



AGENDA OF THE IMPROVEMENT AND SERVICES COMMITTEE

WEDNESDAY, OCTOBER 9, 2024, 5:00 PM
Immediately following Parks Committee.

AMENDED

In person at City Hall, Room 207
Virtual attendance also available via Zoom.

A. Zoom Meeting Information.

I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/82206544400?pwd=NDdlbm5zNUhBWV9XRlVU5cklzMjZ2QT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 822 0654 4400

Passcode: 635662

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

B. Roll Call.

C. Approval of the Agenda.

D. Approval of Minutes.

E. Regular Business.

- I.** Consideration with possible action on request by Department of Public Works to reallocate funds previously authorized for a Transportation Utility Feasibility Study to be utilized to obtain software and consulting services for the Facilities Management Division of the Department of Public Works.
- 2.** Consideration with possible action on request by Department of Public Works to enter into

a Hold Harmless Agreement between the City of Green Bay and DeKeyser Construction Company, Inc. to allow the contractor to conduct a partial reconstruction of a manhole within the easement at 145 N. Henry Street.

3. Consideration with possible action on request by Department of Public Works to approve temporary limited easements (TLE) and warranty deed for the rights-of-way for the reconstruction of Country Club Road, W. Mason Street to Indian Hill Drive.

Parcel #	Owner	Document	\$ Amount
2	Andrew and Caitlyn Heiser	TLE	\$800
3	Roger and Patricia Arnoldi	TLE	\$2,000
4	James J. Johnson	TLE	\$800
6	Daniel and Danielle Morris	TLE	\$500
7	Jason Pries and Elizabeth Sauer Pries	TLE	\$500
8	Dennis and Shea Greil	TLE	\$600
9	Jeremiah and Irene Newman	TLE	\$1,000
11	Linda Servia	TLE	\$2,900
12	Arnold Vanden Bush and Caroline Vanden Bush	TLE	\$1,200
13	Northeast Wisconsin Technical College	FEE	\$24,100
14	John Brueninger and Jeri Bauman	TLE	\$2,300
16	David and Dianne Schneider	TLE	\$2,200
17	Lois Butkovich	TLE	\$1,500
18	Jon and Carol Poppy	TLE	\$1,500
19	Connor and Aubree Chrisman	TLE	\$1,500
21	Nicholas and Greta Ducat	TLE	\$1,500
22	Joseph Steiber	TLE	\$3,000
23	Wayne and Kathryn Vorpahl	TLE	\$700
24	Mark and Brenda Vaughan	TLE	\$1,600
26	Abdikarim Aynan and Kadija Xawey Malak	TLE	\$1,300
27	Peter and Kendall Abegglen	TLE	\$600
28	Oneida Golf & Country Club, Inc.	WD	\$8,400
29	Julie A. Lemminger	TLE	\$3,800
31	Richard and Pamela Smith	TLE	\$4,300
32	Sandra Hansen	TLE	\$2,200
33	John and Terri Juley	TLE	\$7,000

4. Consideration with possible action on request by Department of Public Works to grant a permanent easement to Meyer Family Investment Corp., owner of Parcel 21-1203-2, to construct and maintain stormwater structures on City of Green Bay property.

F. Informational.

1. Director's Report on recent activities of the Public Works Department.
2. The next Improvement & Services Committee meeting is scheduled for October 23, 2024.

G. Public Hearings.

H. Adjournment.

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



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

MEETING DATE

October 9, 2024

PREPARED BY**AGENDA ITEM # E.I**

Consideration with possible action on request by Department of Public Works to reallocate funds previously authorized for a Transportation Utility Feasibility Study to be utilized to obtain software and consulting services for the Facilities Management Division of the Department of Public Works.

BACKGROUND

Facilities Management is requesting funding to purchase a database program by the name of FaciliCAD. This database, once purchased, will need to be populated with data from all City buildings. Additionally, there are buildings that have no floor plans or data inventory, so those will need to be developed. The funding requested will be applied to all of these efforts, both with internal staff and with contracted consultants.

During the summer of 2024, the Wisconsin State Supreme Court elected not to hear an appeal by the Village of Pewaukee regarding the statutory applicability of a Transportation Utility. As a result of the Supreme Court position, Transportation Utilities are now considered to be a tax rather than a utility. With this interpretation, the feasibility study is no longer necessary.

RECOMMENDATION

Staff recommends approval to reallocate the \$100,000 previously approved for the Transportation Utility Feasibility Study to be used to acquire FaciliCAD, hire consultants to assist with database population, create records for City buildings, and provide data for the Facilities Management Division of the Department of Public Works.

FISCAL IMPACT

None - \$100,000 of previously approved ARPA interest funds will be reallocated to this project.

ATTACHMENTS

None



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

MEETING DATE

October 9, 2024

PREPARED BY

AGENDA ITEM # E.2

Consideration with possible action on request by Department of Public Works to enter into a Hold Harmless Agreement between the City of Green Bay and DeKeyser Construction Company, Inc. to allow the contractor to conduct a partial reconstruction of a manhole within the easement at 145 N. Henry Street.

BACKGROUND

The City has a storm sewer easement through 145 N. Henry Street, which is under development. Repairs to the City manhole are necessary for development at the site.

RECOMMENDATION

To approve the Department of Public works to enter into a Hold Harmless agreement with DeKeyser Construction Company, Inc. for a Manhole Repair at 145 N. Henry St.

FISCAL IMPACT

N/A

ATTACHMENTS

- I. Hold Harmless Agreement - Sewer Manhole at 145 N. Henry St., Green Bay



HOLD HARMLESS AGREEMENT - SEWER MANHOLE

THIS AGREEMENT is made in the City of Green Bay, Brown County, Wisconsin, by and between the CITY OF GREEN BAY, A WISCONSIN MUNICIPAL CORPORATION (hereinafter "CITY"), and Dekeyser Construction (hereinafter "CONTRACTOR").

WHEREAS, CONTRACTOR wishes to conduct a partial reconstruction of a manhole within the easement identified on the attached plan sheet(s), in the City of Green Bay commencing the 16th day of October, 2024; and

WHEREAS, the partial reconstruction conducted by CONTRACTOR will involve the removal of the existing structure cone and installation of a new cone to adjust the overall structure height to meet the proposed site elevation;

NOW, THEREFORE, in consideration of the covenants and promises hereinafter set forth and other good and valuable consideration acknowledged by the parties herein, it is hereby agreed as follows:

1. CITY grants to CONTRACTOR permission to partially reconstruct the storm sewer manhole identified on the attached plan sheet(s) commencing the 16th day of October, 2024, and ending the 1st day of November, 2024.
2. CONTRACTOR shall submit plan sheet(s) of the area identifying all streets impacted and points of entry to the sewers, a list of all property owners to be notified, and any other information requested by the Department of Public Works.
3. CONTRACTOR shall present to the CITY a Certificate of Insurance with coverage and minimum policy limits as follows:

A. General Liability:

1. Commercial General Occurrence policy edition 2006 or 2010, including:

- a. Premises and Operations
- b. Products and Completed Operations
- c. Advertising and Personal Injury
- d. Explosion, Collapse and Underground Hazard coverage
- e. Contractual Insurance in writing under General Liability
- f. Broad Form Property Damage
- g. Coverage for Independent Contractors
- h. Care, Custody and Control coverage for City-owned materials at worksite
- i. Endorsement naming the City of Green Bay, its employees, agents and assigns as Additional Insureds as respects work performed by the Contractor/Subcontractor for the City/Owner.

2. Bodily Injury/Property Damage Combined Single Limits:

- a. Per Occurrence \$1,000,000
- b. Products/Completed Operations Aggregate \$2,000,000
- c. Personal Injury/Advertising Injury \$1,000,000
- d. Fire Damage Limit \$50,000
- e. Medical Payments Limit \$5,000
- f. General Aggregate \$2,000,000

B. Automobile Liability:

1. Coverage must include the following extensions:

- a. All Owned Autos
- b. All Hired Autos
- c. All Non-owned Autos
- d. Mobile Equipment
- e. Specialized Equipment
- f. Contractual Insurance
- g. Uninsured Motorist to Limit of Policy
- h. Additional Insured Endorsement naming City of Green Bay, its employees, agents and assigns.

2. Combined Single Limit/Bodily Injury and Property:

- a. Damage per person per accident \$1,000,000
- b. Uninsured Motorists:
 - i. Per person \$25,000
 - ii. Per accident \$50,000

C. Workers' Compensation and Employers' Liability Insurance:

1. Workers' Compensation:

- | | |
|--------------------------|-------------|
| a. Per accident | \$1,000,000 |
| b. Disease policy limit | \$1,000,000 |
| c. Disease each employee | \$1,000,000 |

2. Employers' Liability: \$1,000,000

D. Contractor's Pollution Liability (Occurrence Basis): CONTRACTOR shall have a minimum liability limit of one million dollars (\$1,000,000), which must include coverage for natural resources damage, waiver of subrogation, and transportation, loading and unloading coverage.

E. Umbrella Liability: CONTRACTOR shall provide five million dollars (\$5,000,000) for bodily injury, personal injury and property damage per occurrence in excess of coverage carried for Employers' Liability, Commercial General Liability, and Automobile Liability.

The CITY, its officials, employees, and agents shall be named as "Additional Insured" on all policies which are listed in this section. This coverage shall be primary to the Additional Insured, and not contributing with any other insurance or similar protection available to the Additional Insured whether other available coverage is primary, contributing or excess. This contract shall include an endorsement stating the following:

Written Notice of Cancellation or Non-Renewal shall be sent to:

City of Green Bay
Attn: Risk Management
100 North Jefferson Street
Green Bay, WI 54301-5006

Said Certificate of Insurance shall be attached hereto and incorporated herein by reference.

5. CONTRACTOR shall have a confined space entry program that meets or exceeds the requirements found in 29 CFR 1910.146.

6. CONTRACTOR hereby agrees to indemnify, defend and hold harmless the CITY, its elected and appointed officials, officers, employees, agents, representatives and volunteers, and each of them, from and against any and all suits, actions, legal or

administrative proceedings, claims, demands, damages, liabilities, interest, attorneys' fees, costs and expenses of whatsoever kind or nature in any manner directly or indirectly caused, occasioned, or contributed to in whole or in part or claimed to be caused, occasioned, or contributed to in whole or in part, by reason of any act, omission, fault, or negligence, whether active or passive, of CONTRACTOR or of anyone acting under its direction or control or on its behalf, even if liability is also sought to be imposed on CITY, its elected and appointed officials, officers, employees, agents, representatives and volunteers. The obligation to indemnify, defend and hold harmless the CITY, its elected and appointed officials, officers, employees, agents, representatives and volunteers, and each of them, shall be applicable unless liability results from the sole negligence of the CITY, its elected and appointed officials, officers, employees, agents, representatives and volunteers.

CONTRACTOR shall reimburse the CITY, its elected and appointed officials, officers, employees, agent or authorized representatives or volunteers for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided.

In the event that CONTRACTOR employs other persons, firms, corporations or entities (sub-contractor) as part of the work covered by this Agreement, it shall be CONTRACTOR'S responsibility to require and confirm that each sub-contractor enters into an Indemnity Agreement in favor of the CITY, its elected and appointed officials, officers, employees, agents, representatives and volunteers, which is identical to this Indemnity Agreement.

This indemnity provision shall survive the termination or expiration of this Agreement.

9. All damage to CITY and/or Private facilities shall be assumed to be caused by CONTRACTOR, unless the damage is reported to CITY by CONTRACTOR at the time of inspection.

10. This Agreement may be Amended only during the calendar year in which it has been granted.

11. This Agreement and permission granted may be revoked at any time by the CITY,

upon written notice to CONTRACTOR.

--SIGNATURES ON FOLLOWING PAGE--

CITY OF GREEN BAY

Dated: _____, 20__

By: _____

Eric Genrich, Mayor

Attest: _____

Celestine Jeffreys, Clerk

STATE OF WISCONSIN)
)ss.
COUNTY OF BROWN)

Personally appeared before me this _____ day of _____, 20__, the above-named Eric Genrich, Mayor, and Celestine Jeffreys, Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

PRINT OR TYPE NAME OF NOTARY ABOVE
Notary Public, Brown County, WI
My Commission Expires: _____

DEKEYSER CONST. CO. INC.
Name of Contractor

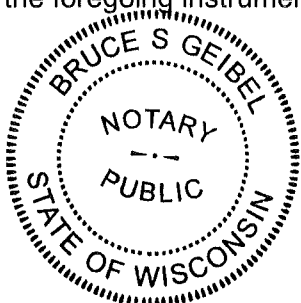
Dated: OCTOBER 4TH, 2024

By: [Signature]
KURT DEKEYSER

PRINT OR TYPE NAME OF AUTHORIZED ABOVE

STATE OF WISCONSIN)
)ss.
COUNTY OF BROWN)

Personally appeared before me this 4 day of OCTOBER, 2024, the above-named KURT DEKEYSER, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

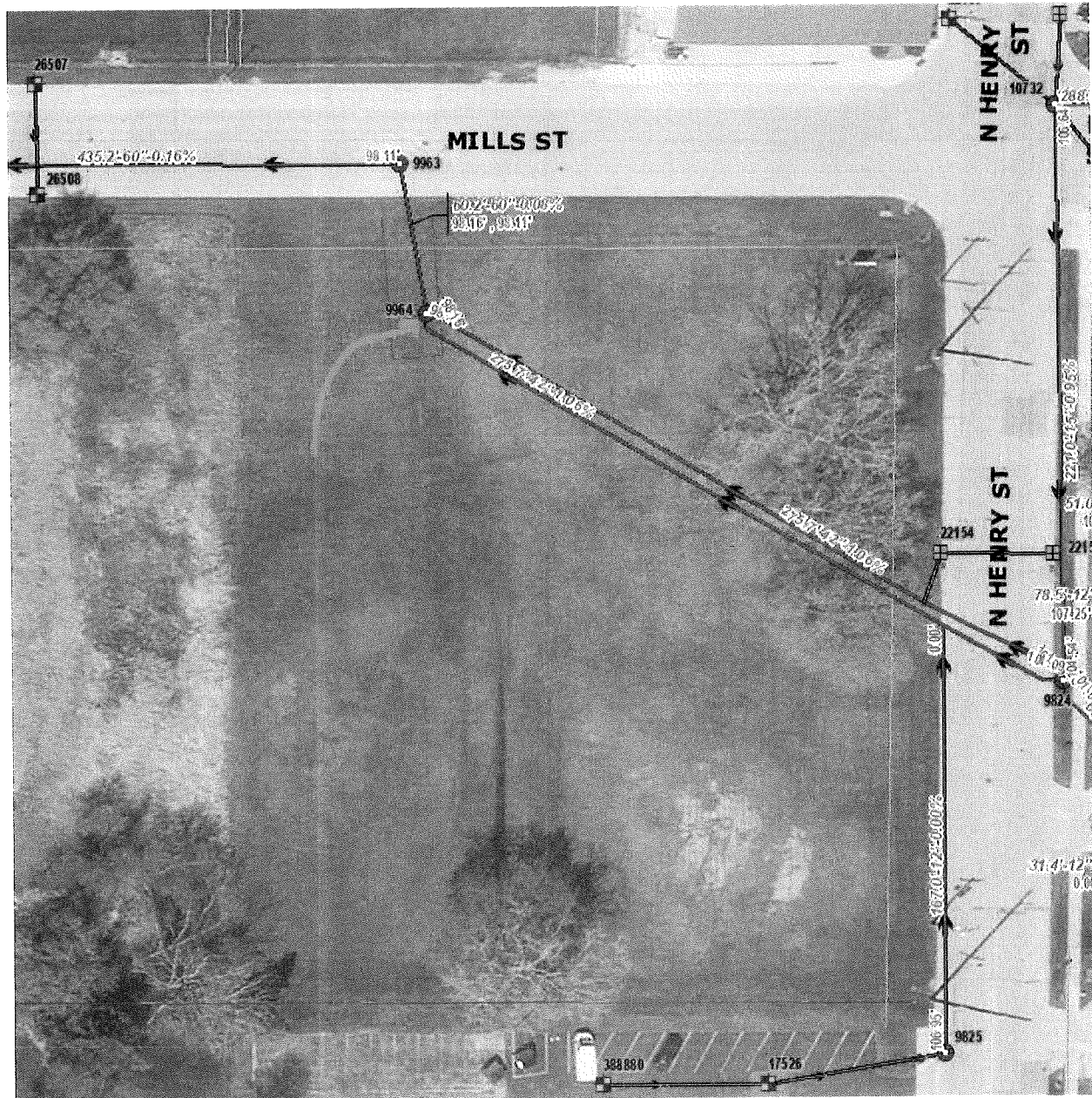


[Signature]

PRINT OR TYPE NAME OF NOTARY ABOVE
Notary Public, Brown County, WI
My Commission Expires: 12-4-27

Attachments: Facilities Map Showing City Storm Manhole to be Partially Reconstructed
145 N Henry St New Self Storage Plan Sheets

ATTACHMENT 1 OF 2



ATTACHMENT 2 OF 2



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

MEETING DATE

October 9, 2024

PREPARED BY

AGENDA ITEM # E.3

Consideration with possible action on request by Department of Public Works to approve temporary limited easements (TLE) and warranty deed for the rights-of-way for the reconstruction of Country Club Road, W. Mason Street to Indian Hill Drive.

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BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. DOT Project Plat Country Club Rd 4987-02-75

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



PROJECT
LOCATION

CONVENTIONAL SYMBOLS

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

CONVENTIONAL ABBREVIATIONS

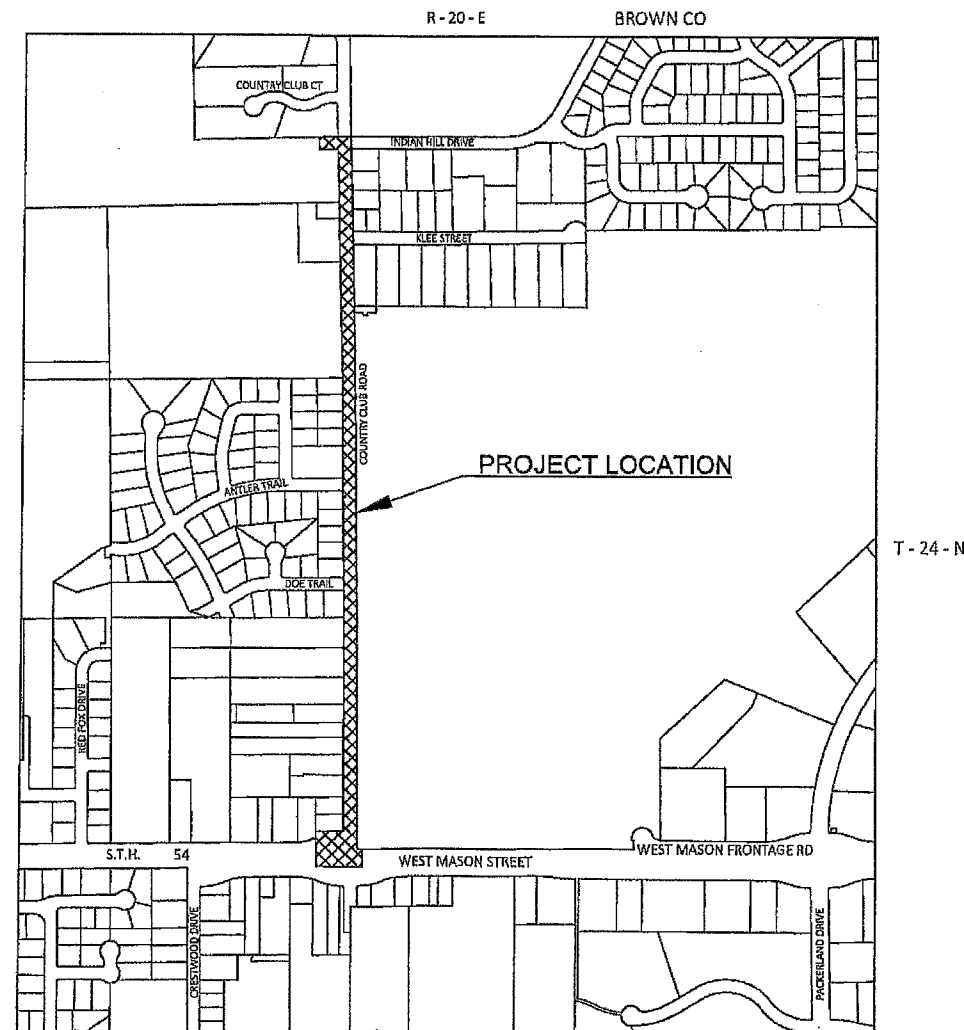
ACCESS RIGHTS	AR	POINT OF INTERSECTION	PI
ACRES	AC	PROPERTY LINE	PL
AHEAD	AH	RECORDED AS	(100')
ALUMINUM	ALUM	REEL / IMAGE	R/I
AND OTHERS	ET AL	REFERENCE LINE	R/L
BACK	BK	REMAINING	REM
BLOCK	BLK	RESTRICTIVE DEVELOPMENT	RDE
CENTERLINE	C/L	EASEMENT	
CERTIFIED SURVEY MAP	CSM	RIGHT	RT
CONCRETE	CONC	RIGHT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

CURVE DATA

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

CONVENTIONAL UTILITY SYMBOLS

W	WATER
G	GAS
T	TELEPHONE
OH	OVERHEAD
OR	TRANSMISSION LINES
E	ELECTRIC
CTV	CABLE TELEVISION
FO	FIBER OPTIC
SS	SANITARY SEWER
SS	STORM SEWER



PROJECT LOCATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RELOCATION ORDER COUNTRY CLUB ROAD (W MASON STREET FRONTAGE RD - INDIAN HILL DR) - CITY OF GREEN BAY
TO PROPERLY ESTABLISH A 40' WIDE R/W, THE CITY OF GREEN BAY HAS REQUESTED THE CITY OF GREEN BAY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

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

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

SCHEDULE OF LANDS & INTERESTS REQUIRED

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

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

UTILITY EASEMENTS

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

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

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 TYPICALLY ¾" X 24" IRON REBAR(S), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

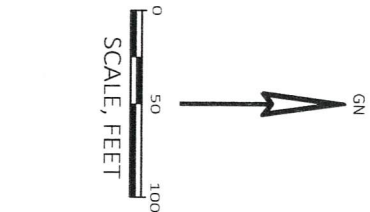
FOR THE LATEST ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN GREEN BAY.

ALL EXISTING IRON PINS ARE ¾" CAPPED REBARS UNLESS OTHERWISE NOTED. FOUND MONUMENT INFORMATION SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPERTY OWNER.

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

WEST MASON ST.: FIRST ADDITION TO PACKERLAND SUBDIVISION, STATE AID PROJECT NO. 3350, PROJECT DE 038-2(29).
WEST MASON STREET FRONTAGE RD: CSM 1701, COUNTRY CLUB RD: CSM 1701, CSM 2045, CSM 6487, FIRST ADDITION TO PACKERLAND SUBDIVISION.

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



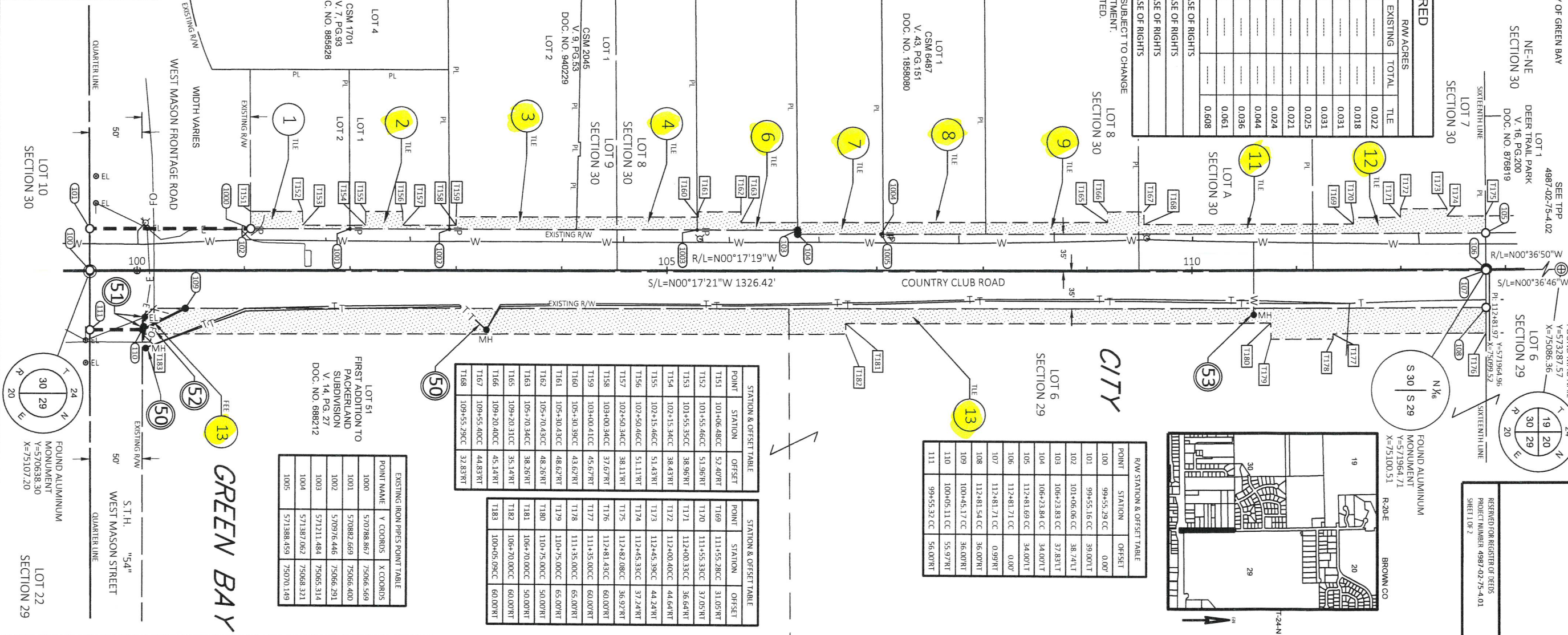
RW COURSE TABLE		
COURSE	BEARING	DISTANCE
MCN-100	S89°31'33"W	1.00'
100-101	S89°31'33"W	38.00'
101-102	N00°11'17"W	150.80'
102-103	N00°11'17"W	517.77'
103-104	N89°32'18"E	3.83'
104-105	N00°17'19"W	657.85'
105-106	N89°38'58"E	34.00'
106-107	N89°38'58"E	0.99'
107-108	N89°58'29"E	35.01'
108-109	S00°17'19"E	1286.37'
109-110	S26°47'11"E	44.77'
110-111	S00°18'59"E	40.79'
111-MON	S89°40'53"W	55.00'

1. JACOB S. JENSEN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 19.01, WISCONSIN STATUTES, AND UNDER THE DIRECTION OF CITY OF GREEN BAY, I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT 4987-02-75-4.01 AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

JACOB S. JENSEN
REGISTRATION NUMBER: S-2961
DATE: SEPTEMBER 19, 2023

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

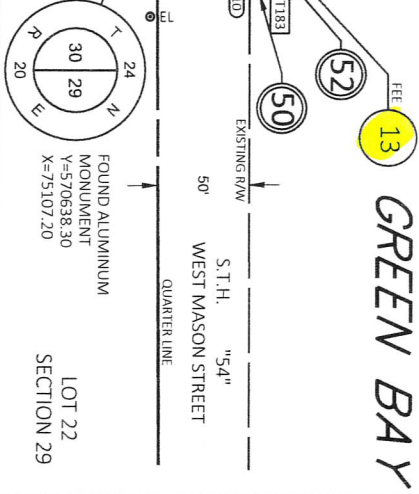
STEVEN GRENIER
DIRECTOR OF PUBLIC WORKS
DATE:



STATION & OFFSET TABLE		
POINT	STATION	OFFSET
T151	101+06.48CC	52.40RT
T152	101+55.46CC	51.96RT
T153	101+55.35CC	38.96RT
T154	102+15.46CC	38.43RT
T155	102+15.46CC	51.43RT
T156	102+50.46CC	51.17RT
T157	102+50.34CC	38.11RT
T158	103+00.34CC	37.67RT
T159	103+00.41CC	45.67RT
T160	105+30.39CC	43.62RT
T161	105+30.43CC	48.62RT
T162	105+70.43CC	48.26RT
T163	105+70.34CC	38.26RT
T166	109+20.31CC	35.14RT
T167	109+55.40CC	44.83RT
T168	109+55.29CC	32.83RT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
T169	111+55.28CC	31.05RT
T170	111+55.33CC	37.05RT
T171	112+00.33CC	36.64RT
T172	112+00.40CC	44.64RT
T173	112+45.39CC	44.24RT
T175	112+82.08CC	36.92RT
T176	112+81.43CC	60.00RT
T177	111+35.00CC	60.00RT
T178	111+35.00CC	65.00RT
T179	110+75.00CC	50.00RT
T180	110+75.00CC	50.00RT
T181	106+70.00CC	50.00RT
T182	106+70.00CC	60.00RT
T183	100+05.09CC	60.00RT

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



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

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

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

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

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

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

SCHEDULE OF LANDS & INTERESTS REQUIRED				
PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	RW ACRES	
			NEW	EXISTING TOTAL
13	NORTHEAST WISCONSIN TECHNICAL COLLEGE	TILE		0.726
14	JOHN L. BREUNINGER AND JERI L. BAUMAN	TILE		0.054
16	DAVID G. & DIANNE C. SCHMEIDER	TILE		0.038
17	PAUL E. & LOIS J. BUTKOVICH	TILE		0.032
18	JON M. & CAROL J. POPPY	TILE		0.031
19	CONNOR J. & AUBREE L. CHRISMAN	TILE		0.031
21	NICHOLAS M. & GRETA C. DUCAT	TILE		0.035
22	ASLO PROPERTIES LLC	TILE		0.070
23	WAYNE R. & KATHERYN VORPAHL	TILE		0.015
24	MARK T. & BRENDA L. VAUGHN	TILE		0.034
26	ABDIKARIM Y. AYYAN AND KADIA XAWEY MALAK	TILE		0.026
27	PETER H. & KENDALL L. ABEGGLEN	TILE		0.011
50	SPECTRUM	RELEASE OF RIGHTS		
51	WISCONSIN PUBLIC SERVICE CORP - ELECTRIC	RELEASE OF RIGHTS		
54	AT&T	RELEASE OF RIGHTS		

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

UTILITY EASEMENTS		
UTILITY NO.	OWNER(S)	EASEMENTS
50	SPECTRUM	DOC. NO. 1249114 - PARCEL 13
51	WISCONSIN PUBLIC SERVICE CORP - ELECTRIC	DOC. NO. 2820020 - PARCEL 13
54	AT&T	DOC. NO. 1249114 & 2321137 - PARCEL 13

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

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

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

ALL EXISTING IRON PINS ARE 2" CAPPED REBARS UNLESS OTHERWISE NOTED.

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

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

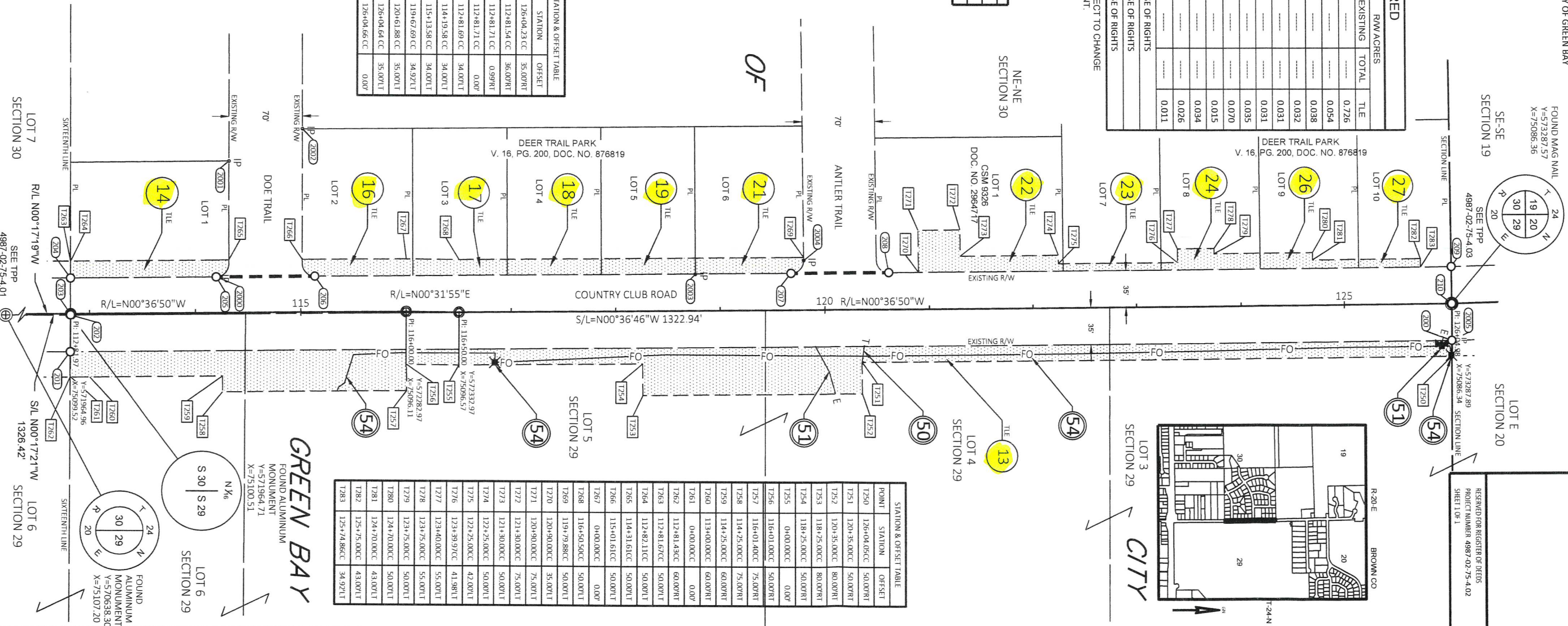
FOR ADDITIONAL INFORMATION REFER TO THE TITLE SHEET, RECORDED AS SHEET 2 OF 2 OF DOCUMENT NUMBER XXXXX.

EXISTING IRON PINS POINT TABLE		
POINT NAME	Y COORDS	X COORDS
2000	572102.542	75064.105
2001	572113.683	74953.993
2002	572183.206	74923.061
2003	572559.232	75059.535
2004	572662.321	75045.990
2005	572827.674	75121.234

RW COURSE TABLE		
COURSE	BEARING	DISTANCE
MON-200	S89°54'37"E	34.99'
200-201	S00°36'50"E	1322.88'
201-202	S89°50'29"W	35.01'
202-203	S89°39'58"W	0.99'
203-204	S89°39'58"W	34.00'
204-205	N00°36'50"W	137.70'
205-206	N00°36'50"W	94.00'
206-207	N00°36'50"W	454.29'
207-208	N00°36'50"W	94.00'
208-209	N00°36'50"W	542.76'
209-210	N89°20'43"E	35.00'
210-MON	N89°20'43"E	0.01'

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

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
T250	126+04.05CC	50.00'RT
T251	120+35.00CC	50.00'RT
T252	120+35.00CC	80.00'RT
T253	118+25.00CC	80.00'RT
T254	118+25.00CC	50.00'RT
T255	0+00.00CC	0.00'
T256	116+01.00CC	50.00'RT
T257	116+01.40CC	75.00'RT
T258	114+25.00CC	75.00'RT
T259	114+25.00CC	60.00'RT
T260	113+00.00CC	60.00'RT
T261	0+00.00CC	0.00'
T262	112+81.43CC	60.00'RT
T263	112+81.67CC	50.00'LT
T264	112+82.11CC	50.00'LT
T265	114+31.61CC	50.00'LT
T266	115+01.61CC	50.00'LT
T267	0+00.00CC	0.00'
T268	116+50.50CC	50.00'LT
T269	119+79.88CC	50.00'LT
T270	120+90.00CC	35.00'LT
T271	120+90.00CC	75.00'LT
T272	121+30.00CC	50.00'LT
T273	121+30.00CC	50.00'LT
T274	122+25.00CC	50.00'LT
T275	122+25.00CC	42.00'LT
T276	123+39.97CC	41.98'LT
T277	123+40.00CC	55.00'LT
T278	123+75.00CC	50.00'LT
T279	124+70.00CC	50.00'LT
T280	124+70.00CC	43.00'LT
T281	125+75.00CC	43.00'LT
T282	125+74.86CC	34.92'LT



AVRES

STEVEN GRENIER
DIRECTOR OF PUBLIC WORKS

JACOB S. JENSEN
REGISTRATION NUMBER: S-2961

AUGUST 15, 2023
DATE

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

DATE

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

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

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

- TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF GREEN BAY DEEMST NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.
- TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF GREEN BAY HEREBY ORDERS THAT:
- THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAY OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
 - THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE DEPARTMENT FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF CITY OF GREEN BAY, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

UTILITY EASEMENTS

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

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

R/W COURSE TABLE		
COURSE	BEARING	DISTANCE
MON-300	S88°21'38"W	0.01'
30-301	S88°20'43"W	35.00'
301-302	N00°36'50"W	0.10'
302-303	N01°23'17"W	1059.79'
303-304	S88°36'43"W	90.00'
304-305	N01°23'17"W	100.00'
305-306	N88°36'43"E	90.00'
306-307	N01°23'17"W	105.36'
307-308	S88°36'22"W	102.75'
308-309	N01°23'17"W	71.00'
309-310	N88°24'19"E	90.75'
310-311	N88°59'40"E	47.00'
311-312	N88°12'58"E	35.00'
312-313	S01°23'21"E	80.29'
313-314	S01°23'17"E	436.12'
314-315	S01°23'17"E	87.08'
315-316	S01°23'17"E	722.76'
316-317	S00°36'50"E	0.98'
317-MON	N88°54'37"W	34.99'

SCHEDULE OF LANDS & INTERESTS REQUIRED			
PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	R/W ACRES
1	UNITED STATES OF AMERICA IN TRUST	TILE	TILE
28	ONEIDA GOLF & COUNTRY CLUB INC.	FEE, TILE	0.207
29	SURVIVORS TRUST UNDER SCOTT L. LEMMINGER AND JULIE A. LEMMINGER REVOCABLE TRUST	TILE	0.046
31	RICHARD C. & PAMELA S. SMITH	TILE	0.044
33	JOHN W. & TERRI L. JULY	TILE	0.121
13	NORTHEAST WISCONSIN TECHNICAL COLLEGE	TILE	0.137
50	SPECTRUM	RELEASE OF RIGHTS	
51	WISCONSIN PUBLIC SERVICE CORP - ELECTRIC	RELEASE OF RIGHTS	
54	AT&T	RELEASE OF RIGHTS	

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

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

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

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

ALL EXISTING IRON PINS ARE 3/4" CAPPED REBARS UNLESS OTHERWISE NOTED.

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

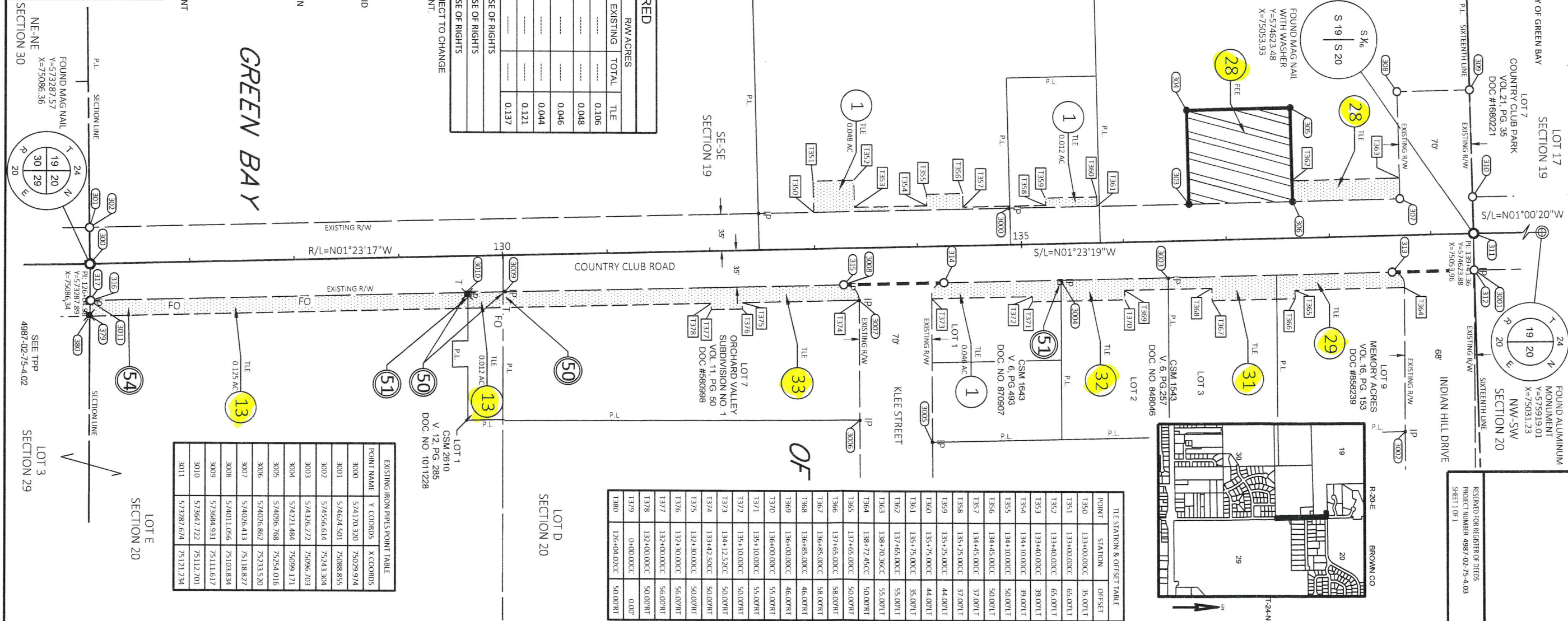
FOR ADDITIONAL INFORMATION REFER TO THE TITLE SHEET, RECORDED AS SHEET 2 OF 2 OF DOCUMENT NUMBER XXXXX.

I, JACOB S. JENSEN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF THE WISCONSIN STATUTES, I HAVE SURVEYED AND SHOWN THE TRANSPORTATION PROJECT PLAT 4987-02-75-4.03 AND I HAVE SURVEYED AND SHOWN THIS REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

JACOB S. JENSEN
REGISTRATION NUMBER: S-2961
AUGUST 15, 2023
DATE

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

STEVEN GREINER
DIRECTION OF PUBLIC WORKS
DATE





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

MEETING DATE

October 9, 2024

PREPARED BY

AGENDA ITEM # E.4

Consideration with possible action on request by Department of Public Works to grant a permanent easement to Meyer Family Investment Corp., owner of Parcel 21-1203-2, to construct and maintain stormwater structures on City of Green Bay property.

BACKGROUND

The City has a storm sewer pond located on Parcel 21-1203-2-1. A privately owned stormwater pond will be constructed adjacent to the City's stormwater facility on Parcel 21-1203-2. Privately owned storm sewer pipe and an emergency overflow will be constructed on City property, so the private pond can discharge into the City-owned pond. The project is for the construction of Meyer Self Storage at 145 N. Henry Street.

RECOMMENDATION

To approve the Department of Public works to enter into an easement with Meyer Family Investment Corp.

FISCAL IMPACT

N/A

ATTACHMENTS

1. 145 N Henry - Storm Sewer Pond EAS
2. 145 N Henry - Final Plan Set

EASEMENT FOR STORM SEWER PURPOSES

It having been deemed necessary for the improvement, maintenance or protection of public or private property to occupy or use lands owned by the CITY OF GREEN BAY in the City of Green Bay, Brown County, Wisconsin.

KNOWN ALL BY THESE PRESENTS that the CITY OF GREEN BAY herein for and in consideration of the sum of Ten Dollars (\$10.00) paid to the CITY OF GREEN BAY the receipt of which is hereby acknowledged, the CITY OF GREEN BAY do(es) convey unto the parcel 21-1203-2, a PERMANENT EASEMENT including the perpetual right to enter upon the real estate hereinafter described at any time that it may seem fit and construct, maintain and repair open channels and open and enclosed drainage structures for the purpose of conveying water across, through and under the lands described in EXHIBIT A, together with the right to excavate and refill ditches and/or trenches for the location of said open channels and open and enclosed drainage structures and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction and maintenance of said open channels and open and enclosed drainage structures over the lands described in EXHIBIT A.

Return this document to:
City of Green Bay - Clerk
100 N. Jefferson Street
Green Bay, WI 54301-5026

Tax parcel Number: _____

It is expressly understood and agreed that during the construction of said open channels and open and enclosed drainage structures, materials and excavation may be placed beyond the limits of the lands as described in EXHIBIT A, said materials and soil shall be removed immediately upon completion of construction and ground restored to the condition prior to construction.

It is expressly understood and agreed that the sewer outfall structure, pipe and pond overflow weir shall be constructed according to the approved plan in EXHIBIT B, and that the construction of such shall not interfere with access to the adjacent pond.

It is expressly understood and agreed that Grantee is responsible for maintenance of the sewer outfall structure, pipe and pond overflow weir according to the approved and notarized maintenance agreement.

After the construction of said open channels and open and enclosed drainage structures, the CITY OF GREEN BAY shall have and retain all rights to the use and occupation of said lands described in EXHIBIT A, provided that no structures shall be erected over said described lands.

In consideration of the foregoing grant, it is understood that during the time said facilities are located on the premises of the Grantor pursuant to this grant, Grantee will indemnify, save, and hold harmless the Grantor, its successors and assigns, from any and all claims, liabilities, losses, costs, damages or expenses for injury or death of any person and any damages to property arising out of Grantee's exercise of any of its rights under this easement; excepting, however, 1) any claims, liabilities, losses, costs, damages, or expenses arising out of negligence or willful acts on

the part of the Grantor, its successors and assigns, employees, agents, and invitees; 2) any special, consequential or indirect damages, including but not limited to, loss of profit or revenue, and diminution of value; and 3) any environmental claims, liabilities, losses, costs, damages, or expenses not directly caused by the construction or operation of said facilities.

For the purpose of the construction, maintenance and repair of said open channels and open and enclosed drainage structures, the said Grantee shall have the right to enter, pass over and use said premises and the lands adjacent thereto for the transportation, laying down, and storage of materials, tools and equipment, the depositing and removal of excavated materials, and for other purposes incidental to the work, but shall do so with the least inconvenience practicable to the grantor(s), and provided that in the event any damage is caused to said real estate or to the lands adjacent thereto, including building erected thereon, by reason of Grantee entering thereon for the purpose of the maintenance and/or repair of said open channels and open and enclosed drainage structures, said Grantee shall fully compensate said grantor(s) or successors thereof.

This agreement is binding upon the heirs, successors and assigns of the parties hereto.

X _____

Print or type name and title above

STATE OF _____)
_____) SS.
COUNTY OF _____)

X _____

Print or type name and title above

Personally came before me this _____ day of _____, 20____, the above named____
_____ to me known to be the
persons who executed the foregoing instrument and acknowledged the same.

(Print or Type name of notary above)

Notary Public, _____, _____
County State

My Commission Expires: _____

This instrument drafted by:
Max McGuire – Utility Engineer

Project: Meyer Self Storage, 145 N. Henry Street

Parcel Number: 21-1203-2

EXHIBIT A

A Parcel of land being part of the Westerly 100 feet of Lot 1 of Volume 56 Certified Survey Maps, Page 274, Map No. 8128 pursuant to Deed recorded on June 9, 2011 as Document Number. 2528123 being part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 32, Township 24 North, Range 21 East, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin. Being described as:

Commencing at the South $\frac{1}{4}$ corner of said Section 32;

Thence N $0^{\circ}24'39''$ E, 284.59 feet along the East line of the Southwest $\frac{1}{4}$ of said Section 32;

Thence N $89^{\circ}39'39''$ W, 25.94 feet to the Southeast corner of Lot 1 of Volume 56 Certified Survey Maps, Page 274, Map No. 8128;

Thence continuing N $89^{\circ}39'39''$ W, 364.04 feet along the south line of said Lot 1 to the Southeast corner of lands described in Document Number 2528123;

Thence N $00^{\circ}18'29''$ E, 101.80 feet along the East line of lands described in Document Number 2528123 to the Point of Beginning:

Thence N $89^{\circ}41'43''$ W, 8.50 feet;

Thence N $11^{\circ}36'15''$ W, 8.38 feet;

Thence N $89^{\circ}41'31''$ W, 34.77 feet;

Thence N $00^{\circ}18'29''$ E, 15.00 feet;

Thence S $89^{\circ}41'31''$ E, 32.19 feet;

Thence N $12^{\circ}13'13''$ E, 20.86 feet;

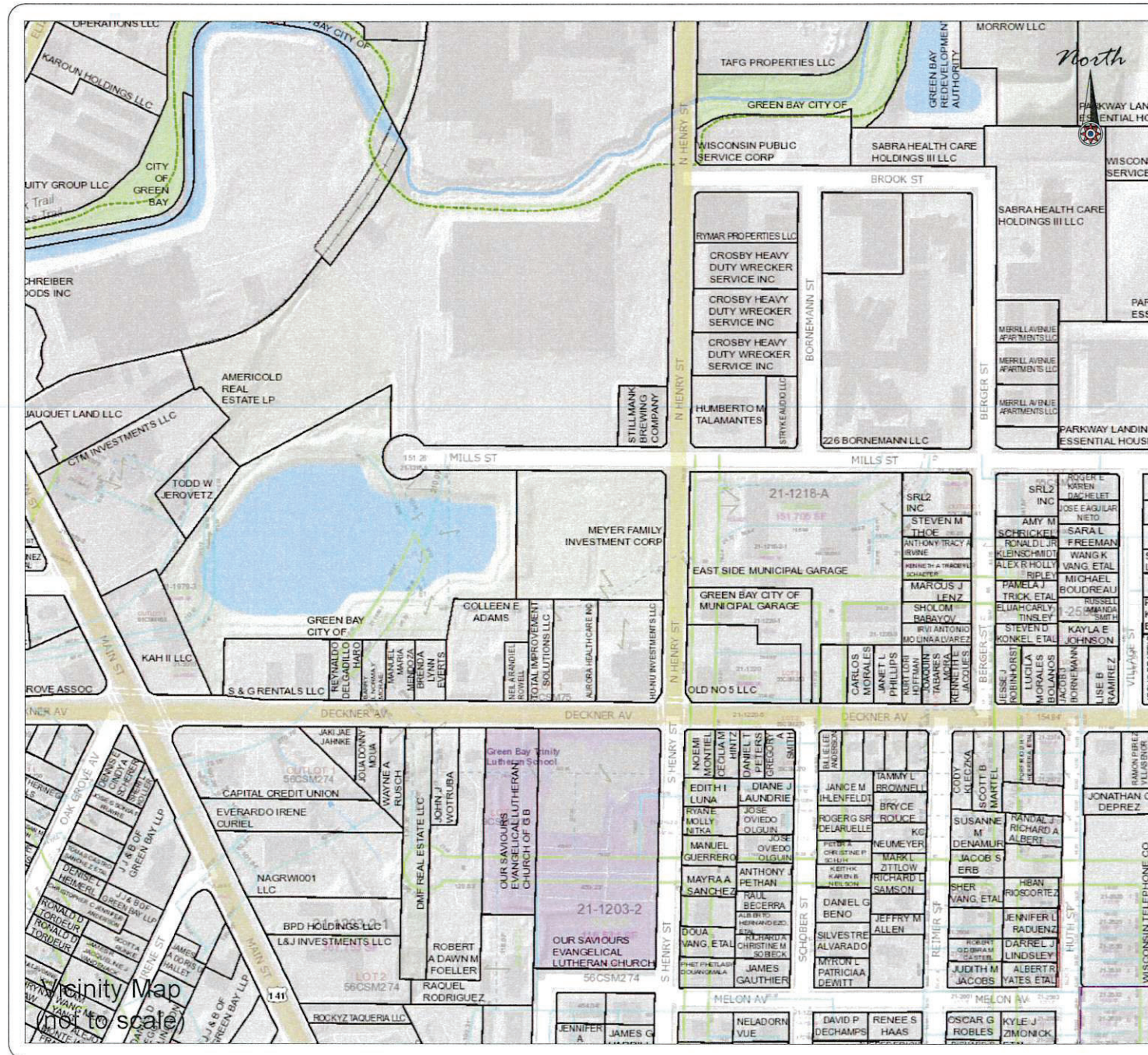
Thence S $89^{\circ}41'31''$ E, 8.50 feet to the East line of lands described in Document Number 2528123;

Thence S $00^{\circ}18'29''$ W, 43.61 feet along said East line to the Point of Beginning.

Said Parcel Containing .022 Acres or 969 Square Feet.

Meyer Self Storage

145 N. Henry Street
City of Green Bay, Brown County, Wisconsin



Project Information

Owner(s):	Meyer Family Investment Corp
Project Name:	Meyer Self Storage
Project Description:	Self Storage Facility
Project Zoning:	G1
Project Location:	145 N Henry St
Parcel Number(s):	21-1203-2

Contact Information

Owner(s):	Mike Meyer Meyer Family Investment Corp 2519 Mary Jo Dr Green Bay, WI 54311
Engineer:	Vierbicher Contact: Tonya Wagner, P.E. 400 Security Blvd. Green Bay, WI 54313 Ph.: 920-434-9670

Sheet Index:
C1.0 Title Sheet
1 of 1 Site Survey
C2.0 Notes
C3.0 Site Plan
C4.0 Grading Plan
C4.1 Pond Plan & Profile
C5.0 Erosion Control Plan
C6.0 Utility Plan
C7.0 Details
C7.1 Details

vierbicher
planners | engineers | advisors



Phone: 920-434-9670 Fax: 920-434-9672

DATE:
06-24-24
PROJECT NO.
240073
SHEET NO.
C1.0
DRAWING NO.
S-3875

Site Survey

Part of Lot 1, Volume 56, Certified Survey Maps, Page 274, Map Number 8128, Document Number 2528026, Brown County Records, located part of the Southeast ¼ of the Southwest ¼ of Section 32, T24N-R21E, City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Beginning at the Southeast corner of Lot 1, Volume 56, Certified Survey Maps, Page 274, Map Number 8128, Document Number 2528026, Brown County Records; thence N89°39'39"W, 364.04 feet along the South line of said Lot 1; thence N0°18'29"E, 318.04 feet to the North line of said Lot 1, also being the South right of way of Mills Street; thence S89°38'37"E, 359.23 feet along said North line and said South right of way; thence S44°11'43"E, 14.03 feet to the East line of said Lot 1, also being the West right of way of N. Henry Street; thence S1°14'35"W, 307.97 feet along said East line and said West right of way to said South line and the point of beginning.

Parcel contains 116,534 square feet / 2.68 acres more or less.

Parcel subject to easements and restrictions of record.

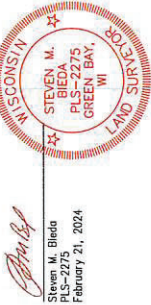


Legend

- 1" iron pipe found
- 1" iron pipe w/ cap found
- Brown County monument - type noted
- storm sewer manhole
- storm sewer line
- curb inlet
- storm sewer line
- sanitary sewer manhole
- sanitary sewer line
- hydrant
- water valve
- underground gas line
- underground electric line
- electrical meter
- underground fiber optic line
- fiber optic pedestal
- power pole
- overhead wires
- concrete curb & gutter line
- blacktop
- concrete
- fence line
- sign
- deciduous tree
- tree line
- floodplain limits

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that the above described property was surveyed and mapped in accordance with AE-7 of the Wisconsin Surveying Code and is correct to the best of my knowledge and belief.



NOTES

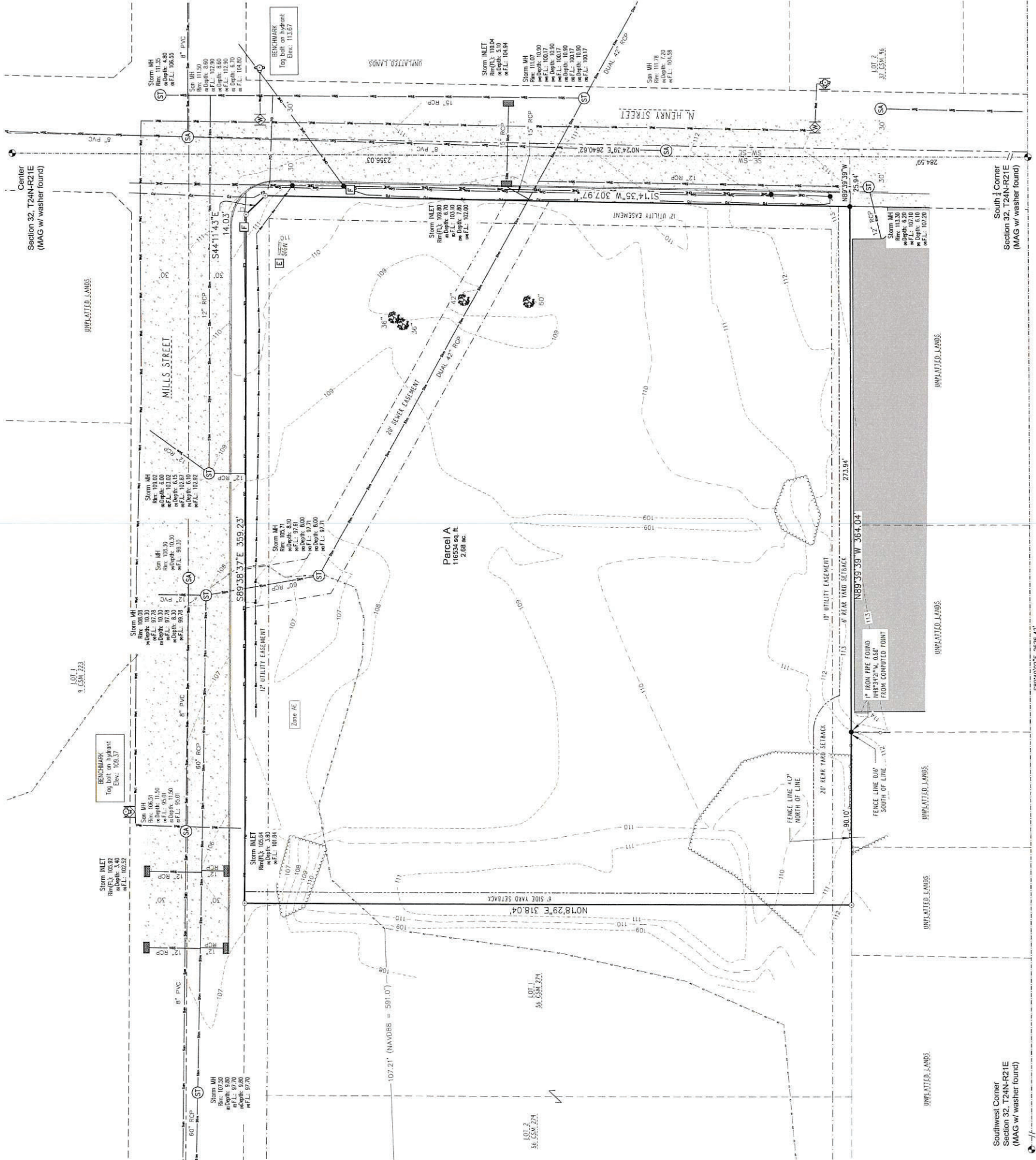
Readings referenced to the South line of the Southwest ¼ of Section 32, T24N-R21E, assumed to be S89°40'02"E.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

Elevations are referenced to the City of Green Bay Datum.

Digger's hotline had been called for this project on February 8, 2024 with ticket number 2024060368. Vierbicher Associates accepts no responsibility for existing utilities not marked by digger's hotline.

Floodplain and cross section data obtained from FEMA FIRI Map No. 55008C01860F, revised date of May 9, 2023. According to the FEMA FIRI Map, Zone AE has base flood elevations determined.



PROJECT NO.
240073
SHEET NO.
1 of 1
DRAWING NO.
S-3851

Mike Meyer

vierbicher
planners | engineers | advisors



400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

Site Survey
145 N. Henry Street

TAX PARCEL NO. 21-1203-2

SCALE
1"=30'

DRAWN BY
CPM

File: 240073SiteSurvey 020724.dwg

Data File: 240073.txt

Fieldwork Completed: 02/13/24

RESPONSE ACTIONS IN THE EVENT OF A SPILL OR RELEASE

IMMEDIATELY TAKE THE FOLLOWING MEASURES TO KEEP THE SPILL FROM ENTERING SEWER OR STORM DRAINS, SPREADING OFF SITE, OR AFFECTING HUMAN HEALTH.

- STOP, CONTAIN, AND CLEAN UP CHEMICAL SPILL IF:
- THE SPILLED CHEMICAL AND ITS HAZARDOUS PROPERTIES HAVE BEEN IDENTIFIED
 - THE SPILL IS SMALL AND EASILY CONTAINED
 - RESPONDER IS AWARE OF THE CHEMICALS' HAZARDOUS PROPERTIES

IF SPILL OR RELEASE CANNOT BE CONTROLLED OR INJURIES HAVE OCCURRED DUE TO THE RELEASE THE FOLLOWING PROCEDURES SHOULD BE IMPLEMENTED:

- SUMMON HELP OR ALERT OTHERS OF THE RELEASE
- EVACUATE IMMEDIATE AREA, PROVIDE CARE TO INJURED, CALL 911
- IF POTENTIAL FOR FIRE OR EXPLOSION - CALL 911
- RESPOND DEFENSIVELY TO ANY UNCONTROLLED SPILLS
 - USE PROTECTIVE EQUIPMENT
 - ATTEMPT TO STOP SOURCE OF RELEASE (IF SAFE TO DO SO)
 - PROTECT DRAINS BY USE OF ABSORBENT, BOOMS OR DRAIN COVERS (IF SAFE TO DO SO)
- NOTIFY ONSITE EMERGENCY CONTACT(S)
- COORDINATE RESPONSE ACTIVITIES WITH LOCAL EMERGENCY PERSONNEL
- BE PREPARED TO PROVIDE MSDS INFORMATION TO EMERGENCY PERSONNEL
- NOTIFY APPROPRIATE AGENCY IF RELEASE HAS ENTERED THE ENVIRONMENT.

SPILL PREVENTION AND EMERGENCY RESPONSE PLAN:

EMERGENCY CONTACTS
TBD

EMERGENCY RESPONSE CONTACTS
FIRE/PARAMEDICS/POLICE 911
FIRE NON-EMERGENCY LINE (920) 434-4666
COUNTY HEALTH DEPARTMENT(920) 448-6400
DNR SPILL HOTLINE 1-800-943-0003

LOCAL EMERGENCY MEDICAL FACILITY
ST. VINCENT HOSPITAL
835 S. VAN BUREN ST
GREEN BAY, WI 54301
(920) 433-0111

SPILL PREVENTION
HAZARDOUS SUBSTANCE MANAGEMENT:
ALL HAZARDOUS SUBSTANCES, INCLUDING CHEMICAL WASTES, ARE TO BE MANAGED IN A WAY THAT PREVENTS RELEASE.

SITE STATISTICS

BEFORE CONSTRUCTION
SITE AREA - 2.675 Acres
PERVIOUS 2.675 Acres (100.0%)

AFTER CONSTRUCTION
SITE AREA - 2.675 Acres
PAVEMENT 1.039 Acres (38.8%)
BUILDING 0.868 Acres (32.4%)
GREEN SPACE 0.768 Acres (28.7%)

PRINCIPLE OCCUPANCY S-1

CONSTRUCTION TYPE 5-B

WFU = 0

DFU = 0

PARKING STATISTICS
REQUIRED - 1 SP/10 STORAGE UNITS
1 SP/ 500 SF OFFICE AREA

$\frac{156}{10} = 16$ STALLS REQUIRED
 $\frac{1}{6}$ OFFICE = 0 REQUIRED

16 STALLS REQUIRED

PROPOSED
15 STANDARD STALLS
1 ADA STALLS
16 TOTAL STALLS

CONSTRUCTION SITE EROSION CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND IF NO STANDARD EXISTS THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (CURRENT EDITION) SHALL BE REFERENCED. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO DISTURBING THE SITE. CONTRACTORS SHALL MINIMIZE THE DURATION AND SIZE OF DISTURBED AREAS TO THE MAXIMUM EXTENT PRACTICABLE. EROSION AND SEDIMENT CONTROL PRACTICES PROPOSED FOR THIS PROJECT ARE DESCRIBED AS FOLLOWS:

SEDIMENT TRACKING FROM CONSTRUCTION SITE:

- STONE TRACKING PAD(S) - TECHNICAL STANDARD 1057
STONE TRACKING PADS WILL BE INSTALLED AT ENTRANCES SHOWN ON THE SITE. TRACKING PADS SHALL BE IN PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
WASH WATER FROM VEHICLE AND WHEEL WASHING SHALL BE TREATED BEFORE ENTERING WATERS OF THE STATE.
- STREET SWEEPING/CLEANING
SEDIMENT TRACKED FROM THE CONSTRUCTION SITE SHALL BE CLEANED UP AT THE END OF EACH WORK DAY UNLESS THE SEDIMENT PRESENTS A HAZARD. SEDIMENT PRESENTING A HAZARD MUST BE CLEANED UP IMMEDIATELY.

SEDIMENT CARRIED OFF-SITE BY OVERLAND FLOW OR RUNOFF:

- SILT FENCE - TECHNICAL STANDARD 1056
SILT FENCE WILL BE INSTALLED DOWN-SLOPE OF ALL DISTURBED AREAS OF THE SITE. THE FENCE SHALL BE INSTALLED ALONG THE CONTOURS AND BE IN-PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
- SEEDING - TECHNICAL STANDARD 1059; MULCHING - TECHNICAL STANDARD 1058
DISTURBED AREAS OF THE SITE SHALL BE SEEDED AND MULCHED AS SOON AS THEY ARE BROUGHT TO FINISHED GRADE. IN ADDITION, ANY STOCK PILES IN PLACE FOR 7 DAYS OR MORE SHALL BE SEEDED AND MULCHED.
- NON-CHANNEL EROSION MAT - TECHNICAL STANDARD 1052
EROSION CONTROL MAT SHALL BE PLACED AS SHOWN ON THE PLANS, AND/OR AS DETERMINED IN THE FIELD, TO PROTECT THE DISTURBED SLOPES FROM EROSION. NON-CHANNEL EROSION MAT SHALL BE INSTALLED AS SOON AS THE SLOPE HAS BEEN BROUGHT TO FINISHED GRADE.

- CONSTRUCTION SITE DIVERSION - TECHNICAL STANDARD 1066

WHERE POSSIBLE, THE SITE WILL BE GRADED SUCH THE RUNOFF FROM UNDISTURBED AREAS IS ROUTED AROUND DISTURBED AREAS OF THE SITE.

SEDIMENT CARRIED OFF-SITE BY DEWATERING OPERATIONS:

- DEWATERING - TECHNICAL STANDARD 1061
DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF IT IS REQUIRED, DEWATERING SHALL BE IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD. ANY NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO DEWATERING OPERATIONS TAKE PLACE.

SEDIMENT ENTERING STORM DRAIN INLETS:

- STORM DRAIN INLET PROTECTION - TECHNICAL STANDARD 1060
ALL INLETS, PROPOSED AND EXISTING, ACCEPTING RUNOFF FROM DISTURBED AREAS OF THE SITE SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO LAND DISTURBING ACTIVITY WITHIN THE AREA DISCHARGING TO THE INLET.

SEDIMENT BEING CARRIED OFF-SITE BY WIND:

- DUST CONTROL - TECHNICAL STANDARD 1068
WHEN REQUIRED, DUST CONTROL MEASURES SHALL BE EMPLOYED TO PREVENT DUST FROM BLOWING OFF-SITE.

CONCRETE WASHOUT

- CONCRETE WASHOUT SHALL BE COLLECTED AND RETAINED, BOTH WATER AND CONCRETE, IN LEAK PROOF CONTAINERS. WASHOUT CAN BE RECYCLED OR REUSED. SEE <http://water.epa.gov/polwaste/npdes/swbmp/upload/concretewashout.pdf> FOR DETAILS.

GENERAL NOTES:

1. ALL CLEARING, GRADING, GRAVELING, PAVING, AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.

2. A COPY OF THE EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES.

3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION, AND SILTATION. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WIDNR TECHNICAL STANDARDS.

4. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.

5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL STUMPS.

6. EXCESS TOPSOIL SHALL BE STOCKPILED ON THE SITE WITH THE PROPER EROSION CONTROL AT A LOCATION ACCEPTABLE TO THE OWNER.

7. CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

8. CONTRACTOR SHALL PROTECT ALL PROPERTY IRONS. A LICENSED LAND SURVEYOR, AT THE CONTRACTORS EXPENSE, SHALL REPLACE ANY PROPERTY IRONS REMOVED DURING CONSTRUCTION.

INSPECTION AND MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS UNTIL THE CONSTRUCTION SITE IS PERMANENTLY STABILIZED WITH A DENSE GRASS COVER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS FOR STRUCTURAL DAMAGE, SEDIMENT ACCUMULATION, OR ANY OTHER UNDESIRABLE CONDITION. THE CONTRACTOR SHALL REPAIR DAMAGED STRUCTURES PRIOR TO THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE STRUCTURE WHEN THE DEPTH OF SEDIMENT HAS ACCUMULATED TO ONE HALF THE HEIGHT OF THE DEVICE OR AS REQUIRED BY THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD (CURRENT EDITION).

THE CONTRACTOR SHALL SUMMARIZE WEEKLY INSPECTION AND MAINTENANCE ACTIVITIES ON A WEEKLY INSPECTION REPORT THAT IS AVAILABLE THROUGH THE WIDNR.

THE WEEKLY INSPECTION REPORT SHALL INCLUDE THE FOLLOWING MINIMUM INFORMATION:

NAME OF INDIVIDUAL PERFORMING INSPECTION;
DATE, TIME, AND PLACE OF INSPECTION;
A DESCRIPTION OF THE CONSTRUCTION PHASE;
A DESCRIPTION OF EROSION AND SEDIMENT CONTROL INSTALLATIONS;
A DESCRIPTION OF EROSION AND SEDIMENT CONTROL MAINTENANCE ACTIVITIES;
AND AN ASSESSMENT OF EROSION AND SEDIMENT CONTROL CONDITIONS.

THE CONTRACTOR SHALL PROMPTLY FURNISH THE ORIGINAL WEEKLY INSPECTION REPORTS TO THE OWNER, OWNER'S REPRESENTATIVE, OR WISCONSIN DEPARTMENT OF NATURAL RESOURCES WHEN REQUESTED. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED EROSION & SEDIMENT CONTROL PLAN, PERMITS, AND WEEKLY INSPECTION REPORTS ON-SITE AT ALL TIMES.

WEEKLY INSPECTION REPORTS AND REPORTS FROM PRECIPITATION EVENTS GREATER THAN $\frac{1}{8}$ INCH SHOULD BE SENT TO EROSIONCONTROL@GREENBAYWI.GOV

ALL WASTE FROM THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT BE ALLOWED TO ENTER THE STORM SEWER SYSTEM, DRAINAGE SYSTEM, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE CONSTRUCTION SITE.

SEQUENCE OF CONSTRUCTION

- JULY 2024
- INSTALL TRACKOUT PROTECTION AND SILT FENCE/SILT SOCK AS SOON AS PRACTICABLE. PERFORM STREET SWEEPING AS NEEDED.
 - CONTACT THE CITY OF GREEN BAY TO NOTIFY THEM THAT SITE GRADING IS TO BEGIN AND INITIAL EROSION CONTROLS ARE INSTALLED.
 - STRIP AND STOCKPILE TOPSOIL.
 - CONSTRUCT STORM WATER POND. SEED AS SOON AS PRACTICABLE.
 - SALVAGE SUITABLE MATERIAL FOR FILL MATERIAL. DISPOSE OF NON-SUITABLE OR EXCESS SOILS AT A PERMITTED OFF-SITE LOCATION.
 - INSTALL STORM SEWER.
 - GRADE AND GRAVEL PAVED AREAS. USE PAVEMENT AS CONSTRUCTION STAGING AREA
 - BUILDING CONSTRUCTION SHALL BE ONGOING.
 - PERFORM STREET SWEEPING AND TEMPORARY MULCHING/SEEDING AS NEEDED AND REQUIRED.

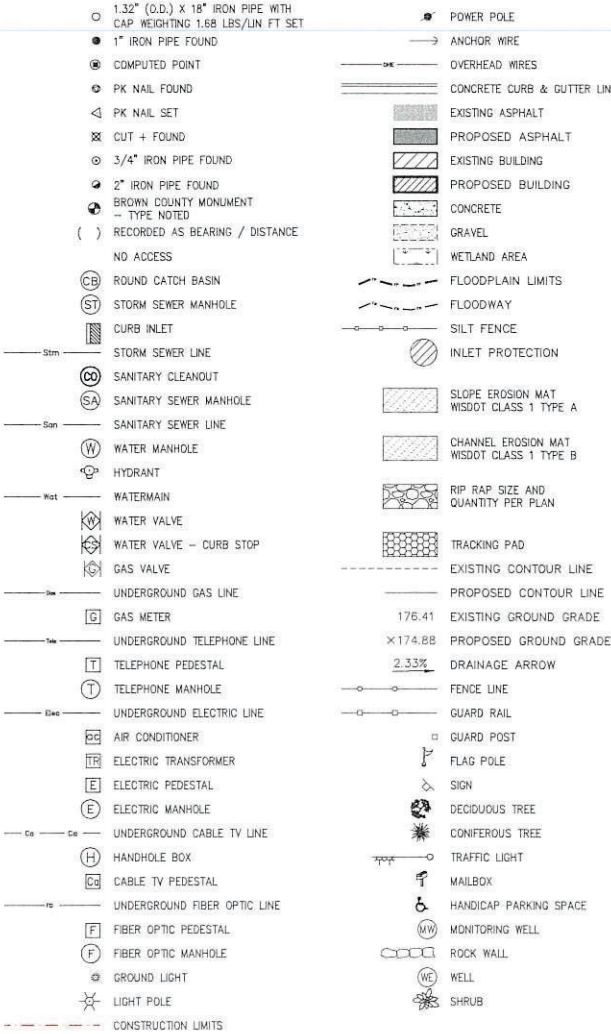
MAY 2025

- COMPLETE FINE GRADING AND LANDSCAPING. PERMANENTLY STABILIZE EACH AREA OF THE CONSTRUCTION SITE WITH TOPSOIL. SEED, FERTILIZE, AND MULCH AS SOON AS PRACTICABLE AFTER FINAL GRADING.

JULY 2025

- REMOVE AND DISPOSE OF EROSION AND SEDIMENT CONTROL MEASURES WITHIN 30 DAYS OF FINAL SITE STABILIZATION (I.E. SILT FENCE). VEGETATION SHALL ACHIEVE 70% GROWTH TO BE CONSIDERED STABILIZED.

Legend



DESIGNED BY
TAW

DATA FILE
240073.txt

DATE
06-24-24

Comments

Date

Number



vierbicher
planners | engineers | advisors
Phone: 920-434-9670 Fax: 920-434-9672

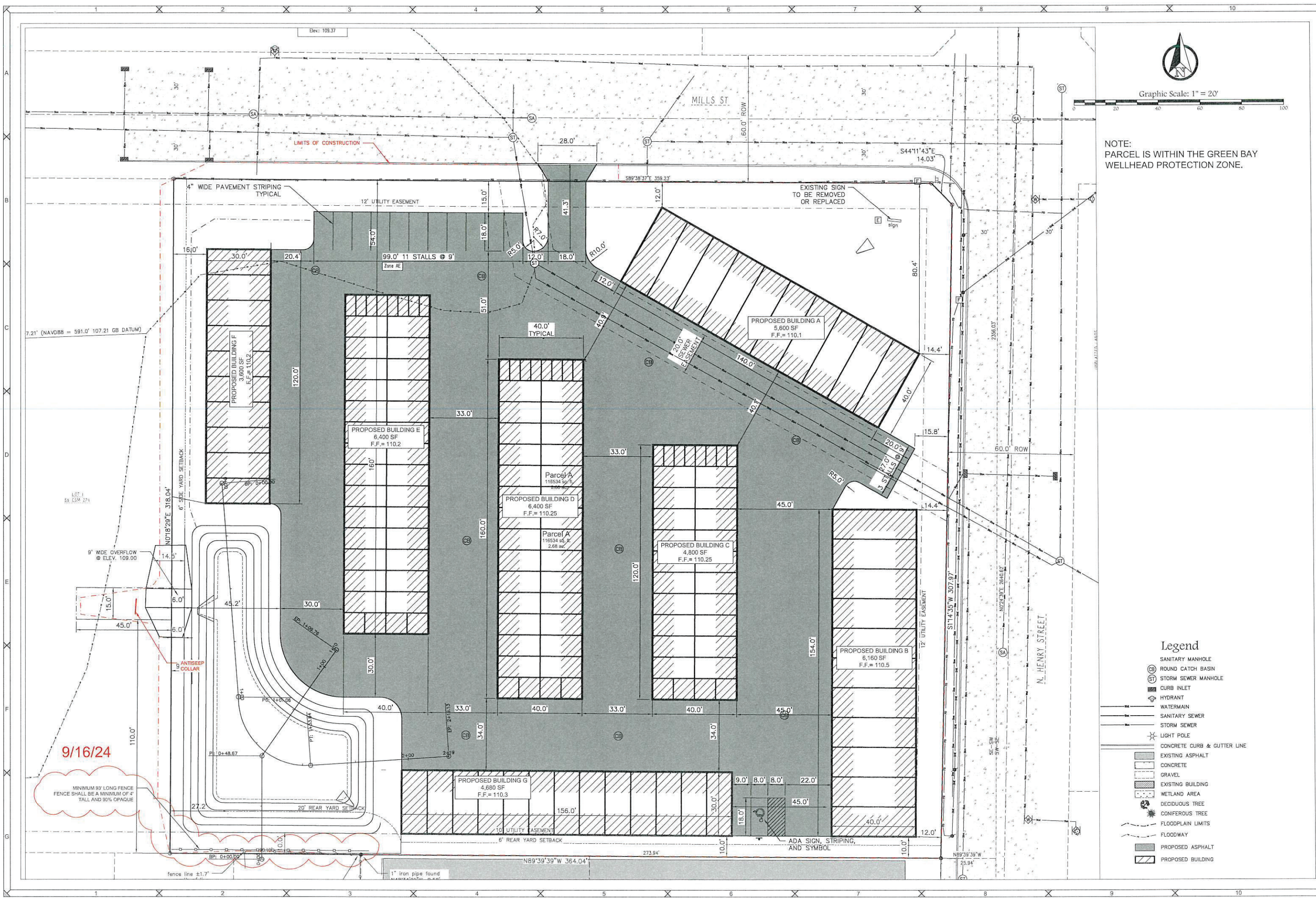
Notes
Meyer Self Storage

PROJECT NO.
240073

SHEET NO.
C2.0

DRAWING NO.
S-3875

File: 240073 MeyerENG 052024.dwg



Graphic Scale: 1" = 20'

NOTE:
PARCEL IS WITHIN THE GREEN BAY
WELLHEAD PROTECTION ZONE.

- Legend**
- SANITARY MANHOLE
 - ROUND CATCH BASIN
 - STORM SEWER MANHOLE
 - CURB INLET
 - HYDRANT
 - WATERMAIN
 - SANITARY SEWER
 - STORM SEWER
 - LIGHT POLE
 - CONCRETE CURB & GUTTER LINE
 - EXISTING ASPHALT
 - CONCRETE
 - GRAVEL
 - EXISTING BUILDING
 - WETLAND AREA
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - FLOODPLAIN LIMITS
 - FLOODWAY
 - PROPOSED ASPHALT
 - PROPOSED BUILDING

DESIGNED BY
TAW

DATA FILE
240073.dwt

DATE
07-24-24

Number	Date	Comments



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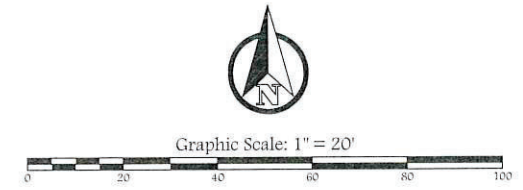
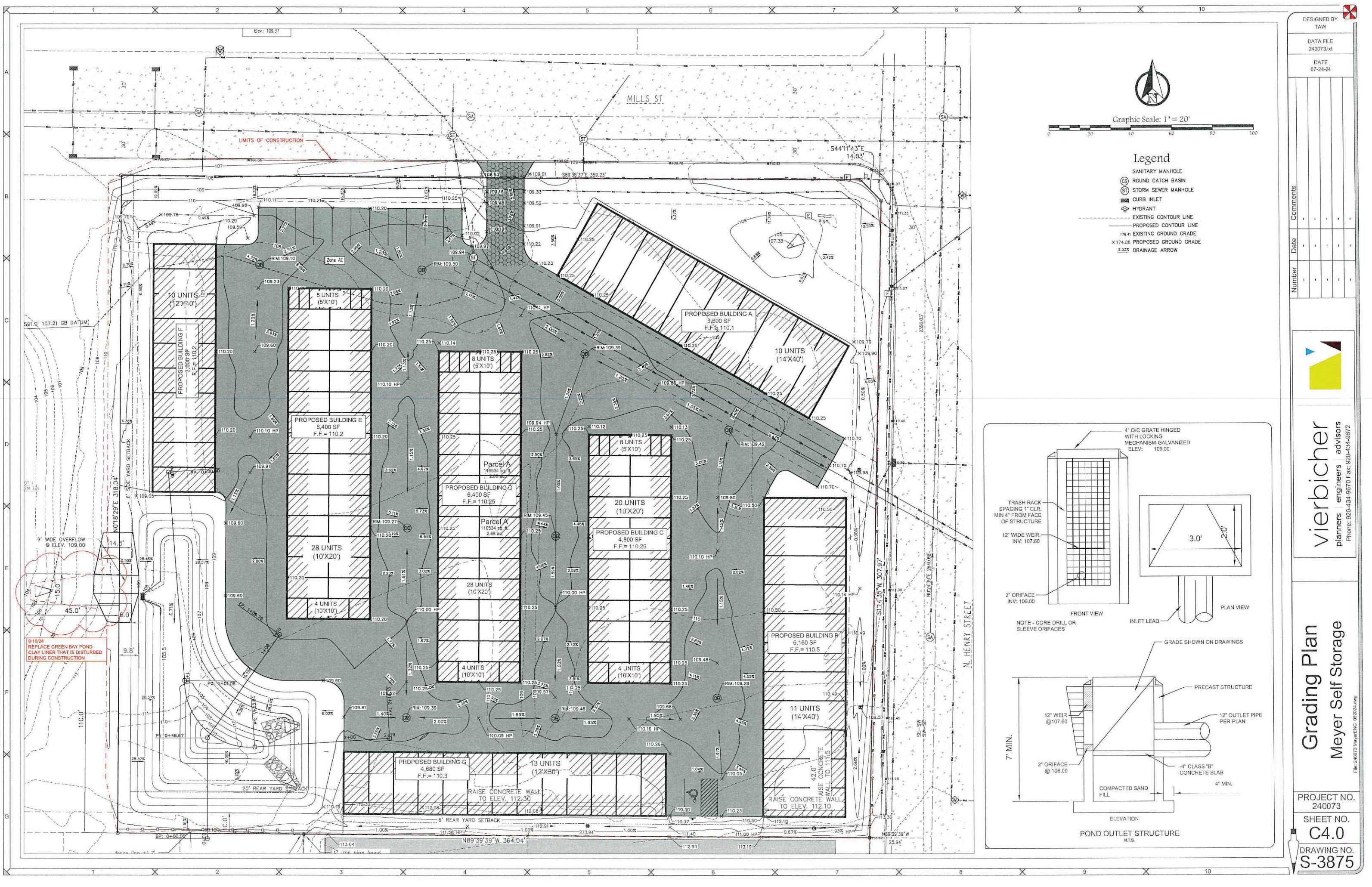
Site Plan

Meyer Self Storage

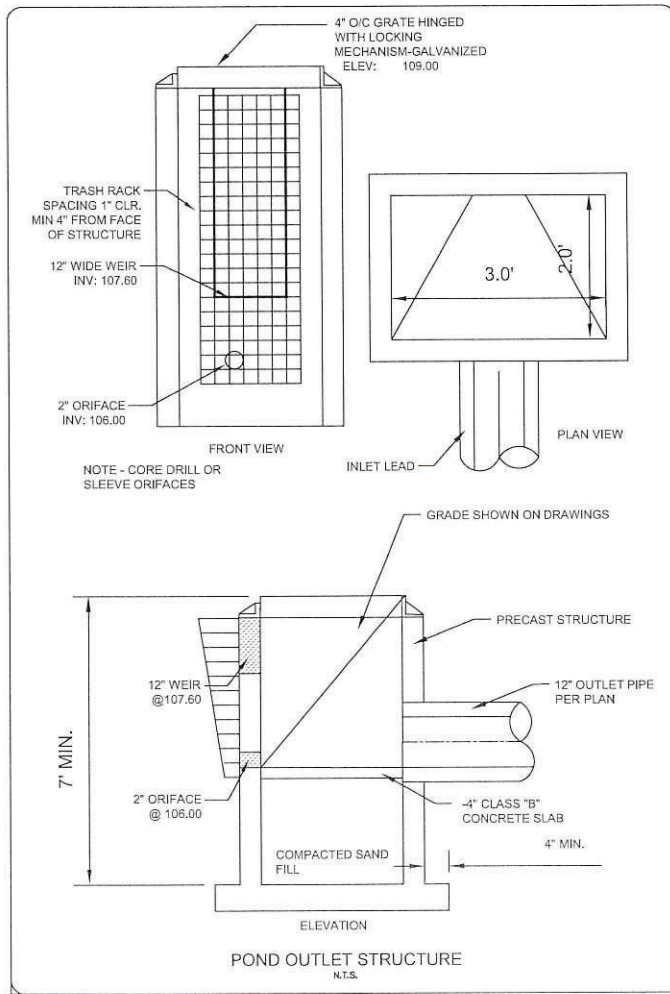
PROJECT NO.
240073

SHEET NO.
C3.0

DRAWING NO.
S-3875



- Legend**
- SANITARY MANHOLE
 - ⊙ ROUND CATCH BASIN
 - ⊙ STORM SEWER MANHOLE
 - ▢ CURB INLET
 - ⊙ HYDRANT
 - - - EXISTING CONTOUR LINE
 - - - PROPOSED CONTOUR LINE
 - 176.41' EXISTING GROUND GRADE
 - X 174.88' PROPOSED GROUND GRADE
 - DRAINAGE ARROW



DESIGNED BY
TAW

DATA FILE
240073.kit

DATE
07-24-24

Number	Date	Comments



vierbicher

planners | engineers | advisors

Phone: 920-434-9670 Fax: 920-434-9672

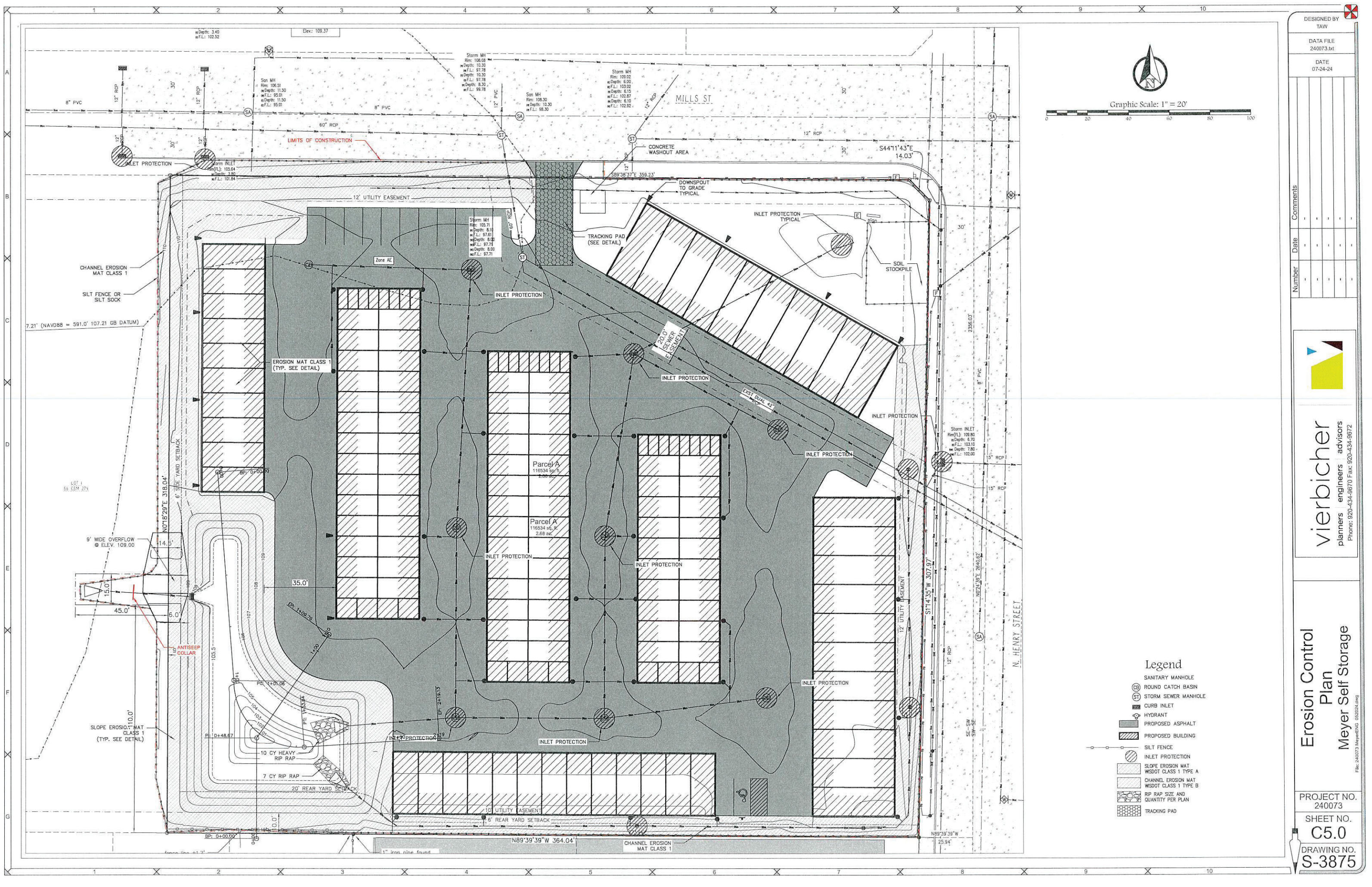
Grading Plan

Meyer Self Storage

PROJECT NO.
240073

SHEET NO.
C4.0

DRAWING NO.
S-3875



DESIGNED BY
TAW

DATA FILE
240073.txt

DATE
07-24-24

Number	Date	Comments



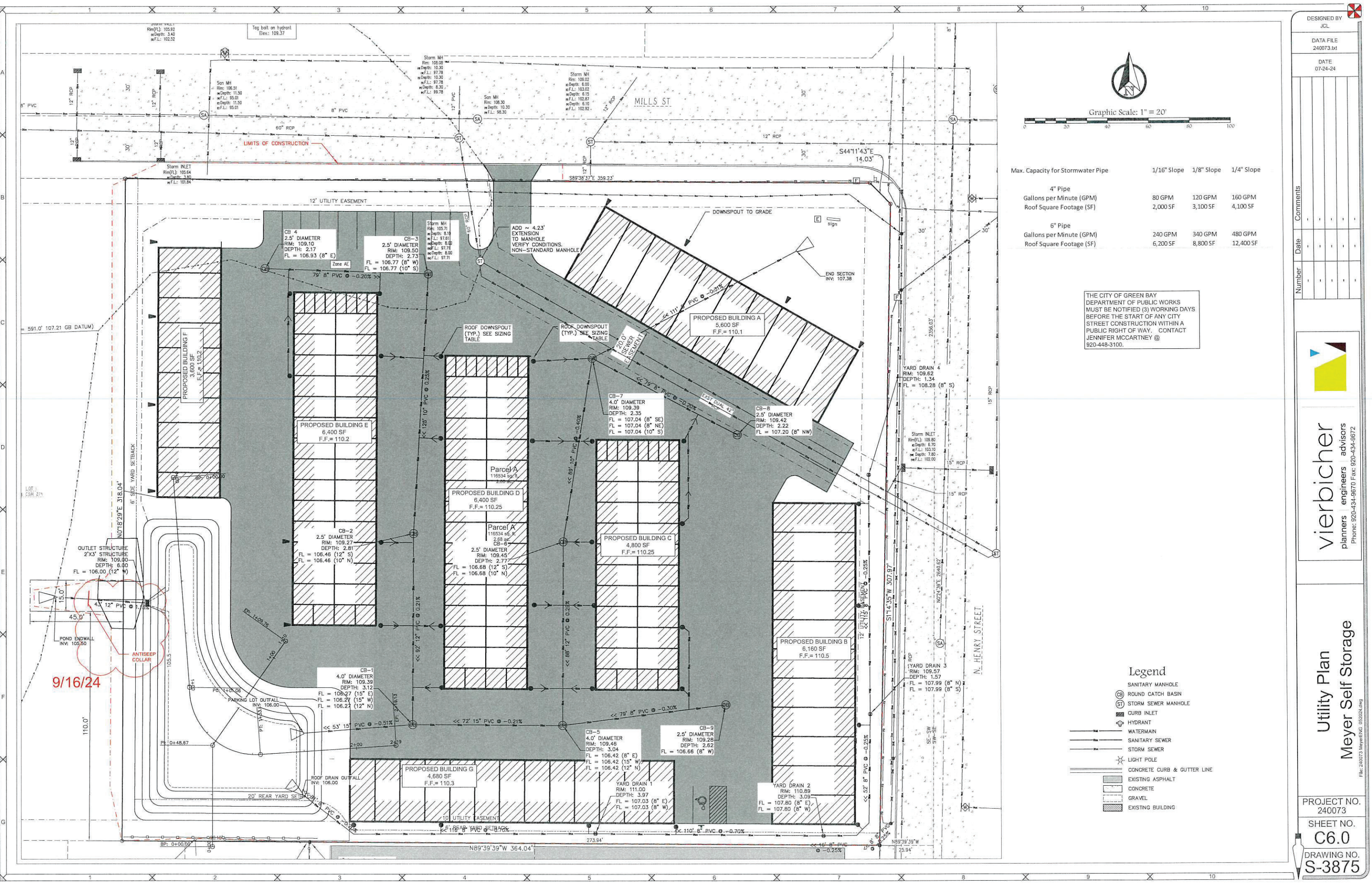
vierbicher

planners | engineers | advisors

Phone: 920-434-9670 Fax: 920-434-9672

Erosion Control
Plan
Meyer Self Storage

PROJECT NO.
240073
SHEET NO.
C5.0
DRAWING NO.
S-3875



Max. Capacity for Stormwater Pipe	1/16" Slope	1/8" Slope	1/4" Slope
4" Pipe			
Gallons per Minute (GPM)	80 GPM	120 GPM	160 GPM
Roof Square Footage (SF)	2,000 SF	3,100 SF	4,100 SF
6" Pipe			
Gallons per Minute (GPM)	240 GPM	340 GPM	480 GPM
Roof Square Footage (SF)	6,200 SF	8,800 SF	12,400 SF

THE CITY OF GREEN BAY
DEPARTMENT OF PUBLIC WORKS
MUST BE NOTIFIED (3) WORKING DAYS
BEFORE THE START OF ANY CITY
STREET CONSTRUCTION WITHIN A
PUBLIC RIGHT OF WAY. CONTACT
JENNIFER MCCARTNEY @
920-448-3100.

- Legend
- SANITARY MANHOLE
 - ROUND CATCH BASIN
 - STORM SEWER MANHOLE
 - CURB INLET
 - HYDRANT
 - WATERMAIN
 - SANITARY SEWER
 - STORM SEWER
 - LIGHT POLE
 - CONCRETE CURB & GUTTER LINE
 - EXISTING ASPHALT
 - CONCRETE
 - GRAVEL
 - EXISTING BUILDING

DESIGNED BY
JCL

DATA FILE
240073.mt

DATE
07-24-24

Comments

Date

Number

vierbicher
planners engineers advisors
Phone: 920-434-9670 Fax: 920-434-9672

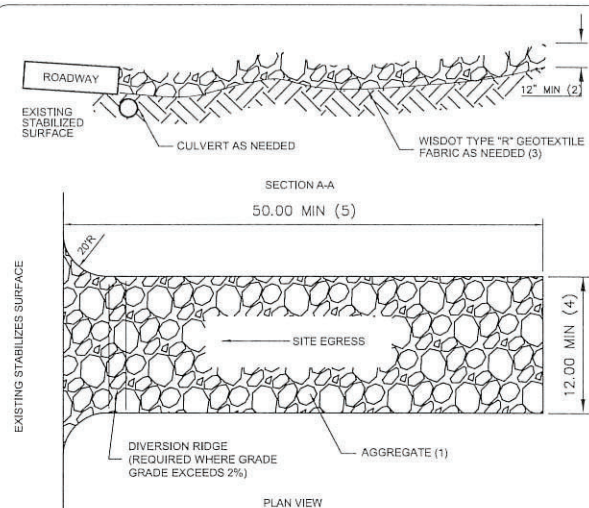
Utility Plan
Meyer Self Storage

PROJECT NO.
240073

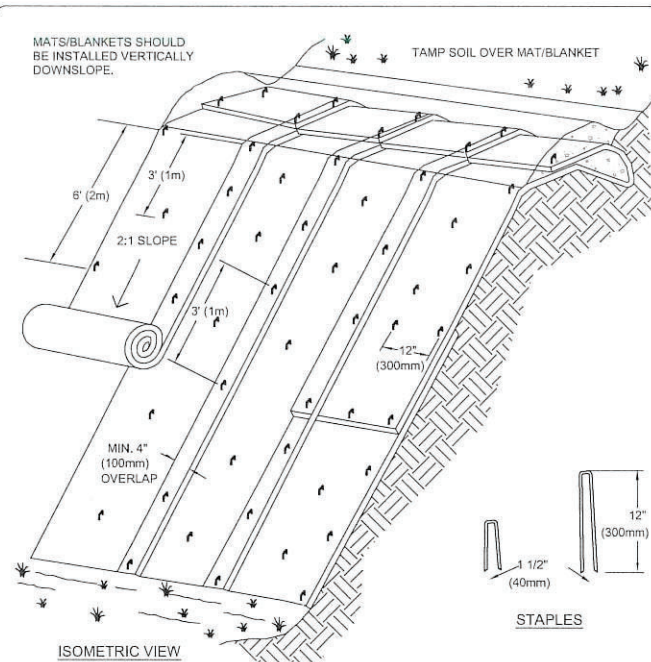
SHEET NO.
C6.0

DRAWING NO.
S-3875

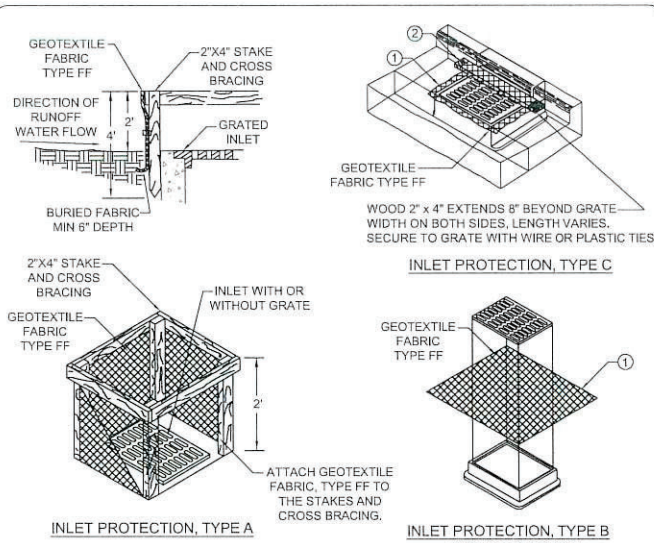
File: 240073 MeyerENC 052024.dwg



STONE TRACKING PAD
N.T.S. DNR TRACKOUT CONTROL PRACTICES 1057-TS-9



EROSION CONTROL MAT FOR SLOPE INSTALLATION
N.T.S.



GENERAL NOTES
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED, WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1.) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

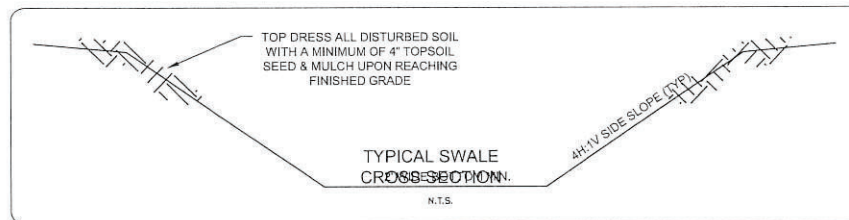
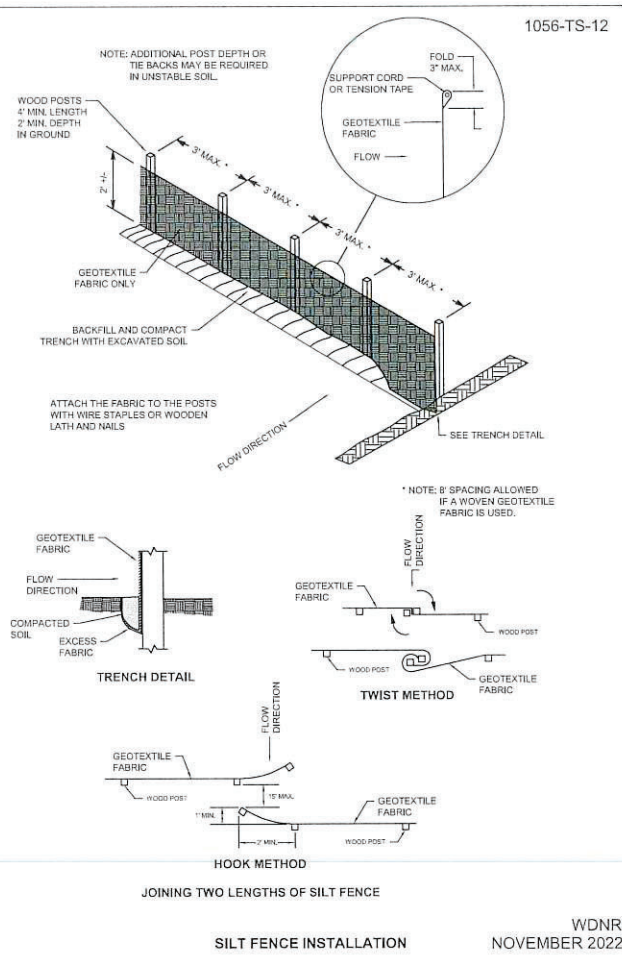
2.) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES, THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

3.) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 10-2.

INLET PROTECTION TYPES A, B, & C
N.T.S.



CLAY LINER SPECIFICATIONS (TYP.)

A CLAY LINER SHALL BE PLACED OVER NATIVE SOILS WITHIN THE PERMANENT POOL AREAS AND UP THE PONDS 2-YEAR 24-HOUR DESIGN STORM PEAK WATER SURFACE ELEVATION OF 106.00 (GREEN BAY POND).

CLAY MATERIAL USED TO CONSTRUCT THE LINER MUST MEET THE FOLLOWING MINIMUM SPECIFICATIONS:

LINER THICKNESS = 2 FEET
IN PLACE HYDRAULIC CONDUCTIVITY = 1×10^{-6} CM/SEC OR LESS
MINIMUM OF 50% BY WEIGHT WHICH PASSES THE 200 SIEVE
AVERAGE LIQUID LIMIT OF 16 OR GREATER, NONE LESS THAN 14
AVERAGE PLASTICITY INDEX OF 7 OR GREATER, NONE LESS THAN 5
CLAY INSTALLED 2% WET OF OPTIMUM WHEN USING MODIFIED PROCTOR.
FREE OF STONES AND INCLUSIONS OF OTHER SOIL TYPES LARGER THAN 3 INCHES IN LARGEST DIMENSION.
NON-ORGANIC SOIL CLASSIFIED AS CL OR CH BY UNIFIED SOIL CLASSIFICATION SYSTEM.

THE SOIL BORINGS INDICATE THAT SUITABLE CLAY MATERIAL MAY BE AVAILABLE FOR USE AS CLAY LINER MATERIAL. TESTING FOR HYDRAULIC CONDUCTIVITY AND ATTERBERG LIMITS WERE COMPLETED. THE GEOTECHNICAL REPORT IS AVAILABLE UPON REQUEST.

BECAUSE THE QUANTITY OF SUITABLE CLAY MATERIAL IS UNKNOWN, BORROW MATERIAL MAY BE REQUIRED TO FINISH THE CLAY LINER. THE CONTRACTOR SHALL PROVIDE HYDRAULIC CONDUCTIVITY PROPERTIES, A P200 SIEVE ANALYSIS, ATTERBERG LIMITS TEST RESULTS, AND A MODIFIED PROCTOR TEST FOR A SUPPLEMENTAL CLAY SOURCE NO LATER THAN THE PRECONSTRUCTION MEETING.

MATERIAL TESTING DATA SHALL DEMONSTRATE THAT THE CLAY SOURCE MATERIAL MEETS AND EXCEEDS THE REQUIREMENTS LISTED ABOVE. ADDITIONALLY, TESTING DATA SHALL DEMONSTRATE THAT THE CLAY SOURCE MATERIAL HAD A MAXIMUM HYDRAULIC CONDUCTIVITY OF 1×10^{-6} cm/s AT 90% OF THE MODIFIED PROCTOR DENSITY.

ALL CLAY LAYERS IN THE LINER TO BE CONSTRUCTED IN LIFT HEIGHTS NO GREATER THAN 6 INCHES AFTER COMPACTION USING FOOTED COMPACTION EQUIPMENT HAVING FEET AT LEAST AS LONG AS THE LOOSE LIFT HEIGHT. CLAY IS TO BE DISKED OR OTHERWISE MECHANICALLY PROCESSED BEFORE COMPACTION TO BREAK UP CLODS AND ALLOW FOR MOISTURE ADJUSTMENT. CLOD SIZE TO BE NO GREATER THAN 4 INCHES.

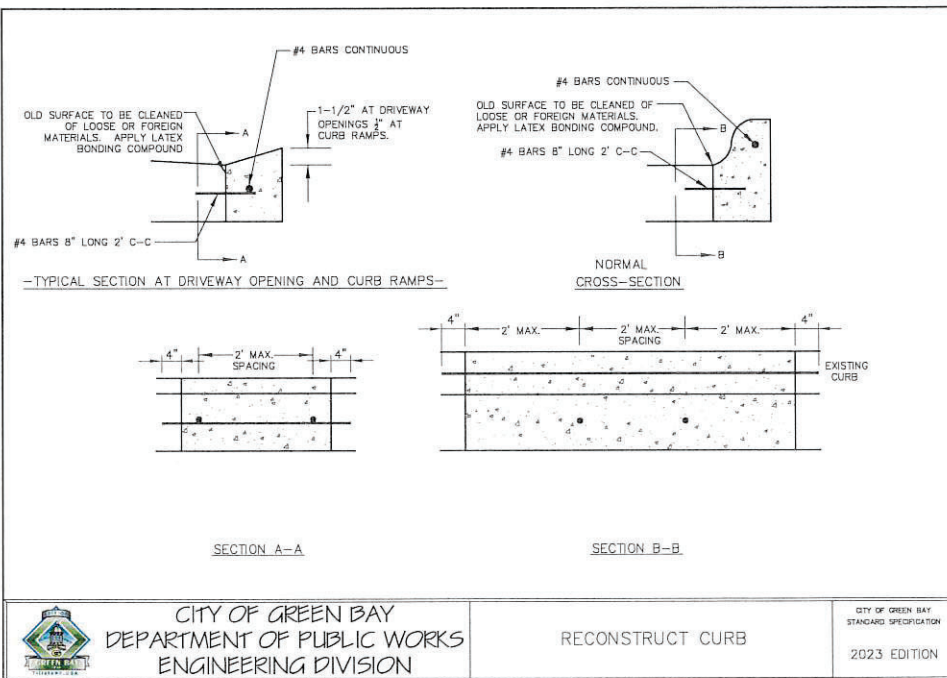
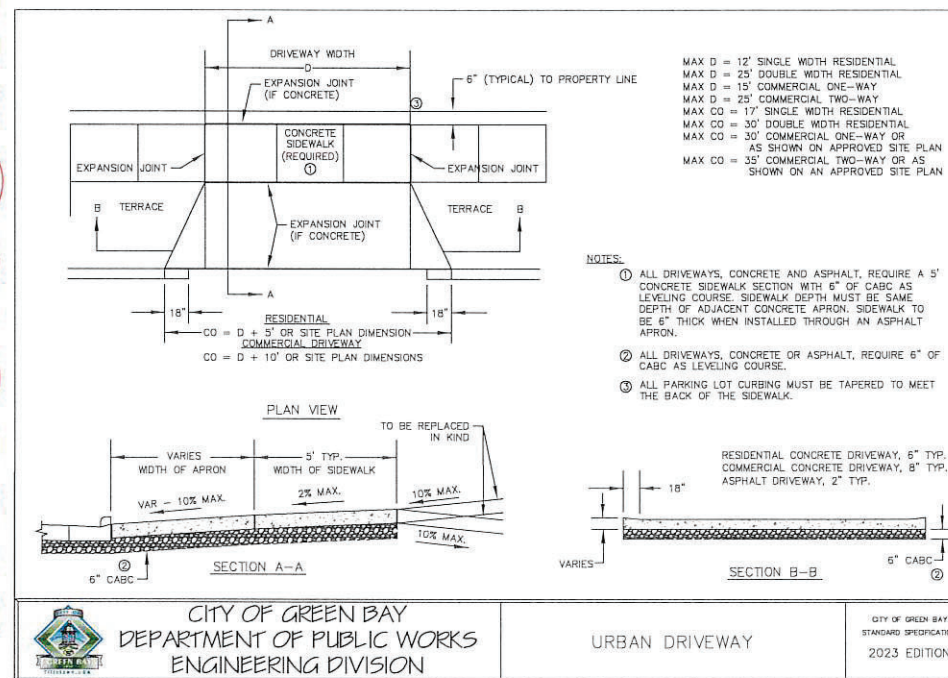
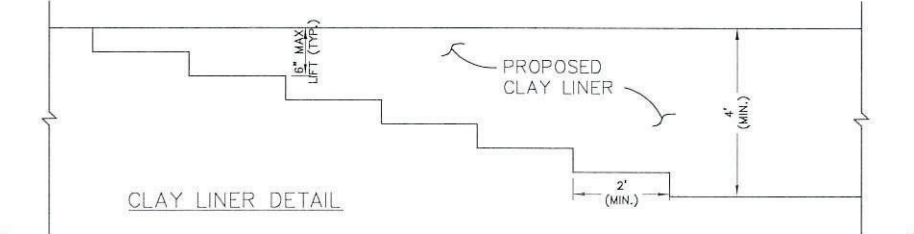
THE COMPACTION SHALL BE PERFORMED BY MEANS OF FOOTED COMPACTION EQUIPMENT HAVING FEET AT LEAST AS LONG AS THE LOOSE LIFT WORK. COMPACTION EQUIPMENT SHALL HAVE A MINIMUM OPERATING WEIGHT OF 25,000 LBS. SMOOTH DRUM ROLLERS ARE NOT SUITABLE FOR COMPACTION OF CLAY LINERS.

ALL CLAY IS TO BE COMPACTED TO 90% MODIFIED PROCTOR DENSITY AT A MOISTURE CONTENT OF AT LEAST 2% WET OF OPTIMUM.

THE CLAY LINER IS TO BE KEYED TOGETHER TO FORM A CONTINUOUS CLAY SEAL, SEE THE DETAIL IN THE PLAN SET. SCARIFY AND ADJUST MOISTURE BETWEEN LIFTS TO PROVIDE FOR GOOD BONDING BETWEEN LIFTS.

CLAY LINER SHALL BE PLACED OVER NATIVE SOILS THAT DO NOT SATISFY THE CLAY LINER SPECIFICATIONS. A GEOTECHNICAL ENGINEER SHALL DETERMINE WHICH SOILS DO NOT SATISFY THE CLAY LINER SPECIFICATIONS. THE GEOTECHNICAL ENGINEER SHALL INSPECT SOILS WITHIN THE PERMANENT POOL AND UP TO THE POND'S 2-YEAR, 24-HOUR WATER SURFACE ELEVATION OF 600.85. UPON COMPLETION OF THE LINER, A GEOTECHNICAL ENGINEER REGISTERED IN WISCONSIN SHALL PROVIDE AN AFFIDAVIT INDICATING IF THE CLAY LINER SATISFIES THESE SPECIFICATIONS.

9/16/24



LOCATION

N. HENRY ST
GREEN BAY I

SHEET TITLE

LANDSCAPE P

SCALE

1" = 20'

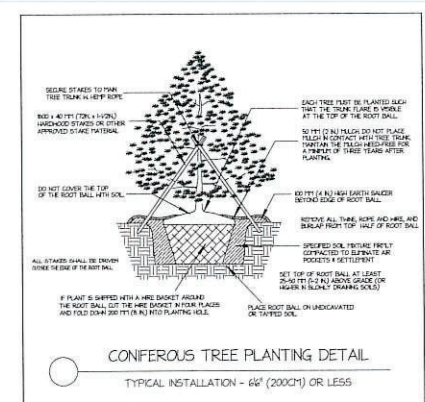
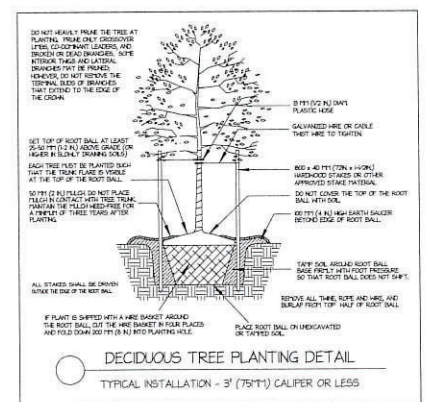
REVISIONS

DATE

7/31/20

682 lineal ft of frontage
1 tree every 40 lineal ft
18 trees required 18 trees provided

PLANTING BEDS TO 1 1/2 MISSISSIPPI STONE OVER FABRIC WEED BARRIER
PLANTING BEDS TO EDGED WITH COMMERCIAL GRADE BLACK VINYL EDGING
LAWN AREAS TO BE SEEDED WITH HERITAGE LAWN SEED AND STRAW MULCHED



Qty	Botanical Name	Common Name	Size/Condition	Remarks
Trees				
5	Acer miyabei Morton (State Street)	MORTON (STATE STREET) MYABE MAPLE	2'-2 1/2' b&b	
3	Acer x freemanii Jeffersred	AUTUMN BLAZE FREEMAN MAPLE	2 1/2'-3' b&b	
3	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	2'-2 1/2' b&b	
2	Gymnocladus dioica	KENTUCKY COFFEE TREE	1 1/2'-2' b&b	
3	Picea glauca	WHITE SPRUCE	5'-6' b&b	
4	Picea pungens f. glauca	COLORADO BLUE SPRUCE	5'-6' b&b	
Shrubs				
10	Cornus alba 'Ballhal'	IVORY HALO DOGWOOD	15'-18"	
10	Cornus stolonifera 'Bailey'	BAILEY DOGWOOD	24'-36" potted	
10	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	24'-36" potted	
5	Rhus aromatica 'Gro-low'	GRO-LOW FRAGRANT SUMAC	18'-24" potted	
5		MISSISSIPPI MANCH. LILAC	18"-24" potted.	



SCALE 1"=20'



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

MEETING DATE

October 9, 2024

PREPARED BY

AGENDA ITEM # F.I

Director's Report on recent activities of the Public Works Department.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None