



AGENDA OF THE COMMON COUNCIL

TUESDAY, AUGUST 27, 2024, 6:00 PM

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

Virtual attendance also available via Zoom.

A. Zoom Meeting Information.

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

- a. Zoning Ordinance No. 13-24
An ordinance rezoning property located at 2532 University Avenue from General Commercial to Varied Density Residential (ZP 24-18).

B. Roll Call.

C. Pledge of Allegiance.

D. Invocation.

E. Approval of Minutes.

- I. July 30, 2024.

F. Approval of the Agenda.

G. Report by the Mayor.

H. Announcements.

I. Appointments.

I. Reappointments:

Green Bay Sustainability Commission

Mark Walter, 1350 Servais Street, Green Bay, WI 54304

Term to expire: August 1, 2027

Downtown Business Improvement District Board

Tracy Hillesheim, 6652 Northernnaire Drive, Sobieski, WI 54171

Term to expire: August 1, 2027

Landmarks Commission

Susan Ley, 3303 Beach Lane, Green Bay, WI 54311

Term to expire: September 1, 2027

Paul Martzke, 1125 S. Monroe, Green Bay, WI 54301

Term to expire: September 1, 2027

J. Public Hearings.

1. Public Hearing on a request to amend the Smart Growth 2022 Comprehensive Plan of the City of Green Bay related to property located at the 1200 Block of Perrot Street from Medium/High Density Residential to Low Density Residential. (CPA 24-02)

K. Ordinances - Second Reading for Adoption.

1. Miscellaneous Ordinance No. 02-24
An ordinance adopting an amendment to the Smart Growth 2022 Comprehensive Plan of the City of Green Bay related to property located 2532, 2580 University Avenue and parcel 21-1249-1-3 from Commercial and Light Industrial to Medium/High Density Residential (CPA 24-01).
2. Zoning Ordinance No. 13-24
An ordinance rezoning property located at 2532 University Avenue from General Commercial to Varied Density Residential (ZP 24-18).
3. Zoning Ordinance No. 14-24
An ordinance zoning certain property located at the 900 Block of Erie Road (Parcel 21-199) as a Planned Unit Development District for purposes of developing the Grandview Industrial Park Phase II (ZP 24-21).
4. Miscellaneous Ordinance No. 03-24
An ordinance adopting an amendment to the Smart Growth 2022 Comprehensive Plan of the City of Green Bay related to property located at the 1200 Block of Perrot Street from Medium/High Density Residential to Low Density Residential (CPA 24-02).
5. Zoning Ordinance No. 15-24
An ordinance rezoning properties located at the 1200 Block of Perrot Street from Varied-Density Residential (R3) to Low-Density Residential (R1) (ZP 24-24).
6. General Ordinance 15-24
An ordinance amending Section 2-112 Relating to the City Attorney with amendments.

7. General Ordinance 16-24
An ordinance amending Section 2-32 Relating to Remote Attendance at Meetings.
8. General Ordinance 9-24
An ordinance relating to petitions and communications.

L. Report of the Redevelopment Authority (August 13, 2024).

1. To adopt a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District Twenty-Six (TID #26).
2. To adopt a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District Twenty-Seven (TID #27).
3. To adopt a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District Twenty-Eight (TID #28).

M. Report of the Improvement & Services Committee (August 14, 2024).

1. To approve the request by Ald. Jennifer Grant to extend deferred assessments for the following parcels until sold or developed:

Parcel 22-SC490-2 - Water Main - 1078.89 front feet
Parcel 22SC-490-4 - Water Main - 361.5 front feet
Parcel 22SC-490-4 - Sanitary Sewer - 361.5 front feet + 1 sanitary lateral
2. To approve the request by Department of Public Works on the proposed 2025 Parking Division rate structure.
3. To approve the request by Purchasing Manager to award the pole portion of the 2024 Traffic Equipment Contract to Tapco in the amount of \$440,475.73.
4. To approve the request by Department of Public Works to approve a design services contract with Modjeski and Masters for the design of the east leaf, third phase, of the hydraulic rehabilitation of the Ray Nitschke memorial bridge in the amount of \$213,160.00.
5. To approve the request by Department of Public Works to award the Contract RFB #2024-23 TRAFFIC SIGNALS to the following vendors: General Traffic Equipment Corp in the amount of \$51,262.00, Mid-American Signal in the amount of \$52,293.00, MoboTrex, LLC in the amount of \$197,067.35, Traffic Control Corp. in the amount of \$29,375.00, and Traffic Signal, LLC in the amount of \$39,250.00. See attached summary of Bid Results from Purchasing Department.

N. Report of the Protection & Policy Committee (August 19, 2024).

1. To approve a 2024-2025 Massage Establishment License at 1566 W Mason.
2. To grant an application for a Class "A" Beer license for Behl 2, LLC at 510 S Monroe Ave with a licensed premises described as "gas station with c-store. Behind the counter & in counter cabinet," with the approval of the proper authorities.

3. To grant an application for an available "Class B" Liquor and Class "B" Beer license for Green Bay Casuals Soccer Pub, LLC at 1238-11 Main St. with license premises described as "ONE-STORY, LONG BAR W/ HIGH TOP SEATING AND BACK PATIO," pending the approval of the proper authorities (Applicant currently licensed at this location with a "Class C" Wine and Class "B" Beer license).
4. To grant an application for an available "Class B" Liquor and Class "B" Beer license for Quisque La Restaurant, LLC at 351 S Washington St. with a licensed premises described as "dining area, kitchen," with the approval of the proper authorities.
5. To deny a liquor application for a "Class B" Liquor and Class "B" Beer license for Taylor Leiteriz at 324 N Roosevelt with a license premises described as "1 BACKROOM, 1 OFFICE AND BASEMENT, 2 ENTRANCES," (Currently licensed as Baker and MacArthur, Inc).
6. To deny an appeal by Michaela Scott regarding the denial of her operator's license.
7. To approve as amended General Ordinance 13-24, an ordinance amending Chapter 26-6, Green Bay Municipal Code, relating to firearms.
8. To hold until the September 21, 2024, Protection & Policy Committee meeting a joint communication from Aldermans Chris Wery (D8) and Brian Johnson (D9), which reads: Allow for a public comment section at the beginning of city council meetings. Example taken from the Village of Ashwaubenon:

Comments from Public
 - a. Must be limited to items not on the agenda
 - b. Must state name and address
 - c. Limited to five minutes
 - d. Board's role is to listen and not discuss the item
 - e. Personnel issues cannot be discussed (nor individuals named)
 - f. Board is not able to take action at this meeting
9. Informational Only: Liquor Violation Report.
10. Informational Only: Clerk's Licensing Report.

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

1. REPORT OF THE PROTECTION AND POLICY COMMITTEE GRANTING OPERATOR LICENSES

P. Report of the Plan Commission.

1. To approve to amend the Smart Growth 2022 Comprehensive Plan for 1116 Hobart Drive (6H-1110-1 & 6H-1110-19) from Commercial future land use to Medium-High Density Residential (CPA 24-03 Public Hearing held August 12, 2024).
2. To approve the rezone of 1116 Hobart Drive (6H-1110-1 & 6H-1110-19) from C-1, General Commercial to R-3, Varied Density Residential district. (ZP 24-26 Public Hearing held August 12, 2024).

Q. Report of the Finance Committee. (August 20, 2024)

1. To approve the purchase of parcels 11-210 (435 E Walnut), 11-206 (512 Cherry Street), 11-222 (503 E Walnut Street), and 13-128 (212 S Madison Street), and direct staff to strengthen the language in development agreements with a claw back provision if the property is not developed and that we prioritize the historic preservation of Fire Stations 1 & 3 with oversight by the City.

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

2. To approve the Purchase of 57 Surveillance Cameras for a total cost of 89,031.66. This is to be funded through the 2020/2022 JAG Grant and 2024 Equipment Replacement Budget for the City of Green Bay Police Department
3. To approve the Department of Public Works to purchase Mobile Vehicle Barricade Systems from Advanced Security Technologies at a cost not to exceed \$370,000.
4. To approve the report regarding the natural gas contract before the current contract had expired and after contract activation.
5. To accept the Assistance to Firefighters (AFG) Program/FEMA grant award of \$687,181.81 and local match requirement of \$68,718.19 for a total grant request of \$755,900.
6. To refer to staff to amend the city-wide policy for grant applications to include, when eligible, grant dollars to recoup administrative expenses while administering the grant.

R. Report of the Personnel Committee (August 20, 2024).

1. To Approve the request to fill the following positions and all subsequent vacancies resulting from internal transfers.
 - a. Recreation Coordinator
 - b. Laborer (Sanitation)
2. To approve the request to enter into an agreement with Associated Bank for the City's third-party administrator to administer health reimbursement accounts, flexible spending accounts, health savings accounts, and insurance continuation through COBRA starting January 1, 2025.
3. To approve the request to amend the City of Green Bay Personnel Policy Chapter 11 regarding reimbursements for meals, telephone, public transportation, and city vehicle use.
4. To refer to staff to evaluate plans for future implementation of the request to amend the City of Green Bay Personnel Policy Chapter 9 regarding hours of work and core hours with an effective date of January 1, 2025.

S. Report of the Sustainability Commission (August 21, 2024).

1. To elect Alder Prestley as a temporary Chairperson authorized to run the 8/21/24 meeting.

2. To amend the 2024-2025 Sustainability Commission workplan to create a youth engagement work group.

T. Informational.

1. Building Report for July 2024
2. Municipal Court Monthly Financial Report for July 2024

U. Committee of the Whole.

1. Consideration with possible action on accepting an AmeriCorps Grant in the amount of \$367,040 to fund 75% of the total cost of the 3rd year of the Green Bay Conservation Corps.

V. Resolutions.

1. Resolution creating tax incremental district No. 26, approving its project plan and establishing its boundaries.
2. Resolution creating tax incremental district No. 27, approving its project plan and establishing its boundaries.
3. Resolution creating tax incremental district No. 28, approving its project plan and establishing its boundaries.

W. Ordinances - First Reading.

1. General Ordinance 13-24
An ordinance amending Chapter 26-6, Green Bay Municipal Code, relating to firearms.

X. Referral of Petitions & Communications.

Y. 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. 13-24

**AN ORDINANCE REZONING PROPERTY LOCATED AT
2532 UNIVERSITY AVENUE FROM GENERAL COMMERCIAL TO VARIED
DENSITY RESIDENTIAL
(ZP 24-18)**

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 tax parcel 21-1247-1 which is located at 2532 University Avenue from (C1) General Commercial District to Varied Density Residential (R3) District.:

2532 UNIVERSITY AVENUE (21-1247-1)

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 2 OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 21 EAST, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST $\frac{1}{4}$ OF SAID SECTION 33; THENCE S89°01'02"W, 2671.67 FEET; THENCE N0°14'24"E, 1338.71 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF UNIVERSITY AVENUE; THENCE N85°25'24"E, 311.19 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING; THENCE CONTINUING N85°25'24"E ALONG SAID RIGHT OF WAY, 180.00 FEET; THENCE S3°53'07"E, 250.02 FEET; THENCE S85°25'24"W, 180.00 FEET; THENCE N3°53'07"W, 250.02 FEET TO THE POINT OF BEGINNING.

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

SECTION 3. This ordinance shall not take effect until a public hearing is held 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.

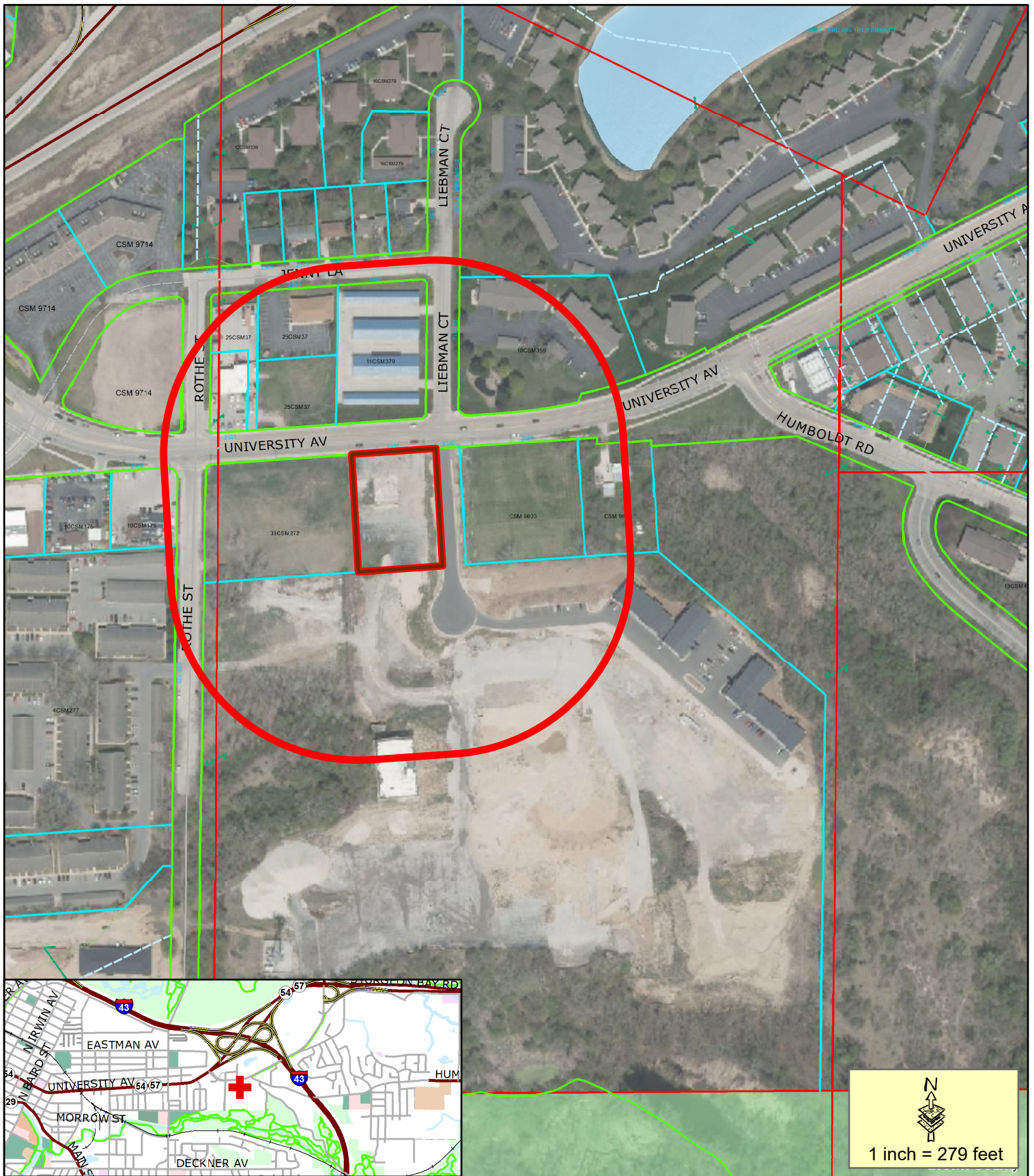
APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

jel
Attachment – Map



- Proposed Rezone 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

**Proposed Rezone Parcel
2532 University Ave
General Commercial (C1) to
Varied Density Residential (R3) Zoning District**

MISCELLANEOUS ORDINANCE NO. 03-24

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE SMART GROWTH
2022 COMPREHENSIVE PLAN OF THE CITY OF GREEN BAY RELATED
TO PROPERTY LOCATED AT THE 1200 BLOCK OF PERROT STREET
FROM MEDIUM/HIGH DENSITY RESIDENTIAL TO LOW DENSITY
RESIDENTIAL
(CPA 24-02)**

WHEREAS, pursuant to Wis. Stats. §§ 62.23(2) and (3), the City of Green Bay is authorized to prepare, adopt, and amend a comprehensive plan, as defined in Wis. Stats. § 66.1001(4)(a); and

WHEREAS the Common Council has adopted the Smart Growth 2022 Comprehensive Plan for the purpose of guiding future land-use decision making, but recognizes that from time-to-time amendments may be necessary to reflect changes in the land use and planning needs of the community; and

WHEREAS the Common Council of the City of Green Bay has adopted written procedures (known as the Public Participation Plan for Periodic Comprehensive Plan Amendments) designed to foster public participation in every stage of the preparation of periodic comprehensive plan amendments required by Wis. Stats. § 66.1001(4)(a); and

WHEREAS the City of Green Bay has held at least one public hearing on this ordinance in compliance with the requirements of Wis. Stats. § 66.1001(4)(d), and it is the Common Council's belief that this comprehensive plan amendment is necessary and consistent with the overall goals, policies, and other related elements of the plan;

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

SECTION 1. Comprehensive Plan Amendment CPA 24-02 is hereby adopted pursuant to Wis. Stats. § 66.1001(4)(c) on the following described properties. A copy of the comprehensive plan amendment is attached to this ordinance.

1221 PERROT STREET (PARCEL: 20-542)

LOT TWENTY-FIVE (25), BLOCK NINETY-FIVE (95), ACCORDING TO THE PLAT OF BUSINESS MEN'S ASSOCIATION, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, AND THE SOUTH ONE-HALF (S1/2) OF VACATED ALLEY LYING NORTH OF LOT 25 ABOVE, AS DESCRIBED IN JACKET 3055 RECORDS IMAGE 11, AS DOCUMENT NUMBER 914146, EXCEPT

PART USED FOR ROAD PURPOSES DESCRIBED IN JACKET 5568 RECORDS IMAGE 15.

1227 PERROT STREET (PARCEL: 20- 541)
LOT TWENTY-FOUR (24), BLOCK NINETY-FIVE (95), ACCORDING TO THE PLAT OF THE GREEN BAY BUSINESS MEN'S ASSOCIATION, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, AND THE SOUTH ONE-HALF (S1/2) OF VACATED ALLEY LYING NORTHLY OF AND ADJACENT THERETO, AS DESCRIBED IN JACKET 3055 RECORDS IMAGE 11, AS DOCUMENT NUMBER 914146.

1233 PERROT STREET (PARCEL: 20-540)
LOT TWENTY-THREE (23), BLOCK NINETY-FIVE (95), ACCORDING TO THE RECORDED MAP OF ADDITION TO GREEN BAY BY THE BUSINESS MEN'S ASSOCIATION, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, AND THE SOUTH ONE-HALF (S1/2) OF VACATED ALLEY LYING NORTH OF SAID LOT DESCRIBED IN JACKET 3055 RECORDS IMAGE 11, AS DOCUMENT NUMBER 914146.

1239 PERROT STREET (PARCEL: 20-539)
LOT TWENTY-TWO (22), BLOCK NINETY-FIVE (95), AND ONE-HALF OF THE VACATED ALLEY ADJACENT THERETO, ACCORDING TO THE RECORDED PLAT OF BUSINESS MEN'S ASSOCIATION ADDITION, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

1245 PERROT STREET (PARCEL: 20-538)
LOT TWENTY-ONE (21), BLOCK NINETY-FIVE (95), AND ONE-HALF OF THE VACATED ALLEY ADJACENT THERETO, ACCORDING TO THE RECORDED PLAT OF BUSINESS MEN'S ASSOCIATION ADDITION, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

1253 PERROT STREET (PARCEL: 20-537)
LOT TWENTY (20), BLOCK NINETY-FIVE (95), AND ONE-HALF OF THE VACATED ALLEY ADJACENT THERETO, ACCORDING TO THE RECORDED PLAT OF BUSINESS MEN'S ASSOCIATION ADDITION, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

1257 PERROT STREET (PARCEL: 20-536)
LOT EIGHTEEN (18), BLOCK NINETY-FIVE (95), GREEN BAY BUSINESS MEN'S ASSOCIATION, ACCORDING TO THE RECORDED

PLAT THEREOF, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN AND TOGETHER WITH THE NORTH ½ VACATED ALLEY ADJACENT THERETO.

1263 PERROT STREET (PARCEL: 20-535-8)
LOT NINETEEN (19), BLOCK NINETY-FIVE (95) AND ALSO VACATED ALLEY, ACCORDING TO THE RECORDED PAT OF BUSINESSMEN'S ASSOCIATION ADDITION, 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 take effect upon its passage and publication.

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

APPROVED:

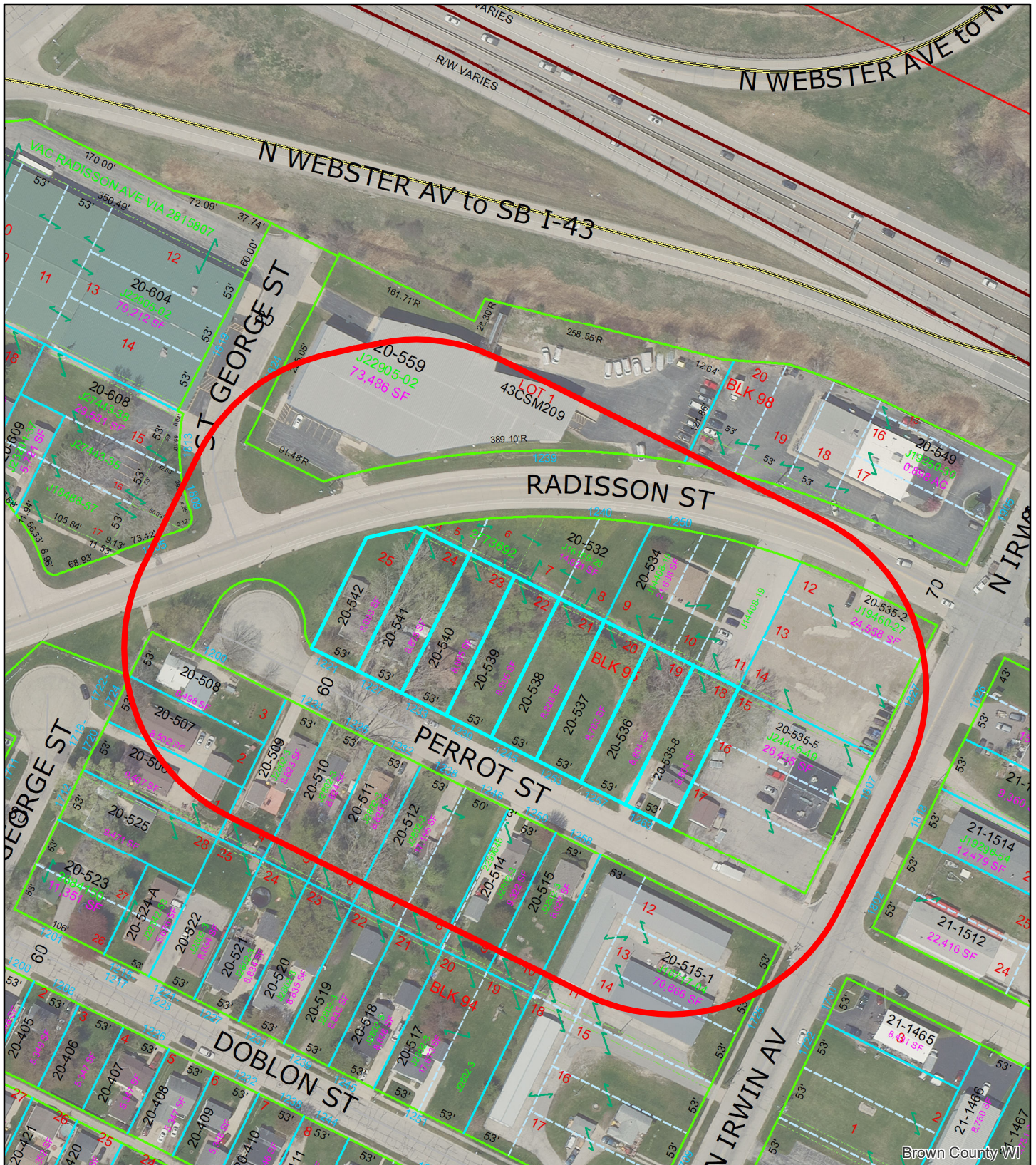
Eric Genrich, Mayor

ATTEST:

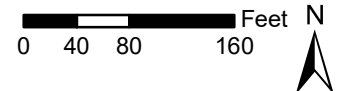
Celestine Jeffreys, Clerk

Sh:

Attachments – Location Map



(ZP 24-24 & CPA 24-02) Rezone at North 1200 Block of Perrot Street



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- 1200 Block Perrot Street
- 200' Notification Area

MISCELLANEOUS ORDINANCE NO. 02-24

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE SMART GROWTH
2022 COMPREHENSIVE PLAN OF THE CITY OF GREEN BAY RELATED
TO PROPERTY LOCATED 2532, 2580 UNIVERSITY AVENUE AND PARCEL
21-1249-1-3 FROM COMMERCIAL AND LIGHT INDUSTRIAL TO
MEDIUM/HIGH DENSITY RESIDENTIAL
(CPA 23-04)**

WHEREAS, pursuant to Wis. Stats. §§ 62.23(2) and (3), the City of Green Bay is authorized to prepare, adopt, and amend a comprehensive plan, as defined in Wis. Stats. § 66.1001(4)(a); and

WHEREAS the Common Council has adopted the Smart Growth 2022 Comprehensive Plan for the purpose of guiding future land-use decision making, but recognizes that from time-to-time amendments may be necessary to reflect changes in the land use and planning needs of the community; and

WHEREAS the Common Council of the City of Green Bay has adopted written procedures (known as the Public Participation Plan for Periodic Comprehensive Plan Amendments) designed to foster public participation in every stage of the preparation of periodic comprehensive plan amendments required by Wis. Stats. § 66.1001(4)(a); and

WHEREAS the City of Green Bay has held at least one public hearing on this ordinance in compliance with the requirements of Wis. Stats. § 66.1001(4)(d), and it is the Common Council's belief that this comprehensive plan amendment is necessary and consistent with the overall goals, policies, and other related elements of the plan;

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

SECTION 1. Comprehensive Plan Amendment CPA 23-04 is hereby adopted pursuant to Wis. Stats. § 66.1001(4)(c) on the following described properties. A copy of the comprehensive plan amendment is attached to this ordinance.

Parts of Government Lot 2 and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Sec. 33, T24N-R21E, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin, more fully described as:

Commencing at the East $\frac{1}{4}$ corner, Sec. 33, T24N-R21E; thence S89°07'08"W, 1341.03 feet along the South line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and Government Lot 2 of said Section 33 to the point of beginning; thence S89°07'08"W, 1292.37 feet along the South line of said Government Lot 2 to the center of said Section 33; thence S88°23'29"W, 35.86 feet along the South line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 33; thence N0°20'34"E, 1087.53 feet along the Easterly right of way of Rothe Street to the Southwest corner of Jacket 14739 of Records, Image 09, Brown

County Records; thence N3°46'49"W, 250.02 feet along the East line of said Jacket and Image to the Southerly right of way of University Avenue; thence S3°6'49"E, 250.02 feet along the easterly right of way of vacated Liebmann Street; thence N85°31'42"E, 406.69 feet; thence S49°52'44"EE, 467.82 feet; thence S0°06'51"W, 840.67 feet to the South line Government Lot 2 of said Section 33 and the point of beginning.

And

Lot 1 of 33 CSM 272, being part of Government Lots 2 and 3 and being part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 33, in the City of Green Bay, Brown County, Wisconsin.

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

SECTION 3. This ordinance shall take effect upon its passage and publication.

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

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

jl:

Attachments – Location Map

ZONING ORDINANCE NO. 13-24

**AN ORDINANCE REZONING PROPERTY LOCATED AT
2532 UNIVERSITY AVENUE FROM GENERAL COMMERCIAL TO VARIED
DENSITY RESIDENTIAL
(ZP 24-18)**

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 tax parcel 21-1247-1 which is located at 2532 University Avenue from (C1) General Commercial District to Varied Density Residential (R3) District.:

2532 UNIVERSITY AVENUE (21-1247-1)

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 2 OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 21 EAST, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST $\frac{1}{4}$ OF SAID SECTION 33; THENCE S89°01'02"W, 2671.67 FEET; THENCE N0°14'24"E, 1338.71 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF UNIVERSITY AVENUE; THENCE N85°25'24"E, 311.19 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING; THENCE CONTINUING N85°25'24"E ALONG SAID RIGHT OF WAY, 180.00 FEET; THENCE S3°53'07"E, 250.02 FEET; THENCE S85°25'24"W, 180.00 FEET; THENCE N3°53'07"W, 250.02 FEET TO THE POINT OF BEGINNING.

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

SECTION 3. This ordinance shall not take effect until a public hearing is held 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.

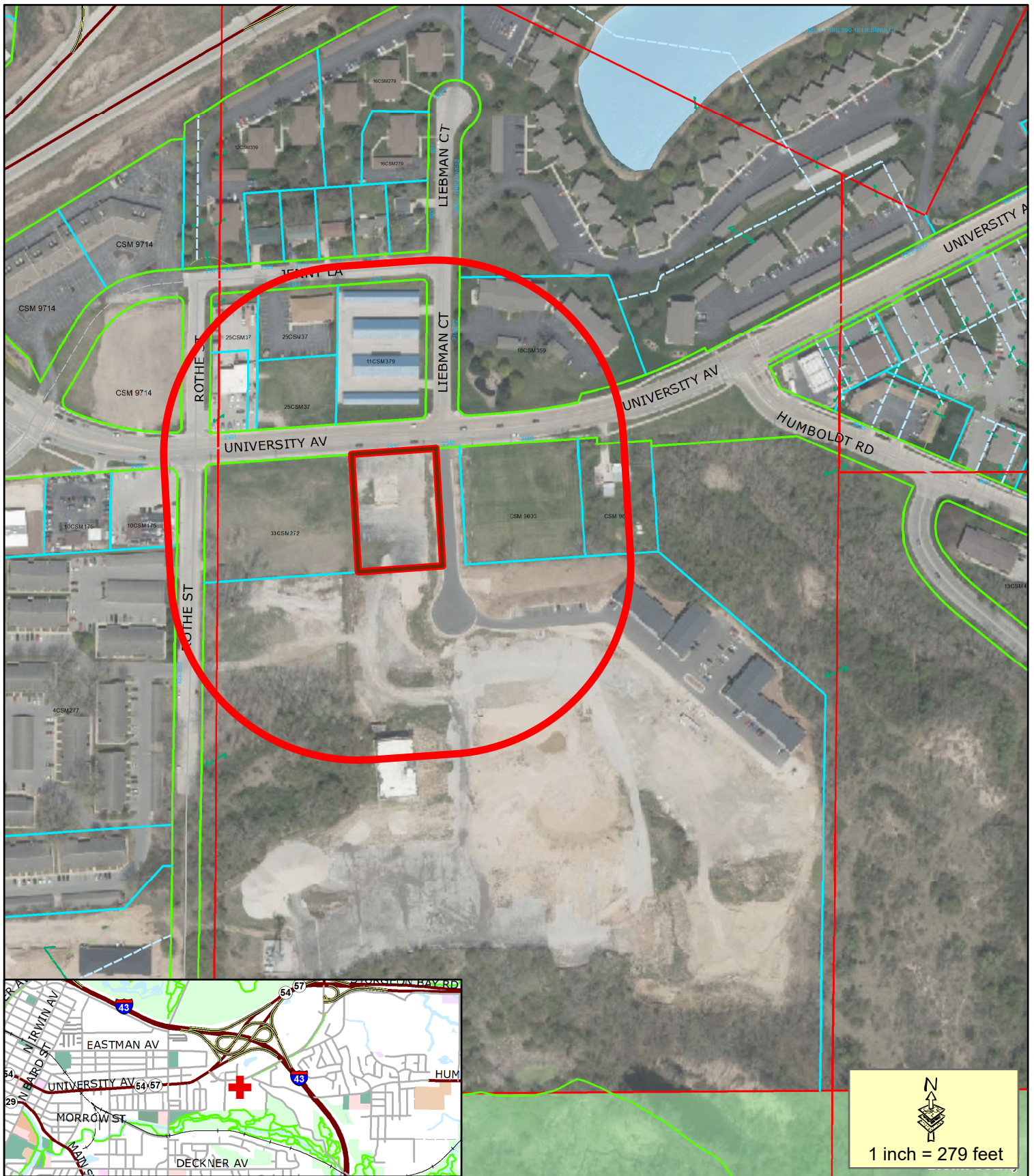
APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

jel
Attachment – Map



- Proposed Rezone Parcel
- 400' Property Owner Notice

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Map prepared by JL

**Proposed Rezone Parcel
2532 University Ave
General Commercial (C1) to
Varied Density Residential (R3) Zoning District**

ZONING ORDINANCE NO. 14-24

AN ORDINANCE ZONING CERTAIN PROPERTY LOCATED AT THE 900 BLOCK OF ERIE ROAD (PARCEL 21-199) AS A PLANNED UNIT DEVELOPMENT DISTRICT FOR PURPOSES OF DEVELOPING THE GRANDVIEW INDUSTRIAL PARK PHASE II (ZP 24-21)

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

SECTION 1. Section, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development District (PUD) on the properties listed below and as depicted as Exhibit A - Location Map and described below:

The Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 12, T23N-R21E, City of Green Bay, ESFR, Brown County, Wisconsin, and that part of the vacated North $\frac{1}{2}$ of Padi-Wood Lane described in Document No. 2867455, Excepting therefrom that part described in Volume 244 Deeds, Page 17, Further excepting therefrom Certified Survey map No. 2356 filed in Volume 11 Certified Survey Maps Page 41 as Document No. 972613, Further excepting therefrom that part described in Document No. 2822228, further excepting therefrom all parts thereof used for road purposes.

Planned Unit Development Phase II area contains 35.85 acres, more or less.

SECTION 2. Pursuant to Chapter 44, Article XX, Green Bay Municipal Code, as they apply, the following conditions are imposed:

- A. **INDUSTRIAL PARK OVERVIEW.** The Grandview Industrial Park (GIP) is a planned development designed to provide a high-quality location and promote the efficient and effective growth of light-medium industrial businesses within the greater Green Bay market, while also integrating land area suitable for supportive commercial retail and service uses. GIP has begun as an initial first phase consisting of approximately 50.22 acres which was approved by Common Council in 2022 and amended in 2023.

This subsequent planned unit development, Grandview Industrial Park Phase II (GIP Phase II) consists of one parcel totaling approximately 35.85 acres of land area. This is the second phase of a larger industrial park that will ultimately include approximately 30 parcels, comprising approximately 375 acres of land. It is located on the east side of the city on both sides of the 3700-3800 Blocks of East Mason Street approximately one and a half miles east of Interstate 43, nine and a half miles from Interstate 41 and about 11 miles from the Green Bay Austin Straubel International Airport.

Through appropriate land use regulation, supportive infrastructure, proximity to the

interstate highway system and nearness of work force, the City has set the stage for a regional industrial “campus” that has been identified as a necessity in the Green Bay Smart Growth Comprehensive Plan and 2021 Commercial Market Study.

GIP Phase II is intended to be primarily a light to medium intensity industrial park supporting production, processing, storage, distribution, and transportation uses. Select commercial and workforce-oriented support uses such as restaurants, business and personal services, and vehicle-oriented businesses are also permitted along the arterial roadways of East Mason Street and Erie Road. It is important to note that regulation within this PUD may be differentiated based on the industrial or commercial nature of the use.

- B. LAND-USE REGULATIONS. The only permitted or conditional uses that may be established and/or maintained within the PUD area shall be those uses listed below. All other uses shall be specifically prohibited within the PUD area.

Table I-1. Principal Uses in the PUD

Use	GIP	Development Standards	Location limited
Production, Processing, and Storage			
Agricultural Uses	P		
Limited production and processing	P	X	
Light industrial uses	P		
General industrial uses	C		
Heavy industrial uses	C		
Contractor yard	C		
Dry cleaning establishment, commercial laundry	P		
Research and development facility	P		
Warehousing (not including self-service)	P		
Wholesale and distribution facility	P		
Transportation Uses			
Ground transportation service	C		
Motor freight terminal	C	X	
Package delivery service	P		
Public Service and Utility Uses			
Public safety/service facility	P		
Telecommunication tower, wireless communication facility	C	X	
Substation/distribution equipment	C		
Solar or Wind Energy Systems	C		
Office and Mixed Uses			
General office	P		
Government office	P		
Bank or other financial institution	P		Arterial Road
Clinic, healthcare facility	P		Arterial Road

Commercial Uses			
Accommodation and Food Service Uses			
Restaurant,* not including drive-through	P		Arterial Road
Restaurant* with drive-through	P		Arterial Road
Service Businesses			
Business service**	P		
Building maintenance, janitorial service	P		
Catering service	P		
Printing and publishing establishment	P		
Small appliance repair service	P		
Tool/equipment rental facility	P		
Animal hospital, veterinary clinic	C	X	Arterial Road
Animal grooming establishment	C		
Animal boarding facility, kennel	C	X	Arterial Road
Retail Sales			
General retail sales**	C		Arterial Road
Building material sales	P	X	
Contractor showroom	P		
Greenhouse, garden supply store	C		
Commercial Recreation and Entertainment			
Health clubs, fitness centers	C	X	Arterial Road
Vehicle Services			
Automobile rental	C	X	Arterial Road
Convenience store	P		Arterial Road
Fuel/gas/service station	P	X	Arterial Road
Motor vehicle repair, major	C		
Motor vehicle repair, minor	P		Arterial Road
Drive-through facility	C	X	Arterial Road
Educational Uses (Amd. GO 10-18)			
School, specialty or personal instruction, etc.	C	X	
Group daycare center, preschool (9 or more children)	C	X	Arterial Road

Note: P = Permitted Use; C = Conditional Use

* Any establishment at which primarily alcoholic beverages are served must also meet the requirements of Green Bay Municipal Code, Chapter 4 – Alcohol Beverages.

** See Land Use Definitions section of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code for complete list of uses.

Table I-2. Accessory Uses in the PUD:

Use	GIP	Development Standards	Location Limited
Antennas, satellite dishes, and similar equipment	P	X	
Carwash	C	X	
Music (outdoor live or amplified music)	C		Arterial Road
Off-street loading docks	P		
Outdoor display of vehicles	C	X	
Outdoor commercial recreation	C	X	Arterial Road
Outdoor sales, display, and storage	P	X	

Parking (surface)	P		
Parking (structured)	P		
Parking and storage of vehicles licensed to a business	P	X	
Signs, as regulated by Chapter 30	P		
Small wind energy systems	P	X	
Solar energy systems	P	X	
Telecommunication facilities	C	X	
Warehousing, incidental repair, or processing necessary to conduct a permitted principal use, conducted within the principal building	P	X	Arterial Road
Waste and recycling storage	P	X	

Note: P = Permitted Use; C = Conditional Use

1. Table I-1 and I-2 above lists all permitted and conditional uses allowed in the PUD.
 - a. Permitted uses. Uses specified with a "P" are permitted in the PUD or districts where designated, provided that the use complies with all other applicable provisions of this PUD.
 - b. Conditional uses. Uses specified with a "C" are allowed as a conditional use in the PUD where designated, provided that the use complies with all other applicable provisions of this PUD.
 - c. Prohibited uses. Any use not listed as either "P" (permitted) or "C" (conditional) or any use not determined by the Zoning Administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in the PUD.
 - d. Specific development standards. Permitted and conditional uses specified with an "x" under the development standards column shall be subject to the standards identified in Article XVI of the Green Bay Zoning Code, Chapter 44, the City of Green Bay Municipal Code and below.
 - e. Specific uses are only permitted on parcels with arterial roadway frontage as listed in the use tables and depicted on Exhibit B.
2. Accessory Structures: An accessory structure shall be considered attached and an integral part of the principal structure when it is connected by an enclosed passageway. Such structures shall be subject to the following requirements:
 - a. The structure shall meet the required yard setbacks for a principal structure, as established for the PUD.
 - b. For Commercial uses, the total floor area of an accessory structure shall not exceed the ground floor area of the principal building located on the same lot.
 - c. The structure shall not exceed the height of the principal building to which it is attached.
3. Outdoor storage and Display:
 - a. Outdoor storage areas shall not exceed 35 percent of the lot area and shall be contiguous to the principal use on the site.

- b. Solid or a minimum of a 90 percent screen is required for outdoor storage and loading/service bays unless the loading/service bay doors are an integral and necessary component of the principal building and operation of the use, as determined by the Zoning Administrator. The fence shall be at least six feet in overall height and shall consist of wood, vinyl, or masonry material.
- c. All outdoor storage, outdoor display, employee and customer parking, drives and other facilities are required to be surfaced as regulated in Section 44-1694 of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code.
- d. No material/product may be stored higher than the screening.
- e. No outdoor storage shall encroach within a required setback.
- f. Outdoor storage shall be completely screened in compliance with Section 44-1964 of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code and the Landscape Section of this PUD.
- g. Outdoor sales and display areas shall be separated from any adjacent street, sidewalk, or public walkway by a low landscaped screen, in compliance with Section 44-1918 of the City of Green Bay Zoning Code Chapter 44, Green Bay Municipal Code.

C. SITE RELATED REGULATIONS. The purpose of this section is to regulate the development of land in an integrated and innovative fashion; allow for flexibility in site design; and to encourage development that is sensitive to environmental, cultural, and economic considerations.

- I. Dimensional and area requirements. Dimensional and area requirements shall meet the standards in the commercial and industrial districts as enumerated within Articles VIII and IX of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code, with the following modifications:
 - a. Lot(s). Minimum lot width and lot area shall be regulated as follows:
 - (1) Minimum lot area: 10,000 sq. ft. for commercially used lots and 40,000 sq. ft. for industrially used lots.
 - (2) Minimum frontage: 75 feet for commercially used lots and 200 feet for industrially used lots.
 - b. Floor area ratio (FAR): Minimum is 0.25 for both commercially used lots and industrially used lots.
 - c. Setbacks:
 - (1) Front yard setback, principal structures. Minimum 25 feet.
 - (2) Front yard setback, accessory and/or ancillary structures. Minimum 100 feet. Additionally, no accessory and/or ancillary structures shall be closer to the right-of-way than the principal structure(s) on the site.
 - (3) Side yard Setback. 10 feet.
 - (4) Rear yard setback. 15 feet.
 - (5) The side façade of a corner building adjoining a public street shall maintain the minimum front yard setback for both the front and side facades.
 - (6) When a side or rear yard adjoins a residential use, the side yard or rear yard setback is 25 feet with screening as regulated by the landscaping

- standards of this PUD (see Section 2.C.3.d.).
- (7) Special setbacks. No detached accessory structure shall be located closer than three (3) feet from the principal structure. Distance between structures shall be measured from wall to wall.
- d. Impervious Surface. Impervious surfaces shall meet the standards in the commercial and industrial districts as enumerated within Articles VIII and IX of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code, with the following modifications:
- (1) Maximum impervious surface. 70% in both the commercially used lots and industrially used lots.
- (2) Special Considerations. The maximum impervious surface requirement may be increased to 80% if green infrastructure elements such as bioretention areas/ rain gardens, bioswales, green roofs, etc. are installed at a 1.5 to 1 (impervious to green infrastructure) ratio.
2. Access, Circulation and Parking. Access, circulation, parking and outdoor storage or display areas on lots throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code, and as modified as follows:
- a. Industrial use drives. If possible, separate individual drives shall be established for customer/employee parking lot access and commercial truck traffic access.
- b. Areas used for permanent screened outdoor storage:
- (1) Interior Landscaping. Permanent screened outdoor storage areas are exempt from the interior landscaping and island requirements of Section 2.C.3.e.
- (2) Pedestrian and Bicycle access and Parking. Permanent screened outdoor storage areas are exempt from the pedestrian and bicycle access and parking regulations of the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code.
3. Landscaping. Landscaping for any development site within the PUD area shall meet the standards as set forth below:
- a. All undeveloped areas of a development site shall at a minimum be covered in vegetative ground cover as well as:
- (1) One (1) tree and three (3) shrubs per 7,500 square feet of total lot area for a commercial use and one (1) tree and two (3) shrubs per 10,000 square feet of total lot area for Industrial uses.
- (2) Required trees and shrubs are encouraged to be organized in an attractive and ecologically beneficial configuration that may include grouping and variations of plan species. The use of native plants is ideal.
- (3) All landscape material shall be installed to current industry standards.
- (4) All ground cover, landscaping and screening features shall be kept free of refuse and debris.
- (5) Maintenance and replacement of landscape materials on the site shall be the responsibility of the occupant/landowner. Replacement of dead or

dying plants shall be required to take place within no more than one planting season.

- (6) Landscaping required within subsection b-f below may count towards satisfying this tree/shrub requirement.
- b. Frontage Landscaping. In addition to the requirements of Section 2.C.3.a, all land area located along a public right-of-way shall contain:
 - (1) A minimum of one (1) deciduous, ornamental, or evergreen tree for every 30 linear feet of right-of-way/street frontage.
 - (2) Required frontage trees are encouraged to be organized in an attractive and ecologically beneficial configuration that may include grouping and variations of plan species.
- c. Buffering Outdoor Storage. All permanent outdoor storage areas shall be screened from view and include:
 - (1) A solid fence or wall that is impervious to sight.
 - (2) Fence or wall shall be a minimum of eight (8) feet of in height.
- d. Buffer from Residential. Property lines adjacent to lands currently zoned residential or that have future residential land use designation in the City's Comprehensive Plan shall include:
 - (1) A screening element such as a fence, berm or evergreen trees/shrubs that is 80% impervious to sight year-round running the length of the property line adjacency.
 - (2) Screening shall be a minimum of 8 feet high at installation if a fence/berm or at plant maturity.
- e. Interior Parking Facility Landscaping. Interior parking lot landscaping regulations apply to all parking facilities containing 25 or more parking stalls designed/intended to be used by visitors, customers, and employees. The goal is to minimize the expansive appearance of hard surface areas and provide shade trees that reduce the "heat island" affect associated with such development. Internal parking facility landscaping shall consist of:
 - (1) Landscaped islands shall be provided at the end of all parking rows and within the rows of parking spaces so that there are no more than 15 consecutive parking spaces without an island.
 - (2) Landscape islands shall have a minimum interior dimension of at least 10 feet in width and 15 feet in length.
 - (3) Landscape islands shall be planted with vegetative ground cover and a minimum of 1 shade or deciduous tree that is hardy and salt resistant.
- f. Building Foundation Landscaping. Landscaping required around customer and office areas shall be regulated as follows:
 - (1) A minimum of 5 feet of landscaped area shall be provided around a minimum of 60% of a structure's foundation, excluding areas utilized for loading/service.
 - (2) Plant material shall be decorative such as ornamental trees, flowering shrubs and perennials.

4. Stormwater Management and Grading. 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. The purpose of these standards to promote the use of green infrastructure or vegetated stormwater management measures, where suitable, to manage stormwater runoff volumes and quality.

- a. Scope. Storm water management and grading shall be comprehensive and take into account expected build-out of the entire PUD area as depicted on Exhibit A.
 - (1) A regional stormwater management approach may be utilized for any and all new developments; if so, the site may be required to buy in and be a part of the regional plan. This will be required upon approval of the Department of Public Works.
 - b. Additional Function.
 - (1) Human-scale interest and native planting should be included.
 - (2) Stormwater management facilities shall function not only as a utility but also as site amenity. This applies to both regional and site specific.
 - a) Site amenities include but not limited to walking paths, sitting areas, art, educational/interpretive signage, etc.
 - (3) It is encouraged to include suitable green infrastructure practices in streetscapes (tree boxes, sidewalk bioretention areas, curb bump-outs).
 - (4) In areas where infiltration is needed to manage stormwater or where soils are highly erodible, these areas shall be identified on erosion control plans and specifically protected from disturbance during and after development.
 - (5) Stormwater management areas such as bioretention areas, rain gardens, stormwater trees, or other plantings may count toward required landscape minimums.
5. Refuse and Mechanical Equipment. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX-Division 3 of the Green Bay Municipal Code, and as modified as follows:
- a. Refuse storage and ground mechanical equipment shall not be located closer to the right-of-way than the front façade of the principal structure located on the same lot, regardless of minimum setbacks.
 - b. Wall or roof mounted mechanical equipment is regulated by Architectural Standards Section 2.D.2.h.
6. Lighting. Lighting throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article V-Division 8 of the Green Bay Municipal Code and further regulated as follows:
- a. Pedestrian oriented lighting is required for all walkways/trails and building entrances.
 - b. Wall or roof-mounted lighting shall be integrated into overall building design/architecture. Fixtures shall be consistent for either the entire building

or alternatively for each of the building's individual units.

7. Signage throughout the PUD area shall be regulated as follows:

- a. Signage shall meet the standards for the Business Park District (BP) as set forth in Chapter 30, Article II of the Green Bay Municipal Code with the following additions.
- b. Industrial Park Identity Signage.
Signs identifying the industrial park itself as well as identifying uses located within the PUD boundaries, though they may not be on the parcel for which the use is located.
 - (1) Must be located as depicted on Exhibit B. These are highly visible locations on arterial roads near entrances to the industrial park boundaries.
 - (2) Industrial Park identity signage shall be limited to the monument style of signage no greater than 300 square feet in area (per side) and no greater than 10 feet in height.
- c. Monument Signage for Individual Parcels
 - (1) Maximum height of a monument sign is limited to no greater than 10 feet in height.
- d. Campus way finding signage (internal operations for wall signs for industrial use sites)
 - (1) Directional signage is limited to no greater than 64 total square feet per sign.
 - (2) Any directional signage exceeding standards for the Business Park District (BP) shall be counted towards the overall maximum attached sign area for signs attached to buildings.
 - (3) No greater than 10 percent of a directional sign may be used for branding purposes.
- e. Campus way finding signage (internal operations for freestanding signs for industrial use sites)
 - (1) Directional signage is limited to no greater than 32 total square feet per sign.
 - (2) A directional sign is permitted along a travel route within the campus. Multiple freestanding directional signs are permitted if an individual freestanding directional sign is separated by a minimum of 500 feet from another freestanding directional sign.
 - (3) Sign height is limited to 8 feet.
 - (4) No greater than 10 percent of a directional sign may be used for branding purposes.

D. STRUCTURAL DESIGN REGULATIONS. The purpose of this section is to regulate the design and materials used for buildings within the PUD area to maintain and enhance the aesthetic, function, and values of property within the greater area.

- I. Applicability. Architectural design of new construction, additions to existing buildings, and alterations to existing buildings within the PUD area shall meet the standards as set forth below:
 - a. New Construction. The requirements of this Section shall apply to all structures and buildings within the PUD area constructed after the effective date of its adoption. Future expansions of structures shall be compatible with the existing structures.
 - b. Exceptions and Appeals. Exceptions to the Architectural Design Standards may be granted by the Director of Community and Economic Development. Exceptions can include: 1. permission to substitute building materials; 2. construction of comparable quality or design; or 3. to enable unique and inventive architectural concepts within the PUD.
 - (1) Denial by the Director of Community and Economic Development of the requested exception may be appealed to the Plan Commission. Appeals shall be made within thirty (30) days of the date of the denial.
2. Architectural Design Standards.
 - a. Orientation.
 - (1) Front façades shall face the street right-of-way, land area dedicated to pedestrian ways or internal drive aisle (if building does not front the right-of-way).
 - (2) Service or loading areas shall not be permitted between the building and the street right-of-way.
 - b. Height. The maximum height on commercially used lots shall be thirty-five (35) feet, including screening for rooftop mechanicals. The maximum height in industrially used lots shall be fifty (50) feet, including screening for rooftop mechanicals.
 - (1) Smokestacks, water towers, and similar structures associated with industrial uses may exceed the maximum height limit as specified by conditional use in Chapter 44, Article IX and Article II, Section 44-83 of the Municipal Code.
 - (2) Heights of structures may be increased with a conditional use permit as specified by conditional use in Chapter 44, Article II, Section 44-83 of the Municipal Code.
 - c. Exterior Materials. Building materials should be durable and appropriate for the district.
 - (1) Commercial structures.
 - a) Exterior building façades shall be predominately:
 - i. Brick or brick veneer.
 - ii. Stone or stone veneer.
 - iii. Glass (curtain/storefront).
 - iv. Windows and doors.
 - b) The following materials may be used as secondary building façade materials. Secondary materials shall not cumulatively exceed 40% of

the front and side façades or 75% of the rear façade.

- i. Concrete panels.
- ii. Decorative or split-face block.
- iii. Architectural/decorative metals.
- iv. Wood or wood composite.
- v. Cementitious panels/siding.
- vi. Stucco or exterior insulation and finish system (EIFS).

c) The following materials may be used as accent building façade materials. Accent materials shall not cumulatively exceed 10% of the front and side façades or 10% of the rear façade.

- i. Vertical vinyl or corrugated metal siding.
- ii. Concealed fastener metal panels.

d) The following materials are prohibited exterior building façade materials.

- i. Smooth face or non-decorative block.
- ii. Asphaltic or fiberglass siding.
- iii. Non-decorative metal panels or corrugated metal.
- iv. Plywood, chipboard, rough texture wood siding, or other non-decorative wood.
- v. Imitation/"fake" brick or stone and gravel aggregates.

(2) Industrial structures.

a) Exterior building façades shall be predominately:

- i. Brick or brick veneer.
- ii. Stone or stone veneer.
- iii. Concrete panels.
- iv. Cementitious panels/siding.
- v. Concealed fastener metal panels.
- vi. Windows and doors.

b) The following materials may be used as accent building façade materials. Accent materials shall not cumulatively exceed 10% of the front and side façades or 10% of the rear façade.

- i. Vinyl or corrugated metal siding.
- ii. Decorative or split-face block.
- iii. Architectural/decorative metals.
- iv. Wood or wood composite.
- v. Stucco or exterior insulation and finish system (EIFS).

c) The following materials are prohibited exterior building façade materials:

- i. Smooth face or non-decorative block.
- ii. Asphaltic or fiberglass siding.
- iii. Non-decorative metal panels or corrugated metal.
- iv. Plywood, chipboard, rough texture wood siding, or other non-decorative wood.
- v. Imitation/"fake" brick or stone and gravel aggregates.

(3) Material substitutions may be permitted as an exception per Section

2.D.1.a. of this PUD.

- d. Façade Articulation. Buildings shall be designed to provide interest and variety. Flat, unadorned walls should be avoided.
 - (1) Façade lengths for industrially used structures shall not be greater than one hundred (100) feet without articulation, and façade lengths for commercially used structures shall not be greater than fifty (50) feet without articulation. Articulation includes, but is not limited to:
 - a) Division of façade into individual components (i.e. storefronts, distinct uses) through the use of architectural elements such as entrances, arcades, windows, balconies, awnings, marquees, etc.
 - b) Recesses or projections of the main façade plane.
 - c) Recesses or projections of upper floors from the ground floor façade plane.
 - d) Vertical division using different materials and textures.
 - e) Roof form variation such as the change in roof lines or roof types.
 - (2) Minimum fenestration. Facades facing the right-of-way or pedestrian way/internal drive aisle for which the building fronts (if building does not front the right-of-way) shall consist of a minimum percentage of windows and doors to promote a visual connection. The principal structure on a corner property that faces two public rights-of-way shall be treated as two front facades. Mirrored, smoked, or heavily tinted glass is discouraged. Windows should be proportional with doors in height and design. The minimum percentage of windows and doors are based on floor and use as follows:
 - a) Ground floor, industrial use. Total area of windows and doors shall comprise no less than ten (10) percent of the ground floor customer and office areas.
 - b) Ground floor, commercial use. Total area of windows and doors shall comprise no less than ten (20) percent of the ground floor façade area.
 - c) Upper floors, all uses. Total area of windows and doors shall comprise no less than ten (10) percent of the total façade area above the ground floor.
- e. Building Entrances. Main entrances shall be clearly identified and articulated using detailing, distinctive materials and/or colors, projections, recesses, or another comparable element.
 - (1) Main entrances are defined as those regularly used by employees, customers, and/or the public.
 - (2) Main entrances shall be visible from the right-of-way or pedestrian way/internal drive aisle for which the building fronts (if building does not front the right-of-way).
- f. Patios, Decks and Balconies.
 - (1) Ground level patios and decks facing the right-of-way or pedestrian way/internal drive aisle for which the building fronts (if building does not front the right-of-way) should be bordered with treatment such

- as landscaping.
- (2) Exterior stairs leading to a deck or balcony shall not be permitted on the front or right-of-way side of buildings
- g. Accessory structures. Accessory structures shall match the character of the principal structure, reflected in colors, materials, windows, and architectural features.
- h. Mechanical and Exterior Building Systems. Mechanical and exterior building systems should be integrated into the overall building design.
 - (1) Roof-mounted equipment shall be screened, preferably by parapet walls. Screening shall be architecturally compatible with the structure which it is attached, be of identical or substantially similar materials used on the nearest building façade and designed as an integral part of the building.
 - (2) Wall mounted equipment are not permitted on the front or any right-of-way facing side of the building.
 - (3) Refer to Section 2.C.5 of the PUD.

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

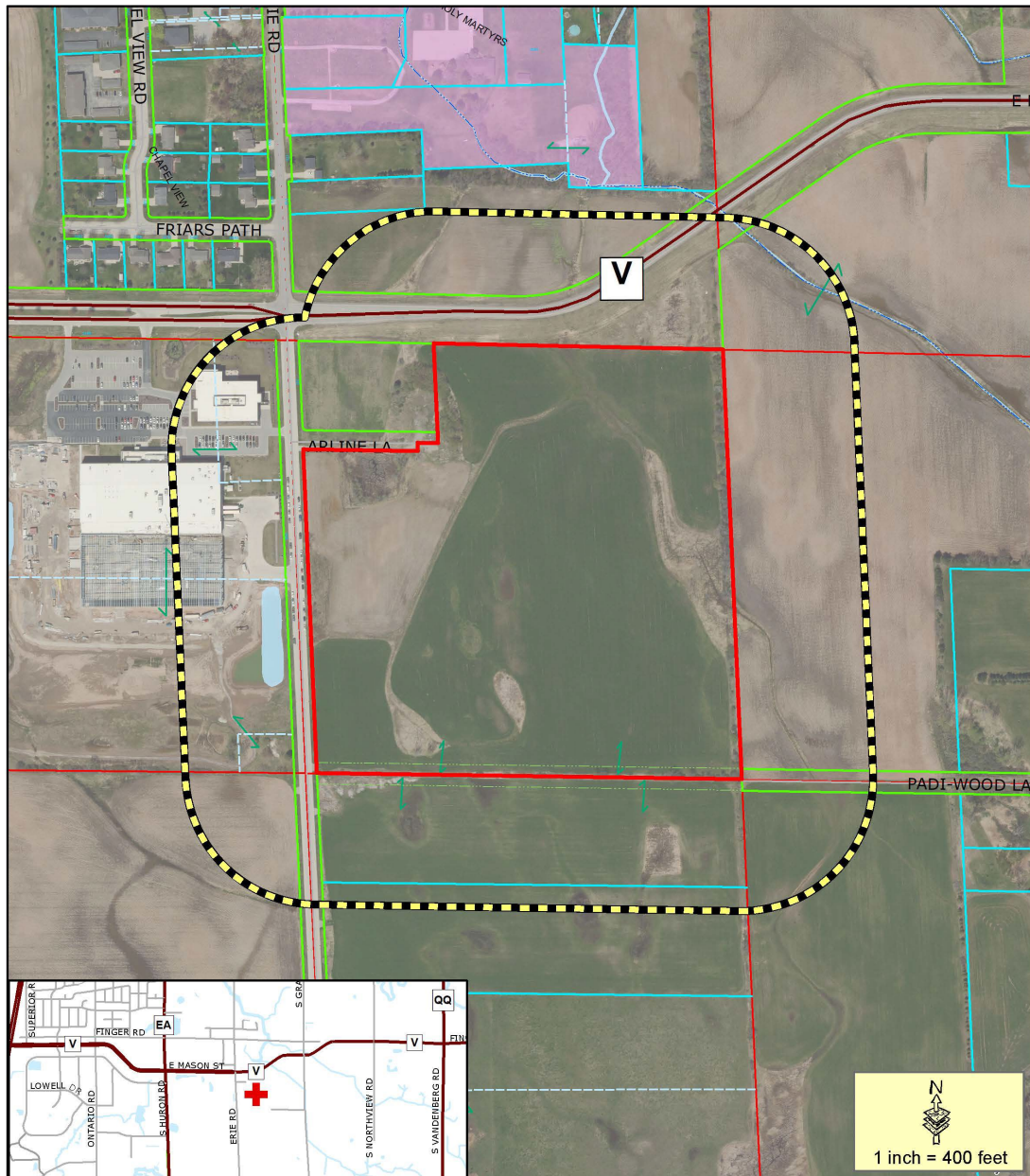
jl:
07.11.2024

Attachments:

Exhibit A - Location Map

Exhibit B – Land-Use Map

EXHIBIT A: LOCATION MAP



- Proposed PUD
- 400' Property Owner Notice

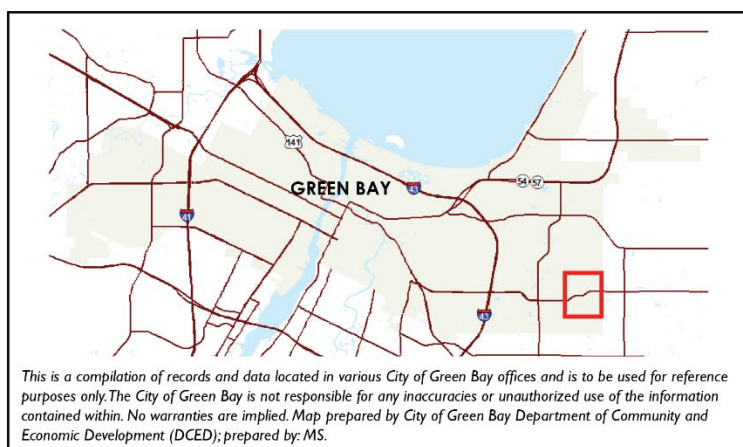
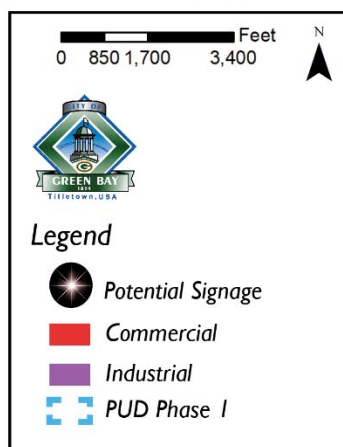
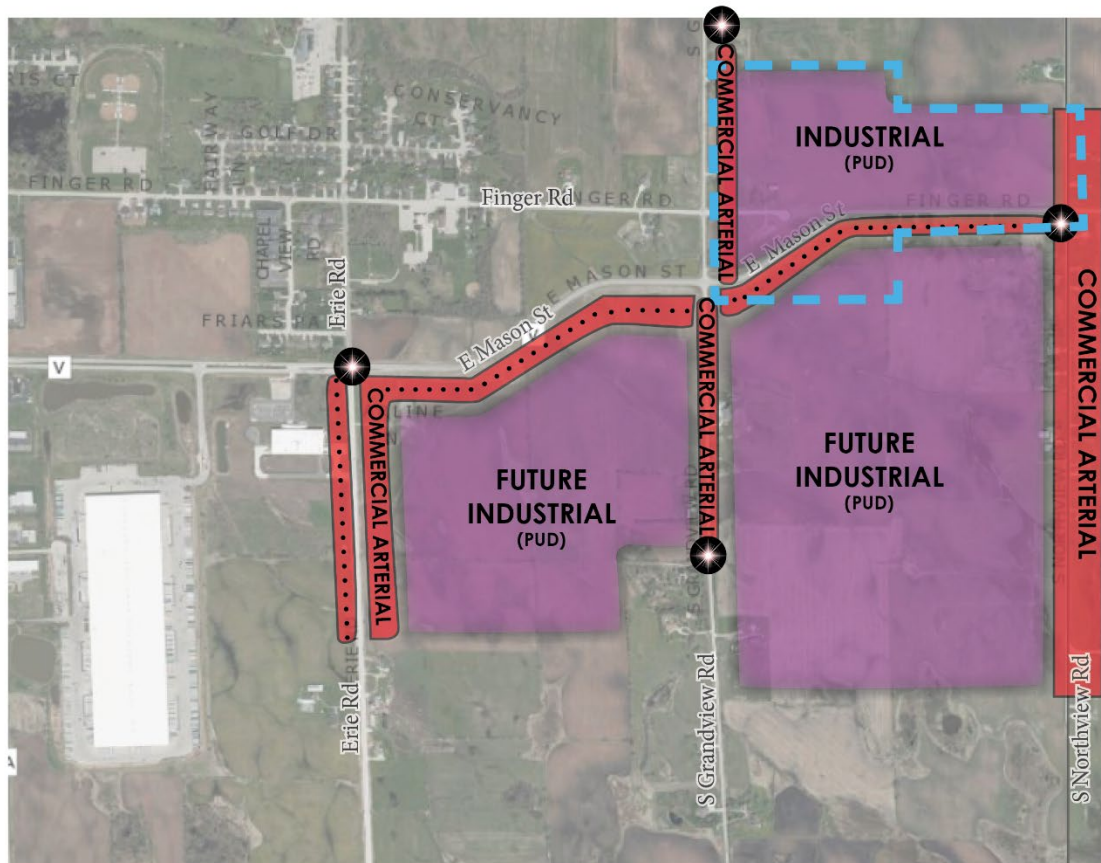
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
Map prepared by DB

Zoning Petition (ZP 24-21)
Proposed Planned Unit Development(PUD)
for Grandview Industrial Park Phase II at
the 900 Block of Erie Road (Parcel 21-199)



EXHIBIT B: LAND-USE MAP

Land-Use Composition for:
Grandview
Industrial Park PUD
Green Bay, Wisconsin, USA



MISCELLANEOUS ORDINANCE NO. 03-24

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE SMART GROWTH
2022 COMPREHENSIVE PLAN OF THE CITY OF GREEN BAY RELATED
TO PROPERTY LOCATED AT THE 1200 BLOCK OF PERROT STREET
FROM MEDIUM/HIGH DENSITY RESIDENTIAL TO LOW DENSITY
RESIDENTIAL
(CPA 24-02)**

WHEREAS, pursuant to Wis. Stats. §§ 62.23(2) and (3), the City of Green Bay is authorized to prepare, adopt, and amend a comprehensive plan, as defined in Wis. Stats. § 66.1001(4)(a); and

WHEREAS the Common Council has adopted the Smart Growth 2022 Comprehensive Plan for the purpose of guiding future land-use decision making, but recognizes that from time-to-time amendments may be necessary to reflect changes in the land use and planning needs of the community; and

WHEREAS the Common Council of the City of Green Bay has adopted written procedures (known as the Public Participation Plan for Periodic Comprehensive Plan Amendments) designed to foster public participation in every stage of the preparation of periodic comprehensive plan amendments required by Wis. Stats. § 66.1001(4)(a); and

WHEREAS the City of Green Bay has held at least one public hearing on this ordinance in compliance with the requirements of Wis. Stats. § 66.1001(4)(d), and it is the Common Council's belief that this comprehensive plan amendment is necessary and consistent with the overall goals, policies, and other related elements of the plan;

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

SECTION 1. Comprehensive Plan Amendment CPA 24-02 is hereby adopted pursuant to Wis. Stats. § 66.1001(4)(c) on the following described properties. A copy of the comprehensive plan amendment is attached to this ordinance.

1221 PERROT STREET (PARCEL: 20-542)

LOT TWENTY-FIVE (25), BLOCK NINETY-FIVE (95), ACCORDING TO THE PLAT OF BUSINESS MEN'S ASSOCIATION, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, AND THE SOUTH ONE-HALF (S1/2) OF VACATED ALLEY LYING NORTH OF LOT 25 ABOVE, AS DESCRIBED IN JACKET 3055 RECORDS IMAGE 11, AS DOCUMENT NUMBER 914146, EXCEPT

PART USED FOR ROAD PURPOSES DESCRIBED IN JACKET 5568 RECORDS IMAGE 15.

1227 PERROT STREET (PARCEL: 20- 541)
LOT TWENTY-FOUR (24), BLOCK NINETY-FIVE (95), ACCORDING TO THE PLAT OF THE GREEN BAY BUSINESS MEN'S ASSOCIATION, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, AND THE SOUTH ONE-HALF (S1/2) OF VACATED ALLEY LYING NORTHL Y OF AND ADJACENT THERETO, AS DESCRIBED IN JACKET 3055 RECORDS IMAGE 11, AS DOCUMENT NUMBER 914146.

1233 PERROT STREET (PARCEL: 20-540)
LOT TWENTY-THREE (23), BLOCK NINETY-FIVE (95), ACCORDING TO THE RECORDED MAP OF ADDITION TO GREEN BAY BY THE BUSINESS MEN'S ASSOCIATION, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, AND THE SOUTH ONE-HALF (S1/2) OF VACATED ALLEY LYING NORTH OF SAID LOT DESCRIBED IN JACKET 3055 RECORDS IMAGE 11, AS DOCUMENT NUMBER 914146.

1239 PERROT STREET (PARCEL: 20-539)
LOT TWENTY-TWO (22), BLOCK NINETY-FIVE (95), AND ONE-HALF OF THE VACATED ALLEY ADJACENT THERETO, ACCORDING TO THE RECORDED PLAT OF BUSINESS MEN'S ASSOCIATION ADDITION, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

1245 PERROT STREET (PARCEL: 20-538)
LOT TWENTY-ONE (21), BLOCK NINETY-FIVE (95), AND ONE-HALF OF THE VACATED ALLEY ADJACENT THERETO, ACCORDING TO THE RECORDED PLAT OF BUSINESS MEN'S ASSOCIATION ADDITION, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

1253 PERROT STREET (PARCEL: 20-537)
LOT TWENTY (20), BLOCK NINETY-FIVE (95), AND ONE-HALF OF THE VACATED ALLEY ADJACENT THERETO, ACCORDING TO THE RECORDED PLAT OF BUSINESS MEN'S ASSOCIATION ADDITION, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

1257 PERROT STREET (PARCEL: 20-536)
LOT EIGHTEEN (18), BLOCK NINETY-FIVE (95), GREEN BAY BUSINESS MEN'S ASSOCIATION, ACCORDING TO THE RECORDED

PLAT THEREOF, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN AND TOGETHER WITH THE NORTH ½ VACATED ALLEY ADJACENT THERETO.

1263 PERROT STREET (PARCEL: 20-535-8)
LOT NINETEEN (19), BLOCK NINETY-FIVE (95) AND ALSO VACATED ALLEY, ACCORDING TO THE RECORDED PAT OF BUSINESSMEN'S ASSOCIATION ADDITION, 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 take effect upon its passage and publication.

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

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

Sh:

Attachments – Location Map

ZONING ORDINANCE NO. 15-24

AN ORDINANCE REZONING PROPERTIES LOCATED AT THE 1200 BLOCK OF PERROT STREET FROM VARIED-DENSITY RESIDENTIAL (R3) TO LOW-DENSITY RESIDENTIAL (R1) (ZP 24-24)

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 from Varied-Density Residential (R3) to Low-Density Residential (R1):

1221 PERROT STREET (PARCEL: 20-542)
LOT TWENTY-FIVE (25), BLOCK NINETY-FIVE (95), ACCORDING TO THE PLAT OF BUSINESS MEN'S ASSOCIATION, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, AND THE SOUTH ONE-HALF (S1/2) OF VACATED ALLEY LYING NORTH OF LOT 25 ABOVE, AS DESCRIBED IN JACKET 3055 RECORDS IMAGE 11, AS DOCUMENT NUMBER 914146, EXCEPT PART USED FOR ROAD PURPOSES DESCRIBED IN JACKET 5568 RECORDS IMAGE 15.

1227 PERROT STREET (PARCEL: 20- 541)
LOT TWENTY-FOUR (24), BLOCK NINETY-FIVE (95), ACCORDING TO THE PLAT OF THE GREEN BAY BUSINESS MEN'S ASSOCIATION, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, AND THE SOUTH ONE-HALF (S1/2) OF VACATED ALLEY LYING NORTHLY OF AND ADJACENT THERETO, AS DESCRIBED IN JACKET 3055 RECORDS IMAGE 11, AS DOCUMENT NUMBER 914146.

1233 PERROT STREET (PARCEL: 20-540)
LOT TWENTY-THREE (23), BLOCK NINETY-FIVE (95), ACCORDING TO THE RECORDED MAP OF ADDITION TO GREEN BAY BY THE BUSINESS MEN'S ASSOCIATION, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, AND THE SOUTH ONE-HALF (S1/2) OF VACATED ALLEY LYING NORTH OF SAID LOT DESCRIBED IN JACKET 3055 RECORDS IMAGE 11, AS DOCUMENT NUMBER 914146.

1239 PERROT STREET (PARCEL: 20-539)
LOT TWENTY-TWO (22), BLOCK NINETY-FIVE (95), AND ONE-HALF OF THE VACATED ALLEY ADJACENT THERETO, ACCORDING TO THE RECORDED PLAT OF BUSINESS MEN'S ASSOCIATION ADDITION, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

1245 PERROT STREET (PARCEL: 20-538)
LOT TWENTY-ONE (21), BLOCK NINETY-FIVE (95), AND ONE-HALF OF THE VACATED ALLEY ADJACENT THERETO, ACCORDING TO THE RECORDED PLAT OF BUSINESS MEN'S ASSOCIATION ADDITION, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

ZONING ORDINANCE NO. 15-24

PAGE 2

1253 PERROT STREET (PARCEL: 20-537)
LOT TWENTY (20), BLOCK NINETY-FIVE (95), AND ONE-HALF OF THE
VACATED ALLEY ADJACENT THERETO, ACCORDING TO THE RECORDED
PLAT OF BUSINESS MEN'S ASSOCIATION ADDITION, IN THE CITY OF
GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

1257 PERROT STREET (PARCEL: 20-536)
LOT EIGHTEEN (18), BLOCK NINETY-FIVE (95), GREEN BAY BUSINESS
MEN'S ASSOCIATION, ACCORDING TO THE RECORDED PLAT THEREOF,
IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY,
WISCONSIN AND TOGETHER WITH THE NORTH ½ VACATED ALLEY
ADJACENT THERETO.

1263 PERROT STREET (PARCEL: 20-535-8)
LOT NINETEEN (19), BLOCK NINETY-FIVE (95) AND ALSO VACATED ALLEY,
ACCORDING TO THE RECORDED PAT OF BUSINESSMEN'S ASSOCIATION
ADDITION, 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:

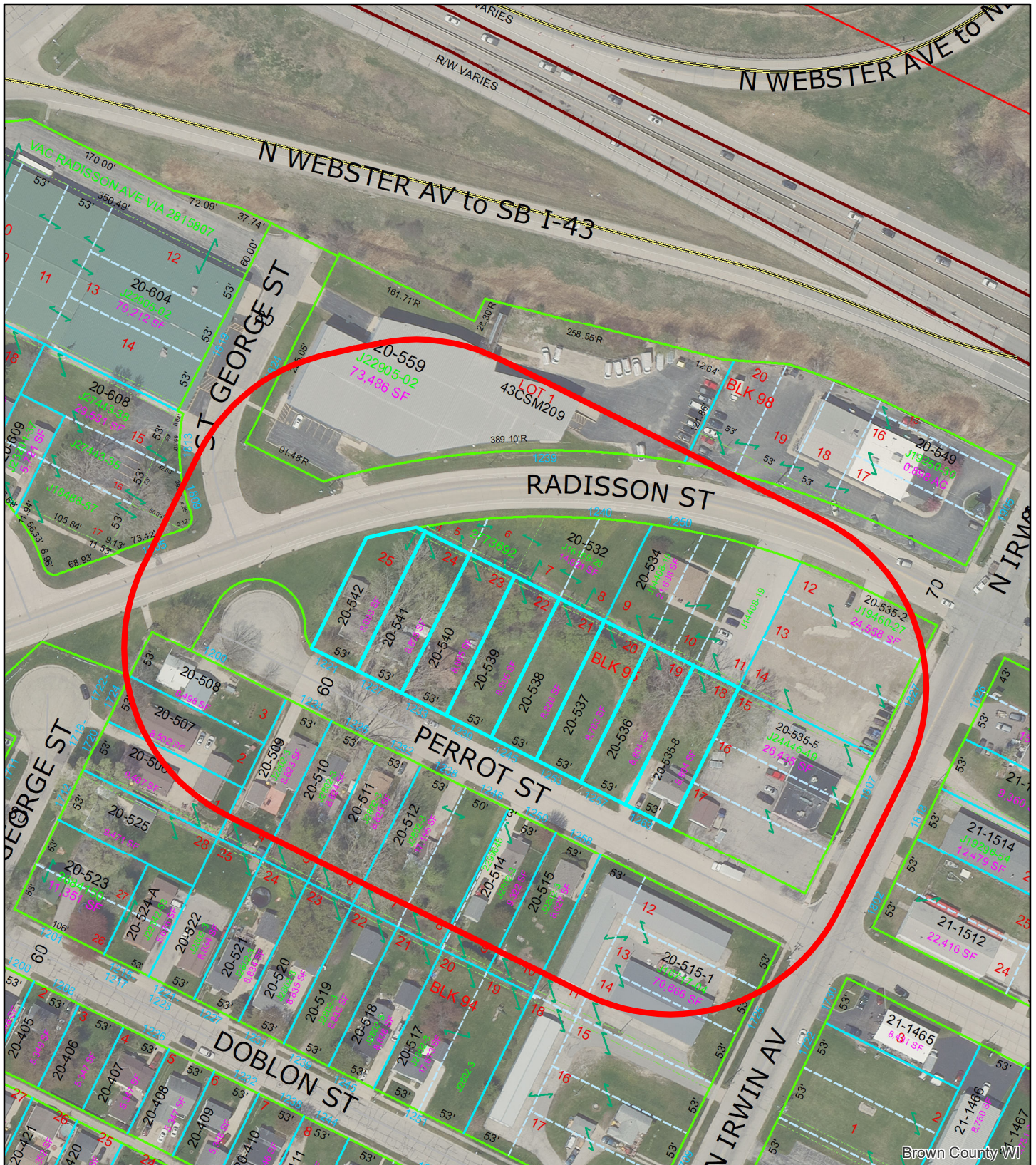
Eric Genrich, Mayor

ATTEST:

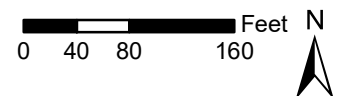
Celestine Jeffreys, Clerk

sh:

Attachment – Location Map



(ZP 24-24 & CPA 24-02) Rezone at North 1200 Block of Perrot Street



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 10 Jul 2024 X:\Planning\Basemaps\template_8.5x11.mxd

- 1200 Block Perrot Street
- 200' Notification Area



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

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # K.6

General Ordinance 15-24

An ordinance amending Section 2-112 Relating to the City Attorney with amendments.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. REVISED 2024-07-25 Draft G.O. 15-24 Relating to the City Attorney

GENERAL ORDINANCE NO. 15-24

**AN ORDINANCE
AMENDING SECTION 2-112,
GREEN BAY MUNICIPAL CODE,
RELATING TO THE CITY ATTORNEY**

WHEREAS, a recent ethics opinion of the American Bar Association addressed the use of listservs and other resources when discussions by an attorney would result in a reasonable likelihood that the identity of the attorney's client and information related to the representation of the client would be revealed; and

WHEREAS, the City Attorney's use of resources such as listservs, conference calls, and discussion sessions at conferences – the participation in which would result in a high likelihood of disclosing the City Attorney's client and information related the representation of the client would be revealed – provide valuable resources to the City which increase the effectiveness of the City's legal representation and reduce legal expenses through the sharing of forms, information and expertise; and

WHEREAS, collaboration with other municipal attorneys provides both direct and indirect benefits to the City of Green Bay by fostering the municipal law community to allow for the flow of information and expertise between the municipalities to best serve the legal needs of the City; and

WHEREAS, the informed consent provided herein is limited to the release of information which is not confidential in nature and the City Attorney is generally prohibited from discussing specific confidential details of City business including, but not limited to, confidential development proposals, closed session proceedings, disciplinary proceedings and disputes with other municipalities whose legal counsel may be a member of the listserv or otherwise participate in the communication; and

WHEREAS, under circumstances where consultation and collaboration is beneficial to the City, but may involve a limited release of confidential information, the City Attorney may consult and obtain informed consent for the limited release of information from the Mayor or Council President.

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the city of Green Bay does ordain as follows:

SECTION 1. Section 2-112, Green Bay Municipal Code, is hereby amended to read:

Sec. 2-112 City Attorney.

- (a) In addition to the statutory and common law duties and authority vested in the City Attorney, and without limitation thereon by the specific enumerations set forth below, the City Attorney and those persons designated by the City Attorney are authorized to:

- (1) Investigate complaints alleging violations of this Code and, if the results of such investigation warrant, refer the findings to the appropriate officer, official, committee, board, or commission.
 - (2) File answers and counterclaims in legal or equitable actions to which the City is a party.
 - (3) Initiate injunctive and abatement actions or proceedings.
 - (4) Initiate or respond to appeals in all courts and before administrative bodies.
 - (5) Enter an appearance before any court, administrative agency, or quasi-judicial body of competent jurisdiction in any matter in which the City is or may become involved.
 - (6) Accept, reject, or negotiate a tentative offer of settlement in any pending litigation after communicating such offer to the Mayor and Finance Committee Chairperson and receiving their approval, where such offer is received from the opposing party not less than six calendar days before the day of the scheduled formal hearing or trial upon the issue.
- (b) The City Attorney and those persons designated by the City Attorney are delegated the authority to bind the City and its boards, commissions, and agencies to the terms and conditions set forth in the following classes of legal matters generally known as:
- (1) Insurance waivers and releases.
 - (2) Assignment of subrogation claims.
 - (3) Insurance agreements pertaining to proof financial responsibility.
 - (4) Stipulations in administrative or judicial proceedings or actions wherein the City incurs no financial obligations except for the payment of statutory costs.
 - (5) Bankruptcy claims.
 - (6) Real estate tax transfer forms.
- (c) The City provides informed consent for the City Attorney and such assistants as may be appointed to release information, including information which may not be available to the public at the time of release, to the extent necessary for the purposes of consulting and collaborating with other municipal attorneys or other legal resources for the benefit of the City. This section shall not provide informed consent for the City Attorney to release confidential information regarding current or anticipated bargaining positions, specific details or strategies of pending or anticipated litigation, details of disciplinary proceedings, or disputes with other units of government. If the release of such confidential information would be beneficial to the City, the City Attorney may obtain informed consent from the Mayor and the President of the Common Council.**
- ~~(e)~~ **(d)** City Attorney emeritus. See Charter Ordinance 11.

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

07/30/2024



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

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # K.7

General Ordinance 16-24

An ordinance amending Section 2-32 Relating to Remote Attendance at Meetings.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Draft G.O. 16-24 Relating to Remote Attendance at Meetings

GENERAL ORDINANCE NO. 16-24

AN ORDINANCE
AMENDING SECTION 2-32,
GREEN BAY MUNICIPAL CODE,
RELATING TO REMOTE ATTENDANCE AT MEETINGS

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

SECTION 1. Section 2-32, Green Bay Municipal Code, is hereby amended to read:

- (a) *Remote attendance permitted.* Any ~~City employee, member of a governmental body, or any other person~~ may appear at any meeting, as defined in Wis. Stats. § 19.82, by telephone, video conference, or other remote method of participation- **except that testimony given for any quasi-judicial hearing shall be done in person.**
- (b) *Remote attendance by members.* Any member of a City governmental body desiring to attend a meeting remotely shall be entitled to participate and vote to the fullest extent possible.
 - (1) *Exception.* No member shall participate or vote on any **quasi-judicial hearing, or any** matter that requires the visual assessment of physical evidence or exhibits that have not been previously reviewed by the member.
 - (2) *Quorum.* A member who appears remotely under this section shall count toward a quorum during said appearance.
 - (3) *Proper equipment.* Appropriate equipment shall be used so that the attending public can readily observe or hear such person's participation in the meeting.
- (c) *Notice.* The agenda for any meeting of a governmental body shall specifically and conspicuously provide information concerning all available methods of attendance.

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

07/30/2024



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

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # K.8

General Ordinance 9-24

An ordinance relating to petitions and communications.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Draft G.O. 09-24 Relating to Petitions and Communications (clean version)
2. Draft G.O. 09-24 Relating to Petitions and Communications

GENERAL ORDINANCE NO. 09-24

**AN ORDINANCE AMENDING SECTION 2-27(i),
GREEN BAY MUNICIPAL CODE,
RELATING TO PETITIONS AND COMMUNICATIONS**

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

SECTION 1. Section 2-27(i), Green Bay Municipal Code, is hereby amended to read:

(i) **Petitions and communications; sponsorship.**

- (1) All alder communications, petitions, and requests shall be in writing and submitted to the Clerk no later than the close of business on the Wednesday preceding a Common Council meeting, or in the case of a special meeting of the Common Council, not less than 24 hours prior to the meeting.
- (2) Timely submitted communications, petitions, and requests shall be placed on the Common Council agenda for a vote by Council to be referred to and heard by the appropriate committee. The committee shall make a recommendation within two meetings, unless otherwise specified by the Council. If the committee fails to make a recommendation within the prescribed time, the item shall be placed on the next Common Council agenda without a recommendation. Referral to committee can be done by vote of the Common Council as provided in this section or by written consent of the Chairperson of the committee. Any matter referred to more than one committee shall be designated to a primary committee. Other committees considering the matter shall make recommendations to the primary committee for its consideration. Only the recommendation of the primary committee shall be presented to the Common Council for action.
- (3) No ordinance may be added to any committee agenda without the sponsorship of at least one member of the Common Council. Additional alders may join as sponsors of the ordinance prior to, or at the time, of the first reading of the ordinance at Common Council.

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

06/11/2024

GENERAL ORDINANCE NO. 09-24

AN ORDINANCE AMENDING SECTION 2-27(i),
GREEN BAY MUNICIPAL CODE,
RELATING TO PETITIONS AND COMMUNICATIONS

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

SECTION 1. Section 2-27(i), Green Bay Municipal Code, is hereby amended to read:

(i) **Petitions and communications; Reference to committees sponsorship.**

- (1) All **alder** communications, petitions, **and** requests, ~~and complaints~~ shall be in writing and **submitted to the Clerk no later than the close of business on the Wednesday preceding a Common Council meeting, or in the case of a special meeting of the Common Council, not less than 24 hours prior to the meeting.**
- (2) **Timely submitted communications, petitions, and requests** shall be **placed on the Common Council agenda for a vote by Council to be referred to and heard by the appropriate committee. The committee shall make a recommendation within two meetings, unless otherwise specified by the Council. If the committee fails to make a recommendation within the prescribed time, the item shall be placed on the next Common Council agenda without a recommendation.** ~~referred to a committee before action is taken thereon by the Council. Referral to committee can be done by referral~~ **vote** of the Common Council **as provided in this section** or by **written** consent of the Chairperson of the committee. Any matter referred to more than one committee shall be designated to a primary committee. Other committees considering the matter shall make recommendations to the primary committee for its consideration. Only the recommendation of the primary committee shall be presented to the Common Council for action.
- (3) **No ordinance may be added to any committee agenda without the sponsorship of at least one member of the Common Council. Additional alders may join as sponsors of the ordinance prior to, or at the time, of the first reading of the ordinance at Common Council.**

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

06/11/2024



Report to the
**Tax Incremental Districts Joint Review Board
of the City of Green Bay**

MEETING DATE

August 27, 2024

PREPARED BY

Matt Buchanan, Staff

AGENDA ITEM # L.I

To adopt a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District Twenty-Six (TID #26).

BACKGROUND

In accordance with the Comprehensive Plan, the City of Green Bay ("City") and Redevelopment Authority of the City of Green Bay ("RDA") seek to create a more safe, productive, accessible, and innovative community in order to generate economic activity and tax base. City staff has concluded that certain properties generally located in the area south of Mason Street, east of Packerland Drive, north of West Point Road, and west of Interstate 41, are not attaining their highest and best land use based on the Comprehensive Plan. But for the creation of a Tax Increment District ("TID"), the future land uses identified in the Comprehensive Plan would not occur in the manner desired by the City and RDA. Therefore, the attached draft Project Plan and resolution establishing TID 26 are presented for RDA's consideration.

RECOMMENDATION

Approval to adopt a Resolution Establishing the Boundaries and Approving the Project Plan for Tax Incremental District Twenty-Six (TID #26).

FISCAL IMPACT

The parcels proposed to be located in TID 26 currently have a cumulative base property value of \$4,132,000.00. The City estimates that upon closure in 2050, TID 26 will have a new property value of \$22,193,500.00, for an incremental property value of \$18,061,500.00.

ATTACHMENTS

1. DRAFT TID 26 Project Plan 07.29.24
2. RDA Resolution.TID 26

August 12, 2024

PROJECT PLAN

City of Green Bay, Wisconsin

Tax Incremental District No. 26

Southwest Woods



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for August 12, 2024
Public Hearing Held:	Scheduled for August 13, 2024
Approval by Redevelopment Authority:	Scheduled for August 13, 2024
Adoption by Common Council:	Scheduled for August 27, 2024
Approval by the Joint Review Board:	TBD

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 26 (“District”) is a proposed In Need of Rehabilitation District comprising approximately 60 acres located on the west side of the City, south of West Mason Street and west of Interstate 41. The District will be created to pay the cost of public infrastructure improvements needed to serve eight single-family attached townhomes and 21 single-family residential lots (“Project”) to be developed in two phases by GB Real Estate Investments, LLC (“Developer”). The Project also includes other future public infrastructure improvements and potential development incentives that may be needed to encourage redevelopment of existing commercial properties located along West Mason Street. In addition to the incremental property value that will be created, the City expects the Project will result in a new residential housing development, park and green space improvements and an improved commercial corridor.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$8.66 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$1.8 million for public infrastructure construction, \$1.8 million for interest on long term debt and related financing costs to include capitalized interest and \$227 thousand in on going administrative costs. Additionally, future costs include \$2.4 million for pedestrian improvements, park amenities, site acquisition, and stormwater improvements, and \$2.4 million in potential developer incentives.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$18.1 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will need to remain open for its entire 27-year maximum life to support all projected Project costs.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered the substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements. Additionally, the City expects that payment of development incentives and potential installation of additional public improvements may be necessary to encourage redevelopment of commercial properties along West Mason Street, and that this redevelopment is unlikely to occur without some element of public participation.
2. The economic benefits of the District, as measured by business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information: that the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. §66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).
5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation.
6. The Project Costs relate directly to the rehabilitation of property and improvements in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

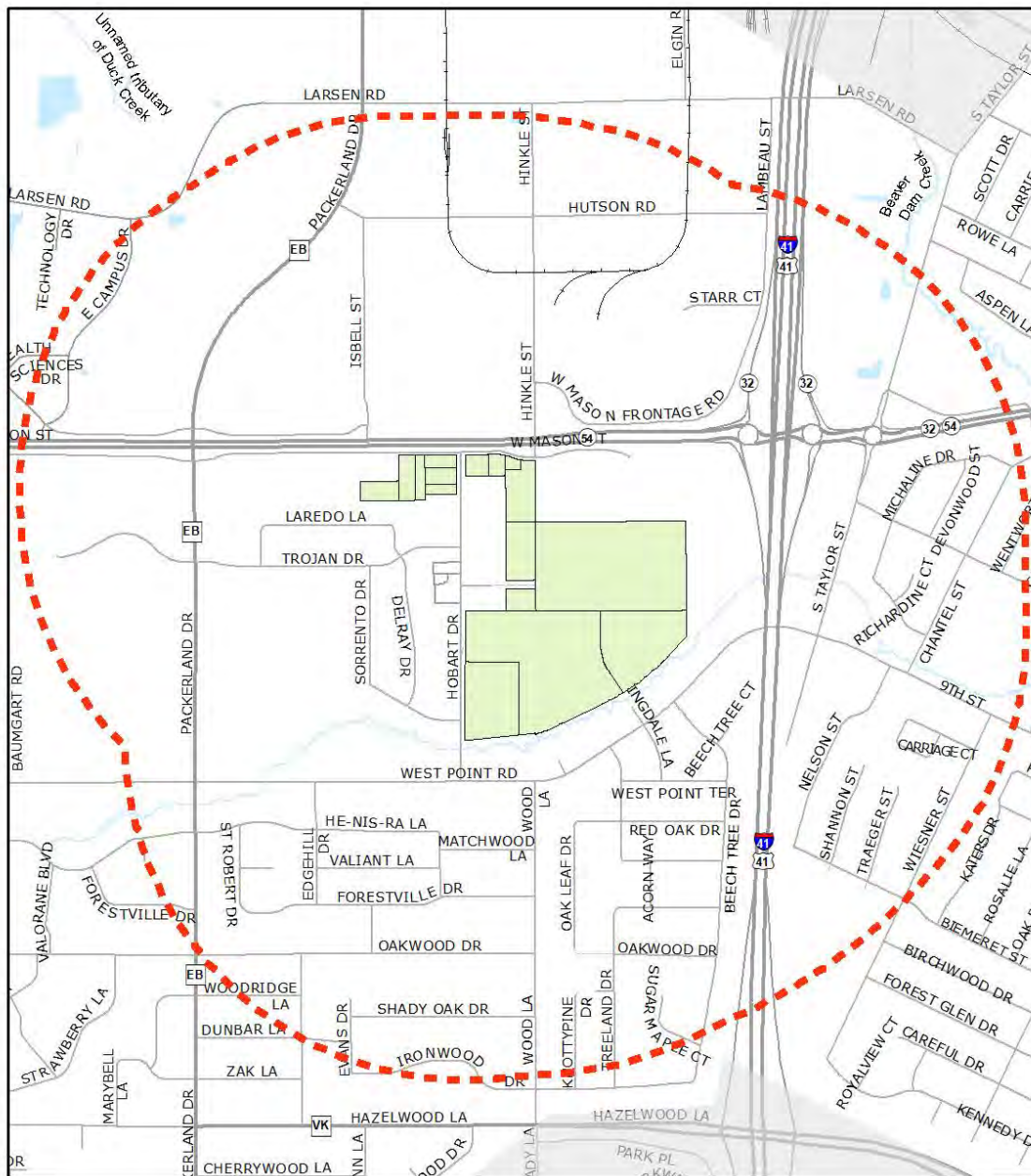
SECTION 2:

Preliminary Maps of Proposed District Boundary

Maps Found Starting on Following Page.

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TID 26

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. 26 Jul 2024 X:\Planning\Work Order Requests\2024\24.10 TID\TID 26\TID 26 Half Mile Boundary.mxd

0 0.125 0.25 0.5 Miles



- 1/2 mile Boundary
- TID 26 Parcels
- Other Municipality

SECTION 3:

Maps Showing Existing Uses and Conditions

Maps Found Starting on Following Page.

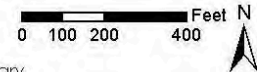
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TID 26

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- TID Boundary
- TID Parcel
- Parcels for Rehabilitation/Conservation



SECTION 4:

Preliminary Parcel List and Analysis

The District will include the parcels identified in the tables included below:

Parcel Number	Address	Acres	Acres	Rehab/ Conservation Condition
			Rehab/ Conservation	
ROW Areas		1.50		
6H-1111	0 Laredo Ln	1.05	1.05	Condition 1
6H-1111-A	2475 W Mason St	1.02	1.02	Condition 1
6H-1111-B	2469 W Mason St	0.60	0.60	Condition 1
6H-1110-5	2451 W Mason St	0.57	0.57	Condition 1
6H-1110-1	1116 Hobart Dr	0.74	0.74	Condition 1
6H-1110-19	0 Hobart Dr	0.42	0.42	Condition 1
6H-4332/6H-4333	2437 W Mason St 1	0.48	0.48	Condition 1
6H-1110-8	2425 W Mason St	0.50	0.50	Condition 1
6H-1109-1	2415 W Mason St	0.26	0.26	Condition 1
6H-1109	2405 W Mason St	2.34	2.34	Condition 1
6H-1109-2	W Mason St	2.40	2.40	Condition 2
6H-1109-3	W Mason St	0.90	0.90	Condition 2
6H-1089	Ninth St	18.64	18.64	Condition 2
6H-1091	Ninth St	7.06	7.06	Condition 2
6H-1095	1390 Springdale Nn	17.17	17.17	Condition 2
6H-1133-A	1331 Hobart Dr	5.59	5.59	Condition 2
		61.23	59.73	

Percentage of TID Area Designated as Rehab/Conservation 98%

Percentage of TID Area Not Designated as Rehab/Conservation 2%

Total 100%

Parcels coded "1" are developed with existing structures and improvements in an area where the City desires to carry out plans for a program of voluntary rehabilitation of buildings and improvements, qualifying these parcels as in need of rehabilitation or conservation.

Parcels coded “2” reflect an underutilized area where the City will construct streets, utilities, and park improvements to carry out an urban renewal project, qualifying these parcels as in need of rehabilitation or conservation.

A total of 91% of the District area is in need to rehabilitation or conservation, meeting the minimum of 50% required to create the District.

Calculation of Estimated Base Value

Parcel	Assessed Value ¹			Equalized Value ²		
	Land	Improvement	Total	Land	Improvement	Total
6H-1111	29,700	5,700	35,400	33,400	6,400	39,800
6H-1111-A	308,600	315,600	624,200	347,300	355,100	702,400
6H-1111-B	183,600	155,800	339,400	206,600	175,300	381,900
6H-1110-5	172,900	0	172,900	194,600	0	194,600
6H-1110-1	112,200	0	112,200	126,300	0	126,300
6H-1110-19	64,200	0	64,200	72,200	0	72,200
6H-4332/6H-4333	144,800	113,900	258,700	162,900	128,200	291,100
6H-1110-8	152,000	148,900	300,900	171,000	167,600	338,600
6H-1109-1	97,200	377,200	474,400	109,400	424,400	533,800
6H-1109	741,300	311,500	1,052,800	834,200	350,500	1,184,700
6H-1109-2	11,000	0	11,000	12,400	0	12,400
6H-1109-3	7,800	0	7,800	8,800	0	8,800
6H-1089	135,200	0	135,200	152,100	0	152,100
6H-1091	82,900	0	82,900	93,300	0	93,300
6H-1095	0	0	0	0	0	0
6H-1133-A	0	0	0	0	0	0
TOTALS	2,243,400	1,428,600	3,672,000	2,524,500	1,607,500	4,132,000

1) Estimated based on values as of January 1, 2024.

2) Calculation based on 2023 aggregate assessment ratio of 88.87%.

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

Calculation of City Equalized Value Limit

City TID IN Equalized Value (Jan. 1, 2023)	\$ 9,863,427,300
TID Valuation Limit @ 12% of Above Value	\$ 1,183,611,276

Calculation of Value Subject to Limit

Estimated Base Value of Territory to be Included in District	\$ 4,132,000
Plus: Assumed change for Jan. 1, 2024 assessment	\$ -
Incremental Value of Existing Districts (Jan. 1, 2023)	\$ 611,888,900
 Total Value Subject to 12% Valuation Limit	 \$ 616,020,900
Total Percentage of TID IN Equalized Value	6.25%
Residual Value Capacity of TID IN Equalized Value	\$ 567,590,376

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$616,020,900. This value is less than the maximum of \$1,183,611,276 in equalized value that is permitted for the City.

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1. c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and riverbanks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n., the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The City may undertake the following projects outside of the District.

1. Approximately \$2.4 million that may include bike-pedestrian improvements to streets, park amenities, site acquisition and assembly, remediation and other public infrastructure and stormwater management within the District or located within a ½ mile of the District.
2. Approximately \$2.4 million which the City may elected to provide incentives to commercial redevelopment projects where the need for public participation has been verified.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

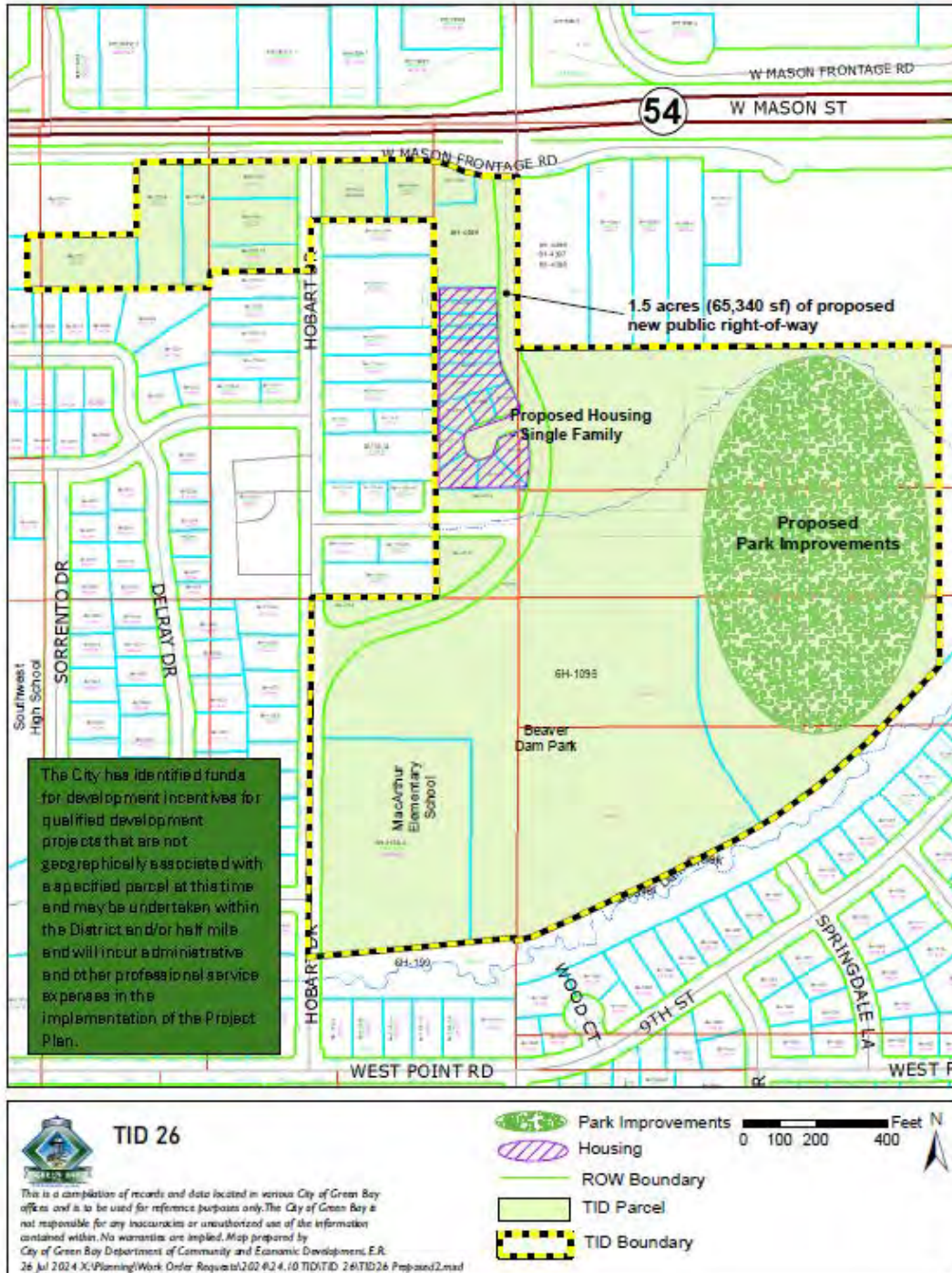
Map Showing Proposed Improvements and Uses

The City will make public improvements within the area designated as “ROW Path” on the map. The location of park improvements is identified on the Map.

The City will also incur interest and expense on long term debt it issues to finance the public improvements and will pay costs to create and administer the District through its life.

Project costs will also include the potential for development incentives, pedestrian improvements, site acquisition, remediation activities and stormwater management. Specific locations are not identified as location will be based on future proposed redevelopment and may include areas outside of, but within ½ mile of the District’s boundaries.

Map Found on Following Page.



SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Project ID	Project Name/Type	Est. Cost			Totals	Est. Timing
		Phase I	Phase II	Ongoing		
1	Public Improvements Pedestrian Imp., Park Amenities, Site Acquisition,	1,875,000			1,875,000	2025
2	Remediation, Stormwater ¹		2,369,660		2,369,660	2028-2052
3	Developer Incentives ²			2,369,660	2,369,660	2028-2052
4	Interest on Long Term Debt	1,715,450			1,715,450	2025-2044
5	Financing Costs	102,975			102,975	2025
6	Ongoing Planning & Administrative Costs			226,094	226,094	2024-2052
Total Projects		3,693,425	2,369,660	2,595,754	8,658,839	

Notes: ¹ May include bike and pedestrian improvements, park amenities, site acquisition and assembly, remediation, other public infrastructure and stormwater management within the TID or areas located within 1/2 mile of the TID.

² The City may elect to provide development incentives to commercial redevelopment projects in the TID where the need for public participation has been verified.

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$18,061,050 in incremental value by 2032. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$18.70 per thousand of equalized value, the Project would generate \$8,110,203 in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Construction Year	Residential ¹	Comm. Rehab 6H-1109 ²	Other Comm. Rehab	Annual Total	Construction Year
1 2024				0	2024 1
2 2025				0	2025 2
3 2026	4,211,500	1,000,000	2,000,000	7,211,500	2026 3
4 2027	1,925,000			1,925,000	2027 4
5 2028	1,925,000		2,000,000	3,925,000	2028 5
6 2029				0	2029 6
7 2030			3,000,000	3,000,000	2030 7
8 2031				0	2031 8
9 2032			2,000,000	2,000,000	2032 9
10 2033				0	2033 10
11 2034				0	2034 11
12 2035				0	2035 12
13 2036				0	2036 13
14 2037				0	2037 14
15 2038				0	2038 15
16 2039				0	2039 16
17 2040				0	2040 17
18 2041				0	2041 18
19 2042				0	2042 19
20 2043				0	2043 20
21 2044				0	2044 21
22 2045				0	2045 22
23 2046				0	2046 23
24 2047				0	2047 24
25 2048				0	2048 25
26 2049				0	2049 26
27 2050				0	2050 27
Totals	<u>8,061,500</u>	<u>1,000,000</u>	<u>9,000,000</u>	<u>18,061,500</u>	

Notes:

¹Residential development includes eight townhomes and seven single family homes in Phase I, and 14 single family homes in Phase II. Valuation shown is minimum required as of January 1, 2029 under the related Development Agreement.

²Any incremental value increase on Parcel 6H-1109 is part of the Available Increment for purposes of calculating debt service shortfall payments.

Table 1 - Development Assumptions

Type of District	Rehabilitation	Base Value	4,132,000
District Creation Date	August 27, 2024	Economic Change Factor	1.00%
Valuation Date	Jan 1, 2024	Apply to Base Value	
Max Life (Years)	27	Base Tax Rate	\$18.70
Expenditure Period/Termination	22 8/27/2046	Rate Adjustment Factor	-0.50%
Revenue Periods/Final Year	27 2052		
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	Yes		

	Construction		Valuation		Economic		Total		Revenue		Tax Rate ¹	Tax Increment
	Year	Value Added	Year		Change		Increment		Year			
1	2024	0	2025		0		0		2026		\$18.70	0
2	2025	0	2026		0		0		2027		\$18.61	0
3	2026	7,211,500	2027		0		7,211,500		2028		\$18.52	133,538
4	2027	1,925,000	2028		72,115		9,208,615		2029		\$18.42	169,666
5	2028	3,925,000	2029		92,086		13,225,701		2030		\$18.33	242,462
6	2029	0	2030		132,257		13,357,958		2031		\$18.24	243,662
7	2030	3,000,000	2031		133,580		16,491,538		2032		\$18.15	299,317
8	2031	0	2032		164,915		16,656,453		2033		\$18.06	300,799
9	2032	2,000,000	2033		166,565		18,823,018		2034		\$17.97	338,225
10	2033	0	2034		188,230		19,011,248		2035		\$17.88	339,899
11	2034	0	2035		190,112		19,201,360		2036		\$17.79	341,582
12	2035	0	2036		192,014		19,393,374		2037		\$17.70	343,273
13	2036	0	2037		193,934		19,587,308		2038		\$17.61	344,972
14	2037	0	2038		195,873		19,783,181		2039		\$17.52	346,679
15	2038	0	2039		197,832		19,981,013		2040		\$17.44	348,396
16	2039	0	2040		199,810		20,180,823		2041		\$17.35	350,120
17	2040	0	2041		201,808		20,382,631		2042		\$17.26	351,853
18	2041	0	2042		203,826		20,586,457		2043		\$17.18	353,595
19	2042	0	2043		205,865		20,792,322		2044		\$17.09	355,345
20	2043	0	2044		207,923		21,000,245		2045		\$17.00	357,104
21	2044	0	2045		210,002		21,210,247		2046		\$16.92	358,872
22	2045	0	2046		212,102		21,422,350		2047		\$16.84	360,648
23	2046	0	2047		214,223		21,636,573		2048		\$16.75	362,433
24	2047	0	2048		216,366		21,852,939		2049		\$16.67	364,227
25	2048	0	2049		218,529		22,071,469		2050		\$16.58	366,030
26	2049	0	2050		220,715		22,292,183		2051		\$16.50	367,842
27	2050	0	2051		222,922		22,515,105		2052		\$16.42	369,663
Totals		18,061,500			4,453,605				Future Value of Increment			8,110,203

Notes:

1) Tax rate shown is actual 2023/2024 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Table 2 - Tax Increment Projection Worksheet

Financing and Implementation

The District's primary expenditures will be public improvements, including a new street and sidewalks, to serve the residential development project. The City will finance these improvements with the proceeds of long-term debt and will repay debt with tax increments generated by the Project. The City may also incur certain costs for the construction of pedestrian and bike improvements, park amenities, for site preparation, site acquisition and remediation, and other public infrastructure and stormwater management within the District. These costs may be financed with proceeds of debt, advances, or cash funded. The City may also elect to provide development incentives to commercial redevelopment projects in the District and will incur costs for administration of the District. Development incentives, if provided, are expected to be paid from tax increment generated by the associated redevelopment project on a "pay as you go" basis.

Based on the Project Costs expenditures as included within the cash flow exhibit (**Table 3**) the District is projected to accumulate sufficient funds by the year 2052 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in the Plan and will vary depending on actual Project Costs incurred and the actual amount of tax increments collected.

Year	Projected Revenues				Projected Expenditures										Balances			Year	
	Tax Increments	Debt Proceeds	Developer Shortfall Payment ¹	Total Revenues	2025 Taxable G.O. Note \$2,370,000 Dated Date: 10/01/24			Total Debt Service	SW Woods Res. Public Imp.	Other Public Imp. ²	Dev. Incentives ³	Finance Related Expense	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding		
					Prin (4/1)	Est. Rate	Interest												
2024				0				0					5,000	5,000	(5,000)	(5,000)	0	2024	
2025		2,370,000		2,370,000			130,350	130,350	1,875,000			102,975	5,150	2,113,475	256,525	251,525	2,370,000	2025	
2026	0			0			130,350	130,350					5,305	135,655	(135,655)	115,871	2,370,000	2026	
2027	0			0			130,350	130,350					5,464	135,814	(135,814)	(19,943)	7,109,319	2027	
2028	133,538		33,847	167,385			130,350	130,350		16,666	16,666		5,628	169,309	(1,924)	(21,867)	7,075,988	2028	
2029	169,666		90,289	259,955	95,000	5.500%	127,738	222,738		16,748	16,748		5,796	262,030	(2,075)	(23,942)	6,947,492	2029	
2030	242,462		53,981	296,442	100,000	5.500%	122,375	222,375		33,330	33,330		5,970	295,006	1,436	(22,505)	6,780,831	2030	
2031	243,662		52,510	296,172	105,000	5.500%	116,738	221,738		33,495	33,495		6,149	294,878	1,294	(21,211)	6,608,841	2031	
2032	299,317		50,760	350,077	110,000	5.500%	110,825	220,825		58,163	58,163		6,334	343,485	6,591	(14,620)	6,382,514	2032	
2033	300,799		53,593	354,392	120,000	5.500%	104,500	224,500		58,451	58,451		6,524	347,926	6,465	(8,155)	6,145,612	2033	
2034	338,225		51,009	389,234	125,000	5.500%	97,763	222,763		74,912	74,912		6,720	379,307	9,928	1,773	5,870,787	2034	
2035	339,899		48,147	388,046	130,000	5.500%	90,750	220,750		75,283	75,283		6,921	378,237	9,808	11,581	5,590,221	2035	
2036	341,582		49,867	391,449	140,000	5.500%	83,325	223,325		75,656	75,656		7,129	381,765	9,684	21,265	5,298,909	2036	
2037	343,273		51,034	394,306	150,000	5.500%	75,350	225,350		76,030	76,030		7,343	384,753	9,553	30,818	4,996,848	2037	
2038	344,972		46,783	391,755	155,000	5.500%	66,963	221,963		76,407	76,407		7,563	382,339	9,416	40,234	4,689,035	2038	
2039	346,679		47,116	393,796	165,000	5.500%	58,163	223,163		76,785	76,785		7,790	384,522	9,273	49,508	4,370,465	2039	
2040	348,396		46,895	395,290	175,000	5.500%	48,813	223,813		77,165	77,165		8,024	386,166	9,124	58,632	4,041,135	2040	
2041	350,120		46,119	396,239	185,000	5.500%	38,913	223,913		77,547	77,547		8,264	387,271	8,968	67,600	3,701,042	2041	
2042	351,853		44,789	396,642	195,000	5.500%	28,463	223,463		77,931	77,931		8,512	387,836	8,806	76,406	3,350,180	2042	
2043	353,595		42,904	396,499	205,000	5.500%	17,463	222,463		78,317	78,317		8,768	387,863	8,636	85,042	2,988,547	2043	
2044	355,345		40,466	395,811	215,000	5.500%	5,913	220,913		78,704	78,704		9,031	387,351	8,459	93,502	2,616,139	2044	
2045	357,104			357,104						160,697	160,697		9,301	330,695	26,409	119,910	2,294,745	2045	
2046	358,872			358,872						161,492	161,492		9,581	332,565	26,307	146,217	1,971,760	2046	
2047	360,648			360,648						162,292	162,292		9,868	334,451	26,197	172,414	1,647,177	2047	
2048	362,433			362,433						163,095	163,095		10,164	336,354	26,079	198,493	1,320,987	2048	
2049	364,227			364,227						163,902	163,902		10,469	338,274	25,954	224,447	993,182	2049	
2050	366,030			366,030						164,714	164,714		10,783	340,210	25,820	250,267	663,755	2050	
2051	367,842			367,842						165,529	165,529		11,106	342,164	25,678	275,945	332,697	2051	
2052	369,663			369,663						166,348	166,348		11,440	344,136	25,527	301,472	0	2052	
Totals	8,110,203	2,370,000	850,107	11,330,310	2,370,000		1,715,450	4,085,450	1,875,000	2,369,660	2,369,660	102,975	226,094	11,028,838				Totals	
Notes:															PROJECTED CLOSURE YEAR			LEGEND: CALLABLE MATURITIES END OF EXP. PERIOD	
¹ Projected shortfall equal to difference between projected tax increment on minimum required valuation per SW Woods DA, less estimated City public improvements debt service.																			
² May include bike and pedestrian improvements, park amenities, site acquisition and assembly, remediation, other public infrastructure and stormwater management within the TID																			
³ Placeholder only. The City may elect to provide development incentives to commercial redevelopment projects in the TID where the need for public participation has been verified.																			

Table 3 - Projected Cash Flow

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes for Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances.

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for housing and commercial development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

The creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by rehabilitating and conserving property, eliminating blighted areas, providing necessary public infrastructure improvements and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as diversification of local housing stock and improved green space and parks.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:
**Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

Legal Opinion Found on Following Page.

DRAFT

**NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY
LETTERHEAD**

SAMPLE

Mayor
City of Green Bay
100 N Jefferson St
Green Bay, Wisconsin 54301

RE: Project Plan for Tax Incremental District No. 26

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Green Bay, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Green Bay Tax Incremental District No. 26 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Revenue Year	Brown County	Green Bay Mtro Sewer District	City of Green Bay	Green Bay Area School District	Northeast Wisconsin Tech. College	Total	Revenue Year
2026	0	0	0	0	0	0	2026
2027	0	0	0	0	0	0	2027
2028	20,999	0	49,271	58,979	4,288	133,538	2028
2029	26,681	0	62,602	74,936	5,448	169,666	2029
2030	38,128	0	89,461	107,087	7,786	242,462	2030
2031	38,317	0	89,904	107,617	7,824	243,662	2031
2032	47,069	0	110,439	132,198	9,611	299,317	2032
2033	47,302	0	110,986	132,852	9,659	300,799	2033
2034	53,187	0	124,795	149,382	10,861	338,225	2034
2035	53,450	0	125,413	150,122	10,914	339,899	2035
2036	53,715	0	126,034	150,865	10,968	341,582	2036
2037	53,981	0	126,658	151,612	11,023	343,273	2037
2038	54,248	0	127,285	152,362	11,077	344,972	2038
2039	54,517	0	127,915	153,116	11,132	346,679	2039
2040	54,786	0	128,548	153,874	11,187	348,396	2040
2041	55,058	0	129,184	154,636	11,243	350,120	2041
2042	55,330	0	129,824	155,401	11,298	351,853	2042
2043	55,604	0	130,466	156,171	11,354	353,595	2043
2044	55,879	0	131,112	156,944	11,410	355,345	2044
2045	56,156	0	131,761	157,720	11,467	357,104	2045
2046	56,434	0	132,413	158,501	11,524	358,872	2046
2047	56,713	0	133,069	159,286	11,581	360,648	2047
2048	56,994	0	133,727	160,074	11,638	362,433	2048
2049	57,276	0	134,389	160,867	11,696	364,227	2049
2050	57,560	0	135,054	161,663	11,753	366,030	2050
2051	57,844	0	135,723	162,463	11,812	367,842	2051
2052	58,131	0	136,395	163,267	11,870	369,663	2052
Totals	1,275,357	0	2,992,427	3,581,994	260,424	8,110,203	

RESOLUTION NO. _____

**RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE
PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 26**

WHEREAS, the City of Green Bay (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 26 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the Green Bay Area Public School District, and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the to owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Redevelopment Authority, on August 13, 2024, held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Green Bay that:

1. It recommends to the Common Council that Tax Incremental District No. 26 be created with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the City.

Adopted this _____ day of _____, 2024.

Redevelopment Authority Chair

Secretary of the Redevelopment Authority

**TAX INCREMENTAL DISTRICT NO. 26
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]



Report to the
**Tax Incremental Districts Joint Review Board
of the City of Green Bay**

MEETING DATE

August 27, 2024

PREPARED BY

Matt Buchanan, Staff

AGENDA ITEM # L.2

To adopt a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District Twenty-Seven (TID #27).

BACKGROUND

In accordance with the Comprehensive Plan, the City of Green Bay ("City") and Redevelopment Authority of the City of Green Bay ("RDA") seek to create a more safe, productive, accessible, and innovative community in order to generate economic activity and tax base. City staff has concluded that certain properties generally located in the area east of N. Washington Street, north of E. Walnut Street, west of N. Adams Street, and south of Northland Avenue, are not attaining their highest and best land use based on the Comprehensive Plan. But for the creation of a Tax Increment District ("TID"), the future land uses identified in the Comprehensive Plan would not occur in the manner desired by the City and RDA. Therefore, the attached draft Project Plan and resolution establishing TID 27 are presented for RDA's consideration.

RECOMMENDATION

Approval to adopt a Resolution Establishing the Boundaries and Approving the Project Plan for Tax Incremental District Twenty-Seven (TID #27).

FISCAL IMPACT

The parcels proposed to be located in TID 27 currently have a cumulative base property value of \$2,713,700.00. The City estimates that upon closure in 2050, TID 26 will have a new property value of \$59,036,300.00, for an incremental property value of \$56,322,600.00.

ATTACHMENTS

1. DRAFT TID 27 Project Plan 07.26.24
2. RDA Resolution.TID 27

August 12, 2024

PROJECT PLAN

City of Green Bay, Wisconsin

Tax Incremental District No. 27



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	August 12, 2024
Public Hearing Held:	August 13, 2024
Approval by RDA:	August 13, 2024
Adoption by Common Council:	August 27, 2024
Approval by the Joint Review Board:	TBD

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 27 (“District”) is a proposed Blighted Area District comprising approximately 2.88 acres located in downtown Green Bay. The District will be created to pay the costs of development incentives and public infrastructure improvements needed to support a variety of projects including the currently proposed developments by Nova GB, LLC, and 222 Cherry Street, LLC (collectively, the “Developers”). Projects within the District include (i) construction of an eight story mixed-use building to include 268 market rate apartment units and first floor commercial located at 221 Cherry Street, (ii) the addition of five stories with sixty-one market rate multi-family apartment units to the existing 10,000 square feet of single story commercial retail/office building, and a connecting skywalk to the Cherry Street Parking Ramp located at 222 Cherry Street, and (iii) the construction of mixed-use development consisting of commercial and residential uses located at 227 E Walnut Street and 109 N Adams Street (collectively, the “Projects”). In addition to the incremental property value that will be created, the City expects construction-related job creation, additional employment opportunities for commercial jobs post-construction, increased property values, increased income and sales tax collection, increased retail and commercial activity, and other economic benefits from the purchase of goods and services related to the construction and operation of the Projects.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$32.20 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$8.50 million in up-front developer incentives, \$10.67 million in Pay As You Go (“PAYGO”) developer incentives, \$3.91 million in streetscape improvements, \$8.28 million in interest costs, \$235 thousand in financing costs, and \$605 thousand in ongoing planning and administrative costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$56.32 million will result from the Projects. Creation of this additional value will be made possible by the Project Costs made within the District. A table

detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 27 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. The City will require the Developers to pay the cost of and install public infrastructure to serve the District. Developers may also incur other costs to (re)develop property within the District that cannot be fully recovered through sale or rent while also generating market-appropriate investor returns. The City has evaluated requests from the Developers for Tax Incremental Financing (“TIF”) assistance and confirmed that the public investment is necessary, and that “but for” that investment, the related development will not occur. The development incentives included in this Plan are for purposes of confirming economic feasibility only and do not reflect a commitment by the City to provide incentives in any specific amount. Incentive commitments will be set forth in development agreements and subject to approval by the Common Council. The City may provide such incentives on an up-front or PAYGO basis.
2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered that in addition to the incremental property value that will be created, the City expects the Projects to provide construction-related job creation, additional employment opportunities for commercial jobs post-construction, increased property values, increased income and sales tax collection, increased retail and commercial activity, and other economic benefits from the purchase of goods and services related to the construction and operation of the Projects.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in

the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Projects would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Projects.

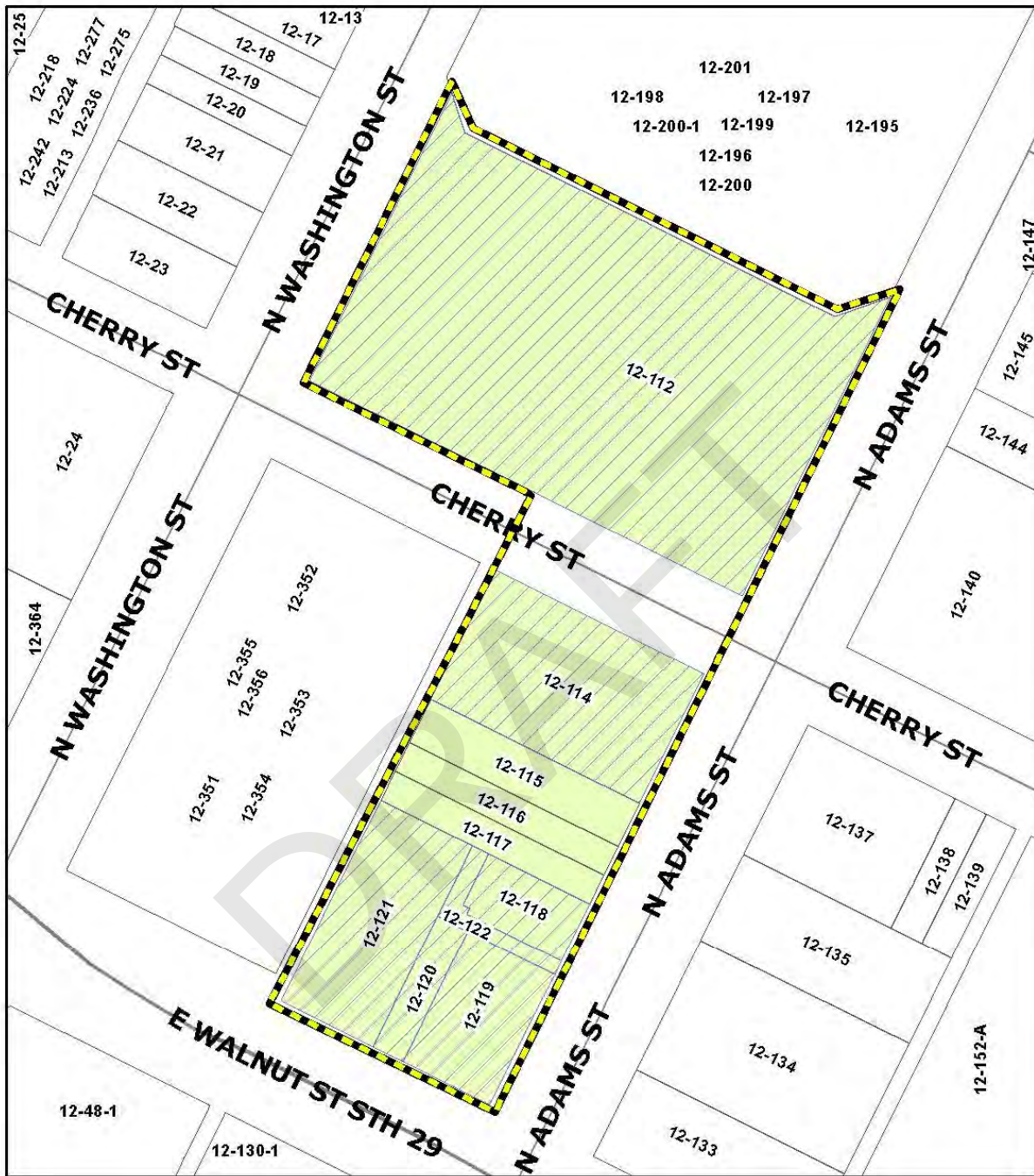
4. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.
5. Based on the foregoing finding, the District is designated as a blighted area district.
6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 5% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:

Preliminary Map of Proposed District Boundary

Map Found on Following Page.

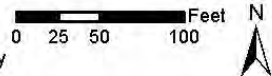
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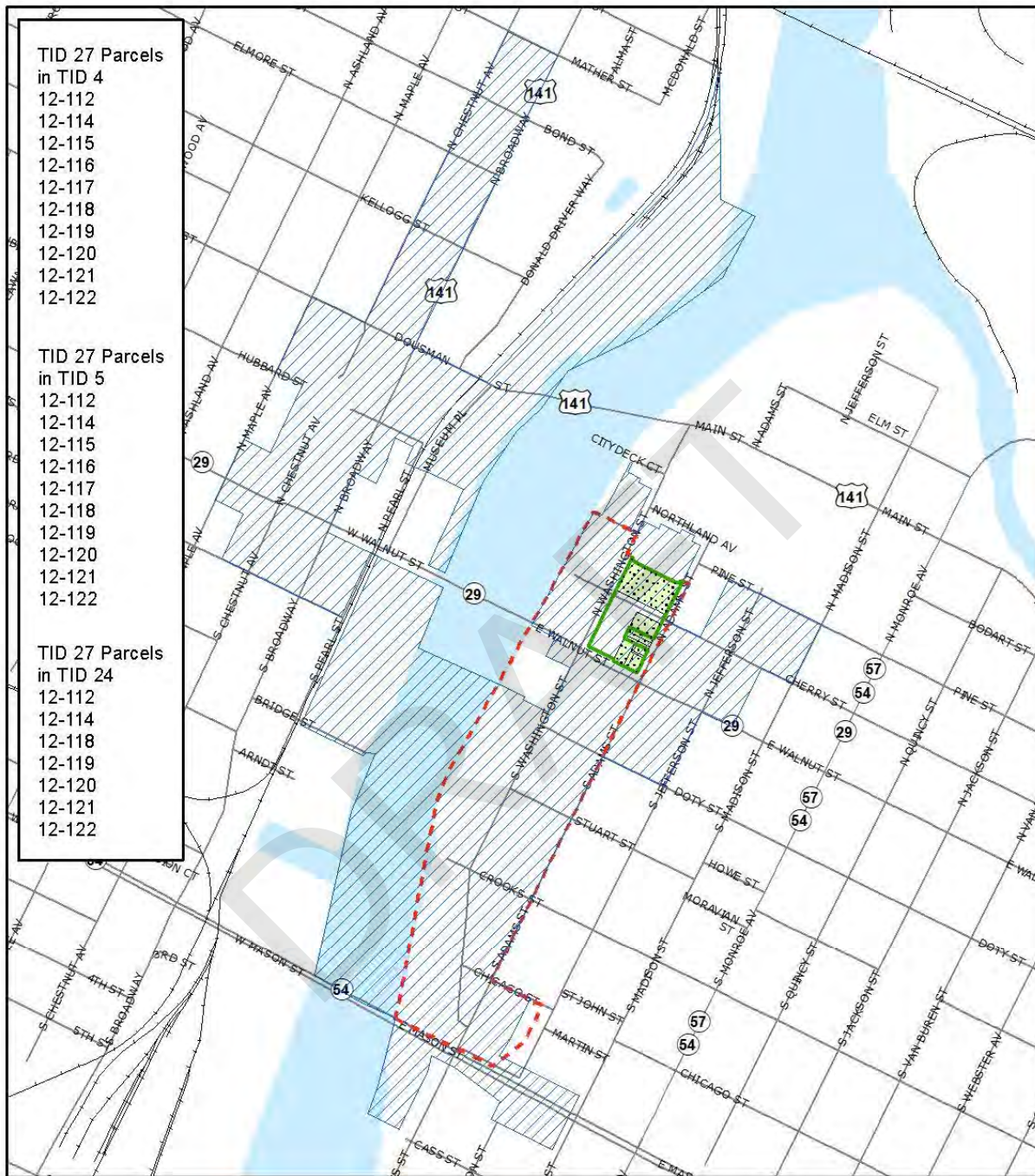


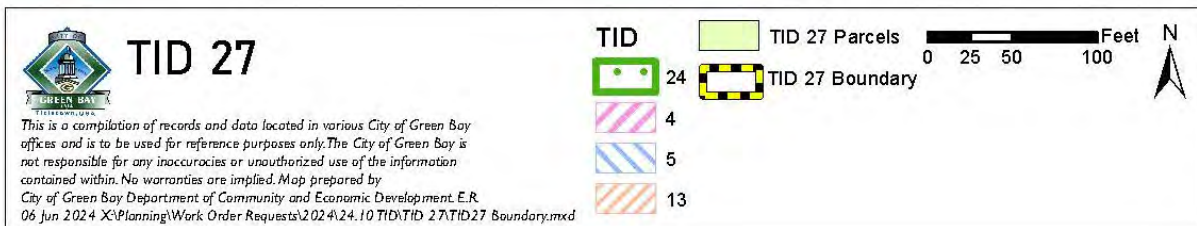
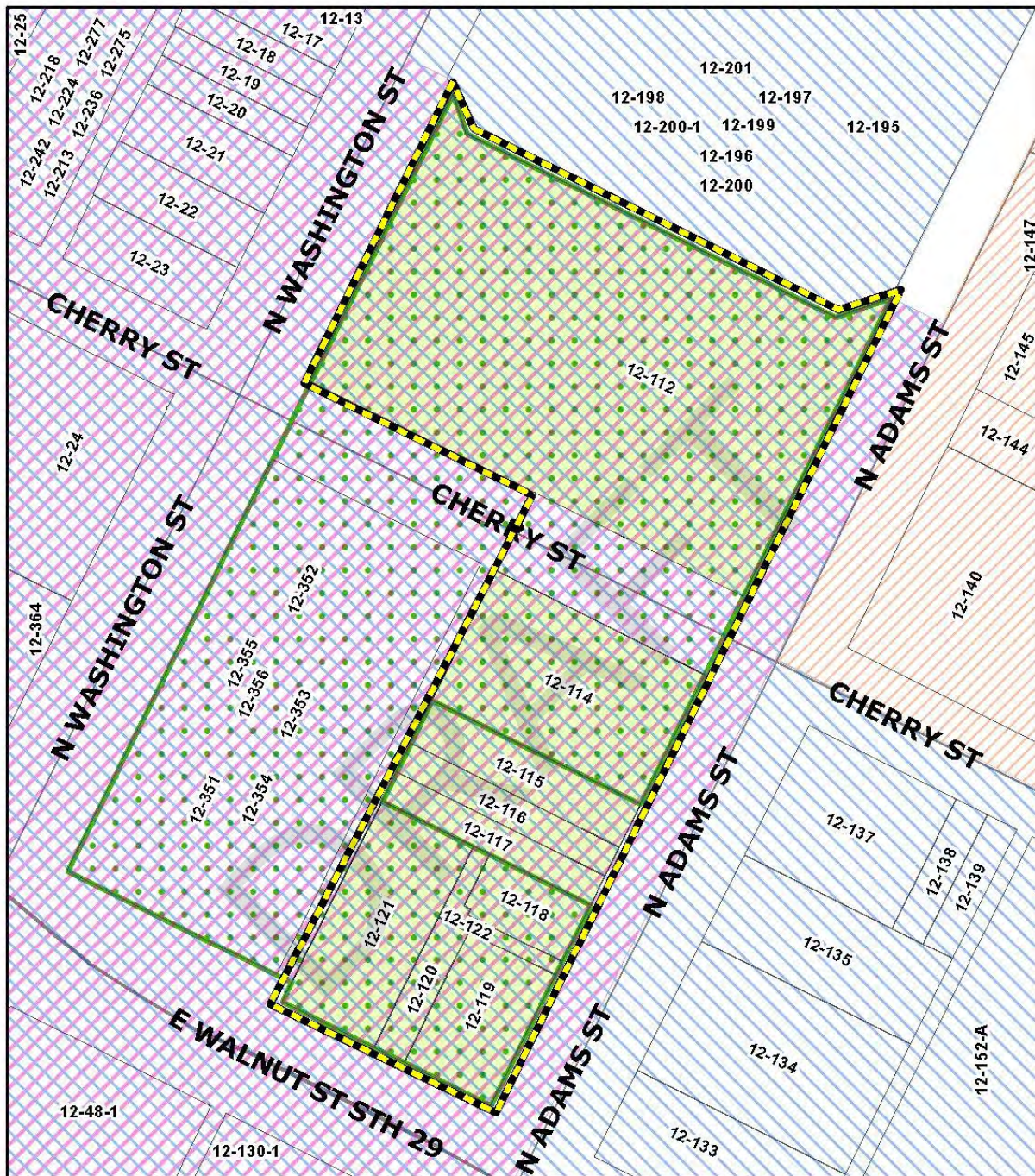
TID 27

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. 17 Jul 2024 X:\Planning\Work Order Requests\2024\24.10 TID\TID 27\TID 27 Blight.mxd

- TID 27 Boundary
- TID 27 Parcels
- Blighted Parcels





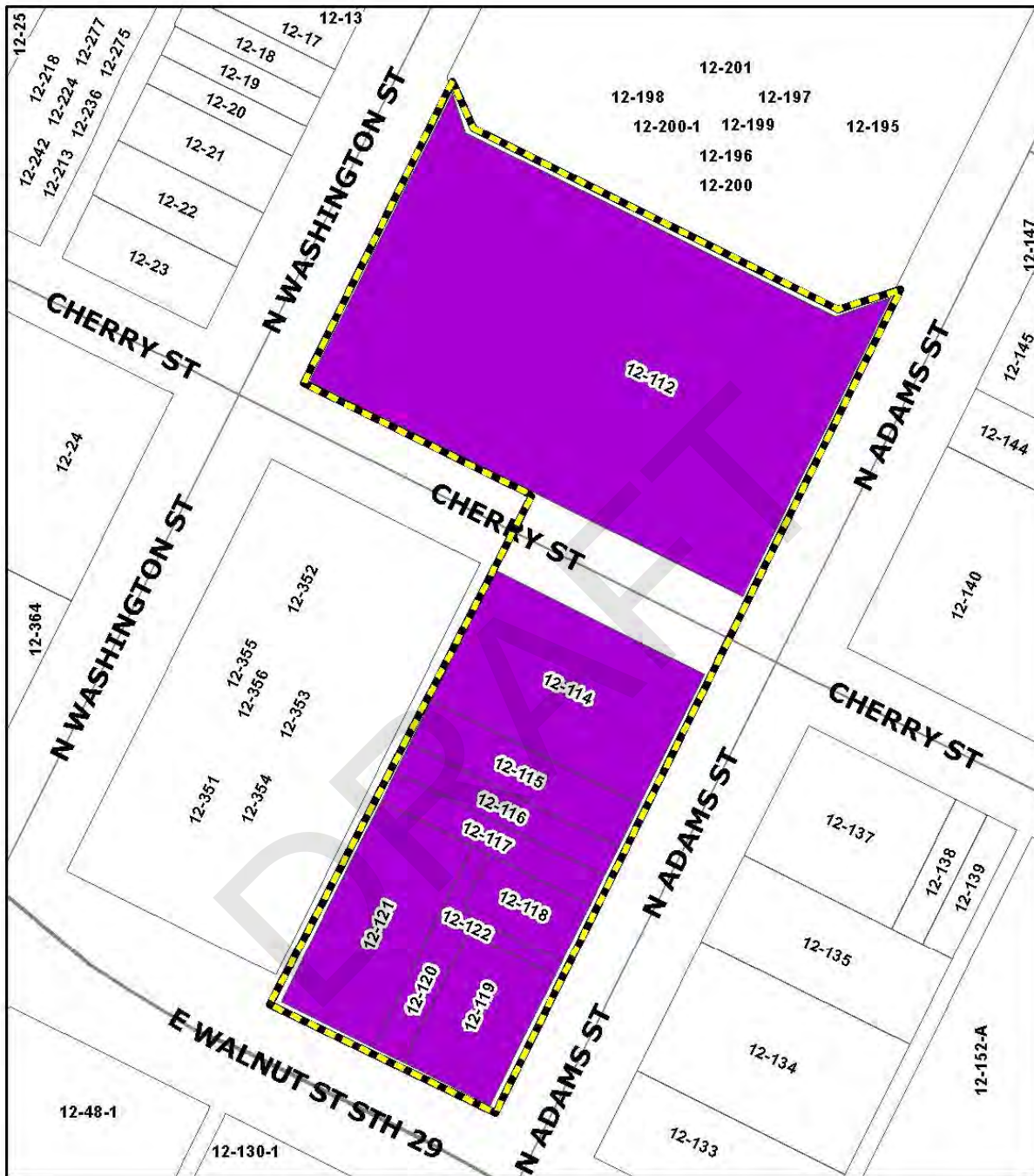


SECTION 3:

Map Showing Existing Uses and Conditions

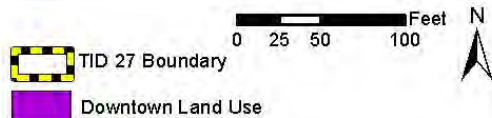
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TID 27

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. 06 Jun 2024 X:\Planning\Work Order Requests\2024\24.10 TID\TID 27\TID27 LandUse.mxd



SECTION 4:

Preliminary Parcel List and Analysis

The District will include the parcels identified in the tables included below:

Parcel Number	Address	Owner	Acres	Acres	Blighted Condition
				Blighted	
ROW Areas			0.22		
12-112	221 Cherry St	Redevelopment Authority City of Green Bay	1.45	1.45	Condition 2
12-114	216 Cherry St	222 Cherry St LLC	0.36	0.36	Condition 1
12-115	119 N Adams St	Vice Enterprises LLC	0.12		
12-116	117 N Adams St	RBN Properties LLC	0.08		
12-117	115 N Adams St	Green Genes Real Estate LLC	0.08		
12-118	109 N Adams St	Redevelopment Authority City of Green Bay	0.08	0.08	Condition 1
12-119	227 E Walnut St	Redevelopment Authority City of Green Bay	0.15	0.15	Condition 1
12-120	225 E Walnut St	Liza Rae LLC	0.05	0.05	Condition 1
12-121	217 E Walnut St	Vic Theatre Green Bay LLC	0.25	0.25	Condition 1
12-122	101 N Adams St	Redevelopment Authority City of Green Bay	0.03	0.03	Condition 1
			2.88	2.38	

Percentage of TID Area Designated as Blighted (at least 50%)

83%

Percentage of TID Area Not Designated as Blighted

17%

Total Area

100%

Blighted Area Conditions:

Condition 1: The identified parcels include structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, are conducive to ill health, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare. Costs associated with the remediation of existing structures have resulted in the property not developing under normal market conditions, substantially impairing and arresting the sound growth of the community, therefore rendering the parcel blighted.

Condition 2: The identified parcel is an area which is predominantly open, and which consists primarily of land upon which buildings or structures have been demolished. The extraordinary costs associated with the redevelopment of the property due to the deterioration of improvements, have resulted in the property not developing under normal market conditions, substantially impairing and arresting the sound growth of the community, therefore rendering the parcel blighted.

Calculation of Estimated Base Value

Parcel	Assessed Value ¹			Equalized Value ²			Overlapping TID
	Land	Improvement	Total	Land	Improvement	Total	
12-112	0	0	0	0	0	0	TID 4, 5, 24
12-114	202,600	516,900	719,500	228,000	581,600	809,600	TID 4, 5, 24
12-115	67,200	468,300	535,500	75,600	527,000	602,600	TID 4, 5
12-116	45,000	177,300	222,300	50,600	199,500	250,100	TID 4, 5
12-117	45,000	311,100	356,100	50,600	350,100	400,700	TID 4, 5
12-118	0	0	0	0	0	0	TID 4, 5, 24
12-119	0	0	0	0	0	0	TID 4, 5, 24
12-120	29,400	202,700	232,100	33,100	228,100	261,200	TID 4, 5, 24
12-121	138,600	207,500	346,100	156,000	233,500	389,500	TID 4, 5, 24
12-122	0	0	0	0	0	0	TID 4, 5, 24
TOTALS	527,800	1,883,800	2,411,600	593,900	2,119,800	2,713,700	

- 1) Valuations listed reflect January 1, 2024 assessed values.
- 2) Represents assessed values converted to equalized value using the January 1, 2023 aggregate ratio published by the Wisconsin Department of Revenue for the City (88.87%). Actual District base value will be certified using the January 1, 2024 aggregate ratio which is not yet available.

SECTION 5:

Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City. The value of those parcels located within Tax Incremental District No. 27 that will be overlapped are not included in the base value of the District as that value is reflected within the total of existing incremental value.

Calculation of City Equalized Value Limit

City TID IN Equalized Value (Jan. 1, 2023)	\$	9,863,427,300
TID Valuation Limit @ 12% of Above Value	\$	1,183,611,276

Calculation of Value Subject to Limit

Estimated Base Value of Territory to be Included in District	\$	2,713,700
Incremental Value of Existing Districts (Jan. 1, 2023)	\$	611,888,900
Less: Value of Underlying TID Parcels	\$	(2,713,700)
Total Value Subject to 12% Valuation Limit	\$	611,888,900
Total Percentage of TID IN Equalized Value		6.20%
Residual Value Capacity of TID IN Equalized Value	\$	571,722,376

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, and less the overlapped TID parcels, totals \$611,888,900. This value is less than the maximum of \$1,183,611,276 in equalized value that is permitted for the City.

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

- \$1,261,694 for streetscape improvements to Washington Street
- \$514,165 for streetscape improvements to Cherry Street
- \$723,250 for streetscape improvements to Walnut Street
- \$1,200,000 for future streetscape improvements

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs.

Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

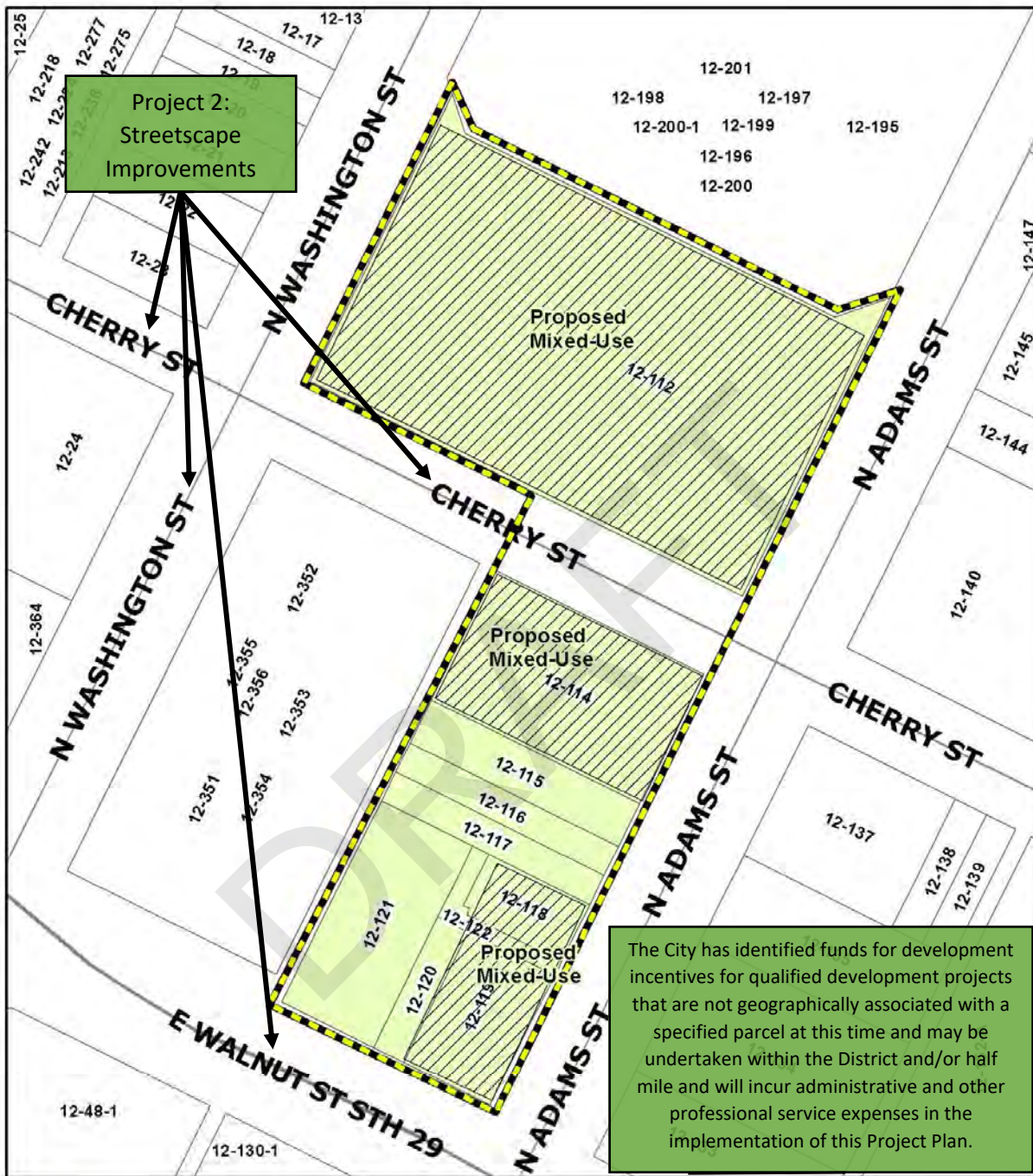
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SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.

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SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Project	Project Name/Type	Est. Cost		Totals	1/2 Mile	Est. Timing
		Phase I	Phase II			
1	Developer Incentives					
1a.	Nova GB, LLC ¹	14,172,367		14,172,367		2026-2052
1b.	222 Cherry Street, LLC	4,500,000		4,500,000		2029-2051
1c.	Future Projects	500,000		500,000		TBD
2	Streetscape Improvements					
2a.	Washington St		1,261,694	1,261,694	1,261,694	TBD
2b.	Cherry St ²		723,250	723,250	514,165	TBD
2c.	Walnut St		723,250	723,250	723,250	TBD
2d.	Future Projects		1,200,000	1,200,000	1,200,000	TBD
3	Interest on Long Term Debt			8,284,150		2027-2046
4	Financing Costs			235,050		2026
5	Ongoing Planning & Administrative Costs			605,000		2024-2052
Total Projects		19,172,367	3,908,194	9,124,200	32,204,761	3,699,109

Notes:

- 1) Includes up-front incentive of \$8.50M plus an estimated PAYGO incentive of \$5,672,367.
- 2) 159 feet of frontage is included within the District boundaries. Assumes a cost of \$1,315 per linear foot.

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$56.32 million in incremental value by January 1, 2029. Estimated valuations and timing for construction of the Projects are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$18.70 per thousand of equalized value, and 1.00% economic appreciation, the Projects would generate \$28.33 million in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Table 1 - Development Assumptions

Construction Year	221 Cherry Street ¹	222 Cherry Street ²	227 E Walnut		109 N Adams		Annual Total	Construction Year				
	Apartments/Parking Garage/Commercial	Apartments	Residential	Commercial	Residential	Commercial						
	Total Value	Total Value	Sq. Ft.	Total Value	Sq. Ft.	Total Value	Sq. Ft.	Total Value				
Estimated Value per			\$135		\$100		\$135		\$100			
1 2024									0	2024 1		
2 2025									0	2025 2		
3 2026									0	2026 3		
4 2027	42,759,800	9,880,300							52,640,100	2027 4		
5 2028			13,800	1,863,000	10,100	1,010,000	3,700	499,500	3,100	310,000	3,682,500	2028 5
6 2029											0	2029 6
7 2030											0	2030 7
8 2031											0	2031 8
9 2032											0	2032 9
10 2033											0	2033 10
11 2034											0	2034 11
12 2035											0	2035 12
13 2036											0	2036 13
14 2037											0	2037 14
15 2038											0	2038 15
16 2039											0	2039 16
17 2040											0	2040 17
18 2041											0	2041 18
19 2042											0	2042 19
20 2043											0	2043 20
21 2044											0	2044 21
22 2045											0	2045 22
23 2046											0	2046 23
24 2047											0	2047 24
25 2048											0	2048 25
26 2049											0	2049 26
27 2050											0	2050 27
Totals	42,759,800	9,880,300	13,800	1,863,000	10,100	1,010,000	3,700	499,500	3,100	310,000	56,322,600	

Notes:

1) Per the approved development agreement, the project is estimated to have an assessed value of \$38.0M which is converted to equalized using the 2023 aggregate ratio of 88.87%.

2) Per the City Assessor, the project is estimated to have an assessed value of \$9.50M which is converted to equalized using the 2023 aggregate ratio of 88.87%. Accounts for the existing assessed value of \$719,500.

Table 2 – Tax Increment Projection Worksheet

Type of District	Blighted Area		Base Value	2,713,700
District Creation Date	August 27, 2024		Economic Change Factor	1.00%
Valuation Date	Jan 1,	2024	Apply to Base Value	
Max Life (Years)	27		Base Tax Rate	\$18.70
Expenditure Period/Termination	22	8/27/2046	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	27 2052			
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	Yes			

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2024	0	2025	0	0	2026	\$18.70	0
2	2025	0	2026	0	0	2027	\$18.70	0
3	2026	0	2027	0	0	2028	\$18.70	0
4	2027	52,640,100	2028	0	52,640,100	2029	\$18.70	984,575
5	2028	3,682,500	2029	526,401	56,849,001	2030	\$18.70	1,063,298
6	2029	0	2030	568,490	57,417,491	2031	\$18.70	1,073,930
7	2030	0	2031	574,175	57,991,666	2032	\$18.70	1,084,670
8	2031	0	2032	579,917	58,571,583	2033	\$18.70	1,095,516
9	2032	0	2033	585,716	59,157,298	2034	\$18.70	1,106,472
10	2033	0	2034	591,573	59,748,871	2035	\$18.70	1,117,536
11	2034	0	2035	597,489	60,346,360	2036	\$18.70	1,128,712
12	2035	0	2036	603,464	60,949,824	2037	\$18.70	1,139,999
13	2036	0	2037	609,498	61,559,322	2038	\$18.70	1,151,399
14	2037	0	2038	615,593	62,174,915	2039	\$18.70	1,162,913
15	2038	0	2039	621,749	62,796,664	2040	\$18.70	1,174,542
16	2039	0	2040	627,967	63,424,631	2041	\$18.70	1,186,287
17	2040	0	2041	634,246	64,058,877	2042	\$18.70	1,198,150
18	2041	0	2042	640,589	64,699,466	2043	\$18.70	1,210,132
19	2042	0	2043	646,995	65,346,461	2044	\$18.70	1,222,233
20	2043	0	2044	653,465	65,999,925	2045	\$18.70	1,234,455
21	2044	0	2045	659,999	66,659,925	2046	\$18.70	1,246,800
22	2045	0	2046	666,599	67,326,524	2047	\$18.70	1,259,268
23	2046	0	2047	673,265	67,999,789	2048	\$18.70	1,271,861
24	2047	0	2048	679,998	68,679,787	2049	\$18.70	1,284,579
25	2048	0	2049	686,798	69,366,585	2050	\$18.70	1,297,425
26	2049	0	2050	693,666	70,060,251	2051	\$18.70	1,310,399
27	2050	0	2051	700,603	70,760,853	2052	\$18.70	1,323,503
Totals		56,322,600		14,438,253		Future Value of Increment		28,328,655

Notes:

1) Tax rate shown is actual 2023/2024 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

The District's primary expenditures will be development incentives. Incentives will be provided on an up-front basis through the issuance of debt as well as a PAYGO basis from the tax increment generated by the Projects and such incentives may be structured in one or more phases. PAYGO payments will be made from and strictly limited to the tax increments generated by the District. The PAYGO incentives are not considered City debt nor will the City appropriate funds to make PAYGO incentive payments from any other sources aside from the tax increment generated by the District.

The City will also incur certain costs to construct streetscape improvements and to create and administer the District. Costs incurred by the City prior to availability of tax increments will be paid from other funds of the City to be reimbursed or through the issuance of debt. Once tax increments are collected, these costs will be paid from annual District revenue.

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 3**), the District is projected to accumulate sufficient funds by the year 2052 to pay off all Project Cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 – Cash Flow

Year	Projected Revenues			Projected Expenditures										Balances			Year	
	Tax Increments	Debt Proceeds	Annual Developer Shortfall ¹	Total Revenues	2025 Taxable G.O. Note ²	2025 G.O. Promissory Note	2026 Taxable G.O. Note ²	Incentive #1 2026	Incentive #2 2027	Incentive #3 2027	Streetscape Improvements ⁶	Financing Costs	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative		Liabilities Outstanding
					\$5,120,000 Issue Total	\$760,000 Issue Total	\$5,300,000 Issue Total	Nova GB, LLC ³ \$14,172,367	222 Cherry Street, LLC ⁴ \$4,500,000	Future ⁵ \$500,000								
2024				0									45,000	45,000	(45,000)	(45,000)	0	2024
2025				0									20,000	20,000	(20,000)	(65,000)	8,895,313	2025
2026	0	5,880,000		5,880,000	422,400	48,450		4,000,000			723,250	166,350	20,000	5,380,450	499,550	434,550	21,336,242	2026
2027	0	5,300,000		5,300,000	281,600	32,300	437,250	4,500,000				68,700	20,000	5,339,850	(39,850)	394,700	21,085,092	2027
2028	0			0	281,600	32,300	291,500	0					20,000	625,400	(625,400)	(230,700)	20,479,692	2028
2029	984,575		108,838	1,093,413	461,513	32,300	447,100	0	147,840				20,000	1,108,753	(15,340)	(246,040)	19,550,939	2029
2030	1,063,298		106,178	1,169,475	465,925	32,300	448,025	0	149,318	55,102			20,000	1,170,670	(1,195)	(247,235)	18,570,269	2030
2031	1,073,930		97,200	1,171,130	464,650	32,300	448,400	0	150,812	55,653			20,000	1,171,814	(684)	(247,919)	17,598,455	2031
2032	1,084,670		87,041	1,171,711	462,825	32,300	448,225	0	152,320	56,209			20,000	1,171,879	(168)	(248,087)	16,636,576	2032
2033	1,095,516		80,564	1,176,080	465,313	32,300	447,500	0	153,843	56,771			20,000	1,175,727	354	(247,733)	15,680,849	2033
2034	1,106,472		72,629	1,179,100	462,113	32,300	451,088	0	155,381	57,339			20,000	1,178,220	880	(246,853)	14,737,628	2034
2035	1,117,536		63,236	1,180,772	463,225	32,300	448,988	0	156,935	57,912			20,000	1,179,360	1,412	(245,441)	13,803,268	2035
2036	1,128,712		52,383	1,181,095	463,513	32,300	446,338	0	158,505	58,492			20,000	1,179,146	1,949	(243,492)	13,099,935	2036
2037	1,139,999		44,934	1,184,933	462,975	32,300	448,000	0	160,090	59,076			20,000	1,182,441	2,492	(241,001)	12,590,769	2037
2038	1,151,399		35,748	1,187,147	461,613	51,875	448,838	0	161,690	43,446			20,000	1,187,461	(314)	(241,315)	12,060,633	2038
2039	1,162,913		29,689	1,192,602	464,288	95,069	448,850	0	163,307	0			20,000	1,191,514	1,088	(240,227)	11,507,325	2039
2040	1,174,542		21,617	1,196,159	465,863	97,200	448,038	0	164,940				20,000	1,196,040	118	(240,109)	10,927,385	2040
2041	1,186,287		6,669	1,192,956	461,475	94,225	446,400	0	166,590				20,000	1,188,690	4,266	(235,842)	10,330,795	2041
2042	1,198,150		4,569	1,202,720	465,988	96,144	448,800	0	168,256				20,000	1,199,187	3,533	(232,309)	9,702,539	2042
2043	1,210,132		0	1,210,132	464,263	97,850	450,100	4,710	169,938				20,000	1,206,861	3,271	(229,038)	9,042,891	2043
2044	1,222,233			1,222,233	461,438	99,344	450,300	15,937	171,638				20,000	1,218,656	3,577	(225,462)	8,345,316	2044
2045	1,234,455			1,234,455	462,375	301,269	449,400	24,722	173,354				20,000	1,431,120	(196,665)	(422,126)	7,402,239	2045
2046	1,246,800			1,246,800			909,338	35,947	175,088				20,000	1,140,372	106,428	(315,699)	7,191,205	2046
2047	1,259,268			1,259,268				908,816	176,838				20,000	1,105,654	153,613	(162,085)	6,105,550	2047
2048	1,271,861			1,271,861				917,904	178,607				20,000	1,116,511	155,350	(6,736)	5,009,039	2048
2049	1,284,579			1,284,579				927,083	180,393		150,367		20,000	1,277,844	6,736	0	3,901,563	2049
2050	1,297,425			1,297,425				936,354	182,197		158,874		20,000	1,297,425	0	0	2,783,012	2050
2051	1,310,399			1,310,399				945,718	184,019		160,663		20,000	1,310,399	0	0	1,653,276	2051
2052	1,323,503			1,323,503				955,175	185,859		162,470		20,000	1,323,503	0	0	512,242	2052
Totals	28,328,655	11,180,000	811,294	40,319,949	8,864,950	1,336,725	9,262,475	14,172,367	3,987,758	500,000	1,355,624	235,050	605,000	40,319,949				Totals

Notes:

1) Nova GB, LLC will be required to make a shortfall payment in any year that the 221 Cherry Street tax increment is not sufficient to pay the City's debt service as detailed in development agreement 24-04.

2) Assumes interest is capitalized through and including October 1, 2028.

3) Includes \$8.50M up-front development incentive. PAYGO incentive will be paid at 95% of the Available Tax Increment as defined in the development agreement 24-04.

4) Assumes a PAYGO incentive will be paid at 80% of the project tax increment up to a maximum of \$4.50M.

5) Assumes a PAYGO incentive will be paid at 80% of the project tax increment up to a maximum of \$0.50M.

6) Assumes the Cherry Street improvements are funded in 2025. Other streetscape projects may be funded to the extent District revenues are available.

PROJECTED CLOSURE YEAR

LEGEND:

CALLABLE MATURITIES

END OF EXP. PERIOD

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 5% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for mixed-use development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating opportunities for mixed use development and eliminating blighted areas. Such goals will be achieved by providing necessary public infrastructure improvements and appropriate financial incentives for private development projects. Through the use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as construction-related job creation, additional employment opportunities for commercial jobs post-construction, increased property values, increased income and sales tax collection, increased retail and commercial activity, and other economic benefits from the purchase of goods and services related to the construction and operation of the Projects.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:
Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.

DRAFT

**NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY
LETTERHEAD**

SAMPLE

Mayor
City of Green Bay
100 N Jefferson St
Green Bay, Wisconsin 54301

RE: Project Plan for Tax Incremental District No. 27

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Green Bay, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Green Bay Tax Incremental District No. 27 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Allocation of future tax increments is based on the projections included in this Plan and assumes the same proportions as the actual breakdown of tax collections for the 2023/2024 levy year.

Revenue Year	Brown County	City of Green Bay	Green Bay Area School District	Northeast Wisconsin Tech. College	Total	Revenue Year
2026	0	0	0	0	0	2026
2027	0	0	0	0	0	2027
2028	0	0	0	0	0	2028
2029	156,228	407,009	389,093	32,244	984,575	2029
2030	168,720	439,552	420,204	34,822	1,063,298	2030
2031	170,407	443,947	424,406	35,171	1,073,930	2031
2032	172,111	448,387	428,650	35,522	1,084,670	2032
2033	173,832	452,870	432,937	35,878	1,095,516	2033
2034	175,570	457,399	437,266	36,236	1,106,472	2034
2035	177,326	461,973	441,639	36,599	1,117,536	2035
2036	179,099	466,593	446,055	36,965	1,128,712	2036
2037	180,890	471,259	450,515	37,334	1,139,999	2037
2038	182,699	475,971	455,021	37,708	1,151,399	2038
2039	184,526	480,731	459,571	38,085	1,162,913	2039
2040	186,371	485,538	464,167	38,466	1,174,542	2040
2041	188,235	490,394	468,808	38,850	1,186,287	2041
2042	190,117	495,298	473,496	39,239	1,198,150	2042
2043	192,019	500,251	478,231	39,631	1,210,132	2043
2044	193,939	505,253	483,014	40,027	1,222,233	2044
2045	195,878	510,306	487,844	40,428	1,234,455	2045
2046	197,837	515,409	492,722	40,832	1,246,800	2046
2047	199,815	520,563	497,649	41,240	1,259,268	2047
2048	201,814	525,769	502,626	41,653	1,271,861	2048
2049	203,832	531,026	507,652	42,069	1,284,579	2049
2050	205,870	536,336	512,729	42,490	1,297,425	2050
2051	207,929	541,700	517,856	42,915	1,310,399	2051
2052	210,008	547,117	523,034	43,344	1,323,503	2052
Totals	4,495,072	11,710,650	11,195,184	927,749	28,328,655	

RESOLUTION NO. _____

**RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE
PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 27**

WHEREAS, the City of Green Bay (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 27 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the Green Bay Area Public School District, and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the to owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Redevelopment Authority, on August 13, 2024, held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Green Bay that:

1. It recommends to the Common Council that Tax Incremental District No. 27 be created with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the City.

Adopted this _____ day of _____, 2024.

Redevelopment Authority Chair

Secretary of the Redevelopment Authority

**TAX INCREMENTAL DISTRICT NO. 27
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]



Report to the
**Tax Incremental Districts Joint Review Board
of the City of Green Bay**

MEETING DATE

August 27, 2024

PREPARED BY

Matt Buchanan, Staff

AGENDA ITEM # L.3

To adopt a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District Twenty-Eight (TID #28).

BACKGROUND

In accordance with the Comprehensive Plan, the City of Green Bay ("City") and Redevelopment Authority of the City of Green Bay ("RDA") seek to create a more safe, productive, accessible, and innovative community in order to generate economic activity and tax base. City staff has concluded that certain properties generally located in the area south of Manitowoc Road, east of Lime Kiln Road, north of the Fox Valley & Lake Superior Railroad, and west of Main Street, are not attaining their highest and best land use based on the Comprehensive Plan. But for the creation of a Tax Increment District ("TID"), the future land uses identified in the Comprehensive Plan would not occur in the manner desired by the City and RDA. Therefore, the attached draft Project Plan and resolution establishing TID 28 are presented for RDA's consideration.

RECOMMENDATION

Approval to adopt a Resolution Establishing the Boundaries and Approving the Project Plan for Tax Incremental District Twenty-Eight (TID #28).

FISCAL IMPACT

The parcels proposed to be located in TID 28 currently have a cumulative base property value of \$582,900.00. The City estimates that upon closure in 2050, TID 28 will have a new property value of \$39,957,900.00, for an incremental property value of \$39,375,000.

ATTACHMENTS

1. DRAFT TID 28 Project Plan 07.29.24
2. RDA Resolution.TID 28

August 12, 2024

PROJECT PLAN

City of Green Bay, Wisconsin

Tax Incremental District No. 28

JBS Redevelopment



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for August 13, 2024
Public Hearing Held:	Scheduled for August 13, 2024
Approval by RDA:	Scheduled for August 13, 2024
Adoption by Common Council:	Scheduled for August 27, 2024
Approval by the Joint Review Board:	Scheduled for TBD

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 28 (“District”) is a proposed In Need of Rehabilitation or Conservation District comprising approximately 65 acres located the southeastern portion of the City. It is bounded by Lime Kiln Road to the west, Main Street to the east, City residential property to the north and the Village of Bellevue to the south. The District will be created to pay the costs of public infrastructure and park improvements that will serve and enable residential development on land in the District (“Project”) to be developed via a partnership between Gorman & Company and Revel49 (“Developer”). The City expects that approximately 225 residential units will be developed in the District. In addition to the incremental property value that will be created, the City expects the Project will result in construction jobs created during the development phase and an increase in spending in the community by residents of the new development.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$18.9 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$5.5 million for public improvements including new roadways, water system, sanitary sewer and stormwater improvements and new park construction, \$3.4 million in interest on long term debt and related financing costs, \$9.8 million in potential “pay as you go” development incentives, and \$214 thousand for ongoing planning and administrative costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$39.3 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption as to the development timing and associated values is included in within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the assumptions located within Section 9 of this Plan, the City anticipates that the District will need to remain open for its entire 27-year maximum life to support all projected Project Costs.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered the substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements. Additionally, based on the response to the request for proposals document issued by the City, it is expected that development incentives will need to be paid to provide the housing development the City wants to encourage within the District.
2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information: That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies. Additionally, the proposed housing will transform the area with declining property conditions into a dynamic neighborhood featuring single family and multi-family housing units, with interconnected roadways, pedestrian facilities, playground, and will activate a renewal of the deteriorated neighborhood.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits

expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).
5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:

Preliminary Maps of Proposed District Boundary

Maps Found Starting on Following Page.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District. Within this Section is a map identifying the location of wetlands within the District boundary.

DRAFT





SECTION 3:

Maps Showing Existing Uses and Conditions

Maps Found Starting on Following Page.

DRAFT



TID 28

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. 25 Jun 2024 X:\Planning\Work Order Requests\2024\24.10 TID\TID 28\TID28 LandUse.mxd

- | | |
|---|--|
| Residential | Parks |
| Industrial | Undeveloped |
| Institution | Private Open Space |

0 125 250 500 Feet

Village of Bellevue
 TID 28 Boundary





TID 28

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. 25 Jun 2024 X:\Planning\Work Order Requests\2024\24.10 TID\TID 28\TID28 Boundary.mxd



TID Boundary



TID Parcel



Village of Bellevue



Parcels for Rehabilitation/Conservation



SECTION 4:

Preliminary Parcel List and Analysis

The District will include the parcels identified in the tables included below:

Parcel Number	Address	Acres	Acres	Rehab/ Conservation Condition
			Rehab/ Conservation	
ROW Areas		0.63		
23-243-1	O Lime Kiln Rd	19.36	22.98	Condition 3
23-244-3	1315 Lime Kiln Rd	13.62		
21-462-1	O Guns Rd	14.01	14.35	Condition 3
21-3379	2209 Imperial Ln	1.00		
21-3380-1	2131 Imperial Ln	0.80		
21-462	1149 Lime Kiln Rd	8.44	10.89	Condition 3
21-462-2	O Lime Kiln Rd	0.84		
21-3380	2123 Imperial Ln	0.43	0.43	Condition 3
21-3381	2111 Imperial Ln	0.43	0.43	Condition 3
21-463-4	O Gunds Rd	4.21		
21-3369	O Imperial Ln	1.48		
21-3361-2	2210 Imperial Ln	0.28	0.28	Condition 3
Totals		65.53	49.36	

Percentage of TID Area Designated as Rehab/Conservation **75%**

Percentage of TID Area Not Designated as Rehab/Conservation **25%**

Total **100%**

Wetlands **8.93**

Parcels coded "3" reflect properties where the installation and construction of infrastructure and improvements are necessary for carrying out the objectives of an urban renewal project, qualifying these parcels as in need of rehabilitation or conservation.

A total of 76% of the District area is in need to rehabilitation or conservation, meeting the minimum of 50% required to create the District.

Calculation of Estimated Base Value

Parcel	Assessed Value ¹			Equalized Value ²		
	Land	Improvement	Total	Land	Improvement	Total
23-243-1	0	0	0	0	0	0
23-244-3	0	0	0	0	0	0
21-462-1	0	0	0	0	0	0
21-3379	0	0	0	0	0	0
21-3380-1	0	0	0	0	0	0
21-462	0	0	0	0	0	0
21-462-2	172,200	0	172,200	193,800	0	193,800
21-3380	0	0	0	0	0	0
21-3381	0	0	0	0	0	0
21-463-4	900	0	900	1,000	0	1,000
21-3369	114,400	0	114,400	128,700	0	128,700
21-3361-2	33,100	197,500	230,600	37,200	222,200	259,400
TOTALS	320,600	197,500	518,100	360,700	222,200	582,900

1) Estimated based on values as of January 1, 2024.

2) Calculation based on aggregate assessment ratio of 88.87%.

SECTION 5:

Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

Calculation of City Equalized Value Limit

City TID IN Equalized Value (Jan. 1, 2023)	\$	9,863,427,300
TID Valuation Limit @ 12% of Above Value	\$	1,183,611,276

Calculation of Value Subject to Limit

Estimated Base Value of Territory to be Included in District	\$	582,900
Plus: Assumed change for Jan. 1, 2024 assessment	\$	-
Incremental Value of Existing Districts (Jan. 1, 2023)	\$	611,888,900
Less: Value of Parcels Removed from District	\$	-
Less: Value of Underlying TID Parcels	\$	-
Total Value Subject to 12% Valuation Limit	\$	612,471,800
Total Percentage of TID IN Equalized Value		6.21%
Residual Value Capacity of TID IN Equalized Value	\$	571,139,476

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$612,471,800. This value is less than the maximum of \$1,183,611,276 in equalized value that is permitted for the City.

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1. c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and riverbanks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to or Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n., the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The City may undertake the following projects outside of the District.

1. Bike-pedestrian improvements to streets, park amenities, site acquisition and assembly, remediation and other public infrastructure and stormwater management within the District or located within a ½ mile of the District.
2. The City may elect to provide incentives to development or redevelopment projects where the need for public participation has been verified.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses

The City will make public improvements within the area designated as “ROW Path” on the map. The location of park improvements is identified on the Map.

The City will also incur interest and expense on long term debt it issues to finance the public improvements and will pay costs to create and administer the District through its life.

Project costs will also include the potential for development incentives, pedestrian improvements, site acquisition, remediation activities and stormwater management. Specific locations are not identified as location will be based on future proposed development or redevelopment and may also include areas outside of, but within ½ mile of the District’s boundaries.

SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Project ID	Project Name/Type	Est. Cost		Totals	Est. Timing
		Phase 1	Ongoing		
1	Public Infrastructure & Park Improvements	5,500,000		5,500,000	2025
2	Interest on Long Term Debt		3,263,500	3,263,500	2025-2044
3	Developers Incentives ¹		9,800,347	9,800,347	2028-2052
4	Financing Costs		150,450	150,450	2025
5	Ongoing Planning & Administrative Costs		214,655	214,655	2025-2052
Total Projects		5,500,000	13,428,952	18,928,952	

Notes: ¹ Projection of amounts potentially available for development incentives included for purposes of determining economic feasibility only. Any incentives provided will require that developer demonstrate the need for public participation to the satisfaction of the City, with terms and conditions of any assistance to be provided to be defined in a development agreement.

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$39,375,000 in incremental value by 2027. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$18.70 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$19,028,952 in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Construction Year		JBS Project ¹	Annual Total	Construction Year	
1	2024		0	2024	1
2	2025		0	2025	2
3	2026	29,531,250	29,531,250	2026	3
4	2027	9,843,750	9,843,750	2027	4
5	2028		0	2028	5
6	2029		0	2029	6
7	2030		0	2030	7
8	2031		0	2031	8
9	2032		0	2032	9
10	2033		0	2033	10
11	2034		0	2034	11
12	2035		0	2035	12
13	2036		0	2036	13
14	2037		0	2037	14
15	2038		0	2038	15
16	2039		0	2039	16
17	2040		0	2040	17
18	2041		0	2041	18
19	2042		0	2042	19
20	2043		0	2043	20
21	2044		0	2044	21
22	2045		0	2045	22
23	2046		0	2046	23
24	2047		0	2047	24
25	2048		0	2048	25
26	2049		0	2049	26
27	2050		0	2050	27
Totals		39,375,000	39,375,000		

Notes:
¹Assumes 225 housing units constructed at average value of \$175,000 per unit.

Table 1 - Development Assumption

Type of District	Rehabilitation		Base Value	582,900
District Creation Date	August 27, 2024		Economic Change Factor	1.00%
Valuation Date	Jan 1,	2024	Apply to Base Value	
Max Life (Years)	27		Base Tax Rate	\$18.70
Expenditure Period/Termination	22	8/27/2046	Rate Adjustment Factor	-0.50%
Revenue Periods/Final Year	27	2052		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	Yes			

Construction	Valuation	Economic	Total	Revenue			
Year	Value Added	Year	Change	Increment	Year	Tax Rate ¹	Tax Increment
1 2024	0	2025	0	0	2026	\$18.61	0
2 2025	0	2026	0	0	2027	\$18.52	0
3 2026	29,531,250	2027	0	29,531,250	2028	\$18.42	544,105
4 2027	9,843,750	2028	295,313	39,670,313	2029	\$18.33	727,260
5 2028	0	2029	396,703	40,067,016	2030	\$18.24	730,860
6 2029	0	2030	400,670	40,467,686	2031	\$18.15	734,478
7 2030	0	2031	404,677	40,872,363	2032	\$18.06	738,113
8 2031	0	2032	408,724	41,281,086	2033	\$17.97	741,767
9 2032	0	2033	412,811	41,693,897	2034	\$17.88	745,439
10 2033	0	2034	416,939	42,110,836	2035	\$17.79	749,129
11 2034	0	2035	421,108	42,531,944	2036	\$17.70	752,837
12 2035	0	2036	425,319	42,957,264	2037	\$17.61	756,563
13 2036	0	2037	429,573	43,386,837	2038	\$17.52	760,308
14 2037	0	2038	433,868	43,820,705	2039	\$17.44	764,072
15 2038	0	2039	438,207	44,258,912	2040	\$17.35	767,854
16 2039	0	2040	442,589	44,701,501	2041	\$17.26	771,655
17 2040	0	2041	447,015	45,148,516	2042	\$17.18	775,475
18 2041	0	2042	451,485	45,600,001	2043	\$17.09	779,313
19 2042	0	2043	456,000	46,056,001	2044	\$17.00	783,171
20 2043	0	2044	460,560	46,516,561	2045	\$16.92	787,048
21 2044	0	2045	465,166	46,981,727	2046	\$16.84	790,943
22 2045	0	2046	469,817	47,451,544	2047	\$16.75	794,859
23 2046	0	2047	474,515	47,926,060	2048	\$16.67	798,793
24 2047	0	2048	479,261	48,405,320	2049	\$16.58	802,747
25 2048	0	2049	484,053	48,889,373	2050	\$16.50	806,721
26 2049	0	2050	488,894	49,378,267	2051	\$16.42	810,714
27 2050	0	2051	493,783	49,872,050	2052	\$16.34	814,727
Totals	39,375,000		10,497,050		Future Value of Increment		19,028,952

Notes:
¹ Tax rate shown is actual 2023/2024 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Table 2 – Tax Increment Projection Worksheet

Financing and Implementation

The District's primary expenditures will be public improvements including streets, sidewalk, bike and public park improvements to serve the residential development project. The City will finance these improvements with the proceeds of long-term debt and will repay the debt with tax increments generated by the Project. The City may also incur certain costs site preparation, site acquisition and remediation, and other public infrastructure and stormwater management within the District. These costs may be financed with proceeds of debt, advances, or cash funded. The City may also elect to provide development incentives to development or redevelopment projects in the District and will incur costs for administration of the District. Development incentives, if provided, are expected to be paid from tax increment generated by the associated redevelopment project on a "pay as you go" basis.

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 3**), the District is projected to accumulate sufficient funds by the year 2052 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

City of Green Bay, Wisconsin																
Tax Increment District No. 28																
Cash Flow Projection																
	Projected Revenues				Projected Expenditures							Balances				
	2025 G.O. Promissory Note \$6,425,000 Dated Date: 10/01/24				Development			Planning &			Liabilities					
Year	Tax Increments	Interest Earnings	Debt Proceeds	Total Revenues	Principal	Est. Rate ¹	Interest	Incentives ²	Public Inf.	Financing Costs	Admin.	Total Expenditures	Annual	Cumulative	Outstanding	Year
2024	0			0								0	0	0	0	2024
2025	0		6,425,000	6,425,000			257,000		5,500,000	150,450	5,000	5,912,450	512,550	512,550	6,425,000	2025
2026	0			0			257,000				5,150	262,150	(262,150)	250,400	6,425,000	2026
2027	0			0			257,000				5,305	262,305	(262,305)	(11,905)	16,225,347	2027
2028	544,105			544,105	100,000	4.000%	255,000	71,737			5,464	432,201	111,905	100,000	16,053,610	2028
2029	727,260			727,260	290,000	4.000%	247,200	184,432			5,628	727,260	0	100,000	15,579,178	2029
2030	730,860			730,860	300,000	4.000%	235,400	189,664			5,796	730,860	0	100,000	15,089,514	2030
2031	734,478			734,478	310,000	4.000%	223,200	195,307			5,970	734,478	0	100,000	14,584,207	2031
2032	738,113			738,113	325,000	4.000%	210,500	196,464			6,149	738,113	0	100,000	14,062,743	2032
2033	741,767			741,767	340,000	4.000%	197,200	198,233			6,334	741,767	0	100,000	13,524,509	2033
2034	745,439			745,439	350,000	4.000%	183,400	205,515			6,524	745,439	0	100,000	12,968,994	2034
2035	749,129			749,129	365,000	4.000%	169,100	208,309			6,720	749,129	0	100,000	12,395,685	2035
2036	752,837			752,837	380,000	4.000%	154,200	211,716			6,921	752,837	0	100,000	11,803,970	2036
2037	756,563			756,563	395,000	4.000%	138,700	215,735			7,129	756,563	0	100,000	11,193,235	2037
2038	760,308			760,308	415,000	4.000%	122,500	215,466			7,343	760,308	0	100,000	10,562,769	2038
2039	764,072			764,072	430,000	4.000%	105,600	220,909			7,563	764,072	0	100,000	9,911,860	2039
2040	767,854			767,854	445,000	4.000%	88,100	226,964			7,790	767,854	0	100,000	9,239,896	2040
2041	771,655			771,655	465,000	4.000%	69,900	228,731			8,024	771,655	0	100,000	8,546,164	2041
2042	775,475			775,475	485,000	4.000%	50,900	231,310			8,264	775,475	0	100,000	7,829,854	2042
2043	779,313			779,313	505,000	4.000%	31,100	234,701			8,512	779,313	0	100,000	7,090,153	2043
2044	783,171			783,171	525,000	4.000%	10,500	238,903			8,768	783,171	0	100,000	6,326,249	2044
2045	787,048			787,048				778,017			9,031	787,048	0	100,000	5,548,232	2045
2046	790,943			790,943				781,642			9,301	790,943	0	100,000	4,766,590	2046
2047	794,859			794,859				785,278			9,581	794,859	0	100,000	3,981,312	2047
2048	798,793			798,793				788,925			9,868	798,793	0	100,000	3,192,387	2048
2049	802,747			802,747				792,583			10,164	802,747	0	100,000	2,399,804	2049
2050	806,721			806,721				796,252			10,469	806,721	0	100,000	1,603,552	2050
2051	810,714			810,714				799,931			10,783	810,714	(0)	100,000	803,621	2051
2052	814,727			814,727				803,621			11,106	814,727	0	100,000	0	2052
Totals	19,028,952	0	6,425,000	25,453,952	6,425,000		3,263,500	9,800,347	5,500,000	150,450	214,655	25,353,952				Totals
Notes:																
¹ Assumes that terms and provisions of any development agreements related to the District will not preclude issuance of tax-exempt debt to finance public improvements to serve the District.																
² Projection of amounts potentially available for development incentives included for purposes of determining economic feasibility only. Any incentives provided will require that developer demonstrate the need for public participation to the satisfaction of the City, with terms and conditions of any assistance to be provided to be defined in a development agreement.																
PROJECTED CLOSURE YEAR																
LEGEND:																
CALLABLE MATURITIES																
END OF EXP. PERIOD																

Table 3 - Cash Flow

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinance, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is not currently in conformance with the City's current zoning ordinances. The City intends to rezone the properties at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is not currently in conformance with the City's Comprehensive Plan and Map. The City intends to amend the Comprehensive Plan and Map at the time of development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by rehabilitating and conserving property and providing necessary public infrastructure improvements. Through use of tax increment financing, the City can attract new investment that results in increased tax base. The development will develop the site into a dynamic neighborhood that will include single-family and multi-family housing units, a community park and an urban farm.

Development will occur in an orderly fashion in accordance with approved plans so that the Project will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities, diversified housing stock and other benefits to the local economy resulting from the purchase of goods and services related to construction and operation of the Project. The project will active a renewal of the area and further prevent blighted conditions.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:
**Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

Legal Opinion Found on Following Page.

DRAFT

**NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY
LETTERHEAD**

SAMPLE

Mayor
City of Green Bay
100 N Jefferson St
Green Bay, Wisconsin 54301

RE: Project Plan for Tax Incremental District No. 28

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Green Bay, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Green Bay Tax Incremental District No. 28 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Revenue Year	Brown County	Green Bay Mtro Sewer District	City of Green Bay	Green Bay Area School District	Northeast Wisconsin Tech. College	Total	Revenue Year
2026	0	0	0	0	0	0	2026
2027	0	0	0	0	0	0	2027
2028	86,336	0	224,925	215,025	17,819	544,105	2028
2029	115,399	0	300,639	287,405	23,817	727,260	2029
2030	115,970	0	302,127	288,828	23,935	730,860	2030
2031	116,544	0	303,622	290,258	24,054	734,478	2031
2032	117,121	0	305,125	291,695	24,173	738,113	2032
2033	117,700	0	306,636	293,138	24,292	741,767	2033
2034	118,283	0	308,153	294,590	24,413	745,439	2034
2035	118,869	0	309,679	296,048	24,534	749,129	2035
2036	119,457	0	311,212	297,513	24,655	752,837	2036
2037	120,048	0	312,752	298,986	24,777	756,563	2037
2038	120,643	0	314,300	300,466	24,900	760,308	2038
2039	121,240	0	315,856	301,953	25,023	764,072	2039
2040	121,840	0	317,420	303,448	25,147	767,854	2040
2041	122,443	0	318,991	304,950	25,271	771,655	2041
2042	123,049	0	320,570	306,459	25,396	775,475	2042
2043	123,658	0	322,157	307,976	25,522	779,313	2043
2044	124,270	0	323,751	309,501	25,648	783,171	2044
2045	124,885	0	325,354	311,033	25,775	787,048	2045
2046	125,504	0	326,964	312,572	25,903	790,943	2046
2047	126,125	0	328,583	314,120	26,031	794,859	2047
2048	126,749	0	330,209	315,675	26,160	798,793	2048
2049	127,377	0	331,844	317,237	26,290	802,747	2049
2050	128,007	0	333,487	318,808	26,420	806,721	2050
2051	128,641	0	335,137	320,386	26,550	810,714	2051
2052	129,277	0	336,796	321,972	26,682	814,727	2052
Totals	3,019,434	0	7,866,289	7,520,040	623,188	19,028,952	

RESOLUTION NO. _____

**RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE
PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 28**

WHEREAS, the City of Green Bay (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 28 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the Green Bay Area Public School District, and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the to owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Redevelopment Authority, on August 13, 2024, held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Green Bay that:

1. It recommends to the Common Council that Tax Incremental District No. 28 be created with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the City.

Adopted this _____ day of _____, 2024.

Redevelopment Authority Chair

Secretary of the Redevelopment Authority

**TAX INCREMENTAL DISTRICT NO. 28
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]



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

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # M.1

To approve the request by Ald. Jennifer Grant to extend deferred assessments for the following parcels until sold or developed:

Parcel 22-SC490-2 - Water Main - 1078.89 front feet

Parcel 22SC-490-4 - Water Main - 361.5 front feet

Parcel 22SC-490-4 - Sanitary Sewer - 361.5 front feet + 1 sanitary lateral

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 2024-07-26 Dist I to I and S

Online Form Submittal: Alders' Petitions and Communications

noreply@civicplus.com <noreply@civicplus.com>

Fri 7/26/2024 9:05 AM

To: Celestine Jeffreys <Celestine.Jeffreys@greenbaywi.gov>; Eric Genrich <Eric.Genrich@greenbaywi.gov>; Amaad Rivera <Amaad.Rivera@greenbaywi.gov>

Alders' Petitions and Communications

Name	Jennifer Grant
Committee Name	Improvement and Services Committee
Text of Communication	Consideration with possible action to extend deferred assessments for the following parcels until sold or developed: Parcel 22-SC490-2 – Water Main – 1078.89 front feet Parcel 22-SC490-4 – Water Main – 361.5 front feet Parcel 22-SC490-4 – Sanitary Sewer – 361.5 front feet + 1 sanitary lateral

Email not displaying correctly? [View it in your browser.](#)



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

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # M.2

To approve the request by Department of Public Works on the proposed 2025 Parking Division rate structure.

BACKGROUND

Parking Division operates as a City enterprise fund and must generate its own revenue to fund its operating budget. Tax levy funding is not used for Parking Division activity. Every year after the operating budget is developed, revenue programs are evaluated to determine what if anything needs to change to keep Parking Division financially solvent. From that review, staff adjusts rates and fees as needed. The 2025 Parking Division Rate Report documents recommended rate and fee changes to balance the 2025 Parking Division budget. Rates were adjusted based on parking industry standards, recommendations of the 2023 Downtown Parking Study, and the current economy.

RECOMMENDATION

Staff recommends approval of the 2025 parking rate structure as presented.

FISCAL IMPACT

N/A

ATTACHMENTS

- I. 2025 parking rate report

To: Improvements and Services Committee

From: Christopher J. Pirlot, PE
Parking Manager/Operations Director

Date: August 6, 2024

Re: Proposed 2025 Parking Division Rate Structure

INTRODUCTION

DPW-Parking System Division (a.k.a. – Parking Division) must generate 100% of its own revenue to cover operating, maintenance, and capital expenses. Parking Division must pay 1) parking ramp construction and maintenance bond costs, and 2) Finance, I/T, and Law Departments for their support. City property tax revenue contributes no funding (0.00%) toward Parking Division.

Due to Parking Division's self-funded nature, annual revenue must keep up with operating expenses and save funding for future capital expenses. Operating expenses are kept as low as practical to maintain financial stability while providing reasonable parking rates and fees. When operating costs increase, parking rates and fees must increase to balance the budget.

Proposals for rate/fee changes are based on 1) economic trends, 2) parking industry trends, 3) operating expenses, and 4) cost of Parking Division programs. These factors are compared against revenue to balance the budget accordingly. The intent of this report is to document the recommended 2025 Parking Division rate and fee structure.

HISTORY AND DISCUSSION

Monthly parking ramp/lot rental rates – Rental parking contributes the largest number of parked vehicles to the City's parking system and generates the highest percentage compared to other sources of parking revenue. Because of this, Parking Division attempts to be frugal when adjusting rental rates but still maintain a financially-solvent parking system.

Typically, rental rate increases have ranged from 2% to 4% to keep up with economic trends. Several past years held rates at 0% increase and one post-pandemic year required a 5% increase. Economic effects continue to increase operating costs. At the same time, parking occupancy remains low. Because Parking Division has fixed costs for operating ramps and lots, reduced occupancy and the resulting reduced revenue require rate increases to maintain financial solvency.

The COVID-19 pandemic led to a global trend in work-from-home policies, which severely reduced parking facility occupancy in business districts. As a result, Parking Division occupancy has reduced to (and remains at or below) 60% occupancy compared to 2019 (pre-pandemic) occupancy. Reduced occupancy means reduced economics-of-scale benefit, which means higher prices for consumers to keep the parking system solvent.

Parking rental rates historically have increased across the board by a prescribed percentage, adjusted up to the nearest dime. Advertised parking rental rates do not include sales tax. So sales tax is charged to rental parking patrons on top of rental fees. A history of ramp/lot rental rate increases is included in Table 1.

One exception to the across the board 3% rental rate increase practice involves Lot F. Parking industry practice is for core downtown parking lots to earn a higher parking rate. Currently, the highest 2025 downtown core parking lot rental rate is \$51.80 per stall per month plus tax. However, an old/expired parking agreement has allowed some Lot F patrons to currently pay as low as \$23.80 per stall per month. parking Division needs to correct this disparity. If the lower Lot F rates are increased to \$51.80 in 2025, that could add undue financial burden on affected parking patrons. To soften the blow, Parking Division proposes to increase the low Lot F rental rates over several years as follows:

2024 Lot F Rate	2025	2026 (est.)	2027 (est.)
\$50.20	\$51.80	\$53.40	\$55.00
\$23.80 to \$35.90	\$37.00	\$46.00	\$55.00

Volume discount rental rate – Parking Division established a volume discount rate structure in 2006. That discount plan was very lucrative for parking patrons and Parking Division was able to handle it financially. Unfortunately, in the current economic environment, Parking Division cannot sustain operational costs with that rate structure.

To continue providing cost incentives and adjust revenue flow, Parking Division proposes to change the volume discount rental rate from an 11-tier structure to a 3-tier structure. The proposed plan will provide parking patrons with a similar discount rate. Parking patrons that have a rate defined in a written agreement will not see a change in their discount rate until their current agreement expires. Following is a comparison of the existing and proposed discount rate structures:

	2006 through 2024	2025 and beyond
Roof (ramps)	Existing (pre-2007) patrons only	---
first 49 stalls	100% rate (no discount)	---
50 to 100 stalls	95% rate (5% discount)	---
101 to 200 stalls	90% rate (10% discount)	---
100 to 299 stalls	---	90% rate (10% discount)
201 to 300 stalls	85% rate (15% discount)	---
301 to 400 stalls	80% rate (20% discount)	---
300 to 499 stalls	---	80% rate (20% discount)
401 to 500 stalls	75% rate (25% discount)	---
501 to 600 stalls	70% rate (30% discount)	---
500 and over	---	75% rate (25% discount)
601 to 700 stalls	65% rate (35% discount)	---
701 to 800 stalls	60% rate (40% discount)	---
801 to 900 stalls	55% rate (45% discount)	---
901 to 1000 stalls	50% rate (50% discount)	---
> 1000 stalls	45% rate (55% discount)	---

Hourly parking ramp rate – Parking ramp and parking meter hourly rates vary from city to city depending on size of the parking program, strength of business district, local economy, and political environment in each community. The City of Green Bay parking ramp hourly rate was increased to \$1.00 per hour for 2024. This rate will remain unchanged for 2025. A history of parking rates is included in Table 2.

Hourly on-street parking meter rate – Parking ramp and parking meter hourly rates vary from city to city depending on size of the parking program, strength of business district, local economy, and political environment in each community. The City of Green Bay parking ramp hourly rate was increased to \$1.00 per hour for 2024. However, there has been public request during recent years to allow vehicles to park at meters for longer than two (2) hours. Currently, Green bay's parking meters have a two-hour time limit.

The 2023 downtown parking study recommended that parking patrons be allowed to park at on-street meters for longer than two hours. Historically, on-street parking has been limited to provide parking for business patrons close to the store front. To move long-term parking sessions to off-street locations, a two hour on-street parking meter limit has been maintained. Parking industry practice has been changing due to decreased downtown patronage and adding incentives for downtown visitors. To balance walking distance for short-term parkers and allow longer term on-street parking sessions, parking industry is starting to allow extended on-street parking sessions. But long-term parking sessions draw a higher parking rate after a predetermined period. This requires long-term parkers to decide if it is worth it to them to park close to their destination for long periods of time. Following is the proposed long-term on-street parking meter rate structure:

Parking Session Hours	2024	2025
1 and 2	\$1.00 per hour	\$1.00 per hour
3 and 4	Not allowed	\$2.00 per hour
5 and beyond	Not allowed	\$3.00 per hour

Parking citation rates – Parking citation rates vary from city to city depending on size of the parking program, strength of business district, political environment, and local economy. Green Bay's citation rates typically increase due with regional trends, and local indicators that identify parking patrons are getting too accepting of citation rates. If parking patrons get comfortable paying a certain citation fee, then the rate structure is not effective and citation rate increases should be considered.

All parking citation rates, and late fees were last increased in 2020. Parking Division proposes no change in parking citation rates or payment late fees for 2025. A statewide citation rate evaluation will be conducted during 2025 to determine if citation rates should be adjusted in 2026. A history of parking citation rates is included in Table 3.

--- Summary on following page ---

SUMMARY OF 2025 PARKING RATE RECOMMENDATIONS

Based on 2025 Parking Division operating expense projections and Parking Division's non-use of property tax revenue, it is recommended that the following parking rate structure be adopted effective January 1, 2025:

1. **Increase** parking rental rates three percent (3%) rounded up to the nearest dime
2. **Adjust** Lot F rental rates to eliminate diversity of rates among similar patrons in the same facility
3. **Modify** parking rental volume discount rate structure as follows:

Stalls Rented	Discount
<i>100 to 299 stalls</i>	<i>90% rate (10% discount)</i>
<i>300 to 499 stalls</i>	<i>80% rate (20% discount)</i>
<i>500 and over</i>	<i>75% rate (25% discount)</i>

4. **Increase** parking meter rate as follows:

Parking Session Hours	2025
Hours 1 and 2	\$1.00 per hour
Hours 3 and 4	\$2.00 per hour
5 hours and beyond	\$3.00 per hour

5. **Increase** Adams Street Lot and River Ramp hourly parking rate to \$1.25 per hour
6. **Maintain** parking ramp hourly parking rate at \$1.00/hour
7. **Maintain** current parking citation rates as follows:
 - a. Overtime parking and expire meter – \$22
 - b. No parking and overnight on-street parking – \$32
 - c. No stopping/standing, hydrant, fire lane, and bus stop – \$42
 - d. One-week late fee – \$12 added to citation face value (= \$12 + citation face value)
 - e. One-month late fee – \$22 added to citation face value and \$12 one-week late fee (\$22 + \$12 = \$34 + citation face value)

It is *critical* to note that parking rates noted above were used to develop the 2025 Parking Division revenue and operating budgets. Again, due to the self-funded nature of Parking Division, changes to the revenue budget directly affect the operating budget. If parking rates or fees are modified from those proposed above, the 2025 Parking Division budget must similarly be modified to balance the change in projected revenues.

Table 1
Parking Rental Rate Increase History

<u>Year</u>	<u>Rental Rate Increase (over previous year)</u>
2002	4% rate increase
2003	4% rate increase
2004	4% rate increase
2005	4% rate increase
2006	No rate increases AND new volume discount rental rate structure
2007	3% rate increase
2008	3% rate increase
2009	3% rate increase
2010	No rate increase
2011	No rate increase
2012	2% rate increase
2013	No rate increase
2014	No rate increase
2015	2% rate increase
2016	2% rate increase
2017	2% rate increase
2018	No rate increase
2019	2% rate increase
2020	2% rate increase
2021	2% rate increase
2022	3% rate increase
2023	5% rate increase
2024	3% rate increase
2025	3% rate increase AND all Lot F rentals equalized at \$50.20 per stall per month AND volume discount rate structure modification

Table 2
Hourly Parking Rate History

<u>Year</u>	<u>Ramp Hourly rate</u>	<u>Adams Lot/River Ramp</u>	<u>Parking Meters</u>
1972 (January 1)	\$0.10 per hour	N/A	\$0.10 per hour
1977 (January 1)	\$0.25 per hour	N/A	No change
1982 (June 28)	No change	\$0.20 per hour	\$0.20 per hour
1986 (December 1)	No change	\$0.20/hour (1-4 hrs); \$0.40/hr beyond 4	No change
1987	No change	No change	No change
1988	No change	No change	No change
1989	No change	No change	No change
1990 (July 1)	\$0.30 per hour	No change	\$0.25 per hour
1991 (January 1)	No change	No change	\$0.30 per hour
1992	No change	No change	No change
1993	No change	No change	No change
1994 (July 1)	\$0.35 per hour	\$0.35/hour (1-4 hrs); \$0.55/hr beyond 4	\$0.35 per hour
1995	No change	No change	No change
1996 (July 1)	\$0.40 per hour	\$0.40/hour (1-4 hrs); \$0.60/hr beyond 4	\$0.40 per hour
1997	No change	No change	No change
1998	No change	No change	No change
1999	No change	No change	No change
2000	No change	No change	No change
2001 (November 19) Green Bay Gold Program begins	\$0.50 per hour (first hour free)	\$0.50/hour (1-4 hrs); \$0.70/hr beyond 4	\$0.50 per hour
2002	No change	No change	No change
2003	No change	No change	No change
2004 (January 1)	No change	No change	\$0.55 per hour
2005	No change	No change	No change
2006 (January 1)	No change	\$0.70 per hour	No change
2007	No change	No change	No change
2008 (January 1)	\$0.55 per hour (first hour free)	\$0.75 per hour	\$0.60 per hour
2009	No change	No change	No change
2010	No change	No change	No change
2011	No change	No change	No change
2012	No change	No change	No change
2013	No change	No change	No change
2014	No change	No change	No change
2015 (January 1)	\$0.75 per hour	\$1.00 per hour (Adams)	\$0.75 per hour
2016 (River Ramp)	No change	\$1.00 per hour (River)	No change
2017	No change	No change	No change
2018 (January 1)	No change	No change	\$0.85 per hour
2019 (January 1)	\$0.85 per hour & change first hour N/C to first 15- minutes N/C	No change	No change
2020 (January 1)	No change	No change	\$0.90 per hour
2021 (January 1)	No change	No change	No change
2022 (January 1)	No change	\$1.10 per hour (Adams)	\$0.95 per hour
2023 (January 1)	No change	No change	No change
2024 (January 1)	\$1.00 per hour	No change	\$1.00 per hour
2025 (January 1)	No change	\$1.25 per hour	No change

Table 3
Parking Citation Rate History

Citation Rate Change History							
Year	<u>Overtime</u> <u>Parking</u>	<u>No</u> <u>Parking</u>	<u>No Stopping</u> <u>/ Standing</u>	<u>Truck off</u> <u>Truck Route</u>	<u>Disabled</u>	<u>1 week</u> <u>late</u>	<u>1 month</u> <u>late</u>
2000	\$4	\$10	\$20	\$50	\$50	Add \$4	add \$7
2001	\$8	\$15	\$25	No change	\$75	No change	No change
2002	No change	No change	No change	No change	No change	No change	No change
2003	No change	No change	No change	No change	No change	No change	No change
2004	No change	\$20	\$30	\$60	\$100	Add \$5	add \$10
2005	No change	No change	No change	No change	No change	No change	No change
2006	No change	No change	No change	No change	No change	No change	No change
2007	No change	No change	No change	No change	No change	No change	No change
2008	No change	No change	No change	No change	No change	No change	No change
2009	\$10	No change	No change	No change	No change	No change	No change
2010	No change	No change	No change	No change	No change	No change	No change
2011	No change	No change	No change	No change	No change	No change	No change
2012	No change	No change	No change	No change	No change	No change	No change
2013	No change	No change	No change	No change	No change	No change	No change
2014	No change	No change	No change	No change	No change	No change	No change
2015	\$15	\$25	\$35	No change	No change	No change	No change
2016	No change	No change	No change	\$100	No change	No change	No change
2017	No change	No change	No change	No change	\$150	Add \$7	Add \$15
2018	No change	No change	No change	No change	No change	No change	No change
2019	No change	No change	No change	No change	No change	No change	No change
2020	\$22 **	\$32 **	\$42 **	\$102 **	\$302 **	Add \$12	Add \$22
2021	No change	No change	No change	No change	No change	No change	No change
2022	No change	No change	No change	No change	No change	No change	No change
2023	No change	No change	No change	No change	No change	No change	No change
2024	No change	No change	No change	No change	No change	No change	No change
2025	No change	No change	No change	No change	No change	No change	No change

**** NOTE** – Starting in 2020, parking citation rates include a \$2 processing fee (per citation) paid to the Parking Division citation management software provider. The system is internet/cloud-based, and operates in real-time.



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

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # M.3

To approve the request by Purchasing Manager to award the pole portion of the 2024 Traffic Equipment Contract to Tapco in the amount of \$440,475.73.

BACKGROUND

The City of Green Bay Department of Public Works is awarding the Intent to Award to Purchase the remaining items for the 2024 Traffic equipment off, of Contract # 510361 to finalize this order.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Tapco 2024 V3



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

Phone 920.448.3047
Fax 920.448.3050

8/9/2024

NOTICE OF INTENT TO AWARD

Dear TAPCO,

The City of Green Bay Department of Public Works is awarding the Intent to Award to Purchase the remaining items for the 2024 Traffic equipment off, of Contract # 510361 to finalize this order.

- See Bid Summary Sheet, in the amount of (\$440,475.73).

This Notice of Intent to Award is subject to execution of a written contract and, as a result this Notice does NOT constitute the formation of a contract between the City of Green Bay ("City") and the apparent successful vendor(s).

This intended award will be brought for approval before the next Improvement and Services Committee meeting scheduled for August 14, 2024 @ 5:00 PM. The meeting is open to the public. If you plan to attend, please confirm the date, time, and room location prior to the meeting by visiting our website at www.greenbaywi.gov.

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

Sincerely,

Troy Van Handel

Troy Van Handel
Buyer

CITY OF GREEN BAY BID TAB SUMMARY

RFP #2024-23 TRAFFIC SIGNALS

ISSUED: 6/27/2024 DUE: 7/18/2024

NUMBER OF BIDS RECEIVED: 5

CC: 28000, 28500, 55000, 83200

**BID NOT SUBMITTED ON TIME.
PURCHASE(S) ARE FROM CONTRACT
NUMBER 510361.**

			VENDOR #6	
			TAPCO	
No.	Description	QTY	Unit Price	Total
1	SIGNAL, TRAFFIC, 3-SECTION, VERTICAL ORIENTATION, BLACK HOUSINGS, BLACK DOORS, BLACK TUNNEL VISORS, WITH R-Y-G CLEAR LENS LED (NO TINTED LENSES), EAGLE SA103A1211BBB, NO SUBSTITUTE	85	\$364.29	\$30,964.65
2	SIGNAL, TRAFFIC, 4-SECTION, VERTICAL ORIENTATION, BLACK HOUSINGS, BLACK DOORS, BLACK TUNNEL VISORS, WITH <R-<Y-<Y-<G CLEAR LENS LED, EAGLE SA104A1211BBB, NO SUBSTITUTE	40	\$482.76	\$19,310.40
3	BRACKET, TRAFFIC SIGNAL MOUNTING, POLYCARBONATE, BLACK, EAGLE PDM 442 OR APPROVED EQUAL BRAND/PART# QUOTED	420	\$20.95	\$8,799.00
			EAGLE PDM	
4	CLOSURE CAP, TRAFFIC SIGNAL, 1-1/2 INCHES x 7/8 INCHES, THREADED, BLACK, WITH GASKET BRAND/PART# QUOTED	420	\$1.89	\$793.80
			EAGLE SE0499/354	
5	BACKPLATE, TRAFFIC SIGNAL, BLACK, ABS PLASTIC, TO FIT 3-SECTION 12-INCH EAGLE SIGNAL HOUSINGS BRAND/PART# QUOTED	55	\$38.95	\$2,142.25
			EAGLE BPD503	

6	BACKPLATE, TRAFFIC SIGNAL, BLACK, ABS PLASTIC, TO FIT 4-SECTION 12-INCH EAGLE SIGNAL HOUSINGS	30	\$52.95	\$1,588.50
	BRAND/PART# QUOTED		EAGLE BPD504	
7	BRACKET KIT, TRAFFIC SIGNAL MOUNTING, 3-SECTION, POWDER COAT GLOSS BLACK, 120-INCH STAINLESS STEEL CABLE, ALL AXIS ADJUSTABLE, HINGED SINGLE BOLT TUBE CLAMP, WITH TY-BACK ACCESSORY, PELCO GALAXY SERIES AG-0125-3-120-SS-P33 KIT WITH AB-0506-ZN2 TY-BACK OR APPROVED EQUAL	35	\$241.10	\$8,438.50
	BRAND/PART# QUOTED		PELCO AG-0125-3-120/AB0506	
8	BRACKET KIT, TRAFFIC SIGNAL MOUNTING, 4-SECTION, POWDER COAT GLOSS BLACK, 120-INCH STAINLESS STEEL CABLE, ALL AXIS ADJUSTABLE, HINGED SINGLE BOLT TUBE CLAMP, WITH TY-BACK ACCESSORY, PELCO GALAXY SERIES AG-0125-4-120-SS-P33 KIT WITH AB-0506-ZN2 TY-BACK OR APPROVED EQUAL	24	\$255.53	\$6,132.72
	BRAND/PART# QUOTED		PELCO AG-0125-4-120/AB0506	
9	LOCK NIPPLE, TRAFFIC SIGNAL, 1-1/2 INCHES x 1-1/2 INCHES LONG, THREADED, ALUMINUM, UNPAINTED	400	\$10.95	\$4,380.00
	BRAND/PART# QUOTED		TAPCO 0443	
10	SIGNAL, TRAFFIC, PEDESTRIAN, 1-SECTION, COUNTDOWN LED TYPE, 16IN x 18IN, BLACK POLYCARBONATE HOUSING, BLACK POLYCARBONATE DOOR, BLACK POLY HOOD VISOR, FULL HAND/FULL PERSON INDICATIONS, MIL-STD-810F MOISTURE RESISTANCE, MIL-STD-883 VIBRATION RESISTANCE, 80-135 VAC, ITE PTCSI PART 2-2004 COMPLIANT, GE GT1 DAILIGHT 430-6479-001X, OR APPROVED EQUAL	31	\$308.57	\$9,565.67
	BRAND/PART# QUOTED		EAGLE 50BSTL	

11	PEDESTRIAN PUSHBUTTON, ROUND, UNIVERSAL DIRECTIONAL ARROW ON BUTTON FACE, YELLOW HOUSING, WITH YELLOW MOUNTING BASE FOR ROUND POLES, TWO-TONE AUDIBLE CONFIRMATION, POLARA BULLDOG BDSP-011-Y AND APBC-Y OR APPROVED EQUAL	16	\$127.27	\$2,036.32
	BRAND/PART# QUOTED		POLARA BDSP011+APBC	
12	POLE, TRAFFIC SIGNAL, 4.5 INCH O.D. x 13 FEET LONG, THREADED ONE END, ALUMINUM, PAINTED SEMI-GLOSS BLACK	8	\$403.17	\$3,225.36
	BRAND/PART# QUOTED		TAPCO 13BLK	
13	POLE, TRAFFIC SIGNAL, 4.5 INCH O.D. x 15 FEET LONG, THREADED ONE END, ALUMINUM, PAINTED SEMI-GLOSS BLACK	14	\$507.15	\$7,100.10
	BRAND/PART# QUOTED		TAPCO 13BLK	
14	POLE BASE, TRAFFIC SIGNAL, SQUARE, BOLT-DOWN, ALUMINUM, PAINTED BLACK, THREADED TO ACCEPT 4.5 INCH O.D. SIGNAL POLE, ALUMINUM DOOR, SLOTTED HEX HEAD DOOR BOLT, WITH GROUNDING TERMINAL	144	\$230.37	\$33,173.28
	BRAND/PART# QUOTED		TAPCO 203-14BK	
15	POLE CAP, TRAFFIC SIGNAL, ALUMINUM, PAINTED SEMI-GLOSS BLACK, 3 OR MORE BRASS OR STAINLESS-STEEL SET SCREWS, TO FIT 4.5 INCH O.D. POLE	44	\$30.45	\$1,339.80
	BRAND/PART# QUOTED		TAPCO 203-10BK	
16	CABINET, TRAFFIC CONTROLLER, ACTUATED, TS-2, 16-PHASE, AS PER ATTACHED CITY OF GREEN BAY ACTUATED TS-2 TRAFFIC CONTROL CABINET SPECIFICATIONS	5	\$11,520.00	\$57,600.00
	BRAND/PART# QUOTED		McCAIN 150861	
17	CONTROLLER, TRAFFIC SIGNAL, TS-2 2003 COMPLIANT, SHELFMOUNTED, ACTUATED, 16-PHASE, ECONOLITE COBALT WITH EOS SOFTWARE, NO SUBSTITUTES	5		
	BRAND/PART# QUOTED			

18	MMU CONFLICT MONITOR, TRAFFIC SIGNAL, NEMA 16-CHANNEL, SDLC PORT, ETHERNET PORT, INDIVIDUAL LCD DISPLAYS FOR CHANNEL STATUS AND DATA LOGS, FAULT MEMORY, INTERNAL CLOCK, EDI MMU2-16LEIP, NO SUBSTITUTES	5	\$1,195.00	\$5,975.00
19	WIRE, TRAFFIC SIGNAL CABLE, 12 CONDUCTOR, #14 AWG CU CONDUCTORS, COLOR-CODED CONDUCTORS, TO MEET IMSA 20-1 SPECIFICATIONS, 2500 FT SPOOL ONLY, NO EXCEPTIONS	4		
	BRAND/PART# QUOTED			
20	WIRE, TRAFFIC SIGNAL CABLE, 5 CONDUCTOR, #14 AWG CU STRANDED CONDUCTORS, COLOR-CODED CONDUCTORS, TO MEET IMSA 20-1 SPECIFICATIONS, 2500 FT SPOOL ONLY	4		
	BRAND/PART# QUOTED			
21	WIRE, TRAFFIC SIGNAL CABLE, 7 CONDUCTOR, #14 AWG CU STRANDED CONDUCTORS, COLOR-CODED CONDUCTORS, TO MEET IMSA 20-1 SPECIFICATIONS, 2500 FT SPOOL ONLY	4		
	BRAND/PART# QUOTED			
22	TRAFFIC SIGNAL PRE-EMPTION SYSTEM, GTT OPTICOM GPS SYSTEM FOR TS2 TRAFFIC SIGNAL CONTROL CABINET, TO INCLUDE MODEL 760 CARD RACK, MODEL 764 DISCRIMINATOR MODULE, MODEL 3100 GPS RECEIVER, 250-FT CABLE, AND ALL OTHER CONTROL COMPONENTS NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM, NO SUBSTITUTES	5	\$12,337.00	\$61,685.00
23	FUSE HOLDER, INLINE, BREAKAWAY, SCREW TERMINAL, #12-#3 WIRE RANGE, WITH INSULATING BOOTS FOR EACH END. BUSSMAN HEB-JW-RLC-J, MERSEN FEB-81-81-BA, IDEAL SLK30-1212, OR APPROVED EQUAL	33	NO BID	NO BID
24	FUSE, 10 AMP, TYPE KT-K	33	NO BID	NO BID
25	PHOTO CONTROL, STREETLIGHT, NEMA PLUG-IN TYPE, 120-VOLT, 1000-WATT, LIGHTNING ARRESTOR, INTERMATIC LC4521C OR APPROVED EQUAL	5	\$24.16	\$120.80

26	VEHICLE DETECTOR SYSTEM, VIDEO, 4-DIRECTION, 1000-FT EACH OF THE MANUFACTURER RECOMMENDED POWER & SIGNAL CABLES, FOUR COLOR CAMERAS, ALL COMPONENTS NECESSARY FOR A COMPLETE AND FUNCTIONAL SYSTEM IN A TS2 TRAFFIC CONTROL CABINET. VANTAGE NEXT DETECTION SYSTEM BRAND/PART# QUOTED	5		
27	STREETLIGHT POLE, 30-FOOT, BLACK SEMI-GLOSS FINISH, ROUND TAPERED GALVANIZED 7-GAUGE STEEL OR FIBERGLASS COMPOSITE CONSTRUCTION, 10-FT STREETLIGHT ARM, RECEPTACLE MOUNTING PLATE AT 15-FT ABOVE BASE ON SAME SIDE AS HANDHOLE, SEE DETAIL FOR SINGLE STREETLIGHT ARM WITH FESTOON OUTLET AND SINGLE BANNER POLE, ELONGATED BASE MOUNTING HOLES TO FIT 1.25 INCH ANCHOR BOLTS, INCLUDE F1554 GRADE 55 STRAIGHT ANCHOR BOLTS, AND ALL HARDWARE EXCEPT ANCHOR BOLT COVERS BRAND/PART# QUOTED	19	\$6,426.43	\$122,102.17
			VAL	
28	POLE, SIGNAL, 20-FT, GALVANIZED FINISH, ROUND TAPERED STEEL, MIN 7-GAUGE WALL THICKNESS, 50-FT MONOTUBE TRAFFIC SIGNAL ARM MOUNTED AT 18-FT ABOVE BASE (SEE DETAIL), REMOVABLE METAL TOP CAP, AASHTO 2013 COMPLIANCE, 20-INCH BOLT CIRCLE, ELONGATED BASE MOUNTING HOLES TO FIT 1.75 INCH ANCHOR BOLTS, INCLUDE F1554 GRADE 55 STRAIGHT ANCHOR BOLTS, AND ALL HARDWARE EXCEPT ANCHOR BOLT COVERS BRAND/PART# QUOTED	2	\$13,516.00	\$27,032.00
			VAL	
29	POLE, SIGNAL, 20-FT, GALVANIZED WITH BLACK SEMI-GLOSS FINISH, ROUND TAPERED STEEL, MIN 7-GAUGE WALL THICKNESS, 35-FT MONOTUBE TRAFFIC SIGNAL ARM WITH A 3 FT RISE MOUNTED AT 18-FT ABOVE BASE (SEE DETAIL), REMOVABLE METAL TOP CAP, AASHTO 2013 COMPLIANCE, 16-INCH BOLT CIRCLE, INCLUDE 1.5 INCH DIAMETER F1554 GRADE 55 STRAIGHT ANCHOR BOLTS, AND ALL HARDWARE EXCEPT ANCHOR BOLT COVERS BRAND/PART# QUOTED	1	\$14,729.46	\$14,729.46
			VAL	

30	POLE, SIGNAL, 30-FT, GALVANIZED WITH SEMI-GLOSS BLACK FINISH, ROUND TAPERED STEEL, MIN 7-GAUGE WALL THICKNESS, 55-FT MONOTUBE CURVED TRAFFIC SIGNAL ARM MOUNTED AT 18-FT ABOVE BASE, MONOTUBE ARM SUITABLE FOR MOUNTING ONE 5-SECTION AND TWO 3-SECTION SIGNALS (SEE DETAIL), REMOVABLE METAL TOP CAP, 15-FT LUMINAIRE/CAMERA ARM WITH A 2-FT RISE MOUNTED TO BUTT-PLATE NEAR TOP OF POLE, AASHTO 2013 COMPLIANCE, 20-IN BOLT CIRCLE, ELONGATED BASE MOUNTING HOLES TO FIT 1.75 INCH ANCHOR BOLTS, INCLUDE F1554 GRADE 55 STRAIGHT ANCHOR BOLTS, AND ALL HARDWARE EXCEPT ANCHOR BOLT COVER BRAND/PART# QUOTED	4	\$26,793.78	\$107,175.12
			VAL	
31	POLE, SIGNAL, 30-FT, GALVANIZED WITH SEMI-GLOSS BLACK FINISH, ROUND TAPERED STEEL, MIN 7-GAUGE WALL THICKNESS, 35-FT MONOTUBE TRAFFIC SIGNAL ARM WITH A 3-FT RISE MOUNTED AT 18-FT ABOVE BASE (SEE DETAIL), REMOVABLE METAL TOP CAP, 10-FT LUMINAIRE/CAMERA ARM WITH A 2-FT RISE MOUNTED TO FLANGE NEAR TOP OF POLE, AASHTO 2013 COMPLIANCE, 16-IN BOLT CIRCLE, ELONGATED BASE MOUNTING HOLES TO FIT 1.5 INCH ANCHOR BOLTS, INCLUDE F1554 GRADE 55 STRAIGHT ANCHOR BOLTS, AND ALL HARDWARE EXCEPT ANCHOR BOLT COVERS BRAND/PART# QUOTED	1	\$16,384.56	\$16,384.56
			VAL	
32	POLE, SIGNAL, 30-FT, GALVANIZED WITH SEMI-GLOSS BLACK FINISH, ROUND TAPERED STEEL, MIN 7-GAUGE WALL THICKNESS, 50-FT MONOTUBE TRAFFIC SIGNAL ARM WITH A 3-FT RISE MOUNTED AT 18-FT ABOVE BASE (SEE DETAIL), REMOVABLE METAL TOP CAP, 15-FT LUMINAIRE/CAMERA ARM WITH A 2-FT RISE MOUNTED TO BUTT-PLATE NEAR TOP OF POLE, AASHTO 2013 COMPLIANCE, 20-IN BOLT CIRCLE, ELONGATED BASE MOUNTING HOLES TO FIT 1.75 INCH ANCHOR BOLTS, INCLUDE F1554 GRADE 55 STRAIGHT ANCHOR BOLTS, AND ALL HARDWARE EXCEPT ANCHOR BOLT COVERS BRAND/PART# QUOTED	2	\$16,929.73	\$33,859.46
			VAL	

33	POLE, SIGNAL, 30-FT, GALVANIZED WITH SEMI-GLOSS BLACK FINISH, ROUND TAPERED STEEL, MIN 7-GAUGE WALL THICKNESS, 40-FT MONOTUBE TRAFFIC SIGNAL ARM WITH A 3-FT RISE MOUNTED AT 18-FT ABOVE BASE (SEE DETAIL), REMOVABLE METAL TOP CAP, 10-FT LUMINAIRE/CAMERA ARM WITH A 2-FT RISE MOUNTED TO BUTT-PLATE NEAR TOP OF POLE, AASHTO 2013 COMPLIANCE, 20-IN BOLT CIRCLE, ELONGATED BASE MOUNTING HOLES TO FIT 1.75 INCH ANCHOR BOLTS, INCLUDE F1554 GRADE 55 STRAIGHT ANCHOR BOLTS, AND ALL HARDWARE EXCEPT ANCHOR BOLT COVERS BRAND/PART# QUOTED	2	\$16,412.43	\$32,824.86
			VAL	
34	POLE, SIGNAL, 30-FT, GALVANIZED WITH SEMI-GLOSS BLACK FINISH, ROUND TAPERED STEEL, MIN 7-GAUGE WALL THICKNESS, 45-FT MONOTUBE TRAFFIC SIGNAL ARM WITH A 3-FT RISE MOUNTED AT 18-FT ABOVE BASE (SEE DETAIL), REMOVABLE METAL TOP CAP, 10-FT LUMINAIRE/CAMERA ARM WITH A 2-FT RISE MOUNTED TO BUTT-PLATE NEAR TOP OF POLE, AASHTO 2013 COMPLIANCE, 20-IN BOLT CIRCLE, ELONGATED BASE MOUNTING HOLES TO FIT 1.75 INCH ANCHOR BOLTS, INCLUDE F1554 GRADE 55 STRAIGHT ANCHOR BOLTS, AND ALL HARDWARE EXCEPT ANCHOR BOLT COVERS BRAND/PART# QUOTED	1	\$16,627.33	\$16,627.33
			VAL	
35	POLE, SIGNAL, 30-FT, GALVANIZED WITH SEMI-GLOSS BLACK FINISH, ROUND TAPERED STEEL, MIN 7-GAUGE WALL THICKNESS, 30-FT MONOTUBE TRAFFIC SIGNAL ARM WITH A 3-FT RISE MOUNTED AT 18-FT ABOVE BASE (SEE ATTACHED DETAIL), REMOVABLE METAL TOP CAP, 10-FT LUMINAIRE/CAMERA ARM WITH A 2-FT RISE MOUNTED TO BUTT-PLATE NEAR TOP OF POLE, AASHTO 2013 COMPLIANCE, 16.5-INCH BOLT CIRCLE, ELONGATED BASE MOUNTING HOLES TO FIT 1.5 INCH ANCHOR BOLTS, INCLUDE F1554 GRADE 55 STRAIGHT ANCHOR BOLTS, AND ALL HARDWARE EXCEPT ANCHOR BOLT COVERS BRAND/PART# QUOTED	5	\$13,516.73	\$67,583.65
			VAL	
TOTAL BID AMOUNT				\$702,689.76
TOTAL AWARDED AMOUNT				\$440,475.73

	LEAD TIME	6-26 WEEKS
	PAYMENT TERMS (NET 30)	Y
	EARLY PAYMENT DISCOUNT	N/A
	P-CARD	-



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

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # M.4

To approve the request by Department of Public Works to approve a design services contract with Modjeski and Masters for the design of the east leaf, third phase, of the hydraulic rehabilitation of the Ray Nitschke memorial bridge in the amount of \$213,160.00.

BACKGROUND

The hydraulic rehabilitation of the Ray Nitschke bridge has been broken down into a phased approach. This contract will include updating bid documents and providing construction support for the east leaf. Modjeski and Masters has been retained for prior phases of the hydraulic rehabilitation design, including construction support services for the west leaf. Lessons learned from the west leaf rehabilitation that may benefit the east leaf design will be incorporated into this contract.

RECOMMENDATION

Public Works recommends approval of the award to Modjeski and Masters.

FISCAL IMPACT

Design funds were included in the 2024 CIP.

ATTACHMENTS

- I. 2024-08-01 Nitschke Bascule Bridge East Leaf Rehab Design



Colorado | Illinois | Louisiana | Michigan | Missouri | New Jersey | New York | North Carolina | Pennsylvania | Texas | Washington, DC | West Virginia

8/1/2024

Ms. Trista Hobbs
Assistant City Engineer – Special Projects
City of Green Bay
100 North Jefferson Street, Room 300
Green Bay, WI 54301

RE: **Ray Nitschke Memorial Bascule Bridge East Leaf Rehabilitation Design**
Engineering Services Proposal

Dear Ms. Hobbs:

Modjeski and Masters, Inc. (M&M) is pleased to provide the City of Green Bay (City) the following Proposal for Engineering Services to provide design services, preparation of bid documents and construction support for the mechanical systems at the subject bridge.

Should you have any questions or need more information, please refer to the contact information at the end of this document.

East Bascule Leaf Pump Rehabilitation Scope

Description of Work

Following the rehabilitation design for the West Leaf of the Ray Nitschke Memorial Bridge, we will develop repair plans for the mechanical components of the East Leaf with a similar scope of rehabilitation. This repair scope includes:

- Installation of two pumps removed from the bridge in a previous phase, refurbished by Oilgear
- Replace both hydraulic motors
- Hydraulic circuit rehabilitation, including replacing various adjustable valves, cleaning and leak testing the reservoir, flushing piping, replacing hoses, and installing a new fluid conditioning system
- Startup testing and commissioning

This scope was prepared collaboratively with the City of Green Bay engineering and maintenance staff throughout the execution of the west Leaf design.

Ongoing Construction

M&M is currently providing construction support services for the West Leaf rehabilitation work. Lessons learned from the West Leaf installation that may benefit the East Leaf design will be incorporated into this contract. One pump from the West Leaf will be sent to Oilgear for refurbishment as part of the West Leaf rehab work. This pump is intended to be utilized in the East Leaf rehabilitation.

Rehabilitation Work

M&M will prepare plans and specifications detailing the mechanical, hydraulic, and associated electrical rehabilitation work on the East bascule Leaf and other recommended tasks for the operating machinery to be completed over the 2024-25 winter shutdown. M&M will prepare one set of contract documents, specifying tasks to be included with a similar scope as the West Leaf rehabilitation. Design work may occur during the ongoing West Leaf rehabilitation construction work. We estimate the design phase to be approximately 12 weeks. We understand the City would like to have contract documents prepared for a



Ms. Trista Hobbs

- 2 -

8/1/2024

late fall letting. We have included time for PM and Mechanical Engineer to attend 8 virtual meetings during design phase. The proposal assumes only time required to develop technical specification and special provisions. It is assumed that the City will develop all general bid package documents and special provisions.

M&M will provide in-office construction support services including shop drawing review, RFI response, reviewing construction procedures, and construction coordination. Our fee includes reviewing up to 15 submittal packages and responding to 15 RFIs. This proposal assumes attendance by PM or engineer at weekly progress calls and or virtual meetings during the construction phase.

M&M will provide on-site assistance during construction to help ensure the work conforms to the contract requirements. We anticipate four trips by an Engineer to site or shop to evaluate progress and to conduct final inspection. It is assumed that an electrical engineer will also attend the final inspection visit. The final inspection for the construction phase will include:

- Final inspection of the completed work to develop a punchlist
- Machinery operational testing
- Commissioning of the span drive system

The Lubrication and maintenance manual created by MM under the previous contract will be updated with any new information pertinent to the rehabilitation work.

Administrative & Coordination

M&M will self-perform work and handle all aspects of project management for this project, including but not limited to reporting of progress to the City of Green Bay and attendance on conference calls.

Summary of Upset Limit for Engineering Services

M&M proposes to perform the design and construction support work based on actual costs plus fixed fee with a not to exceed amount of \$213,160 as shown below. M&M will invoice actual salaries times an overhead and profit multiplier of 2.86. Should circumstances arise that would require additional work which exceeds this amount, M&M will notify the City of Green Bay as soon as possible and submit for a supplement.

The proposed fee for each of the above-described items is as follows:

- | | |
|---------------------------------|------------|
| • Rehabilitation Design | \$ 62,890 |
| • Construction Support Services | \$ 150,270 |

Summary

Thank you for considering Modjeski and Masters to perform this work. We trust that you will find this proposal responsive to your needs. If you have any questions concerning this proposal or need any additional information, please feel free to contact me, Laura Rampersad, PE, at (616) 481-8145 or M&M's technical point of contact Geoffrey Forest, PE at (717) 443-5966 or glforest@modjeski.com.

We thank you for your kind consideration and look forward to your response.

Very truly yours,

Laura Rampersad, PE
Project Manager, Regional Director
Modjeski and Masters, Inc.

Attachment
cc: LLR, kwj, glf, tjm



City of Green Bay
Department of Public Works

Ray Nitschke Memorial Bascule Bridge Inspection Proposal



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

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # M.5

To approve the request by Department of Public Works to award the Contract RFB #2024-23 TRAFFIC SIGNALS to the following vendors: General Traffic Equipment Corp in the amount of \$51,262.00, Mid-American Signal in the amount of \$52,293.00, MoboTrex, LLC in the amount of \$197,067.35, Traffic Control Corp. in the amount of \$29,375.00, and Traffic Signal, LLC in the amount of \$39,250.00. See attached summary of Bid Results from Purchasing Department.

BACKGROUND

RECOMMENDATION

To Award to Listed Vendors.

FISCAL IMPACT

ATTACHMENTS

1. 2024-23 Intent To Award
2. 2024-23 Bid Tab Summary



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

Phone 920.448.3047
Fax 920.448.3050

8/5/2024

NOTICE OF INTENT TO AWARD

Dear Vendor(s),

After careful review of all bids, the **City of Green Bay Department of Public Works** announces its Intent to Award the Contract for RFB #2024-23 Traffic Signals to the lowest responsive, responsible Vendor(s):

- General Traffic Equipment Corp. in the amount of (\$51,262.00).
- Mid-American Signal in the amount of (\$52,293.00).
- MoboTrex, LLC in the amount of (\$197,067.35).
- Traffic Control Corp. in the amount of (\$29,375.00).
- Traffic Signal, LLC in the amount of (\$39,250.00).

This Notice of Intent to Award is subject to execution of a written contract and, as a result this Notice does NOT constitute the formation of a contract between the City of Green Bay ("City") and the apparent successful vendor(s).

This intended award will be brought for approval before the next Improvement and Services Committee meeting scheduled for August 14, 2024 @ 5:00 PM. The meeting is open to the public. If you plan to attend, please confirm the date, time, and room location prior to the meeting by visiting our website at www.greenbaywi.gov.

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

Sincerely,

Troy Van Handel
Buyer

RFP #2024-23 TRAFFIC SIGNALS
ISSUED: 6/27/2024 DUE: 7/18/2024
NUMBER OF BIDS RECEIVED: 5
CC: 28000, 28500, 55000, 83200

VENDOR #1	
General Traffic Equipment Corp.	
Unit Price	Total
NO BID	NO BID
NO BID	NO BID
\$28.00	\$11,760.00
GTE	
\$3.50	\$1,470.00
GTE CC-190P-B	
NO BID	NO BID
NO BID	NO BID
\$165.00	\$5,775.00
GTE RM-1000C-96	
\$190.00	\$4,560.00
GTE RM-1000C-96B	
\$4.85	\$1,940.00
GTE RM-1000C-96B	
\$245.00	\$7,595.00
GTE P8	
NO BID	NO BID

VENDOR #3	
MoboTrex, LLC	
Unit Price	Total
\$237.00	\$20,145.00
\$325.00	\$13,000.00
\$6.50	\$2,730.00
EAGLE PDM0544303 EAGLE PDM0546003	
\$2.25	\$945.00
EAGLE PDM0545903	
\$42.00	\$2,310.00
EAGLE BVD503ANF000N-00	
\$48.00	\$1,440.00
EAGLE BVD504ANF000N-00	
\$267.00	\$9,345.00
PELCO AG-0125-3-120-S5-P33 PELCO AB-0506-ZN2	
\$288.00	\$6,912.00
PELCO AG-0125-4-120-S5-P33 PELCO AB-0506-ZN2	
\$6.25	\$2,500.00
PELCO SE-0443-PNC	
\$253.00	\$7,843.00
EAGLE SG75H10A388B10-02 DIALIGHT 430-6479-001X	
NO BID	NO BID

[illegible]

35	POLE, SIGNAL, 30-FT, GALVANIZED WITH SEMI-GLOSS BLACK FINISH, ROUND TAPERED STEEL, MIN 7-GAUGE WALL THICKNESS, 30-FT MONOTUBE TRAFFIC SIGNAL ARM WITH A 3-FT RISE MOUNTED AT 18-FT ABOVE BASE (SEE ATTACHED DETAIL), REMOVABLE METAL TOP CAP, 10-FT LUMINAIRE/CAMERA ARM WITH A 2-FT RISE MOUNTED TO BUTT-PLATE NEAR TOP OF POLE, AASHTO 2013 COMPLIANCE, 16.5-INCH BOLT CIRCLE, ELONGATED BASE MOUNTING HOLES TO FIT 1.5 INCH ANCHOR BOLTS, INCLUDE F1554 GRADE 55 STRAIGHT ANCHOR BOLTS, AND ALL HARDWARE EXCEPT ANCHOR BOLT COVERS	5
BRAND/PART# QUOTED		
TOTAL BID AMOUNT		
TOTAL AWARDED AMOUNT		
LEAD TIME		
PAYMENT TERMS (NET 30)		
EARLY PAYMENT DISCOUNT		
P-CARD		

NO BID	NO BID
	\$78,282.00
	\$51,262.00
30 DAYS	
Y	
N/A	
Y	

NO BID	NO BID
	\$192,021.75
	\$52,293.00
6-9 WEEKS	
Y	
N/A	
Y	

NO BID	NO BID
	\$223,667.35
	\$197,067.35
4-8 WEEKS	
Y	
N/A	
Y	

NO BID	NO BID
	\$96,645.00
	\$29,375.00
10-12 WEEKS	
Y	
N/A	
N	

NO BID	NO BID
	\$39,250.00
	\$39,250.00
8 WEEKS	
Y	
N/A	
Y	

Recommendation: Awarding the lowest responsive, responsible vendor(s) to General Traffic Equipment Corp. (\$51,262.00), Mid-American Signal (\$52,293.00), MoboTrex, LLC (\$197,067.35), Traffic Control Corp. (\$29,375.00), Traffic Signal, LLC (\$39,250.00)



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

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # N.1

To approve a 2024-2025 Massage Establishment License at 1566 W Mason.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 1566 W Mason Application
2. 1566 W MASON BACKGROUND CHECK
3. 1566 W Mason Cert of Ins
4. 1566 W Mason Floor Plan 1
5. 1566 W Mason Floor Plan 2
6. 1566 W Mason Floor Plan 3
7. 1566 W Mason Govt ID back
8. 1566 W Mason Govt ID front
9. 1566 W Mason Inspection Approval
10. 1566 W Mason Insurance

Chanelle Williams

From: Steve Mahoney
Sent: Tuesday, August 13, 2024 3:20 PM
To: Chanelle Williams; Erin Young
Subject: RE: Background Check Update

She is good to go. She passed the background so she can be added to the agenda



Steve Mahoney

Lieutenant of Community Services Division
OIC GBPD Dive team
Green Bay Police Department
920.448.3200 ext
0903 steve.mahoney@greenbaywi.gov

From: Chanelle Williams <Chanelle.Williams@greenbaywi.gov>
Sent: Monday, August 12, 2024 8:45 AM
To: Steve Mahoney <Steve.Mahoney@greenbaywi.gov>; Erin Young <Erin.Young@greenbaywi.gov>
Subject: Background Check Update

Good Morning, do you all have an update for the Massage Establishment located at 1566 W Mason?

Thank You,

Chanelle Williams

Administrative Clerk

City of Green Bay
920.448.3010
[Greenbaywi.gov/clerk](https://greenbaywi.gov/clerk)

Exhibit B

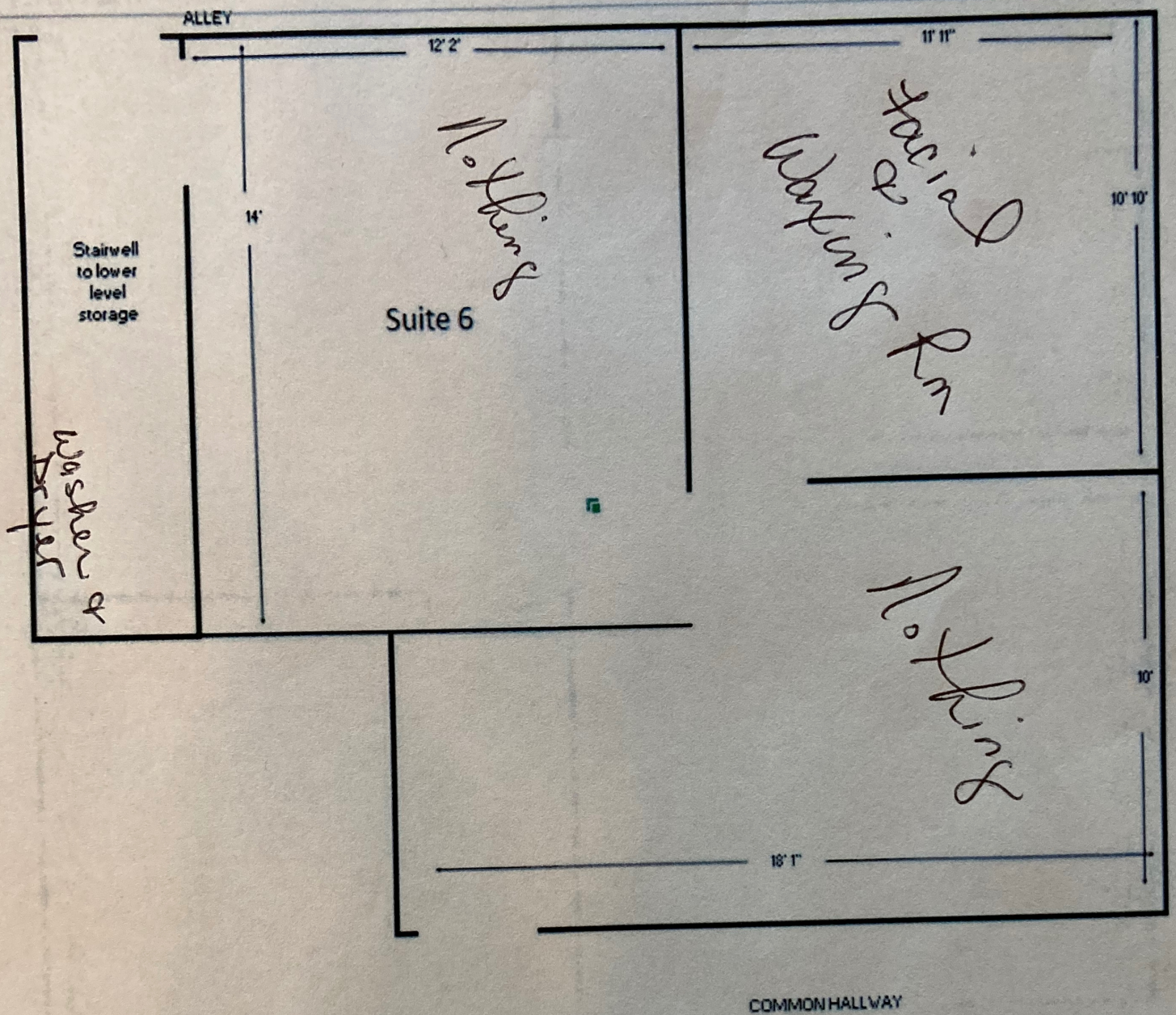
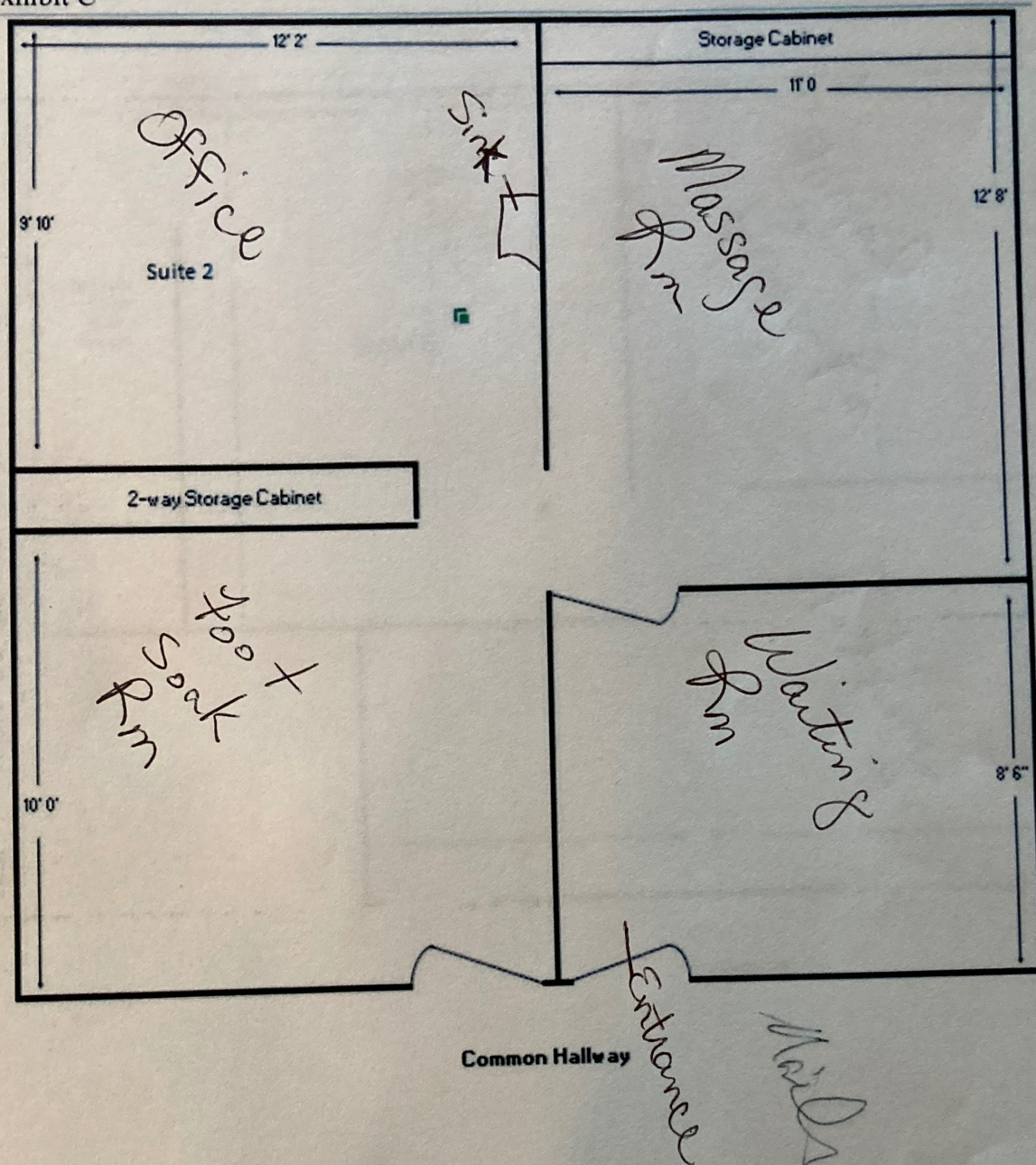
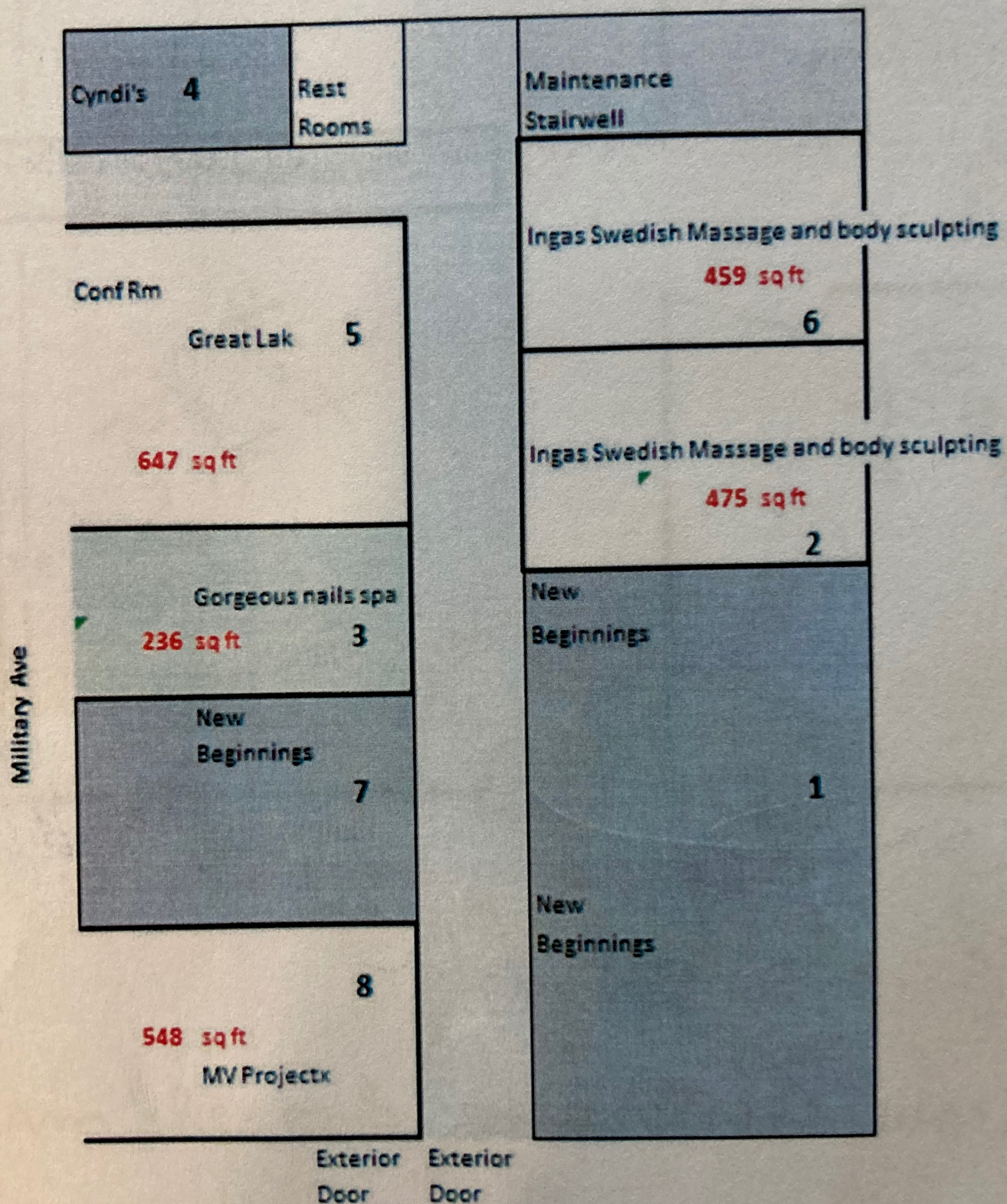


Exhibit C



- ∞ I am the only person who works here
- ∞ All booking/gift certificates/check out is online (No receptionist)

BEACON CENTER OFFICES



1566 W. MASON ST

Chanelle Williams

From: Mike Van De Wettersing
Sent: Friday, July 26, 2024 9:36 AM
To: William Paape; Chanelle Williams
Subject: RE: Chanelle Williams shared the folder "1566 W Mason" with you

This is completed- business is compliant.

Thank you,

Mike Van De Wettersing

Housing/Zoning Inspector

City of Green Bay
Community and Economic Development Department
920.448.3296
Mike.VanDeWettersing@greenbaywi.gov



From: William Paape <William.Paape@greenbaywi.gov>
Sent: Thursday, July 18, 2024 7:44 AM
To: Mike Van De Wettersing <Mike.VanDeWettersing@greenbaywi.gov>
Subject: FW: Chanelle Williams shared the folder "1566 W Mason" with you

FYI Mike, another massage establishment inspection request.

I have downloaded the files and will drop them into the main Drag file in ECLIPS.

Bill Paape

Inspection Supervisor

City of Green Bay
Community & Economic Development Department
920.448.3315
greenbaywi.gov



From: Chanelle Williams <Chanelle.Williams@greenbaywi.gov>
Sent: Tuesday, July 16, 2024 10:33 AM
To: Erin Young <Erin.Young@greenbaywi.gov>; Scott Nelson <Scott.Nelson@greenbaywi.gov>; William Paape

<William.Paape@greenbaywi.gov>

Subject: Chanelle Williams shared the folder "1566 W Mason" with you



Chanelle Williams invited you to view a folder

Good morning, this message establishment license application for 1566 W Mason is now complete and ready for review. Can all approvals be sent to me via email at chanelle.williams@greenbaywi.gov.
Thank You



[1566 W Mason](#)



This invite will only work for you and people with existing access.

Open

Share

Privacy Statement

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

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # N.2

To grant an application for a Class "A" Beer license for Behl 2, LLC at 510 S Monroe Ave with a licensed premises described as "gas station with c-store. Behind the counter & in counter cabinet," with the approval of the proper authorities.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 510 S MONROE NEW
2. 2024-07-22 BUSINESS SECURITY PLAN



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

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # N.3

To grant an application for an available "Class B" Liquor and Class "B" Beer license for Green Bay Casuals Soccer Pub, LLC at 1238-11 Main St. with license premises described as "ONE-STORY, LONG BAR W/ HIGH TOP SEATING AND BACK PATIO," pending the approval of the proper authorities (Applicant currently licensed at this location with a "Class C" Wine and Class "B" Beer license).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 2024-07-31 liquor license-green bay sports



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

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # N.4

To grant an application for an available "Class B" Liquor and Class "B" Beer license for Quisque La Restaurant, LLC at 351 S Washington St. with a licensed premises described as "dining area, kitchen," with the approval of the proper authorities.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 2024.07.31 LIQ LICENSE-351 s washington



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

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # N.5

To deny a liquor application for a "Class B" Liquor and Class "B" Beer license for Taylor Leiteriz at 324 N Roosevelt with a license premises described as "1 BACKROOM, 1 OFFICE AND BASEMENT, 2 ENTRANCES," (Currently licensed as Baker and MacArthur, Inc).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. letter-mailed 8.14.2024
2. 8.9.2024 e-mail
3. next steps e-mail-7.3.204



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

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # N.6

To deny an appeal by Michaela Scott regarding the denial of her operator's license.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. sharpscans@greenbaywi.gov_20240807_153824
2. SCOTT CCAP
3. SCOTT CIB



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

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # N.7

To approve as amended General Ordinance 13-24, an ordinance amending Chapter 26-6, Green Bay Municipal Code, relating to firearms.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Draft G.O. 13-24 Relating to Firearm Discharge Ordinance (redline)
2. UPDATED 2024-0819 Draft G.O. 13-24 Relating to Firearm Discharge Ordinance (redline) (1)

GENERAL ORDINANCE NO. 13-24

**AN ORDINANCE
AMENDING CHAPTER 26-6,
GREEN BAY MUNICIPAL CODE,
RELATING TO FIREARMS**

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

SECTION 1. Chapter 26-6(a), Green Bay Municipal Code, is hereby amended to read:

Sec. 26-6. Weapons.

(a) *Firearms*

(1) *Discharge Prohibited.* No person shall discharge a firearm in the City.

(2) *Exceptions.* A firearm may be discharged under the following conditions:

- a. In the confines of a licensed shooting gallery or sportsmen club.
- b. By peace officers of the United States, Wisconsin, or any subdivision thereof while in the discharge of the proper exercise of their duties and within their proper jurisdiction.
- c. For the purpose of the elimination of animals, as authorized by the Department of Natural Resources and the Green Bay Police Department, ~~and such decision may be appealed to the Protection and Policy Committee.~~
- d. Within an entirely enclosed structure under such circumstances that the instrument can be fired in such a manner as to not endanger any persons or property and as to prevent the projectile from leaving the structure.
- e. Pursuant to action validly taken in self-defense.
- f. Migratory bird hunting in the West Bay Shore area north of the Ken Evers Trail Between half-way slough and the extension of Military Avenue, specifically displayed in the shaded area of the following map. Any discharge of a firearm in this area shall be directed over or into the waters of Green Bay and the weapon and ammunition used shall comply with all regulations pertaining to the hunting of migratory birds.
- g. **With prior authorization from the chief of police or their designee, for the honorary discharge of a firearm, using only blanks, as a gun salute for ceremonial purposes. The Green Bay Police Department shall maintain a record of all requests, which shall include the date, time, and location for each authorized request.**

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

09/17/2024

GENERAL ORDINANCE NO. 13-24

AN ORDINANCE
AMENDING CHAPTER 26-6,
GREEN BAY MUNICIPAL CODE,
RELATING TO FIREARMS

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS
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- b. By peace officers of the United States, Wisconsin, or any subdivision thereof while in the discharge of the proper exercise of their duties and within their proper jurisdiction.
- c. For the purpose of the elimination of animals, as authorized by the Department of Natural Resources and the Green Bay Police Department, ~~and such decision may be appealed to the Protection and Policy Committee.~~
- d. Within an entirely enclosed structure under such circumstances that the instrument can be fired in such a manner as to not endanger any persons or property and as to prevent the projectile from leaving the structure.
- e. Pursuant to action validly taken in self-defense.
- f. Migratory bird hunting in the West Bay Shore area north of the Ken Evers Trail Between half-way slough and the extension of Military Avenue, specifically displayed in the shaded area of the following map. Any discharge of a firearm in this area shall be directed over or into the waters of Green Bay and the weapon and ammunition used shall comply with all regulations pertaining to the hunting of migratory birds.
- g. **With prior authorization from the chief of police or their designee, for the honorary discharge of a firearm, using only blanks, as a gun salute for ceremonial purposes. The Green Bay Police Department shall provide an email address and phone number for requests and maintain a record of all requests, which shall include the date, time, and location for each request and if the request was authorized.**

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

09/17/2024



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

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # N.8

To hold until the September 21, 2024, Protection & Policy Committee meeting a joint communication from Aldermans Chris Wery (D8) and Brian Johnson (D9), which reads:
Allow for a public comment section at the beginning of city council meetings.
Example taken from the Village of Ashwaubenon:

Comments from Public

- a. Must be limited to items not on the agenda
- b. Must state name and address
- c. Limited to five minutes
- d. Board's role is to listen and not discuss the item
- e. Personnel issues cannot be discussed (nor individuals named)
- f. Board is not able to take action at this meeting

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 2024-07-26 Dist 8 and Dist 9 to P and P

Online Form Submittal: Alders' Petitions and Communications

noreply@civicplus.com <noreply@civicplus.com>

Fri 7/26/2024 7:59 AM

To: Celestine Jeffreys <Celestine.Jeffreys@greenbaywi.gov>; Eric Genrich <Eric.Genrich@greenbaywi.gov>; Amaad Rivera <Amaad.Rivera@greenbaywi.gov>

Alders' Petitions and Communications

Name	Chris Wery
Committee Name	Protection and Policy Committee
Text of Communication	Please note this is a joint communication from Aldermen Wery and Johnson. Allow for a public comment section at the begging of city council meetings. Example taken from the Village of Ashwaubenon: Comments from Public a. Must be limited to items not on the agenda b. Must state name and address c. Limited to five minutes d. Board's role is to listen and not discuss the item e. Personnel issues cannot be discussed (nor individuals named) f. Board is not able to take action at this meeting

Email not displaying correctly? [View it in your browser.](#)



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

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # N.9

Informational Only: Liquor Violation Report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Comm Police P&P 08.14.24
2. 23-24LiqVio 8.14.24

CITY OF GREEN BAY POLICE DEPARTMENT

TO: PROTECTION AND POLICY COMMITTEE

FROM: COMMUNITY POLICING

DATE: July 17, 2024

From July 17, 2024 to August 14, 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

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. Trembl 23-262321 2326232143901	Brewski's Bar 1100 S. Broadway Street	Violation of Stipulation/Agreement	Court Date: 2/5/24
Julio S. Govea-Cisernos 24-234142 2423414255701	Fiesta Latina 1911 University Ave	Violation of Stipulation/Agreement	Court Date: 7/25/24
Jason E. Charles 24-223494 2422349450301	The Getaway Bar 631 Bellevue St	Failure to Appear for Correction Meeting	Court Date: 7/31/24



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

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # N.10

Informational Only: Clerk's Licensing Report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 8.15.2024 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 August 15, 2024

License Type	Company Name	Trade Name	Address	Approver
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. Second waiver requested and reviewed a June 3 P&P Meeting. Extension expires September 1.
Class B Beer Class C Wine	GREEN BAY KOI, INC	KOI RAMEN	1593 W MASON ST	PAYMENT, INSPECTIONS. GRANTED AT COUNCIL MAY 21, 2024. Notice for extension request sent 8/14/2024 with request for contact by 8/29/2024.
Class A Liquor and Class A Beer	Mason Beverages, LLC	Mason Beverages	1117 W. Mason St.	Granted 7/22/2024

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 of Green Bay has pending applications for the available liquor licenses and cannot take any more applications for an available liquor license at this time.

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 Daily Buzz, LLC at 130 E. Walnut, The Legacy Green Bay, LLC at 1004 Brett Favre Pass, Vast Properties Group, LLC, at 401 N. Washington St., and Fiesta Latina Restaurant Bar, LLC at 1911 University Ave).

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**

August 27, 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

Adams, Danielle K	Glinski, Tyler W	Saldana, Nikitta R
Anderson, Gwendolyn O	Hecker, Steven P	Schouten, Averie L
Anker, Rachel E	Hemauer, Brittni C	Schultz, Steven M
Ard, Aria CM	Hibbard, Brandi J	Sharkey, Bobbie M
Ayer, Bhuwaneshwari	Jimenez Pina, Elizabeth	SICLAFF, STEPHEN P
Bader, Michelle M	King, Chase M	Smith, Raymond JR
Baye, Guy J	King, Rachel A	Sprangers, Thomas C
Berndt, Tyler A	KNISBECK, LAUREN A	Stankevich, Jennifer A
Bilotti, Dominic C	KROEKER, ALESIA M	STEVENSON,
DEONTARO		
Bist, Birendra B	Lancelle, Suzanne M	STOVEKEN, AVA E
Bourassa, Daniel J	LaPointe, Amy J	Sullivan, Joseph J
Bramschreiber, Dan R	Leon Vargas, Miriam	Titel, Robert E
Bublitz, Greta K	LOMAN, FAITH E	Vanden Elzen, Lydia V
BUSAKOWSKI, DONALD J	Lor, Patshia T	Vandenlangenberg,
CASTRO, JOSELYN S	Lukowicz, David J	Vanseth, Nathan R
CHASE, SUSAN E	Maass, Joy L	WADE, TAKIA L
Cochran, Marcus J	Martinez-Hernandez,	Wallace JR, Jeffrey A
Comyne, Jordan M	Matucheski, Taylore RE	WEINFORTER, JONAH
L J		
COOPMANS, NICHOLAS J	McFarlane, Dawn M	Wendt, Ashley L
Crabbe, Brendan G	Merck, Aidan R	Wendt, Brian A
Curtis, Keele R	Micolichek, Terri J	White, Jessica L
Demeny, Rose M	Miller, Lauryn E	Whitehouse, Mary Gail
Densow, Yvonne M	MITCHELL, COLE G	Willson, Shelena J
DuBord, Rayna L	MITCHELL, MONTORIA D	Wright, Justyn R
Edwards, Rachel A	Newton, Amanda C	ZABELL, MARGARET L
Egan, Caitlin R	Nuss, Darwin L	
ERICKSON, TAYLOR R	OSTERMAN, SETH G	
FELICIANO DE JESUS,	Osuna Moreno, Ariagtna R	
FINNEGAN, KEVIN P	Prechter, Candice A	
Freund, Allen H	Reif, Ryan J	
Gasperini, Grace E	Reynolds, Makenna E	



Report to the Green Bay Plan Commission

MEETING DATE

August 27, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # P.1

To approve to amend the Smart Growth 2022 Comprehensive Plan for 1116 Hobart Drive (6H-1110-1 & 6H-1110-19) from Commercial future land use to Medium-High Density Residential (CPA 24-03 Public Hearing held August 12, 2024).

BACKGROUND

Surrounding Zoning and Land Uses:

Subject Property: General Commercial (C1) | Green space

North: General Commercial (C1) | Commercial paint retail

South: Low Density Residential (R1) | Single-family residence

East: Highway Commercial (C2) and Planned Unit Development (PUD) | Car wash, Vehicle repair/Sales, Multi-family residential

West: General Commercial (C1) | Restaurant surface parking

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends commercial use for this property as well as the properties on most sides of the property except to the south-east, which calls for Medium-High Density Residential.

Report: A dual request Comprehensive Plan amendment and zoning change application involving two 1.15 acre parcels at 1116 Hobart Drive (Parcel 6H-1110-1 and 6H-1110-19) has been submitted Garritt Badder to potentially facilitate development of a multi-family residential housing project on the parcels. These parcels currently have a future land use designation of Commercial within the 2022 Smart Growth Green Bay Comprehensive Plan. In order to rezone the property, a Planned Unit Development or Comprehensive Plan amendment is needed to permit a zone change on the property in alignment with the Comprehensive Plan.

The existing Comprehensive Plan mapping denotes commercial land reaching a depth of approximately 350 feet off of the southern right of way of West Mason Frontage Road. Most of the parcels along the southern right of W Mason Frontage Road between Packerland Drive and Hobart Drive have a depth of approximately 350 feet. The two properties in question are adjacent to a parcel which is 100 feet in depth south of W Mason Frontage Road. This has left an infill gap in the development of the parcels along Hobart Drive as they do not front the commercial thoroughfare. Past aerial images indicate a small single-family home existed on one of the two parcels before 1978 and the current-day expansion of commercial development along West Mason between Packerland Drive and I-41.

The applicant is seeking both a Comprehensive Plan change and rezone to allow multi-family development on the site as permitted use. Staff is in favor of this proposal because of three contextual notes:

1. The existing future land use lots and zoning fronts Hobart, rather than W Mason. Commercial uses have sparsely been developed south along Hobart Drive. A small, niche auto dealer is across the street, south of East Mason, but it does not generate daily users like the majority of businesses along

the W Mason corridor.

2. The transition from a commercial corridor to a Low Density Residential neighborhood creates a space for a use like multi-family residential in this location.
3. An existing multi-family residential development exists across the street to the east. A Comprehensive Plan change and rezone continues the development pattern which exists along Hobart Drive and facilitates infill development to potentially occur.

The applicant does not have a formal site plan for the property, but generally speaking, the size of the combined parcels is sufficient land area to create a multi-family residential use on the site.

Ald. Hinkfuss and neighbors within 200 ft. have been notified of the meeting based on Plan Commission policy. The staff received one inquiry from a neighbor at the time of drafting this report. The neighbor opposed multi-family residential development, but was in favor of single-family residential development.

RECOMMENDATION

Approval of the request to amend the future land use of the parcels from Commercial to Medium-High Density Residential.

FISCAL IMPACT

ATTACHMENTS

1. ZP 24-26 Application
2. ZP 24-26 Property Map
3. ZP 24-26 Street View
4. Existing Zoning and FLU
5. ZP 24-26 Narrative
6. DRAFT M.O. XX-24- Amend Comp Plan 1100 Block of Hobart Dr and 1116 Hobart Dr



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: 1116 Hobart Drive & 0 Hobart Drive

Parcel Number(s): 6H-1110-1 & 6H-1110-19

Petitioner(s): Garritt R. Bader

Date: July 15, 2024

Email: gb@gb-re.com

Phone Number: (813) 500-0296

Address: 300 N. Van Buren Street

City: Green Bay

State: WI

Zip: 54301

Property Owner: MP GB I, LLC

Phone Number: (813) 500-0296

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, Garritt Bader, respectfully request that the City of Green Bay take the following action:

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

Owner Signature: 

Date: 7-15-24

Petitioner Signature(s): 

7-15-24

Checklist of required attachments:

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

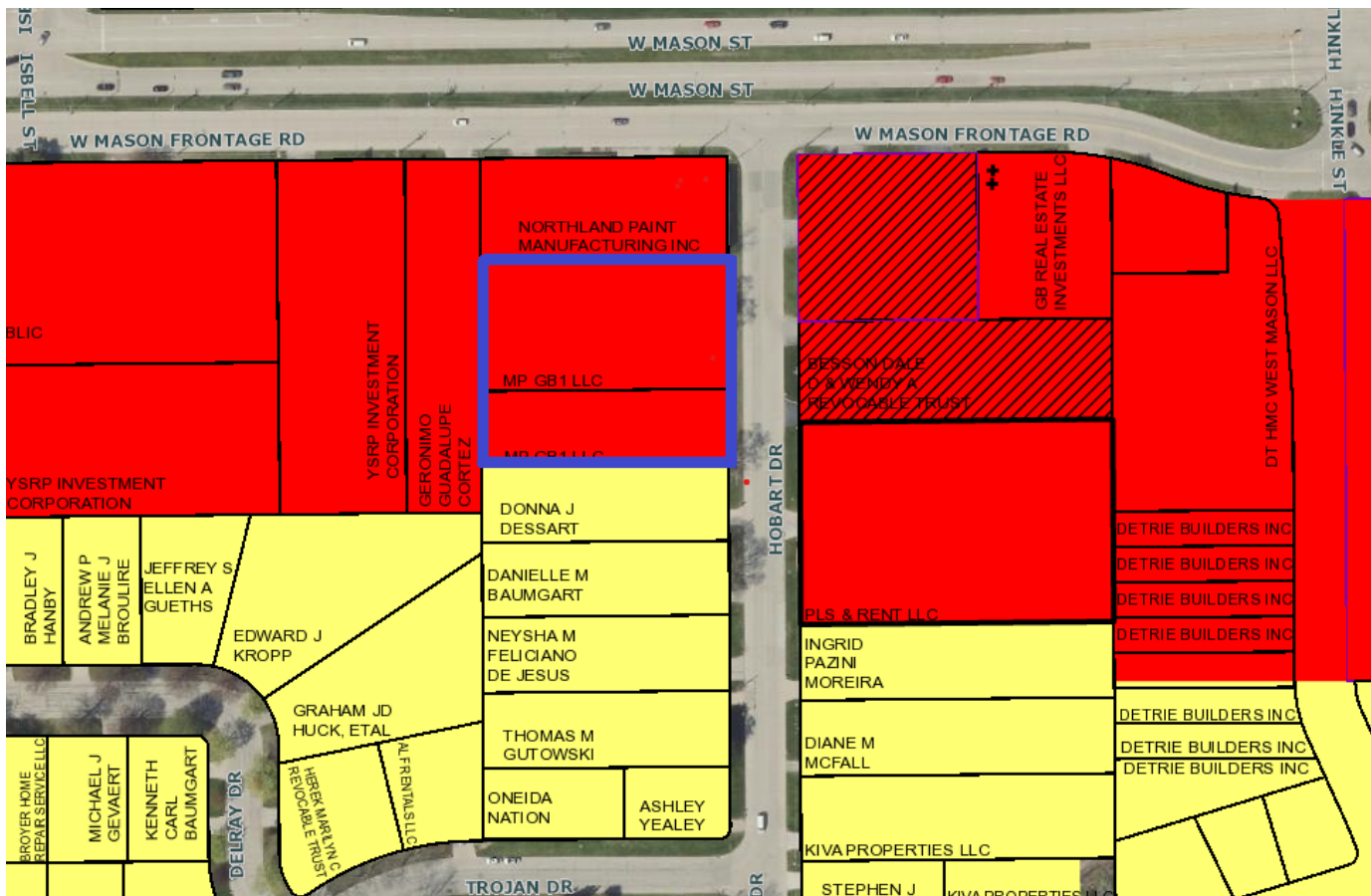
For office use only:
Review Fee: \$375

Receipt No.:

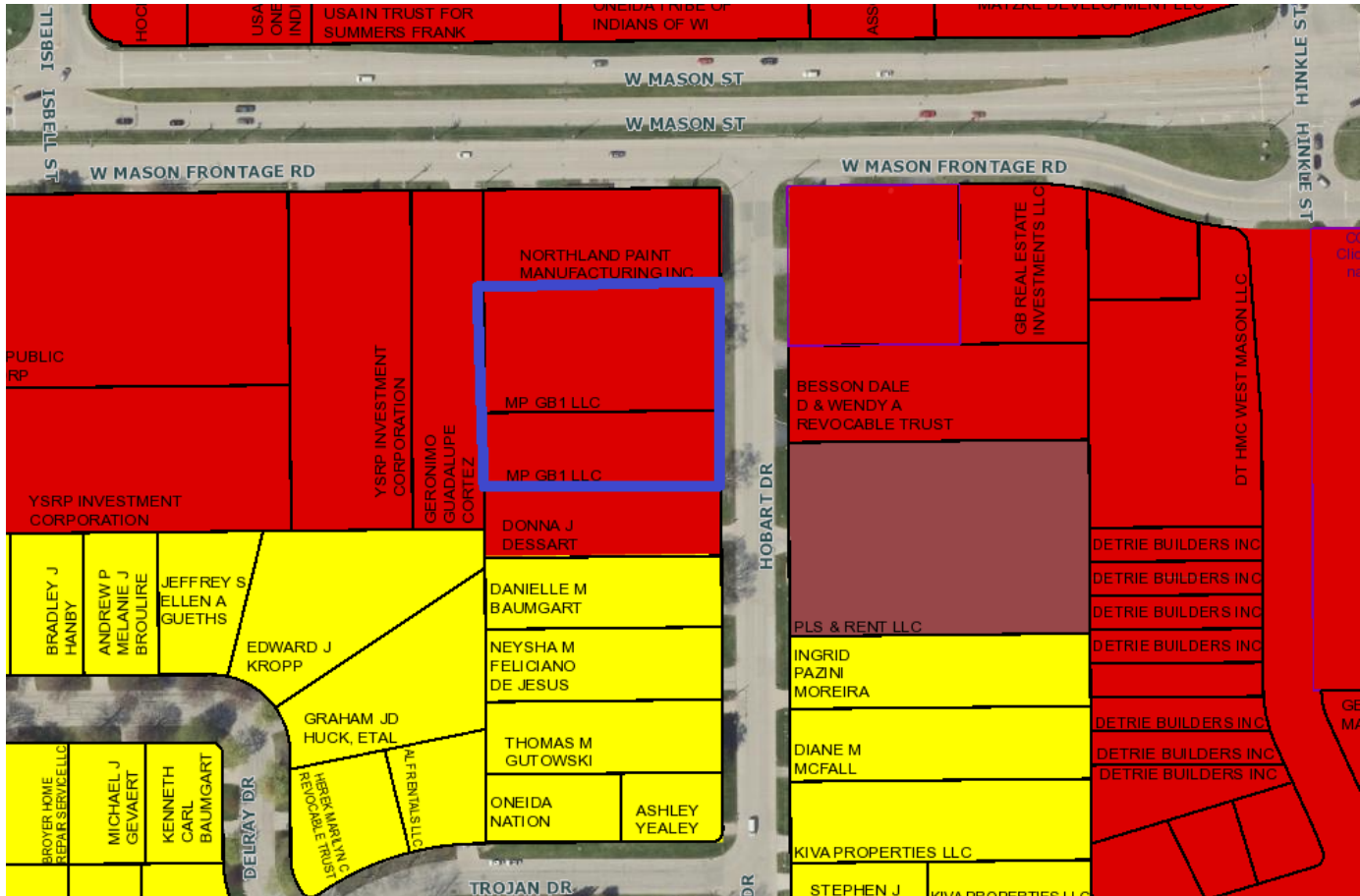
Zoning Petition No.: ZP 24-26

**Comprehensive Plan Amendment
(Commercial to Medium/High Density Residential)
and Rezone (C1 to R3) Request
1116 Hobart Drive
Parcels (6H-1110-1 and 6H-1110-19)**





Existing Zoning Map



Existing Future Land Use Map

GB Real Estate Investments, LLC
Licensed Wisconsin Brokerage
Garritt R. Bader
300 N. Van Buren Street, Green Bay, WI 54301
Phone: (813) 500-0296 • E-Mail: gb@gb-re.com
www.gb-re.com

July 15, 2024

Mr. David Buck
City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

**Re: Property Rezoning Request
Parcels 6H-1110-1 & 6H-1110-19**

Mr. Buck:

This brief narrative is being submitted concurrently as requested in the formal *RFCA* form for the above-referenced two tax parcels.

We are requesting that the City of Green Bay rezone the properties to R-3 to allow for future multifamily development to occur on the site. When combined, the parcels will create a 1.15-acre site fronting Hobart Drive south of the Mason Street frontage road. The site is currently vacant and zoned commercial, situated behind Parker Paints & Coatings.

(As part of the overall permitting process, we will request that a lot combination formally be approved to combine the two parcels into one).

Multifamily development on this site would provide a nice buffer between the R-1 and R-2 neighborhood to the south and commercial uses to the north. New development would notably provide fresh new units in an area that has not seen any new product in decades.

These will be market-rate units, catering to a wide range of potential residents including students at nearby NWTC, those desiring easy access to I-41, and/or those wanting to be close to the nearby retail corridor along West Mason Street.

Specific plans are still early, but we aim to have early renderings and layouts available for the Plan Commission to view at the meeting scheduled for August 12th.

Sincerely,



Garritt R. Bader

MISCELLANEOUS ORDINANCE NO. xx-24

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE SMART GROWTH
2022 COMPREHENSIVE PLAN OF THE CITY OF GREEN BAY RELATED
TO PROPERTY LOCATED AT THE 1100 BLOCK OF HOBART DRIVE
(PARCEL 6H-1110-19) AND 1116 HOBART DRIVE (PARCEL 6H-1110-1)
FROM COMMERCIAL AND LIGHT INDUSTRIAL TO MEDIUM/HIGH DENSITY
RESIDENTIAL
(CPA 24-03)**

WHEREAS, pursuant to Wis. Stats. §§ 62.23(2) and (3), the City of Green Bay is authorized to prepare, adopt, and amend a comprehensive plan, as defined in Wis. Stats. § 66.1001(4)(a); and

WHEREAS the Common Council has adopted the Smart Growth 2022 Comprehensive Plan for the purpose of guiding future land-use decision making, but recognizes that from time-to-time amendments may be necessary to reflect changes in the land use and planning needs of the community; and

WHEREAS the Common Council of the City of Green Bay has adopted written procedures (known as the Public Participation Plan for Periodic Comprehensive Plan Amendments) designed to foster public participation in every stage of the preparation of periodic comprehensive plan amendments required by Wis. Stats. § 66.1001(4)(a); and

WHEREAS the City of Green Bay has held at least one public hearing on this ordinance in compliance with the requirements of Wis. Stats. § 66.1001(4)(d), and it is the Common Council's belief that this comprehensive plan amendment is necessary and consistent with the overall goals, policies, and other related elements of the plan;

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

SECTION 1. Comprehensive Plan Amendment CPA 23-04 is hereby adopted pursuant to Wis. Stats. § 66.1001(4)(c) on the following described properties. A copy of the comprehensive plan amendment is attached to this ordinance.

Parcel I: The most Westerly Two Hundred Forty-seven (247) feet of the South Seventy-five (75) feet of the North Four Hundred Five (405) feet of that part of Government Lot Fifteen (15), in Section 29, T24-R20E, lying South of the Center line of Highway 54 as now laid out, in the City of Green Bay, WSFR, Brown County, Wisconsin, except that part described in Volume 1123 Records Page 286.

And

Parcel II: The Southerly One Hundred Thirty (130) feet of the Northerly Three Hundred Thirty (330) feet of the Westerly Two Hundred Forty-seven (247) feet of Lot Fifteen (15), in Section Twenty-nine (29), T24-20 E, lying South of the Center line of Highway 54 as now laid out, in the City of Green Bay, WSFR, Brown County, Wisconsin, except that part described in Volume 1123 Records Page 286.

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

SECTION 3. This ordinance shall take effect upon its passage and publication.

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

APPROVED:

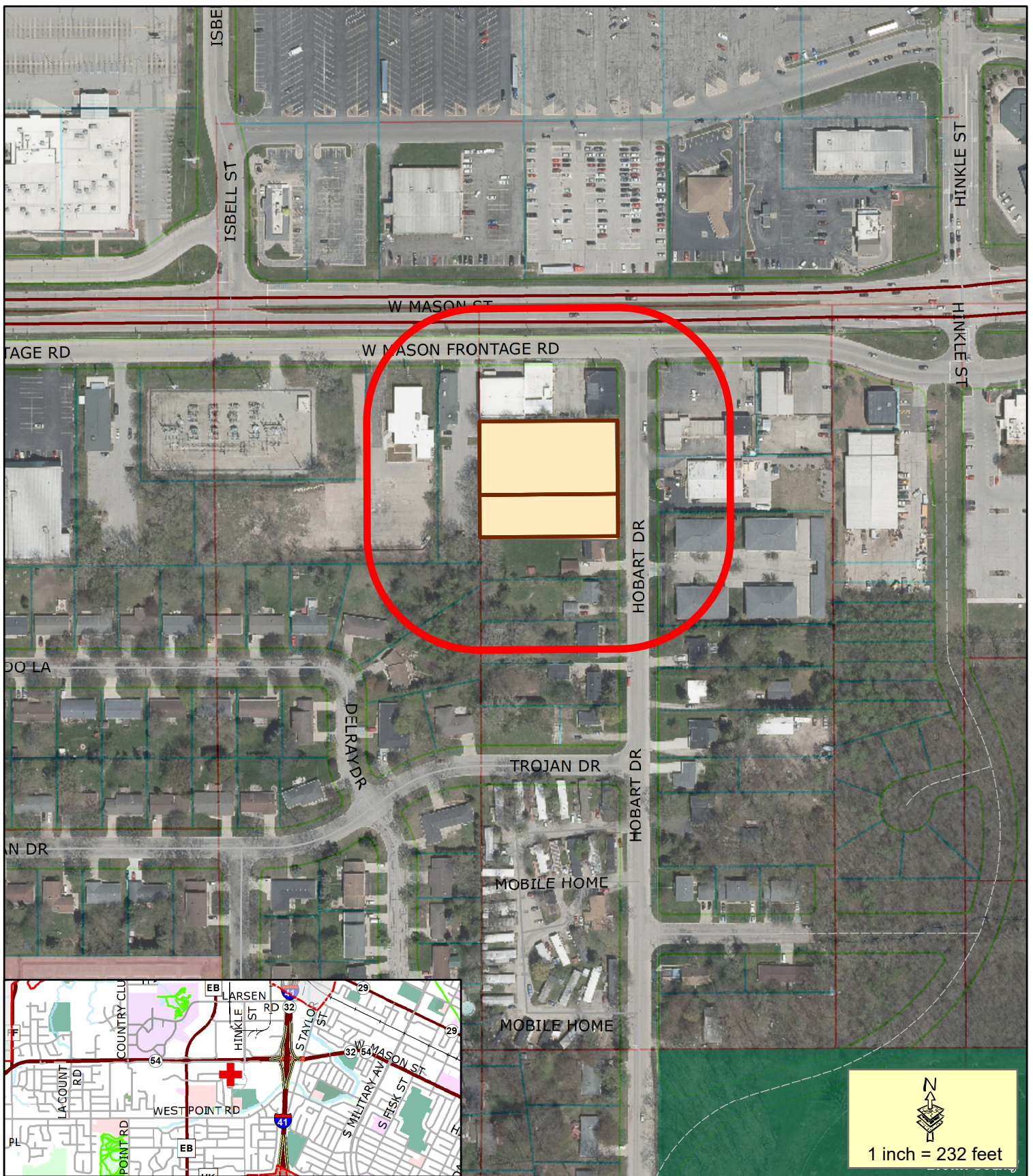
Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

jl:

Attachments – Location Map



Proposed CPA and Rezone Parcels

200' Property Owner Notice

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

**Comprehensive Plan Amendment
(Commercial to Medium/High Density Residential)
and Rezone (C1 to R3) Request
1116 Hobart Drive
Parcels (6H-1110-1 and 6H-1110-19)**



Report to the Green Bay Plan Commission

MEETING DATE

August 27, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # P.2

To approve the rezone of 1116 Hobart Drive (6H-1110-1 & 6H-1110-19) from C-1, General Commercial to R-3, Varied Density Residential district. (ZP 24-26 Public Hearing held August 12, 2024).

BACKGROUND

Surrounding Zoning and Land Uses:

Subject Property: General Commercial (C1) | Green space

North: General Commercial (C1) | Commercial paint retail

South: Low Density Residential (R1) | Single-family residence

East: Highway Commercial (C2) and Planned Unit Development (PUD) | Car wash, Vehicle repair/Sales, Multi-family residential

West: General Commercial (C1) | Restaurant surface parking

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends commercial use for this property as well as the properties on most sides of the property except to the south-east, which calls for Medium-High Density Residential. CPA 24-03 recommends a change to Medium-High Density Residential.

Report: A dual request Comprehensive Plan amendment and zoning change application involving two 1.15 acre parcels at 1116 Hobart Drive (Parcel 6H-1110-1 and 6H-1110-19) has been submitted. Garritt Badger to potentially facilitate development of a multi-family residential housing project on the parcels. These parcels currently have a future land use designation of commercial within the 2022 Smart Growth Green Bay Comprehensive Plan. In order to rezone the property, a Planned Unit Development or Comprehensive Plan amendment is needed to permit a zone change on the property in alignment with the Comprehensive Plan. This was the previous item reviewed by the Plan Commission.

Existing zoning classifies the two parcels as C1-General Commercial. Past records indicate the site has remained an undeveloped, potential infill site for decades. Commercial infill has not occurred south of the parcels located along West Mason frontage beyond the limits of the parcels directly touching the frontage road with limited exceptions.

The applicant is seeking both a Comprehensive Plan change and rezone to allow multi-family development on the site as permitted use. Staff is in favor of this proposal because of three contextual notes:

1. The existing future land use lots and zoning fronts Hobart, rather than W Mason. Commercial uses have sparsely been developed south along Hobart Drive. A small, niche auto dealer is across the street, south of East Mason, but it does not generate daily users like the majority of businesses along the W Mason corridor.
2. The transition from a commercial corridor to a Low Density Residential neighborhood creates space for use such as multi-family residential in this location.
3. An existing multi-family residential development exists across the street to the east. A

Comprehensive Plan change and rezone continues the development pattern which exists along Hobart Drive and facilitates infill development to potentially occur.

4. The applicant does not have a formal site plan for the property, but generally speaking, the size of the combined parcels is sufficient land area to create a multi-family residential use on the site.

Ald. Hinkfuss and neighbors within 200 ft. have been notified of the meeting based on Plan Commission policy. Staff has received one inquiry from a neighbor at the time of drafting this report. The neighbor opposed multi-family residential development, but was in favor of single-family residential development.

RECOMMENDATION

Approval of the request to rezone the property from General Commercial (C1) to Varied-Density Residential (R3).

FISCAL IMPACT

ATTACHMENTS

1. ZP 24-26 Application
2. ZP 24-26 Narrative
3. ZP 24-26 Street View
4. Existing Zoning and FLU
5. ZP 24-26 Zoning Map



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: 1116 Hobart Drive & 0 Hobart Drive

Parcel Number(s): 6H-1110-1 & 6H-1110-19

Petitioner(s): Garritt R. Bader

Date: July 15, 2024

Email: gb@gb-re.com

Phone Number: (813) 500-0296

Address: 300 N. Van Buren Street

City: Green Bay

State: WI

Zip: 54301

Property Owner: MP GB I, LLC

Phone Number: (813) 500-0296

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, Garritt Bader, respectfully request that the City of Green Bay take the following action:

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

Owner Signature: 

Date: 7-15-24

Petitioner Signature(s): 

7-15-24

Checklist of required attachments:

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

For office use only:
Review Fee: \$375

Receipt No.:

Zoning Petition No.: ZP 24-26

GB Real Estate Investments, LLC
Licensed Wisconsin Brokerage
Garritt R. Bader
300 N. Van Buren Street, Green Bay, WI 54301
Phone: (813) 500-0296 • E-Mail: gb@gb-re.com
www.gb-re.com

July 15, 2024

Mr. David Buck
City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

**Re: Property Rezoning Request
Parcels 6H-1110-1 & 6H-1110-19**

Mr. Buck:

This brief narrative is being submitted concurrently as requested in the formal *RFCA* form for the above-referenced two tax parcels.

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(As part of the overall permitting process, we will request that a lot combination formally be approved to combine the two parcels into one).

Multifamily development on this site would provide a nice buffer between the R-1 and R-2 neighborhood to the south and commercial uses to the north. New development would notably provide fresh new units in an area that has not seen any new product in decades.

These will be market-rate units, catering to a wide range of potential residents including students at nearby NWTC, those desiring easy access to I-41, and/or those wanting to be close to the nearby retail corridor along West Mason Street.

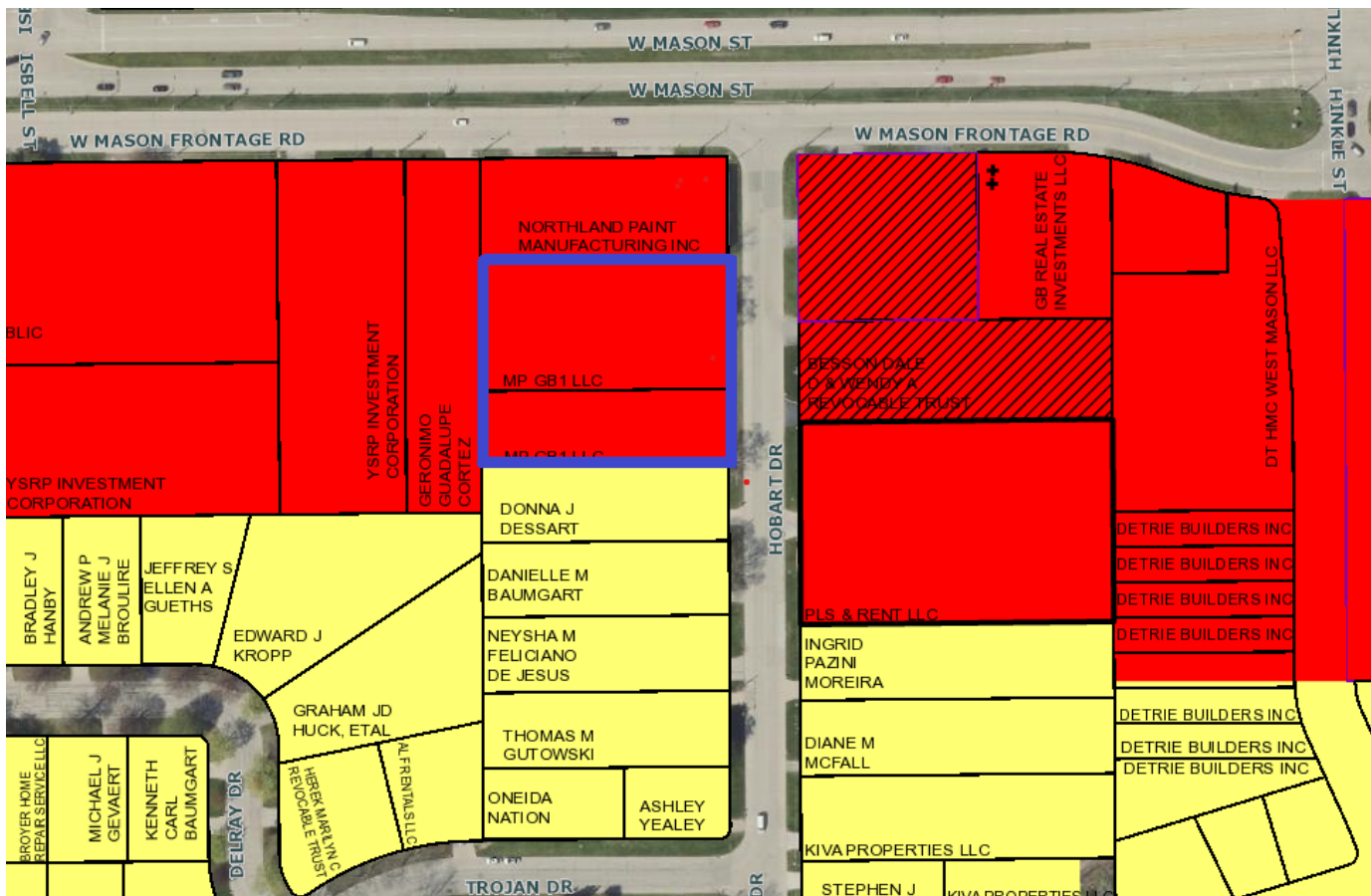
Specific plans are still early, but we aim to have early renderings and layouts available for the Plan Commission to view at the meeting scheduled for August 12th.

Sincerely,

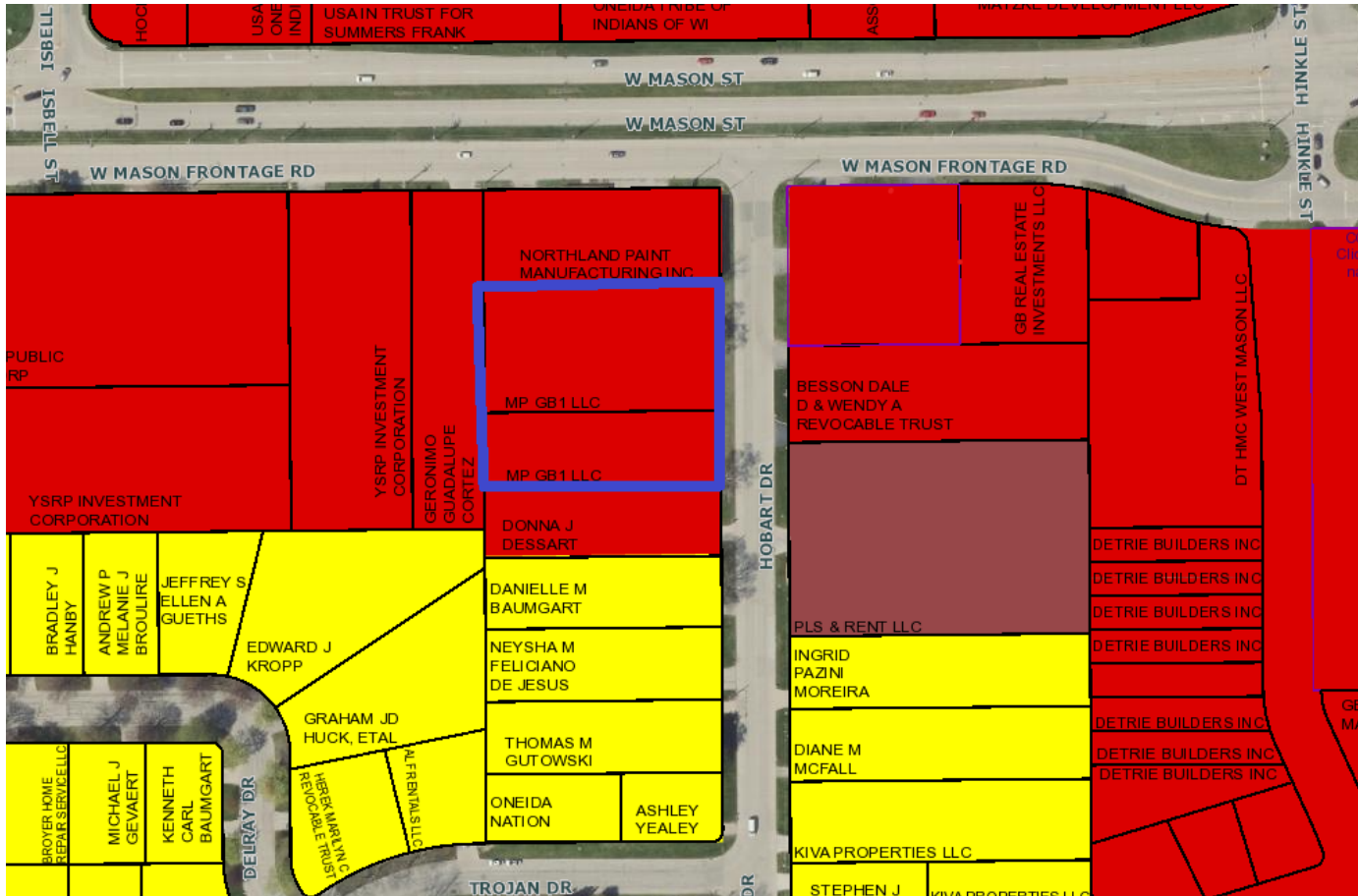


Garritt R. Bader

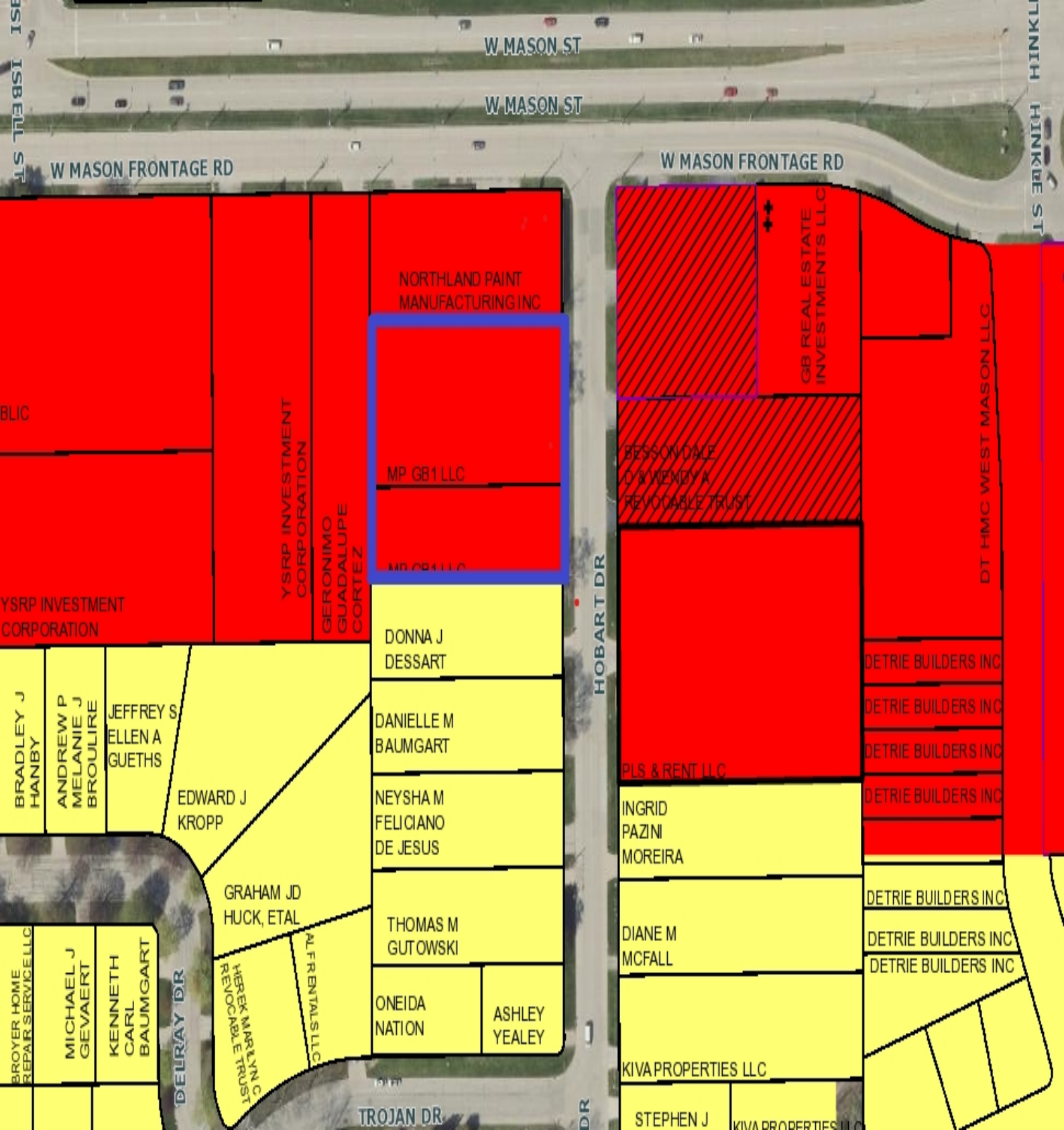




Existing Zoning Map



Existing Future Land Use Map



W MASON ST

W MASON ST

W MASON FRONTAGE RD

W MASON FRONTAGE RD

NORTHLAND PAINT
MANUFACTURING INC

MP GB1 LLC

MP GB1 LLC

GB REAL ESTATE
INVESTMENTS LLC

BESSON DALE
D & WENDY A
REVOCABLE TRUST

DT HMC WEST MASON LLC

BLIC

YSRP INVESTMENT
CORPORATION

YSRP INVESTMENT
CORPORATION

GERÓNIMO
GUADALUPE
CORTEZ

DONNA J
DESSART

DANIELLE M
BAUMGART

NEYSHA M
FELICIANO
DE JESUS

THOMAS M
GUTOWSKI

ONEIDA
NATION

ASHLEY
YEALEY

HOBART DR

DELRAY DR

TROJAN DR

DR

BRADLEY J
HANBY

ANDREW P
MELANIE J
BROULIRE

JEFFREY S
ELLEN A
GUETHS

EDWARD J
KROPP

GRAHAM JD
HUCK, ETAL

HEREX MARLYN C
REVOCABLE TRUST

ALFRONTALS LLC

PROYER HOME
REPAIR SERVICE LLC

MICHAEL J
GEVAERT

KENNETH
CARL
BAUMGART

PLS & RENT LLC

INGRID
PAZINI
MOREIRA

DIANE M
MCFALL

KIVA PROPERTIES LLC

STEPHEN J

KIVA PROPERTIES LLC

DETRIE BUILDERS INC

DETRIE BUILDERS INC

DETRIE BUILDERS INC

DETRIE BUILDERS INC

DETRIE BUILDERS INC

DETRIE BUILDERS INC

DETRIE BUILDERS INC



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # Q.1

To approve the purchase of parcels 11-210 (435 E Walnut), 11-206 (512 Cherry Street), 11-222 (503 E Walnut Street), and 13-128 (212 S Madison Street), and direct staff to strengthen the language in development agreements with a claw back provision if the property is not developed and that we prioritize the historic preservation of Fire Stations 1 & 3 with oversight by the City.

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

BACKGROUND

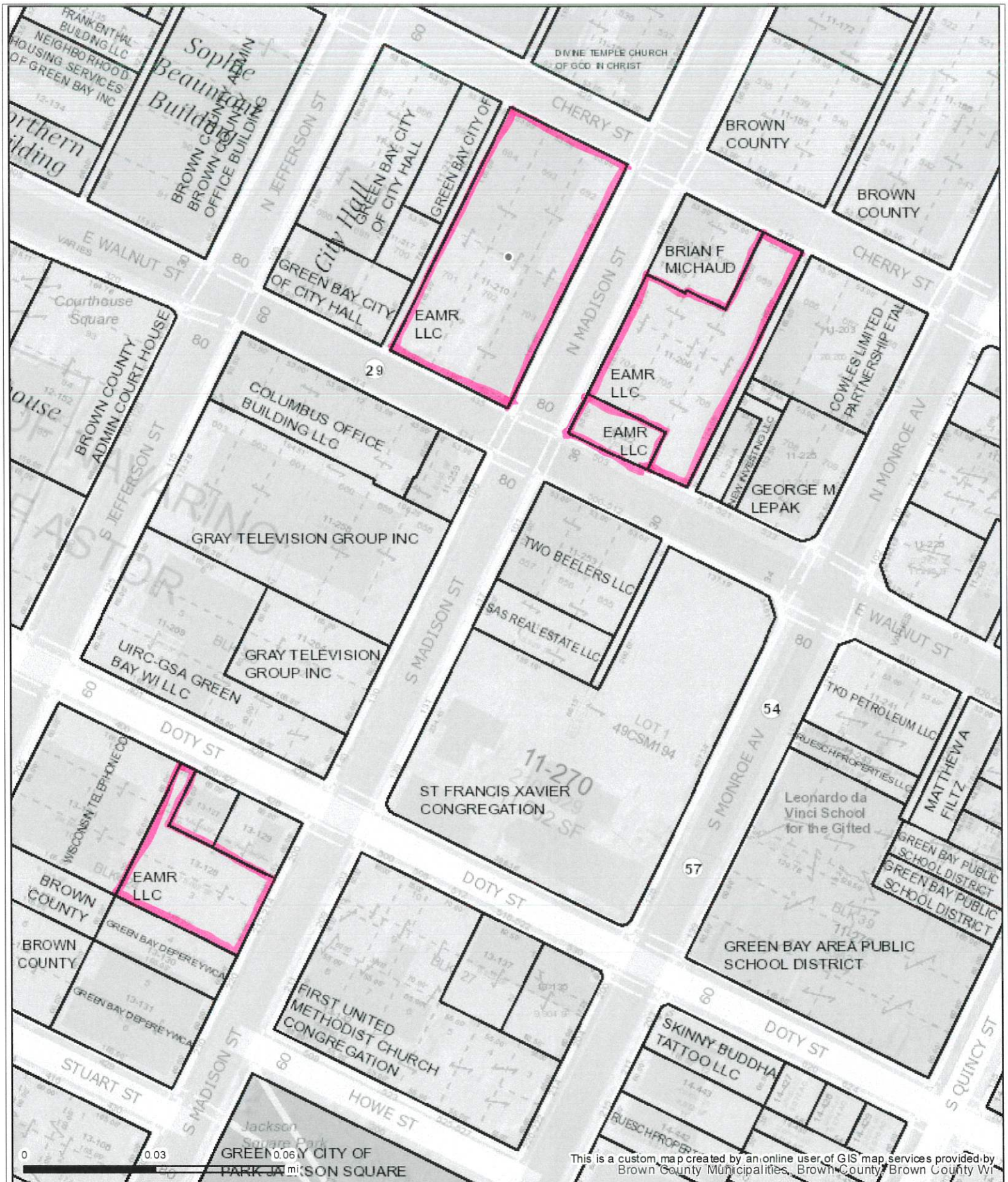
RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. EAMR Parcels



Part of Brown County WI

Map printed on 8/15/2024

1:1,800

1 inch = 150 feet*

1 inch = 0.0284 miles*

*original page size: 8.5"x11"

Appropriate format depends on zoom level

Parcel ownership key

Parcel Boundary

Condominium

Gap or Overlap

"hooks" indicate
parcel ownership
crosses a line

Parcel line

Right of Way line

Meander line

Lines between deeds or lots

Historic Parcel Line

Vacated Right of Way

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



(920) 448-6480

www.browncountywi.gov



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # Q.2

To approve the Purchase of 57 Surveillance Cameras for a total cost of 89,031.66. This is to be funded through the 2020/2022 JAG Grant and 2024 Equipment Replacement Budget for the City of Green Bay Police Department

BACKGROUND

RECOMMENDATION

Approval of the Request.

FISCAL IMPACT

ATTACHMENTS

- I. Finance Request Police Surv Cameras 8-20-2024



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

Phone 920.448.3047
Fax 920.448.3050

8/14/2024

Finance Committee 8/20/2024.

Consideration and possible action to approve a Purchase of 57 ea. Surveillance Cameras for a total cost of 89,031.66. The cameras in this request will be utilized to replace proprietary equipment that exists on our legacy camera system. Additional cameras will also be purchased to supplement the existing camera system in additional locations, such as the new PD evidence building and community police centers. Many of the legacy cameras are 10-15 years old and are years beyond the camera's expected life cycle.

This is a Government Purchase utilizing a Government Contract Purchase Omnia Mesa GOV 2024056-01. This is to be funded through the 2020/2022 JAG Grant and 2024 Equipment Replacement Budget for the City of Green Bay Police Department. Split out accordingly 2020 JAG Grant \$38,208.52 - 2022 JAG Grant \$50,484.00 - 2024 Equipment Replacement \$339.14

Respectfully Submitted,

Thomas J. Walenski

Thomas J. Walenski
Procurement
Manager City of
Green Bay

Green Bay Police Department

Approved Funds: 2020 JAG grant, 2022 JAG grant and 2024 Equipment Replacement budget

Requisition #200

Department Contact for this Requisition: Assistant City IT Director Jason Bamman @ 3037

Purchase request: (57) Surveillance Cameras

Cost: \$89,031.66

Account Number: See Below

Created and Approved by Rick Jurkanis 8/12/24

Please see attached quote for specifications and work with department contact to finalize specifications. Vendor is CDWG. Approved State Contract Price. Please confirm the quote before issuing purchase order.

Please use the following funding sources:

- | | | |
|-----------------|-----------------------|--------------------|
| 1. \$38,208.52: | 2020 JAG grant | 825300-55140-27309 |
| 2. \$50,484.00: | 2022 JAG grant | 825300-55140-27326 |
| 3. \$339.14: | Equipment Replacement | 1013420-55140 |



Thank you for choosing CDW. We have received your quote.

Hardware

Software

Services

IT Solutions

Brands

Research Hub

QUOTE CONFIRMATION

JASON BAMMAN,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

Convert Quote to Order

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PBGD387	8/8/2024	PBFJ696	2920254	\$89,031.66

QUOTE DETAILS				
ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
Bosch FLEXIDOME corner 7100i IR NCE-7703-FK - network surveillance camera - Mfg. Part#: NCE-7703-FK Contract: OMNIA Mesa 2024056-01 - GOV (2024056-01)	14	8005652	\$1,330.00	\$18,620.00
AXIS Q6315-LE 60 Hz - network surveillance camera Mfg. Part#: 01925-004 Contract: OMNIA Mesa 2024056-01 - GOV (2024056-01)	14	6636368	\$3,013.78	\$42,192.92
AXIS P1468-LE - network surveillance camera Mfg. Part#: 02342-001 Contract: OMNIA Mesa 2024056-01 - GOV (2024056-01)	29	7098029	\$973.06	\$28,218.74

SUBTOTAL	\$89,031.66
SHIPPING	\$0.00
SALES TAX	\$0.00
GRAND TOTAL	\$89,031.66

PURCHASER BILLING INFO	DELIVER TO
Billing Address: CITY OF GREEN BAY PURCHASING DEPT 100 N JEFFERSON ST GREEN BAY, WI 54301-5026 Phone: (920) 448-3005 Payment Terms: VISA	Shipping Address: CITY OF GREEN BAY PURCHASING DEPT 100 N JEFFERSON ST GREEN BAY, WI 54301-5026 Phone: (920) 448-3005 Shipping Method: DROP SHIP-GROUND
Please remit payments to:	

CDW Government
75 Remittance Drive
Suite 1515
Chicago, IL 60675-1515



Sales Contact Info

Amanda Fischer (Government Sales) | (877) 213-7831 | amanfis@cdwg.com

LEASE OPTIONS			
FMV TOTAL	FMV LEASE OPTION	BO TOTAL	BO LEASE OPTION
\$89,031.66	\$2,551.65/Month	\$89,031.66	\$2,917.57/Month

Monthly payment based on 36 month lease. Other terms and options are available. Contact your Account Manager for details. Payment quoted is subject to change.

Why finance?

- Lower Upfront Costs. Get the products you need without impacting cash flow. Preserve your working capital and existing credit line.
- Flexible Payment Terms. 100% financing with no money down, payment deferrals and payment schedules that match your company's business cycles.
- Predictable, Low Monthly Payments. Pay over time. Lease payments are fixed and can be tailored to your budget levels or revenue streams.
- Technology Refresh. Keep current technology with minimal financial impact or risk. Add-on or upgrade during the lease term and choose to return or purchase the equipment at end of lease.
- Bundle Costs. You can combine hardware, software, and services into a single transaction and pay for your software licenses over time! We know your challenges and understand the need for flexibility.

General Terms and Conditions:

This quote is not legally binding and is for discussion purposes only. The rates are estimate only and are based on a collection of industry data from numerous sources. All rates and financial quotes are subject to final review, approval, and documentation by our leasing partners. Payments above exclude all applicable taxes. Financing is subject to credit approval and review of final equipment and services configuration. Fair Market Value leases are structured with the assumption that the equipment has a residual value at the end of the lease term.

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For more information, contact a CDW account manager.

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Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # Q.3

To approve the Department of Public Works to purchase Mobile Vehicle Barricade Systems from Advanced Security Technologies at a cost not to exceed \$370,000.

BACKGROUND

The Green Bay Police Department (GBPD) has been requiring the use of vehicular barricade systems to protect large public events in Green Bay for the last several years. GBPD had purchased the Meridian barricade system, which Department of Public Works (DPW) has been deploying since. With the increase in use of these devices for regular public events, along with the short-term need for the 2025 NFL draft, additional devices are required.

Staff have been researching barricade systems and have determined that the Advanced Security Technologies MVB3X barricading system is the only system commercially available that meets the needs of the department. These barricades provide the same level of protection afforded by the Meridian system, but are modular in nature. Each unit weighs approximately 53 pounds, vs approximately 760 pounds per Meridian, making it easier for staff to deploy. Also, the MVB3X can be constructed in different lengths depending upon how many units are linked together, whereas the Meridians are a fixed unit size and weight.

Staff received budgetary quotations for the purchase of the MVB3X systems from the manufacturer. Staff recommends the purchase of 2 each units of 72 MVB3X systems, with trailer. The budgetary quotations add up to \$353,838, but certain assumptions regarding ancillary hardware were made during the preparation of the quotation. Staff recommends setting the expenditure level at \$370,000 to provide flexibility to tailor the quotation to the amount of ancillary items actually needed for our use.

RECOMMENDATION

Staff recommends award.

FISCAL IMPACT

Funds were approved for this purchase by the Common Council using ARPA funds.

ATTACHMENTS

- I. Green Bay Department of Public Works - General Budgetary Pricing 07 10 24



Bringing Advanced Technologies to the Security World

10 July 2024

Mr. Steven Grenier
GREEN BAY DEPARTMENT OF PUBLIC WORKS
519 South Oneida Street
Green Bay, Wisconsin 54303

Tel: 920-448-3097

E-Mail: Steven.Grenier@greenbaywi.gov

REFERENCE: Modular Vehicle Barrier 3X System – General Budgetary Pricing

Dear Mr. Grenier,

Thank you very much for your continued interest in the MVB 3X Modular Vehicle Barrier System. Please find specifications and budgetary price information, related to the entire system, enclosed for your review. Please keep in mind the pricing reflects various standard trailer and inventory configurations that can be customized to match your operational requirements.



A. Performance Based Specifications:

1. Must be US Department of Homeland Security Safety Act Designated
2. Barrier System must be certified to ASTM-F2656-15.
3. Barriers System must be certified to ASTM/PAS 68 & IWA standards.
4. Barrier System must be modular and adaptable to any road width.
5. Multiple traffic lanes of continuous coverage must be able to be assembled without the use of cables or ball/hitch connections. Cables cannot be used in a modular vehicle barrier perimeter.
6. Three points of connection via metal structure and pins are REQUIRED to connect the barriers to each other to ensure continuity in the barrier integrity and stopping capability.
7. The Barriers MUST be Safety Yellow in color for maximum visibility
8. Open and close a lane in less than ten seconds
9. One person to assemble, deploy and dismantle
10. Quick perimeter access in case of an emergency
11. No tools required for assembly
12. Zero maintenance
13. Individual Barrier Units must fold for easy carrying and storage

B. Modular Vehicle Barrier Product Specifications:

1. Barrier Units must be able to be deployed in increments of 2 feet or less to ensure it will fit any size roadway.
2. Each complete MVB3X unit must weigh less than 53 lbs.
3. Each unit dimensions: L~46.5", W~21", H~32".
4. Tools shall not be required. System is to be assembled with pins.
5. Barriers must have the ability to be folded for transportation.
6. MVB3X units must have the option to pivot and transition into an operational gate.
7. MVB3X units must have the option of slide wheels for lateral movement.
8. Barriers must be capable of quick deployment (less than a minute to deploy a single unit).
9. Barriers must be able to be deployed by one person.
10. Bottom edges of the barriers must be protected by aluminum covers (for pedestrian safety).
11. Barrier System shall have the ability to be deployed from the road and up to sidewalk in one continuous line.
12. MVB3X units shall have multi-terrain capability.
13. MVB3X units shall not require any maintenance.
14. Magnetic sequential lights shall attach to MVB3X units.

C. MVB3X Transport Trailer Specifications:

1. The Trailer shall be made in the United States and comply with U.S. DOT regulations.
2. The Trailer must be New/Unused.
3. Trailer to include drip rails.
4. Trailer can hold up to 20/48/60/72 MVB3X units + Pivots.
5. 20 Unit Trailer will have one door in the back / 48 unit Trailer will have 4 doors on each side / 60 unit trailer will have 5 doors on each side / 72 unit Trailer will have 6 doors on each side.
6. 20 Unit Trailer shall be 5 X 8 Feet. Other Trailers shall be 16/20 feet long.
7. Trailer shall be 101.5" wide.
8. 20 Unit Trailer shall be single axle. All others shall be tandem axel.
9. 3,000 / 10,000 / 14,000 lb. hauling capacity.
10. Electric brakes.
11. LED lighting.
12. 15,000 pound safety chain.
13. Trailer will come equipped with a 2 5/16" hitch.
14. Spare wheel + Tire ST225/75/R12 (6 Lug).
15. All containment steel shall be powder coated.
16. MVB3X barriers can be loaded/stored from both sides.
17. Each MVB3X unit has its own dedicated slot for safe transport.
18. Each MVB3X is locked in place for transport with secondary retainment system.
19. Unit shall have Stainless Steel latches & hinges.
20. Zinc coated steel rivets.
21. Zinc coated nuts & bolts.
22. Dedicated space for pivot units.

23. Each door has locks for safe storage. All keyed alike.
24. Single storage compartment shall be provided on the trailer. Each compartment shall be 24" tall x 35" deep x 96" wide. Compartment shall have dedicated slots for the pivot units.
25. Trailer shall be black in color.

D. Sequential Lighting Specifications

1. 24+ hours of continuous flash.
2. Charge all flares at once.
3. Visible range of 3,000+ feet
4. 6 hour recharge time from completely dead battery.
5. RDS™ (Rapid Deployment System): Automatically turns on flare when removed from case.
6. 30,000 lbs crush strength.
7. Flare specification: Weight = .5 lbs.
Dimensions: L = 4.25 in, W = 3.5 in, H = 1 in.
8. 10 Set specification: Weight with flares = 7 lbs,
Dimensions: L = 11.7 in, W = 9.2 in, H = 1.2 in
Includes: Carrying/Charging case, DC 12/24V car charger plug, AC wall charger plug

E. Pricing Information

Option 1: One Box Provides approximately 2 Lanes of Closure

System Number	Description	Unit Price	Quantity	Extended
AST3X-16/00-080103-10-B1	System Components of this package are listed below	\$32,767	1	\$32,767
Freight	F.O.B. Destination	Included	1	Included
AST Services	Online Equipment Training (Fee Waived)	Included	1	Included
			Total	\$32,767

Individual Box System Inventory

Description	Quantity	Description	Quantity
MVB3X Units	16	Set of 10 Sequential Flares	1
Pivot Units	8	Banner – Single Lane	1
Slide Wheels - Fixed	1	Slide Wheels - Rotating	3
Large Storage/Shipping Box	2		

Option 2: 20 X MVB3X Unit Trailer – Provides approximately 2.5 Lanes of Closure per Trailer

System Number	Description	Unit Price	Quantity	Extended
AST3X-20/20-080103-10-B1	20 MVB3X Capacity Fully Loaded Trailer System	\$61,217	1	\$61,217
Freight	F.O.B. Destination	Included	1	Included
AST Services	On-Site Equipment Training (Fee Waived)	Included	1	Included
			Total	\$61,217

Individual Trailer System Inventory

Description	Quantity	Description	Quantity
Trailer with capacity for 20 MVB3X Units and accessories	1	Fixed Slide Wheels	1
MVB3X Units	20	Rotating Slide Wheels	3
Pivot Units	8	Block Set of Sequential Lighting (Total of 10 Magnetic Lights)	1
Large Storage/Shipping Box	2	Banner – Single Lane	1



20 MVB3X Capacity Trailer with Extended Compartment

Option 3: 48 X MVB3X Unit Trailer – Provides approximately 6 Lanes of Closure per Trailer

System Number	Description	Unit Price	Quantity	Extended
AST3X-48/48-240206-20-B3	48 MVB3X Capacity Fully Loaded Trailer System	\$127,081	1	\$127,081
Freight	F.O.B. Destination	Included	1	Included
AST Services	On-Site Equipment Training (Fee Waived)	Included	1	Included
			Total	\$127,081

Individual Trailer System Inventory

Description	Quantity	Description	Quantity
Trailer with capacity for 48 MVB3X Units and accessories	1	Fixed Slide Wheels	2
MVB3X Units	48	Rotating Slide Wheels	6
Pivot Units	24	Block Sets of Sequential Lighting (Total of 20 Magnetic Lights)	2
Large Storage Shipping Box	3	Banner - Single Lane	3



48 MVB 3X Capacity Trailer with Four Compartments per Side

Option 4: 60 X MVB3X Unit Trailer – Provides Approximately 8 Lanes of Closure per Trailer

System Number	Description	Unit Price	Quantity	Extended
AST3X-60/60-240206-30-B3	60 MVB3X Capacity Fully Loaded Trailer System	\$154,096	1	\$154,096
Freight	F.O.B. Destination	Included	1	Included
AST Services	On-Site Equipment Training (Fee Waived)	Included	1	Included
			Total	\$154,096

Individual Trailer System Inventory

Description	Quantity	Description	Quantity
Trailer with capacity for 60 MVB3X Units and accessories	1	Fixed Slide Wheels	2
MVB3X Units	60	Rotating Slide Wheels	6
Pivot Units	24	Set of 10 Sequential Lights	3
Large Storage/Shipping Box	4	Banner – Single Lane	3



60 MVB3X Capacity Trailer with Five Compartments per Side

Option 5: 72 X MVB3X Unit Trailer – Provides Approximately 10 Lanes of Closure per Trailer

System Number	Description	Unit Price	Quantity	Extended
AST3X72/72-320206-40-B4	72 MVB3X Capacity Fully Loaded Trailer System	\$176,919	1	\$176,919
Freight	F.O.B. Destination	Included	1	Included
AST Services	On-site Equipment Training (Fee Waived)	Included	1	Included
			Total	\$176,919

Individual Trailer System Inventory

Description	Quantity	Description	Quantity
Trailer with Capacity for 72 MVB3X Units and Accessories	1	Fixed Slide Wheels	2
MVB 3X Units	72	Rotating Slide Wheels	6
Pivot Units	32	Block Sets of Sequential Lighting (Total of 40 Magnetic Lights)	4
Large Storage/Shipping Box	4	Banner – Single Lane	4



72 MVB3X Capacity Trailer with Six Compartments per Side

F. Note:

- Pivot units are only required for the purposes of using a section of MVB3X Units as an operational gate. MVB3X Sections not designated as operational gates do not require the use of pivot units. The number of pivots can be modified based upon your specific operational requirements.
- Slide wheels are used for the purposes of moving assembled sections of MVB3X laterally throughout an area of operation without requiring the end user to disassemble and re-assemble the section.
- These options represent the inventories of standard, fully loaded trailers, but, can be custom tailored to meet the specific operational requirements of the purchasing agency.

G. Terms & Conditions:

- F.O.B – Destination. Shipping has been included in the above price.
- Taxes are not included. Should any taxes are levied they will be paid for by the purchaser.
- Delivery: 8-10 weeks ARO – depending on material availability.

4. Payment terms – 50% down payment 50 % net 30.
5. Prices are valid for 90 days.
6. Purchase of equipment is subject to Advanced Security Technologies LLC standard terms and conditions.

Please do not hesitate to contact me should you require additional information.

Sincerely,



Randall D. Lofland
Sales Director
Advanced Security Technologies LLC
Mobile: (804) 690-3055 | rlofland@adsectec.com



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # Q.4

To approve the report regarding the natural gas contract before the current contract had expired and after contract activation.

BACKGROUND

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. Finance Report Out Natural Gas Contract 8-20-2024



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

Phone 920.448.3047
Fax 920.448.3050

8/15/2024

Finance Committee 8/20/2024.

Report Out - New Natural Gas Contract 48 Months at \$ 5.04 a MMBtu.

Previous Motion: To approve the request from the Purchasing Department to contract natural gas before the current contract expires and report out after contract activation.

REPORT OF THE FINANCE COMMITTEE. (JUNE 18, 2024)

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to approve, except item 5.
Motion Passed.

Yes- Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No- None, Abstain- None

Current Contract compared to New Contract:

Pricing incorporates delivery to WPS City Gate in Green Bay WI from the Henry Hub.
Approximately 48,000 MMBtu a year in usage.

- Current price until October 31, 2024 \$ 6.950 MMBtu Fixed Price / 10% swing
- New Price as of November 1, 2024 \$ 5.04 MMBtu Fixed Price / 10% swing – for 48 months ending October 31, 2028.

TRANSACTION CONFIRMATION

EXHIBIT A



Date: July 19, 2024

Transaction Confirmation #: _____

This Transaction Confirmation is subject to the Base Contract between Seller and Buyer dated December 5, 2018. The terms of this Transaction Confirmation are binding unless disputed in writing within 2 Business Days of receipt unless otherwise specified in the Base Contract.

SELLER:

Twin Eagle Resource Management, LLC
 100 W. Lawrence Street
 Appleton, WI 54911
 Attn: Mark T. Morgan
 Phone: 920-831-2526
 Fax: 920-831-2550
 Base Contract No. _____
 Transporter: _____
 Transporter Contract Number: _____

BUYER:

City of Green Bay
 100 N. Jefferson Street
 Green Bay, WI 54301
 Attn: Rick Jensen / Thomas J. Walenski
 Phone: 920-448-3048
 Email: rickje@greenbaywi.gov / thomas.walenski@greenbaywi.gov
 Email: Base Contract No. _____
 Transporter: _____
 Transporter Contract Number: _____

Contract Fixed Price: \$5.040/MMBtu for the term and volumes listed below.

Delivery Period: Begin: November 1, 2024

End: October 31, 2028

Performance Obligation and Contract Quantity: (Select One)**Firm (Fixed Quantity):**

_____ MMBtus/day

☐ EFP

Firm (Variable Quantity):

_____ MMBtus/day Minimum

_____ MMBtus/day Maximum

subject to Section 4.2. at election of

☐ Buyer or ☐ Seller

Interruptible:

Contract Quantity (See Below)

Delivery Point(s): Wisconsin Public Service Corporation

Special Conditions:

Wisconsin Public Service Corporation (WPSC) monthly administrative fees and distribution charges are not included in the above price. WPSC daily balancing monthly cashout is included in the above pricing. Buyer will advise Seller of operational changes that will affect gas consumption to minimize daily balancing charges.

Operating restrictions will be dictated in accordance with current approved Transporter tariff. Seller reserves the right to revise balancing services offered and storage account management, based upon changes in Transporter approved tariff.

Monthly incremental volumes in excess of 110% of the monthly contract quantity will be priced at Gas Daily daily Chicago citygates plus \$0.590/MMBtu. Monthly incremental volumes less 90% of the monthly contract quantity shall be cashed out and priced at Gas daily daily Chicago citygates plus \$0.050/MMBtu.

Seller will provide a consolidated invoice for gas deliveries after the month of delivery. Seller will pay Buyer's utility invoice for them and pass appropriate charges through to Buyer on Seller's invoice. A copy of the local distribution company invoice will be provided with the consolidated invoice.

<u>MONTH</u>	<u>VOLUME/MMBtu</u>	<u>MONTH</u>	<u>VOLUME/MMBtu</u>
Nov	5,143	May	1,977
Dec	6,380	Jun	1,339
Jan	9,179	Jul	723
Feb	7,358	Aug	725
Mar	6,933	Sep	432
Apr	3,875	Oct	2,517

Seller: Twin Eagle Resource Management, LLC

By: _____

Title: Senior Vice President

Date: 7/22/2024

Buyer: City of Green Bay

By: _____

Title: Procurement manager city of green bay

Date: Jul 19, 2024

FOR IMMEDIATE DELIVERY



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # Q.5

To accept the Assistance to Firefighters (AFG) Program/FEMA grant award of \$687,181.81 and local match requirement of \$68,718.19 for a total grant request of \$755,900.

BACKGROUND

RECOMMENDATION

Approval of the Request.

FISCAL IMPACT

ATTACHMENTS

1. FEMA AFG \$687,181 grant form
2. AFG EMW-2023-FG-01773 AWARD EMAIL-Param School
3. EMW-2023-FG-01773 - Award Package summarized



GRANT TRACKING FORM

PART #1: Notification of Grant Funds

([emailto:Kim.Rivest@greenbaywi.gov](mailto:Kim.Rivest@greenbaywi.gov))

APPLICANT DEPARTMENT: FIRE

DATE: 07/26/2024

APPLICANT DEPARTMENT GRANT CONTACT NAME/TITLE: Matthew Knott/Fire Chief

APPROPRIATE COMMITTEE: Finance

NAME OF GRANT/FUNDING SOURCE: Assistance to Firefighters Grant (AFG) Program/FEMA

AMOUNT OF GRANT REQUEST: \$755,900

LOCAL MATCH REQUIREMENT: \$68,718.19

SOURCE OF MATCH: ☒ General Fund ☐ Non-General Fund ☐ Not Applicable

TIMEFRAME OF GRANT: 01/01/2025 through 12/31/2026

TYPE OF GRANT REQUEST: ☒ Monetary ☐ Other (explain under 'purpose of grant')

PURPOSE OF GRANT (summary): This grant will be used to send 10 personnel to paramedic training. This is a normally budgeted item that will now be covered under the grant and allow us to send more individuals to training preventing future budget expenditures.

How does the grant meet City/Department needs? The Green Bay Metro Fire Department operates advanced life support ambulances and ALS fire companies. This grant allows us to cover course expenses and backfill/overtime for course participation. This is an item that we have historically used department funds for.

What are the personnel requirements (include both existing and new staff) of the grant? No additional staffing needs.

DEPARTMENT HEAD SIGNATURE: _____

PART	TO:	DATE:	TO:	DATE:
#1: Request to Apply	Finance Dept		FC – Info/Action	
#2: Request to Accept	Finance Dept		FC – Action	

FC = Finance Committee



GRANT TRACKING FORM

PART #2: Request to Accept Grant Funds

(complete after notification of grant award; [emailto:Kim.Rivest@greenbaywi.gov](mailto:Kim.Rivest@greenbaywi.gov))

AMOUNT OF GRANT AWARD: \$687,181.81

CFDA/STATE ID #: EMW-2023-FG-01773

LOCAL MATCH REQUIREMENT: \$68718.19

Please describe the source of match, if applicable: Operating Budget over next two years

Please describe any major changes in proposed grant-funded activities: none

Please describe what the grant money will be spent on: Paramedic training for 10 firefighters

PART	TO:	DATE:	TO:	DATE:
#1: Request to Apply	Finance Dept		FC – Info/Action	
#2: Request to Accept	Finance Dept		FC – Action	

FC = Finance Committee

From: [FEMA GO](#)
To: [Matthew Knott](#)
Cc: [Lynn Beno](#); [Ryan Gibbons](#); [Lynn Beno](#); [Matthew Knott](#)
Subject: **SPAM** Award Notification (Application Number: EMW-2023-FG-01773)
Date: Friday, July 26, 2024 6:02:49 AM

Dear Matthew,

Congratulations! Your grant application submitted under the Grant Programs Directorate's Fiscal Year (FY) 2023 Assistance to Firefighters Grant has been approved for award.

Please use the FEMA GO system at <https://go.fema.gov> to accept or decline your award. Please note that you will have thirty (30) days from the date of this award notification to either accept or decline the award, and that the award must be accepted or declined by an Authorized Organization Representative (AOR) within the FEMA GO system. Instructions for registering within the system and becoming an AOR are available at <https://www.fema.gov/gmm-training-resources>.

Once you are in the system and made an AOR for your organization, your home page will be the first screen you see. You will see a section entitled My Grants. In this section, please select the award acceptance link for EMW-2023-FG-01773 under Fiscal Year (FY) 2023 Assistance to Firefighters Grant. View your award package and indicate your acceptance or declination of award. If you wish to accept your grant, you should do so immediately. When you have finished, we recommend printing your award package for your records.

If you have questions on using the FEMA GO system, please reach out to the FEMA GO Help Desk (1-877-585-3242). For programmatic questions about your grant, please reach out to the AFG Helpdesk (firegrants@fema.dhs.gov / 1-866-274-0960).

All recipients are required to comply with FEMA EHP Policy Guidance. This EHP Policy Guidance can be found in [FEMA Policy \(FP\) 108-023-1, Environmental Planning and Historic Preservation Policy Guidance](#).

Sincerely,

Grants Management Branch

Assistance to Firefighters Grants

Department of Homeland Security / FEMA

Award Letter

U.S. Department of Homeland Security
Washington, D.C. 20472

Effective date: 07/16/2024



Matthew Knott
GREEN BAY, CITY OF
501 S. WASHINGTON ST
GREEN BAY, WI 54301

EMW-2023-FG-01773

Dear Matthew Knott,

Congratulations on behalf of the Department of Homeland Security. Your application submitted for the Fiscal Year (FY) 2023 Assistance to Firefighters Grant (FG) Grant funding opportunity has been approved in the amount of \$687,181.81 in Federal funding. As a condition of this grant, you are required to contribute non-Federal funds equal to or greater than 10.0% of the Federal funds awarded, or \$68,718.19 for a total approved budget of \$755,900.00. Please see the FY 2023 FG Notice of Funding Opportunity for information on how to meet this cost share requirement.

Before you request and receive any of the Federal funds awarded to you, you must establish acceptance of the award through the FEMA Grants Outcomes (FEMA GO) system. By accepting this award, you acknowledge that the terms of the following documents are incorporated into the terms of your award:

- Summary Award Memo - included in this document
- Agreement Articles - included in this document
- Obligating Document - included in this document
- 2023 FG Notice of Funding Opportunity (NOFO) - incorporated by reference

Please make sure you read, understand, and maintain a copy of these documents in your official file for this award.

Sincerely,

A handwritten signature in blue ink that reads "P. Williams".

PAMELA WILLIAMS
Assistant Administrator, Grant Programs

Summary Award Memo

Program: Fiscal Year 2023 Assistance to Firefighters Grant

Recipient: GREEN BAY, CITY OF

UEI-EFT: H1BXKC38MHV7

DUNS number: 038946989

Award number: EMW-2023-FG-01773

Summary description of award

The purpose of the Assistance to Firefighters Grant program is to protect the health and safety of the public and firefighting personnel against fire and fire-related hazards. After careful consideration, FEMA has determined that the recipient's project or projects submitted as part of the recipient's application and detailed in the project narrative as well as the request details section of the application - including budget information - was consistent with the Assistance to Firefighters Grant Program's purpose and was worthy of award.

Except as otherwise approved as noted in this award, the information you provided in your application for Fiscal Year (FY) 2023 Assistance to Firefighters Grant funding is incorporated into the terms and conditions of this award. This includes any documents submitted as part of the application.

Amount awarded table

The amount of the award is detailed in the attached Obligating Document for Award.

The following are the budgeted estimates for object classes for this award (including Federal share plus your cost share, if applicable):

Object Class	Total
Personnel	\$683,400.00
Fringe benefits	\$0.00
Travel	\$0.00
Equipment	\$0.00
Supplies	\$0.00
Contractual	\$72,500.00
Construction	\$0.00
Other	\$0.00
Indirect charges	\$0.00
Federal	\$687,181.81
Non-federal	\$68,718.19
Total	\$755,900.00
Program Income	\$0.00

Approved scope of work

After review of your application, FEMA has approved the below scope of work. Justifications are provided for any differences between the scope of work in the original application and the approved scope of work under this award. You must submit scope or budget revision requests for FEMA's prior approval, via an amendment request, as appropriate per 2 C.F.R. § 200.308 and the FY2023 FG NOFO.

Approved request details:

Training

Paramedic

DESCRIPTION

Paramedic Course is an estimated 1500 hours in length and we will send 10 people to class. This equates to a total of 15,000 hours. The estimated hourly backfill/overtime rate is \$45.56. This total is for the costs associated with backfill or overtime of course attendees. Personnel costs are backfill and/or overtime (not salaries or benefits including fringe).

QUANTITY	UNIT PRICE	TOTAL
15,000	\$45.56	\$683,400.00

BUDGET CLASS

Personnel

CHANGE FROM APPLICATION

Description changed

JUSTIFICATION

The award reflects a change in a line-item description to clarify that eligible personnel costs are backfill and/or overtime (not salaries or benefits including fringe).

Paramedic

DESCRIPTION

Paramedic Course Fees. This includes tuition, books, and supplies. This is the fee paid to local technical college that provides Paramedic education.

QUANTITY	UNIT PRICE	TOTAL
10	\$7,250.00	\$72,500.00

BUDGET CLASS

Contractual

Paramedic

Ineligible

DESCRIPTION

This item is for fringe benefits of the personnel attending or backfilling for paramedic course attendees. It includes all pension, state, and federal requirements. The Paramedic course is 1500 hours in length and we intend to send 10 individuals to training.

QUANTITY	UNIT PRICE	TOTAL
15,000	\$12.32	\$184,800.00

BUDGET CLASS

Fringe benefits

CHANGE FROM APPLICATION

Item marked **ineligible**

JUSTIFICATION

The award reflects a reduction from the amount requested in the application. This reduction removes ineligible costs for fringe benefits requested in the application.

Obligating document

1. Agreement No. EMW-2023-FG-01773	2. Amendment No. N/A	3. Recipient No. 396005458	4. Type of Action AWARD	5. Control No. WX03513N2024T		
6. Recipient Name and Address GREEN BAY, CITY OF 501 S WASHINGTON ST GREEN BAY, WI 54301		7. Issuing FEMA Office and Address Grant Programs Directorate 500 C Street, S.W. Washington DC, 20528-7000 1-866-927-5646		8. Payment Office and Address FEMA, Financial Services Branch 500 C Street, S.W., Room 723 Washington DC, 20742		
9. Name of Recipient Project Officer Matthew Knott		9a. Phone No. 9206158958	10. Name of FEMA Project Coordinator Assistance to Firefighters Grant Program		10a. Phone No. 1-866-274-0960	
11. Effective Date of This Action 07/16/2024	12. Method of Payment OTHER - FEMA GO	13. Assistance Arrangement COST SHARING		14. Performance Period 07/23/2024 to 07/22/2026 Budget Period 07/23/2024 to 07/22/2026		
15. Description of Action a. (Indicate funding data for awards or financial changes)						
Program Name Abbreviation	Assistance Listings No.	Accounting Data(ACCS Code)	Prior Total Award	Amount Awarded This Action + or (-)	Current Total Award	Cumulative Non-Federal Commitment
FG	97.044	2024-F3-GB01 - P410-xxxx-4101-D	\$0.00	\$687,181.81	\$687,181.81	\$68,718.19
Totals			\$0.00	\$687,181.81	\$687,181.81	\$68,718.19
b. To describe changes other than funding data or financial changes, attach schedule and check here: N/A						
16.FOR NON-DISASTER PROGRAMS: RECIPIENT IS REQUIRED TO SIGN AND RETURN THREE (3) COPIES OF THIS DOCUMENT TO FEMA (See Block 7 for address) This field is not applicable for digitally signed grant agreements						

17. RECIPIENT SIGNATORY OFFICIAL (Name and Title)	DATE
18. FEMA SIGNATORY OFFICIAL (Name and Title)	DATE
PAMELA WILLIAMS, Assistant Administrator, Grant Programs	07/16/2024



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # Q.6

To refer to staff to amend the city-wide policy for grant applications to include, when eligible, grant dollars to recoup administrative expenses while administering the grant.

BACKGROUND

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # R.I

To Approve the request to fill the following positions and all subsequent vacancies resulting from internal transfers.

- a. Recreation Coordinator
- b. Laborer (Sanitation)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- 1. Personnel Committee Request to Fill Memo
- 2. Recreation Coordinator - C. Decker 08.19.24
- 3. Laborer (Sanitation) - C. Williams 08.23.24

MEMORANDUM



Human Resources Department

To: Personnel Committee

From: Emma Baierl
Human Resources Generalist

Re: Request to Fill Vacant Positions

Date: August 20, 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.

- Recreation Coordinator– Replacement position due to the resignation of Courtney Decker effective August 19, 2024. This position is budgeted at \$27.36 - \$32.18 per hour. (Pay Grade G)
- Laborer (Sanitation) – Replacement position due to the resignation of Calvin Williams effective August 23, 2024. This position is budgeted at \$25.43 - \$29.06 per hour. (Pay Grade F)

**Position Fill Request
Justification Report
July 29, 2024**

Position Title: **Recreation Coordinator (Parks, Recreation, Forestry)**

- 1. If this position is a replacement position, please indicate the reasons for the vacancy. If this is not a replacement position, please indicate the reasons for requesting the position.**

 X **Replacement Position** **Not a Replacement Position**

This position is vacant as a result of the resignation of Courtney Decker effective at the end of the workday on August 19, 2024.

- 2. Is this position included in the current budget? If not, please list how this position will be funded (grant, internship, etc.). Please list the salary range of the position.**

Yes, this position is included in the budget. The current wage range for the Recreation Coordinator position is \$27.36 - \$32.18 per hour (Pay Grade G).

- 3. Please list the functions and any special information regarding this position.**

Provides professional recreation and aquatic programming for the City of Green Bay.

Collaboratively works with Recreation manager to develop and implement aquatic programming, pool operations and guest service operations for the Recreation Division. Will work as the first point of contact for daily pool operations.

Organizes, promotes and supervises the daily winter tubing/ski hill operations and special events throughout the year at Triangle Sports Area (TSA).

Responsible for the recruiting, hiring, training, supervising, and evaluating of part-time, seasonal staff for recreation, TSA and aquatics programs.

- 4. Does the position generate revenue or reduce expenses? If so, provide an estimated amount.**

The Recreation Coordinator administers revenue-producing programs such as Youth Swim Lessons, Water Aerobics, Open Swim, Tubing and Ski, and facility rentals for our aquatic facilities and Triangle Sports Area.

- 5. Please explain why current staff is unable to absorb duties of this position.**

With the way the Recreation Division is structured, each full-time recreation position has a full slate of programs, services and facilities they oversee. The amount of interviewing, hiring, onboarding, and training that takes place throughout the year, this is too much for other staff to take on.

6. If duties of position are presently being done, how are they done?

Currently the supervisor of the division will absorb as much as possible until the position is filled. It is imperative to have this position filled in the fall to give ample time for training before our winter season begins.

7. What service would be reduced or eliminated if this position is not filled?

This summer, we saw our highest number of pool positions filled due to the focused effort of the Recreation Coordinator. If this position goes unfilled, our pools would not be staffed sufficiently and a decreased level of focus would go into our Snow-making operations, swim lessons programs and staff training.

8. What are the alternative methods and costs of accomplishing the work?

Contractual Programming could be an alternative method to provide these programs. However, these programs still take a good amount of staff time to coordinate and oversee. Contracting these programs would see a decrease in revenue and the city would lose control over program details and development.

9. Are there union issues?

No.

10. Other supporting comments.

The recreation division of the Park and Recreation Department is a fast-paced working environment that provides all of the community programming and recreational offerings. As the Park Department continues to grow by adding additional trails, parks, and facilities, the number of recreational needs continues to grow as well.

**Position Fill Request
Justification Report
August 12, 2024**

Position Title: Laborer – DPW Operations Division/Sanitation Section

- 1. If this position is a replacement position, please indicate the reasons for the vacancy. If this is not a replacement position, please indicate the reasons for requesting the position.**

 X **Replacement Position** **Not a Replacement Position**

This position will be vacant following the resignation of Calvin Williams effective at the end of the work day on August 23, 2024.

- 2. Is this position included in the current budget? If not, please list how this position will be funded (grant, internship, etc.). Please list the salary range of the position.**

Yes, this position is currently funded in the DPW operating budget. The current wage range is \$25.43 - \$29.06 per hour (Pay Grade F).

- 3. Please list the functions and any special information regarding this position.**

Sanitation Section Laborers perform duties including, but not limited to, driving trucks, chipping and hauling brush, collecting bulk waste, collecting trash and recycling, repairing tipper carts, operating various pieces of equipment, plowing snow, daily equipment maintenance, and other labor assignments necessary for DPW to perform its core functions

- 4. Does the position generate revenue or reduce expenses? If so, provide an estimated amount.**

This position does not generate revenue for the City. But the use of in-house labor and equipment reduces the need to contract services provided by DPW employees. A complete Sanitation Section roster is very important to the health and well-being of the community. Keeping up with sanitation is critical to the health and cleanliness of the community.

- 5. Please explain why current staff is unable to absorb duties of this position.**

Loss of a Sanitation Section Laborer represents a reduction in DPW's ability to provide City services in a timely manner, including snow plowing, curbside yard and garden waste collection, brush chipping, trash and recycling collection, etcetera

- 6. If duties of position are presently being done, how are they done?**

Duties associated with any vacant position are assigned to other Operations Division employees. If there is a lack of personnel, then assignments are prioritized. Unassigned tasks are postponed or are not completed.

- 7. What service would be reduced or eliminated if this position is not filled?**

DPW cannot reduce or eliminate City core services. However, a reduction in staff will result in a lower level of service to residents, which will increase the amount of time required to complete those services.

- 8. What are the alternative methods and costs of accomplishing the work?**

Reducing the level of services provided to City residents, working overtime to maintain the expected level of service, or outsourcing of services.

- 9. **Are there union issues?** No
- 10. **Other supporting comments.** None



Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # R.2

To approve the request to enter into an agreement with Associated Bank for the City's third-party administrator to administer health reimbursement accounts, flexible spending accounts, health savings accounts, and insurance continuation through COBRA starting January 1, 2025.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Personnel Committee 8-20-24 - Flex Spending Vendor - Associated Bank v2
2. Associated Bank Information - City of Green Bay
3. 4e. I.I.2025 COBRA.FSA.HSA.HRA Spreadsheet Summary - EBC & Associated



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

From: Joseph Faulds, Chief of Operations

Re: Employee Benefits – Contract with Associated Bank for Tax Advantaged Savings Programs and Insurance Continuation through COBRA

Date: August 20, 2024

Contract with Associated Bank for Health Reimbursement Accounts, Flexible Spending Accounts, Health Savings Accounts and COBRA

The City's insurance broker—M3 Insurance—conducted a market assessment of third-party administrators who administer health reimbursement accounts (HRA), flexible spending accounts (FSA), health savings accounts (HSA) and insurance continuation through COBRA. An evaluation of the market assessment determined that Associated Bank is the best vendor to oversee these programs based on both price and value of services. Attached is the price comparison between Associated Bank and EBC (incumbent provider) as well as a services overview of Associated Bank.

Associated Bank offers enhanced customer service, employee education, and overall member experience. Associated Bank's 24/7 mobile app, investment guidance, and local physical branches offer enhanced value to the employees of the City of Green Bay and reduce the City's costs.

The City currently uses EBC to administer its HRA, FSA, and COBRA for employees and retirees and the recommendation is to terminate that arrangement and begin a new contract with Associated Bank starting on January 1, 2025. The agreement with Associated Bank will be for a three-year term.

Limited Employee Impact

Although the transition to Associated Bank will include a new benefits card as well as creating a new account in the Associated Bank system, the transition should have no impact on employees using their flex spending or personal benefit account dollars in 2025. The minor change is that all employees who have a HSA will be required to use Associated Bank for their HSA effective January 1, 2025 for the City's contribution to their HSA as the payroll transfer will be set up between the City and Associated Bank. Employees will have the opportunity to manually transfer the funds to a financial institution of their choosing after the funds are in the Associated Bank account or they can use the funds from their Associated Bank HSA. This arrangement will include \$0 fees and Associated Bank provides investment tools and guidance to HSA accounts. The M3 Financial team, whom the City works with on retirement plans for employees has evaluated the investment opportunities with the Associated Bank HSA proposal and supports this recommendation as well. Overall, the impact on employees will be minimal and administratively the City will be using a single partner to administer HRA, FSA, COBRA, and HSAs.

Associated Benefits Connection

HSA/TPA Administration. *Simply Done.*



5/28/2024





Agenda

- Who is Associated Bank?
- TPA Service Offering
- Sponsored HSA Plans with ASB
- Employee Resources
- Pricing and Community Action Plan
- Trust factors
- Demo

Associated Bank

Highlights and Accomplishments



Associated Bank is one of the top 50 publicly traded US banks:

- \$35 billion in assets
- \$28 billion in deposits
- \$24 billion in loans
- \$4 billion total stockholders' equity

Rooted Here.



\$3.6 million in grants to support CRA programming at various nonprofit organizations



\$832 million in residential loans helping low-to moderate-income and minority families, representing 4,480 mortgages



73,920 volunteer hours logged, with a value of \$1.7 million via **2,500** Colleague Volunteers

ASSOCIATED BENEFITS CONNECTION



Associated Benefits Connection offers a full suite of reimbursement account solutions



Top 13 HSA Provider in the Nation

- Launched in 2003
- 1,300+ Employer Groups
- 100,000+ Participants
- \$400M in HSA Assets

Best-in-Class Customer Service

- **In-house Licensed HSA/TPA** support based in the Midwest
- **99%** employer client retention rate

Award Winning Partner

- **Health Service Award** 2018
- **Partner of the Year** 2019, 2021
- **Visionary Achievement** 2020
- **Circle of Excellence** 2021, 2022
- **CDH Partner of the Year** 2022
- **Circle of Excellence** 2023

Associated Benefits Connection

Focus on Service & Education



REIMBURSEMENT ACCOUNTS

- Health Savings Account
- Health Reimbursement Arrangement
- Healthcare Flexible Spending Account
- Dependent Care Flexible Spending Account
- Commuter Benefit Plans
- Lifestyle Spending Accounts
- COBRA Administration

SERVICES

- Full-service administrator
- 24/7/365 online account access
- Mobile app
- Multi-benefit debit card
- Online enrollment
- Multi-level security safeguards
- Reporting and data analytics



Associated Benefits Connection



A BETTER WAY

Employers, like your clients, are turning more and more to consumer-directed health (CDH) programs including high-deductible health plans (HDHPs) with Health Savings Accounts (HSAs), Health Reimbursement Arrangements (HRAs), and Flexible Spending Accounts (FSAs) to meet your benefit plan cost objectives.

Your clients need a solution that removes much of the burden of administrative activities and empowers employees with insight and the ability to proactively take action.



This is where we can help.

Sponsored VS Non-Sponsored



What it Means to Sponsor an HSA Program

When you choose to sponsor an HSA program, it means you choose a **single partner** to administer your plan and you facilitate employee enrollment in the plan.

Feature	Sponsored	Non-Sponsored
Single point of contact for all HSAs		
Single administrator for all benefit accounts (HSA, HRA, FSA, etc.)		
Data integrations with payroll and/or benefits systems		
Flexible enrollment options		
Flexible contribution options		
Benefit plan reporting and/or analytics		
Multi-benefit debit card		
Integrated HSA investment option		
Consistent participant service experience		
Consistent participant education and resources		

Associated Benefits Connection

Participant Services Account Management Team



Local



Licensed



Certified



Responsive



Everyone says they have great customer service ... we can prove it.

100%

Midwest-based licensed and certified Account Managers

89%

first call resolution

<20 seconds

for the average time to answer calls

85%

satisfaction with Account Manager





HSA Account Summary

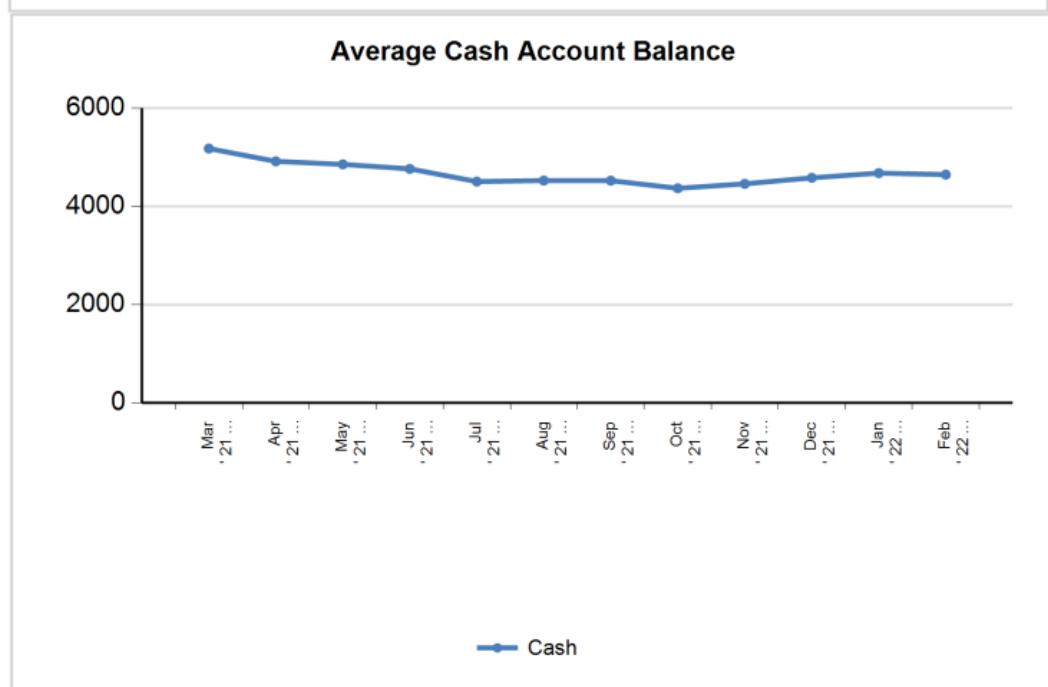
Employer Name:

Reporting Period: 2/1/2022 - 2/28/2022

Balance Summary

Account Type	# Accounts With Balance	2/1/2022 Opening Balance	2/28/2022 Closing Balance	1/1/2022 Opening Balance
HSA Cash Account	42	\$196,298.41	\$195,004.19	\$192,250.84
Investment Fair Market Value	15	\$255,603.15	\$261,056.28	\$257,714.96
Total Balance		\$451,901.56	\$456,060.47	\$449,965.80

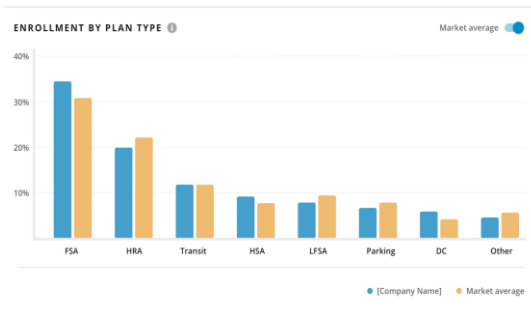
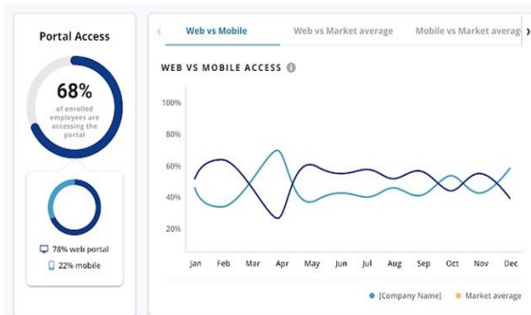
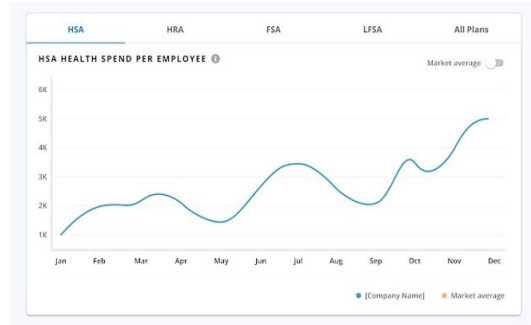
Total Balance	#
Below Zero	0
Zero	0
\$0.01 - \$500	1
\$500.01 - \$1,000	2
\$1,000.01 - \$1,500	1
\$1,500.01 - \$2,000	1
\$2,000.01 - \$2,500	7
\$2,500.01 - \$3,000	4
\$3,000.01 - \$5,000	3
\$5,000.01 - \$10,000	8
\$10,000.01 - \$15,000	6
\$15,000.01 - \$20,000	3
Over \$20,000	6





Data-Backed Decisions Analytics

Benefit Analytics



Utilization: How are my employees taking advantage of their benefits? Is there a type of account that is more popular than others?

Engagement: How are my employees accessing their accounts? And how often?

Benchmark: How does your benefit offering compare to others in your industry? Are you offering competitive options?

Associated Benefits Connection

Benefits Summary



Education

- Onsite
- Webinar
- Online

Flexibility

- Pricing
- Plan design
- Enrollment strategy
- Contribution strategy

Technology

- Analytics
- Employer portal
- Participant portal
- Mobile application

Service

- Licensed & certified HSA & TPA Account Managers
- In house support for employers and participants

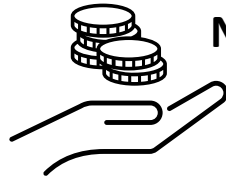
Easy

- Streamlined onboarding process
- Intuitive technology
- Dedicated support



Community Action Plan

In the spirit of **#Rootedhere**, we are **waiving** our HSA Service Administrative fee for Non-Profits, School Districts, and Municipalities for renewable 3-year terms.



Non-Profits

- Nonprofits of any size qualify for waived HSA Service Administration fees.



School Districts

- School Districts throughout the US are eligible for waived HSA fees.



Municipalities

- Towns, Cities & Counties



Price Savings when Bundling

REIMBURSEMENT ACCOUNTS

- Health Savings Account
- Health Reimbursement Arrangement
- Flexible Spending Account
 - Medical
 - Limited Purpose
 - Dependent Care
- Commuter Benefit Plans
- Lifestyle Spending Accounts
- COBRA Administration
- Retiree Direct Billing
- Cafeteria Plan Documents
- Wrap Documents
- Non-discrimination Testing
- IRS Form 5500 Preparation
- ICHRA & QSEHRA

Bundle and save!
Choose 1 or several
Notional products
for one low price!

NOTE: HSAs have \$0 cost on cash accounts when bundling.

Why Choose Associated Benefits



- 
- Full-Service TPA
 - Preferred Pricing for your Clients
 - Seamless Onboarding Experience
 - Dedicated Consultant Contact
 - Reporting to Support Renewal Decision Making
 - On-site & Remote Employee Education

Industry Pricing Differentiators

- Low to zero HSA administration fees
- Bundled TPA fees
- Inclusive services pricing
 - Non-discrimination Testing
 - Debit Card Fees
 - Plan Documents

Fee amounts are determined based on the total number of benefit-eligible employees, however, we only bill based on the number of participating employees.



**OUR TEAM IS READY
TO WORK FOR YOU**



City of Green Bay Marketing Summary

Carrier:		EBC	Associated
COBRA			
	Yearly Cost	\$4,054	\$4,477
FSA			
	Yearly Cost	\$10,332	\$10,162
HRA			
	Yearly Cost	\$53,016	\$50,751
HSA			
	Yearly Cost	\$3,756	\$0
Total Cost			
	Yearly Cost	\$71,158	\$65,390

Notes:

* Associated will charge \$1,000 one-time fee to establish connection with Bentek

While every effort is made to illustrate the carriers' various benefits, discrepancies or errors are possible. In the event of an error, the actual product brochure furnished by the insurance carrier and approved by the Commissioner of Insurance will prevail. The master contract and policyholder certificates are more detailed and should be used for the determination of benefits. All plans will comply with state and/or federal requirements with regard to nervous and mental benefits.



Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE

August 27, 2024

PREPARED BY**AGENDA ITEM # R.3**

To approve the request to amend the City of Green Bay Personnel Policy Chapter II regarding reimbursements for meals, telephone, public transportation, and city vehicle use.

BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

1. Personnel Committee Memo - Chapter II Travel and Reimbursement Amendments
2. Amendment to Personnel Policy Chapter II - Travel and Reimbursement



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

From: Joseph Faulds, Chief of Operations

Re: Personnel Policy Chapter 11 – Travel and Reimbursement

Date: August 20, 2024

Update Reimbursement for Meals, Telephone, and Public Transportation and Clarify City Vehicle Use

Human Resources and Finance is recommending amending the City's reimbursement policies regarding Meals, Telephone, and Public Transportation. The goal is to bring the reimbursement policies up to date as well as align with other comparable municipalities.

Meal Reimbursement

For meals, the City is recommending that employees be reimbursed for meals purchased during travel according to the US General Services Administration (GSA) Standard Continental United States (CONUS) rates. The GSA rate is according to the Internal Revenue Rates (IRS) and is the rate that federal agencies use for their meal and incidental reimbursement. Staff sent out a survey to determine how many other municipalities use the GSA meal rates and did not receive a large response. However, the following municipalities use the GSA meal rates: Appleton, De Pere, Elkhorn, and Greenfield.

Financial Impact of Meal Reimbursement Amendment

Finance ran a six-month analysis of meal reimbursement and estimated the following annual projection of meal reimbursement for the 2025 budget:

	6 month Analysis	Annual Projection
Police Department	\$4,252	\$8,504
Parks, Recreation & Forestry	\$192	\$384
Public Works	\$221	\$442
Fire	\$253	\$506
IT	\$5	\$10
Bay Beach	\$278	\$556
Total	\$5,201	\$10,402

Telephone Reimbursement

The recommendation is to remove this paragraph as employees do not seek reimbursement for personal phone calls.

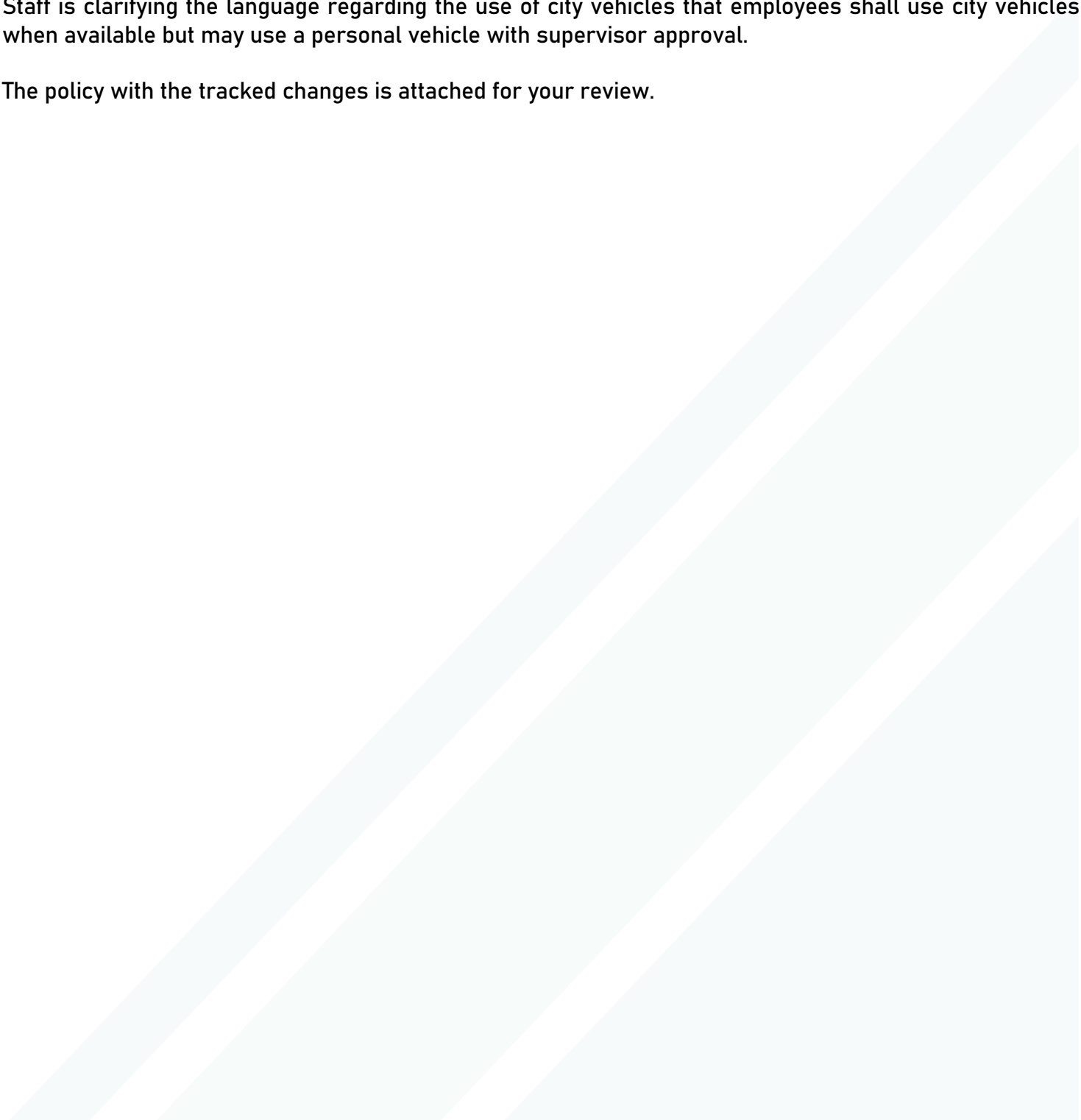
Taxis and Public Transportation

Staff recommends to add “ride-share” (i.e. Uber or Lyft) as an option for employees to be reimbursed for use of public transportation.

City Vehicles

Staff is clarifying the language regarding the use of city vehicles that employees shall use city vehicles when available but may use a personal vehicle with supervisor approval.

The policy with the tracked changes is attached for your review.





CITY OF GREEN BAY PERSONNEL POLICY

Policy Title Travel and Reimbursement	Policy Reference Chapter 11
Policy Source Human Resources Department	Legal Review Date March 18, 2019
Personnel Committee Approval January 29, 2019	City Council Approval February 18, 2019

- 11.1 TRAVEL AUTHORIZATION: Travel is authorized by department heads based on funds allocated by the Common Council through the budget process.
- 11.2 REIMBURSEMENT. To obtain reimbursement for the reasonable and necessary expenses of approved travel, it will be necessary for the employee to complete the travel voucher and attach all required receipts. Requests for reimbursement and all refunds of unused cash advances must be completed no later than thirty days from the date that the employee returns to the City of Green Bay.
- 11.2.1 Cash Advances. Travel advances will be granted for specific purposes related to City business. Requests must be made to the Comptroller's Office in a manner prescribed by the Finance Director/Comptroller. Travel expenses of less than \$50.00 will not be advanced.
- 11.2.2 Receipts. Credit cards and vendor receipts are acceptable, supplemented by a cash register receipt when available. In the event that required receipts are not available for certain purposes, it will be necessary for the employee to document the reason for not providing such receipt on the travel voucher.
- 11.3 REIMBURSABLE EXPENSES. The following items shall be considered appropriate items for reimbursement while on official City business:
- 11.3.1 Mileage. Reimbursement shall be at the standard rate per mile allowed by the Internal Revenue Service when operating a personal vehicle. Employees will also be reimbursed for necessary parking and tolls. When air fare is less expensive than driving the employee will be reimbursed the cost of air fare whether they drive or fly.
- 11.3.2 Travel in City Vehicles. Reimbursement for travel in City vehicles shall be as provided in Section 5, City Vehicle Use Policy.
- 11.3.3 Air Fares. Actual cost of an airline ticket will be reimbursed, but flight reservations shall be made as soon as possible in order to take advantage of discounts available. Where airfare is less expensive than driving the employee will be reimbursed the cost of air fare whether they drive or fly.

- 11.3.4 Rental Cars. Actual expenses will be reimbursed for any compact or intermediate rental car. Receipts will be required for reimbursement and rental cars will be allowed only when other modes of transportation are too costly, too inconvenient or unavailable.
- 11.3.5 Lodging. Actual expenses will be reimbursed with appropriate receipts; however, employees are required to take advantage of any discounts available for seminar participants rather than opting for a hotel other than the one at which the seminar or conference is being held. Furthermore, reimbursement shall be for single occupancy only.
- ~~11.3.6 Telephone. Charges incurred while in traveling status are reimbursed when necessary for official business. Employees whose traveling requires overnight stays will be allowed 1 call home on a daily basis. Such calls will be limited to 10 minutes.~~
- 11.3.7 Meals. ~~A per diem amount totaling \$10 per day for day trips under 12 hours and \$25 per day for trips of 12 hours or more, or an overnight stay, will be allotted for meals and sundry items not herein specified. Employees will receive the US General Services Administration (GSA) Standard Continental United States (CONUS) meal and incidental rate for meals purchased during their travel. The employee can visit the GSA website to search for and determine the correct per diem reimbursement rate by the city that was visited or the state's standard rate if the city is not listed. The City of Madison will be used for travel within Wisconsin. The GSA reimbursement rates can be found at Per diem rates | GSA.~~
- ~~Any meals provided while traveling (i.e. meals provided by the training organization) are not reimbursable. Tips are included in the GSA reimbursement rate and~~ No reimbursement will be provided for the cost of alcoholic beverages.
- 11.3.8 Taxis, Ride-Share, and Public Transportation. Reimbursement is limited to the lowest fare available and practical. Employees are to exercise discretion in choosing a taxi or ride-share over public transportation.
- 11.3.9 Travel with Spouse. When travel is in a non-City owned vehicle, it is acceptable to be accompanied by a spouse while on official City business. However, the spouse's expenses will not be reimbursed and, any costs incurred jointly will be reimbursed at the individual or single rate.
- 11.3.10 Personal Travel. At times, employees will extend their stay in a particular location in order to follow the business trip with a vacation - such behavior is not discouraged as long as it has been authorized by the department head. However, any expenses incurred prior to, or beyond, the dates of the City business shall be borne entirely by the employee.
- 11.4 TERMINATING EMPLOYEES. No travel reimbursement shall be made to employees who have accepted employment elsewhere and the City may recover reimbursement made for travel-related reasons during the last three months of employment.
- 11.5 CITY VEHICLE USE POLICY:

11.5.1 Purpose. This policy applies to employees of the City of Green Bay and provides guidelines for determining the use of City vehicles and personal vehicles.

11.5.2 General Guidelines for use of City owned vehicles or personal vehicles.

- a. All City vehicles shall be marked clearly as a City of Green Bay vehicle, except those vehicles required to remain unmarked for purposes of carrying out official duties of their positions.
- b. City Employees ~~shall be encouraged to~~ use City vehicles whenever practical and available, but may be allowed to use a personal vehicle with supervisor approval. They shall be reimbursed for the actual cost of gas, oil, and emergency repairs as indicated by appropriate receipts.
- c. City owned vehicles shall only be used while performing or conducting City business activities.
- d. Except in situations requiring the carrying out of official duties (e.g. Fire rescue transporting patients or Police transporting witnesses or suspects, etc.), travel in a City vehicle shall be limited to City employees, individuals representing the City, and/or other government officials. Other individuals may travel in a City vehicle, if it is directly related to the specific business being conducted at the time. This requires prior approval from the Department Head.
- e. Employees using a personal vehicle for City business are required to maintain a current automobile insurance policy. Employees will be required to provide a certificate of insurance.
- f. All drivers of a City-owned vehicle must have a valid Wisconsin Driver's License and a satisfactory driving record. The driver is responsible for any fines or penalties imposed for violation of traffic or parking laws or ordinances. All accidents shall be reported in accordance with the City Safety Program.
- g. The employee is obligated to immediately inform their supervisor or manager of any unfavorable change in driver's license or insurance status.
- h. Smoking and the use of smokeless tobacco products are not permitted in a City-owned vehicle.
- i. Employees operating a city-owned vehicle must obey all alcohol and drug use regulations set forth in state and local legislation, as well as all alcohol and drug use rules outlined in the City of Green Bay Drug-Free Workplace Policy.
- j. Travel required outside the City limits or the department's service area requires authorization from the Department Head or their designee.

- k. City Employees using a City vehicle are required to keep the interior of the vehicle clean. Only city business related items/articles are allowed in the vehicle.
- l. An employee using a City vehicle must park the vehicle at a designated City parking area after normal business hours unless the vehicle has been approved for take home.
- m. Employees who are assigned a take home vehicle will be required to report the vehicle mileage to and from their home on a monthly basis and the appropriate payroll taxes will be withheld.

11.5.3 Monthly Automobile and Parking Allowance. Employees who receive a monthly automobile allowance will receive a flat rate of \$30 for 0 to 100-miles per month. Any mileage over 100-miles will be reimbursed at the current IRS rate. These employees will also receive reimbursement for monthly parking expenses at the rate charged by the Green Bay Parking Utility less state sales tax.

11.5.4 Criteria for Assigned Vehicles. The following criteria will be used to determine whether or not an employee is assigned a vehicle. The city retains the right to make vehicle assignments at its discretion.

- a. Annual mileage at or in excess of 6,000 miles. The Department is required to maintain mileage records.
- b. Positions requiring "On Call" status and/or the employee is required to leave home and respond to emergency situations.
- c. An employee must transport equipment or supplies which are not easily transferred or transported in a personal vehicle.
- d. An employee's duties that require a marked vehicle for purposes of identification as a City Official.

11.5.5 Criteria for Take Home Vehicles. Positions requiring "On Call" status and/or the employee are required to leave home and respond to emergency situations. If employees rotate on-call status, the employee is allowed to take the vehicle home only when on-call.

- a. Consideration will also be given in the following situations.
- b. An employee must transport equipment or supplies or animals which are not easily transferred or transported in a personal vehicle.
- c. Employee's duties that require a marked vehicle for purposes of identification as a City Official.
- d. Police School Liaison Officers and the Crime Prevention Officer will be allowed to take a City vehicle home, provided they reside within the corporate City limits. City vehicles will be kept at the Police Station during times of vacation.
- e. Other exceptions to the above outlined criteria for take home vehicles must be brought by the department head to the Personnel Committee for approval. If timing does not allow for Personnel

Committee action, the department head may make the exception and report that exception to the Personnel Committee.

- f. If a Police or Fire Department employee is assigned a take home vehicle and that individual resides outside the corporate City limits, they will not be allowed to take the City vehicle home.
- g. If any other City employee is assigned a take home vehicle and that individual resides outside the corporate County limits, they will not be allowed to take the City vehicle home.
- h. In any event, all employees are still responsible to meet any response time requirements for their position and/or must adhere to more restrictive boundaries per labor contracts.

11.5.6 This policy applies to all City employees unless a labor agreement would supersede.



Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # R.4

To refer to staff to evaluate plans for future implementation of the request to amend the City of Green Bay Personnel Policy Chapter 9 regarding hours of work and core hours with an effective date of January 1, 2025.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Personnel Committee Memo 8-20-24- Personnel Policy Chapter 9 Hours of Work Amendment
2. CITY OF GREEN BAY PERSONNEL POLICY Chapter 9 - Amend Work Day



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

From: Joseph Faulds, Chief of Operations

Re: Personnel Policy Chapter 9 – Hours of Work

Date: August 20, 2024

Recommendation to Extend the Summer Hour Schedule Year-Round

Human Resources recommends amending Personnel Policy Chapter 9 to change the core hours for City Hall to 7:30am-5:00pm (Monday through Thursday) and 7:30am-11:30am Friday.

In 2019 the Common Council approved “summer hours” for City Hall employees to balance the City’s priority of providing exceptional customer service to community members and a flexible schedule to our employees. The rationale for the summer hour schedule was:

- City Hall hours Monday-Thursday are extended 30 minutes in the morning and in the evening to provide more accessibility to the public during these days.
- Online accessibility to City Hall services through the City website.
- Improving workplace morale with a half-day on Friday.

The rationale to extend summer hours all year-round is the same. The public will have greater access to City Hall Monday through Thursday and the online access to city services has expanded since 2019.

Moreover, the following local governments have the above listed schedule year-round:

- Allouez
- Ashwaubenon
- Bellevue
- Brown County
- De Pere
- Sheboygan

For those employees impacted by the change in the core hours, they can flex their workday with supervisor approval. Employees may flex one’s schedule to accommodate everyday issues that come up such as family needs, medical appointments, and personal obligations, so long as they are able to meet the operational needs of his/her position.

Other City buildings (i.e. Parks and Public Works) will continue with the same core hours of 7:00am to 3:00pm year-round. These departments can and do work alternative schedules during certain months of the year with department and human resources approval (i.e. working four 10-hour workdays).

Overall, the recommendation to change the core hours at City Hall should help improve employee morale, employee engagement, and recruitment and retention.

The policy with the tracked changes is attached for your review.





CITY OF GREEN BAY PERSONNEL POLICY

Policy Title Hours of Work and Fringe Benefits	Policy Reference Chapter 9
Policy Source Human Resources Department	Legal Review Date July 6, 2017 <u>August 14, 2024</u>
Personnel Committee Approval January 30, 2024	City Council Approval February 6, 2024

...

9.2 HOURS OF WORK

~~The City retains the right to establish the work schedules and hours of work. The goal of this policy is to provide exceptional customer service to meet the community's needs while maintaining flexibility for employees. The City retains the right to establish work schedules and hours of work. The City has the authority to determine the methods, means, processes, and personnel by which the department's operations are to be conducted. This includes reserving the right to assign work in whatever manner deemed necessary to maintain an efficient workforce.~~

9.2.1 Work Day. The core hours for City Hall ~~and other City offices~~ will be ~~8:00~~ 7:30 a.m. to ~~4:30-5:00~~ 4:00 p.m. Monday through Thursday (30 minute lunch) and 7:30am-11:30am on Fridays, except for established holidays. The core hours for public works operational buildings will be 7:00am to 3:00pm Monday through Friday and for the parks operational buildings it will be 6:00am to 2:00pm Monday through Friday. Department heads and supervisors will determine and advise employees on their individual work schedules. Staffing needs and operational demands may necessitate variations in starting and ending times, days of the week worked, as well as variations in the total hours that may be scheduled each day and week. When a department head or supervisor decides that employees will need to work outside the scheduled work hours, then the department head or supervisor should attempt to give notice, to the extent practical, prior to completion of the employee's work shift on the day preceding the change.

- a. ~~Non-exempt employees may regularly be assigned to work either 8 or 7.5 hours per day with a 1-hour unpaid lunch period. At the discretion of the department head the lunch period may be changed to a 30-minute unpaid lunch period and the work hours adjusted accordingly as long as the core hours are covered.~~

- b. Exempt employees will be allowed flexibility in scheduling their work day as long as they regularly cover the core hours and regularly work at least 40 hours per week, subject to department head approval.
- c. Flex Scheduling. A General Employee's Work Day hours may be flexed periodically with the approval of the employee's supervisor and according to the operational needs of that department. This includes coming in late, taking a longer lunch, leaving early or being gone for a portion of a Work Day. Time must be made up within the same workweek and may be made up by coming in early, working through lunch, or staying late. No flextime will be approved that will result in unauthorized overtime or compensation for greater than 40 hours of work in a workweek for hourly employees.

9.2.2 Work Week. The regular work week for City Hall and other City offices will be Monday through Friday.

9.2.3 Alternative Work Schedules. At the discretion of the department head an alternative work schedule may be established within a department if such scheduling meets the demands and needs of the City. Any alternative work schedule established must have final approval of the Human Resources Director or designee. An alternative work schedule consists of regularly scheduling full-time employees to work one less work day every other week by working longer hours during the remaining days. The definition's intention primarily includes weekly and biweekly arrangements. Weekly arrangements such as 4/40 require 40 hours over 4-work days every week. Biweekly arrangements such as 9/80 require 80 hours over 14 calendar days every two weeks.

~~9.2.4 Summer Work Schedule. The core hours for City Hall during the summer are 7:30 a.m. to 5:00 p.m. (with a 30 minute lunch) Monday through Thursday and 7:30 a.m. to 11:30 a.m. on Fridays, except for established holidays. For security purposes and to ensure compliance with wage and hour laws, City Hall shall close at 11:30 a.m. on Friday and employees are not permitted to work in City Hall after 11:30 a.m. on Fridays unless it is approved by the employee's Department Head or designee and the Human Resources Department. Summer schedules for seasonal, part-time, and operational employees will be determined by the department head. Summer hours will run from Memorial Day through Labor Day. Staffing needs and operational demands may necessitate variations in starting and ending times, days of the week worked, as well as variations in the total hours that may be scheduled each day and week.~~

9.2.5 Work Breaks. Employees working in offices may leave their place of work and return 15 minutes later for 2 work breaks in a ~~7.5~~ or 8.5 hour work day, one in the first half of the work day and the other in the second half of the work day. Employees not working in offices (example, performing field work) will be entitled to 2 work breaks. Work breaks not taken are lost and cannot be accumulated or used to extend lunch periods or shorten the work day.

9.2.6 Overtime. In accordance with the Fair Labor Standards Act (FLSA) non-exempt employees will receive overtime at the rate of 1½ times the

employee's regular hourly rate and will be paid for all hours actually worked in excess of 40-hours per week. Vacation, personal days, compensatory time, holiday time, funeral leave, jury duty leave and paid military leave will be considered actual hours worked for the purposes of determining eligibility for overtime. Overtime hours must be approved by the Supervisor.

Overtime compensation may be in the form of compensatory time which may accumulate to a maximum of 80 hours during the course of the year and either be used or paid out prior to January 1 of the following year. Only time earned at the overtime rate of 1½ can be placed in the compensatory time bank.

Effective January 1, 2012 employees will receive only one cash-out per year of compensatory time at the end of the calendar year.

- 9.2.7 Compensatory Time. Exempt employees will be allowed compensatory time off on an hour for hour basis to a maximum of 64 hours per year. Such time will be calculated on a weekly basis and time not taken by the end of the year will be lost. Only overtime authorized by the department head or division head may be accrued and any time taken must be approved by the supervisor and documented on an approved City form.
- 9.2.8 Police Captains, Assistant Fire Chief, Division Fire Chiefs. These positions will not be eligible for overtime pay except for those events reimbursed by the Green Bay Packers or other special events where the funding for the officers and supervisors is paid directly by the special event sponsor and not the City as determined by the Chief.

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Report to the
Sustainability Commission
of the City of Green Bay

MEETING DATE

August 27, 2024

AGENDA ITEM # S.I

To elect Alder Prestley as a temporary Chairperson authorized to run the 8/21/24 meeting.

BACKGROUND

The Sustainability Commission Chairperson role is vacant, and the Vice-Chair is excused from the meeting. A temporary Chairperson needs to be elected in order to run the meeting.

RECOMMENDATION

Elect a temporary Chairperson to run the meeting.

FISCAL IMPACT

None.

ATTACHMENTS

None



Report to the
Sustainability Commission
of the City of Green Bay

MEETING DATE

August 27, 2024

AGENDA ITEM # S.2

To amend the 2024-2025 Sustainability Commission workplan to create a youth engagement work group.

BACKGROUND

A student at Preble High School, is advocating for some sustainability initiatives to be adopted in Green Bay; at the recommendation of Mayor Genrich, she reached out to Commission member Kananen to discuss some of her ideas. In the course of the discussion, they recognized that there is an opportunity for the voices of local students and young people to be represented at the Commission.

RECOMMENDATION

A student from Preble High School and her advisor (Sara Valentine, Red Smith) will organize a Youth Advisory Committee to bring students' perspectives to the Sustainability Commission. The commission will form a Youth Engagement Working Group that will meet periodically with the Youth Advisory Committee and bring their input to the Commission.

FISCAL IMPACT

None

ATTACHMENTS

None

Detail Summary of Projects Issued

7/1/2024 to 7/31/2024

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
115698	1616 VERNON CT..6-1755	ROBERT PETERS CONSTRUCTION INC		\$1,105.24	\$240,000.00	Pending
[1-101 - Residential - New - Single Family House] NEW SINGLE FAMILY HOME WITH ATTACHED GARAGE						
117006	445 S BAIRD ST..17-880	DEALS DEVELOPMENT & PARTNERSHIP CAPITAL		\$869.44	\$190,000.00	Pending
[1-101 - Residential - New - Single Family House]						
117125	1238 PERROT ST..20-512	PAMELA J DELVEAUX		\$872.46	\$200,000.00	Pending
[1-101 - Residential - New - Single Family House] EXISTING GARAGE, SHED, DRIVEWAY, AND BASEMENT						
116860	627 VROMAN ST..5-234	SMOKEPALACE LLC		\$410.00	\$5,500.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] KITCHEN AND ATTIC ALTERATIONS						
116871	835 CHRISTIANA ST..3-149	GREEN BAY HOUSING AUTHORITY PROPERTIES LLC		\$130.00	\$28,000.00	Closed
[2-434 - Residential - Alteration - 1 -2 Family House] FURNACE/AC & UPGRADES						
116873	967 HOLZER ST..18-795-A	GREEN BAY HOUSING AUTHORITY PROPERTIES LLC		\$130.00	\$29,000.00	Closed
[2-434 - Residential - Alteration - 1 -2 Family House] FURNACE/AC & FLOOR BEAM REPAIR						
116877	1428 DOUSMAN ST..6-86-A	GREEN BAY HOUSING AUTHORITY PROPERTIES LLC		\$180.00	\$18,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]						
116883	816 N MAPLE AV..5-33	GREEN BAY HOUSING AUTHORITY PROPERTIES LLC		\$180.00	\$21,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] FURNACE/AC & ELEC PANEL/JOIST REPAIR						
116886	886 DIVISION ST..5-1402	GREEN BAY HOUSING AUTHORITY PROPERTIES LLC		\$180.00	\$21,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]						
116948	602 LARRY LN..21-3152	DOROTHY M & GERALD A ROGERS		\$205.00	\$16,230.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] Converting tub into walk-in shower, replacing vanity/sink/faucet, new toilet, Laundry added in bedroom closet, bring basement plumbing up to code, New flooring throughout.						
116951	1225 NICOLET AV..1-172	LINDSEY M HARKINS		\$150.00	\$11,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] DETACHED GARAGE						
116986	839 CHRISTIANA ST..3-149-A	GREEN BAY HOUSING AUTHORITY PROPERTIES LLC		\$180.00	\$18,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]						
116987	1694 FIESTA LN..21-1111-P-9	JORGE NICOLAS & MARIA & AMADOR NICOLAS BRIONES		\$100.00	\$3,028.00	Closed
[2-434 - Residential - Alteration - 1 -2 Family House]						
116989	1033 NEUFELD ST..6-723	CHARLES W ROLLMAN		\$280.00	\$125,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] SUNROOM ADDITION & KITCHEN REMODEL						
116997	707 S BAIRD ST..17-768-A	CHRISTOPHER L MILLER		\$150.00	\$42,500.00	Pending

[2-434 - Residential - Alteration - 1 -2 Family House]

117040	1013 S RIDGE RD..2-69-1	PAUL HENDRICKS	\$175.00	\$25,000.00	Pending
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[2-434 - Residential - Alteration - 1 -2 Family House] KITCHEN AND BATH REMODEL - INTERIOR REMODELING

117078	1342 EMILIE ST..17-575	BRIAN C DELVEAUX	\$150.00	\$14,385.00	Pending
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[2-434 - Residential - Alteration - 1 -2 Family House]

117094	723 NORTHERN AV..18-1454	FERANDO L CORONADO	\$218.00	\$40,000.00	Pending
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[2-434 - Residential - Alteration - 1 -2 Family House] ADDING BATHROOM TO BASEMENT

117111	1577 CHARLES ST..8-408	GREEN BAY HOUSING AUTHORITY PROPERTIES LLC	\$130.00	\$33,000.00	Pending
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[2-434 - Residential - Alteration - 1 -2 Family House] BOILER/MINI SPLIT AC & UPGRADES

117137	1705 CORONATION CT..6H-3437	ANDREW P & MONICA R JOHNSON	\$380.00	\$30,000.00	Pending
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[2-434 - Residential - Alteration - 1 -2 Family House] REPLACE CAT WALK AND STAIRWAY GUARDS. REMOVE WALL IN KITCHEN

117214	1379 LIBERTY ST..6-1348	NINA E SMITH-NELL	\$255.00	\$40,000.00	Pending
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[2-434 - Residential - Alteration - 1 -2 Family House] FINISH BASEMENT

117231	139 MINOR CT 1..6-267-F-1	SAGE D ALBERS	\$305.00	\$15,000.00	Pending
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[2-434 - Residential - Alteration - 1 -2 Family House] NEW KITCHEN CABINETS, REMOVE NON LOAD BEARING WALL, INTERIOR UPDATES

117382	1444 UNIVERSITY AV..8-173	GREEN BAY HOUSING AUTHORITY PROPERTIES LLC	\$80.00	\$18,000.00	Pending
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[2-434 - Residential - Alteration - 1 -2 Family House]

116702	1162 GRIGNON ST..17-203	CHRISTOPHER E RECHNER	\$100.00	\$600.00	Pending
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[7-1 - Deck, Porch, Patio, Ramp (Residential)]

116711	1405 N BAY HIGHLANDS DR..21-5498	ABIGAIL N & COLLIN J SHEROD	\$50.00	\$7,900.00	Pending
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[7-1 - Deck, Porch, Patio, Ramp (Residential)]

116815	975 ELMORE ST..5-1378	DANIEL A JOHNSON	\$100.00	\$2,000.00	Pending
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[7-1 - Deck, Porch, Patio, Ramp (Residential)] DECK & STAIRS

116893	1214 S QUINCY ST..16-89	ROBYN A HALLET	\$100.00	\$33,916.00	Pending
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[7-1 - Deck, Porch, Patio, Ramp (Residential)] 336 SQ FT

116896	1829 FARLIN AV..21-2173-4	ESTHELA P ABUNDIZ	\$50.00	\$1,500.00	Pending
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[7-1 - Deck, Porch, Patio, Ramp (Residential)]

116916	552 ROBERT LN..21-3390	CHARITY L & PAUL RENTMEESTER	\$50.00	\$1,000.00	Pending
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[7-1 - Deck, Porch, Patio, Ramp (Residential)]

116924	1916 HAROLD ST..21-2163	KRISTEL L & RAYMON P HAWLEY	\$100.00	\$5,250.00	Pending
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[7-1 - Deck, Porch, Patio, Ramp (Residential)]

116934	3375 SCOTTWOOD DR..22-1735-2	THERESA L HATHAWAY	\$180.00	\$75,000.00	Pending
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[7-1 - Deck, Porch, Patio, Ramp (Residential)] Patio Addition (12x 13) using Four Season (manufacturer) glass products. Sip panel floor, adding diamond piers for support.

***MORE INFORMATION NEEDED - EMAIL SENT OUT 7/3/2024 ERIK

116950	200 LAU ST..21-1804	RYAN & JENNIFER GROSHEK	\$50.00	\$4,300.00	Pending
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[7-1 - Deck, Porch, Patio, Ramp (Residential)]

116981	1807 BEETHOVEN ST..21-262-60	DELIE CLEO V & MARILYN D REVOCABLE TRUST	\$100.00	\$39,000.00	Pending
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[7-1 - Deck, Porch, Patio, Ramp (Residential)]

116999	2040 BUCKTHORN TR..6H-4436	CHRISTOPHER S & LISA M KNUTH	\$100.00	\$15,000.00	Closed
[7-1 - Deck, Porch, Patio, Ramp (Residential)] 8x16 DECK					
117100	714 N LOCUST ST..6-1597	CHELSIE L WENDRICKS	\$50.00	\$6,000.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] 23X24FT CONCRETE PATIO					
117109	1203 BAY MIST DR..21-8410	NANCY A & DONALD M BLOMBERG	\$100.00	\$14,000.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)]					
117269	632 ST. JUDE ST..6-1719	HEIDI L HIETPAS	\$50.00	\$4,000.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)]					
117359	1229 MARQUETTE AV..1-1528	TAMMY L & KELLY S GEURTS	\$50.00	\$70,000.00	Pending
[9-649 - Demolition - Interior (Residential)] FIRE DEMO/MITIGATION					
117377	1122 KLAUS ST..20-173	SCOTT G & LINDA A KRASZEWSKI	\$50.00	\$23,500.00	Pending
[9-645 - Raze - Building or Structure (Residential)]					
117395	2050 WHITE OAK TERR..6H-2108	ERICA LYNN WINNEN	\$50.00	\$100,000.00	Pending
[9-649 - Demolition - Interior (Residential)] FIRE DEMOLITION AND MITIGATION					
108460	1161 S TAYLOR ST..6-2244	JAIME ORNELAS & EVANGELINA & JAIME ORNELAS MACIAS	\$100.00	\$2,700.00	Pending
[11-1 - Fence (Residential)] FENCE					
116263	1124 CASS ST..14-1144	JEFFREY A SOLOMON, ETAL	\$50.00	\$14,500.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] ***RESUBMITTING WITH THE SIDEWALK BUILDER - (LICENSED CONTRACTOR) PAPERWORK SCANNED AND INTHE FILE - 5/24/24 ERIK					
116285	1100 KLAUS ST..20-166	JAVIER LORA RAMIREZ	\$50.00	\$1,500.00	Pending
[11-1 - Garage/Carport/Shed (residential)]					
116638	2735 LITTLE EDELWEISS DR..21-3474	AMY MARIE PATRICK	\$50.00	\$389.30	Pending
[11-1 - Swimming Pool (Residential)]					
116666	1109 S ROOSEVELT ST..17-244	DENNIS G MILLER, ETAL	\$50.00	\$6,000.00	Pending
[11-1 - Fence (Residential)]					
116675	2751 WOODSTOCK CT..21-4957	MICHAEL J SHEA	\$50.00	\$9,340.00	Pending
[11-1 - Fence (Residential)]					
116683	864 CHRISTIANA ST..3-936-A	NICHOLAS R ECKERT	\$50.00	\$3,000.00	Pending
[11-1 - Garage/Carport/Shed (residential)] 8X12 SHED					
116737	1642 EASTMAN AV..19-442	OLGA E VEJAR LOPEZ	\$50.00	\$2,000.00	Pending
[11-1 - Fence (Residential)]					
116741	863 DIVISION ST..5-1206	BREANNA M DEKEYSER	\$50.00	\$900.00	Pending
[11-1 - Fence (Residential)] 6 FOOT WOOD PRIVACY FENCE					
116761	1120 S VAN BUREN ST..16-225	ANN R & MICHAEL S OLDENBURG	\$50.00	\$19,000.00	Pending
[11-1 - Fence (Residential)]					
116781	1657 CHICAGO ST..21-1443-19	DIEGO ADAN CORONADO DELGADILLO	\$50.00	\$20,000.00	Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)]

116787	2800 ENGLEWOOD RD..21-6077	ROCKLYN J KAYE	\$50.00	\$8,633.00	Pending
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[11-1 - Fence (Residential)]

116789	3063 GILBERT DR..21-8397	WILLIAM J SCHNEIDER	\$50.00	\$3,500.00	Pending
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[11-1 - Driveway Replacement and/or Expansion (Residential)] CONCRETE SLABE ON SIDE FOR BOAT STORAGE

116812	1767 EAST SHORE DR..21-430	EARL RAY & MARIA DULCE HUTCHISON	\$150.00	\$60,000.00	Pending
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[11-1 - Garage/Carport/Shed (residential)]

116822	1027 S VAN BUREN ST..16-305	JAMES G LYERLY	\$50.00	\$10,500.00	Pending
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[11-1 - Foundation Repair (Residential)]

116866	1326 ELIZA ST..17-549	MY T & HAO T HUA, ETAL	\$50.00	\$19,000.00	Pending
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[11-1 - Driveway Replacement and/or Expansion (Residential)]

116867	1354 ALPINE DR..21-7643	KRISTIAN D SPERRY	\$50.00	\$1,000.00	Pending
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[11-1 - Swimming Pool (Residential)] ABOVE GROUND SEASONAL POOL

116872	2570 CARMEL LN..21-4669	RICHARD L & TERESA M ALBERS	\$50.00	\$15,000.00	Pending
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[11-1 - Driveway Replacement and/or Expansion (Residential)] Replace 430 sqft of driveway, 450 sqft of garage slab, and 111 sqft of service walks.

116882	1007 THORNDALE CT..1-2577	JUNE MARY HILLE	\$50.00	\$8,000.00	Pending
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[11-1 - Driveway Replacement and/or Expansion (Residential)] REPLACING DRIVEWAY AND WALKWAY

116910	2037 CANDLE WAY..6H-3335	LARRY R & GRETCHEN E DUQUAINE	\$50.00	\$5,000.00	Closed
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[11-1 - Garage/Carport/Shed (residential)] 10x12FT SHED

116914	911 LAVERNE DR..21-1111-D-143	LINDSAY JO & ADAM J VANDEVEN	\$50.00	\$2,800.00	Pending
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[11-1 - Fence (Residential)]

116918	2982 DURHAM RD..22-1778	KIRK K & KATE A PARKER	\$50.00	\$400.00	Pending
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[11-1 - Swimming Pool (Residential)]

116920	2945 BETH DR..21-3176	LORI G & MICHAEL J DEGRAVE	\$75.00	\$4,000.00	Pending
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[11-1 - Garage/Carport/Shed (residential)] 12' X 14' WOOD SHED WITH SHINGLE ROOF

116921	1658 LILAC LN..21-1110-M-1	MADELYN & SETH LIBAL	\$100.00	\$13,280.98	Closed
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[11-1 - Foundation Repair (Residential)]

116928	827 9th ST..1-950	SOPHIE & AARON KITCHEL	\$50.00	\$7,635.00	Pending
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[11-1 - Fence (Residential)] 6' VINYL PRIVACY FENCE

116938	515 4th ST..2-196	ABEUS L HAYES	\$50.00	\$13,800.00	Pending
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[11-1 - Fence (Residential)] 6' VINYL PRIVACY FENCE

116941	403 WESLEY AV..21-1176-D-113	BENJAMIN ADAMS	\$75.00	\$1,500.00	Pending
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[11-1 - Garage/Carport/Shed (residential)] 120 SQ. FT. WOOD STORAGE SHED WITH ONE DOUBLE DOOR, BOLTED DOWN INTO EXISTING CONCRETE FOUNDATION

116945	1227 10th AV..1-182	KENNETH R WOLFE	\$50.00	\$5,000.00	Pending
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[11-1 - Fence (Residential)] WOOD PRIVACY FENCE

116946	578 RUTH ST..21-2475-F-28	HENRY J & JANET JACOBSON	\$50.00	\$2,500.00	Pending
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[11-1 - Fence (Residential)] 70' WOODEN PRIVACY FENCE IN BACK YARD

116949	2056 HILLVIEW DR..21-1179-1 [11-1 - Fence (Residential)]	MADELYN & AUSTIN DOOLING	\$50.00	\$5,984.00	Pending
116952	1745 11th AV..1-1250 [11-1 - Foundation Repair (Residential)] DRAIN TILE AND OUTSIDE BACKPLASTER	TERESA BONIFAS	\$50.00	\$26,772.00	Closed
116955	1126 S IRWIN AV..17-247-B [11-1 - Foundation Repair (Residential)]	ABRAHAM K & KAREN Q LEWIS	\$50.00	\$27,521.00	Pending
116957	1543 FARLIN AV..19-704 [11-1 - Foundation Repair (Residential)]	PEDRO PEREZ PEREZ, ETAL	\$50.00	\$24,042.00	Pending
116976	1172 HICKORY HILL DR..2-1327 [11-1 - Driveway Replacement and/or Expansion (Residential)] REPLACE MIDDLE SECTION OF DRIVEWAY. NEW PATIO	SHAWN P WILKER, ETAL	\$50.00	\$5,850.00	Pending
116978	1686 NANCY AV..6-2432 [11-1 - Swimming Pool (Residential)]	TINA & KEITH G BRUNNER	\$50.00	\$1,000.00	Pending
116979	1022 N BUCHANAN ST..18-984 [11-1 - Fence (Residential)] WOOD PRIVACY FENCE	DOUGLAS J & TERRI L DEGRAFF	\$50.00	\$3,400.00	Closed
116991	1137 KENWOOD ST..1-2268 [11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY EXPANSION	MICHAEL & ERIN ELLIOTT	\$50.00	\$6,760.00	Pending
116992	704 11th AV..2-500 [11-1 - Foundation Repair (Residential)] REPLACE FLAT ROOF ON BALCONY/ INSTALL RAILINGS	AKUE & PANNHIA MOUA	\$75.00	\$6,984.00	Pending
116993	2333 SANDY LN..21-1111-S-19 [11-1 - Fence (Residential)]	FERRIN & BRETT BANKER	\$50.00	\$11,450.00	Pending
116996	2525 ROBINSON AV..21-5252 [11-1 - Garage/Carport/Shed (residential)]	KAREN M ROUSE	\$50.00	\$6,000.00	Pending
117000	2595 SAGE DR..21-7218 [11-1 - Fence (Residential)] 194 ft vynl privacy fence	WENDY J SCHRAG	\$50.00	\$7,925.00	Pending
117011	2612 ZAK LN..6H-2002 [11-1 - Driveway Replacement and/or Expansion (Residential)] EXPANDING DRIVEWAY	COREY CALLAHAN	\$50.00	\$4,000.00	Pending
117015	1338 LAWE ST..17-487 [11-1 - Fence (Residential)]	R W NELSON PROPERTIES LLC	\$50.00	\$2,500.00	Pending
117016	2636 TERESA DR..21-6943 [11-1 - Fence (Residential)] 4' BLACK CHAIN LINK FENCE ALONG BOTH SIDE PROPERTY LINES FROM THE BACK CORNERS OF THE HOUSE TO THE FENCE EXISTING IN REAR OF PROPERTY	MICHAEL FOLLETT	\$75.00	\$3,000.00	Pending
117025	1623 CHATEAU DR..6-1341 [11-1 - Foundation Repair (Residential)] DRAIN TILE W/ 1 SUMP AND 9 WALL ANCHORS	JEREMY M HUTH	\$100.00	\$19,335.00	Closed
117026	500 ELIZA ST..16-68 [11-1 - Fence (Residential)] ***COA REQUIRED	JOANNE M & BRENT M WEYCKER	\$50.00	\$4,234.00	Pending
117041	835 ROY AV..18-1402 [11-1 - Fence (Residential)] MOVE FENCE ALONG NORTH PRPOERTY LINE. NEW 4' CHAIN LINK FENCE ALONG REAR PROPERTLY LINE. **Permit reopened 7/19/24 - Fence has been determined to be on neighboring property and will need to be moved**	KATHY BRUNHOEFER	\$50.00	\$1,200.00	Closed
117042	1013 S RIDGE RD..2-69-1	PAUL HENDRICKS	\$50.00	\$15,000.00	Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)] REPLACE DRIVEWAY AND GARAGE FLOOR

117077	3499 NICOLET DR..22-46	TERRI A & FRANK J HANOLD	\$100.00	\$33,200.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)]					
117083	500 E EAGLE TERR..6H-3133	RANDAL BUTTKE	\$50.00	\$8,975.00	Pending
[11-1 - Garage/Carport/Shed (residential)] 12X16 SHED W/ WOOD FLOOR ON GRAVEL BASE					
117099	509 ELMORE ST..5-952	MICHAEL & ERIN HOGAN	\$50.00	\$15,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] REPLACE DRIVEWAY & EXPAND					
117103	845 S QUINCY ST..16-150	MARK K VILLWOCK	\$50.00	\$4,200.00	Pending
[11-1 - Fence (Residential)] FENCE COA NEEDED					
117106	2735 E CARRERA CT..22-1728	APRIL & ROBERT ROY	\$50.00	\$10,000.00	Pending
[11-1 - Fence (Residential)] 6' HIGH 320 FT LONG WOODEN PRIVACY FENCE					
117107	810 MARSHALL AV..18-408-A	PAMELA D SUTTO	\$50.00	\$3,200.00	Pending
[11-1 - Fence (Residential)] 4' CHAINLINK FENCE					
117117	1120 S ONEIDA ST..1-1948	TANG K & MARK E LAMER	\$50.00	\$3,240.00	Closed
[11-1 - Fence (Residential)] 6' VINYL PRIVACY FENCE					
117118	1318 SAND HILL DR..6H-2825	TREVOR ZURASKI	\$50.00	\$17,300.00	Pending
[11-1 - Fence (Residential)] 6' VINYL PRIVACY FENCE					
117120	1106 N PLATTEN ST..18-1117	JESSIE & PEGI BE DELL	\$50.00	\$6,863.00	Closed
[11-1 - Fence (Residential)] 6' WOOD PRIVACY FENCE					
117124	3333 HEAVEN DR..21-7702	DANIEL J & JANA S LAVELLE	\$75.00	\$5,500.00	Pending
[11-1 - Garage/Carport/Shed (residential)]					
117128	1542 9th ST..6-199	GILLIAN LITTLE	\$50.00	\$3,620.00	Pending
[11-1 - Fence (Residential)] 6' WOOD PRIVACY FENCE					
117131	833 CHRISTIANA ST..3-148	JESSE GENNIGEN	\$50.00	\$6,200.00	Pending
[11-1 - Fence (Residential)] 6' VINYL PRIVACY FENCE					
117136	811 MARQUETTE AV..2-1094	JASON & GUY DIAMOND	\$50.00	\$7,500.00	Closed
[11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY EXPANSION AND PATIO					
117142	1245 OREGON ST..5-672-A-1	DENISE E HASSTEDT	\$50.00	\$5,500.00	Pending
[11-1 - Fence (Residential)] 6' Privacy Fence					
117146	851 ELMORE ST..5-1430	LARRY M RAPADAS	\$50.00	\$5,500.00	Pending
[11-1 - Fence (Residential)] 6FT VINYL FENCE					
117165	826 15th AV..2-12	DERECK ENFORS, ETAL	\$100.00	\$14,632.00	Pending
[11-1 - Foundation Repair (Residential)] FOUNDATION STABILIZATION AND WATER CONTROL					
117173	2577 WILDFLOWER ROW..21-4679	MEGAN R & JOSEPH R PROSSER	\$50.00	\$15,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)]					
117185	1333 BERNER ST..21-1629	KEVIN A FERRY	\$50.00	\$500.00	Pending
[11-1 - Fence (Residential)] 6' WOODEN PRIVACY FENCE BORDERING SIDE YARDS					

117187	979 KELLOGG ST..5-730	ELIZABETH S & JEFFREY D NORTON	\$100.00	\$50,000.00	Pending
[11-1 - Garage/Carport/Shed (residential)] DEMO EXISTING AND BUILD NEW DETACHED GARAGE					
117188	2234 MICHIGAN AV..21-828-1	LAURA & AL DIETRICH SMITH	\$50.00	\$3,700.00	Closed
[11-1 - Fence (Residential)] 6' HIGH CEDAR FENCE ENCLOSING COURTYARD IN BACK. 50' TOTAL LENGTH OF FENCING.					
117190	828 S BROADWAY..2-185	GEORGE B & ROSE M BOLSEN	\$50.00	\$8,850.00	Pending
[11-1 - Fence (Residential)] 6' WOOD PRIVACY FENCE **No email, and phone number does not work - Permit is ready for payment 7/19/24**					
117193	1030 DOTY ST..14-911	DANIEL & ELIZABETH FIELDS	\$50.00	\$10,739.00	Pending
[11-1 - Fence (Residential)]					
117195	1214 LA COUNT RD..6H-3684	TROY & YVONNE LEMEROND	\$50.00	\$4,100.00	Pending
[11-1 - Garage/Carport/Shed (residential)] SHED					
117201	1728 BENTWOOD DR..6-1832	MICHELLE GARSOW, ETAL	\$50.00	\$7,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)]					
117205	2409 HEATHER CT..21-4196	BRIAN J & JODY L WESTLUND	\$100.00	\$6,000.00	Pending
[11-1 - Garage/Carport/Shed (residential)]					
117212	1213 EMILIE ST..17-295	DELONNA KAUFMAN	\$50.00	\$16,000.00	Pending
[11-1 - Fence (Residential)] FENCE					
117217	1504 11th AV..1-649	KELLY & CHRISTIANNA HOWARD	\$50.00	\$6,750.00	Pending
[11-1 - Foundation Repair (Residential)] EGRESS WINDOW					
117218	931 REDLEY CT..1-1295	KELLY JOHN DUGAN	\$75.00	\$6,750.00	Pending
[11-1 - Foundation Repair (Residential)] EGRESS WINDOW					
117219	1241 9th ST..1-426-C	KAITLYN ECK	\$50.00	\$3,500.00	Pending
[11-1 - Fence (Residential)] 6' VINYL PRIVACY FENCE					
117220	1513 ROCKDALE ST..6-1052	CASEY SCOTT WEBER	\$75.00	\$15,000.00	Pending
[11-1 - Swimming Pool (Residential)] REMOVE DECK AND EXPAND CONCRETE PATIO					
117224	1801 KALAHARI DR..6H-3198	NICHOLAS E & SHANNON L DUFEK	\$50.00	\$7,250.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)]					
117230	1419 GRIGNON ST..17-653	JOANNE M & RICHARD L BENZSHAWEL	\$50.00	\$1,200.00	Pending
[11-1 - Fence (Residential)] 60FT LONG VINYL PRIVACY FENCE ALONG SIDE OF HOUSE					
117232	2518 HE-NIS-RA LN..6H-1223-3	DAVID V GUBA	\$50.00	\$2,000.00	Pending
[11-1 - Fence (Residential)] 6' WOOD PRIVACY FENCE					
117234	1262 EMILIE ST..17-234	EDWARD PAUL	\$50.00	\$1,000.00	Pending
[11-1 - Fence (Residential)]					
117236	249 QUINTON ST..21-1436	ALEX BAIERL	\$50.00	\$6,000.00	Pending
[11-1 - Fence (Residential)]					
117252	1421 INSPIRATION AV..21-7366	ANDREW JAMES & GE NICHOLSON	\$50.00	\$3,000.00	Pending
[11-1 - Garage/Carport/Shed (residential)]					
117254	2616 VICKI LN..21-4547	JEFFREY M & SUSAN M NEUVILLE	\$50.00	\$11,000.00	Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)]

117259 1652 EDISON ST..21-7037 GER & GEE JENNY YANG \$50.00 \$13,832.00 Pending

[11-1 - Fence (Residential)] 320 ft Yard Fence

117265 1302 WESTERN AV..3-815-1 KIMBERLY DICKENSON \$50.00 \$3,000.00 Pending

[11-1 - Garage/Carport/Shed (residential)] 10x12 SHED

117281 1019 CLEVELAND ST..2-827 RUSSELL L DOXTATOR \$150.00 \$12,500.00 Pending

[11-1 - Garage/Carport/Shed (residential)] NEW 28X24 DETACHED GARAGE

117285 1019 12th AV..2-848 RANDALL & GAIL OLEJNICZAK \$50.00 \$5,000.00 Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)]

117297 1135 S BAIRD ST..17-657 JOHN B & LISA A ALBANESE \$50.00 \$1,800.00 Pending

[11-1 - Fence (Residential)] REPAIRING/REPLACING APPROXIMATELY 69' OF 6' HIGH WOOD FENCE WITH 6' VINYL FENCE

117299 2081 MANITOWOC RD..21-1361-3-2 JESSICA GUTIERREZ DEJESUS \$50.00 \$10,934.00 Pending

[11-1 - Fence (Residential)] INSTALL 193'-194' 6' WHITE PRIVACY VINYL FENCE 3" FROM PROPERTY LINES AND WILL HAVE AN 8' (TOTAL LENGTH) DOUBLE DRIVE GATE.

117302 2014-2016 MAHON CT..21-267-4 SCOTT R WEGNER \$50.00 \$3,000.00 Closed

[11-1 - Driveway Replacement and/or Expansion (Residential)]

117312 2657 FORESTVILLE DR..6H-1776 MATTHEW STONE \$50.00 \$3,500.00 Pending

[11-1 - Fence (Residential)] 6' WOOD PRIVACY FENCE

117322 1045 ALPINE DR..21-152-3 RYAN J ADAMS \$50.00 \$2,500.00 Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)] 12x20

117351 1663-1665 BADGER ST..6-549 AMY C VANVONDEREN \$50.00 \$500.00 Pending

[11-1 - Fence (Residential)]

117363 321 DESCHANE PL..21-2336-1-6 ALANNA M KRAEMER \$50.00 \$2,656.00 Pending

[11-1 - Fence (Residential)] 99' LONG 48" TALL CHAIN LINK FENCE

117386 2781 DANIEL CT..21-6349 MARTIN E & MARY C VERNOSH \$75.00 \$6,000.00 Pending

[11-1 - Garage/Carport/Shed (residential)]

117387 1712 14th AV..1-1325-C JAY A HUGUET \$50.00 \$500.00 Pending

[11-1 - Garage/Carport/Shed (residential)] SHED

117398 1302 ELMORE ST..5-1665 ADAM LOTTER, ETAL \$150.00 \$50,000.00 Pending

[11-1 - Garage/Carport/Shed (residential)] WITH EXTENDED DRIVEWAY

117421 1707 BOLAND RD..6-2468 CINDY & DENNIS DELIE \$50.00 \$550.00 Closed

[11-1 - Swimming Pool (Residential)]

117441 3021 NICOLET DR..22-132 PATRICK R & SKYLAR LORITZ \$50.00 \$13,000.00 Pending

[11-1 - Fence (Residential)]

111598 655 WOODSIDE RD..21-365-1 SENIOR OPPORTUNITY FUND \$5,448.79 \$1,888,192.00 Pending

INVESTMENT-II LLC
[30-434 - Commercial - Addition - Multi-Family of 3 or More Units] \$5000 SWB
EC APPROVED 6/20/24

116649 645 S IRWIN AV..17-448 FRIAR HOUSE FLATS LLC \$330.00 \$198,368.00 Pending

[30-434 - Commercial - Alteration - Multi-Family of 3 or more units]

117381	817 E WALNUT ST..10-101	ERIC R SCHMOLL	\$170.00	\$2,000.00	Pending
[30-434 - Commercial - Alteration - Multi-Family of 3 or more units]					
111566	130 E WALNUT ST..12-38-2	BELLIN BUILDING LLC	\$70.00	\$0.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]					
113197	3170 FINGER..21-173-10	EARLY CHILDCARE II LLC	\$8,632.54	\$3,500,000.00	Pending
[31-214 - Commercial - New - Rooming Houses, Boarding Houses, Dormitories, Fraternity and Sority Houses for non Transient Accomodations] \$10,000 SWB EC 11/17/23					
115663	3112 FINGER..21-173-9	GB DEVELOPMENT LLC	\$4,990.78	\$2,300,000.00	Pending
[31-327 - Commercial - New - Stores, Customer Services (restaraunts, beauty shops, malls, taverns, auto showrooms, laundromats, warehouses, markets, kennels)] \$5000 SWB EC APPROVED 4/23/24					
115756	2405 W MASON ST..6H-1109	GB HMC WEST MASON LLC	\$4,404.33	\$523,321.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] DOLLAR TREE RENOVATIONS EC APPROVED 4/19/24					
116811	2126 MAIN ST..21-453-2	PDQ REAL ESTATE HOLDINGS LLC	\$589.49	\$210,000.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] EC APPROVED 7/16/24					
116982	1754 9th ST..6-274-1	GREEN BAY AREA PUBLIC SCHOOL DISTRICT KENNEDY	\$479.40	\$60,000.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]					
116988	1501 N IRWIN AV..20-393-5	BROWN COUNTY	\$240.00	\$9,200.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] MISC INTERIOR ALTERATIONS					
117104	1400 LOMBARDI AV..6-310-1	LOMBARDI CENTER LLC	\$489.33	\$60,000.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]					
117105	1400 LOMBARDI AV..6-310-1	LOMBARDI CENTER LLC	\$430.45	\$30,000.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]					
117278	1919 S BROADWAY..1-1407	GEORGIA PACIFIC CONSUMER PRODUCTS LP	\$170.00	\$93,128.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]					
117341	2540 UNIVERSITY AV..21-301	UHAGB LLC	\$240.00	\$50,000.00	Pending
[31-328 - Commercial - New - Other Non-Residential Buildings (barns, storage garages, jails, silos, post offices, animal hospitals, reformatories)] SITE PLAN UNDER P#109948					
117375	2145 UNIVERSITY AV..21-2208-4	TRUE NORTH ENERGY LLC	\$360.00	\$125,000.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]					
113439	2060 VAN DEUREN ST..21-2222	MEADOWS NORTH GB LLC	\$455.30	\$266,540.00	Pending
[34-1 - Parking Lot - New & Reconstruction (Commerical)] PARKING LOT RECONSTRUCTION EC APPROVED 8/23/23 EC UPDATED APPROVED 6/18/24					
116570	1710 MORROW ST..21-1203	AMERICOLD REAL ESTATE LP	\$246.83	\$62,122.40	Pending
[34-1 - Parking Lot - New & Reconstruction (Commerical)] EC APPROVED 6/18/24					
117080	728 MATHER ST..5-148	JULIANE KANIA	\$70.00	\$2,500.00	Closed
[34-1 - Z - Misc Project Not Listed (Commercial)]					
117092	1436 W MASON ST..6-143	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY	\$70.00	\$25,740.00	Pending
[34-1 - Parking Lot - New & Reconstruction (Commerical)]					
117108	713 S BROADWAY ..2-102	& RONALD L & RACHEL A SHIP HAPPENS LLC	\$120.00	\$1,000.00	Pending
[34-1 - Z - Misc Project Not Listed (Commercial)]					

117169	206 S PLATTEN ST..6-267-A-10 [34-1 - Parking Lot - New & Reconstruction (Commerical)]	& DOUGLAS J & MICHELE M MB HOMES LLC	\$140.00	\$9,000.00	Pending
117197	329 N JACKSON ST..10-6 [34-1 - Roofing (Commercial)]	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC	\$70.00	\$20,000.00	Pending
117280	1505 W MASON ST..6-169 [34-1 - Parking Lot - New & Reconstruction (Commerical)]	AAM GREEN BAY PLAZA LLC	\$70.00	\$49,000.00	Pending
117288	119 O BRIEN ST..3-1328 [34-1 - Parking Lot - New & Reconstruction (Commerical)]	MENDOTA PROPERTIES LLC	\$70.00	\$13,340.00	Pending
117383	1234 STATE ST..1-824 [34-649 - Demolition - Interior (Commercial)]	TRISKE J R INC	\$70.00	\$5,000.00	Pending
117406	1265 LOMBARDI AV..1-1841-A [34-1 - Temporary Office/Trailer/Event (Commercial)]	GREEN BAY CITY OF LAMBEAU FIELD	\$140.00	\$5,000.00	Pending
117408	1653 WESTERN AV..6-120 [34-1 - Z - Misc Project Not Listed (Commercial)]	KELLY S BIGELOW	\$440.00	\$9,500.00	Pending
117412	604 S GREENWOOD AV..2-397 [34-1 - Z - Misc Project Not Listed (Commercial)]	WISCONSIN STREET APARTMENTS LLC	\$70.00	\$12,000.00	Pending
117435	1484 9TH ST ..6-197 [34-1 - Fence (Commercial)]	SAINT AGNES CONGREGATION OF GREEN BAY	\$70.00	\$10,000.00	Pending
116890	459 BELLEVUE ST..21-1275-2 [40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]	ANGELA B & ARTHUR C BIRKETT	\$50.00	\$450.00	Pending
116975	2868 NICOLET DR..22-1669 [40-61 - Solar Panels - Electric]	MEK-MO FAMILY TRUST-2022	\$125.00	\$16,100.00	Pending
117003	1520 SOUTH POINT RD..6H-1187 [40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]	GREEN BAY AREA PUBLIC SCHOOL DISTRICT LOMBARDI	\$400.00	\$273,739.00	Pending
117028	1601 DANCING DUNES DR..6H-1187 [40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]	GREEN BAY AREA PUBLIC SCHOOL DISTRICT LOMBARDI	\$300.00	\$136,870.00	Pending
117029	2891 MT CAROL DR..21-1111-D-34 [40-55 - Electrical Service - Repair (Residential)]	ROBERT V & LORRAINE E MOODY	\$50.00	\$1,000.00	Pending
117030	2338 UTAH AV..21-270-4 [40-55 - Electrical Service - Repair (Residential)]	TRACY J HRUSKA	\$50.00	\$1,000.00	Pending
117054	2787 PAMELA DR..21-3595 [40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]	JASON G & RACHELLE A PAUL	\$50.00	\$1,500.00	Closed
117066	1189 SHAWANO AV..3-1018 [40-53 - Electrical Service - Change (Residential)]	MINDY & JASON WEGNER	\$50.00	\$3,085.00	Pending
117069	1482 MORROW ST..8-52 [40-55 - Electrical Service - Repair (Residential)]	RAUL P & MARLINE A GILLEGIO	\$50.00	\$500.00	Closed

117072	1021 LARK ST..18-1184 [40-53 - Electrical Service - Change (Residential)]	RONALD B & JOYCE V WEISSHAPPEL	\$50.00	\$2,000.00	Closed
117101	855 ELMORE ST..5-1426 [40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]	CHRISTOPHER MICHAEL POPLIN	\$50.00	\$2,620.00	Pending
117126	313 DOUSMAN ST..4-66 [40-54 - Electrical Service - Repair (Commercial)]	HIGH BRAU LLC	\$70.00	\$500.00	Pending
117132	1125 S BROADWAY..1-787 [40-61 - Solar Panels - Electric] 5.74 KW ROOF MOUNTED PV SOLAR SYSTEM 14 MODULES W/ 7 INVERTERS	MOISES SERRANO	\$125.00	\$35,000.00	Pending
117135	1177 DOUSMAN ST..5-1530 [40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]	DANIEL LANDRIE	\$50.00	\$4,780.00	Pending
117147	315 BONNIE CT..3-1256 [40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]	JOHN G SPOONER, ETAL	\$100.00	\$12,765.00	Pending
117161	1226 N DANZ AV..21-290-4 [40-52 - Electrical Service - Change (Commercial)]	A & V TERRACE LLC	\$70.00	\$3,900.00	Pending
117186	2785 CANDLE LN..6H-2271 [40-53 - Electrical Service - Change (Residential)]	COLLEEN SAUVEY	\$50.00	\$1,695.00	Closed
117191	1482 ELM ST..19-77 [40-55 - Electrical Service - Repair (Residential)]	GREEN BAY MULTIFAMILY LLC	\$50.00	\$332.00	Closed
117204	1651 JUNIPER DR..21-1110-M-18 [40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]	KEITH M & PATRICE M ELSNER	\$100.00	\$11,228.00	Pending
117211	914 13th AV..2-816 [40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]	HENRY J & TRACY D EVERSON	\$50.00	\$4,000.00	Pending
117225	810 LAWE ST..16-288-A [40-53 - Electrical Service - Change (Residential)]	810 LAWE LLC	\$50.00	\$3,000.00	Closed
117226	2949 SUZANNE CT..21-817-5 [40-53 - Electrical Service - Change (Residential)]	SCHLEIS ROBERT J & SANDRA J REVOCABLE TRUST	\$50.00	\$6,000.00	Pending
117227	1420 SHANNON ST..6-2191 [40-53 - Electrical Service - Change (Residential)]	MARK T & CAROLYN S MILBOURN	\$50.00	\$2,000.00	Pending
117228	1302 REED ST..5-666-D [40-53 - Electrical Service - Change (Residential)]	DEBRA A & THOMAS M GREIVELL	\$50.00	\$2,000.00	Pending
117229	1545 KIMBALL ST..8-508 [40-53 - Electrical Service - Change (Residential)]	RONALD R KOTTNITZ, ETAL	\$50.00	\$2,000.00	Pending
117255	2040 MARY QUEEN RD..21-2475-D-35 [40-55 - Electrical Service - Repair (Residential)]	JOSE S RUIZ	\$50.00	\$2,179.00	Pending
117257	1163 12th AV..1-662-B [40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]	THOMAS F & BARBARA A STASZAK	\$50.00	\$6,400.00	Pending
117261	231 N BROADWAY..4-68	WASHINGTON LLC	\$70.00	\$2,858.00	Pending

[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]

117277	520 S VAN BUREN ST..14-617	STEVEN J & JOANN C MADSON	\$50.00	\$2,900.00	Closed
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[40-53 - Electrical Service - Change (Residential)]

117279	1021 S WEBSTER AV..17-46	KENNETH H & BARBARA A WHITFORD	\$50.00	\$3,000.00	Closed
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[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

117292	147 BERWYN AV..21-2695	KATHY M HENDRICKSON	\$50.00	\$1,600.00	Closed
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[40-55 - Electrical Service - Repair (Residential)]

117296	436 ROBERT LN..21-3882	BRENNAN PIERQUET	\$50.00	\$4,369.00	Pending
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[40-53 - Electrical Service - Change (Residential)]

117298	311 BADER ST..21-2678-T-2	SEAN C & JESSICA A COLEMAN	\$50.00	\$1,000.00	Closed
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[40-53 - Electrical Service - Change (Residential)]

117300	814 GROSS CT..2-1198	LUKE GOFFARD	\$50.00	\$1,500.00	Closed
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[40-55 - Electrical Service - Repair (Residential)]

117318	414 N MAPLE AV..5-985	GREEN BAY MULTIFAMILY LLC	\$70.00	\$1,500.00	Pending
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[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]

117329	211 E WALNUT ..12-353	A&M FUTURES LLC	\$70.00	\$975.00	Pending
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[40-54 - Electrical Service - Repair (Commercial)]

117331	227-229 OAK ST..3-650	PANOUE & SAINT LEE	\$50.00	\$4,722.00	Closed
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[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

117339	2683 SENECA CT..6H-2320	JANICE F QUISTORFF	\$100.00	\$5,703.91	Pending
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[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

117354	513 WILSON AV..5-1314-F	JULIO FUENTESNUNEZ, ETAL	\$50.00	\$1,200.00	Pending
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[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

117361	2662 E GLACIER DR..21-3336	JOHN J & JOAN M FLOOD	\$100.00	\$12,290.00	Pending
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[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

117378	1520 MAIN ST..8-22	JAVIER GOMEZ	\$70.00	\$1,000.00	Pending
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[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] FIRE DAMAGED

117384	2694 SEQUOIA LN..6H-1072-6	JOSEPH P & DAWN M WIESKE	\$50.00	\$2,050.00	Pending
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[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

117388	3177 BETH DR..21-7349	SOLBERG DANIEL D & NANCY W LIVING TRUST	\$100.00	\$11,623.00	Pending
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[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

117397	440 BRETCOE DR..21-1143	MARGARET S ZIMMERMAN	\$50.00	\$1,282.00	Pending
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[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

117440	721 S ONEIDA ST..2-1074	AMY L PIEPER	\$50.00	\$537.00	Pending
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[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

117514	1678 E MASON ST ..21-1342-1	GREAT LAKES COMMERCIAL LLC	\$70.00	\$1,000.00	Pending
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[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]

117018	2057 VINE ST..21-1419-L-10 [50-43 - Heating and Air Conditioning Units (Residential)]	JANDRAIN ENTERPRISES LLC	\$50.00	\$10,451.00	Closed
117047	1267 MATHER ST..5-1712 [50-41 - AC Unit Only (Residential)]	DANIEL S & EVELYN Y CLARK	\$50.00	\$5,574.00	Closed
117055	1679 BADGER ST..6-553 [50-41 - AC Unit Only (Residential)]	MICHAEL P & JAIMEROSE C KUSCH	\$50.00	\$7,483.00	Closed
117056	1211 S GREENWOOD AV..1-612 [50-41 - AC Unit Only (Residential)]	MARIA & CAROLYN CHOU	\$50.00	\$5,868.00	Closed
117060	1935 BEECH TREE DR..6H-3622 [50-41 - AC Unit Only (Residential)]	PATRICIA A STANK	\$50.00	\$6,500.00	Pending
117061	1081 ELMORE ST..5-1362-B [50-41 - AC Unit Only (Residential)]	KATHLEEN C DUNN	\$50.00	\$5,405.00	Closed
117062	1246 BENJAMIN CT..21-6397 [50-43 - Heating and Air Conditioning Units (Residential)]	JILL M & HENRY J WATZKA	\$50.00	\$14,462.00	Pending
117073	2532 PECAN ST..21-5232 [50-41 - AC Unit Only (Residential)]	JACQUELINE & ANDREW SURBER	\$50.00	\$6,254.00	Closed
117074	1622 ST. AGNES DR..6-304-3 [50-43 - Heating and Air Conditioning Units (Residential)]	WICKMAN LYLE E & VIRGINIA M REVOCABLE TRUST	\$50.00	\$9,000.00	Pending
117082	328 WESTPLAIN DR..6-2497 [50-41 - AC Unit Only (Residential)]	LAWRENCE M & KATHLEEN M ONEIL	\$50.00	\$17,157.00	Closed
117119	1785 BOLAND RD..6-2676 [50-41 - AC Unit Only (Residential)]	GARY E HEILMANN	\$50.00	\$3,650.00	Closed
117121	1303 WESTERN AV..3-811-1 [50-41 - AC Unit Only (Residential)]	LAURA LABONTE	\$50.00	\$6,091.00	Closed
117127	1096 KELLOGG ST..5-1356 [50-41 - AC Unit Only (Residential)]	ELIZABETH M CHARLIER	\$50.00	\$9,791.00	Pending
117129	2415 BROWNING RD..21-4054 [50-43 - Heating and Air Conditioning Units (Residential)]	LUANN D CHRISTIAN	\$50.00	\$12,477.00	Pending
117130	2909 TIMBERLINE CT..6H-3947 [50-41 - AC Unit Only (Residential)]	BOBBY & PATRICIA LINDSEY	\$50.00	\$9,661.00	Closed
117141	856 MATHER ST..5-168 [50-41 - AC Unit Only (Residential)]	EVAN KEEHAN	\$50.00	\$5,000.00	Pending
117143	814 KELLOGG ST..5-1463 [50-41 - AC Unit Only (Residential)]	CHRISTOPHER L & AMANDA DELFOSSE	\$50.00	\$4,000.00	Closed
117144	2781 QUEEN ANN CT..6H-3354 [50-41 - AC Unit Only (Residential)]	LAURA S & MARK A WHYTE	\$50.00	\$6,000.00	Closed
117145	437 GILBERT CT..21-6668-46	DAVID J & LYNN A PARENT	\$50.00	\$8,300.00	Closed

[50-43 - Heating and Air Conditioning Units (Residential)]

117148	2661 WILDFLOWER ROW..21-6920	RANDALL L HOFFMANN	\$50.00	\$7,379.00	Closed
[50-41 - AC Unit Only (Residential)]					
117149	204 CLIFFVIEW DR..21-3341	MARY D SEURER	\$50.00	\$13,644.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]					
117150	1008 SCHOOL PL..3-653	SUSAN L HILL	\$50.00	\$5,250.00	Closed
[50-41 - AC Unit Only (Residential)]					
117151	3079 S EAGLE TERR..6H-3127	JOSLIN GARY A & LINDA M LIVING TRUST	\$50.00	\$9,150.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)]					
117152	1033 MATHER ST..5-770-A	RACHEL E DAVIS	\$50.00	\$4,400.00	Closed
[50-41 - AC Unit Only (Residential)]					
117153	410 N OAKLAND AV..5-1493	CHA YANG	\$50.00	\$4,700.00	Closed
[50-41 - AC Unit Only (Residential)]					
117154	1834 12th AV..1-1294	MICHELE L & BRUCE F DETTMAN	\$50.00	\$4,500.00	Pending
[50-41 - AC Unit Only (Residential)]					
117155	958 ALPINE DR..21-122-2	DUANE RILEY & DARLENE QUEEN	\$50.00	\$8,000.00	Closed
[50-41 - AC Unit Only (Residential)]					
117156	1117 S ROOSEVELT ST..17-246	LARAE A GOWER	\$50.00	\$12,750.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]					
117157	1030 GOODELL ST..17-680	TINA M JAWORSKI	\$50.00	\$22,950.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)]					
117158	2743 DURHAM RD..22-1519	JOHN A & ELIZABETH A LUCZAJ	\$50.00	\$9,443.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)]					
117159	803-805 APHRODITE RD..21-4699	MUSIAL PROPERTIES LLC	\$50.00	\$5,105.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)]					
117176	1443 KURTZ AV..17-1084	DEEVIOUS X STORM, ETAL	\$50.00	\$8,000.00	Closed
[50-41 - AC Unit Only (Residential)]					
117181	3266 WINDLAND DR..21-7426	ERIC VANEGGEREN, ETAL	\$50.00	\$5,000.00	Closed
[50-41 - AC Unit Only (Residential)]					
117182	409 ROBERT LN..21-3876	ARMANDO & MARTHA JAUREGUI GARCIA	\$50.00	\$5,000.00	Closed
[50-41 - AC Unit Only (Residential)]					
117183	1836 VAN OSS CT..6-2794	CHOU J & BAO L XIONG	\$50.00	\$10,000.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]					
117189	3302 SONATA DR..21-5903	JUDITH A TIMM	\$50.00	\$6,265.00	Closed
[50-41 - AC Unit Only (Residential)]					
117192	801 RAYMOND ST..2-1388	ANDREW SISLO	\$50.00	\$6,054.00	Pending
[50-41 - AC Unit Only (Residential)]					

117199	3159 TOBERMORY DR..21-5294 [50-43 - Heating and Air Conditioning Units (Residential)]	CHRISTOPHER & HOLLI VANCAMPENHOUT	\$50.00	\$11,639.00	Closed
117200	1163 MATHER ST..5-1614 [50-41 - AC Unit Only (Residential)]	JERRY L PEDERSON	\$50.00	\$9,530.00	Closed
117202	2926 GRAND CYPRESS LN..22-2063 [50-41 - AC Unit Only (Residential)]	VANDRISSE REVOCABLE TRUST	\$50.00	\$8,728.00	Pending
117207	2700 HAZELWOOD LN..6H-1508-M-13 [50-41 - AC Unit Only (Residential)]	TIMOTHY T & MOLLY S KINNEY	\$50.00	\$13,050.00	Closed
117208	831 PHOEBE ST..18-661 [50-43 - Heating and Air Conditioning Units (Residential)]	BRANDON L YODER	\$50.00	\$9,000.00	Pending
117209	561 CORNELIUS DR..21-4356 [50-41 - AC Unit Only (Residential)]	KOU & MICHAEL & SENG VANG	\$50.00	\$4,000.00	Closed
117210	914 13th AV..2-816 [50-43 - Heating and Air Conditioning Units (Residential)]	HENRY J & TRACY D EVERSON	\$50.00	\$9,000.00	Pending
117213	2597-2599 PARKWOOD DR..6H-3418 [50-41 - AC Unit Only (Residential)] 2599 PARKWOOD DR	WE INVESTMENTS LLC	\$50.00	\$4,300.00	Closed
117235	629 ST. MARTIN CT..21-5679 [50-45 - Heating Unit Only (Residential)]	JOSE JESUS TABARES MORA	\$50.00	\$4,650.00	Pending
117238	507 CARRIE LN..6-2517 [50-41 - AC Unit Only (Residential)]	DANIEL A HELMS	\$50.00	\$6,163.00	Closed
117240	149 SHERIDAN DR..21-443-6 [50-41 - AC Unit Only (Residential)]	PAT CAVINS, ETAL	\$50.00	\$9,000.00	Closed
117241	1426 CASS ST..17-762 [50-41 - AC Unit Only (Residential)]	NATHAN B & SUSAN J HASTINGS	\$50.00	\$5,405.00	Pending
117286	1238 LOCH DR..6-192-A [50-41 - AC Unit Only (Residential)]	MARILYN J HABECK	\$50.00	\$8,800.00	Closed
117290	1428 EMILIE ST..17-637 [50-41 - AC Unit Only (Residential)]	JASON & JAKE MENCHESKI	\$50.00	\$6,475.00	Closed
117304	1202 MARSHALL AV..18-162-A [50-43 - Heating and Air Conditioning Units (Residential)]	STEVEN W SATHER	\$50.00	\$16,780.00	Pending
117305	1659 CHICAGO ST..21-1443-20 [50-41 - AC Unit Only (Residential)]	WENDY CHRISTIANSON	\$50.00	\$5,574.00	Pending
117306	323 MICHELLE CT..21-6359 [50-41 - AC Unit Only (Residential)]	SAMANTHA A & DANIEL L LAVIOLETTE	\$50.00	\$6,690.00	Closed
117307	537 ALPINE DR..21-3454 [50-41 - AC Unit Only (Residential)]	LAWRENCE T BROWN	\$50.00	\$6,690.00	Pending
117308	1010 MORAIN WAY 2..6-3013	MURRAY M GLEFFE	\$50.00	\$4,400.00	Pending

[50-41 - AC Unit Only (Residential)] APT#2

117310	1408 14th AV..1-1428-A	MARQUES EVERSOLL	\$50.00	\$5,670.00	Closed
[50-41 - AC Unit Only (Residential)]					
117311	1427 ALPINE DR..21-7209	DAVID L BRUNETTE JR & CARLA L RIESTERER LIVING TRUST	\$50.00	\$12,591.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)]					
117313	1958 MULBERRY LN..6H-1508-M-52	AARON J & CANDACE M KNAIDE	\$50.00	\$10,000.00	Closed
[50-41 - AC Unit Only (Residential)]					
117314	1623 JAY LN..1-2105	JOSEPH NIELSON	\$50.00	\$11,868.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)]					
117315	118 S WASHINGTON ST..12-341	KATHRYN L & MICHAEL P TUBBS	\$140.00	\$14,000.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]					
117316	540 PETERS ST..21-2216-11-A	JANET L & JOHN R HYDEN	\$50.00	\$5,330.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]					
117317	505 BELLEVUE ST..21-1899	MARY T KELLY	\$50.00	\$15,958.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]					
117327	637 ST. JAMES CIR..21-1111-D-133	TETYANA M MALYSHEVA, ETAL	\$50.00	\$11,000.00	Closed
[50-41 - AC Unit Only (Residential)]					
117328	1619 WESTFIELD AV..6-230-G	MATTHEW J & CAMI S HAGEN	\$50.00	\$5,000.00	Closed
[50-41 - AC Unit Only (Residential)]					
117330	1816 SMITH ST..21-2542-7	CARI L RADLOFF	\$50.00	\$5,000.00	Pending
[50-45 - Heating Unit Only (Residential)]					
117338	1656 CHICAGO ST..21-1443-25	MARY L & MICHAEL R VANMATRE	\$50.00	\$7,493.00	Closed
[50-41 - AC Unit Only (Residential)]					
117366	1188 DOUSMAN ST..5-863	GWENDOLYN A KRAMER	\$50.00	\$8,610.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]					
117368	135 OAK ST..3-277	PACKERLAND HOME BUYERS LLC	\$50.00	\$5,150.00	Pending
[50-45 - Heating Unit Only (Residential)]					
117369	2605 FORESTVILLE DR..6H-1783	HOFFMAN JOHN F REVOCABLE TRUST	\$50.00	\$6,163.00	Pending
[50-41 - AC Unit Only (Residential)]					
117370	2430 HEATHER RD..21-4190	VERONICA P PLASCENCIA, ETAL	\$50.00	\$11,845.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]					
117371	430 TERRACE LAKE CT..21-8092	HURLEY REVOCABLE TRUST	\$50.00	\$18,885.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)]					
117376	444 EDGEWOOD DR..21-5114	MARGARET M & MICHAEL S JELENIC	\$50.00	\$13,900.00	Pending
[50-41 - AC Unit Only (Residential)]					
117390	1376 DENEYS PL..6-248-2	RANDI J HULTMAN	\$50.00	\$14,000.00	Pending

[50-43 - Heating and Air Conditioning Units (Residential)]

117391	420 WESLEY AV..21-1111-S-16	GREGORY W & DENISE R KIRCHMAYER REVOCABLE TRUST	\$50.00	\$3,990.00	Pending
[50-41 - AC Unit Only (Residential)]					
117399	1828 HAROLD ST..21-2173-2	TAKE ACTION REALTY GROUP LLC	\$50.00	\$4,000.00	Pending
[50-41 - AC Unit Only (Residential)]					
117413	409 MANCHESTER DR..6-2847	SHERRY A GREENWOOD	\$50.00	\$5,600.00	Pending
[50-41 - AC Unit Only (Residential)]					
117423	337 VALLEY WOOD LN..21-7541	ROHDE REVOCABLE TRUST	\$50.00	\$7,567.00	Pending
[50-41 - AC Unit Only (Residential)]					
117429	2459 SUNRISE CT..21-2911	SCHONKE DAVID W & JANICE F REVOCABLE TRUST	\$50.00	\$8,300.00	Pending
[50-41 - AC Unit Only (Residential)]					
117430	905 MT. HOOD CT..21-6106	AARON & CASEY ANN THIBODEAU	\$50.00	\$10,443.00	Pending
[50-41 - AC Unit Only (Residential)]					
117431	131 LAU ST..21-1722	ALLISON R & ZACHARY N FALISH	\$50.00	\$11,150.00	Pending
[50-45 - Heating Unit Only (Residential)]					
117432	3147 FINGER RD..21-5459	JENNIFER L MABBITT	\$50.00	\$15,000.00	Pending
[50-45 - Heating Unit Only (Residential)]					
117433	1120 THRUSH ST..18-1103	KELLY D WINTERS, ETAL	\$50.00	\$9,585.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]					
117436	1425 ELM ST..8-150	BULMARO & MARIA V CORONA	\$50.00	\$5,174.00	Pending
[50-41 - AC Unit Only (Residential)]					
117438	1932 PREBLE AV..21-2193-4	JEREMY R TEBON	\$50.00	\$10,005.00	Pending
[50-45 - Heating Unit Only (Residential)]					
117449	1400 N BAIRD ST..21-1198-6	PERRY PARK PARTNERS ETAL	\$50.00	\$5,130.00	Pending
[50-41 - AC Unit Only (Residential)]					
117450	1359 WILLOW CREEK PKY..21-7441	TIMOTHY N LEVANDOSKI	\$50.00	\$7,040.00	Pending
[50-41 - AC Unit Only (Residential)]					
117451	1256 CHICAGO ST..14-1238	ADAM C PRECHTER	\$50.00	\$11,550.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]					
117452	1035 ST. PAUL ST..2-757	FERNANDO MARTINEZ	\$50.00	\$5,000.00	Pending
[50-41 - AC Unit Only (Residential)]					
117457	321 BADER ST..21-2678-T-4	JEFFREY W & LORI A HARDING	\$50.00	\$4,700.00	Pending
[50-41 - AC Unit Only (Residential)]					
117460	437 ALPINE DR..21-4391	SONJA E STENLI	\$50.00	\$5,150.00	Pending
[50-41 - AC Unit Only (Residential)]					
117461	1443 SERVAIS ST..6-1565	CHA CHEE XIONG, ETAL	\$50.00	\$8,000.00	Pending

[50-41 - AC Unit Only (Residential)]					
117463	1781 ASPEN LN..6-1941	SAMANTHA R & JEREMIAH L MUELLER	\$50.00	\$4,000.00	Pending
[50-41 - AC Unit Only (Residential)]					
117469	1245 DAY ST..7-189	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC	\$50.00	\$3,400.00	Pending
[50-41 - AC Unit Only (Residential)]					
117519	1118 WILSON AV..18-221	EDUARDO MARTINEZ	\$50.00	\$4,350.00	Pending
[50-41 - AC Unit Only (Residential)]					
117520	1178 MICHALINE DR..6-2047	MICHAEL J & LYNN DART	\$50.00	\$5,750.00	Pending
[50-41 - AC Unit Only (Residential)]					
117521	1105 DOWNER ST..6-2314	MARY ANN & KEITH G MITCHELL	\$50.00	\$84,250.00	Pending
[50-41 - AC Unit Only (Residential)]					
117522	904 NEWTOLS ST..21-2704-E-12	BETTY J & RONALD P FIORI	\$50.00	\$5,751.00	Pending
[50-41 - AC Unit Only (Residential)]					
114274	1014 BERNER ST..20-76	GREGORY C TURINO	\$30.00	\$1,500.00	Closed
[60-33 - Storm Sewers - Connection/Repair (Residential)] STORM SEWER CONNECTIONS - 6 & 4 INCH 1 - SUMP PUMP CONNECTION 2 - DOWNSPOUTS					
117065	1040 ELMORE ST..5-754	MICHAEL GILSOUL	\$50.00	\$6,300.00	Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]					
117067	1953 EAST SHORE DR..21-970	PAMELA & MICHAEL BEYER	\$30.00	\$10,000.00	Pending
[60-31 - Sanitary Sewers - Connection/Repair (Residential)] *1953 EAST SHORE DR					
117070	2571 FORESTVILLE DR..6H-2220	PATRICK E & LAVONNE A WITT JOINT REVOCABLE TRUST	\$100.00	\$4,200.00	Pending
[60-37 - Lawn Sprinklers (Residential)]					
117076	1024 DOUSMAN ST..5-1171	AUGUST KAISER	\$30.00	\$1,000.00	Closed
[60-29 - Water Service - Connection/Repair (Residential)]					
117079	1148 LIBERTY ST..1-2327	CARSON R FALK	\$50.00	\$8,768.00	Closed
[60-25 - Repair/Alter Existing Plumbing System (Residential)]					
117081	213 N WASHINGTON ST..12-20	COWLES LIMITED PARTNERSHIP	\$30.00	\$4,000.00	Closed
[60-28 - Water Service - Connection/Repair (Commercial)]					
117088	420 BRADLY CT..21-8400	DAMIEN & MICHELLE MASSART	\$50.00	\$8,100.00	Pending
[60-37 - Lawn Sprinklers (Residential)]					
117112	626 BELLEVUE ST..8-413	JCH INVESTMENTS LLC	\$30.00	\$5,000.00	Pending
[60-29 - Water Service - Connection/Repair (Residential)]					
117114	1152 PINE ST..14-79	DIANA VEYNOVICH	\$30.00	\$4,000.00	Closed
[60-29 - Water Service - Connection/Repair (Residential)]					
117116	1151 UNIVERSITY AV..7-675	D JONES PROPERTIES LLC	\$30.00	\$4,000.00	Closed
[60-29 - Water Service - Connection/Repair (Residential)]					
117123	1609 WESTERN AV..6-119-A	E & P PROPERTIES	\$70.00	\$12,000.00	Pending

[60-36 - Lawn Sprinklers (Commercial)]

117138	326 DESCHANE PL..21-2472	COLBY F HAFEMAN	\$30.00	\$2,500.00	Pending
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[60-27 - Water Heater (Residential)]

117139	2465 PECAN ST..21-3107	HOAN V & MAI T NGUYEN	\$30.00	\$2,500.00	Pending
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[60-27 - Water Heater (Residential)]

117140	1061 THORNDALE ST..1-2629	BARBARA F SCHAUF	\$30.00	\$2,500.00	Closed
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[60-27 - Water Heater (Residential)]

117166	977 SCHOOL PL..3-768	DENEAN KAPLAN	\$30.00	\$1,000.00	Closed
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[60-29 - Water Service - Connection/Repair (Residential)]

117167	1207 SHAWANO AV..3-1023	BENJAMIN J & KASEY J HOCK	\$30.00	\$1,000.00	Closed
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[60-29 - Water Service - Connection/Repair (Residential)]

117168	316 12th AV..3-825	ANTHONY J ADAMS	\$30.00	\$1,000.00	Closed
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[60-29 - Water Service - Connection/Repair (Residential)]

117170	913 HOWARD ST..3-467	JEAN M KUSSOW	\$30.00	\$1,000.00	Closed
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[60-29 - Water Service - Connection/Repair (Residential)]

117171	1175 9th ST..1-415	TYLER J TOBIA	\$30.00	\$1,000.00	Closed
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[60-29 - Water Service - Connection/Repair (Residential)]

117172	523 5th ST..2-883	BEVERLY A & KEVIN J TERRIEN	\$30.00	\$1,000.00	Closed
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[60-29 - Water Service - Connection/Repair (Residential)]

117174	1245 CHICAGO ST..14-1290	MIRNA GOMEZ GONZALEZ	\$30.00	\$7,000.00	Pending
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[60-31 - Sanitary Sewers - Connection/Repair (Residential)]

117180	2789 HE-NIS-RA LN..6H-2411	DEBORHA A & DONALD H JOHNSON	\$30.00	\$2,000.00	Closed
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[60-27 - Water Heater (Residential)]

117198	134 ALVINA ST..6-268-1	LAES WORTH L & ROSEMARY REVOCABLE TRUST	\$30.00	\$1,600.00	Closed
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[60-30 - Sanitary Sewers - Connection/Repair (Commercial)]

117206	1140 MT. MARY DR..21-429-1-11	LORI DELAIN	\$30.00	\$2,500.00	Pending
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[60-27 - Water Heater (Residential)]

117216	3667 VAN LAANEN RD..22-44-18	ANNE M REYNOLDS	\$30.00	\$1,459.00	Pending
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[60-27 - Water Heater (Residential)]

117242	909 REGENT LN..21-3027	DAVID E & KRISTINE M MCANINCH	\$50.00	\$12,022.00	Closed
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[60-25 - Repair/Alter Existing Plumbing System (Residential)]

117244	527 5th ST..2-884	SHIPYARD GROUP LLC	\$30.00	\$4,000.00	Closed
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[60-29 - Water Service - Connection/Repair (Residential)]

117245	160 WOODLAWN AV..5-564	JANE E TODD	\$30.00	\$2,000.00	Closed
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[60-31 - Sanitary Sewers - Connection/Repair (Residential)]

117246	156 WOODLAWN AV..5-565	LEONARD C & DORLEEN M DELVEAUX	\$30.00	\$500.00	Closed
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[60-33 - Storm Sewers - Connection/Repair (Residential)]

117247	1506 UNIVERSITY AV..19-70 [60-29 - Water Service - Connection/Repair (Residential)]	ANN M LAES	\$30.00	\$4,000.00	Pending
117249	834 ROY AV..18-1395 [60-25 - Repair/Alter Existing Plumbing System (Residential)]	JEFFREY A & SHARON L WOELZ	\$50.00	\$8,258.00	Pending
117250	1414-1416 BEECH TREE DR..6H-1716 [60-25 - Repair/Alter Existing Plumbing System (Residential)]	MARY L HARDIEROZE	\$50.00	\$9,873.00	Pending
117251	1658 SPRUCE ST..6-811-22 [60-25 - Repair/Alter Existing Plumbing System (Residential)]	LORIN R & LEAH K MOTT	\$50.00	\$12,708.00	Closed
117258	1763 BOND ST..6-2364 [60-25 - Repair/Alter Existing Plumbing System (Residential)]	MARY E KREUSER	\$50.00	\$1,396.00	Closed
117260	2589 OAKWOOD DR..6H-1959 [60-23 - New Plumbing System (Residential)]	GREGORY S & NANCY R STEVENS	\$100.00	\$3,976.00	Pending
117266	1213 LAWE ST..14-1198 [60-29 - Water Service - Connection/Repair (Residential)]	GARY E SOBIESKI	\$30.00	\$1,000.00	Closed
117267	1582 E MASON ST..8-399 [60-29 - Water Service - Connection/Repair (Residential)]	JEAN ANN DREWESKE	\$30.00	\$1,000.00	Closed
117268	1338 ELIZA ST..17-547 [60-29 - Water Service - Connection/Repair (Residential)]	JAMES & CHARLOTTE STECKART	\$30.00	\$1,000.00	Closed
117270	827 S QUINCY ST..16-153 [60-29 - Water Service - Connection/Repair (Residential)]	JON C & KATHLEEN A VANDENBUSH	\$30.00	\$1,000.00	Closed
117271	1518 UNIVERSITY AV..19-64 [60-28 - Water Service - Connection/Repair (Commercial)]	CHARLES HOLM	\$30.00	\$1,000.00	Closed
117272	615 KELLOGG ST..5-1047 [60-29 - Water Service - Connection/Repair (Residential)]	NADIA & LINDA KNAUS	\$30.00	\$1,000.00	Closed
117273	814 JAMES ST..18-658 [60-29 - Water Service - Connection/Repair (Residential)]	JACOB A ROGERS	\$30.00	\$1,000.00	Pending
117274	402 14th AV..3-799 [60-29 - Water Service - Connection/Repair (Residential)]	MICHAEL MALACH	\$30.00	\$1,000.00	Closed
117275	715 ELMORE ST..5-1497 [60-29 - Water Service - Connection/Repair (Residential)]	K&EM INVESTMENTS LLC	\$30.00	\$1,000.00	Closed
117276	802 N BROADWAY..5-132 [60-28 - Water Service - Connection/Repair (Commercial)]	RICHARD F & DONNA M JAUQUET	\$30.00	\$1,000.00	Closed
117284	607 ROBERT LN..21-3397 [60-25 - Repair/Alter Existing Plumbing System (Residential)]	ROBERT T & ELIZABETH A REINKE	\$50.00	\$6,500.00	Closed
117321	1618 KING OF ARMS DR..6H-3430 [60-25 - Repair/Alter Existing Plumbing System (Residential)]	ROBERT E & LYNDA M KRAEMER	\$50.00	\$800.00	Closed
117332	509 ELMORE ST..5-952	MICHAEL & ERIN HOGAN	\$30.00	\$3,850.00	Closed

[60-29 - Water Service - Connection/Repair (Residential)]

117333	1068 SHAWANO AV..3-14	EVA L CHRISTJOHN	\$30.00	\$4,950.00	Pending
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[60-29 - Water Service - Connection/Repair (Residential)]

117334	412 S VAN BUREN ST..14-636	MARY DOMBROWSKI, ETAL	\$30.00	\$4,000.00	Pending
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[60-29 - Water Service - Connection/Repair (Residential)]

117335	1181 PORLIER ST..17-111	LEAH J BORCHARDT	\$30.00	\$3,655.00	Pending
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[60-29 - Water Service - Connection/Repair (Residential)]

117336	618 N BAIRD ST..8-159	TEDFORD PROPERTIES LLC	\$30.00	\$3,655.00	Pending
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[60-29 - Water Service - Connection/Repair (Residential)]

117337	821 CHRISTIANA ST..3-145	OAK LAWN RENTALS LLC	\$30.00	\$5,350.00	Pending
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[60-29 - Water Service - Connection/Repair (Residential)]

117340	1350 E WALNUT ST..14-237	FELIPA & SALVADOR MONTES PEREZ	\$30.00	\$5,850.00	Pending
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[60-29 - Water Service - Connection/Repair (Residential)]

117342	519 5th ST..2-882	SHANNON SUMMERFIELD	\$30.00	\$4,850.00	Closed
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[60-29 - Water Service - Connection/Repair (Residential)]

117343	1131 UNIVERSITY AV..7-672	LUCKY DOG INVESTMENTS LLC	\$30.00	\$3,750.00	Pending
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[60-29 - Water Service - Connection/Repair (Residential)]

117344	1308 CHERRY ST..14-152	ALMA I PONCE	\$30.00	\$3,950.00	Pending
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[60-29 - Water Service - Connection/Repair (Residential)]

117345	315 FINK ST..5-466	STEVEN J & JANELLE K MARICQUE	\$30.00	\$5,650.00	Pending
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[60-29 - Water Service - Connection/Repair (Residential)]

117346	434 E WALNUT ST..11-259	SAS REAL ESTATE LLC	\$30.00	\$6,550.00	Pending
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[60-28 - Water Service - Connection/Repair (Commercial)]

117347	529 5th ST..2-885	SHIPYARD GROUP LLC	\$30.00	\$4,350.00	Closed
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[60-28 - Water Service - Connection/Repair (Commercial)]

117348	1362 E WALNUT ST..14-235	JEAN E WILLIAMS	\$30.00	\$4,750.00	Pending
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[60-29 - Water Service - Connection/Repair (Residential)]

117349	1125 S MONROE AV..16-105	PAUL F & MALAINA J MARTZKE	\$30.00	\$5,850.00	Pending
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[60-29 - Water Service - Connection/Repair (Residential)]

117350	611 HUBBARD ST..4-112	ROXANNE M DREVS	\$30.00	\$3,800.00	Closed
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[60-29 - Water Service - Connection/Repair (Residential)]

117353	1861 NEAL CT..21-2971	KIMBERLY YANG, ETAL	\$50.00	\$12,500.00	Pending
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[60-21 - Misc Plumbing (treament systems, grease traps, backflow valve)(Residential)]

117362	1309 WIRTZ AV..1-281	BASTEN INVESTMENTS LLC	\$30.00	\$4,000.00	Pending
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[60-29 - Water Service - Connection/Repair (Residential)]

117367	1277 7th ST..1-1740	DEBRA L & JOSEPH F NACKERS	\$50.00	\$10,750.00	Pending
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[60-25 - Repair/Alter Existing Plumbing System (Residential)]

117372	1629 WESTFIELD AV..6-230-C	MADELYN & KAITLYN LANDGRAF	\$50.00	\$6,662.00	Closed
[60-25 - Repair/Alter Existing Plumbing System (Residential)] *permit paid*					
117404	1123 PORLIER ST..17-120	JOHN C DRAHEIM	\$30.00	\$1,000.00	Pending
[60-29 - Water Service - Connection/Repair (Residential)]					
117453	525 EASTVIEW DR..21-819-42	MICHAEL C STEIN	\$30.00	\$600.00	Pending
[60-33 - Storm Sewers - Connection/Repair (Residential)]					
117454	1016 MCDONALD ST..18-449	PATRICK HERMES	\$30.00	\$1,200.00	Closed
[60-32 - Storm Sewers - Connection/Repair (Commercial)]					
117462	1078 ELMORE ST..5-805	KELLY R KIENBAUM	\$30.00	\$1,100.00	Pending
[60-27 - Water Heater (Residential)]					
117008	1001 AUTO PLAZA DR..21-127-9	GANDRUD IVAN CHEVROLET INC	\$189.85	\$10,000.00	Pending
[70-1 - Signs - Permanent] One contiguous wall sign for "Gandrud Nissan ,with Nissan Logo" Total size is 199.7 sf					
Additional exempt "Service" and wayfinding signage.					
*Freestanding Sign status is still TBD and not apart of this package					
117052	550 N MILITARY AV..6-71	MOSKI CORP	\$30.00	\$50.00	Pending
[70-1 - Signs - Temporary] Three ten sf banner signs "Family Dollar"					
117089	2510 UNIVERSITY AV..21-1249-1-3	BAY CITY LOFTS LLC	\$30.00	\$400.00	Pending
[70-1 - Signs - Temporary] 2-Feather Flags (9.5'x1.5') July 31, 2024-October 28, 2024					
117102	825 ONTARIO RD..21-173-1	FORSUM LLC	\$64.00	\$0.00	Pending
[70-1 - Signs - Permanent] 8 x 6 Wall Sign. Apart of package with new monument sign. Do not add site plan fee to overall fee since it is apart of the singular package					
117160	822 PINE ST..10-42	RUESCH PROPERTIES LLC	\$99.00	\$2,500.00	Pending
[70-1 - Signs - Permanent] Signage 3 x 6 on two posts. Signage must stay out vision triangle noted 44-359, Green Bay Muni Code					
117301	1001 AUTO PLAZA DR..21-127-9	GANDRUD IVAN CHEVROLET INC	\$74.71	\$10,000.00	Pending
[70-1 - Signs - Permanent] 7.8 x 8.9 sign on single base creating a monument sign. Variance passed on 7/15/2024. NO ADDITIONAL SIGNAGE MAY BE ADDED TO THE SIGN BEYOND THE 7.8' X 8.9' SIGN AT THE TOP OF THE MONUMENT. Appeal 24.20.					
PERMIT DONE ALONG WITH #117008					
117360	2430 E MASON ST..21-126-11	SKY GREEN BAY LLC	\$40.00	\$100.00	Pending
[70-1 - Signs - Temporary] 20'x3'=60 sq ft					
117374	111 N ROOSEVELT ST ..14-198	CITY EAST APARTMENTS LLC	\$137.88	\$1.00	Closed
[70-1 - Signs - Permanent] Two Wall Signs "CITY EAST CENTER" 7.8 X 1.3 "CITY EAST" 5.1 x 0.7					
Totals:	394 projects		\$54,887.82	\$13,819,758.59	

Summary of Projects Issued

7/1/2024 to 7/31/2024

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	\$2,847.14	\$630,000.00
2 Residential - Alteration - 1 -2 Family House	20	3	11	20	15	10	8	0	\$3,968.00	\$553,643.00
7 Deck, Porch, Patio, Ramp (Residential)	14	8	8	14	1	0	0	0	\$1,180.00	\$209,466.00
9 Demolition - Interior (Residential)	2	0	0	2	0	0	0	0	\$100.00	\$170,000.00
9 Raze - Building or Structure (Residential)	1	0	0	1	0	0	0	0	\$50.00	\$23,500.00
11 Driveway Replacement and/or Expansion (Residential)	20	0	0	20	0	0	0	0	\$1,050.00	\$218,060.00
11 Fence (Residential)	47	1	0	47	0	0	0	0	\$2,425.00	\$285,335.00
11 Foundation Repair (Residential)	10	0	2	10	0	0	3	0	\$700.00	\$156,566.98
11 Garage/Carport/Shed (residential)	18	7	6	18	3	0	0	0	\$1,400.00	\$230,575.00
11 Swimming Pool (Residential)	6	0	1	6	1	0	1	0	\$325.00	\$18,339.30
30 Commercial - Addition - Multi-Family of 3 or More Units	1	1	4	1	1	1	1	1	\$5,448.79	\$1,888,192.00
30 Commercial - Alteration - Multi-Family of 3 or more units	2	0	1	2	1	1	1	0	\$500.00	\$200,368.00
31 Commercial - Alteration - Non-Residence, Non-Housekeeping	9	2	9	9	7	5	2	2	\$7,233.00	\$1,110,649.00
31 Commercial - New - Other Non-Residential Buildings (barns, storage garages, jails, silos, post offices, animal hospitals, reformatories)	1	0	1	1	1	0	0	0	\$240.00	\$50,000.00
31 Commercial - New - Rooming Houses, Boarding Houses, Dormitories, Fraternity and Soriy Houses for non Transient Accomodations	1	1	5	1	1	1	1	1	\$8,632.54	\$3,500,000.00
31 Commercial - New - Stores, Customer Services (restaraunts, beauty shops, malls, taverns, auto showrooms, laundromats, warehouses, markets, kennels)	1	1	4	1	1	1	1	1	\$4,990.78	\$2,300,000.00
34 Demolition - Interior (Commercial)	1	0	0	1	0	0	1	0	\$70.00	\$5,000.00
34 Fence (Commercial)	1	0	0	1	0	0	0	0	\$70.00	\$10,000.00
34 Parking Lot - New & Reconstruction (Commercial)	6	2	0	6	0	0	1	2	\$1,052.13	\$425,742.40
34 Roofing (Commercial)	1	0	0	1	0	0	0	0	\$70.00	\$20,000.00
34 Temporary Office/Trailer/Event (Commercial)	1	0	0	1	1	0	0	0	\$140.00	\$5,000.00
34 Z - Misc Project Not Listed (Commercial)	4	1	1	4	0	0	0	0	\$700.00	\$25,000.00
40 Electrical Service - Change (Commercial)	1	0	0	0	1	0	0	0	\$70.00	\$3,900.00
40 Electrical Service - Repair (Commercial)	2	0	0	0	2	0	0	0	\$140.00	\$1,475.00
40 Electrical Service - Change (Residential)	11	0	0	0	11	0	0	0	\$550.00	\$30,049.00
40 Electrical Service - Repair (Residential)	7	0	0	0	7	0	0	0	\$350.00	\$8,111.00
40 Electrical Wiring (Misc., Alteration, Repair) (Commercial)	6	0	0	0	6	0	0	0	\$980.00	\$416,967.00
40 Electrical Wiring (Misc., Alteration, Repair) (Residential)	17	0	0	0	17	5	0	0	\$1,100.00	\$86,150.91
40 Solar Panels - Electric	2	0	2	2	2	0	0	0	\$250.00	\$51,100.00
50 AC Unit Only (Residential)	65	0	0	0	0	65	0	0	\$3,250.00	\$508,608.00
50 Heating and Air Conditioning Units (Residential)	27	0	0	0	0	27	0	0	\$1,440.00	\$318,373.00
50 Heating Unit Only (Residential)	6	0	0	0	0	6	0	0	\$300.00	\$50,955.00
60 Lawn Sprinklers (Commercial)	1	0	0	0	0	0	1	0	\$70.00	\$12,000.00
60 Lawn Sprinklers (Residential)	2	0	0	0	0	0	2	0	\$150.00	\$12,300.00

60 Misc Plumbing (treament systems, grease traps, backflow valve)(Residential)	1	0	0	0	0	0	1	0	\$50.00	\$12,500.00
60 New Plumbing System (Residential)	1	0	0	0	1	0	1	0	\$100.00	\$3,976.00
60 Repair/Alter Existing Plumbing System (Residential)	11	0	0	0	0	0	11	0	\$550.00	\$84,037.00
60 Sanitary Sewers - Connection/Repair (Commercial)	1	0	0	0	0	0	1	0	\$30.00	\$1,600.00
60 Sanitary Sewers - Connection/Repair (Residential)	3	0	0	0	0	0	3	0	\$90.00	\$19,000.00
60 Storm Sewers - Connection/Repair (Commercial)	1	0	0	0	0	0	1	0	\$30.00	\$1,200.00
60 Storm Sewers - Connection/Repair (Residential)	3	0	0	0	0	0	3	0	\$90.00	\$2,600.00
60 Water Heater (Residential)	7	0	0	0	0	0	7	0	\$210.00	\$14,559.00
60 Water Service - Connection/Repair (Commercial)	5	0	0	0	0	0	5	0	\$150.00	\$16,900.00
60 Water Service - Connection/Repair (Residential)	36	0	0	0	0	0	36	0	\$1,080.00	\$104,910.00
70 Signs - Permanent	5	4	0	5	0	0	0	0	\$565.44	\$22,501.00
70 Signs - Temporary	3	0	0	3	0	0	0	0	\$100.00	\$550.00
Totals:	394	34	61	180	83	125	95	10	\$54,887.82	\$13,819,758.59



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

County Name Brown		County Code Number 05		Report for Month/Year July, 2024	
Municipal Name Green Bay Municipal Court		Municipal Code Number 231		Telephone Number 920-448-3131	
I. MUNICIPAL COURT OFFICIAL	Total Amount Collected	Share to be retained by Municipality	Share to be sent to County	Share to be sent to State	
1. Forfeitures for Municipal Ordinance Violations (Except for Municipal Ordinances in Conformity with Ch 348, Stats.)	\$ 56,994.70	\$ 56,994.70			
Adjustment (if applicable)	\$ -30.00	\$ -30.00			
2. Municipal Court Costs (Chapter 814, Subchapter II, s. 814.65, Stats.)	\$ 25,838.66	\$ 22,457.19		\$ 3,381.47	
Adjustment (if applicable)	\$ -38.00	\$ -33.00		\$ -5.00	
3. Penalty Surcharges (s. 757.05, Stats.)	\$ 14,456.23			\$ 14,456.23	
Adjustment (if applicable)	\$ -7.80			\$ -7.80	
4. County Jail Surcharges (s. 302.46(1)(a), Stats.)	\$ 6,632.81		\$ 6,632.81		
Adjustment (if applicable)	\$ -10.00		\$ -10.00		
5. Driver Improvement Surcharges (s. 346.655, Stats.)	\$ 11,085.60		\$ 5,115.85	\$ 5,969.75	
Adjustment (if applicable)	\$.00		\$.00	\$.00	
6. Crime Lab and Drug Enforcement Surcharges (s. 165.755(4), Stats.)	\$ 8,625.99			\$ 8,625.99	
Adjustment (if applicable)	\$ -13.00			\$ -13.00	
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.)	\$ 900.00		\$ 900.00		
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.)	\$ 1,200.00			\$ 1,200.00	
Adjustment (if applicable)	\$.00			\$.00	
12. Totals	\$ 125,635.19	\$ 79,388.89	\$ 12,638.66	Pay This Amount \$ 33,607.64	

Continue onto the next page.



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: Neil Basten Date: 8/1/24

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: 8/6/24

In the event the Department of Administration has questions about this report and payment, who should we contact?

Name:	Telephone Number	Email Address
<u>Neil Basten</u>	<u>920-448-3131</u>	<u>neilba@greenbaywi.gov</u>

Notice of Grant Award

Corporation for National and Community Service

250 E Street SW, Suite 300
Washington, DC 20525-0001
(202) 606-5000

AmeriCorps State

Grantee

STATE OF WISCONSIN DEPT OF ADMIN
101 E Wilson ST Madison WI 53703-3405

EIN: 396028867
UEI: EQL7FFLJRC99

Award Information

Agreement No.:	24AFEWI001	Performance Period:	08/15/2024 - 08/14/2027
Amendment No.:	0	Budget Period:	08/15/2024 - 08/14/2027
CFDA No.:	94.006	Grant Year:	1

Purpose

The purpose of this award is to assist the grantee in carrying out a national service program as authorized by the National and Community Service Act of 1990, as amended (42 U.S.C. §12501 et seq.).

Funding Information

Year 1	Previously Awarded This Year	This Award/ Amendment	Total Current Year
Total Obligated by CNCS	\$0	\$4,611,178	\$4,611,178
Grantee's Unobligated Balance (Carryover)	\$0	\$0	\$0
Total Available	\$0	\$4,611,178	\$4,611,178

Cumulative Funding for Project Period

Total Awarded in Previous Amendments	\$0
Total CNCS Funds Awarded to Date	\$4,611,178

Member Information

Member Education Awards as of this Amendment

	W/Allowance	WO/Allowance
Full Time (1700 hours)	53	1
Three Quarter Time (1200 hours)	20	0
1-Year Half Time (900 hours)	50	0
2-Year Half Time (1st Year)	0	0
2-Year Half Time (2nd Year)	0	0
Reduced Half Time (675 hours)	6	0
Quarter Time (450 hours)	87	0
Minimum Time (300 hours)	69	27
Abbreviated Time (100 hours)	0	0
Member Service Years (MSY Awards)	138.62	

Funding Source and Amount

2024--OPE1-F10-OPO-23000-4101	\$3,260,312.00
2024-2024-OP24-F10-OPO-23000-4101	\$1,350,866.00

Special Conditions

Per the award description, \$224,204 of the \$4,611,178 in funds for this amendment is budgeted as match replacement in the grantee share of the applicable budgets. Please report the expenditure of these funds on the grantee share of the FFR.

Award Description

This award funds the approved 2024–25 AmeriCorps Formula programs, as listed on the approved program and funding summary charts. No member may enroll prior to the approved start date of the member enrollment period. Your 2024–25 budgetary match is 38%. This amendment includes \$383,447 on the prime grant, not designated for subgrants, as reflected on the Parent Org. subtotal on the funding summary chart.

University of Wisconsin System: fund current activities. To do this, we will expand service by increasing the number of slots by 45.

Milwaukee Bar Association Foundation, Inc.: fund current activities. To do this, we will expand service by increasing the number of slots by 28.

250 E Street SW, Suite 300
Washington, DC 20525-0001
(202) 606-5000

STATE OF WISCONSIN DEPT OF ADMIN
101 E Wilson ST Madison WI 53703-3405

EIN: 396028867
UEI: EQL7FFLJRC99

Agreement No.:	24AFEWI001	Performance Period:	08/15/2024 - 08/14/2027
Amendment No.:	0	Budget Period:	08/15/2024 - 08/14/2027
CFDA No.:		Grant Year:	1

WISCORPS INC: provide match replacement funds. To do this, we will add \$224,204 in match replacement.

Terms of Acceptance: By accepting funds under this grant, recipient agrees to comply with General Terms and Conditions found at <https://americorps.gov/sites/default/files/document/FY2024-General-Terms-Conditions-508-20230919.pdf> and the Program Terms and Conditions found at <https://americorps.gov/sites/default/files/document/2024ASNProgram508TC.pdf>. Recipient also agrees to comply with assurances and certifications made in the grant application, supporting documents, and with applicable federal statutes, regulations and guidelines.

Corporation for National and Community Service:

Stacy & Bishop

08/01/2024

STATE OF WISCONSIN DEPT OF ADMIN

Legal Applicant

Signature

Award Date

Stacy Bishop

Senior Grants Officer

Steven Yule

Project Director

Yekaterina Tovmenko, 202-815-5513

Grants Officer

Jeanne Duffy

Certifying Official/Executive Officer

Veronika Fournier, 202-491-2554

Program Officer

AmeriCorps State Funding Summary Chart

Legal Applicant: STATE OF WISCONSIN DEPT OF ADMIN
Grant Number: 24AFEWI001
Grant Year: 2024

Application ID Number/ Operating Site/ Applicant	Program Name	App Type	Funding Type	# Yrs Rcvng CNCS Funds*	Corporation Funds		Grantee Funds		Reqd Match %	Approved Alternative Match Schedule or Waiver	Total MSYs	Cost/ MSY
24AC264538 / City of Green Bay	City of Green Bay	C		3	367,040	75.32%	120,268	24.68%	24.00%	N/A	13.6	\$26,988.24
24AC264792 / Marquette University	414 Fellows AmeriCorps Program	N		6	139,251	65.60%	73,035	34.40%	34.00%	N/A	5.71	\$24,387.22
24AC264781 / Milwaukee Bar Association Foundation, Inc.	Milwaukee Justice Center	C		3	202,475	75.08%	67,201	24.92%	18.00%	Other	7.5	\$26,996.67
24AC264177 / North Central Community Action Program Inc	NCCAP AmeriCorps Team-Greater Wausau Area	C		10	448,463	49.81%	451,813	50.19%	50.00%	N/A	17.92	\$25,025.84
24AC266601 / STATE OF WISCONSIN DEPT OF ADMIN	Placeholder WI Cost Reimbursement	N		2	562,812	50.00%	562,812	50.00%	24.00%	N/A	1.0	\$562,812.00
24AC264378 / University of Wisconsin System	Wisconsin 4-H Program Expanding Access	C		3	540,740	76.00%	170,760	24.00%	24.00%	N/A	20.03	\$26,996.51
24AC266237 / WISCORPS INC	WisCorps, Inc.	N		7	1,337,746	62.00%	819,741	38.00%	38.00%	N/A	57.85	\$23,124.39
24AC265014 / Wisconsin Department of Public Instruction	Farm to School Program	C		3	405,000	48.05%	437,840	51.95%	24.00%	N/A	15.0	\$27,000.00
Operating Sites Subtotal				n/a	4,003,527	59.69%	2,703,470	40.31%	n/a		138.61	\$28,883.39
Parent Org. Subtotal				n/a	383,447	100.00%	0	0.00%	n/a		0.0	\$0.00
Totals				n/a	4,386,974	61.87%	2,703,470	38.13%	33.06%		138.61	\$31,649.77

*Based on number of years that a program has received funding from the Corporation as outlined in CFR 45 ¶ 2521.60

August 1, 2024 10:10 AM

AmeriCorps State Program Summary Chart

Legal Applicant: STATE OF WISCONSIN DEPT OF ADMIN

Grant Number: 24AFEWI001

Application ID Number/ Operating Site or Applicant	Program Name	Total CNCS	Total Grantee	Member Positions with CNCS Living Allowance								Member Positions w/o CNCS Living Allowance								Total Slots	Total MSYs	Cost/ MSY
				FT	TQ	HT	2YR HT	RHT	QT	MT	AT	FT	TQ	HT	2YR HT	RHT	QT	MT	AT			
24AC264538 / City of Green Bay	City of Green Bay	\$367,040	\$120,268	1	2	15	0	0	10	5	0	0	0	0	0	0	0	0	0	33	13.6	\$26,988
24AC264792 / Marquette University	414 Fellows AmeriCorps Program	\$139,251	\$73,035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	0	27	5.71	\$24,387
24AC264781 / Milwaukee Bar Association Foundation, Inc.	Milwaukee Justice Center	\$202,475	\$67,201	2	0	0	0	0	0	26	0	0	0	0	0	0	0	0	0	28	7.5	\$26,997
24AC264177 / North Central Community Action Program Inc	NCCAP AmeriCorps Team-Greater Wausau Area	\$448,463	\$451,813	4	4	4	0	2	6	32	0	0	0	0	0	0	0	0	0	52	17.92	\$25,026
24AC266601 / STATE OF WISCONSIN DEPT OF ADMIN	Placeholder WI Cost Reimbursement	\$562,812	\$562,812	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	1.0	\$562,812
24AC264378 / University of Wisconsin System	Wisconsin 4-H Program Expanding Access	\$540,740	\$170,760	0	10	16	0	0	19	0	0	0	0	0	0	0	0	0	0	45	20.03	\$26,997
24AC266237 / WISCORPS INC	WisCorps, Inc.	\$1,337,746	\$819,741	34	4	9	0	4	52	6	0	0	0	0	0	0	0	0	0	109	57.85	\$23,124
24AC265014 / Wisconsin Department of Public Instruction	Farm to School Program	\$405,000	\$437,840	12	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	18	15.0	\$27,000
Operating Sites Subtotal		\$4,003,527	\$2,703,470	53	20	50	0	6	87	69	0	1	0	0	0	0	0	27	0	313	138.61	\$28,883
Parent Organization Subtotal		\$383,447	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	\$0
Totals		\$4,386,974	\$2,703,470	53	20	50	0	6	87	69	0	1	0	0	0	0	0	27	0	313	138.61	\$31,650

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 26,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
CITY OF GREEN BAY, WISCONSIN**

WHEREAS, the City of Green Bay (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 26 (the "District") is proposed to be created by the City as a district in need of rehabilitation or conservation work in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the Green Bay Area Public School District, and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Redevelopment Authority, on August 13, 2024, held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Redevelopment Authority designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Green Bay that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 26, City of Green Bay", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2024.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work within the meaning of Wisconsin Statutes Section 66.1337(2m)(a).
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a district in need of rehabilitation or conservation work based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
 - (f) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting the rehabilitation or conservation of the area consistent with the purpose for which the District is created.

4. The Project Plan for "Tax Incremental District No. 26, City of Green Bay" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2024, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted _____

Approved _____

Eric Genrich, Mayor

Celestine Jeffreys, Clerk

EXHIBIT A

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 26
CITY OF GREEN BAY**

[INCLUDED WITHIN PROJECT PLAN]

EXHIBIT B

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 27,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
CITY OF GREEN BAY, WISCONSIN**

WHEREAS, the City of Green Bay (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 27 (the "District") is proposed to be created by the City as a blighted area district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the Green Bay Area Public School District, and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Redevelopment Authority, on August 13, 2024, held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Redevelopment Authority designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Green Bay that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 27, City of Green Bay", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2024.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(a).
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a blighted area district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
 - (f) The City estimates that less than 5% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting the elimination of blight of the area consistent with the purpose for which the District is created.

4. The Project Plan for "Tax Incremental District No. 27, City of Green Bay" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2024, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted _____

Approved _____

Eric Genrich, Mayor

Celestine Jeffreys, Clerk

EXHIBIT A

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 27
CITY OF GREEN BAY**

[INCLUDED WITHIN PROJECT PLAN]

EXHIBIT B

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 28,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
CITY OF GREEN BAY, WISCONSIN**

WHEREAS, the City of Green Bay (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 28 (the "District") is proposed to be created by the City as a district in need of rehabilitation or conservation work in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the Green Bay Area Public School District, and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Redevelopment Authority, on August 13, 2024, held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Redevelopment Authority designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Green Bay that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 28, City of Green Bay", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2024.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work within the meaning of Wisconsin Statutes Section 66.1337(2m)(a).
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a district in need of rehabilitation or conservation work based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
 - (f) The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting the rehabilitation or conservation of the area consistent with the purpose for which the District is created.

4. The Project Plan for "Tax Incremental District No. 28, City of Green Bay" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2024, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted _____

Approved _____

Eric Genrich, Mayor

Celestine Jeffreys, Clerk

EXHIBIT A

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 28
CITY OF GREEN BAY**

[INCLUDED WITHIN PROJECT PLAN]

EXHIBIT B

PROJECT PLAN

[DISTRIBUTED SEPARATELY]



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

MEETING DATE

August 27, 2024

PREPARED BY

AGENDA ITEM # W.I

General Ordinance 13-24

An ordinance amending Chapter 26-6, Green Bay Municipal Code, relating to firearms.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. UPDATED 2024-0819 Draft G.O. 13-24 Relating to Firearm Discharge Ordinance (redline) (1)

GENERAL ORDINANCE NO. 13-24

AN ORDINANCE
AMENDING CHAPTER 26-6,
GREEN BAY MUNICIPAL CODE,
RELATING TO FIREARMS

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

SECTION 1. Chapter 26-6(a), Green Bay Municipal Code, is hereby amended to read:

Sec. 26-6. Weapons.

(a) *Firearms*

(1) *Discharge Prohibited.* No person shall discharge a firearm in the City.

(2) *Exceptions.* A firearm may be discharged under the following conditions:

- a. In the confines of a licensed shooting gallery or sportsmen club.
- b. By peace officers of the United States, Wisconsin, or any subdivision thereof while in the discharge of the proper exercise of their duties and within their proper jurisdiction.
- c. For the purpose of the elimination of animals, as authorized by the Department of Natural Resources and the Green Bay Police Department, ~~and such decision may be appealed to the Protection and Policy Committee.~~
- d. Within an entirely enclosed structure under such circumstances that the instrument can be fired in such a manner as to not endanger any persons or property and as to prevent the projectile from leaving the structure.
- e. Pursuant to action validly taken in self-defense.
- f. Migratory bird hunting in the West Bay Shore area north of the Ken Evers Trail Between half-way slough and the extension of Military Avenue, specifically displayed in the shaded area of the following map. Any discharge of a firearm in this area shall be directed over or into the waters of Green Bay and the weapon and ammunition used shall comply with all regulations pertaining to the hunting of migratory birds.
- g. **With prior authorization from the chief of police or their designee, for the honorary discharge of a firearm, using only blanks, as a gun salute for ceremonial purposes. The Green Bay Police Department shall provide an email address and phone number for requests and maintain a record of all requests, which shall include the date, time, and location for each request and if the request was authorized.**

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

09/17/2024