (67,140 SF)
ZONING DISTRICT	D2
NUMBER OF BUILDING STORIES	9
BUILDING SQUARE FOOTAGE	64,275 SF
NUMBER OF INTERIOR PARKING STALLS	
STANDARD	287
ACCESSIBLE	7
TOTAL INTERIOR	294
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	64,840 SF
EXISTING PERVIOUS SURFACE AREA	2,300 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.97
PROPOSED IMPERVIOUS SURFACE AREA	61,990 SF
PROPOSED PERVIOUS SURFACE AREA	0 SF
PROPOSED GREEN ROOF SURFACE AREA	5,150 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.92

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PAVERS
- SIGN POST
- SAWCUT EXISTING PAVEMENT

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1 – TAG BOLT ON THE HYDRANT LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF CHERRY STREET AND ADAMS STREET	106.62

SCALE IN FEET
20' 0 20'

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4/5/2024

KA KORB + ASSOCIATES ARCHITECTS
JSD
MILWAUKEE REGIONAL OFFICE
N28W 23078 ROBERT ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P: 262.513.0666
JSD PROJ. NO.: 23-13662
JSD PROJ. MGR.: AVM

PROJECT:
ADAMS STREET APARTMENTS
221 CHERRY ST.
GREEN BAY, WI 54301

OWNER:
NEW LAND ENTERPRISES, LLC
1840 N. FARWELL AVE. SUITE A
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
648 N. PLANKINTON AVE. SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD PROFESSIONAL SERVICES, INC.
W238N1610 BUSSE RD. SUITE 100
WAUKESHA, WI 53188

STRUCTURAL ENGINEER:
TBD

CONSTRUCTION MANAGER:
TBD

DATE	REVISION

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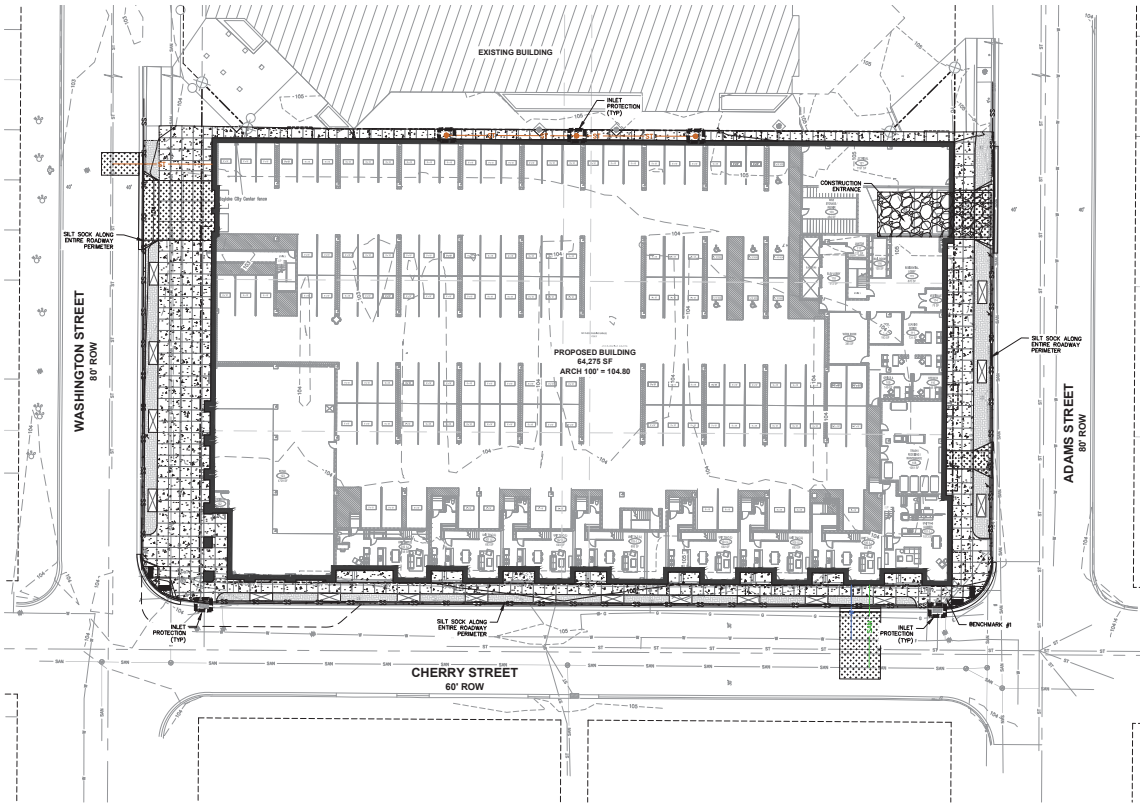
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PHASE	PLAN REVIEW
DATE	04/05/2024

SITE PLAN

C200

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EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND THE CITY OF GREEN BAY OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF GREEN BAY ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT SOCK AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF GREEN BAY PRIOR TO DEVIATION OF THE APPROVED PLANS.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF GREEN BAY.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. THE CONTRACTOR SHALL NOT STOCKPILE SOIL ONSITE. ALL SOIL TO BE HAULED OFF SITE IMMEDIATELY.
11. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
12. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
13. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
14. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
15. STABILIZATION PRACTICES:
    15.1. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
    15.2. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
    15.3. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
    15.4. STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME THAT THE MEASURE IS IMPLEMENTED. THE APPROPRIATENESS OF A MEASURE, GIVEN THE SITE CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
        - PERMANENT SEEDING IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
        - TEMPORARY SEEDING: MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
        - HYDRO-MULCHING WITH A TACKIFIER
        - GEOTEXTILE EROSION MATTING
        - SODDING

GRADING AND SEEDING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
5. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
6. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
7. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF GREEN BAY ORDINANCE.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PAVERS
- 104 — PROPOSED 1 FOOT CONTOUR
- 105 — PROPOSED 5 FOOT CONTOUR
- 104 — EXISTING 1 FOOT CONTOUR
- 105 — EXISTING 5 FOOT CONTOUR
- SS — SILT SOCK
- CONSTRUCTION ENTRANCE
- FG XX.XX — SPOT ELEVATION
  - EG = EDGE OF CONCRETE
  - BOC = BACK OF CURB
  - EX = MATCH EXISTING GRADE
  - SW = SIDEWALK
- INLET PROTECTION

BENCHMARKS

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BENCHMARK #1 - TAG BOLT ON THE HYDRANT LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF CHERRY STREET AND ADAMS STREET	106.62

SCALE IN FEET
20' 0 20'

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WISCONSIN — ANDREW MERTZ — E-47570 — WAUKESHA — WI — PROFESSIONAL ENGINEER
4/5/2024

KA KORB + ASSOCIATES ARCHITECTS
JSD
MILWAUKEE REGIONAL OFFICE
N28W 23760 ROLLING MEADOWS DRIVE, SUITE 100
WAUKESHA, WISCONSIN 53188
P: 262.513.0666
JSD PROJ. NO.: 23-13902
JSD PROJ. MGR.: AJPM

PROJECT:
ADAMS STREET APARTMENTS
221 CHERRY ST.
GREEN BAY, WI 54301

OWNER:
NEW LAND ENTERPRISES, LLC
1840 N. FARWELL AVE.
SUITE A
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD PROFESSIONAL SERVICES, INC.
W238N1610 BUSSE RD.
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WAUKESHA, WI 53188

STRUCTURAL ENGINEER:
TBD

CONSTRUCTION MANAGER:
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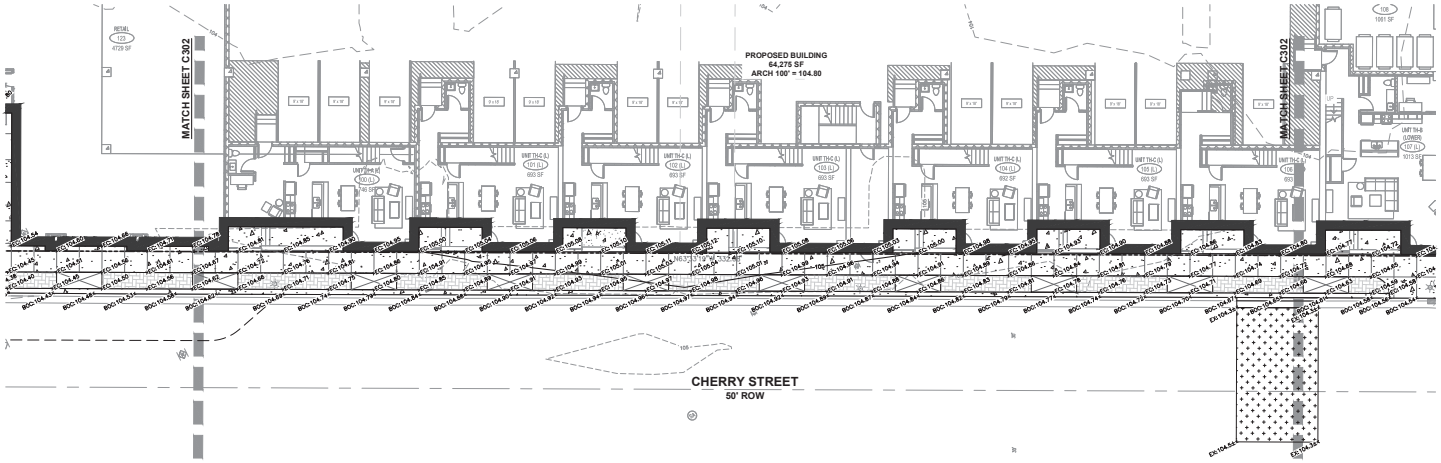
GRADING AND EROSION CONTROL PLAN

C300

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CHERRY STREET DETAILED GRADING

KA
KORB + ASSOCIATES ARCHITECTS
JSD
MILWAUKEE REGIONAL OFFICE
N28W 23078 ROBERT ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P: 262.513.0666
JSD PROJ. NO.: 23-13662
JSD PROJ. MGR.: AJPM

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GREEN BAY, WI 54301

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JSD PROFESSIONAL SERVICES, INC.
W238N1610 BUSSE RD. SUITE 100
WAUKESHA, WI 53188

STRUCTURAL ENGINEER:
TBD

CONSTRUCTION MANAGER:
TBD

DATE	REVISION

WISCONSIN
ANDREW P. MERTZ
E-41570
WAUKESHA
WI
4/5/2024

BENCHMARKS

DESCRIPTION	ELEVATION
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SCALE IN FEET
10' 0 10'

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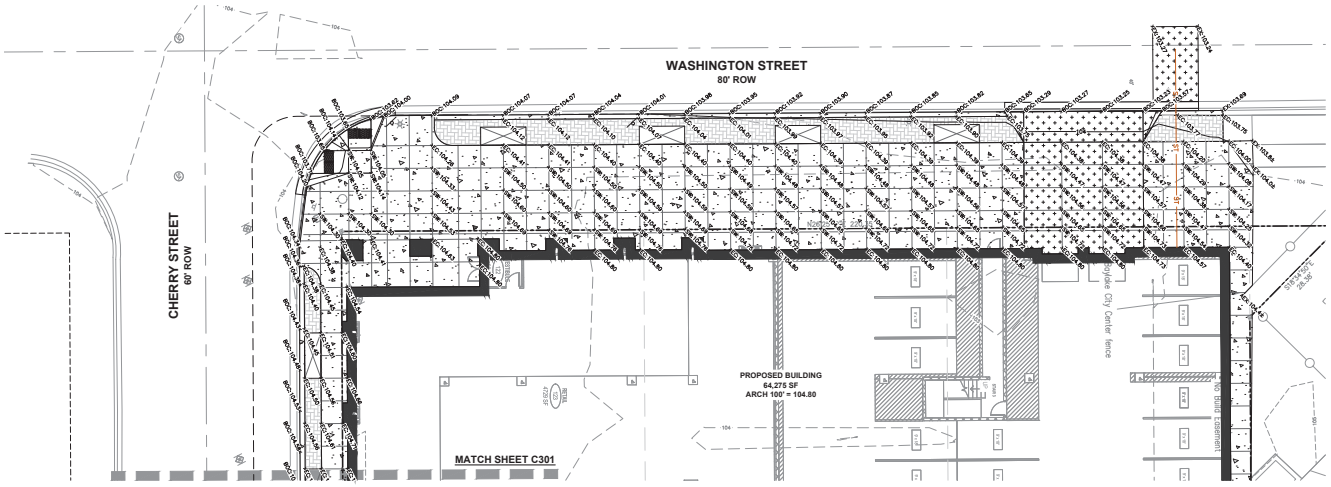
DETAILED GRADING PLAN

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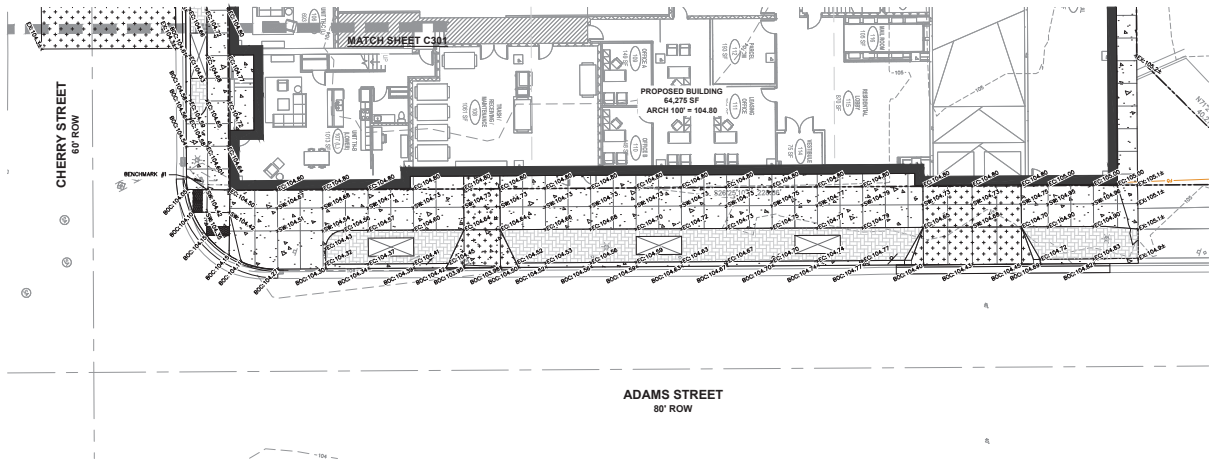
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WASHINGTON STREET DETAILED GRADING



ADAMS STREET
80' ROW

ADAMS STREET DETAILED GRADING

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1 - TAG BOLT ON THE HYDRANT LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF CHERRY STREET AND ADAMS STREET	106.62

ANDREW P. MERTZ E-43751 WAUKESHA WI

4/5/2024

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W238N1610 BUSSE RD.
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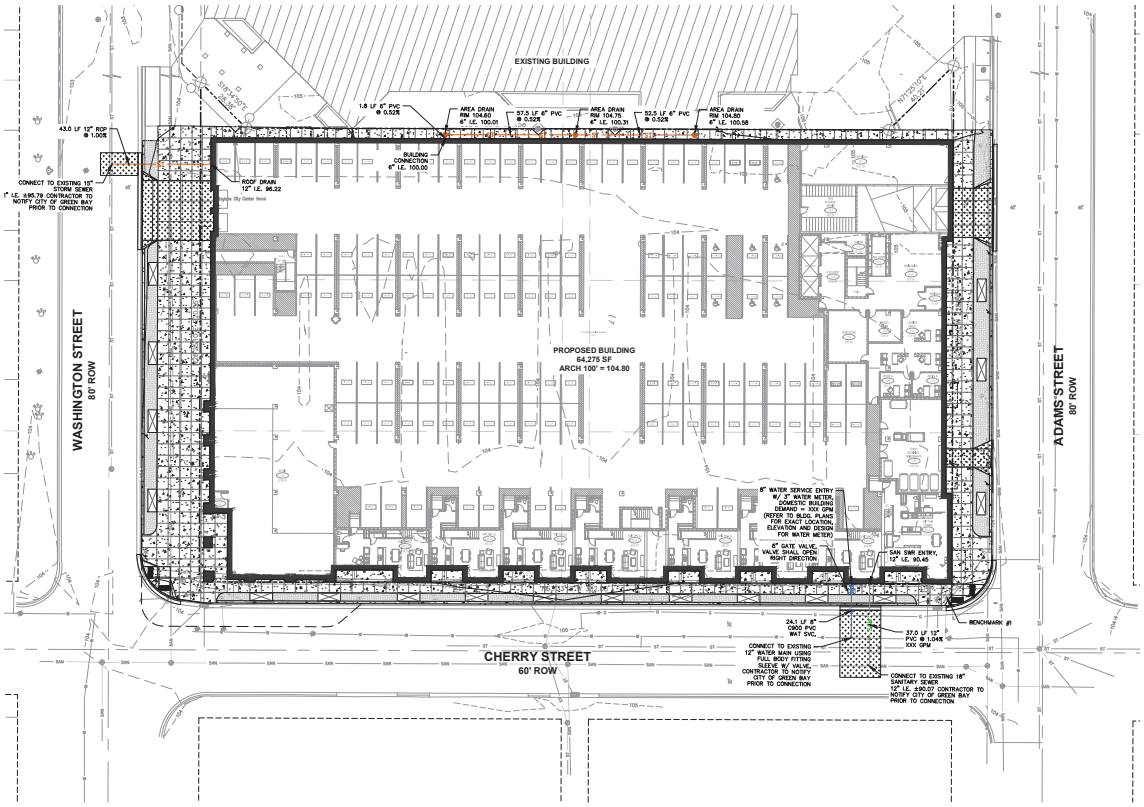
DETAILED GRADING PLAN

C302

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UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR MAKING HIS/HER OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES THAT MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR: EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULING A PRE-CONSTRUCTION MEETING.
   - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN – AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN A COPY OF THESE SPECIFICATIONS AND SHALL BE RESPONSIBLE TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF GREEN BAY STANDARD SPECIFICATIONS FOR CONSTRUCTION.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY EXISTING UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
12. STORM SEWER SPECIFICATIONS –

    PIPE – ALL PIPE MATERIAL BENEATH STREET PAVEMENT SHALL BE REINFORCED CONCRETE PIPE. STORM SEWER OUTSIDE OF RIGHT-OF-WAY SHALL BE HIGH DENSITY POLYETHYLENE OR POLYVINYL CHLORIDE. REFER TO FOLLOWING SPECIFICATIONS:
    - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM C-76, CLASS III (MINIMUM) WITH RUBBER GASKET JOINTS ASTM C-443.
    - HIGH DENSITY POLYETHYLENE SMOOTH-WALLED INTERIOR CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, MANNING "N" VALUE OF 0.010 AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE S, MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D3350, D2412, AND D2321 WITH ELASTOMERIC GASKETS CONFORMING TO ASTM F477.
    - POLYVINYL CHLORIDE PIPE (PVC) SHALL BE A SDR-35 PVC PIPE MEETING THE REQUIREMENTS OF OF ASTM D-3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

    INLETS – INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FIG. NO. 28 OF THE "STANDARD SPECIFICATIONS" OR APPROVED EQUAL WITH A 1'-6" X 2'-6" MAXIMUM OPENING. CURB FRAME & GRATE SHALL BE NEENAH R-3067 WITH TYPE R GRATE, OR EQUAL.

    BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

    FIELD TILE DIRECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
13. WATER MAIN SPECIFICATIONS –

    PIPE – WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES SHALL MEET MJ AND VALVE BOXES SHALL BE AMERICAN GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.2 OF THE "STANDARD SPECIFICATIONS".GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

    10-GAUGE TRACER WIRE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF ALL PRIVATE WATER MAINS, HYDRANT LEADS, FIRE DEPARTMENT CONNECTION LEADS AND LATERALS. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS AND ENCLOSED IN RISER BOX WITH "WATER" ON THE COVER.

    BEDDING AND COVER MATERIAL – PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

    WATER MAIN INSTALLATION SHALL COMPLY WITH THE CITY OF GREEN BAY STANDARD SPECIFICATION FOR ALL WATER MAIN DETAILS AND SPECIFICATIONS FOR CONSTRUCTION.
14. SANITARY SEWER SPECIFICATIONS –

    PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

    BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."
15. WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND INSTALLATION OF INSULATION SHALL BE CONFORMING WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SANITARY SEWER
- WATERMAIN
- STORM SEWER

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1–TAG BOLT ON THE HYDRANT LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF CHERRY STREET AND ADAMS STREET	106.62

WISCONSIN ANDREW P. MERTZ E-43751 WAUKESHA WI

4/5/2024

SCALE IN FEET
20' 0 20'

DIGGER'S HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

KA
JSD
MILWAUKEE REGIONAL OFFICE
P: 262.513.0666

PROJECT:
ADAMS STREET APARTMENTS
221 CHERRY ST.
GREEN BAY, WI 54301

OWNER:
NEW LAND ENTERPRISES, LLC
1840 N. FARWELL AVE.
SUITE A
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD PROFESSIONAL SERVICES, INC.
W238N1610 BUSSE RD.
SUITE 100
WAUKESHA, WI 53188

STRUCTURAL ENGINEER:
TBD

CONSTRUCTION MANAGER:
TBD

DATE	REVISION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
These documents reflect progress and intent and may be subject to change including additional information not currently shown. These are not final construction documents and shall not be used for final bidding or construction related purposes.

COMM No.	2300-04
SCALE	AS NOTED
PHASE	PLAN REVIEW
DATE	04/05/2024

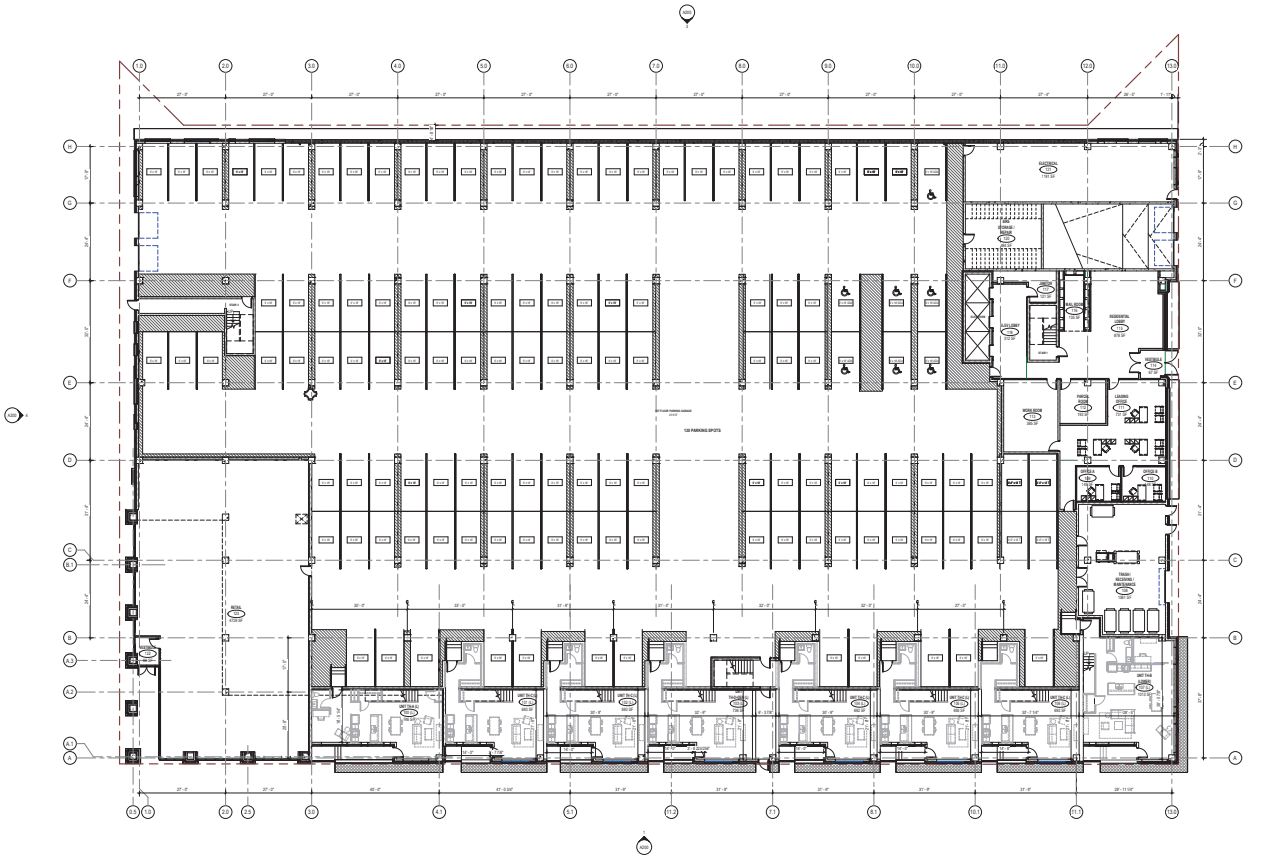
UTILITY PLAN

C400

- FOR REVIEW - NOT FOR CONSTRUCITON -

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File: R:\2023\23\CAD\WORKING\Sheet\C400 Master.dwt 3/19/2024 8:40:00 AM - User: Jarvis Pollard, Apr 05, 2024 - 7:55am - XrefsC400 - UTILITY PLAN.dwg Layout: C400 - User: Jarvis Pollard, Apr 05, 2024 - 7:55am - XrefsC400 - UTILITY PLAN.dwg Layout: C400



1 FIRST FLOOR
A101 3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. DO NOT SCALE THE DRAWINGS. VERIFY ALL CONDITIONS ON SITE BEFORE PROCEEDING WITH WORK. ANY CONFLICTS DISCREPANCY, MISTAKEN INFORMATION OR DRAWINGS AND ACTUAL FIELD CONDITIONS SHOULD BE BROUGHT TO ARCHITECT'S ATTENTION FOR RESOLUTION PRIOR TO COMMENCING WORK.

B. SEE SHEET G003 FOR INTERIOR PARTITION TYPES AND WALL ASSEMBLY DESIGNS. SEE CODE PLANS FOR LOCATIONS OF RATED WALLS. ALL WALLS ABOVE CEILING MARK PENETRATION REQUIRE TYPE 'X' GWB TO THE CEILING.
a. FLOOR 1
- ALL BEDROOM PARTITIONS SHALL BE TYPE 504 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL KITCHEN FURRING AT COLUMNS AND CHASES SHALL BE TYPE 504-01 U.N.O.

b. FLOOR 2-3
- ALL INTERIOR PARTITIONS SHALL BE TYPE 503 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL KITCHEN FURRING AT COLUMNS AND CHASES SHALL BE TYPE 503-01 U.N.O.
- ALL UNIT TO CORRIDOR DEMISING WALLS TO BE W09 101-A U.N.O.
- ALL UNIT TO UNIT DEMISING WALLS TO BE W09 111-A U.N.O.

C. ALL STRUCTURAL COLUMNS AND POSTS ARE REQUIRED TO HAVE INDIVIDUAL ENCASEMENT PROTECTION TO ACHIEVE A FIRE RESISTANCE RATING. SEE TYPICAL DETAIL 1 / G305

D. ALL BATHROOM WALLS TO RECEIVE BATT INSULATION. ALL TWO AND THREE BEDROOM UNITS TO RECEIVE INSULATION AROUND PERIMETER BEDROOM WALLS.

E. TYPICAL INTERIOR DOOR FRAMES TO BE 4"W IN STEEL STUD WALLS AND 3" IN WOOD STUD WALLS FROM ADJACENT WALL, IF NOT DIMENSIONED.

F. IN WALL BLOCKING: CONTRACTOR TO INSTALL AS REQUIRED FOR WALL HUNG CABINETRY, TOILET ROOM ACCESSORIES, OR EQUIPMENT SHOWN IN PLANS AND INTERIOR ELEVATIONS.

G. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

H. "TYPICAL" OR "TYP." AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.

I. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FINISH FACE OF STUD WALL U.N.O.

J. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.

K. SEE THE ROOM FINISH SCHEDULE & PLANS FOR FURTHER FINISH AND MATERIAL INFORMATION.

L. WHERE DIMENSIONS ARE SHOWN TO WALLS OR CASEWORK, THE DIMENSIONS ARE TO FINISHED FACE OF WALL OR CABINET UNLESS OTHERWISE NOTED.

M. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CASEWORK SHALL BE 24" DEEP FOR BASE CABINETS AND 12" DEEP FOR UPPER CABINETS. COUNTERTOPS SHALL BE 25" DEEP. BATHROOM VANITIES TO BE 21.5" DEEP WITH 22" DEEP COUNTERTOP. PROVIDE A 4" HIGH BACK AND SIDESPLASHES WHERE NO WALL TILE/BACKSPLASH IS SHOWN ON ELEVATIONS.

N. PROVIDE FINISHED CABINET END PANELS, INCLUDING AT KNEE SPACES OR REMOVABLE CASEWORK, WHERE EXPOSED TO VIEW. FLOORING TO CONTINUE UNDER ALL REMOVABLE CASEWORK.

O. SINK SIZES SHOWN ARE GENERAL REPRESENTATIONS ONLY. SEE THE PLUMBING DRAWINGS AND SPECIFICATIONS FOR SINK PRODUCT AND SIZE INFORMATION.

P. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED & SEALED AS REQUIRED.

Q. COORDINATE INSTALLATION OF BOLLARDS WITH FINAL LOCATION OF EQUIPMENT AS REQUIRED.

SCHEDULE - UNIT AVERAGE SF.

Name	Average
UNIT 1A/1A1/2A/3A	699 SF
UNIT 1B	749 SF
UNIT 1B1/1B1/2B/3B	749 SF
UNIT 1C	687 SF
UNIT 1D	685 SF
UNIT 1D/2D/3D	685 SF
UNIT 1D-1/2D-1/3D-1	627 SF
UNIT 1E	729 SF
UNIT 1F	779 SF
UNIT 1F1	779 SF
UNIT 1G/1G1/2G/3G	699 SF
UNIT 1H	699 SF
UNIT 1I/2I/3I	687 SF
UNIT 1J	1163 SF
UNIT 2J/3J	1163 SF
UNIT 2K/3K	1111 SF
UNIT 2L	1099 SF
UNIT 2M/3M	1099 SF
UNIT 2N	1012 SF
UNIT 2O	1261 SF
UNIT 2O/3O	1261 SF
UNIT 2P/3P	1261 SF
UNIT 2Q	1261 SF
UNIT 2Q/3Q	1261 SF
UNIT 3A/4A	699 SF
UNIT 3A/B	1399 SF
UNIT 3A/C	1399 SF
UNIT 3A/C/4A/4C	1399 SF

NOTES: BALCONIES AND TERRACES NOT INCLUDED IN UNIT AVERAGE OF TOTAL
CORRIDORS AND STAIRWELLS NOT INCLUDED IN UNIT AVERAGE OF SQ.FOOTAGE
TECHNICIAN: UNIT AVERAGE SF" IS CALCULATED BASED ON RENTABLE DIMENSIONS

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1845 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
6401 N. PLANKINTON AVE
SUITE 2A
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BLISSE RD.
SUITE 102
PEWAUKEE, WI 53186

STRUCTURAL ENGINEER:
NA

DATE	REVISION

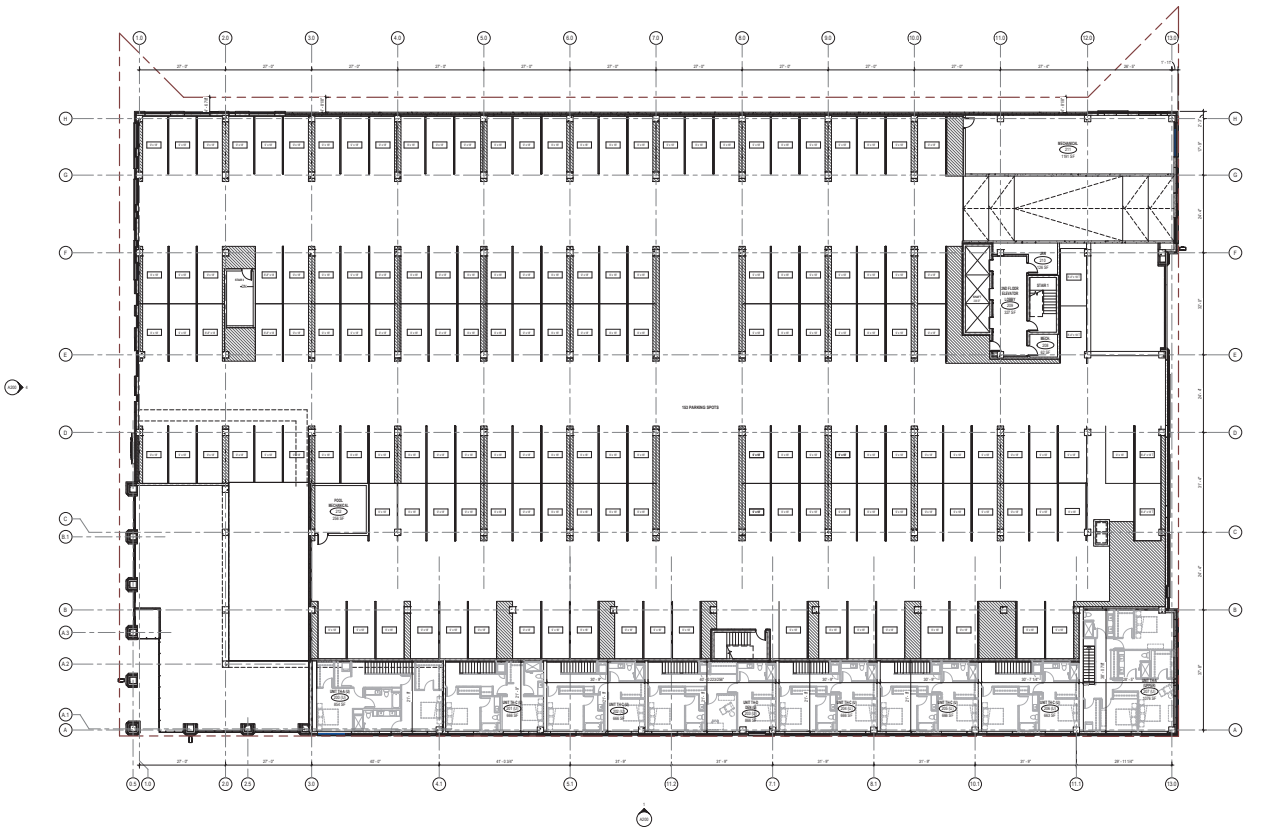
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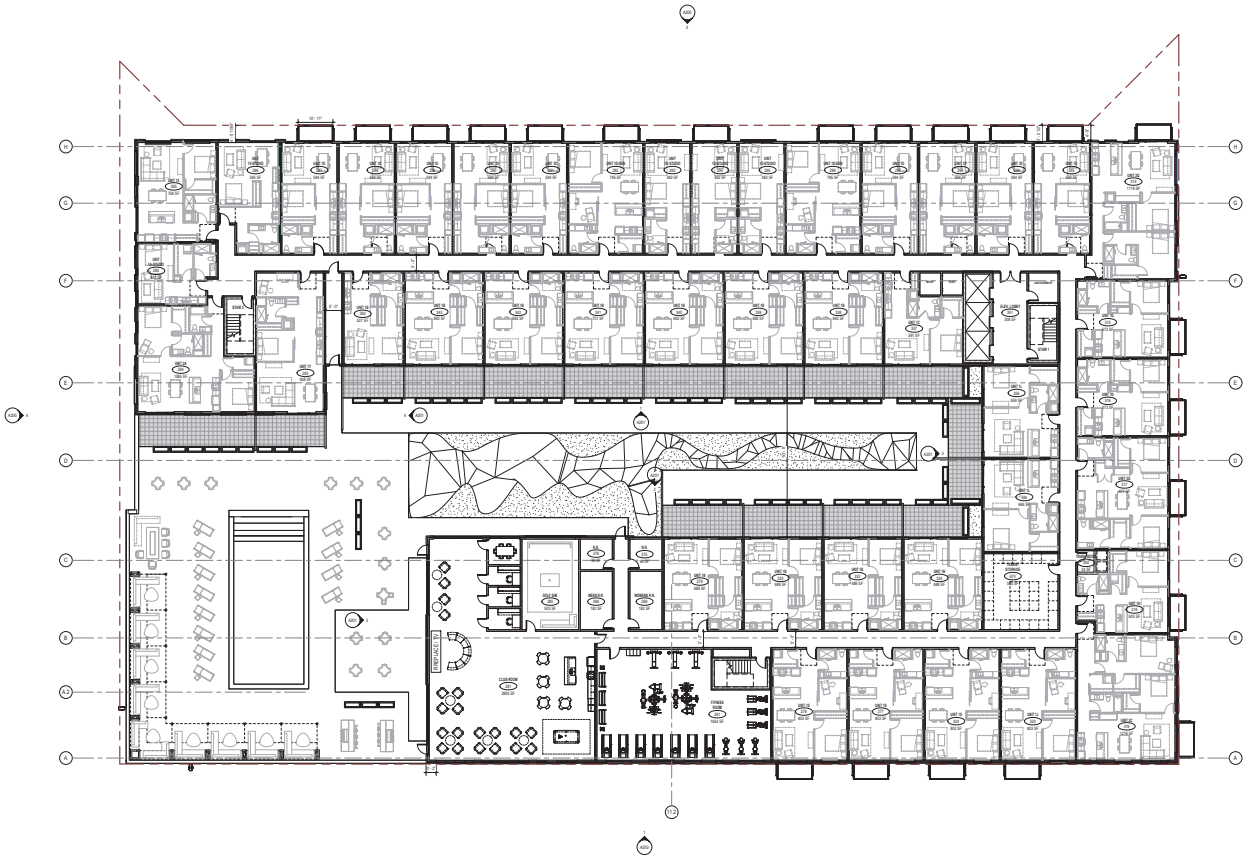
PROJECT	2205.04
SCALE	As indicated
PHASE	PLANNING/BRD SUBMITTAL/PERMIT REVIEW
DATE	06.06.24

FIRST FLOOR PLAN

A101

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152 PARKING SPOTS
POOL MECHANICAL 256 SF
MAIL ROOM 400 SF
RESIDENCE 1307 SF
ELEV 80 SF
STAIR 1 80 SF
ELEV 80 SF
2ND FLOOR ELEVATOR
STAIR 2 80 SF
ELEV 80 SF
ELEV 80 SF
ELEV



1 THIRD FLOOR
A103 3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. DO NOT SCALE THE DRAWINGS. VERIFY ALL CONDITIONS ON SITE BEFORE PROCEEDING WITH WORK. ANY CONFLICTS OR DISCREPANCIES BETWEEN INFORMATION ON DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR RESOLUTION PRIOR TO COMMENCING WORK.

B. SEE SHEET G003 FOR INTERIOR PARTITION TYPES AND WALL ASSEMBLY DESIGNATIONS. SEE CODE PLANS FOR LOCATIONS OF RATED WALLS. ALL WALLS ABOVE CEILING MARK PENETRATION REQUIRE TYPE 'X' GWB TO THE DECK.
a. FLOOR 1:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 504 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FLOORING AT COLUMNS AND CHASES SHALL BE TYPE 504-01 U/A.D.
b. FLOORS 2-3:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 9109 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FLOORING AT COLUMNS AND CHASES SHALL BE TYPE 9004 01 U/A.D.
- ALL UNIT TO CORRIDOR DEMISING WALLS TO BE 9109 101 A U/ S. O.
- ALL UNIT TO UNIT DEMISING WALLS TO BE 9104 11 A U/ S. O.

C. ALL STRUCTURAL COLUMNS AND POSTS ARE REQUIRED TO HAVE INDIVIDUAL ENCASEMENT PROTECTION TO ACHIEVE A 1HRS RESISTANCE RATING. SEE TYPICAL DETAIL 1 / G305

D. ALL BATHROOM WALLS TO RECEIVE BATT INSULATION. ALL TWO AND THREE BEDROOM UNITS TO RECEIVE INSULATION AROUND PERIMETER BEDROOM WALLS.

E. TYPICAL INTERIOR DOOR FRAMES TO BE 4"IN. STEEL STUD WALLS AND 3" IN WOOD STUD WALLS FROM ADJACENT WALL IF NOT DIMENSIONED.

F. IN WALL BLOCKING: CONTRACTOR TO INSTALL AS REQUIRED FOR WALL HUNG CABINETRY, TOILET ROOM ACCESSORIES, OR EQUIPMENT SHOWN IN PLANS AND INTERIOR ELEVATIONS.

G. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

H. TYPICAL FOR TYP.) AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.

I. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FINISH FACE OF STUD WALL U.N.O.

J. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N. O.

K. SEE THE ROOM FINISH SCHEDULE & PLANS FOR FURTHER FINISH AND MATERIAL INFORMATION.

L. WHERE DIMENSIONS ARE SHOWN TO WALLS OR CASEWORK, THE DIMENSIONS ARE TO FINISHED FACE OF WALL OR CABINET UNLESS OTHERWISE NOTED.

M. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CASEWORK SHALL BE 24" DEEP FOR BASE CABINETS AND 12" DEEP FOR UPPER CABINETS. COUNTERTOPS SHALL BE 25" DEEP. BATHROOM VANITIES TO BE 21.5" DEEP WITH 22" DEEP COUNTERTOP. PROVIDE 4.4" HIGH BACK AND SIDE SPLASHES WHERE NO WALL TILE/BACKSPLASH IS SHOWN ON ELEVATIONS.

N. PROVIDE FINISHED CABINET END PANELS, INCLUDING AT KNEE SPACES OR REVEALS AT CASEWORK WHERE EXPOSED TO VIEW. FLOORING TO CONTINUE UNDER ALL REMOVABLE CASEWORK.

O. SINK SIZES SHOWN ARE GENERAL REPRESENTATIONS ONLY. SEE THE PLUMBING DRAWINGS AND SPECIFICATIONS FOR SINK PRODUCT AND SIZE INFORMATION.

P. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED & BRACED & SEALED AS REQUIRED.

Q. COORDINATE INSTALLATION OF BOLLARDS WITH FINAL LOCATION OF EQUIPMENT AS REQUIRED.

SCHEDULE - UNIT AVERAGE SF.

Name	Average
UNIT 1A/1F/2D/3D	658 SF
UNIT 1B	678 SF
UNIT 1C/1F/2D/3D	687 SF
UNIT 1D	687 SF
UNIT 1D	687 SF
UNIT 1D/2D/3D	687 SF
UNIT 1D-1D/2D/3D	687 SF
UNIT 1E	729 SF
UNIT 1E1	729 SF
UNIT 1F	729 SF
UNIT 1G/1F/2D/3D	658 SF
UNIT 1H	687 SF
UNIT 1 OSA	673 SF
UNIT 2A	1163 SF
UNIT 2C	1163 SF
UNIT 2E/F	1365 SF
UNIT 2F/F	1171 SF
UNIT 2G	1099 SF
UNIT 2H	1163 SF
UNIT 3	1163 SF
UNIT 3C	1361 SF
UNIT 3E/F	1357 SF
UNIT 3H	1163 SF
UNIT 3H1	1163 SF
UNIT 3H2	1163 SF
UNIT 3H3	1163 SF

NOTES: BALCONIES AND TERRACES NOT INCLUDED IN UNIT AVERAGE SF CALCULATIONS
FIRST FLOOR OF TOWNHOUSES NOT INCLUDED IN UNIT AVERAGE SF CALCULATIONS
"UNIT AVERAGE SF" IS CALCULATED BASED ON RENTABLE SQUARE FOOTAGE

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1845 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
6401 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BLUSSE RD.
SUITE 102
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER:
NA

DATE	REVISION

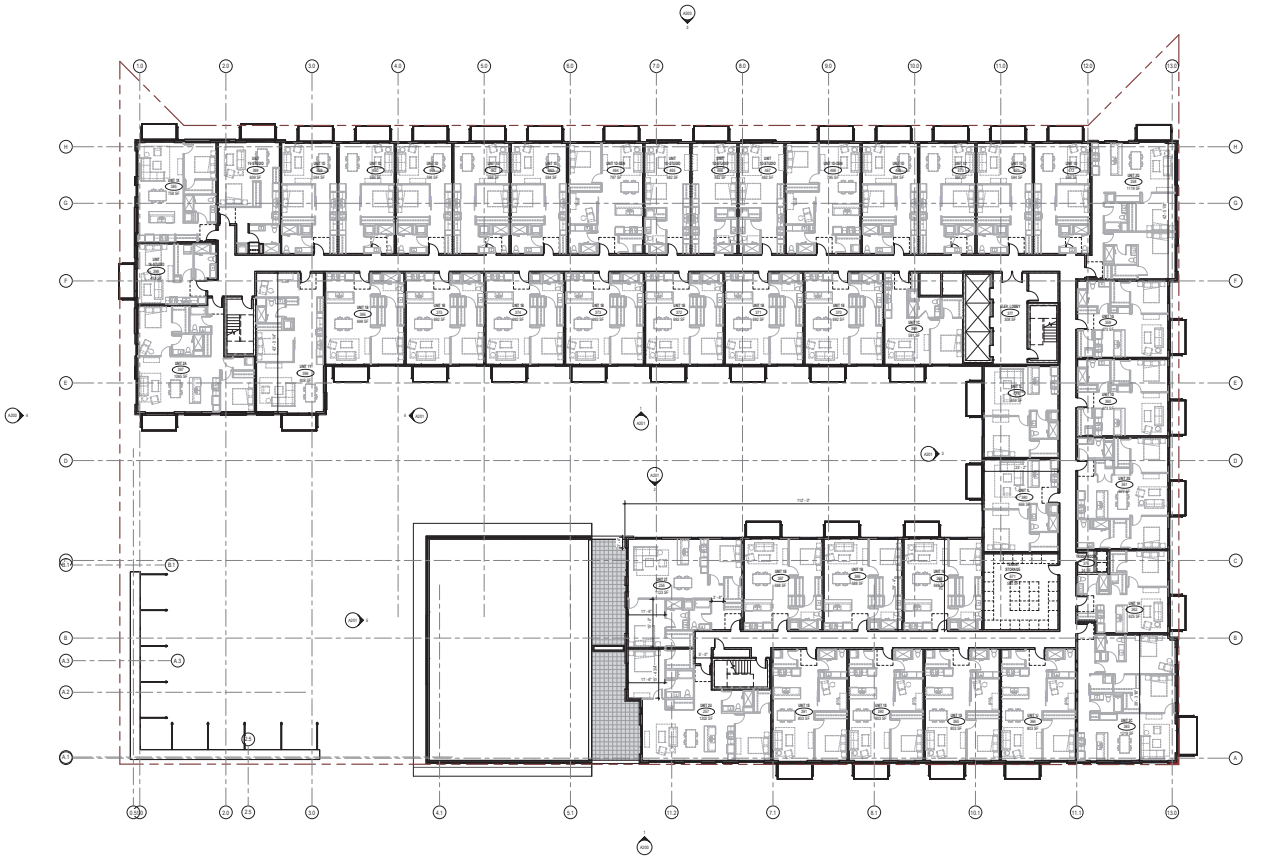
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PROJECT	2020-04
SCALE	As indicated
PHASE	PLANNING/BRD DEVELOPMENT REVIEW
DATE	06.09.20

THIRD FLOOR PLAN

A103

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1 FOURTH FLOOR
A104 1/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. DO NOT SCALE THE DRAWINGS. VERIFY ALL CONDITIONS ON SITE BEFORE PROCEEDING WITH WORK. ANY CONFLICTS OR DISCREPANCIES BETWEEN INFORMATION ON DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR RESOLUTION PRIOR TO COMMENCING WORK.

B. SEE SHEET G003 FOR INTERIOR PARTITION TYPES AND WALL ASSEMBLY DESIGNATIONS. SEE CODE PLANS FOR LOCATIONS OF RATED WALLS. ALL WALLS REQUIRING SMOKE PROTECTION REQUIRE TYPE 'S' GWEB TO THE CEILING.
a. FLOOR 1:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 504 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FLOORING AT COLUMNS AND CHASES SHALL BE TYPE 504-01 U.N.O.

b. FLOORS 2-4:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 509 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FLOORING AT COLUMNS AND CHASES SHALL BE TYPE 509-01 U.N.O.
- ALL UNIT TO CORRIDOR DEMISING WALLS TO BE 9109 101 A U.N.O.
- ALL UNIT TO UNIT DEMISING WALLS TO BE 9104 11 A U.N.O.

C. ALL STRUCTURAL COLUMNS AND POSTS ARE REQUIRED TO HAVE INDIVIDUAL ENCASEMENT PROTECTION TO ACHIEVE A 1HR) RESISTANCE RATING. SEE TYPICAL DETAIL 1 / G305

D. ALL BATHROOM WALLS TO RECEIVE MATT INSULATION. ALL TWO AND THREE BEDROOM UNITS TO RECEIVE INSULATION AROUND PERIMETER BEDROOM WALLS.

E. TYPICAL INTERIOR DOOR FRAMES TO BE 4"IN STEEL STUD WALLS AND 3" IN WOOD STUD WALLS FROM ADJACENT WALL, IF NOT DIMENSIONED.

F. IN WALL BLOCKING: CONTRACTOR TO INSTALL AS REQUIRED FOR WALL HUNG CABINETRY, TOILET ROOM ACCESSORIES, OR EQUIPMENT SHOWN IN PLANS AND INTERIOR ELEVATIONS.

G. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

H. "TYPICAL" OR "TYP." AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.

I. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FINISH FACE OF STUD WALL U.N.O.

J. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N. O.

K. SEE THE ROOM FINISH SCHEDULE & PLANS FOR FURTHER FINISH AND MATERIAL INFORMATION.

L. WHERE DIMENSIONS ARE SHOWN TO WALLS OR CASEWORK, THE DIMENSIONS ARE TO FINISHED FACE OF WALL OR CABINET UNLESS OTHERWISE NOTED.

M. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CASEWORK SHALL BE 24" DEEP FOR BASE CABINETS AND 12" DEEP FOR UPPER CABINETS. COUNTERTOPS SHALL BE 25" DEEP. BATHROOM VANITIES TO BE 21.5" DEEP WITH 22" DEEP COUNTERTOP. PROVIDE 4.4" HIGH BASE AND MATCHING WOOD TRIM AS REQUIRED TO TRANSITION AT DOORS ON ELEVATIONS

N. PROVIDE FINISHED CABINET END PANELS, INCLUDING AT KNEE SPACES OR REVEALS AT CASEWORK, WHERE EXPOSED TO VIEW. FLOORING TO CONTINUE UNDER ALL REMOVABLE CASEWORK.

O. SINK SIZES SHOWN ARE GENERAL REPRESENTATIONS ONLY. SEE THE PLUMBING DRAWINGS AND SPECIFICATIONS FOR SINK PRODUCT AND SIZE INFORMATION.

P. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED & BRACED & SEALED AS REQUIRED

Q. COORDINATE INSTALLATION OF RECLINERS WITH FINAL LOCATION OF EQUIPMENT AS REQUIRED.

SCHEDULE - UNIT AVERAGE SF.

Name	Average
UNIT 1A/1F/2D/2G	939 SF
UNIT 1B	918 SF
UNIT 1C/1E/1F/2D/2G	939 SF
UNIT 1D	947 SF
UNIT 1D	955 SF
UNIT 2A/3A/4A	940 SF
UNIT 2C/3C/4C	927 SF
UNIT 1G	1,016 SF
UNIT 1H	974 SF
UNIT 1I	974 SF
UNIT 1J/1P/2E/2H	939 SF
UNIT 1K	1,016 SF
UNIT 1L/2L	1,003 SF
UNIT 1M	1,003 SF
UNIT 1N/1O	974 SF
UNIT 2A	1,003 SF
UNIT 2J	1,003 SF
UNIT 2K/3K	1,003 SF
UNIT 2M/3M	1,111 SF
UNIT 2N	1,008 SF
UNIT 2O	1,008 SF
UNIT 3I	1,012 SF
UNIT 3J	1,001 SF
UNIT 3K/4K	1,001 SF
UNIT 3L/4L	926 SF
UNIT 3M/4M	1,008 SF
UNIT 3N/4N	1,008 SF
UNIT 3O/4O	974 SF

NOTES: BALCONIES AND TERRACES NOT INCLUDED IN UNIT AVERAGE OF TOTAL
CORRIDORS AND ENCLOSURES NOT INCLUDED IN UNIT AVERAGE OF SQ.FOOTAGE
TECHNICIQUE - UNIT AVERAGE SF" IS CALCULATED BASED ON RENTABLE STANDARDS

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1845 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
6401 N. PLANKINTON AVE
SUITE 2A
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BLISSE RD.
SUITE 102
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER:
NA

DATE	REVISION

- FOR REVIEW - NOT FOR CONSTRUCTION -

PROJECT	1920.04
SCALE	As indicated
PHASE	PLANNING/BRD DEVELOPMENT REVIEW
DATE	10.09.20

FOURTH FLOOR PLAN

A104

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1 FIFTH FLOOR
A105 3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. DO NOT SCALE THE DRAWINGS. VERIFY ALL CONDITIONS ON SITE BEFORE PROCEEDING WITH WORK. ANY CONFLICTS OR DISCREPANCIES BETWEEN INFORMATION ON DRAWINGS AND ACTUAL FIELD CONDITIONS SHOULD BE BROUGHT TO ARCHITECT'S ATTENTION FOR RESOLUTION PRIOR TO COMMENCING WORK.

B. SEE SHEET G003 FOR INTERIOR PARTITION TYPES AND WALL ASSEMBLY DESIGNATIONS. SEE CODE PLANS FOR LOCATIONS OF RATED WALLS. ALL WALLS ABOVE CEILING MARK PENETRATION REQUIRE TYPE 'X' GWB TO THE DECK.
a. FLOOR 1:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 504 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FLOORING AT COLUMNS AND CHASES SHALL BE TYPE 504-01 U.N.O.

b. FLOOR 2-5:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 9109 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FLOORING AT COLUMNS AND CHASES SHALL BE TYPE 9004 01 U.N.O.
- ALL UNIT TO CORRIDOR DEMISING WALLS TO BE 9109 101 A U.N.O.
- ALL UNIT TO UNIT DEMISING WALLS TO BE 9104 11 A U.N.O.

C. ALL STRUCTURAL COLUMNS AND POSTS ARE REQUIRED TO HAVE INDIVIDUAL ENCASEMENT PROTECTION TO ACHIEVE A 1HR) RESISTANCE RATING. SEE TYPICAL DETAIL 1 / G305

D. ALL BATHROOM WALLS TO RECEIVE BATT INSULATION. ALL TWO AND THREE BEDROOM UNITS TO RECEIVE INSULATION AROUND PERIMETER BEDROOM WALLS.

E. TYPICAL INTERIOR DOOR FRAMES TO BE 4"IN STEEL STUD WALLS AND 3" IN WOOD STUD WALLS FROM ADJACENT WALL, IF NOT DIMENSIONED.

F. IN WALL BLOCKING: CONTRACTOR TO INSTALL AS REQUIRED FOR WALL HUNG CABINETRY, TOILET ROOM ACCESSORIES, OR EQUIPMENT SHOWN IN PLANS AND INTERIOR ELEVATIONS.

G. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

H. "TYPICAL" OR "TYP.) AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.

I. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FINISH FACE OF STUD WALL U.N.O.

J. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N. O.

K. SEE THE ROOM FINISH SCHEDULE & PLANS FOR FURTHER FINISH AND MATERIAL INFORMATION.

L. WHERE DIMENSIONS ARE SHOWN TO WALLS OR CASEWORK, THE DIMENSIONS ARE TO FINISHED FACE OF WALL OR CABINET UNLESS OTHERWISE NOTED.

M. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CASEWORK SHALL BE 24" DEEP FOR BASE CABINETS AND 12" DEEP FOR UPPER CABINETS. COUNTERTOPS SHALL BE 25" DEEP. BATHROOM VANITIES TO BE 21.5" DEEP WITH 22" DEEP COUNTERTOP. PROVIDE 4 4" HIGH BACK AND SIDE SPLASHES WHERE ROUNDTEL TILE/BACKSPLASH IS SHOWN ON ELEVATIONS

N. PROVIDE FINISHED CABINET END PANELS, INCLUDING AT KNEE SPACES OR REVEALABLE CASEWORK WHERE EXPOSED TO VIEW. FLOORING TO CONTINUE UNDER ALL REMOVABLE CASEWORK.

O. SINK SIZES SHOWN ARE GENERAL REPRESENTATIONS ONLY. SEE THE PLUMBING DRAWINGS AND SPECIFICATIONS FOR SINK PRODUCT AND SIZE INFORMATION.

P. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED & BRACED & SEALED AS REQUIRED

Q. COORDINATE INSTALLATION OF RECLINERS WITH FINAL LOCATION OF EQUIPMENT AS REQUIRED.

SCHEDULE - UNIT AVERAGE SF.

Name	Average
UNIT 1A/1F/2D/2G	699 SF
UNIT 1B	749 SF
UNIT 1C/1E/1F/2D/2G	699 SF
UNIT 1D	697 SF
UNIT 1D	685 SF
UNIT 2A/3A/4A	1042 SF
UNIT 2B/3B/4B	927 SF
UNIT 1A	1230 SF
UNIT 1A	1216 SF
UNIT 1A	1216 SF
UNIT 1A/1F/2D/2G	699 SF
UNIT 1B	749 SF
UNIT 1C/2A	1012 SF
UNIT 2A	1163 SF
UNIT 2C	1163 SF
UNIT 2E/3E	1165 SF
UNIT 2F/3F	1111 SF
UNIT 2G	1099 SF
UNIT 3A	1042 SF
UNIT 3C	1012 SF
UNIT 3D	1061 SF
UNIT 3E/4F	1097 SF
UNIT 3A4	585 SF
UNIT 3A/B	1256 SF
UNIT 3A/C	594 SF
UNIT 3A/D/4A	855 SF

NOTES: BALCONIES AND TERRACES NOT INCLUDED IN UNIT AVERAGE SF TOTAL
CORRIDORS AND STAIRWELLS NOT INCLUDED IN UNIT AVERAGE SF CALCULATIONS
TECHNIQUE: UNIT AVERAGE SF" IS CALCULATED BASED ON RENTABLE SPACE

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1845 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
845 N. PLANKINTON AVE
SUITE 2A
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BLISSE RD.
SUITE 102
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER:
NA

DATE	REVISION

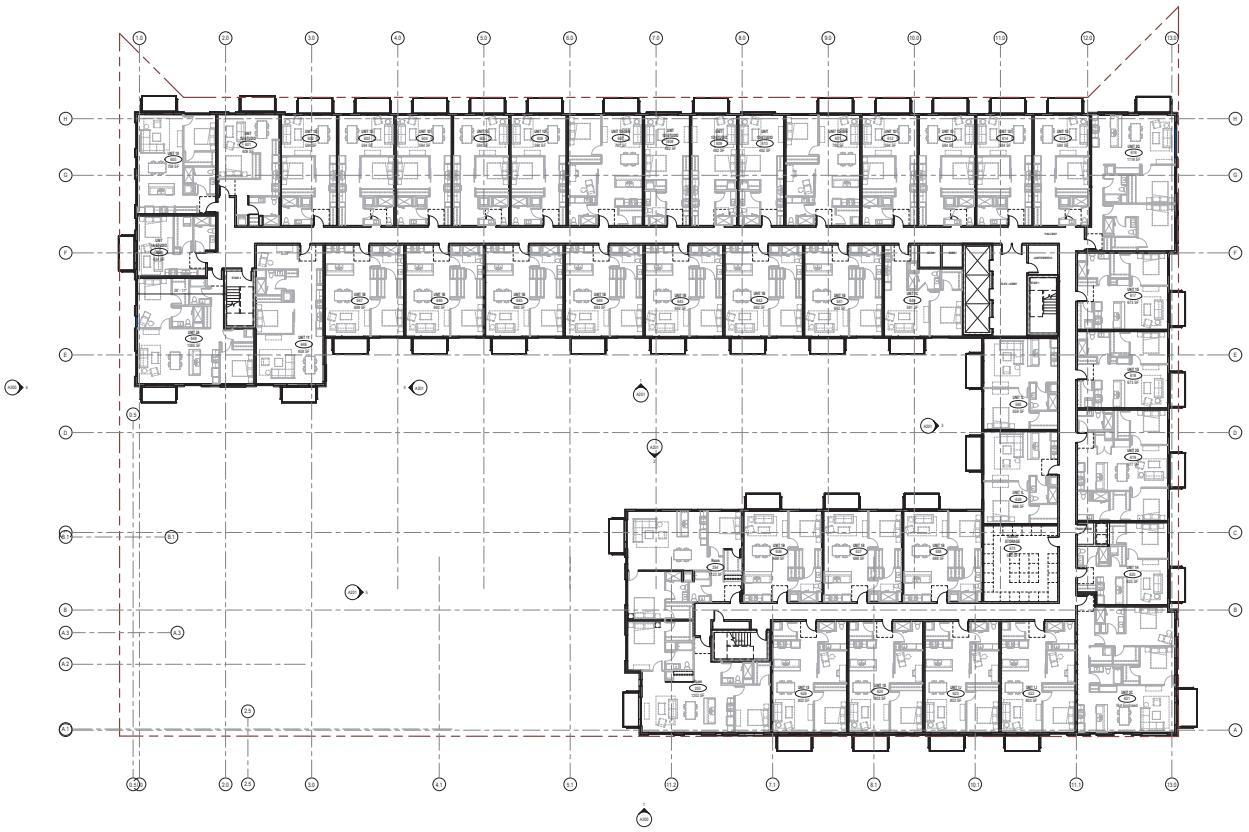
- FOR REVIEW - NOT FOR CONSTRUCTION -

PROJECT	2020-04
SCALE	As indicated
PHASE	PLANNING/BRN SCHEMATIC REVIEW
DATE	06.09.20

FIFTH FLOOR PLAN

A105

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1 SIXTH FLOOR
A106 3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. DO NOT SCALE THE DRAWINGS. VERIFY ALL CONDITIONS ON SITE BEFORE PROCEEDING WITH WORK. ANY CONFLICTS OR DISCREPANCIES BETWEEN INFORMATION ON DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR RESOLUTION PRIOR TO COMMENCING WORK.

B. SEE SHEET G001 FOR INTERIOR PARTITION TYPES AND WALL ASSEMBLY DESIGNATIONS. SEE CODE PLANS FOR LOCATIONS OF RATED WALLS. ALL WALLS REQUIRING SMOKE PROTECTION REQUIRE TYPE 'X' GWB TO THE CEILING.
a. FLOOR 1:
- ALL BUSINESS PARTITIONS SHALL BE TYPE 504 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL IN TENANT FLOORING AT COLUMNS AND CHASES SHALL BE TYPE 504-01 U.N.O.

b. FLOOR 2-6:
- ALL IN TENANT PARTITIONS SHALL BE TYPE 9109 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL IN TENANT FLOORING AT COLUMNS AND CHASES SHALL BE TYPE 9004 01 U.N.O.
- ALL UNIT TO CORRIDOR DEMISING WALLS TO BE 9109 101 A U.N.O.
- ALL UNIT TO UNIT DEMISING WALLS TO BE 9104 11 A U.N.O.

C. ALL STRUCTURAL COLUMNS AND POSTS ARE REQUIRED TO HAVE INDIVIDUAL ENCASEMENT PROTECTION TO ACHIEVE A 1HR) RESISTANCE RATING. SEE TYPICAL DETAIL 1 / G300

D. ALL BATHROOM WALLS TO RECEIVE BATT INSULATION. ALL TWO AND THREE BEDROOM UNITS TO RECEIVE INSULATION AROUND PERIMETER BEDROOM WALLS.

E. TYPICAL INTERIOR DOOR FRAMES TO BE 4"W. STEEL STUD WALLS AND 3" W WOOD STUD WALLS FROM ADJACENT WALL, IF NOT DIMENSIONED.

F. IN WALL BLOCKING: CONTRACTOR TO INSTALL AS REQUIRED FOR WALL HUNG CABINETRY, TOILET ROOM ACCESSORIES, OR EQUIPMENT SHOWN IN PLANS AND INTERIOR ELEVATIONS.

G. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

H. "TYPICAL" OR "TYP." AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.

I. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FINISH FACE OF STUD WALL U.N.O.

J. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N. O.

K. SEE THE ROOM FINISH SCHEDULE & PLANS FOR FURTHER FINISH AND MATERIAL INFORMATION.

L. WHERE DIMENSIONS ARE SHOWN TO WALLS OR CASEWORK, THE DIMENSIONS ARE TO FINISHED FACE OF WALL OR CABINET UNLESS OTHERWISE NOTED.

M. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CASEWORK SHALL BE 24" DEEP FOR BASE CABINETS AND 12" DEEP FOR UPPER CABINETS. COUNTERTOPS SHALL BE 25" DEEP. BATHROOM VANITIES TO BE 21.5" DEEP WITH 22" DEEP COUNTERTOP. PROVIDE 4 4" HIGH BACK AND SIDE SPLASHES WHERE ROYALL TILE BACKSPLASH IS SHOWN ON ELEVATIONS

N. PROVIDE FINISHED CABINET END PANELS, INCLUDING AT KNEE SPACES OR REVEALS AT CASEWORK WHERE EXPOSED TO VIEW. FLOORING TO CONTINUE UNDER ALL REMOVABLE CASEWORK.

O. SINK SIZES SHOWN ARE GENERAL REPRESENTATIONS ONLY. SEE THE PLUMBING DRAWINGS AND SPECIFICATIONS FOR SINK PRODUCT AND SIZE INFORMATION.

P. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED & SEALED AS REQUIRED

Q. COORDINATE INSTALLATION OF RECLINERS WITH FINAL LOCATION OF EQUIPMENT AS REQUIRED.

SCHEDULE - UNIT AVERAGE SF.

Name	Average
UNIT 1A/1F/2D/2E	699 SF
UNIT 1B	918 SF
UNIT 1C/1F/2D/2E	699 SF
UNIT 1D	677 SF
UNIT 1E	685 SF
UNIT 2A/3A/4A	685 SF
UNIT 2B/3B/4B	827 SF
UNIT 2C/3C/4C/5C	827 SF
UNIT 2D	1,030 SF
UNIT 2E	1,030 SF
UNIT 2F	1,030 SF
UNIT 2G	1,030 SF
UNIT 2H	1,030 SF
UNIT 2I	1,030 SF
UNIT 2J	1,030 SF
UNIT 2K	1,030 SF
UNIT 2L/2F	1,030 SF
UNIT 2M/2F	1,030 SF
UNIT 3D	1,030 SF
UNIT 3E	1,030 SF
UNIT 3F	1,030 SF
UNIT 3G	1,030 SF
UNIT 3H/2F	1,030 SF
UNIT 3I/4I	1,030 SF
UNIT 3J/4J	1,030 SF
UNIT 3K/4K	1,030 SF
UNIT 3L/4L	1,030 SF
UNIT 3M/4M	1,030 SF

NOTES: BALCONIES AND TERRACES NOT INCLUDED IN UNIT AVERAGE SF TOTAL
CORRIDORS AND STAIRWELLS NOT INCLUDED IN UNIT AVERAGE SF CALCULATIONS
TECHNICIAN - UNIT AVERAGE SF* IS CALCULATED BASED ON RENTABLE STANDARDS

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1845 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
6401 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BLISSE RD.
SUITE 102
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER:
NA

DATE	REVISION

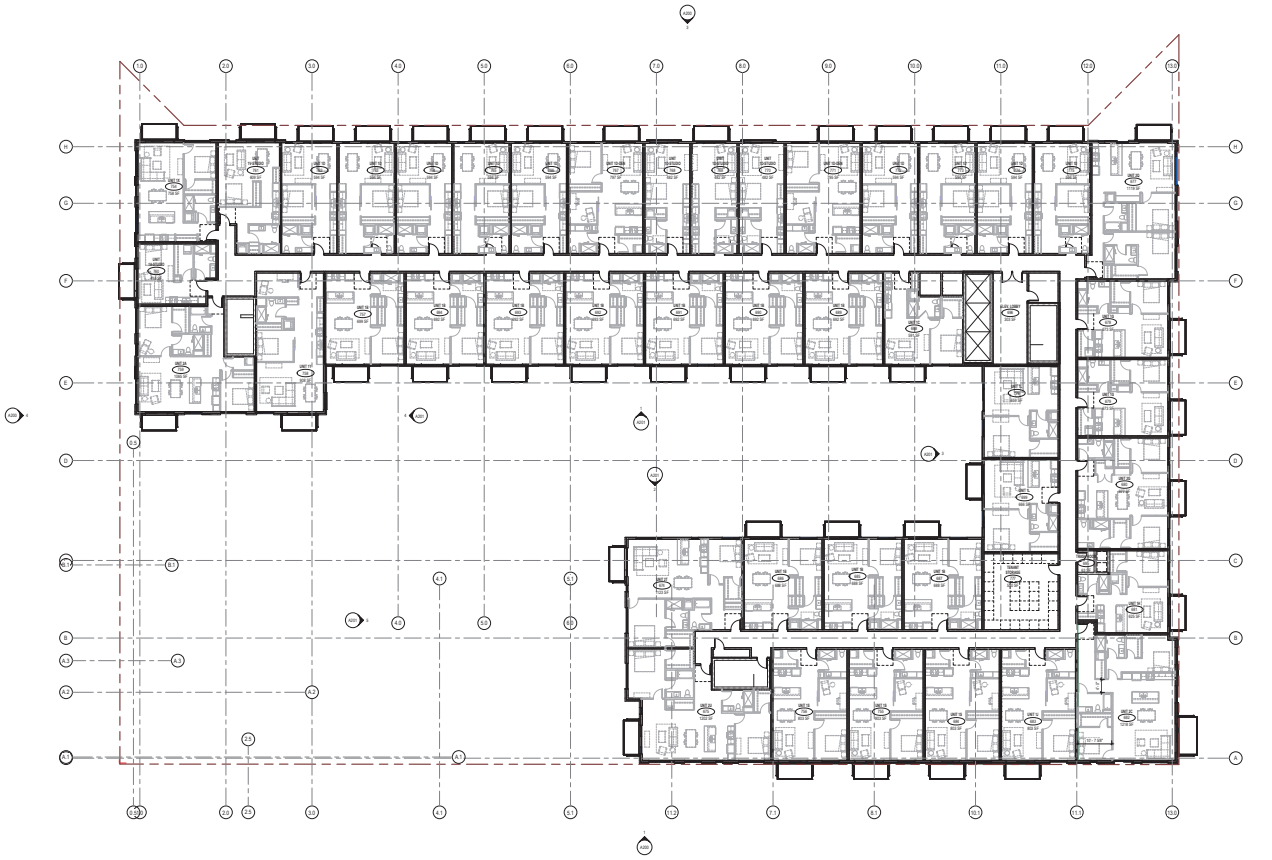
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PROJECT	1220.04
SCALE	As indicated
PHASE	PLANNING/BRD APPROVAL/PERMIT REVIEW
DATE	03.06.23

SIXTH FLOOR PLAN

A106

Korb + Associates Architects, Inc.



1 SEVENTH FLOOR
A107 1/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. DO NOT SCALE THE DRAWINGS. VERIFY ALL CONDITIONS ON SITE BEFORE PROCEEDING WITH WORK. ANY CONFLICT, DISCREPANCY, MISTAKEN INFORMATION OR OMISSIONS AND ACTUAL FIELD CONDITIONS SHOULD BE BROUGHT TO ARCHITECT'S ATTENTION FOR RESOLUTION PRIOR TO COMMENCING WORK.

B. SEE SHEET G003 FOR INTERIOR PARTITION TYPES AND WALL ASSEMBLY RATINGS. SEE CODE PLANS FOR LOCATIONS OF RATED WALLS. ALL WALLS ABOVE CEILING MAKING PROTECTION REQUIRE TYPE 'X' GWB TO THE CEILING.
a. FLOOR 1:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 504 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FURRING AT COLUMNS AND CHASES SHALL BE TYPE 504-01 U/N.O.

b. FLOORS 2-7:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 503 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FURRING AT COLUMNS AND CHASES SHALL BE TYPE 503-01 U/N.O.
- ALL UNIT TO CORRIDOR DEMISING WALLS TO BE W09 101 A U/ S. O.
- ALL UNIT TO UNIT DEMISING WALLS TO BE W44 111 A U/ S. O.

C. ALL STRUCTURAL COLUMNS AND POSTS ARE REQUIRED TO HAVE INDIVIDUAL ENCASEMENT PROTECTION TO ACHIEVE A 1HRS RESISTANCE RATING. SEE TYPICAL DETAIL 1 / G305

D. ALL BATHROOM WALLS TO RECEIVE BATT INSULATION. ALL TWO AND THREE BEDROOM UNITS TO RECEIVE INSULATION AROUND PERIMETER BEDROOM WALLS.

E. TYPICAL INTERIOR DOOR FRAMES TO BE 4"IN STEEL STUD WALLS AND 3" IN WOOD STUD WALLS FROM ADJACENT WALL, IF NOT DIMENSIONED.

F. IN WALL BLOCKING: CONTRACTOR TO INSTALL AS REQUIRED FOR WALL HUNG CABINETRY, TOILET ROOM ACCESSORIES, OR EQUIPMENT SHOWN IN PLANS AND INTERIOR ELEVATIONS.

G. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

H. "TYPICAL" OR "TYP." AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.

I. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FINISH FACE OF STUD WALL U.N.O.

J. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N. O.

K. SEE THE ROOM FINISH SCHEDULE & PLANS FOR FURTHER FINISH AND MATERIAL INFORMATION.

L. WHERE DIMENSIONS ARE SHOWN TO WALLS OR CASEWORK, THE DIMENSIONS ARE TO FINISHED FACE OF WALL OR CABINET UNLESS OTHERWISE NOTED.

M. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CASEWORK SHALL BE 24" DEEP FOR BASE CABINETS AND 12" DEEP FOR UPPER CABINETS. COUNTERTOPS SHALL BE 25" DEEP. BATHROOM VANITIES TO BE 21.5" DEEP WITH 22" DEEP COUNTERTOP. PROVIDE A 4" HIGH BACK AND SIDE SPLASHES WHERE NO WALL TILE/BACKSPLASH IS SHOWN ON ELEVATIONS.

N. PROVIDE FINISHED CABINET END PANELS, INCLUDING AT KNEE SPACES OR ADJOINABLE CASEWORK, WHERE EXPOSED TO VIEW. FLOORING TO CONTINUE UNDER ALL REMOVABLE CASEWORK.

O. SINK SIZES SHOWN ARE GENERAL REPRESENTATIONS ONLY. SEE THE PLUMBING DRAWINGS AND SPECIFICATIONS FOR SINK PRODUCT AND SIZE INFORMATION.

P. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED & BRACED & SEALED AS REQUIRED.

Q. COORDINATE INSTALLATION OF RECLINERS WITH FINAL LOCATION OF EQUIPMENT AS REQUIRED.

SCHEDULE - UNIT AVERAGE SF.

Name	Average
UNIT 1A/1F/2D/2G	658 SF
UNIT 1B	678 SF
UNIT 1C/1E/2C/2E	677 SF
UNIT 1D	687 SF
UNIT 1D/2D	687 SF
UNIT 1D.1/2D/2G	687 SF
UNIT 1G	729 SF
UNIT 1G.1/2G	729 SF
UNIT 1H	674 SF
UNIT 1J	674 SF
UNIT 1J.1/2F/2G	658 SF
UNIT 1K	658 SF
UNIT 1 DEN	674 SF
UNIT 2A	1163 SF
UNIT 2A.1	1163 SF
UNIT 2B/2F	1165 SF
UNIT 2F/2F	1111 SF
UNIT 2G	1099 SF
UNIT 2G.1	1099 SF
UNIT 2I	1012 SF
UNIT 2J	1061 SF
UNIT 3B/4F	1067 SF
UNIT 3H.4	595 SF
UNIT 7H/8	1256 SF
UNIT 7H.C	594 SF
UNIT 7H.C+DEN	805 SF

NOTES: BALCONIES AND TERRACES NOT INCLUDED IN UNIT AVERAGE SF CALCULATIONS
FIRST FLOOR OF TOWNHOUSES NOT INCLUDED IN UNIT AVERAGE SF CALCULATIONS
"UNIT AVERAGE SF" IS CALCULATED BASED ON INDIVIDUAL COVERAGE

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1845 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
6401 N. PLAINVIEW AVE
SUITE 2A
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BLISSE RD.
SUITE 102
PEWAUKEE, WI 53186

STRUCTURAL ENGINEER:
NA

DATE	REVISION

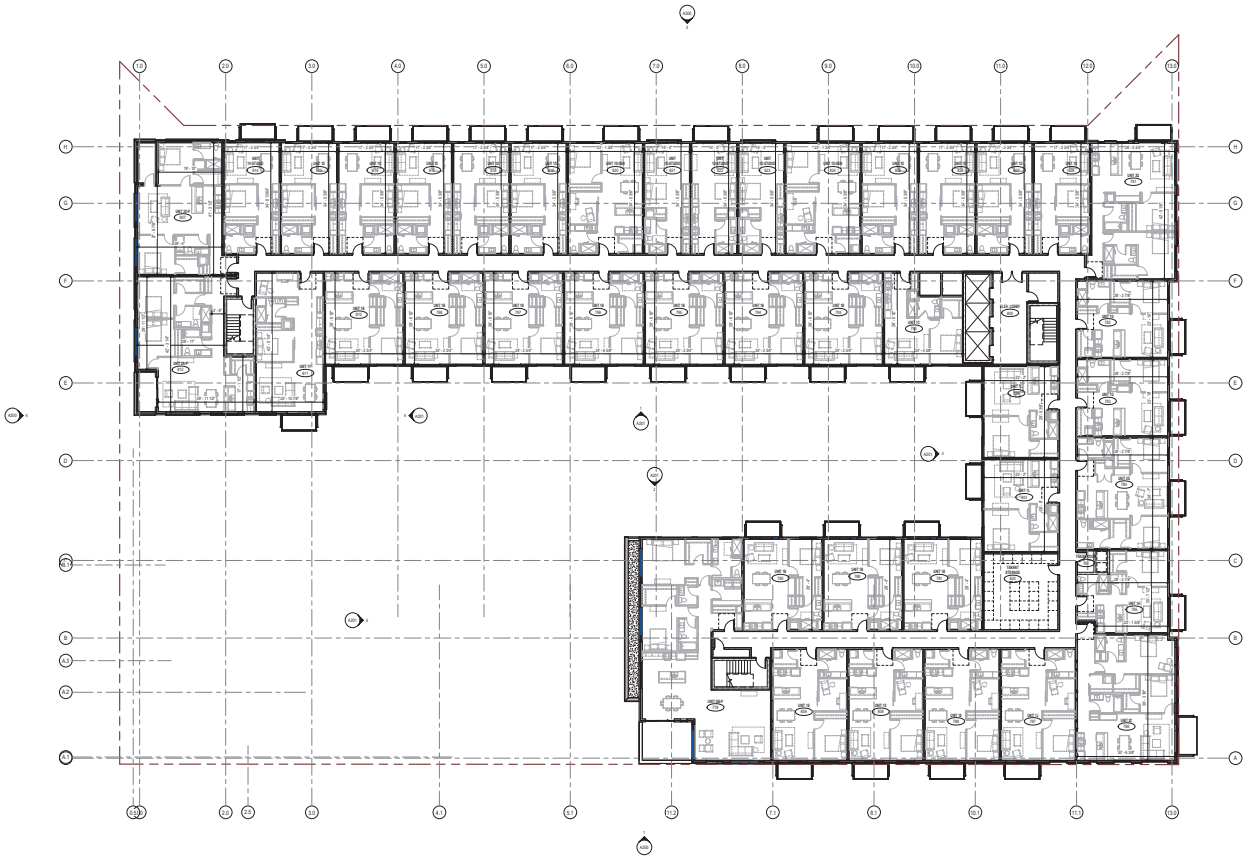
- FOR REVIEW - NOT FOR CONSTRUCTION -

PROJECT	1920.04
SCALE	As indicated
PHASE	PLANNING/BRD DEVELOPMENT REVIEW
DATE	06.09.20

SEVENTH FLOOR PLAN

A107

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1 EIGHTH FLOOR
A108 1/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. DO NOT SCALE THE DRAWINGS. VERIFY ALL CONDITIONS ON SITE BEFORE PROCEEDING WITH WORK. ANY CONFLICT, DISCREPANCY, MISTAKEN INFORMATION OR OMISSIONS AND ACTUAL FIELD CONDITIONS SHOULD BE BROUGHT TO ARCHITECT'S ATTENTION FOR RESOLUTION PRIOR TO COMMENCING WORK.

B. SEE SHEET G003 FOR INTERIOR PARTITION TYPES AND WALL ASSEMBLY DESIGNATIONS. SEE CODE PLANS FOR LOCATIONS OF RATED WALLS. ALL WALLS ABOVE CEILING MARK PENETRATION REQUIRE TYPE 'X' GWB TO THE DECK.
a. FLOOR 1:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 504 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FURRING AT COLUMNS AND CHASES SHALL BE TYPE 504-01 U.N.O.

b. FLOORS 2-8:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 909 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FURRING AT COLUMNS AND CHASES SHALL BE TYPE 909-01 U.N.O.
- ALL UNIT TO CORRIDOR DEMISING WALLS TO BE 909 101 A U.N.O.
- ALL UNIT TO UNIT DEMISING WALLS TO BE 909A 11 A U.N.O.

C. ALL STRUCTURAL COLUMNS AND POSTS ARE REQUIRED TO HAVE INDIVIDUAL ENCASEMENT PROTECTION TO ACHIEVE A FIRE RESISTANCE RATING. SEE TYPICAL DETAIL 1 / G305

D. ALL BATHROOM WALLS TO RECEIVE BATT INSULATION. ALL TWO AND THREE BEDROOM UNITS TO RECEIVE INSULATION AROUND PERIMETER BEDROOM WALLS.

E. TYPICAL INTERIOR DOOR FRAMES TO BE 4"W IN STEEL STUD WALLS AND 3" IN WOOD STUD WALLS FROM ADJACENT WALL, IF NOT DIMENSIONED.

F. IN WALL BLOCKING: CONTRACTOR TO INSTALL AS REQUIRED FOR WALL HUNG CABINETRY, TOILET ROOM ACCESSORIES, OR EQUIPMENT SHOWN IN PLANS AND INTERIOR ELEVATIONS.

G. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

H. "TYPICAL" OR "TYP." AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.

I. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FINISH FACE OF STUD WALL U.N.O.

J. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.

K. SEE THE ROOM FINISH SCHEDULE & PLANS FOR FURTHER FINISH AND MATERIAL INFORMATION.

L. WHERE DIMENSIONS ARE SHOWN TO WALLS OR CASEWORK, THE DIMENSIONS ARE TO FINISHED FACE OF WALL OR CABINET UNLESS OTHERWISE NOTED.

M. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CASEWORK SHALL BE 24" DEEP FOR BASE CABINETS AND 12" DEEP FOR UPPER CABINETS. COUNTERTOPS SHALL BE 25" DEEP. BATHROOM VANITIES TO BE 21.5" DEEP WITH 22" DEEP COUNTERTOP. PROVIDE A 4" HIGH BACK AND SIDESPLASHES WHERE BACKING NO WALL TILE/BACKSPLASH IS SHOWN ON ELEVATIONS.

N. PROVIDE FINISHED CABINET END PANELS, INCLUDING AT KNEE SPACES OR REMOVABLE CASEWORK, WHERE EXPOSED TO VIEW. FLOORING TO CONTINUE UNDER ALL REMOVABLE CASEWORK.

O. SINK SIZES SHOWN ARE GENERAL REPRESENTATIONS ONLY. SEE THE PLUMBING DRAWINGS AND SPECIFICATIONS FOR SINK PRODUCT AND SIZE INFORMATION.

P. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED & BRACED & SEALED AS REQUIRED.

Q. COORDINATE INSTALLATION OF BOLLARDS WITH FINAL LOCATION OF EQUIPMENT AS REQUIRED.

SCHEDULE - UNIT AVERAGE SF.

Name	Average
UNIT 1A/1F/2D/2G	699 SF
UNIT 1B	918 SF
UNIT 1C/1E/2C	1,007 SF
UNIT 1D	977 SF
UNIT 1G	685 SF
UNIT 2A/8A	1,042 SF
UNIT 2B/3B/4B/5B/6B/7B	1,027 SF
UNIT 2E	1,018 SF
UNIT 3A	1,016 SF
UNIT 3C	1,016 SF
UNIT 7A/8F/8G/8H	699 SF
UNIT 7B/8B	1,042 SF
UNIT 7C/8C	977 SF
UNIT 7D	1,007 SF
UNIT 7E	1,018 SF
UNIT 7F	1,027 SF
UNIT 7G	1,016 SF
UNIT 8D	1,027 SF
UNIT 8E	1,018 SF
UNIT 8J	1,016 SF
UNIT 2F/3F	1,111 SF
UNIT 3G	1,038 SF
UNIT 3H	1,016 SF
UNIT 7I	1,016 SF
UNIT 2J	1,061 SF
UNIT 2K/3K	1,037 SF
UNIT 3J/4J	926 SF
UNIT 7H/8I	1,038 SF
UNIT 7J/8K	1,044 SF
UNIT 7K/8J/8N	955 SF

NOTES: BALCONIES AND TERRACES NOT INCLUDED IN UNIT AVERAGE SF TOTAL
CORRIDORS AND STAIRWELLS NOT INCLUDED IN UNIT AVERAGE SF CALCULATIONS
TECHNICIAN - UNIT AVERAGE SF* IS CALCULATED BASED ON RENTABLE STANDARDS

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1845 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
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6401 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BLISSE RD.
SUITE 102
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER:
NA

DATE	REVISION

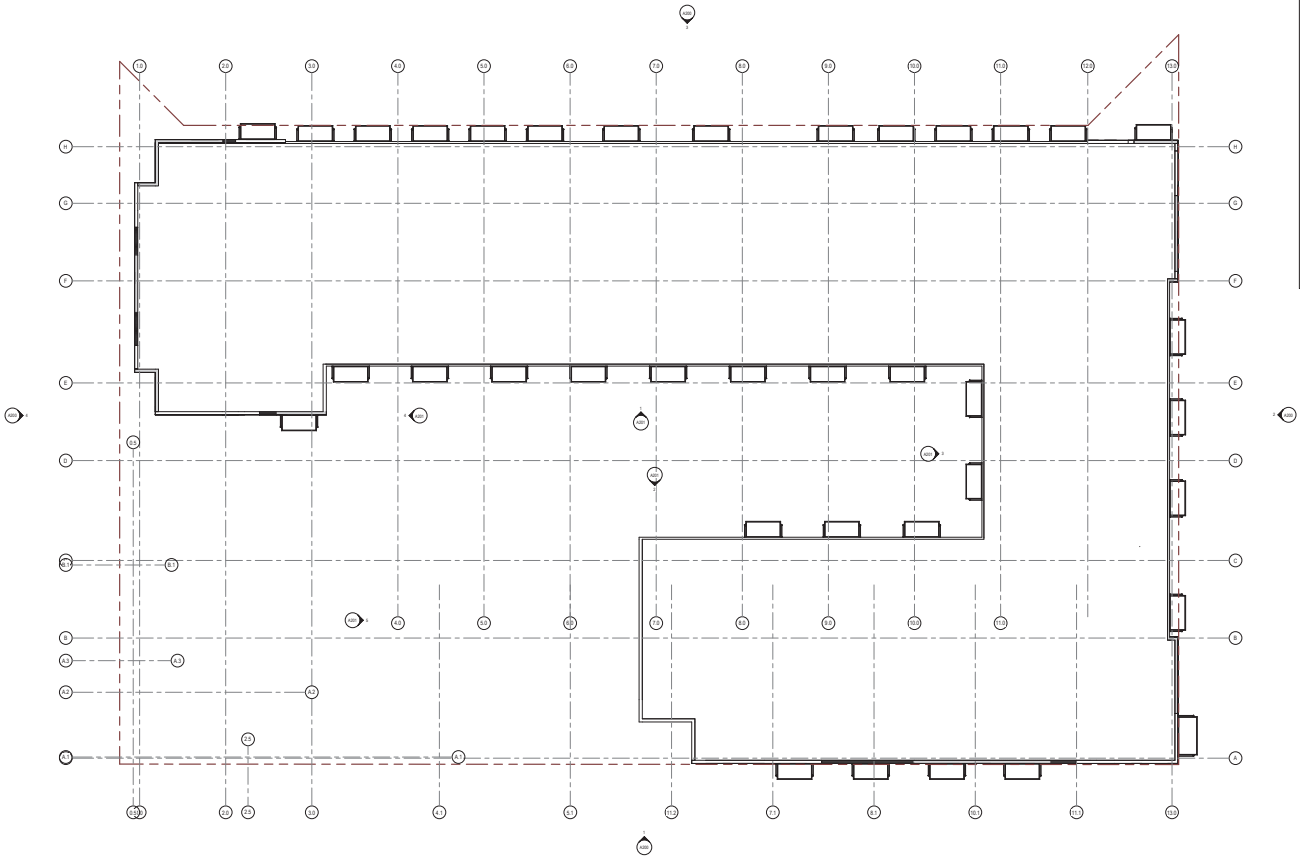
- FOR REVIEW - NOT FOR CONSTRUCTION -

PROJECT	1920.04
SCALE	As indicated
PHASE	PLANNING/BRD SUBMITTAL/PERMIT REVIEW
DATE	10.30.20

EIGHTH FLOOR PLAN

A108

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1 ROOF PLAN
A111 1/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. DO NOT SCALE THE DRAWINGS. VERIFY ALL CONDITIONS ON SITE BEFORE PROCEEDING WITH WORK. ANY CONFLICTS/DISCREPANCIES BETWEEN INFORMATION ON DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR RESOLUTION PRIOR TO COMMENCING WORK.

B. SEE SHEET G003 FOR INTERIOR PARTITION TYPES AND WALL ASSEMBLY DESIGNATIONS. SEE CODE PLANS FOR LOCATIONS OF RATED WALLS. ALL WALLS REQUIRING SMOKE PROTECTION REQUIRE TYPE 'X' GWB TO THE CEILING.
a. FLOOR 1:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 504 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FLOORING AT COLUMNS AND CHASES SHALL BE TYPE 504-01 U/A.D.
b. FLOOR 2-3:
- ALL INTERIOR PARTITIONS SHALL BE TYPE 9/09 11 UNLESS NOTED OTHERWISE (U.N.O.)
- ALL INTERIOR FLOORING AT COLUMNS AND CHASES SHALL BE TYPE 9/04-01 U/A.D.
- ALL UNIT TO CORRIDOR DEMISING WALLS TO BE 9/09 101 A U/ S. O.
- ALL UNIT TO UNIT DEMISING WALLS TO BE 9/09 111 A U/ S. O.

C. ALL STRUCTURAL COLUMNS AND POSTS ARE REQUIRED TO HAVE INDIVIDUAL ENCASEMENT PROTECTION TO ACHIEVE A FIRE-RESISTANCE RATING. SEE TYPICAL DETAIL 1 / G305

D. ALL BATHROOM WALLS TO RECEIVE BATT INSULATION. ALL TWO AND THREE BEDROOM UNITS TO RECEIVE INSULATION AROUND PERIMETER BEDROOM WALLS.

E. TYPICAL INTERIOR DOOR FRAMES TO BE 4"W. STEEL STUD WALLS AND 3" W WOOD STUD WALLS FROM ADJACENT WALL, IF NOT DIMENSIONED.

F. IN WALL BLOCKING: CONTRACTOR TO INSTALL AS REQUIRED FOR WALL HUNG CABINETRY, TOILET ROOM ACCESSORIES, OR EQUIPMENT SHOWN IN PLANS AND INTERIOR ELEVATIONS.

G. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

H. "TYPICAL"(OR TYP.) AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.

I. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FINISH FACE OF STUD WALL U.N.O.

J. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N. O.

K. SEE THE ROOM FINISH SCHEDULE & PLANS FOR FURTHER FINISH AND MATERIAL INFORMATION.

L. WHERE DIMENSIONS ARE SHOWN TO WALLS OR CASEWORK, THE DIMENSIONS ARE TO FINISHED FACE OF WALL OR CABINET UNLESS OTHERWISE NOTED.

M. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CASEWORK SHALL BE 24" DEEP FOR BASE CABINETS AND 12" DEEP FOR UPPER CABINETS. COUNTERTOPS SHALL BE 25" DEEP. BATHROOM VANITIES TO BE 21.5" DEEP WITH 22" DEEP COUNTERTOP. PROVIDE A 4" HIGH BACK AND SIDE SPLASHES WHERE NO WALL TILE/BACKPLASH IS SHOWN ON ELEVATIONS.

N. PROVIDE FINISHED CABINET END PANELS, INCLUDING AT KNEE SPACES OR REMOVABLE CASEWORK, WHERE EXPOSED TO VIEW. FLOORING TO CONTINUE UNDER ALL REMOVABLE CASEWORK.

O. SINK SIZES SHOWN ARE GENERAL REPRESENTATION ONLY. SEE THE PLUMBING DRAWINGS AND SPECIFICATIONS FOR SINK PRODUCT AND SIZE INFORMATION.

P. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED & BRACED & SEALED AS REQUIRED.

Q. COORDINATE INSTALLATION OF BOLLARDS WITH FINAL LOCATION OF EQUIPMENT AS REQUIRED.

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1840 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
646 N. PLANKINTON AVE
SUITE 2A
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BLISSE RD.
SUITE 102
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER:
NA

DATE	REVISION

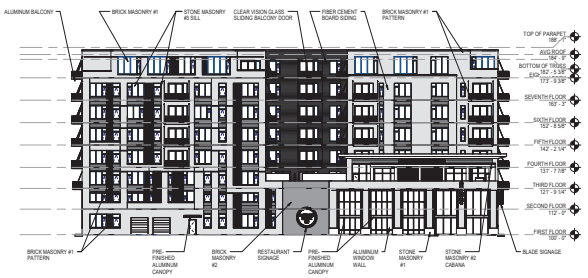
- FOR REVIEW - NOT FOR CONSTRUCTION -

PROJECT	2020-04
SCALE	As indicated
PHASE	PLANNING/BRD DEVELOPMENT REVIEW
DATE	06.09.20

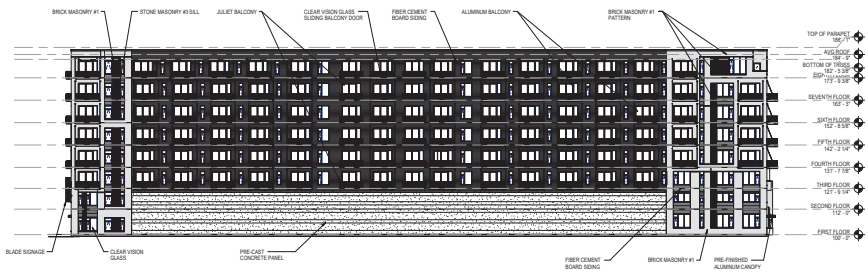
AVG. ROOF PLAN

A111

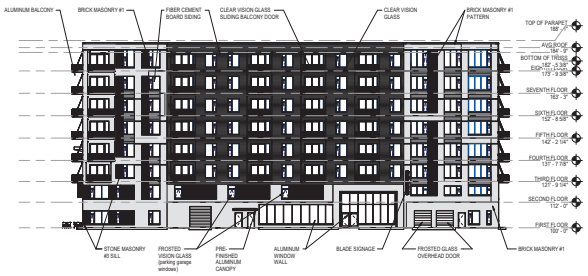
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4 WEST ELEVATION
A200 1/16" = 1'-0"



3 NORTH ELEVATION
A200 1/16" = 1'-0"



2 EAST ELEVATION
A200 1/16" = 1'-0"



1 SOUTH ELEVATION
A200 1/16" = 1'-0"

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1845 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
6401 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BUSSE RD.
SUITE 100
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER:
NA
-

DATE	REVISION

- FOR REVIEW - NOT FOR CONSTRUCTION -

PROJECT	2020-04
SCALE	1/16" = 1'-0"
PHASE	PLANNING/BIRD DEPARTMENT REVIEW
DATE	10.02.20

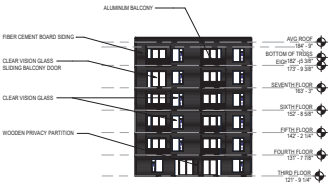
EXTERIOR ELEVATIONS

A200

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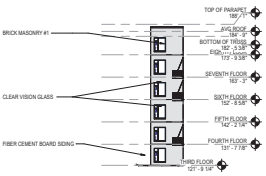
5 WEST COURTYARD AMENITY ELEVATION
A201 1/16" = 1'-0"



3 EAST COURTYARD ELEVATION
A201 1/16" = 1'-0"



2 SOUTH COURTYARD ELEVATION
A201 1/16" = 1'-0"



4 WEST COURTYARD ELEVATION
A201 1/16" = 1'-0"



1 NORTH COURTYARD ELEVATION
A201 1/16" = 1'-0"

KA
KORB + ASSOCIATES ARCHITECTS

PROJECT:
CHERRY STREET APARTMENTS
231 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER:
NEW LAND ENTERPRISES
1840 NORTH FARWELL AVENUE
MILWAUKEE, WI 53202

ARCHITECT:
KORB + ASSOCIATES ARCHITECTS
644 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD ENGINEERING
W226 N1610 BUSSE RD.
SUITE 100
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER:
NA
-

DATE	REVISION

- FOR REVIEW - NOT FOR CONSTRUCTION -

PROJECT	1220.04
SCALE	1/16" = 1'-0"
PHASE	PLANNING/BRD DEVELOPMENT REVIEW
DATE	10.02.23

COURTYARD ELEVATIONS

A201

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