AGENDA OF THE COMMON COUNCIL

TUESDAY, JANUARY 20, 2026, 6:00 PM
In person at City Hall, Room 203 - Council Chambers.
Virtual attendance also available via Zoom.

A. Zoom Meeting Information.

1. Join Zoom Meeting Online:
   https://us02web.zoom.us/j/89274696903

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

   If you wish to leave a comment for this public meeting, please fill out the online Comment Form and submit by 3:00 PM on Council meeting day. More detailed Zoom Instructions can be found online.

B. Roll Call.

1. Alders: Brian Johnson (District 9), Bill Galvin (District 4), Jennifer Grant (District 1), Jim Hutchison (District 2), Bill Morgan (District 3), Craig Stevens (District 5), Joey Prestley (District 6), Alyssa Proffit (District 7), Jim Ridderbush (District 8), Ben Delie (District 10), Melinda Eck (District 11), Kathy Hinkfuss (District 12).

C. Pledge of Allegiance.

D. Invocation.

E. Approval of Minutes.

1. Approval of the minutes from the December 16, 2025 meeting.

F. Approval of the Agenda.

1. Approval of the agenda for the Tuesday, January 20, 2026, meeting of the Common Council.

G. Report by the Mayor.

H. Announcements.

I. Appointments.

1. **Appointments:**

   Equal Rights Commission
   Tanya Westmoreland, 317 S. Oakland Avenue, Green Bay, WI 54303
   Term to expire: February 1, 2029

   Kristie Kayser, 844 Linden Drive Apt 8, Green Bay, WI 54311
   Term to expire: June 1, 2028 (filling the remainder term)

J. Public Hearings.

1. Miscellaneous Ordinance No. 07-25
   An Ordinance adopting an Amendment to The Go Big Green Bay 2050 Comprehensive Plan of The City of Green Bay related to the property located at 1109 S Taylor Street from Low Density Residential to Commercial (CPA 25-05)

K. Ordinances - Second Reading for Adoption.

1. General Ordinance No. 39-25
   An ordinance creating Section 1-13, Green Bay Municipal Code, relating to Non-Issuance of City Licenses and Permits.

2. ZONING ORDINANCE NO. 22-25
   An Ordinance amending Zoning Ordinance No. 13-21 for the Planned Unit Development for the 2300-2400 block East Mason Street, East Town Mall (ZP 25-34)

3. Miscellaneous Ordinance No. 07-25
   An Ordinance adopting an Amendment to The Go Big Green Bay 2050 Comprehensive Plan of The City of Green Bay related to the property located at 1109 S Taylor Street from Low Density Residential to Commercial (CPA 25-05)

4. Zoning Ordinance No. 20-25
   An Ordinance rezoning the property located at 1109 S Taylor Street from Low-Density Residential (R1) to General Commerical (C1) (ZP 25-29)

5. General Ordinance No. 38-25
   An ordinance amending Section 18-44(4)(a) Relating to International Fire Code.

6. General Ordinance 37-25
   An ordinance Amending Section 12-11(a) Relating to Equal Rights Commission

L. Report of the Redevelopment Authority (January 13, 2026).

1. To approve Amendment 1 to Development Agreement 24-05 with On Broadway, Inc for the redevelopment of 211 N. Broadway (Tax Parcel 4-71).

2. To approve the joint request by DPW and Parks Department to approve Final Payment for JBS Subdivision & Park — Phase 2 Infrastructure Package to Calnin & Goss, LLC in the amount of $207,486.90.

M. Report of the Improvement & Services Committee (January 14, 2026).

1. To hold the request by Ald. Galvin on behalf of the property owner for 338 Hartung Street to appeal the charges regarding sidewalk replacement on Invoice No. 204963 until the January 28, 2026 Improvement & Services Committee meeting.

2. To approve the request by the Department of Public Works to review and approve the 2026 Special Assessment factors and rates.

3. To approve the request by Department of Public Works Parking Division to purchase a 2026 Bobcat UW56 sidewalk utility tractor from Bobcat Plus, Inc. in the amount of $71,152.46.

4. To approve the request by Department of Public Works to purchase two (2) 2026 tandem axle dump truck body, wing, and plow packages from Monroe Truck Equipment in the amount of $347,564.00.

5. To approve the request by Department of Public Works to purchase two (2) 2026 International HV607 6x4 tandem axle dump truck chassis from Packer City International in the amount of $257,179.38.

6. To approve the request by Department of Public Works to purchase a 2026 Versalift VST40I aerial bucket truck from Utility Sales and Service in the amount of $229,622.00.

7. To approve the request by Department of Public Works to purchase two (2) 2026 Salt Spreader v-box inserts w/anti-ice tanks that will be mounted in existing City-owned tandem axle dump trucks from Monroe Truck Equipment in the amount of $94,984.00 each, totaling $189,968.00.

8. To approve the request by Department of Public Works to purchase two (2) 2026 1,800 anti-ice units that will be mounted in existing City-owned tandem axle dump trucks from Monroe Truck Equipment in the amount of $37,448.00 each, totaling $74,896.00.

9. To approve the request by Department of Public Works to purchase two (2) 2026 Elgin Broom Bear mechanical street sweepers from MacQueen Equipment Inc. off Sourcewell Contract #093021-ELG in the amount of $380,472.30 each, totaling $760,944.60.

10. To approve the request by Department of Public Works to purchase a 2026 Elgin Regenerative Street Sweeper from MacQueen Equipment Inc. off Sourcewell Contract #093021-ELG in the amount of $329,576.00.

11. To approve the request by Department of Public Works to purchase a 2026 Vactor 2100i Combination Sewer Vacuum and Jet sewer cleaning truck body off Sourcewell Contract #101221-VTR from MacQueen Equipment Inc. in the amount of $428,053.13.

12. To approve the request by Department of Public Works to purchase a 2026 Loadmaster Excel S 25-yd capacity rear-loading compacting refuse body to be mounted on City-owned chassis from Loadmaster off HGAC Buy in the amount of $99,739.00.

13. To approve the request by Department of Public Works to purchase two (2) 2026 International HV607 automated side loading refuse truck chassis from Packer City International off Sourcewell Contract #032824-NVS in the amount of $149,850.67 each, totaling $299,701.34.

14. To approve the request by Department of Public Works to purchase two (2) 2026 33 cubic yard New Way Sidewinder automated side loading truck bodies from Envirotech Equipment that will be mounted to City-owned chassis in the amount of $194,511.00 each, totaling $389,022.00.

15. To approve the request by Department of Public Works to enter into a Professional Services Agreement (PSA) for Parcel Appraisal with Steiro Appraisal, LLC in the amount of $3,000.00 and a PSA for Real Estate Negotiations with Moss & Associates, LLC in the amount of $2,500.00 for the STH 54 HSIP, State WisDOT Project No. 9210-24-20.

16. To approve the request by Department of Public Works to enter into a Professional Services Agreement (PSA) for Parcel Appraisal with Streetland, LLC in the amount of $17,010.00 and a PSA for Real Estate Negotiations with Moss & Associates, LLC in the amount of $9,250.00 for the STH 32 & 9th Street, State WisDOT Project No. 4190-19-70.

17. To approve the request by Department of Public Works to enter into a Professional Services Agreement (PSA) with Ayres Associates for Construction Inspection Services in the amount of $100,000.00 for the 2026 construction season.

18. To approve the request by Department of Public Works to enter into a Professional Services Agreement (PSA) with Coleman Engineering for Construction Inspection Services in the amount of $175,000.00 for the 2026 construction season.

19. To approve the request by Department of Public Works to enter into a Professional Services Agreement (PSA) with ISG for Construction Inspection Services in the amount of $150,000.00 for the 2026 construction season.

20. To approve the request by Department of Public Works to approve licenses for:

    1. Sidewalk Builder

        a. Shefchik Concrete, LLC
        b. Loera Conrete, LLC
        c. IEI General Contractors, Inc.

    2. Tree & Brush Trimmer

        a. Asplundh Tree Expert, LLC
        b. Epic Innovations, LLC; Epic Tree Care
        c. Fall-Rite Services, LLC
        d. Rigo's Landscaping, LLC
        e. Holtger Bros., Inc.
        f. All WI Tree Service, LLC
        g. Best Enterprises, LLC
        h. SDA Lawnservice, LLC

i. Vande Hey Company
j. Selner Tree & Shrub Care
k. A To Z Tree Service, LLC
l. Economy Tree Service, LLC
m. Tree-B-Gone
n. A Four Season Tree Care

3. Underground Sprinkler System

a. The Sprinkler Company, Inc.
b. Roberts Quality Irrigation, LLC
c. Irrigation Doctors, LLC
d. Fox Valley Irrigation, Inc.

4. Private Collector License

a. GFL Environmental

21. To approve the request by Department of Public Works to enter into a Professional Services Agreement (PSA) with McMahon Associates, Inc., for the Howard Street & Hazel Street Reconstruction in the amount of $50,660.00.

N. Report of the Protection & Policy Committee (January 12, 2026).

1. For consideration with possible action on an appeal by Brian Sanchez regarding the denial of his operator's license. No recommendation by Protection & Policy Committee.

2. For consideration with possible action to approve an application for a Class "B" beer license for Las Maracas at 800 Cedar St with a premise description of "stored in coolers, served in dining room. Extra alcohol will be stored under cabinets"

3. For consideration with possible action to approve an application for a "Class B" liquor and a Class "B" beer license for JJ875 Property at 875 Lombardi Ave with a premise description of "Basement: walk-in cooler, behind bar"

4. For consideration with possible action to approve a change of agent for Aldi Inc (Aldi #30) at 2440 E Mason St to Joshua Estel.

O. Report of the Green Bay Police Department Granting Operator Licenses.

1. Report of the Green Bay Police Department Granting Operator Licenses

P. Report of the Plan Commission (January 12, 2026).

1. To approve a request to create a final plat with 38 lots (The Pines Subdivision) that includes public dedications at 0 Deuchert Street (Parcel 21-1229) with conditions.

2. To approve a Conditional Use Permit at the 600 Block of Woodside Road; seeking to create a telecommunications tower/wireless communications facility in a residentially zoned district with conditions.

Q. Report of the Finance Committee (January 13, 2026).

1. To approve the purchase/service agreement for Fire Truck and IPAD Modems with a total cost of $51279.15.

2. To approve the purchase of Badger Books Package for Elections for a total cost of $95,172.

3. To approve an agreement with the Environmental Systems Research Institute Inc (ESRI). This is a three (3) year agreement with a total cost is $207,900.

4. To approve the acceptance of the 2026 State of Wisconsin Department of Health Services Emergency Medical Services Funding Assistance Program Award for a total of $394,596.34.

5. To approve a 2025 Law Department Budget Carry-Over request of Legal Expenses in an amount of $150,000 for anticipated litigation and other legal costs continuing through the 2026 Fiscal Year.

   Council may convene in closed session pursuant to Section 19.85(1) (g), Wis. Stats., for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Council will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

6. To approve the final 2025 budget amendment resolution for unbudgeted overtime special events.

7. To approve the Claims Committee Report.

   Pursuant to Section 19.85(1)(g), Wis. Stats., Council will meet in closed session for the purpose of reviewing claims filed against the City of Green Bay and conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Council will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of action taken on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

8. To refer to staff to work with Alder Galvin and develop a decision package to be presented at a later date.

R. Report of the Personnel Committee (January 13, 2025).

1. To approve the 2026 City of Green Bay and City of Green Bay International Brotherhood of Electrical Workers Local No.158 labor agreement.
   The Council may convene in closed session pursuant to § 19.85(1)(e), Wis. Stats. for purposes of deliberating or negotiating public employee contracts for competitive or bargaining reasons. The Council may thereafter reconvene in open session pursuant to § 19.85(2), Wis. Stats. to report the results of the closed session and consider the balance of the agenda.

2. To approve the request to reclassify an Arborist I position to an Arborist II position.

S. Report of the Public Arts Commission (January 14, 2026).

1. To approve the selection of Miriam Brabham as the Poet Laureate for the 2026-2028 term.

T. Report of the Traffic, Bicycle, and Pedestrian Commission (December 15, 2025).

1. To receive and place on file the November and December 2025 reports by the Police Department on the monthly Traffic Enforcement Unit Traffic Safety Plans.

2. To receive and place on file the report by the Police Department of the 2025 3rd quarter serious injury and fatal crashes.

3. To approve the request by Department of Public Works to create a 15 Minute Loading Zone on the south side of Pine Street west of North Washington Street as follows on a 90-day trial:
   A. Remove the NO STOPPING OR STANDING restriction on both sides of Pine Street from North Washington to the alley west of North Washington Street
   B. Establish a NO STOPPING OR STANDING restriction on the north side of Pine Street from North Washington Street to the alley west of North Washington Street
   C. Establish a 15 MINUTE LOADING restriction on the south side of Pine Street from 45 feet west of North Washington Street to a point 200 feet west of North Washington Street
   D. Establish a NO STOPPING OR STANDING restriction on the south side of Pine Street from North Washington to a point 45 feet west of North Washington Street
   E. Establish a NO STOPPING OR STANDING restriction on the south side of Pine Street from a point 200 feet west of North Washington to the alley

4. To approve the request by Department of Public Works to create a 15 Minute Loading Zone on the east side of Adams Street between Pine Street and Northland Avenue as follows on a 90-day trial:
   A. Remove the existing NO PARKING restriction on both sides of Adams Street from Pine Street to Northland Avenue
   B. Establish a NO PARKING restriction on the east side of Adams Street from Pine Street to a point 35 feet north of Pine Street
   C. Establish a NO PARKING restriction on the east side of Adams Street from a point 100 feet north of Pine Street to Northland Avenue
   D. Establish a NO PARKING 15 MINUTE LOADING ZONE on the east side of Adams Street from a point 40 feet north of Pine Street to a point 105 feet north of Pine Street

5. To hold the request by Department of Public Works to create a 30 Minute Loading Zone Monday - Friday from 5 AM- 5 PM on the west side of the 100 block of South Broadway until the January 26, 2026, Traffic, Bicycle, & Pedestrian Commission meeting.

6. To hold the request by Tarl Knight on the need for a Rectangular Rapid-Flashing Beacon (RRFB) at 3rd Street and South Ashland Avenue for children crossing South Ashland Avenue to play at Tank Park until the January 26, 2026, Traffic, Bicycle, & Pedestrian Commission meeting.

7. To hold the request by Tarl Knight on the need for a Rectangular Rapid-Flashing Beacon (RRFB) at 8th Street or 9th Street and South Broadway for children crossing South Broadway to play at 8th Street Park until the January 26, 2026, Traffic, Bicycle, & Pedestrian Commission meeting.

8. To hold the request by Tarl Knight to remove the "No Stopping or Standing 10 PM to 3 AM Friday to Sunday" signs on the 700 block of South Broadway until the January 26, 2026, Traffic, Bicycle, & Pedestrian Commission meeting.

9. To approve the request by Ald. Proffitt (District 7) on extending the bike lane on Dousman Street from Ashland Avenue to Gray Street; to approve the removal of the existing parking restriction on Dousman Street, south side, from Allard Avenue to Oakland Avenue from

6:00 a.m. to 6:00 p.m. (except Saturdays and Sundays); and to approve the installation of a NO PARKING ANYTIME zone on Dousman Street, south side, from Allard Avenue to Oakland Avenue.

10. To approve the request by the Traffic Engineer to modify the traffic control and parking restrictions due to Brown County construction on the roundabout on Packerland Drive at Trojan Drive as follows:

    Remove the existing NO PARKING ANYTIME restriction on Trojan Drive, both sides, from a point 60 feet west of Packerland Drive to a point 60 feet east of Packerland Drive.

    Remove the existing NO PARKING DURING FOOTBALL GAMES restriction on Trojan Drive, both sides, from 60 feet east of Packerland Drive to Sorrento Drive.

    Remove the existing 1-HOUR PARKING on Trojan Drive, both sides, from a point 60 feet west of Packerland Drive to the western terminus of Trojan Drive 7:00 A.M.-4:00 P.M. SCHOOL DAYS.

    Remove the existing 1-HOUR PARKING on Trojan Drive, south side, from a point 60 feet west of Packerland Drive to Hobart Drive.

    Remove the existing 1-HOUR PARKING on Trojan Drive, north side, from a point 60 feet west of Packerland Drive to a point 130 feet east of Delray Drive.

    Remove the existing TWO-WAY STOP condition on Trojan Drive at Packerland Drive.

    Install NO PARKING ANYTIME on Trojan Drive, both sides, from a point 280 feet west of Packerland Drive to a point 280 feet east of Packerland Drive.

    Install NO PARKING DURING FOOTBALL GAMES on Trojan Drive, both sides, from 280 feet east of Packerland Drive to Sorrento Drive.

    Install 1-HOUR PARKING restriction on Trojan Drive, both sides, from a point 280 feet west of Packerland Drive to the western terminus of Trojan Drive 7:00 A.M.-4:00 P.M. SCHOOL DAYS.

    Install 1-HOUR PARKING restriction on Trojan Drive, south side, from a point 280 feet west of Packerland Drive to Hobart Drive.

    Install 1-HOUR PARKING restriction on Trojan Drive, north side, from a point 280 feet west of Packerland Drive to a point 130 feet east of Delray Drive.

U. Report of the Sustainability Commission (December 17, 2025).

1. To receive and place on file the Bay Beach Amusement Park Recycling Report. (from July 16, 2025 meeting of the Sustainability Commission).

2. To approve the 2026 Sustainability Commission Work Plan.

3. To receive and place on file the 2026 Sustainability Commission meeting dates.

V. Informational.

1. December Municipal Court Report
2. Building Report for December 2025

W. Resolutions.

1. Resolution drawing final orders to contractors for January 20, 2026.
2. Resolution authorizing the final 2025 budget amendment for unbudgeted overtime for special events.
3. Resolution approving a Final Plat for The Pines Subdivision (Parcel 21-1229) (CP 25-07)
4. Resolution Authorizing Condiional Use Permit at 600 Block of Woodside Road 21-365 (ZP 25-37)
5. Resolution authorizing 2026 Budget Amendment / 2025 Carry-Over Request

X. Ordinances - First Reading.

1. General Ordinance No. 41-25
   An ordinance amending Section 40-71, Green Bay Municipal Code, relating to traffic regulations.
2. General Ordinance No. 40-25
   An ordinance amending Section 40-34, Green Bay Municipal Code, relating to parking regulations.

Y. Adjournment.

1. Next Meeting: **February 3, 2026.**
2. Adjournment of the Tuesday, January 20, 2026, meeting of the Common Council.

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.

MINUTES OF THE COMMON COUNCIL

TUESDAY, DECEMBER 16, 2025, 6:00 PM
In person at City Hall, Room 203 - Council Chambers.
Virtual attendance also available via Zoom.

A. ZOOM MEETING INFORMATION.

1. Join Zoom Meeting Online:
   https://us02web.zoom.us/j/89274696903

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

   If you wish to speak at this public meeting or leave a comment, please fill out the online Comment Form and submit by 4:30 PM on Council meeting day. More detailed Zoom Instructions can be found online.

B. ROLL CALL.

1. Alders: Brian Johnson (District 9), Bill Galvin (District 4), Jennifer Grant (District 1), Jim Hutchison (District 2), Bill Morgan (District 3), Craig Stevens (District 5), Joey Prestley (District 6), Alyssa Proffit (District 7), Jim Ridderbush (District 8), Ben Delie (District 10), Melinda Eck (District 11), Kathy Hinkfuss (District 12).

C. PLEDGE OF ALLEGIANCE.

D. INVOCATION.

E. APPROVAL OF MINUTES.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Craig Stevens to approve.
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, Jim Ridderbush, No-None, Abstain-None.

1. Approval of the minutes from the December 2, 2025 meeting.

F. APPROVAL OF THE AGENDA.

Moved by Ald. Joey Prestley, seconded by Ald. Jim Ridderbush to approve.
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, Jim Ridderbush, No-None, Abstain-None.

1. Approval of the agenda for the Tuesday, December 16, 2025, meeting of the Common Council.

G. REPORT BY THE MAYOR.

1. 2026 Committee and Council Schedule

H. ANNOUNCEMENTS.

I. RECOGNITIONS AND AWARDS.

None were offered.

J. PRESENTATION

1. Presentation on Citywide Performance Management

K. APPOINTMENTS.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Craig Stevens to approve.
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, Jim Ridderbush, No-None, Abstain-None.

1. **Reappointments:**

   Olde Main Street Business Improvement District Board
   Joan Johnson, 3023 N Brook Hills Dr., Suamico, WI 54313
   Term to expire: January 1, 2029

   Paul Kosmoski, 1270 Main St., Green Bay. WI 54302
   Term to expire: January 1, 2029

   On Broadway Business Improvement District Board
   Sandra Ranck, 340 N Broadway, Suite 175, Green Bay, WI 54303
   Term to expire: December 1, 2028

L. COMMITTEE OF THE WHOLE.

Moved by Ald. Jim Ridderbush, seconded by Ald. Alyssa Proffitt to approve, except 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, Jim Ridderbush, No-None, Abstain-None.

1. For consideration and possible action on the approval of Polling Locations for the Spring 2026 Elections.

2. For consideration and possible action on the appointment of election officials pursuant to Wis. Stat. § 7.30, for the 2026-2027 term.

3. For consideration and possible action on the request by the Department of Public Works to enter into a Developer's Agreement for the construction of public infrastructure with TJDM, LLC to support the development of 167 acres (Kosmoski Development) northeast of the intersection of Sussex Road and Scottwood Drive, subject to legal review.

4. Resolution in Support of our Somali Friends and Neighbors.

   Comment form (in support):
   Callie Kaifura, Shady Oak Dr
   Natalie Bomstad, 239 Seminole Lane

5. For consideration and possible action on Zoning Ordinance 23-25, an ordinance rezoning a portion of the property located at 500 Day Street (Parcel 7-1) from General Industrial District to Light Industrial (ZP 24-48).

   Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to approve.
   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, Jim Ridderbush, No-None, Abstain-None.

M. ORDINANCES - SECOND READING FOR ADOPTION.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to suspend the rules and take up all with one roll call vote.
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, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to adopt.
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, Jim Ridderbush, No-None, Abstain-None.

1. Zoning Ordinance No. 04-25
   An ordinance rezoning property located at 500 Day Street (Parcel 7-1) from General Industrial District to Down Town District. (*ZP 24-48* ***Held*** *at Common Council, November 11, 2025*).

2. Miscellaneous Ordinance No. 07-25
   An Ordinance Adopting an Amendment To The Go Big Green Bay 2050 Comprehensive Plan of The City of Green Bay related to the property located at 1109 S Taylor Street from Low Density Residential to Commercial (CPA 25-05)

3. Zoning Ordinance No. 20-25
   An Ordinance Rezoning the property located at 1109 S Taylor Street from Low-Density Residential (R1) to General Commercial (C1) (ZP 25-29)

4. Zoning Ordinance No. 21-25
   An Ordinance Rezoning the property located at 1531 Main Street from Public Institutional (PI) to Neighborhood Commercial (NC) (ZP 25-33)

5. Miscellaneous Ordinance No. 08-25
   An Ordinance providing for Detachment of a portion of The City of Green Bay, Brown County, Wisconsin, to The Village of Bellevue, Brown County, Wisconsin

6. Miscellaneous Ordinance No. 09-25
   An Ordinance providing for Attachment of a portion of The City of Green Bay, Brown County, Wisconsin, from The Village of Bellevue, Brown County, Wisconsin

N. REPORT OF THE REDEVELOPMENT AUTHORITY (DECEMBER 9, 2025).

Moved by Ald. Kathy Hinkfuss, seconded by Ald. Bill Galvin to approve.
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, Jim Ridderbush, No-None, Abstain-None.

1. To approve a resolution authorizing the submittal of a WEDC Idle Sites grant application for the redevelopment of the Fire Station Flats site on South Broadway and forward it to the Common Council for adoption.

O. REPORT OF THE IMPROVEMENT & SERVICES COMMITTEE (DECEMBER 10, 2025).

Moved by Ald. Ben Delie, seconded by Ald. Jim Ridderbush to approve.
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, Jim Ridderbush, No-None, Abstain-None.

1. To approve the request by Department of Public Works to adopt the Proposed 2026 Storm Water Utility Rates.

2. To approve the request by Department of Public Works to approve a Service Order Agreement with Berners-Schober Associates, Inc. for design and construction administrative services associated with Fire Station 7 HVAC improvements for an estimated cost of $52,000.00.

3. To approve the request by Department of Public Works to purchase a 2026 Western Star 47X Combination Sewer Vacuum and Jet Sewer Cleaning Truck Chassis in the amount of $154,870.50.

4. To approve the request by Department of Public Works to purchase a Henderson Ultimate Salt Brine Making Machine Controls unit in the amount of $75,872.00.

5. To approve the request by Department of Public Works to purchase annual roadway maintenance consumables from contracted vendors for the 2026 budget year and for 2027 through 2030, with expenditure not to exceed annual approved budget amounts for each commodity.

6. To approve the request by Department of Public Works to purchase three (3) traffic signal controller cabinets through the WisDOT State Cooperative Purchasing Contract for a total cost of $64,167.00.

7. To approve the request by Department of Public Works to enter into State Municipal Financial Agreements for City of Green Bay, Main Street from IH 43 – Baird Street; City of

Green Bay, University Avenue from Main Street to University Way; and City of Green Bay, West Mason Street from Pleasant Lane to Ashland Avenue.

8. To approve the request by Department of Public Works to adopt the Proposed 2026 Sanitary Sewer Service Charges.

9. To approve the request by Department of Public Works to award a design contract to Ayres and Associates for the N. Maple Avenue reconstruction project in the amount of $95,430.00.

10. To approve the request by Department of Public Works to award the contract SEWERS 4-25 BARINA CREEK PARKWAY - STORMWATER POND DREDGING to Advance Construction, Inc. in the amount of $190,702.22.

P. REPORT OF THE PROTECTION & POLICY COMMITTEE (DECEMBER 8, 2025).

Moved by Ald. Craig Stevens, seconded by Ald. Alyssa Proffitt to approve, except 1 and 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, Jim Ridderbush, No-None, Abstain-None.

1. To deny an appeal by Raven Wallene regarding the denial of her over the limit permit (held from the 12/2/25 Council Meeting).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to open the floor.
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, Jim Ridderbush, No-None, Abstain-None.

Caleb Ledvina, 2221 Leisure Ct
Raven Wallene, 300 Bond St

Moved by Ald. Alyssa Proffitt, seconded by Ald. Melinda Eck to close the floor.

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, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Brian Johnson, seconded by Ald. Jim Ridderbush to grant the appeal.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, Joey Prestley, Brian Johnson, Ben Delie, Melinda Eck, Jim Ridderbush, No-William Morgan, Bill Galvin, Craig Stevens, Alyssa Proffitt, Kathy Hinkfuss, Abstain-None.

2. To approve an application for a "Class B" liquor and Class "B" beer license for Grasse's Tap at 1939 Main St, with a license premises described as: "bar area where liquor & beer will be sold. Walk-in cooler & small office area for records"

3. To refer to the Law and Police Departments a communication by Alder Grant (District 1) and Alder Johnson (District 9) for staff to review and update Article III of Chapter 24, Green Bay Code of Ordinances, relating to the regulation of noise, to incorporate current technology with enforceable requirements. (PC-25-08).

4. To approve a draft ordinance Relating to International Fire Code.

5. For consideration with possible action on a draft ordinance Relating to Equal Rights Commission *(no recommendation–committee vote was 2 in favor of the change and 2 opposed to the change).*

Moved by Ald. Alyssa Proffitt, seconded by Ald. Bill Galvin to approve
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-William Morgan, Abstain-None.

Q. REPORT OF THE GREEN BAY POLICE DEPARTMENT GRANTING OPERATOR LICENSES.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Jim Ridderbush to approve.
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, Jim Ridderbush, No-None, Abstain-None.

1. Report of the Green Bay Police Department Granting Operator Licenses

R. REPORT OF THE PLAN COMMISSION (DECEMBER 9, 2025).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Craig Stevens to approve, except 3.
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, Jim Ridderbush, No-None, Abstain-None.

1. To approve the request to amend a Planned Unit Development located at 2300-2400 E Mason Street (East Town Mall), subject to the draft Planned Unit Development (PUD) amendment. (ZP 25-34 Public Hearing held December 8, 2025).

2. To approve the request for a Conditional Use Permit at 1336 Thrush Street to allow minor motor vehicle repair in the General Industrial (GI) Zoning District, with conditions. (ZP 25-35 Public Hearing held December 9, 2025).

3. To approve the request for a partial alley closure located near 409 W Walnut Street with condition(s). (AC 25-01 Public Hearing held September 29, 2025. Held by Council October 7, November 11, December 2, 2025).

   Moved by Ald. Brian Johnson, seconded by Ald. Ben Delie to approve, with the following conditions: agreement with DPW, Developent Dept PUD.
   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, Jim Ridderbush, No-None, Abstain-None.

S. REPORT OF THE FINANCE COMMITTEE (DECEMBER 9, 2025).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Craig Stevens 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, Jim Ridderbush, No-None, Abstain-None.

1. To approve acceptance of the Walmart Spark Good Local Grant for $5,000 to be used for fire safety.

2. To approve the refurbishing of Green Bay Metro's fire boat, Marine 1, with Lake Assault Boats Service for a total cost of $173,597.00 approved with 2026 borrowing.

3. To approve a contract for SS4A Safe Streets to Traffic Analysis and Design Inc. (TADI) for $708,500 and city match up to a grant award of $916,000.

4. To approve the purchase of a one-year subscription from Sharp Performance for professional services for a total cost of $99,500.00 to be paid by the State of Wisconsin Department of Health Services assistance program award.

5. To approve an agreement with Flock Group Inc for surveillance camera and Aerodome DFR Drone Program for a total cost of $1,302,000 over five years.

   Moved by Ald. Bill Galvin, seconded by Ald. Kathy Hinkfuss to approve.

   Moved by Ald. Alyssa Proffitt, seconded by Ald. Melinda Eck to open the floor.
   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, Jim Ridderbush, No-None, Abstain-None.

   Comment Form (oppose):
   Madison DeMeuse, 1300 Alpine

   In the room:
   David Video, 118 S Washington
   Jay Gibbs, Iron Mountain, MI
   Grace Marquart, 2209 Fox Height Ln
   Steph Demski, 441 S Quincy
   Gloria DeGrave, 981 Grove St, Neenah
   Gabe Borchardt, 1524 Gatewood St
   Dalton Panski, Pulaski

Moved by Ald. Ben Delie, seconded by Ald. Bill Galvin to close the floor.
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, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Melinda Eck to open the floor.
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, Jim Ridderbush, No-None, Abstain-None.

online:
Quinn,1813 Oshkosh St, New London
Ryan Mertz, 9808 Mertz Ave, St. Louis (Flock Group)
Fritz Reber, 9808 Mertz Ave, St. Louis (Flock Group)
Andy Ables, 533 East Irish Ave in CO

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to close the floor.
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, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Brian Johnson, seconded by Ald. Melinda Eck to amend, with approval contingent on Law Department's review of the contract which would include data security and outside access and a clause indicating that if the company accesses City of Green Bay data that would constitute a violation and breach of contract.
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, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Brian Johnson, seconded by Ald. Bill Galvin to approve as amended.
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, Jim Ridderbush, No-None, Abstain-None.

6. For staff to proceed as directed in closed session regarding the agreement between the City of Green Bay and OneEnergy Development, LLC for a land lease and solar easement on parcel 22-SC-513.

Common Council may convene in closed session pursuant to Section 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Common Council may thereafter reconvene in open session pursuant to Section 19.85(2) to report the results of the closed session and consider the balance of the agenda.

7. To receive and place on file the inspection invoice appeal by Thea Robinson.

8. To approve the refund of 2023 property taxes from a tax assessment appeal to Georgia Pacific for property at 1919 S Broadway for a total amount of $68,431.75.

Common Council may convene in closed session pursuant to Section 19.85(1) (g), Wis. Stats., for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Common Council will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

9. To approve the creation of Section 1-13 Relating to Non-Issuance of License or Permit.

10. To approve the Associated Trust Company, N.A. corporate resolution authorization to enter into an Institutional Custody Agreement on behalf of the City of Green Bay.

11. To approve the 2025 budget amendment resolution for unbudgeted overtime for special events.

12. *Informational:* Report of the Claims Committee.

T. REPORT OF THE PARK COMMITTEE (DECEMBER 10, 2025).

Moved by Ald. Craig Stevens, seconded by Ald. Ben Delie to approve.
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, Jim Ridderbush, No-None, Abstain-None.

1. To approve accepting a $1,000 Green Gifts grant from Cellcom to support the Green Bay Conservation Corps free native plant kit giveaway program.

2. To approve hiring Water Technology, Inc. for $179,568 to complete the necessary engineering and construction documents for the Phase 1 improvements to the Joannes Aquatic Center.

3. To approve the request by One Astor Holdings LLC for a 15' wide Permanent Storm Sewer Easement along the Fox River Trail on Parcel 15-2 for the One Astor Park residential development.

U. REPORT OF THE WATER UTILITY COMMISSION (DECEMBER 8, 2025)

Moved by Ald. Craig Stevens, seconded by Ald. Melinda Eck to approve.
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, Jim Ridderbush, No-None, Abstain-None.

1. For consideration and approval of the Water Service Agreement By and Between the City of Green Bay, the Village of Hobart and the Village of Pulaski, approved by the Water Utility Commission.

V. INFORMATIONAL.

1. Building Report for November 2025

W. RESOLUTIONS.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to suspend the rules and take up all with one roll call vote.
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, Jim Ridderbush, No-None, Abstain-

None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Bill Galvin to adopt.
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, Jim Ridderbush, No-None, Abstain-None.

1. Resolution authorizing a 2025 budget amendment for unbudgeted overtime for special events.

2. Resolution establishing polling locations for the Spring 2026 Elections.

3. Resolution authorizing the Associated Trust Company, N.A. corporate to enter into an Institutional Custody Agreement on behalf of the City of Green Bay.

4. Resolution drawing final orders to contractors for December 16, 2025.

5. Resolution authorizing the submission of an application to the Wisconsin Economic Development Corporation (WEDC) Idle Sites redevelopment program.

6. Resolution authorizing a Conditional Use Permit at 1336 Thrush Street (ZP 25-35)

7. Resolution in Support of our Somali Friends and Neighbors.

X. ORDINANCES - FIRST READING.

Moved by Ald. Brian Johnson, seconded by Ald. Joey Prestley to suspend the rules and take up 2, 3 and 4 with one roll call vote.
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, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Brian Johnson, seconded by Ald. Melinda Eck to advance.
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, Jim Ridderbush, No-None, Abstain-None.

1. Planning Ordinance No. 01-25
   An ordinance amending the Official Map of the City of Green Bay by closing a portion of the alley adjacent to 409 W Walnut Street to public traffic (held from the December 2, 2025 Council Meeting).

   Moved by Ald. Brian Johnson, seconded by Ald. Alyssa Proffitt to suspend the rules to adopt as a first and final reading for items 1 and 6.
   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, Jim Ridderbush, No-None, Abstain-None.

   Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to adopt.
   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, Jim Ridderbush, No-None, Abstain-None.

2. General Ordinance No. 39-25
   An ordinance creating Section 1-13, Green Bay Municipal Code, relating to Non-Issuance of City Licenses and Permits.

3. ZONING ORDINANCE NO. 22-25
   An Ordinance amending Zoning Ordinance No. 13-21 for the Planned Unit Development for the 2300-2400 block East Mason Street, East Town Mall (ZP 25-34)

4. General Ordinance No. 38-25
   An ordinance amending Section 18-44(4)(a) Relating to International Fire Code.

5. General Ordinance 37-25
   An ordinance Amending Section 12-11(a) Relating to Equal Rights Commission *(committee vote was 2 in favor of the change and 2 opposed to the change).*

   Moved by Ald. Jennifer Grant, seconded by Ald. William Morgan to amend to keep at the members at 9 and give the appointed alder voting privileges.
   Motion Passed.
   Yes-Jennifer Grant, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-Jim Hutchison, Alyssa Proffitt, Abstain-None.

   Moved by Ald. Melinda Eck, seconded by Ald. William Morgan to advance as amended.
   Motion Passed.
   Yes-Jennifer Grant, William Morgan, Bill Galvin, Craig Stevens, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-Jim Hutchison, Joey Prestley, Alyssa Proffitt, Abstain-None.

6. Zoning Ordinance 23-25
   An ordinance rezoning a portion of the property located at 500 Day Street (Parcel 7-1) from General Industrial District to Light Industrial District (ZP 24-48).

Y. ADJOURNMENT.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Bill Galvin to adjourn.
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, Jim Ridderbush, No-None, Abstain-None.

1. Next Meeting: January 20, 2026.

2. Adjournment of the Tuesday, December 16, 2025, meeting of the Common Council.

Report to the
Common Council
of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # J.1

Miscellaneous Ordinance No. 07-25
An Ordinance adopting an Amendment to The Go Big Green Bay 2050 Comprehensive Plan of The City of Green Bay related to the property located at 1109 S Taylor Street from Low Density Residential to Commercial (CPA 25-05)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. M.O. 07-25- Amend Comp Plan 1109 S Taylor

MISCELLANEOUS ORDINANCE NO. 07-25

AN ORDINANCE ADOPTING AN AMENDMENT TO THE GO BIG GREEN BAY 2050 COMPREHENSIVE PLAN OF THE CITY OF GREEN BAY RELATED TO THE PROPERTY LOCATED AT 1109 S TAYLOR STREET FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL (CPA 25-05)

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 Go Big Green Bay 2050 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 25-0\51 is hereby adopted pursuant to Wis. Stats. § 66.1001(4)(c) on the following described property. A copy of the comprehensive plan amendment is attached to this ordinance.

> THAT PART OF PRIVATE CLAIMS 5 WEST, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
> COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SEVENTH STREET, PROJECTED, AND THE CENTERLINE OF TAYLOR STREET, SAID NORTH LINE OF SEVENTH STREET BEING 44.2 FEET NORTH OF, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID 20 ACRES MENTIONED ABOVE, THENCE NORTH 16° 35' EAST, ALONG THE CENTERLINE OF TAYLOR STREET A DISTANCE OF 176.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 16° 35' EAST, 124.61

FEET, THENCE SOUTH 64° EAST 213.15 FEET; THENCE SOUTH 26° WEST, 108.94 FEET TO THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN VOLUME 313 DEEDS, PAGE 54, THENCE NORTH 69° 01’ WEST, 159.92 FEET; THENCE NORTH 64° WEST, 33.45 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF USED FOR ROAD PURPOSES AND FURTHER EXCEPTION THEREFROM PARCEL 12 OF VOLUME 1 TRANSPORTATION PLAT, PAGE 132 IN DOCUMENT NUMBER 2511363.

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 _____, 2026.

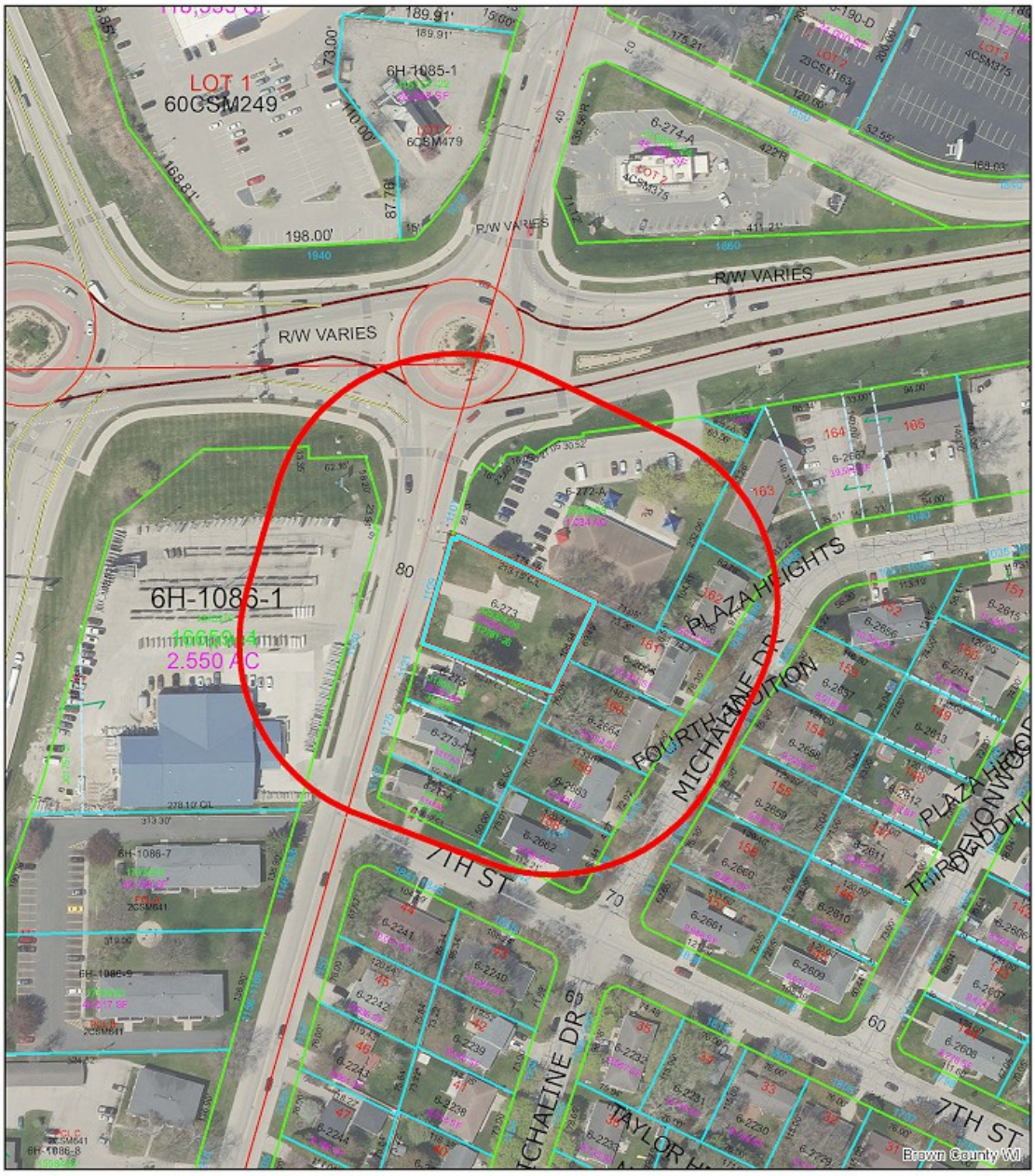
APPROVED:

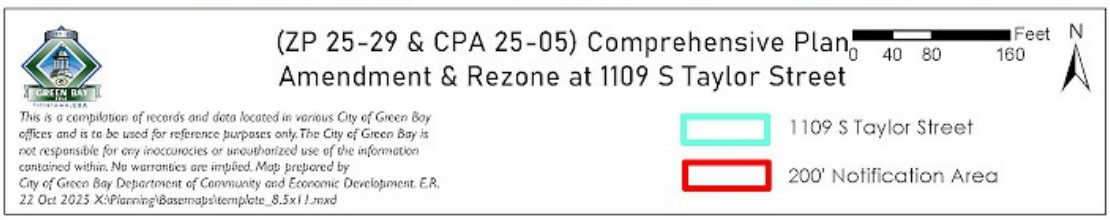
_____
Eric Genrich, Mayor

Sh:

Attachments – Location Map

MISCELLANEOUS ORDINANCE NO. 07-25





GENERAL ORDINANCE NO. 39-25

AN ORDINANCE
CREATING SECTION 1-13,
GREEN BAY MUNICIPAL CODE,
RELATING TO NON-ISSUANCE OF CITY LICENSES AND PERMITS

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

SECTION 1. Section 1-13, Green Bay Municipal Code, is hereby created to read:

Sec. 1-13 Non-issuance of city licenses and permits.

(a) Unless otherwise specifically provided within this municipal code, licenses and permits required for carrying on of a trade or business within the City may be granted or renewed but shall not be issued to:
    (1) Premises. For any premises for which municipal taxes, assessments, or special charges are delinquent and unpaid.
        a. This subsection (1) shall not apply to prohibit the issuance of a license for any premises if:
            i. The unpaid municipal taxes, assessments or special charges were levied against the premises; and
            ii. The license or permit is necessary for the conduct of business on the premises by a lessee of the premises; and
            iii. The licensee or permittee and owner have no immediate or extended family, business, or financial relationship with one another other than as landlord and tenant.
    (2) Persons. To any person who is delinquent in the payment of municipal taxes, assessments or special charges related to the business or property for which the license or permit is sought.

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 _____, 2026.

APPROVED:

_____
Eric Genrich, Mayor

law
1/20/2026

ZONING ORDINANCE NO. 22-25

AN ORDINANCE AMENDING
ZONING ORDINANCE NO. 13-21 FOR THE
PLANNED UNIT DEVELOPMENT FOR THE
2300-2400 BLOCK EAST MASON STREET, EAST TOWN MALL
(ZP 25-34)

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

SECTION 1. Pursuant to Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, Section 3.E.1 of Zoning Ordinance No. 13-21, relating to the Planned Unit Development (PUD) for the 2300-2400 Block of East Mason Street, is hereby amended as follows:

b. Wall mounted signage for **each "in lot" or parcel separate from the main mall structure** ~~all principal buildings~~ shall be restricted to the following:

1. No more than 80 square feet of signage on any single wall.
2. No more than 185 square feet of signage for all wall total.
3. Accessory buildings shall not be allowed any signage.

c. Wall mounted signage for the main mall structure shall be restricted to the following:

1. No more than 200 square feet of signage for any single sign.
2. No more than one (1) wall sign per business per street frontage.
3. A maximum of 640 square feet of total wall signage per building frontage is allowed.

SECTION 2. 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 3. 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 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. 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 6. 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.

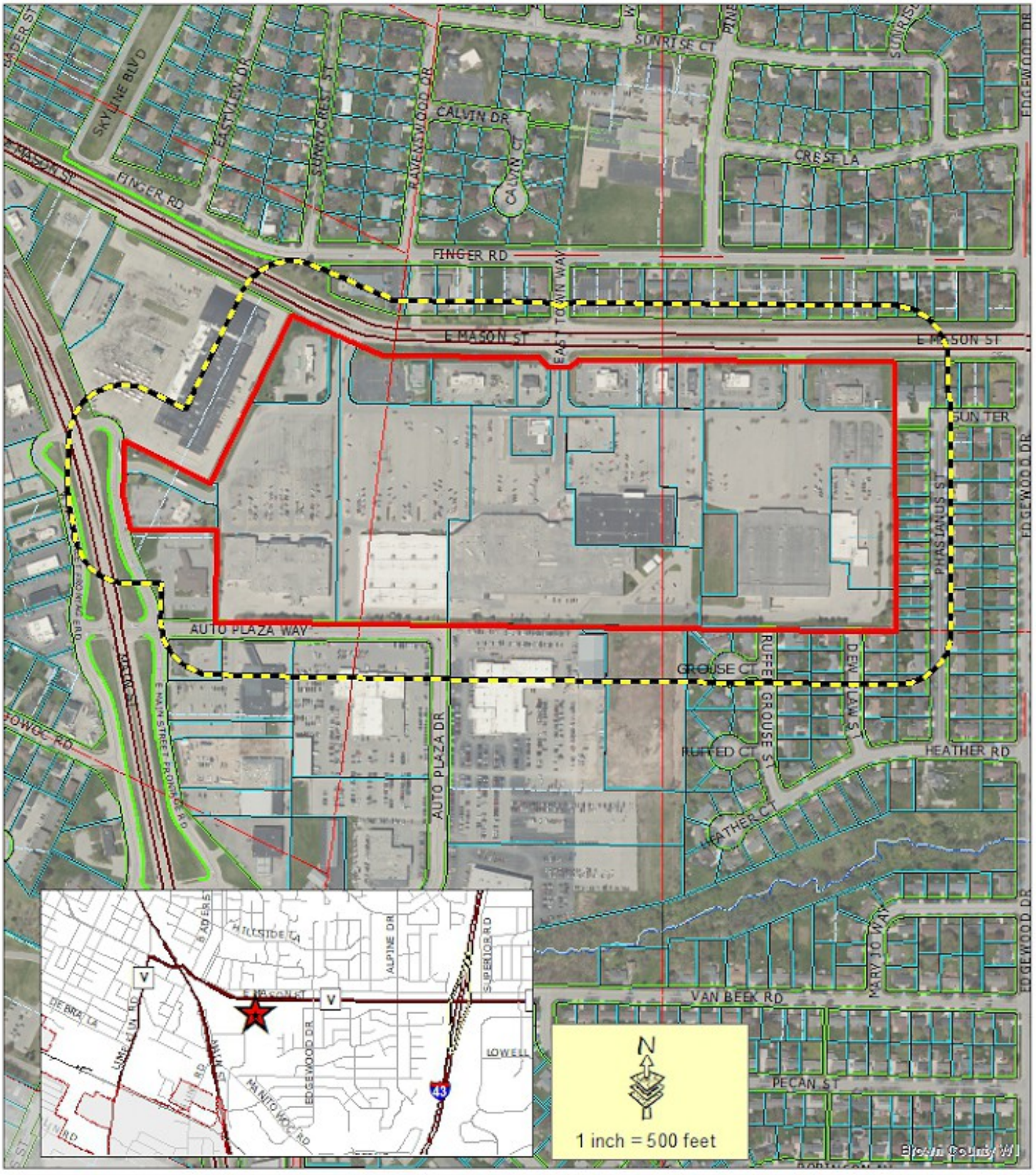
SECTION 7. This ordinance shall not take effect until a public hearing is held hereon as provided by Section 44-82, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2026.

APPROVED:

_____
Mayor

sh



Subject Area

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 DM.

Zoning Petition (ZP 25-34)
Planned Unit Development Amendment
East Town Mall Wall Signage
2300-2400 E. Mason Street

CITY OF GREEN BAY
Titletown, USA

MISCELLANEOUS ORDINANCE NO. 07-25

AN ORDINANCE ADOPTING AN AMENDMENT TO THE GO BIG GREEN BAY 2050 COMPREHENSIVE PLAN OF THE CITY OF GREEN BAY RELATED TO THE PROPERTY LOCATED AT 1109 S TAYLOR STREET FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL (CPA 25-05)

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 Go Big Green Bay 2050 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:

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> THAT PART OF PRIVATE CLAIMS 5 WEST, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
> COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SEVENTH STREET, PROJECTED, AND THE CENTERLINE OF TAYLOR STREET, SAID NORTH LINE OF SEVENTH STREET BEING 44.2 FEET NORTH OF, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID 20 ACRES MENTIONED ABOVE, THENCE NORTH 16° 35' EAST, ALONG THE CENTERLINE OF TAYLOR STREET A DISTANCE OF 176.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 16° 35' EAST, 124.61

FEET, THENCE SOUTH 64° EAST 213.15 FEET; THENCE SOUTH 26° WEST, 108.94 FEET TO THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN VOLUME 313 DEEDS, PAGE 54, THENCE NORTH 69° 01’ WEST, 159.92 FEET; THENCE NORTH 64° WEST, 33.45 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF USED FOR ROAD PURPOSES AND FURTHER EXCEPTION THEREFROM PARCEL 12 OF VOLUME 1 TRANSPORTATION PLAT, PAGE 132 IN DOCUMENT NUMBER 2511363.

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 _____, 2026.

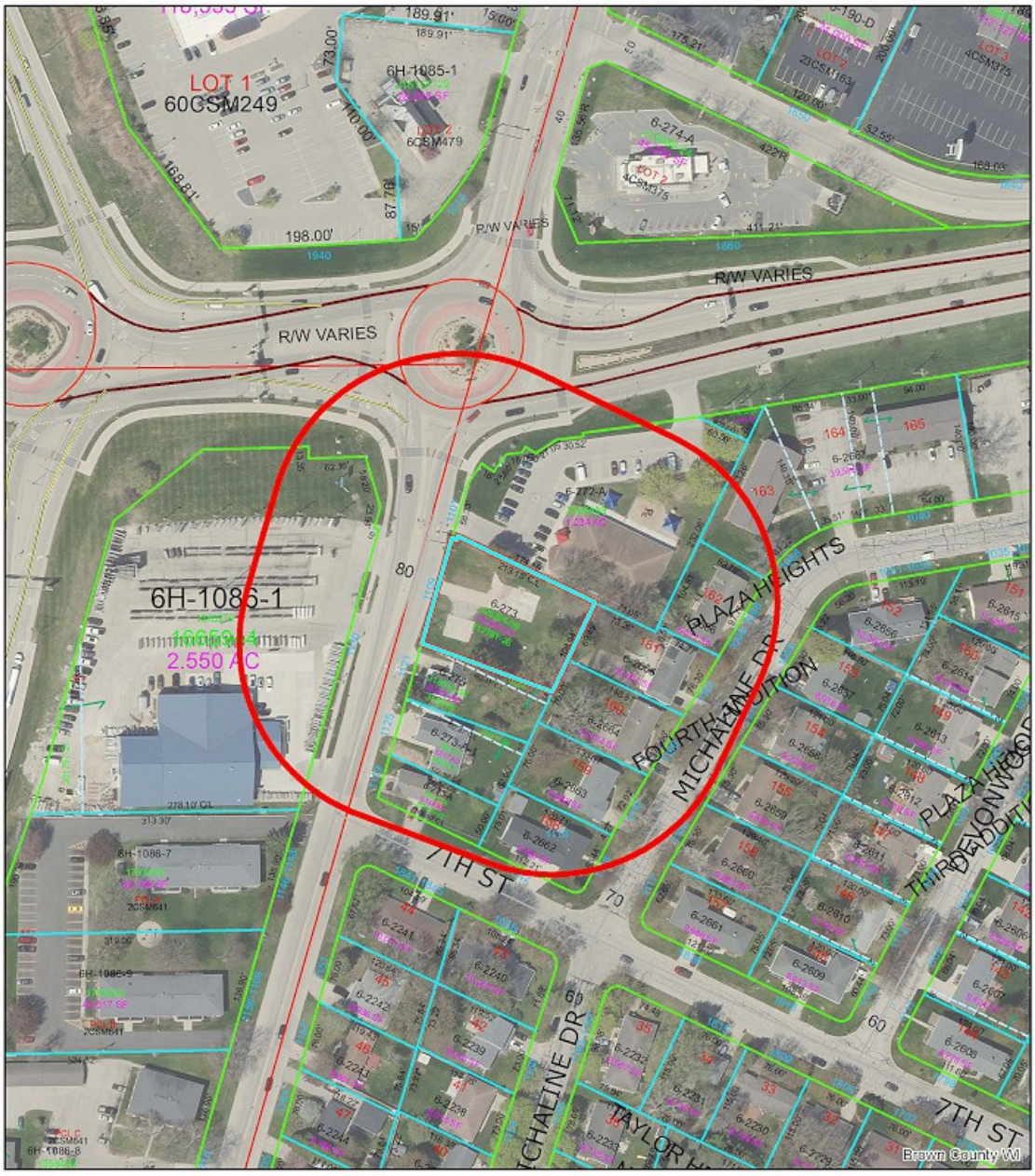
APPROVED:

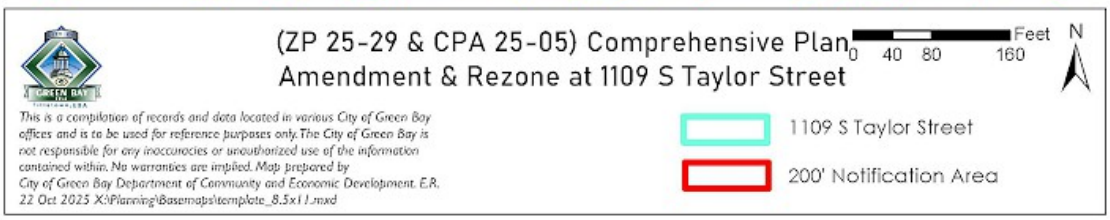
_____
Eric Genrich, Mayor

Sh:

Attachments – Location Map

MISCELLANEOUS ORDINANCE NO. 07-25





ZONING ORDINANCE NO. 20-25

AN ORDINANCE REZONING THE PROPERTY LOCATED AT 1109 S TAYLOR STREET FROM LOW-DENSITY RESIDENTIAL (R1) TO GENERAL COMMERCIAL (C1) (ZP 25-29)

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 from Planned Unit Low-Density Residential (R1) to General Commercial (C1) zoning:

LEGAL DESCRIPTION: That part of Private Claims 5 West, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, described as follows:
Commencing at the intersection of the North line of Seventh Street, projected, and the centerline of Taylor Street, said North line of Seventh Street being 44.2 feet North of, measured at right angles to, the South line of said 20 acres mentioned above, thence North 16° 35' East, along the centerline of Taylor Street a distance of 176.38 feet to the point of beginning; thence continuing North 16° 35' East, 124.61 feet, thence South 64° East 213.15 feet; thence South 26° West, 108.94 feet to the Northerly line of the property described in Volume 313 Deeds, Page 54, thence North 69° 01' West, 159.92 feet; thence North 64° West, 33.45 feet to the point of beginning, excepting therefrom that part thereof used for road purposes and further exception therefrom Parcel 12 of Volume 1 Transportation Plat, Page 132 in Document Number 2511363.

PARCEL #: 6-273

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 _____, 2025.

APPROVED:

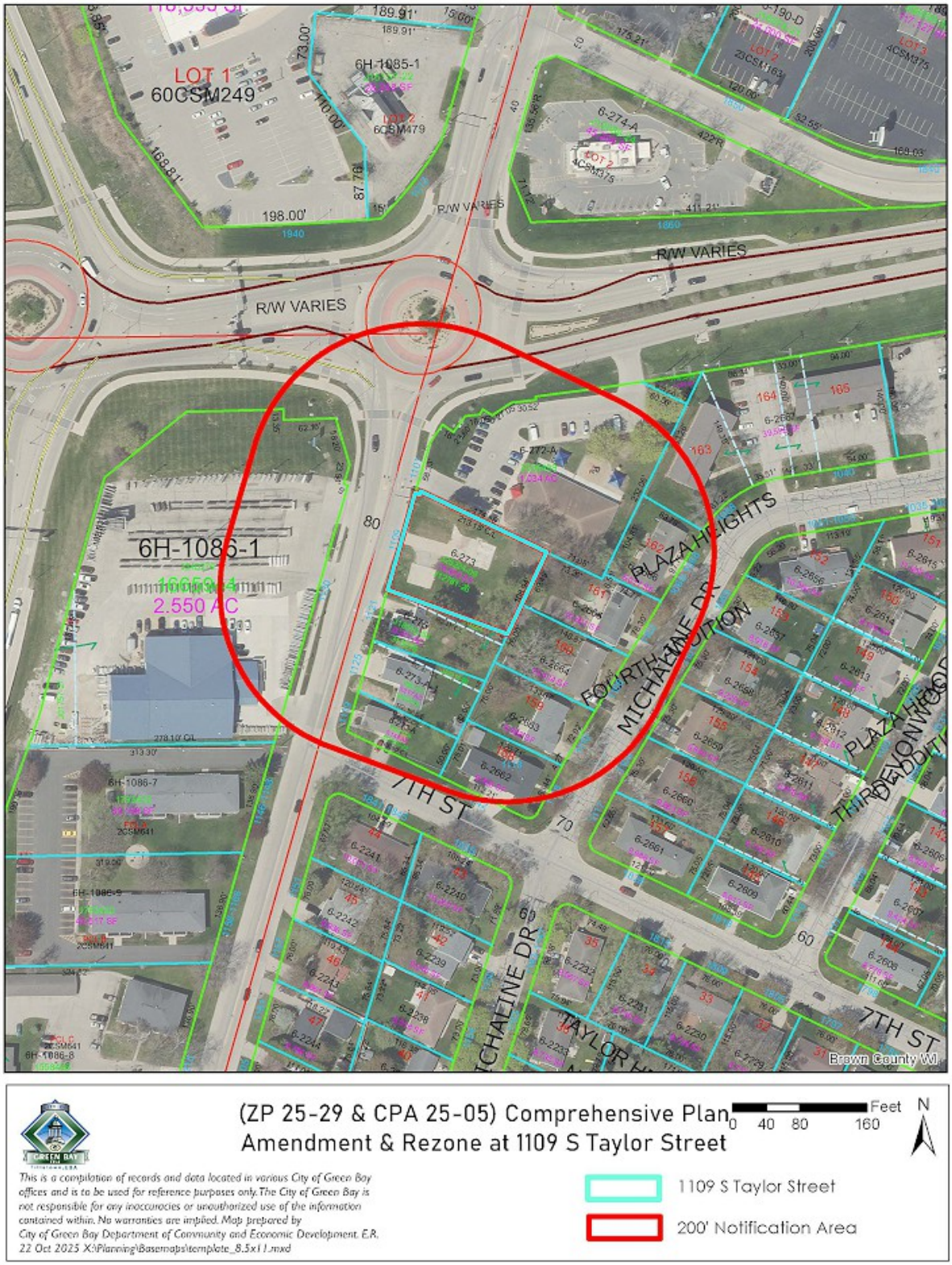
_____
Eric Genrich, Mayor

ATTEST:

_____
Celestine Jeffreys, Clerk

sh
Attachment – Location Map

ZONING ORDINANCE NO. 20-25



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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # K.5

General Ordinance No. 38-25
An ordinance amending Section 18-44(4)(a) Relating to International Fire Code.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Draft G.O. 38-25 Relating to International Fire Code

GENERAL ORDINANCE NO. 38-25

AN ORDINANCE
AMENDING SECTION 18-44(4)(a),
GREEN BAY MUNICIPAL CODE,
RELATING TO INTERNATIONAL FIRE CODE

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

SECTION 1. Section 18-44(4)(a), Green Bay Municipal Code, is hereby amended to read:

(4) International Fire Code, ~~2015~~ **2021** Edition, Adopted. The most current edition and any subsequent editions, as amended from time to time, of the International Fire Code ("IFC"), 2015 Edition, is hereby adopted and by reference made part of this article as if fully set forth herein.

a. The following sections contained within the IFC are hereby revised:

1. *Section 101.1.* Insert: City of Green Bay.

2. *Section ~~109.4.~~* **112.4.** Insert: specify offense: civil ordinance violation amount: $1,000.00 plus costs number of days: the number of days allowed by law.

3. *Section ~~111.4.~~* **113.4** Insert: amount (1): $250.00 plus costs amount (2): $1,000.00 plus costs.

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 _____, 2026.

APPROVED:

_____
Eric Genrich, Mayor

law

1/20/2026

GENERAL ORDINANCE NO. 37-25

AN ORDINANCE
AMENDING SECTION 12-11(a),
GREEN BAY MUNICIPAL CODE,
RELATING TO EQUAL RIGHTS COMMISSION

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

SECTION 1. Section 12-11(a), Green Bay Municipal Code, is hereby amended to read:

Sec. 12-11. Equal Rights Commission.

(a) *Members.* The Equal Rights Commission shall consist of nine residents of the City, appointed from a diverse and representative cross-section of the community, inclusive of traditionally underrepresented groups, who shall be members only so long as they shall reside in the City. The membership of the Commission shall include one Alder**, who shall have voting privileges**.

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 _____, 2026.

APPROVED:

_____
Eric Genrich, Mayor

1/20/2026

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	Matthew Buchanan, Staff

AGENDA ITEM # L.1

To approve Amendment 1 to Development Agreement 24-05 with On Broadway, Inc for the redevelopment of 211 N. Broadway (Tax Parcel 4-71).

BACKGROUND

In September 2024, the Redevelopment Authority (RDA) and City of Green Bay approved Development Agreement 24-05 with On Broadway Inc for a project at 211 N. Broadway. The agreement authorized Tax Increment Financing (TIF) assistance to support the rehabilitation and conversion of a two-story office building into a public market facility. Under the approved Development Agreement, the City committed to providing a $1,000,000 State Trust Fund Loan and a PAYGO reimbursement equal to 95 percent of available TID increment, not to exceed a total tax incentive cap of $2,080,360. The Developer is required to achieve an aggregate assessed property value of at least $7,000,000 by January 1, 2026.

The Development Agreement approved in September 2024 was executed. However, the project has not proceeded as originally planned. The Developer has experienced increased construction costs, resulting in delays to the agreed-upon project timeline. The Developer has worked with City staff to establish a revised project schedule and is requesting an amendment to the Development Agreement to modify key dates accordingly. Specifically, the Developer is requesting that the project completion date be extended from December 2025 to December 2027. The proposed amendment would also require the submission of updated construction documents, a revised development budget, and proof of equity and financing no later than May 1, 2026. The proposed amendment does not include any changes to the City's approved financial participation in the project.

RECOMMENDATION

To approve Amendment 1 to Development Agreement 24-05 with On Broadway, Inc for the redevelopment of 211 N. Broadway (Tax Parcel 4-71).

FISCAL IMPACT

The proposed amendment does not include any changes to the City's approved financial participation in the project.

ATTACHMENTS

1. First Amendment to 24-05 DA 20260108
2. Redline Draft Amendment to DA 24-05 Public Market 20260108
3. Public Market RDA Presentation 20260113

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT 24-05

GREEN BAY PUBLIC MARKET

This Development Agreement is made this ___ day of ____, 2026,

by THE CITY OF GREEN BAY, a Wisconsin municipal corporation ("City"),

THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY ("RDA"),

and ON BROADWAY, INC. a Wisconsin Corporation ("Developer")

RECITALS

WHEREAS, Developer has agreed to redevelop property located at 211 N. Broadway (Tax Parcel 4-71), hereinafter defined as the "Project Site"; and

WHEREAS, the Parties entered into a Development Agreement 24-05 dated March 31, 2025, relating to the Project Site; and

WHEREAS, the Development Agreement provided for Tax Incremental Finance ("TIF") assistance for qualified expenditures for private improvements at the Project Site; and

WHEREAS, subsequent to the Development Agreement, Developer requested additional changes to the project timeline to be considered for approval by the Redevelopment Authority and Green Bay Common Council.

NOW THEREFORE based upon the covenants and considerations contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties mutually agree as follows:

1. Amendments. The Development Agreement as previously executed on March 31, 2025, is hereby amended as follows:

    a. In Section III.B.1.a, delete "January 1, 2026" and replace with "January 1, 2028".

    b. In Section IV.B, delete "January 1, 2025" and replace with "May 1, 2026".

    c. In Section IV.C, delete "January 1, 2025" and replace with "May 1, 2026".

    d. In Section IV.F, delete "January 1, 2025" and replace with "May 1, 2026".

    e. In Section IV.G, delete "January 1, 2025" and replace with "May 1, 2026".

    f. Create new Section X.T and insert "Amendment. This Agreement may only be amended by a written instrument executed by both Parties, except as otherwise provided herein. The Agreement and all subsequent amendments shall supersede

and renders null and void any prior agreements between the parties and constitutes the Parties' complete agreement."

2. Remaining Terms and Conditions. The parties hereby acknowledge and agree that, as of the date hereof, the Development Agreement is in full force and effect, and that except as set forth herein, all remaining terms and conditions of the Agreement shall remain unchanged and the Agreements as amended by this First Amendment shall remain in full force and effect.

[Signature pages follow]

Signature page 1 of 3

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

DEVELOPER: On Broadway, Inc

By: _____

_____
Print Name and Title

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this _____ day of _____ 2026, the above named _____ , a member of Living Downtown, LLC, a Wisconsin limited liability company, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Signature page 2 of 3

THE CITY OF GREEN BAY, THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY, AND ON BROADWAY INC

THE CITY OF GREEN BAY

By: _____
Eric Genrich, Mayor

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this _____ day of _____ 2026, the above named _____ and _____, on behalf of the City of Green Bay, a Wisconsin municipal corporation, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Signature page 3 of 3

THE CITY OF GREEN BAY, THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY, AND ON BROADWAY INC

REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

By: _____
Gary J. Delveaux, Chair

Attest: _____
Cheryl Renier-Wigg, Executive Director

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this _____ day of _____ 2026, the above named _____ and _____, on behalf of the Redevelopment Authority of the City of Green Bay, a Wisconsin municipal corporation, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

DEVELOPMENT AGREEMENT 2024-05

GREEN BAY PUBLIC MARKET

This Development Agreement is made this 31st day of March, 2025, by THE CITY OF GREEN BAY, a Wisconsin municipal corporation ("City"), THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY ("RDA"), and ON BROADWAY, INC. a Wisconsin Corporation ("Developer").

RECITALS

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

Tax Parcel	Address	Acres	Assessed Value
4-71	211 N. Broadway	0.65	$2,195,600.00

B. The parcels listed above, shall be referred to as the "Property." The Property comprises approximately sixty-five hundredths of one (0.65) acre of land. A map of the Property is herein attached as EXHIBIT A; a legal description of the Property is herein attached as EXHIBIT B.

C. Developer intends to complete a Project, which includes the rehabilitation of an existing office building into a public market facility. The Proposed Project improvements are shown on a Preliminary Concept Plan, which is herein attached as EXHIBIT C.

D. As of January 1, 2024, the Property has an aggregate assessed value of $2,195,600.00, which based on the assessed tax rates in effect as of January 1, 2024, the Property yields approximately:

1. $42,462.90 in total real estate taxes annually (assessed mill rate of $19.34);

2. $17,059.81 in real estate taxes to the City of Green Bay annually (assessed mill rate of $7.77).

E. Upon completion of Proposed Project, the City estimates the aggregate assessed property value of the Property to be $7,000,000.00, which is anticipated to yield approximately:

1. $135,380.00 in total real estate taxes annually (assessed mill rate of $19.34);

2. $54,390.00 in real estate taxes to the City of Green Bay annually (assessed mill rate of $7.77).

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

F. The RDA and the City will ask the Joint Review Board (JRB) to create a new Tax Increment District (the TID), effective tax year January 1, 2024, which includes the Property, and which will provide

part of the financing for certain costs of the Project, and after creation, shall replace all references to the "TID."

G. Developer has requested Tax Incremental Finance ("TIF") assistance from the City and RDA with regard to certain expenses, including, but not limited to environmental remediation; demolition, remodeling, repair or reconstruction of existing buildings; clearing of land; construction of new buildings; or the construction of public works infrastructure, which will constitute qualified expenditures for which TIF assistance may be afforded Developer.

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

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

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

I. PURPOSE

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

B. Implementation Schedule. TIME IS OF THE ESSENCE with regard to all dates and time periods set forth and/or incorporated herein. Any material modification or deviation from an approved schedule described in this Agreement shall occur only upon approval of the City and RDA, with any such approvals required to be in writing as an amendment to this Agreement, and which approvals shall not be unreasonably withheld. City shall cooperate and act promptly with respect to any and all permits or approvals necessary for completion of the Project. Notwithstanding the above, this Agreement shall not limit the discretion of the City, or any of its duly appointed and authorized governing bodies, boards or entities, in approving or rejecting any aspect of the Project or improvements contemplated on or about the Property.

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

shall be deemed controlling and the City and RDA will take the necessary action to amend any conflicting approvals or conditions.

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

II. DEFINITIONS; EXHIBITS

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

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

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

C. "Available Tax Increment" means the amount of Tax Increment (as defined below) actually received by the City generated by any increase of value of the Property above the base value and attributable to development within a tax incremental finance district, during the twelve (12) month period preceding a payment date, that has not been previously used to make payment on bonds or other obligations as determined by the City. The amount of Available Tax Increment may fluctuate based on variations in the property valuations, tax rate, depreciation and other independent factors.

D. "Base Value" means the aggregate assessed value of the Property when the TID was created, which shall be Two Million One Hundred Ninety-Five Thousand Six Hundred Dollars ($2,195,600.00).

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

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

G. "Developer" means On Broadway, Inc., or any assignee of the same.

H. "Exhibits" means the supplementary reference information attached to this development agreement that shall include the following:
   1. Exhibit A – Map of the Property
   2. Exhibit B – Legal Description of the Property
   3. Exhibit C – Preliminary Concept Plan

I. "Future Project" means any Private Improvements that will be constructed in the future not specifically detailed in this Agreement.

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

K. "Preliminary Concept Plan" means the initial Concept Plan, a copy of which is attached as EXHIBIT B and which is subject to such changes as Developer, the City or RDA may propose and the City and RDA may accept in its sole discretion.

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

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

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

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

1. road, pedestrian, and bicycle improvements; and

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

3. telephone, high-speed cable, and related technology infrastructure; and

4. natural gas, electrical power, and other public utilities; and

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

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

P. "Qualified Expenditures" means any expenditures of Developer for the Project that are eligible for TIF Incentives as defined in Section III. B. 3.

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

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

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

T. "TID" means the future Tax Increment District to be created in 2024 by the City of Green Bay, The RDA and the City will ask the Joint Review Board (JRB) to create a Tax Increment District (the 'TID'),

effective January 1, 2024, which includes the Property and may include adjacent property, and which will provide part of the financing for certain costs of the Project, and after creation, shall replace all references to the "TID."

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

V. "TIF Incentive" means the incentive as set forth in Section III of this Agreement including specifically the Tax Incentive Cap.

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

III. TAX INCREMENT FINANCING

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

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

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

   a) The Developer guarantees that the Property shall have a minimum aggregate assessed value equal to the Seven Million Dollars ($7,000,000.00) on or before January 1, ~~2026~~2028.

   b) Developer shall be responsible to incur and pay all of the upfront costs of the Project and, to the extent TID revenues are sufficient to the limits of the TID and this Agreement, Qualified Expenditures shall be reimbursed to Developer.

   c) Commencing the first year after the first occupancy permit for the Project has been issued, the assessed value of the Property shall be determined on January 1 of each tax year and shall be compared to the assessed value of the Property as of January 1 of the year in which construction commenced. The difference in assessed values shall be known as the Incremental Property Value.

   d) Incremental Property Value multiplied by the assessed mill rate, less payments of real estate taxes to the State of Wisconsin, shall be known as the Available TIF Increment.

   e) PAYGo Reimbursement payments will be payable to Developer in the year following the year of the TIF Increment determination, after Developer has provided proof to the City of the full payment of the real estate taxes, special assessments and special charges against the Real Estate for the previous year. For example, if the first occupancy permit is issued on September 1, 2025, the TIF Increment would be

determined as of January 1, 2026 and the PAYGo reimbursement would first be payable in 2027.

2. Qualified Expenditures. Project Grant(s) shall be disbursed in the following priority, and only fund:

    a) Public Improvements, as defined in Section II.N., and environmental remediation, and asbestos abatement as required by State and Federal law; then

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

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

3. Assignment. Developer may assign any of its payment rights hereunder to any future purchaser or developer of any part of the Property upon approval of the RDA, provided however, that the City shall be obligated only to disburse TIF Incentives to the party with whom the City has an agreement. It shall be incumbent upon Developer to enter into a separate agreement with any third parties if it intends to assign its payment rights hereunder, or seek either reimbursement or allocation of any Incremental Property Value and guaranteed aggregate assessed value generated by any third party purchaser and/or developer of any part of the Property.

C. Limitations. The TIF Incentive available to Developer for the Project is limited as follows:

1. Monetary Limitation. The TIF Incentive in any year shall not exceed Ninety-Five Percent (95%) of the Available Tax Increment for the Property.

2. Tax Incentive Cap. The City shall not be obligated to pay TIF Incentive in excess of Two Million Eighty Thousand and Three Hundred Sixty dollars ($2,080.360.00).

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

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

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

D. State Trust Fund Loan. The City will apply for a State Trust Fund Loan, for an amount not to exceed One Million Dollars ($1,000,000), in regard to the Project that may be granted to the Developer for investment in Qualified Expenditures. Pursuant to Section III.G, the parties may consider additional future State Trust Fund Loan Requests. Should the City's application(s) for said loan(s) be approved, the award of these loan funds will be subject to a separate written agreement(s) between the City and Developer. The separate written agreement(s) shall require the Developer to make direct payments to the City for loan repayment. The separate written agreement(s) shall also require the

Developer to grant the City a security interest in and lien on the Property, including all improvements, fixtures, and appurtenances thereon, as collateral for the repayment of the loan(s). The lien shall be evidenced by a mortgage or deed of trust, duly executed by the Developer and recorded in the appropriate public records. The City may agree to subordination of its interest to the Developer's primary loans, to the extent permissible under state law and the terms of the State Trust Fund Loan. Approval of this development agreement in no way guarantees the approval of these loan funds. If awarded to Developer, the loan funds shall not be transferred to another entity without formal written approval of the City. The City's obligation to apply for the State Trust Fund Loan(s) and to subsequently possible direction of those loan funds to the Developer shall be special and limited obligations only and shall not be considered a general obligation of the City, and neither the full faith and credit nor the taxing powers of the City are pledged to the payment of such amounts.

E. Community Development Investment Grant. Developer intends to submit application to Wisconsin Economic Development Corporation (WEDC) for a Community Development Investment Grant. The City shall approve a resolution supporting the Developer's application, as required by WEDC.

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

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

IV. OBLIGATIONS OF DEVELOPER

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

1. Any proposed changes in boundaries of the Property;

2. A preliminary rendering or other illustration of scale of proposed improvements to existing structures and buildings on the Property.

B. Construction Documents. Prior to ~~January 1, 2025~~ May 1, 2026, and prior to commencement of construction of any Phase of the Project, Developer shall submit site plans, building plans, and other drawings that fix and describe the size and character of the entire Project, along with architectural and general contracts, to RDA for approval.

C. Development Budget. Prior to ~~January 1, 2025~~May 1, 2026, Developer shall submit a Development Budget, prepared in accordance with general principles for construction and development budgeting, to RDA for approval. The Development Budget shall include:

1. Not less than Eleven Million Dollars ($11,000,000.00) in "hard" construction costs for the entire Project; and

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

3. A line item of not less than one percent (1%) of the estimated aggregate assessed value of the Property, which shall be specifically dedicated towards

    a) Public Art on the Property; or

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

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

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

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

    a) Environmental and hazardous material remediation and related activities

    b) Public Improvements

    c) Utility relocation costs.

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

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

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

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

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

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

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

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

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

m) Costs related to the connection of fiber-optic broadband infrastructure.

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

E. Compliance with Planning; Zoning; Permits and Use. Developer will obtain from the City and all other appropriate governmental bodies (and all other councils, boards, and parties having a right to control, permit, approve, or consent to the development and use of the Property) all approvals and consents necessary to develop and use the Property as set forth above, including, but not limited to:

1. Developer shall pay all water, sewer, and other impact fees that may be due and payable in connection with the Project.

2. The acceptance of this Agreement and granting of any and all approvals, licenses, and permits by the City shall not obligate the City to grant any variances, exceptions, or conditional use grants, or approve any building or use the City determines not to be in compliance with the municipal codes and ordinances of the City, or in the best interests of the City or the RDA.

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

F. Proof of Equity. Developer shall have in place and shall provide the City and RDA no later than ~~January 1, 2025~~ May 1, 2026, proof of equity in the form of the value of the Property, less any mortgages thereon, not less than twenty percent (20%) equity available for injection into the Project in an amount sufficient to obtain financing for all Project costs. Any available Developer funds obtained from sources other than lenders or the City shall be expended on the Project before any lender or City funds are expended or any third party financing is used to pay Project costs.

G. Proof of Financing. By no later than ~~January 1, 2025~~ May 1, 2026, Developer shall have delivered proof satisfactory to the City and RDA of financing, which after injection of the Developer equity into the Project, will be sufficient in the determination of the City and RDA, to complete the Project according to the plans and specifications.

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

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

J. Improvement of Property. Developer shall promptly design and complete the Project. Substantial work on the Project shall commence no later than ninety (90) days after the last to occur of approval by the City and RDA of the Preliminary Concept Plan, approval by RDA of the Development Budget and Development Plans, and/or issuance of a building permit and all other permits or licenses required to commence construction. Construction shall be completed and approvable applications for certification of occupancy shall be submitted no later than ~~December 1, 2025~~ December 31, 2027. Developer shall file with the RDA copies of the detailed construction plans within ninety (90) days after completion of the Project.

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

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

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

N. Transfer or Sale of Project Property.

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

2. No Transfer to Exempt Entities. Prior to the closure of the TID, the Property shall not be sold, transferred or conveyed to, leased, or owned by any entity or used in any manner that would render any part of the Project Property exempt from taxation, unless the purchaser,

transferee, lessee or owner first executes a written agreement with the City and RDA in a form satisfactory to the City providing for acceptable payments to the City in lieu of taxes.

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

P. Environmental.

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

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

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

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

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

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

    b) Any other substances, constituents or wastes subject to any applicable federal, state or local law, regulation or ordinance, including any Environmental Law, now or

hereafter in effect, including but not limited to: petroleum, refined petroleum products, waste oil, waste aviation or motor vehicle fuel, and asbestos containing materials.

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

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

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

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

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

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

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

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

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

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

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

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

4. Comprehensive Automobile Liability and Property Damage. Coverage shall protect Developer and any subcontractor during the performance of work covered by this Agreement from claims or damages associated with operations of owned, hired, and non- owned motor vehicles. The amounts of such insurance shall be not less than the following limits:

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

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

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

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

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

R. General Indemnity.

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

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

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

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

2. Indemnification Procedures. Developer shall promptly assume full and complete responsibility for the investigation, defense, compromise and settlement of any claim, suit or action arising out of or relating to the indemnified matters following written notice thereof from the City or RDA, which notice shall be given by the City or RDA within ten (10) days of their knowledge of such claim, suit or action. Failure to provide such timely notice shall not

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

V. CONDITIONS PRECEDENT TO OBLIGATIONS OF CITY AND RDA

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

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

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

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

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

E. TID District. The TID shall be in effect and in good standing certified by the Wisconsin Department of Revenue.

VI. CONDITIONS PRECEDENT TO OBLIGATIONS OF DEVELOPER

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

A. TID. The TID shall be in effect and in good standing certified by the Wisconsin Department of Revenue.

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

VII. REPRESENTATIONS, WARRANTIES, AND COVENANTS

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

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

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

C. Compliance with Zoning. The Property now conforms and will continue to conform at all times and in all respects with applicable zoning and land division laws, rules, regulations and ordinances.

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

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

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

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

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

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

J. No Default. No default, or event that with the giving of notice or lapse of time or both would be a default, exists under this Agreement, and Developer is not in default (beyond any applicable period of grace) of any of its obligations under any other material agreement or instrument to which Developer is a party or an obligor.

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

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

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

VIII. DEFAULT

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

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

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

3. Misrepresentation. Any representation or warranty of Developer in this Agreement or any agreement contemplated by this Agreement is untrue in any material respect;

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

   a) Fraud; or

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

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

6. Involuntary Liens. Any lien is imposed upon the Property involuntarily due to the acts or omissions of Developer and such lien is not removed within sixty (60) days of it being imposed upon the Property.

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

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

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

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

4. Specific Performance. Sue for specific performance;

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

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

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

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

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

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

E. No Waiver. Any delay in instituting or prosecuting any actions or proceedings or otherwise asserting the rights granted in this Agreement, shall not operate as a waiver of such rights to, or deprive it of

or limit such rights in any way, nor shall any waiver in fact made with respect to any specific default, be considered or treated as a waiver of any rights with respect to other defaults or with respect to the particular default except to the extent specifically waived in writing.

F. Remedies Cumulative. Except as expressly provided otherwise in this Agreement, the rights and remedies of the parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative, and the exercise by any party of any one or more of such remedies shall not preclude the exercise of it, at the same or different times, of any other such remedies for any other default or breach by any other party.

IX. TERMINATION

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

1. All Qualified Expenditures have been repaid in full by Tax Increment;
2. The City closes and terminates the TID;
3. The Wisconsin Department of Revenue fails to certify or revokes certification of all or any portion of the TID or the Property;
4. This Agreement is terminated because of an Event of Default; or
5. The parties agree in writing to terminate this Agreement.

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

C. Survival of Certain Provisions. Sections III. B. 1. d), III. F., IV. E., IV. J., IV. I., IV. N.2., IV.O., IV. P. 2., IV. R., V. A., V. B., V. C., V. D., V. E., VII. C., VII. D., VII. E., VII. G., VII. K., VII. L., VIII. B., VIII. D., VIII. E., VIII. F., X. B., X. C., X. G., X .J., X. M., X. O., X. P., X. R., and X.S. shall survive the termination of this Agreement.

X. MISCELLANEOUS PROVISIONS

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

B. Assignment. Developer may not assign its rights under this Agreement without the express prior written consent of the City and RDA, until the obligations of the Developer under Section III hereof are fully performed and satisfied. Thereafter, this Agreement may be assigned by Developer only upon the prior, written consent of the City and RDA, which shall not be unreasonably withheld.

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

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

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

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

G. Force Majeure. No party shall be responsible to any other party for any resulting losses and it shall not be a default hereunder if the fulfillment of any of the terms of this Agreement is delayed or prevented by revolutions or other civil disorders, wars, acts of enemies, strikes, fires, floods, acts of God, adverse weather conditions, legally required environmental remedial actions, industry-wide shortage of materials, or by any other cause not within the control of the party whose performance was interfered with, and which exercise of reasonable diligence, such party is unable to prevent, whether of the class of causes herein above enumerated or not, and the time for performance shall be extended by the period of delay occasioned by any such cause. The foregoing notwithstanding, a Force Majeure event may not be used to avoid an Event of Default if the delay caused by the Force Majeure event exceeds ninety (90) days from the date the event occurred.

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

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

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

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

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

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

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

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

To the City:	City of Green Bay Attn: City Clerk 100 North Jefferson Street Green Bay, WI 54301 e-mail: celestine.jefferys@greenbaywi.gov
To RDA:	Redevelopment Authority of the City of Green Bay Attention: Executive Director 100 North Jefferson Street, Room 608 Green Bay, WI 54301 e-mail: cheryl.renier-wigg@greenbaywi.gov
To the Developer:	On Broadway, Inc. Attention: Board President 340 N. Broadway, Suite 165 Green Bay, WI 54303 E-mail: barb.lamue@thenewnorth.com

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

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

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

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

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

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

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

Property (or any portion thereof) after the recording of this Development Agreement (or Memorandum thereof).

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

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

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

~~S.~~T. Amendment. This Agreement may only be amended by a written instrument executed by both Parties, except as otherwise provided herein. The Agreement and all subsequent amendments shall supersede and renders null and void any prior agreements between the parties and constitutes the Parties' complete agreement.

[Signature pages follow]

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

DEVELOPER:
On Broadway, Inc.

By: _____

_____
Barb LaMue, Board President

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this _____ day of _____ 2024, the above named _____ , a member of On Broadway, Inc., a Wisconsin Corporation, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

THE CITY OF GREEN BAY, THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY, and ON BROADWAY, INC

THE CITY OF GREEN BAY

By: _____
Eric Genrich, Mayor

By: _____
Celestine Jeffreys, Clerk

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

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

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

THE CITY OF GREEN BAY, THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY, and ON BROADWAY, INC.

REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

By: _____
Gary J. Delveaux, Chair

Attest: _____
Cheryl Renier-Wigg, Executive Director

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

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

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

EXHIBIT A
Property Map

EXHIBIT B
Legal Description

28,136 SQ FT LOTS 58, 59, 60, 61 & 62 DOUSMAN'S ADDN EX SLY 31 FT OF 61 & 62

EXHIBIT C
Preliminary Concept Plan

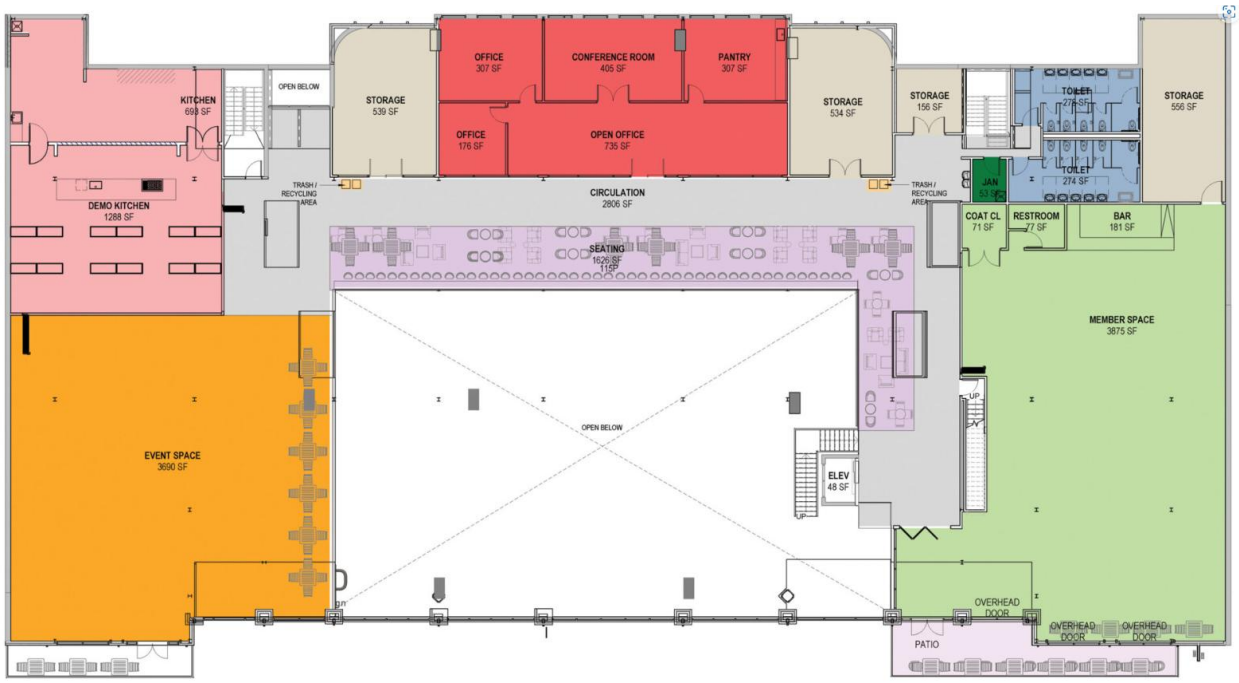
Green Bay
PUBLIC MARKET
GRāEF
RHG A+D
architecture plus design

RHG A+D
architecture plus design
GRāEF

GRāEF

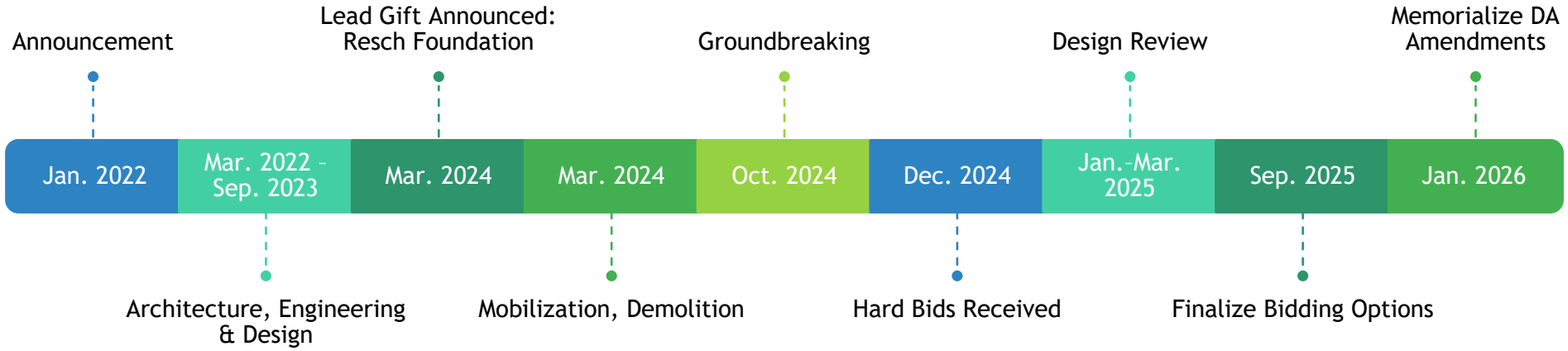
GREEN BAY PUBLIC MARKET - LEVEL ONE

RHG A+D
architecture plus design

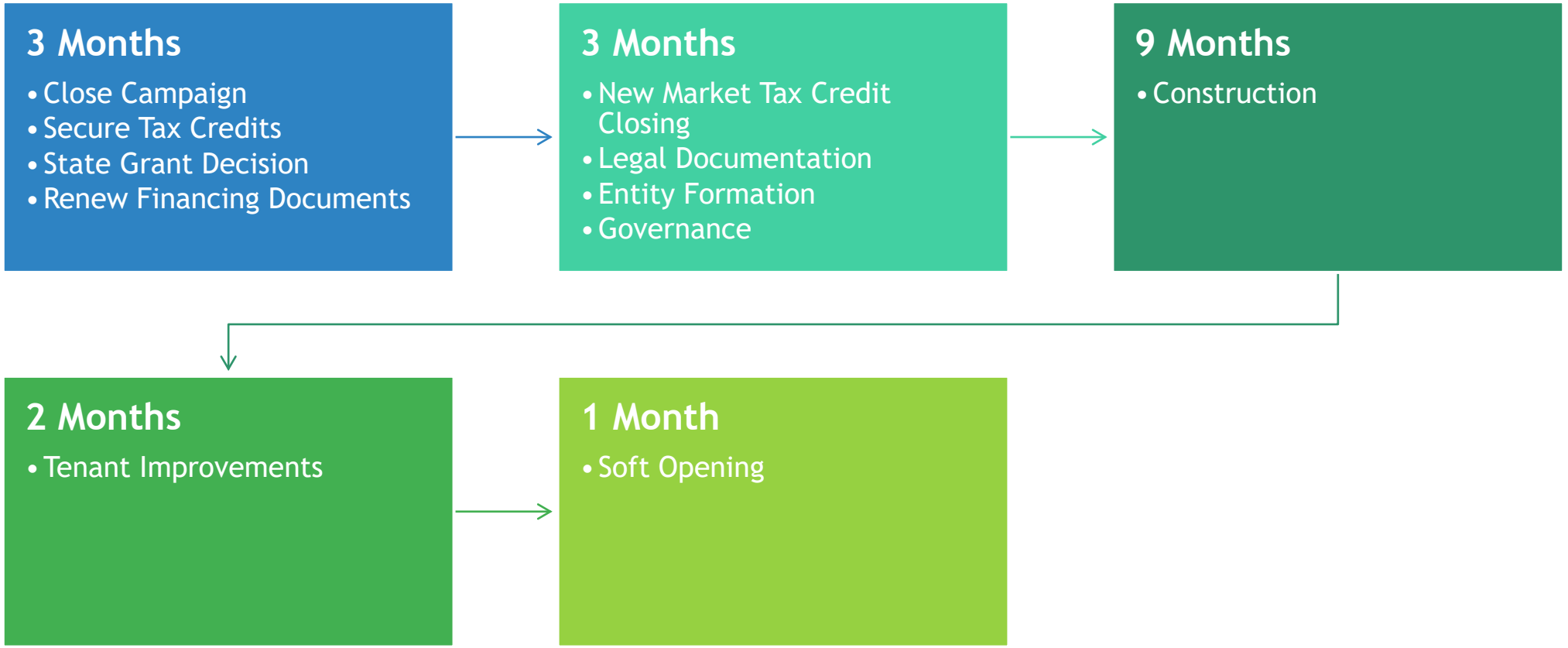

KITCHEN
693 SF
DEMO KITCHEN
1288 SF
OPEN BELOW
STORAGE
539 SF
OFFICE
307 SF
CONFERENCE ROOM
405 SF
PANTRY
307 SF
OFFICE
176 SF
OPEN OFFICE
735 SF
STORAGE
534 SF
STORAGE
156 SF
TOILET
278 SF
TOILET
274 SF
STORAGE
556 SF
JAN
53 SF
TRASH / RECYCLING AREA
CIRCULATION
2806 SF
TRASH / RECYCLING AREA
COAT CL
71 SF
RESTROOM
77 SF
BAR
181 SF
SEATING
1626 SF
115P
MEMBER SPACE
3875 SF
EVENT SPACE
3690 SF
OPEN BELOW
ELEV
48 SF
UP
UP
OVERHEAD DOOR
OVERHEAD DOOR
OVERHEAD DOOR
PATIO

GRÄEF RHG A+D
architecture plus design

Notable Dates



Anticipated Timeline



Sources

	Budget	Pledged	Received
Equity			
Capital Campaign	$ 8,500,000	$ 7,306,017	$ 1,618,281
OBI	$ 1,000,000	$ 869,824	$ 699,824
Focus on Energy	$ 12,500	$ 12,500	$ -
Total Equity	**$ 9,512,500**	**$ 8,188,341**	**$ 2,318,105**
Government			
City: Façade Grant	$ 500,000	$ 500,000	$ 500,000
TIF Net Present Value with 8.54% WACC Discount Rate	$ 921,134	$ 921,134	$ -
County: Tourism Grant	$ 250,000	$ 250,000	$ -
State: Non-State Owned Facilities Grant Round 1	$ 500,000	$ 500,000	$ -
State: Non-State Owned Facilities Grant Round 2	$ 2,000,000	$ -	$ -
State: WEDC CDIG	$ 250,000	$ -	$ -
Total Government	**$ 4,421,134**	**$ 2,171,134**	**$ 500,000**
NMTC - Cash Equivalent			
CDE 1: $8 million tax credit	$ 1,600,000	$ 1,600,000	$ -
CDE 2: $10 million tax credit	$ 2,000,000	$ -	$ -
Total NMTC - Cash Equivalent	**$ 3,600,000**	**$ 1,600,000**	$ -
Financing			
Impact Investing	$ 1,000,000	$ 1,000,000	$ -
Wisconsin Trust Fund	$ 1,000,000	$ 1,000,000	$ -
Bridge - $6 million	$ -	$ -	$ -
Gap	$ 7,750,000	$ 7,750,000	$ -
Total Financing	**$ 9,750,000**	**$ 9,750,000**	**$ -**
Total Sources	**$ 27,283,634**	**$ 21,709,475**	**$ 2,818,105**

Uses

Capital Budget	**Budget**		**Paid**	
Building Acquisition	$	2,259,964	$	2,259,964
Construction	$	14,439,500	$	1,923,702
Soft Costs				
Lease Terminations	$	2,800,000	$	2,400,000
Architecture, Engineering & Design	$	997,903	$	753,903
Percent for the Art	$	65,000	$	3,100
Holding & Closing Costs	$	424,467	$	146,124
Construction Period Interest	$	1,709,766	$	602,564
Contingency	$	1,000,000	$	1,875
Primary Mortgage FV	$	-	$	(1,686,397)
Construction Line of Credit	$	-	$	(3,738,000)
Total Capital Budget	**$**	**23,696,600**	**$**	**2,666,835**
Operating Budget				
Furniture, Fixtures & Equipment	$	1,000,000	$	12,850
EIDL/OBI	$	500,000	$	-
Startup Expenses	$	1,837,034	$	138,420
Contingency	$	250,000	$	-
Total Operating Budget	**$**	**3,587,034**	**$**	**151,270**
Total Uses	**$**	**27,283,634**	**$**	**2,818,105**
Surplus (Deficit)	**$**	**-**		

GRÄEF
RHG A+D
architecture plus design

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # L.2

To approve the joint request by DPW and Parks Department to approve Final Payment for JBS Subdivision & Park — Phase 2 Infrastructure Package to Calnin & Goss, LLC in the amount of $207,486.90.

BACKGROUND

The City of Green Bay hired Calnin & Goss, LLC to install all of the roads, sidewalks, stormwater management facilities and underground utilities for the JBS subdivision. The work has been completed. We are requesting approval of the Final Payment to close out their construction contract. The original base bid for this contract was $3,912,012.63. The total cost after all approved change orders and quantity measurements came out to $4,248,368.13. This project was funded through TIF funding. There is enough money budgeted to make this final payment.

RECOMMENDATION

To approve the joint request by DPW and Parks Department to approve Final Payment for JBS Subdivision & Park — Phase 2 Infrastructure Package to Calnin & Goss, LLC in the amount of $207,486.90.

FISCAL IMPACT

ATTACHMENTS

1. Payment #15-Final (NOT SIGNED)

CITY OF GREEN BAY
CERTIFICATE FOR PAYMENT

DATE:	January 9, 2026
CONTRACT:	JBS SUBDIVISION AND PARK - PHASE 2 INFRASTRUCTURE PACKAGE
PO NUMBER:	2400168
PROJECT NO:	83099
CONTRACTOR:	Calnin & Goss, LLC 505 W. Edgewood Dr. Appleton, WI 54913

PAYMENT NO. 15-FINAL

TOTAL AMOUNT EARNED:	$	4,248,368.13
LESS AMOUNT RETAINED:	$	-
	$	4,248,368.13
LESS AMOUNT PREVIOUSLY PAID:	$	4,040,881.23
AMOUNT DUE THIS PAYMENT:	$	207,486.90

BREAKDOWN BY ACCOUNT NUMBERS

468500-59028-83099	$	2,394.00
468500-55355-83099	$	129,241.76
468500E-55355-83099	$	906.13
468500E-55305-83099	$	74,945.01
	$	207,486.90

Prepared by: _____
Myla Ting Thompson-Eagan
Civil Engineer

Approved by: _____
James M. Brunette, P.E.
Assistant Director of Public Works

cc: Kim Rivest

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

MEETING DATE	PREPARED BY
January 20, 2026	Valerie Joosten, Public Works Director

AGENDA ITEM # M.1

To hold the request by Ald. Galvin on behalf of the property owner for 338 Hartung Street to appeal the charges regarding sidewalk replacement on Invoice No. 204963 until the January 28, 2026 Improvement & Services Committee meeting.

BACKGROUND

The property owner was provided a deadline of 30 days to make concrete sidewalk repairs on May 21, 2025. Property owner requested multiple extensions to the deadline. On September 5, 2025, Director Joosten emailed Steve Kersten stating that the City's contractor was expected to be at the property by Sept. 19th to complete repairs providing a final opportunity to make repairs before crews arrived. Actual repairs were scheduled by the City on October 2, 2025. At some point prior to the City's work, the property owner completed mudjacking and grinding of the sidewalks as noted on the attached receipt. The City was not notified work was complete and therefore was unable to verify work was compliant. Actual repairs were scheduled by the City on October 2, 2025. The City's cost to replace the sidewalk was $10,838.40. The property owner's receipt indicates a cost of $1,640 for mudjacking and grinding.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Steve Kersten - Receipt - 2025-10-20
2. PARCEL #8-761 LETTER
3. PARCEL #8-761 SIGNATURE CONFIRMATION
4. Invoice #204963

Receipt

2507-1507-8615
2025-10-20

RaiseRite Concrete Lifting, Inc.
4466 Custer St
Manitowoc WI 54220
info@raise-rite.com
P 877-407-2473 F 920-684-9008

Steve Kersten
1600 Shawano Ave. Suite 204
Green Bay WI 54303
kerstenrealty@yahoo.com
(920) 265-2827

338 Hartung St., Green Bay, WI, 54302

Mudjacking Option (quantity measured in cubic yards)

Description	*Total*
City Walk Raise and support 18 sections and 5 pieces of City Walk to level joints . Spots suggested for replacement.	$1,600.00
	$1,600.00

Concrete Grinding

Description	*Total*
Grinding Grind designated area using a concrete scarifier to remove trip hazard(s). Grinding will leave a bright white permanent mark on concrete that will have a rough surface. Width of grind will depend on the height of grind (typically 4-8 inches wide).	$40.00

Subtotal	$1,640.00
Tax	$0.00
Total	$1,640.00
Paid	$1,640.00
Due	$0.00

Your payment or credit has been applied. Please take note of any remaining balance due. If you have a balance due please pay immediately.

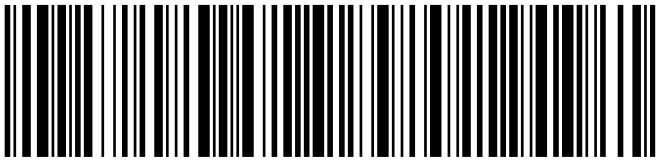
Thank you for your business and please remember us for all your concrete or foundation repair needs!

High Spot

Grind

CITY OF GREEN BAY
100 N JEFFERSON STREET
GREEN BAY WI 54301

USPS CERTIFIED MAIL



9214 8901 9403 8315 2381 90

PARCEL# 8-761
TWO HOWARD PROPERTIES LLC
1600 SHAWANO AV #204
GREEN BAY WI 54303

STATE OF WISCONSIN

CITY OF GREEN BAY

May 21, 2025

TO: TWO HOWARD PROPERTIES LLC

1600 SHAWANO AV #204
GREEN BAY WI 54303

WHEREAS, by a resolution duly adopted by the Common Council of the City of Green Bay, Wisconsin, 893.7000 square feet of sidewalk was ordered laid on that portion of 338 HARTUNG ST abutting the following described parcel (8-761) LOT 1 OF 11 CSM 25 MAP 2351 IN 971879 BNG PRT OF OUTLOT A OF MEADOWBROOK PLAT . Square Ft Credit = 0.0000 .

Now, THEREFORE, the Common Council of the City of Green Bay does hereby order the owner of the above described property to lay the aforementioned sidewalk at his/her own expense within 30 days of this order. (See the following pages for more information including installation.) The sidewalk shall be laid in accordance with the requirements of Chapter 34 of the Revised Municipal Code of Green Bay regulating and prescribing the construction of concrete sidewalk in the City of Green Bay.

Any questions concerning this order shall be directed to the Engineering Division of the Department of Public Works at the City of Green Bay. (920) 448-3106 or greenbaysidewalks@greenbaywi.gov

Public Works Department
100 North Jefferson Street • Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

920.448.3106

Page one of this mailing was the formal ORDER for you to construct or reconstruct sidewalks along your property. This notice is a statutory requirement of the State of Wisconsin. The following is additional information to help you through the process.

When City of Green Bay Common Council orders in new concrete sidewalks it is the opinion of the City Traffic, Bicycle and Pedestrian Commission that defective sidewalks are hazardous to pedestrian traffic and must be repaired.

Below are the options you need to choose from for the Sidewalk repair ordered at your property:

Option 1 = Resident does nothing and the City takes care of sidewalk repairs

- The City will wait for the 30-day timeframe to expire then the City's contractor will be instructed to construct or reconstruct the sidewalk at your property.
- All sidewalks marked will be removed and replaced.
- The City will invoice the owner for the actual cost of sidewalk based on the square footage of the sidewalk installed at the current contract price.

Option 2 = Property Owner completes the repairs themselves

- Sidewalk work must be completed before the 30-days expire from your notice.
- Work must be done by ***property owner only***, not by family, a friend, neighbor, or others.
- Property owner obtains permits for repairs to the sidewalk (Obstruction Permit, & Sidewalk Grade Permit – apply online through City website at https://www.greenbaywi.gov/1389/Excavation-Obstruction-and-Licensed-Side
- Property owner shall provide proper signing and barricading of the area prior to commencing the work.
- Property owner shall construct the sidewalk in accordance with City Standards.
- Property owner shall call or email that the work is completed and ready for final inspection. The City will inspect repairs and confirm they meet the city specifications.
- If the work is found to be unacceptable, the property owner will be notified and shall remove the sidewalk and replace it to conform to City Standards. If work is not completed within 30 days, the City's Contractor will complete the work and property owner will be billed.

Option 3 = Hire a contractor with a City of Green Bay Sidewalk Builders License to do the work for you

- Sidewalk work must be completed before the 30-day notice expires.
- List of the City's Licensed Contractors can be found in the city's website or at this link, https://www.greenbaywi.gov/1299/Sidewalks. A clickable link titled, "Sidewalk Builders (PDF)" can be found on this page.
- Licensed Contractor (Sidewalk Builder) obtains permits for repairs to the sidewalk.
- Licensed Contractor shall provide proper signing and barricading of the area prior to commencing the work.
- Licensed Contractor shall construct the sidewalk in accordance with City Standards.
- Repairs made by licensed contractor and property owner pays the contractor directly. The sidewalk replacement shall include ALL damaged sidewalks including sidewalks marked with an "X" & "C".
- Property owner to call or email the work is completed and ready for final inspection. The city will inspect repairs and confirm they meet the city specifications.
- If the work is found to be unacceptable, the property owner shall remove the sidewalk and replace it to

conform to City standards. If work is not completed within 30 days, the City Contractor will come and complete the work and the property owner will be billed.

Example Repair Options:

Remove & Replace	Complete replacement of damaged sidewalk
Diamond Grind	Sidewalks that are raised slightly
Mudjacking	Sidewalks that are sunken and need to be raised
Epoxy Crack Filling	Larger cracks or divots that need to be filled

For Option 1 Only Sidewalk Billing and Payments

The Common Council has authorized the Department of Public Works to extend the 30-day time period called for, in the sidewalk order, in hardship cases. A request for an extension must be in writing explaining the hardship for which the extension is requested. This request should be sent to the Department of Public Works, Room 300, City Hall, 100 North Jefferson Street, Green Bay, Wisconsin, 54301.

The City will invoice property owner for sidewalks replaced by the City. Invoices that are not paid in full or any remaining balance after the 30 days of invoiced date will roll onto the property taxes and shall be payable to the City of Green Bay in 5 annual installments at the current 2022 interest rate of per annum. All sidewalk that is replaced and listed as a sidewalk credit will be paid for by the City.

For Option 2 or 3 Only the following is the Procedure for Reimbursing Property owners for Sidewalk Credits

If you choose to construct or reconstruct the sidewalk yourself or through a licensed contractor, and a sidewalk credit is indicated ("Square Ft Credit") follow the next steps for reimbursement.

- If the work is found to be acceptable, the property owner shall submit the City Sidewalk Reimbursement Form to the Department of Public Works - Engineering Division for sidewalk credit sidewalks (ex. street tree damage). This form can be found on the city's website, https://www.greenbaywi.gov/1299/Sidewalks, near the bottom of the page, under the FAQs. Click on, "Can I get reimbursed for my sidewalk repair?"
- The form shall state the area replaced, in square feet, and the amount due.
- The amount due shall be actual cost not to exceed current City contract cost.
- The form shall be accompanied with
    a. A copy of the concrete company's delivery slip, with concrete mix listed.
    b. A copy of the invoice of the work by the contractor
- Department of Public Works - Engineering Division shall verify the calculations and process for payment.

Questions concerning sidewalks can be directed to the Engineering Division of the Department of Public Works. The sidewalk contact information is (920) 448-3106 or email greenbaysidewalks@greenbaywi.gov

UNITED STATES POSTAL SERVICE

Mailer: City of Green Bay

Date Produced: 05/30/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8315 2381 90. Our records indicate that this item was delivered on 05/29/2025 at 12:48 p.m. in GREEN BAY, WI 54303. The scanned image of the recipient information is provided below.

Signature of Recipient :
(Authorized Agent)

Address of Recipient : 1600 SHAWANO AVE STE 204E, GREEN BAY, WI 54303

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

PARCEL# 8-761
TWO HOWARD PROPERTIES LLC
1600 SHAWANO AV #204
GREEN BAY WI 54303

Customer Reference Number: C5914252.35872398

UNITED STATES POSTAL SERVICE®

Return address:

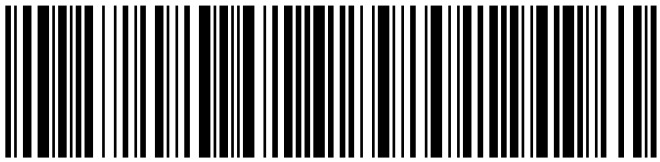
CITY OF GREEN BAY
100 N JEFFERSON STREET
GREEN BAY WI 54301

Recipient address:

PARCEL# 8-761
TWO HOWARD PROPERTIES LLC
1600 SHAWANO AV #204
GREEN BAY WI 54303

MAILING DATE: 05/21/2025
DELIVERY DATE: 05/30/2025

USPS CERTIFIED MAIL



9214 8901 9403 8315 2381 90

USPS Tracking Label Number: 9214 8901 9403 8315 2381 90

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	GREEN BAY,WI 54301	05/21/2025 09:03
SHIPMENT RECEIVED ACCEPTANCE PENDING	GREEN BAY,WI 54301	05/21/2025 14:22
ORIGIN ACCEPTANCE	GREEN BAY,WI 54301	05/28/2025 08:09
PROCESSED THROUGH USPS FACILITY	GREEN BAY WI DISTRIBUTION CENTE 54303	05/28/2025 09:24
DELIVERED TO AGENT LEFT WITH INDIVIDUAL	GREEN BAY,WI 54303	05/29/2025 12:48
DELIVERED (SYSTEM ADDED)		05/30/2025 06:21

CUSTOM 1:

GREEN BAY CITY TREASURER
100 North Jefferson Street, Room 106
Green Bay, WI 54301-5026

INVOICE

Invoice Date	Invoice No.
10/20/2025	204963
Customer Number	
69650	
Invoice Total Due	
$10,838.40	
Customer PO	**Due Date**
	11/19/2025

155015 : PAYMENTS CAN BE MADE UP TO DUE DATE, BALANCE WILL BE ADDED TO YOUR TAX BILL AT 5.9% INTEREST/YR FOR 5 YRS.

TWO HOWARD PROPERTIES LLC
1600 SHAWANO AV #204
GREEN BAY, WI 54303-

0000018202550020496330001083840 7

✂ Please Detach and return top portion with your payment ✂

City of Green Bay, Green Bay, WI 54301 **Invoice Date:** 10/20/2025 **Customer Number:** 69650

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
SIDEWALKS FOR PARCEL 8-761 AT 338 HARTUNG ST AND PROJECT LOCATION 2025 SIDEWALKS	445.70	$12.00	EACH	$5,348.40	$0.00	$0.00	$5,348.40
SIDEWALKS FOR PARCEL 8-761 AT 338 HARTUNG ST AND PROJECT LOCATION 2025 SIDEWALKS	334.00	$12.00	EACH	$4,008.00	$0.00	$0.00	$4,008.00
SIDEWALKS FOR PARCEL 8-761 AT 338 HARTUNG ST AND PROJECT LOCATION 2025 SIDEWALKS	114.00	$13.00	EACH	$1,482.00	$0.00	$0.00	$1,482.00

Please put Invoice Number on your check.
Make checks payable to City of Green Bay.

Invoice Total: **$10,838.40**

QUESTIONS REGARDING HOW THE AMOUNT OF THIS BILL WAS DERIVED OR ANY ENGINEERING CONCERNS MAY BE DIRECTED TO THE DPW-ENGINEERING DIV AT (920)448-3100. REMITTANCE QUESTIONS MAY BE DIRECTED TO THE CLERKS-TREASURERS OFFICE AT (920)448-3010.

ORIGINAL COPY

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

MEETING DATE	PREPARED BY
January 20, 2026	James Brunette

AGENDA ITEM # M.2

To approve the request by the Department of Public Works to review and approve the 2026 Special Assessment factors and rates.

BACKGROUND

Assessment rates are reviewed and updated annually. Refer to attached memos.

RECOMMENDATION

Approval of the 2026 Special Assessment factors and rates.

FISCAL IMPACT

ATTACHMENTS

1. 2026 Assessment Rate recommendation memo
2. RATEPROPOSED 2026
3. 2026 Assessment Rates

Public Works Department
100 North Jefferson Street · Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100
Operations 920.448.3535
Parking 920.448.3431
Fax 920.448.3102

TO: Valerie Joosten

FROM: James Brunette

CC: Pat Molski

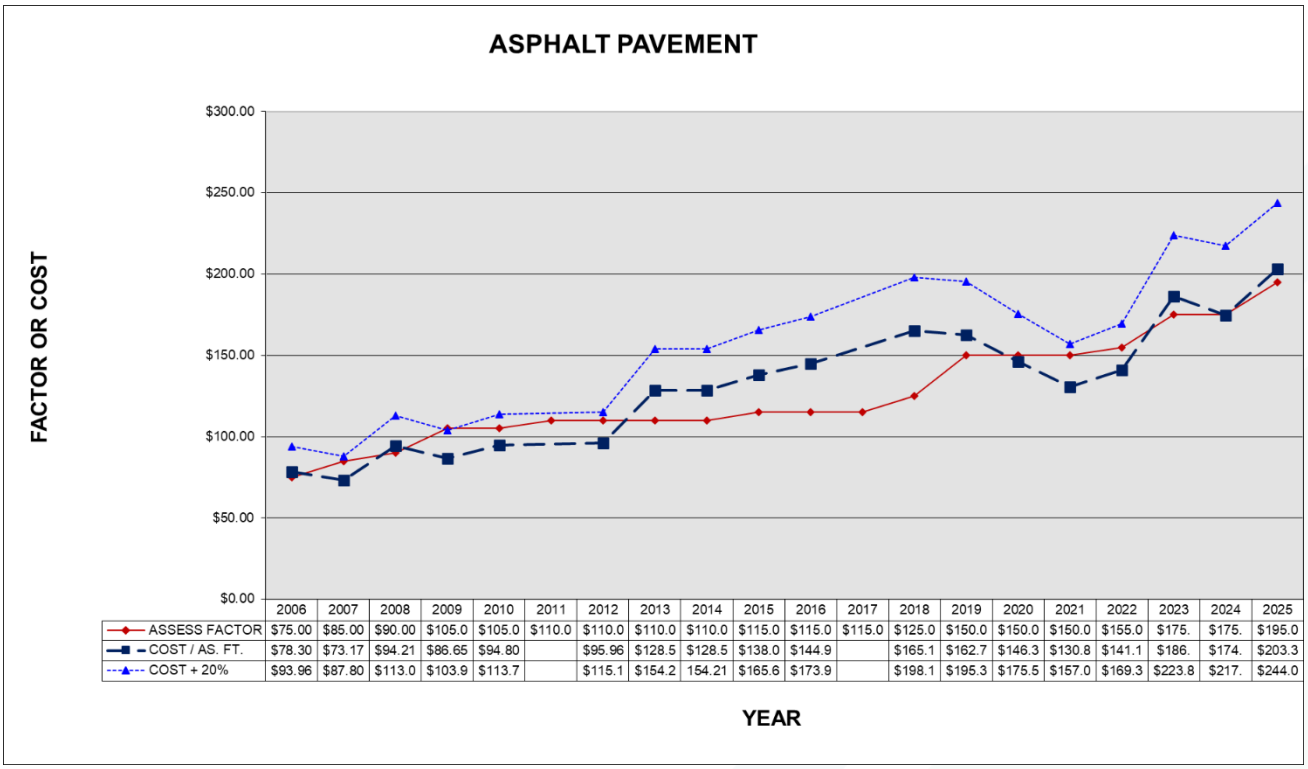
DATE: 1-6-2026

RE: **2026 Pavement Assessment Rates**

The 2026 pavement assessment rates should go to the January 14 I&S meeting. My review and recommendations are as follows:

Asphalt Reconstruction

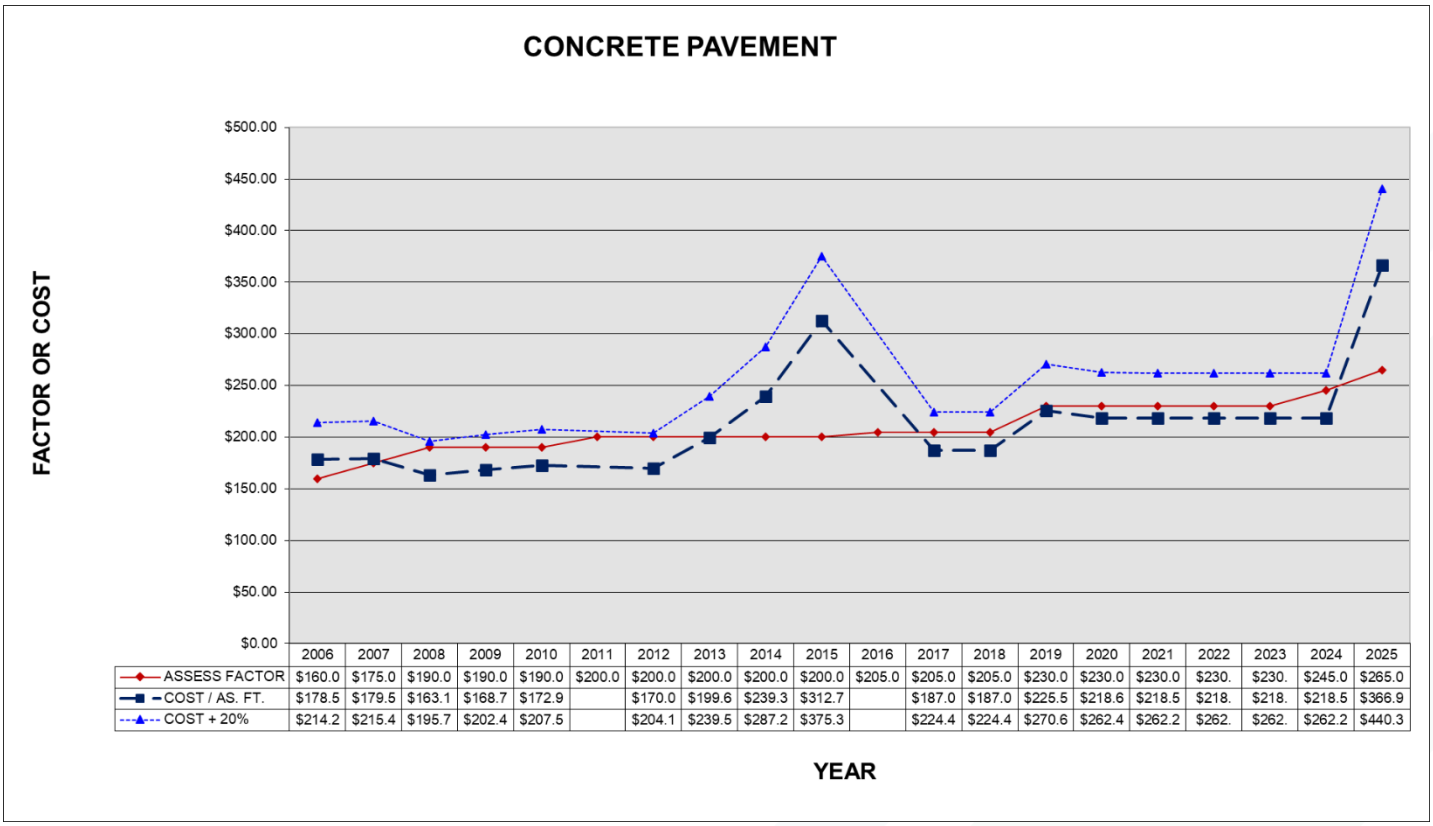
- The City reconstructed one asphalt street in 2025, Cass Street (S. Madison Street to S. Monroe Avenue).
- Cass Street was reconstructed to a clear width of 30'. The average cost per assessable foot for this segment was $186.25 (actual constructed cost) and $223.50 (adjusted construction cost for 36' clear width).
- Based upon those costs, along with the projected cost per assessable footage for a generic street ($214.04), I would recommend the **2026 asphalt pavement assessment factor increase to $200/ft**.
- As a note, we did raise rates from $155/ft in 2022 to $175/ft in 2023 and remained at $175/ft in 2024. In 2025 rate were raised to $195/ft.
- I included the graph of project costs/assessable foot from 2025 determination, for reference.



	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ASSESS FACTOR	$75.00	$85.00	$90.00	$105.0	$105.0	$110.0	$110.0	$110.0	$110.0	$115.0	$115.0	$115.0	$125.0	$150.0	$150.0	$150.0	$155.0	$175.	$175.	$195.0
COST / AS. FT.	$78.30	$73.17	$94.21	$86.65	$94.80		$95.96	$128.5	$128.5	$138.0	$144.9		$165.1	$162.7	$146.3	$130.8	$141.1	$186.	$174.	$203.3
COST + 20%	$93.96	$87.80	$113.0	$103.9	$113.7		$115.1	$154.2	154.21	$165.6	$173.9		$198.1	$195.3	$175.5	$157.0	$169.3	$223.8	$217.	$244.0

Concrete Reconstruction

- The City reconstructed one concrete street in 2025, E. Mason Street (Jaster Street to Bader Street).
- This segment of E. Mason Street was reconstructed to a clear width that varied from 54'-74'. The pavement section involved 10" concrete,12" of 1 ¼" CABC and 3" breaker. This upgraded pavement section along with extensive traffic control resulted in higher cost per assessable footage ($672.77-actual constructed, $366.93 adjusted).
- The assessment factor did increase from $245/ft in 2024 to $265/ft in 2025 to keep in line with the upward trend of concrete construction costs.
- Based on the average cost per sy of concrete pavement in 2025, along with the ENR Construction Cost Index increase from 2023 to 2026, I would recommend that the
- **2026 concrete pavement assessment factor remain at $265/ft**
- I included the graph of project costs/assessable foot from 2025 determination, for reference.



	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ASSESS FACTOR	$160.0	$175.0	$190.0	$190.0	$190.0	$200.0	$200.0	$200.0	$200.0	$200.0	$205.0	$205.0	$205.0	$230.0	$230.0	$230.0	$230.	$230.	$245.0	$265.0
COST / AS. FT.	$178.5	$179.5	$163.1	$168.7	$172.9		$170.0	$199.6	$239.3	$312.7		$187.0	$187.0	$225.5	$218.6	$218.5	$218.	$218.	$218.5	$366.9
COST + 20%	$214.2	$215.4	$195.7	$202.4	$207.5		$204.1	$239.5	$287.2	$375.3		$224.4	$224.4	$270.6	$262.4	$262.2	$262.	$262.	$262.2	$440.3

Resurfacing

- Based on the spreadsheet of the 2025 resurfacing street costs, the following 2026 resurfacing assessment rates would be recommended:

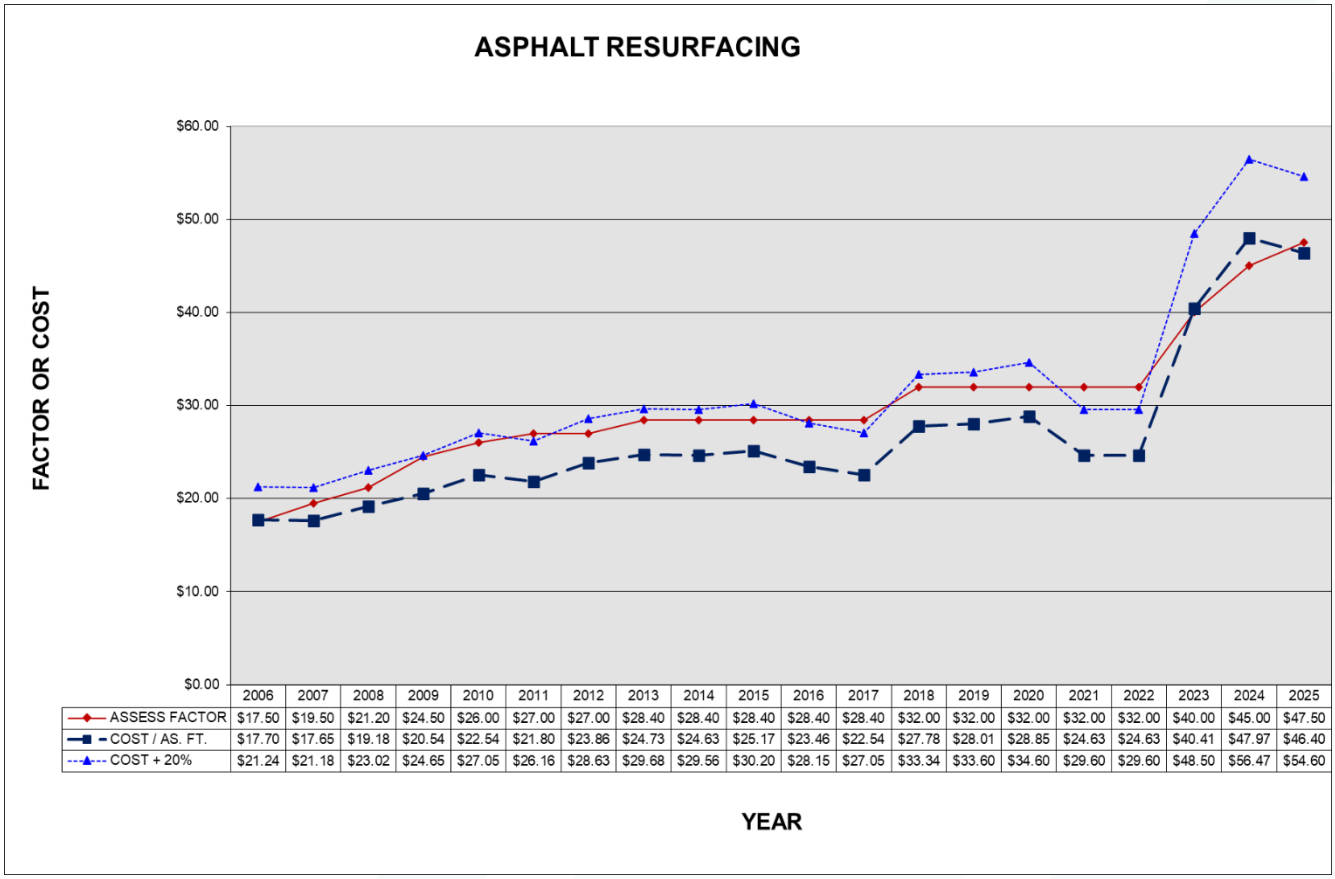
ASSESSMENT FACTOR = $47.50

RESIDENTIAL RATE 60% = $28.50

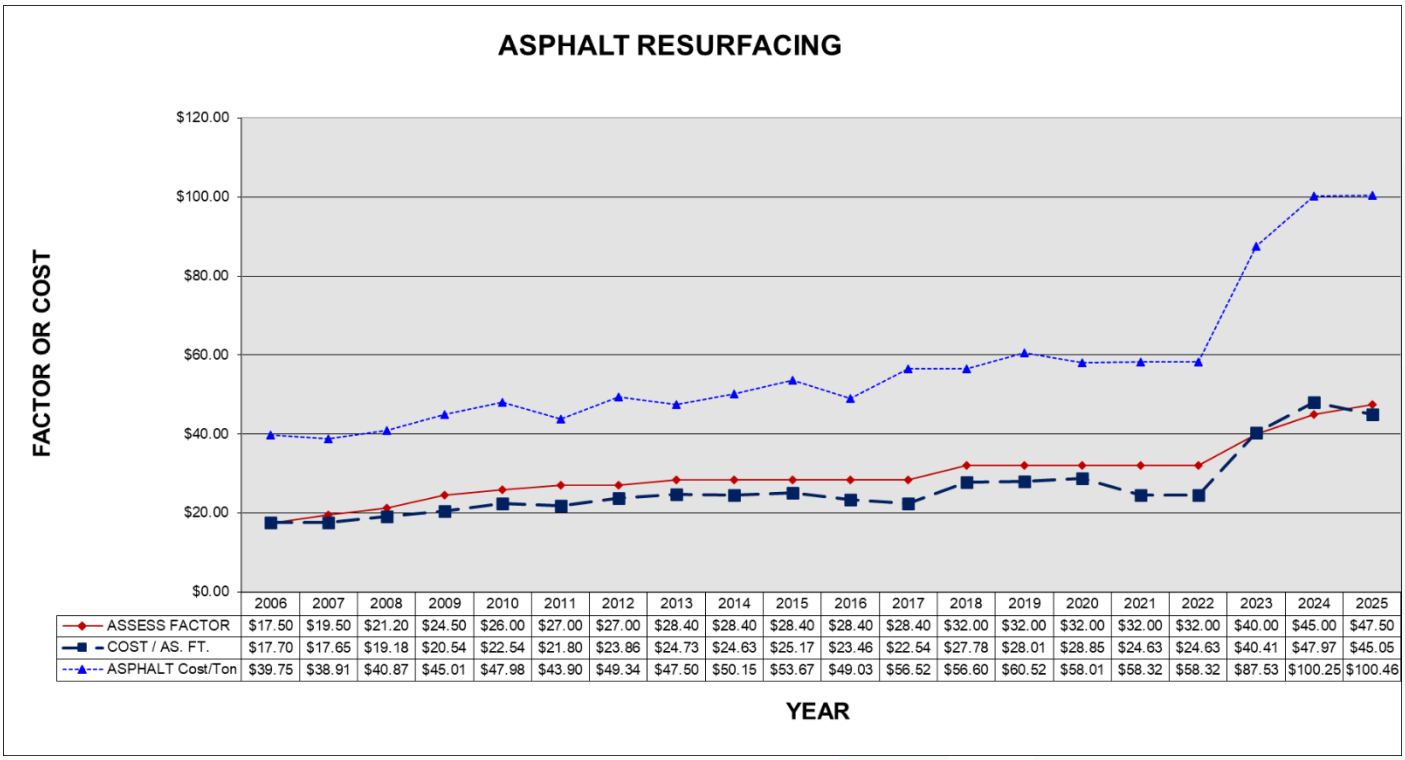
RESIDENTIAL ON BUS/TRUCK ROUTE 60% - 10% = $25.65

OTHER RATE 90% = $42.75

- The asphalt resurfacing assessment factor was raised from $40.00 in 2023 to $45.00 in 2024, and $46.50 in 2025. To keep up with the increased cost of asphalt pavement in 2025 and the anticipated increasing cost of asphalt pavement in 2026, while not exorbitantly increasing the assessment factor**, it is recommended that the assessment factor remain at $47.50.**



	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ASSESS FACTOR	$17.50	$19.50	$21.20	$24.50	$26.00	$27.00	$27.00	$28.40	$28.40	$28.40	$28.40	$28.40	$32.00	$32.00	$32.00	$32.00	$32.00	$40.00	$45.00	$47.50
COST / AS. FT.	$17.70	$17.65	$19.18	$20.54	$22.54	$21.80	$23.86	$24.73	$24.63	$25.17	$23.46	$22.54	$27.78	$28.01	$28.85	$24.63	$24.63	$40.41	$47.97	$46.40
COST + 20%	$21.24	$21.18	$23.02	$24.65	$27.05	$26.16	$28.63	$29.68	$29.56	$30.20	$28.15	$27.05	$33.34	$33.60	$34.60	$29.60	$29.60	$48.50	$56.47	$54.60



	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ASSESS FACTOR	$17.50	$19.50	$21.20	$24.50	$26.00	$27.00	$27.00	$28.40	$28.40	$28.40	$28.40	$28.40	$32.00	$32.00	$32.00	$32.00	$32.00	$40.00	$45.00	$47.50
COST / AS. FT.	$17.70	$17.65	$19.18	$20.54	$22.54	$21.80	$23.86	$24.73	$24.63	$25.17	$23.46	$22.54	$27.78	$28.01	$28.85	$24.63	$24.63	$40.41	$47.97	$45.05
ASPHALT Cost/Ton	$39.75	$38.91	$40.87	$45.01	$47.98	$43.90	$49.34	$47.50	$50.15	$53.67	$49.03	$56.52	$56.60	$60.52	$58.01	$58.32	$58.32	$87.53	$100.25	$100.46

Please let me know if you recommend any changes.

CITY OF GREEN BAY
SPECIAL ASSESSMENT FACTORS AND RATES
2026 FACTORS AND RATES

	2025 RATES	2026 RATES
I. SANITARY SEWER		
Sewer	$85.00 Per Front Foot	$95.00 Per Front Foot
Sewer with Rock Excavation	$100.00 Per Front Foot	$115.00 Per Front Foot
4" Sanitary Connection	$1,750.00 Each	$1,775.00 Each
with Rock Excavation	$2,800.00 Each	$2,800.00 Each
6" Sanitary Connection	$2,050.00 Each	$2,050.00 Each
with Rock Excavation	$2,875.00 Each	$2,875.00 Each
II. STORM SEWER		
Sewer	$65.00 Per Front Foot (New Streets, and Type B Streets in Urban Expansion & Reserve Districts and new main installation)	$75.00 Per Front Foot (New Streets, and Type B Streets in Urban Expansion & Reserve Districts and new main installation)
6" Storm Connection	$1,150.00 Each	$1,150.00 Each
12" Storm Connection	$2,050.00 Each	$2,050.00 Each
Stormwater Management (Fee in lieu of)	$4,200.00 Per ERU	$4,200.00 Per ERU
III. WATER		
Residential and Other Ordinary Users	$75.00 Per Front Foot	$80.00 Per Front Foot
with Rock Excavation	$105.00 Per Front Foot	$110.00 Per Front Foot
User Requiring Larger Than 8" Mains	$85.00 Per Front Foot	$90.00 Per Front Foot
with Rock Excavation	$115.00 Per Front Foot	$120.00 Per Front Foot
1" Lateral with New Water Main	$2,300.00 Each	$2,300.00 Each
with Rock Excavation	$3,300.00 Each	$3,300.00 Each
1" Lateral on Existing Water Main	$3,300.00 Each	$3,300.00 Each
with Rock Excavation	$4,300.00 Each	$4,300.00 Each
New 1" Service Connection	Actual Cost	Actual Cost
New Larger than 1" Service Connection	Actual Cost	Actual Cost

IV. STREET CONSTRUCTION ASSESSMENT RATES Assessment Factor =	2025 RATES ASPHALT PAVEMENT $195.00	2025 RATES CONCRETE PAVEMENT $265.00	2026 RATES ASPHALT PAVEMENT $200.00	2026 RATES CONCRETE PAVEMENT $265.00
1. Type "A" Street (New Street, Not Previously Open to Traffic)				
Residential Zones	$195.00	$195.00	$200.00	$200.00
All Other Zone Classifications (1 and 2 Family Use Apply Residential Zones Rate)	$195.00	$265.00	$200.00	$265.00
2. Type "B" Street (Existing Street, No Curb & Gutter, Improvement include adding curb & gutter)				
Residential Zones	$117.00	$117.00	$120.00	$120.00
All Other Zone Classifications (1 and 2 Family Use Apply Residential Zones Rate)	$175.50	$238.50	$180.00	$238.50
3. Type "C" Street (Existing Street, Has Pavement and Curb & Gutter)				
A. Local Streets				
Residential Zones	$58.50	$58.50	$60.00	$60.00
Residential Zones on Bus and/or Heavy Traffic Routes	$52.65	$52.65	$54.00	$54.00
All Other Zone Classifications (1 and 2 Family Use Apply Residential Zones Rate)	$126.80	$172.30	$130.00	$172.30
B. STP and NHS Streets				
Residential Zones	$39.00	$39.00	$40.00	$40.00
Residential Zones on Bus and/or Heavy Traffic Routes	$35.10	$35.10	$36.00	$36.00
All Other Zone Classifications (1 and 2 Family Use Apply Residential Zones Rate)	$126.80	$172.30	$130.00	$172.30

V. ASPHALT RESURFACING ALL STREET TYPES Assessment Factor =	2025 RATES ASPHALT RESURFACING $47.50	2026 RATES ASPHALT RESURFACING $47.50
Residential Zones	$28.50	$28.50
Residential Zones on Bus and/or Heavy Traffic Routes	$25.65	$25.65
All Other Zone Classifications (1 and 2 Family Use Apply Residential Zones Rate)	$42.80	$42.75

	2025 RATES	2026 RATES
INTEREST RATE FOR UNPAID SPECIAL ASSESSMENTS	5.90%	5.80%

GREEN BAY WATER

631 South Adams Street
Green Bay, WI 54301
(920) 448-3480

1/6/2026

Ald. Joey Prestley, Chairperson
Improvement and Service Committee
100 North Jefferson Street
Green Bay, WI 54301

Dear Chairperson Prestley:

The Green Bay Water Utility recommends the following assessment rates for 2026:

Residential and other ordinary users	$80.00/front foot
Residential and other ordinary users (Project requiring rock excavation)	$110.00/front foot
Users requiring larger than 8" diameter mains (commercial and industrial)	$90.00/front foot
Users requiring larger than 8" diameter mains (commercial and industrial) (Project requiring rock excavation)	$120.00/front foot
1" water lateral installed with new water main	$2,300.00/lateral
1" water lateral installed with new water main (Project requiring rock excavation)	$3,300.00/lateral
1" water lateral installed on existing main in conjunction with street reconstruction	$3,300.00/lateral
1" water lateral installed on existing main in conjunction with street reconstruction (Project requiring rock excavation)	$4,300.00/lateral
New 1" service connection on existing main requested by owner	Actual cost
New larger than 1" service connection on existing main requested by owner	Actual cost

Sincerely,

THE GREEN BAY WATER UTILITY

Kristin Romanowicz

Kristin Romanowicz, P.E.
Engineering Services Supervisor

cc: Valerie Joosten, Pat Molski, James Brunette

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # M.3

To approve the request by Department of Public Works Parking Division to purchase a 2026 Bobcat UW56 sidewalk utility tractor from Bobcat Plus, Inc. in the amount of $71,152.46.

BACKGROUND

Parking Division utilizes sidewalk utility tractors year-round for various core functions including, snow removal, litter cleanup, sidewalk maintenance, and maintaining parking ramps. Unit 752, a 2011 Bobcat Toolcat 5600 has reached is maximum service life. The replacement of this unit has been approved in the 2026 budget.

RECOMMENDATION

To purchase a 2026 Bobcat UW56 from Bobcat Plus for the purchase price of **$71,152.46** off the Sourcewell contract#020223-CEC. The purchase price includes delivery, warranty, and operator training.

FISCAL IMPACT

ATTACHMENTS

1. City of Green Bay - Public Works - UW56 - AU1518237 (2)
2. Parking Toolcat Req

Product Quotation
Quotation Number: **AU1518237**
Quote Sent Date: **Dec 10, 2025**
Expiration Date: **Jan 09, 2026**

Your Bobcat Contact
Alex Urlaub
Phone: +17012416372
Email: alex.urlaub@doosan.com

Your Customer Contact

Deliver to
City of Green Bay - Public Works
519 S ONEIDA ST
GREEN BAY, WI, 54303-2009

Bobcat Dealer
Bobcat Plus, Inc., DePere, WI
1372 MID VALLEY DR.
DEPERE, WI, 54115

Bill to
City of Green Bay - Public Works
519 S ONEIDA ST
GREEN BAY, WI, 54303-2009

Item Name	Item Number	Quantity	Price Each	Total
Bobcat UW56	M1225	1	56,406.00	56,406.00
Standard Equipment: Adjustable Vinyl Seats All-Wheel Steer Automatically Activated Glow Plugs Auxiliary Hydraulics Variable Flow with dual direction detent Beverage Holders Bob-Tach Boom Float Cargo Box Support Cruise Control Speed Management Enclosed Cab with HVAC Dual Port USB charger Lower Engine Guard Limited Slip Transaxle Engine and Hydraulic Monitor with Shutdown Front LED Work Lights Full-time Four-Wheel Drive				
Horsepower Management Roll Over Protective Structure (ROPS) . Meets Requirements of SAE-J1040 & ISO 3471 Falling Object Protective Structure (FOPS) . Meets Requirements of SAE-J1043 & ISO3449, Level I Dome Light Hydraulic Dump Box Instrumentation: Standard 5" Display with Keyless Start, Engine Temperature and Fuel Gauges, Hour meter, RPM and Warning Indicators. Includes maintenance interval notification, fault display, job codes, quick start, and security lockouts. Joystick, Manually Controlled with Lift Arm Float Lift Arm Support Parking Brake, automatic Power Steering with Tilt Steering Wheel Radiator Screen Rear Receiver Hitch Seat Belts, Shoulder Harness Spark Arrestor Muffler Suspension, 4-wheel independent Tires: 27 x 10.5-15 (8 ply), Lug Tread Toolcat Interlock Control System (TICS) Two-Speed Transmission Machine Warranty: 12 Months, unlimited hours Bobcat Engine Warranty: Additional 12 Months or total of 2000 hours after initial 12 month warranty				
Deluxe Road Package	M1225-P01-C01	1	2,275.00	2,275.00
Included: Deluxe Road Package includes: Backup Alarm, Turn Signals, Flashers, Tail Lights, Brake Lights, Rear view mirror, Side Mirrors, Horn, Rear work lights, and headlights				
Attachment Control	M1225-R08-C02	1	196.70	196.70
Engine Block Heater	M1225-A01-C02	1	112.00	112.00

Heavy Duty Battery	M1225-R07-C02	1	80.50	80.50
High Flow Package	M1225-R03-C02	1	1,519.00	1,519.00
Interior Trim	M1225-A01-C04	1	158.20	158.20
Power Bob-Tach	M1225-R14-C03	1	885.50	885.50
Radio Option	M1225-R15-C02	1	415.10	415.10
Rear View Camera	M1225-R20-C01	1	275.80	275.80
Traction Control	M1225-R16-C02	1	487.20	487.20
24 Month/2000 Hour Full Extended Warranty	9974360	1	1,300.00	1,300.00
Protection - Rear Window Guard Kit	7150926	1	983.60	983.60
	Total for Bobcat UW56			65,094.60
Switch and Wiring for Strobe Light	0001	1	600.00	600.00
	Total for Switch and Wiring for Strobe Light			600.00

Quote Subtotal	65,694.60
Dealer PDI	700.00
Tariff Surcharge	3,273.36
Freight Charges	1,400.00
Dealer Assembly Charges	84.50
Quote Total - USD	**71,152.46**

Comment: *Plus applicable taxes. IF Tax Exempt, please include Tax Exempt Certificate with the order.

*Prices per the Sourcewell Contract #020223-CEC

*Sourcewell Member Number (if applicable): _____

*All orders should include 1) Accounts Payable Contact and email address, 2) W9 with correct legal entity name, and 3) Bill to Address.

*Orders may be placed with the contract holder or authorized dealer as allowed by the terms and conditions of the contract. *A Copy of all orders must be provided to Heather.Messmer@Doosan.com.

*Contact Holder Information: Doosan Bobcat North America, Inc. Govt Sales, 250 E Beaton Drive, West Fargo, ND 58078. TID# 38-0425350.

*Payment Terms: Net 60 Days. Credit cards accepted.

*Remittance address: Doosan Bobcat North America, Inc. P. O. Box 74007382, Chicago, IL 60674-7382

Customer Acceptance:
Quotation Number: **AU1518237** Purchase Order: _____
Authorized Signature:

Print: _____ Sign: _____

Date: _____ Email: _____

Addresses
Delivery Address_____

Billing Address (if different from ship to): _____

Tax Exempt: Y ☐ / N ☐

Exempt in the State of: _____

Tax Exempt ID:

Federal: _____

State: _____

Expiration Date: _____

Public Works Department
100 North Jefferson Street · Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100
Operations 920.448.3535
Parking 920.448.3431
Fax 920.448.3102

TO: Beth Nadolski Spears

FROM: Nathan Wachtendonk

DATE: January 8, 2026

RE: **Sidewalk Utility Tractor**

Item: Sidewalk Utility Tractor

Cost: $71,152.46
Sourcewell Contract# 020223-CEC

Vendor: Bobcat Plus

Account: 431505-55501

Delivery: DPW West Side Garage

Background:

Parking Division utilizes sidewalk utility tractors year-round for various core functions including, snow removal, litter cleanup, sidewalk maintenance, and maintaining parking ramps. Unit 752, a 2011 Bobcat Toolcat 5600 has reached is maximum service life. The replacement of this unit has been approved in the 2026 budget.

Recommendation:

To purchase a 2026 Bobcat UW56 from Bobcat Plus for the purchase price of **$71,152.46** off the Sourcewell contract#020223-CEC. The purchase price includes delivery, warranty, and operator training.

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # M.4

To approve the request by Department of Public Works to purchase two (2) 2026 tandem axle dump truck body, wing, and plow packages from Monroe Truck Equipment in the amount of $347,564.00.

BACKGROUND

The Department of Public Works uses tandem axle dump trucks for hauling bulk goods, yard waste, salt, sand, along with plowing the City streets and treating the roads for combating snow/ice. Tandem axle plow trucks (26), a 2004 International, (38), a 2006 Freightliner M2, have reached their maximum useful service life, the replacements have been approved in the 2026 budget.

RECOMMENDATION

To purchase (2) 2026 tandem axle dump truck body, wing, and plow packages from Monroe Truck Equipment totaling $347,564 off Sourcewell contract# 062222-AEB-1 for Crysteel stainless steel dump bodies and Monroe plow/wings which includes delivery, warranty, and operator training.

FISCAL IMPACT

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # M.5

To approve the request by Department of Public Works to purchase two (2) 2026 International HV607 6x4 tandem axle dump truck chassis from Packer City International in the amount of $257,179.38.

BACKGROUND

The Department of Public Works uses tandem axle dump trucks for hauling bulk goods, yard waste, salt, sand, along with plowing the City streets and treating the roads for combating snow/ice. Tandem axle plow trucks (26), a 2004 International, (38), a 2006 Freightliner M2, have reached their maximum useful service life, the replacements have been approved in the 2026 budget.

RECOMMENDATION

To purchase (2) 2026 International HV607 6x4 tandem axle dump truck chassis from Packer City International off Sourcewell contract# 032824-NVS for the purchase price of $128,589.69 each, totaling $257,179.38 which includes delivery, extended warranty, and operator training.

FISCAL IMPACT

ATTACHMENTS

1. 2026 Tandem Axle Plow Truck Chassis_NWW 12-22-25
2. Intent To Purchase For Packer City International Trucks 001 v.F

Public Works Department
100 North Jefferson Street · Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100
Operations 920.448.3535
Parking 920.448.3431
Fax 920.448.3102

TO: Beth Nadolski Spears

FROM: Nathan Wachtendonk

DATE: December 22, 2025

RE: **Tandem Axle Plow Truck Chassis**

Item: (2) Tandem axle plow truck chassis
Cost: $128,589.69 each, total $257,179.38
Vendor: Packer City International, Sourcewell contract# 032824-NVS
Account# 427503-55502
Delivery: West Shop

Background:

The Department of Public Works uses tandem axle dump trucks for hauling bulk goods, yard waste, salt, sand, along with plowing the City streets and treating the roads for combating snow/ice. Tandem axle plow trucks (26), a 2004 International, (38), a 2006 Freightliner M2, have reached their maximum useful service life, the replacements have been approved in the 2026 budget.

Recommendation:

To purchase (2) 2026 International HV607 6x4 tandem axle dump truck chassis from Packer City International off Sourcewell contract# 032824-NVS for the purchase price of $128,589.69 each, totaling $257,179.38 which includes delivery, extended warranty, and operator training.

Troy Van Handel – *Buyer*
City of Green Bay – Purchasing Dept
100 N Jefferson St
Green Bay, WI 54301

2/20/2025

Mark Winkler – *Sales*
Packer City International Trucks, Inc.
1695 East Green Bay St
Shawano, WI 54166

RE: **Intent To Purchase**

Dear Mark Winkler:

The City of Green Bay intends to purchase two (2) 2026 International HV607 6x4 Chassis for the Department of Public Works utilizing the current Sourcewell Contract #032824-NVS and pricing submitted by International Motors, LLC. Individual quote(s) and specification sheets for this purchase are attached. The total purchase price is **$257,179.38** (*see next page for item details*).

This Intent To Purchase is subject to the 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 Packer City International Trucks, Inc.

Thank you for your continued interest in doing business with the City of Green Bay. If you have any questions, or require additional information, please feel free to contact me at (920) 448-3049 or Troy.VanHandel@greenbaywi.gov.

Sincerely,

Troy Van Handel

Troy Van Handel

INTERNATIONAL

Sourcewell Awarded Contract
Contract # 032824-NVS

International Motors, LLC is pleased to provide you with this proposal compliant with all terms of the Sourcewell Vehicles and Chassis Contract #032824-NVS awarded fromerly to Navistar, Inc now International Motors, LLC for new International truck(s). If you have any questions regarding enrollment in Sourcewell or detailed contract terms and conditions, please see your local International Dealer sales representative.

	PROPOSAL PREPARED FOR:	PROPOSAL PREPARED BY:
Sourcewell Member:	City of Green Bay	PCI
Contact:	Nathan Wachtendonk	MW
Address:	100 N Jefferson St.	
City/State/Zip:	Green Bay, WI 54306	
Phone:	920-492-3751	
Email:		

Proposal Number	14135
Date	2/7/2025
Quantity of this Specification	
Single Sourcewell Transaction Total Volume	

Chassis			
New 2026 International HV607 6x4 Chassis			$ 174,308.60
Base Chassis List	$ 122,474.00		
Options List	$ 51,834.60		
Sourcewell Contract Discount		31.0%	$ (54,108.91)
Volume Incentive			$ -
Material Price Increases			$ -
Net Sourcewell Chassis Price			$ 120,199.69
Sourcewell Partner Body			
			$ -
			$ -
Handling Fee			$ -
Non-Sourcewell Dealer Supplied Body			
			$ -
			$ -
Handling Fee			$ -
Additional Post Build Work			
			$ -
			$ -
			$ -
Handling Fee			$ -
Service Contracts			
on comand			$ 10,000.00
			$ -
			$ -
Additional Freight			
			$ -
			$ -
Additional Floorplan			
			$ -
			$ -
Additional Fees & Taxes			
			$ -
			$ -
			$ -
Final Sourcewell Per Vehicle Price FOB			**$ 128,589.69**
Final Sourcewell Total Vehicle(s) Price			**$ 128,589.69**

Additional Sourcewell Qualified Content	
Silver Package Award	**$1,200**

Terms:

Stock unit in dealer's inventory, dealer will accept a final purchase order using the current Sourcewell pricing quoted above.

Dealer placing a new orders for the Sourcewell Member, the purchase order cannot be firmed up until the unit is slotted to build with a firm build date or lineset.
Once a firm build date has been established, dealer will provide the Sourcewell Member approved pricing and a final purchase order can be accepted with firm pricing.
Dealer cannot guarantee bodies and/or equipment pricing added to the chassis for a turnkey sale until chassis is lineset.

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # M.6

To approve the request by Department of Public Works to purchase a 2026 Versalift VST40I aerial bucket truck from Utility Sales and Service in the amount of $229,622.00.

BACKGROUND

The Department of Public Works utilizes aerial bucket trucks to perform maintenance and installation of electrical components on city-owned facilities, streetlights, traffic signals, park shelters, Bay Beach, and the Wildlife Sanctuary. Aerial bucket truck 172, a 2010 Versalift has reached its maximum service life, and the replacement has been approved in the 2026 budget.

RECOMMENDATION

To purchase a 2026 Versalift VST40I aerial bucket truck from Utility Sales and Service for the price of $229,622 off Sourcewell contract# 110421-TIM which includes delivery, operator training, and warranty.

FISCAL IMPACT

ATTACHMENTS

1. Aerial Bucket Truck_NWW 12-22-25
2. Green Bay City of VST-40 Sourcewell 251203
3. Intent to Order Versalift VST40I COGB 12-11-2025 PACKAGED

Public Works Department
100 North Jefferson Street · Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100
Operations 920.448.3535
Parking 920.448.3431
Fax 920.448.3102

TO: Beth Nadolski Spears

FROM: Nathan Wachtendonk

DATE: December 22, 2025

RE: **Aerial Bucket Truck**

Item: Aerial Bucket Truck
Cost: $229,622
Vendor: Utility Sales and Service Sourcewell Contract# 110421-TIM
Account# 427503-55502
Delivery: West Shop

Background:

The Department of Public Works utilizes aerial bucket trucks to perform maintenance and installation of electrical components on city owned facilities, streetlights, traffic signals, park shelters, Bay Beach, and the Wildlife Sanctuary. Aerial bucket truck 172, a 2010 Versalift has reached its maximum service life, and the replacement has been approved in the 2026 budget.

Recommendation:

To purchase a 2026 Versalift VST40I aerial bucket truck from Utility Sales and Service for the price of $229,622 off Sourcewell contract# 110421-TIM which includes delivery, operator training, and warranty.

Sales, Service, Rentals & Parts

This quote is comparable to and references Versalift Sourcewell NJPA Contract #110421-TIM

December 9, 2025

Mr. Nathan Wachtendonk
City of Green Bay Public Works
519 South Oneida Street
Green Bay, WI

QUOTE NUMBER 251203

USSI is pleased to present our proposal to furnish and install a **VERSALIFT MODEL VST40I** aerial device, with a Brand FX fiberglass body, mounted on a ***2026 Ford F-550 4x4 Super Cab*** chassis, in accordance with the following specifications:

I **VST40I** Basic Standard Equipment, per **ANSI 92.2**

PLATFORM - The closed fiberglass platform is 24 In. x 30 In. x 42 In. deep with an inside and outside step for easy access. The platform capacity is 400 lbs. and is equipped with a tubular rubber rest/support.

PLATFORM LINER – A 50 kV rated platform liner is supplied for the platform.

PLATFORM COVER – A vinyl cover is supplied for the platform.

PERSONNEL RESTRAINT SYSTEM – An Arc flash rated safety harness and lanyard are supplied. The anchor for the lanyard is attached to the platform support.

INDIVIDUAL LOWER CONTROLS - Individual full pressure controls at the turret actuate all boom functions. The lower control station is equipped with a selector valve to override the upper controls.

SINGLE STICK 3-AXIS UPPER CONTROL - The full pressure singlestick 3-axis upper control includes a safety trigger to prevent inadvertent operation. The lift movements correspond with control handle movements. An emergency stop and a tool selector control are located at the upper controls.

TRUGUARD™ - This advance upper controls isolation system provides 4" of electrical isolation from the entire upper controls, including the control dash panel. This system also includes a protective shield which helps prevent environmental and work-related contaminants from making direct contact with the isolating surfaces.

HYDRAULIC PLATFORM ROTATION - A hydraulic rotary actuator, operated by a control lever, rotates the platform 180° from one side of the boom to the end-hung position, and to the other side of the boom.

HYDRAULIC PLATFORM LEVELING - A master and slave cylinder controls platform leveling. The leveling system can be operated from the upper or lower controls to adjust platform leveling, tilt the platform for clean out, or to ease the removal of an injured operator.

HYDRAULIC TOOL CIRCUIT AT THE PLATFORM - This system is intended for open center hydraulic tools. The tool circuit provides 6 gpm (22.7 lpm). A pressure reducing valve in the tool circuit limits the tool pressure. The valve can be adjusted from 1000 to 2500 psi (70 to 175 kg/cm2). Fittings included.

OUTER/INNER BOOM ASSEMBLY - The outer/inner boom assembly includes an outer boom, telescopic inner boom, extension system, and hose assemblies. The outer boom consists of an 8" x 10" (203mm x 254mm) steel section, with a 9" x 11" (229mm x 279mm) fiberglass Electroguard section. The 6 ⅞" x 8 ⅞" (165mm x 216mm) rectangular fiberglass inner boom is housed within the outer boom. The extension system consists of an extension cylinder, holding valves, and a hose carrier housed inside the boom. The hoses routed through the outer/inner boom assembly are non-conductive and fully contained within the boom assembly. A double acting cylinder with two integral holding valves articulates the outer/inner boom assembly. A boom support cradle and a boom tie down strap are included. The outer/inner boom assembly is fully insulated even in a retracted position.

ELECTROGARD - Provides upper boom insulation in all positions even when fully retracted.

LOWER BOOM WITH CHASSIS INSULATING SYSTEM - Each end of a high strength fiberglass insert (chassis insulating system) is installed inside a rectangular 8 in. x 10 in. (203 mm x 254 mm) high strength steel section. The steel and fiberglass sections are bonded with pressure-injected epoxy to fill any voids. After the adhesive cures, 16 bolts are added to assure maximum strength. A double acting cylinder, with two integral holding valves, articulates the lower boom. The lower boom and compensation link form a parallelogram linkage to maintain the knuckle at a constant angle to the turret.

CYLINDERS - Both the upper and lower cylinders are a threaded head-cap design. Both are equipped with two integral holding valves that prevent down creep and to lock the booms in position in the event of hose failure.

TURRET - The turret wings are designed for strength and rigidity. A bearing cover seals out moisture and prevents foreign materials from obstructing the turret rotation. The turret plate is machined to provide a flat surface to support the rotation bearing.

CONTINUOUS ROTATION - Unrestricted rotation is accomplished by a hydraulically driven worm and spur gear with a shear-ball rotation bearing. The critical bolts holding the lift to the rotation bearing and the rotation bearing to the pedestal are grade 8 hex head cap screws. These critical bolts are torque seal marked to provide a quick means of detecting any turning of the bolt upon inspection. An eccentric ring is used for gearbox backlash adjustment.

LUBRICATION - Non-lube bearings are used at most points of motion. Only the rotation bearing requires periodic lubrication.

PEDESTAL - The pedestal is tubular with a reinforced mounting plate. The top plate of the pedestal is 1-1/4 in. (32 mm) thick and machined flat to support the rotation bearing.

HYDRAULIC OIL RESERVOIR - A 17 gallon (64.4 l) hydraulic oil reservoir is built integral to the pedestal. Two sight gauges allow quick hydraulic fluid level checks.

HYDRAULIC SYSTEM - The open-center hydraulic system operates at 3000 psi (210 kg/cm2) at 6 gpm (22.7 lpm). A 10-micron return-line filter, mounted above the hydraulic oil level and inside the pedestal, can be easily changed without draining the reservoir. The 100 mesh (149 micron) suction strainer in the reservoir can be removed for cleaning. A gate valve, located below the reservoir, prevents oil loss when the pump is serviced. A magnetic drain plug attracts metal particles from the oil.

HOSES AND FITTINGS - The hoses routed through the booms are high pressure and non-conductive with swaged hose end fittings. Retainers separate the hoses inside the booms to prevent chafing and nylon sleeves are installed over hoses at points of movement. Reusable fittings can be installed if a hose is damaged.

ENGINE START / STOP - The start/stop circuit has been designed so the lift cannot be operated unless the truck ignition switch is in the “RUN” position and the master control is activated. This feature makes it difficult for unauthorized individuals to operate the lift when the truck is locked. An air cylinder at the upper controls and a toggle switch at the pedestal energize this system.

ELECTRICAL INSULATION SPECIFICATIONS - The outer/inner boom assembly is tested and certified for electrical work at 46 KV and below in accordance with ANSI A92.2 requirements. The outer/inner boom assembly is fully insulated even in a retracted position. The chassis insulating system (lower boom insert) is also tested according to ANSI A92.2.

OUTRIGGERS - The modified A-frame outriggers are equipped with pilot operated check valves, internal thermal relief valves, pivot feet, and separate controls. Outrigger dimensions vary with chassis application. For a 31 in. (0.79 m) frame height, the outriggers furnish 122 in. (3.1 m) of spread, 8 in. (203 mm) of penetration, and 18 in. (457 mm) of ground clearance.

OUTRIGGER / BOOM INTERLOCK SYSTEM – The outrigger/boom interlock system prevents lift operation until the outriggers contact the ground and outrigger retraction before the aerial lift is properly stored.

OUTRIGGER MOTION ALARM - An alarm will sound while the outriggers are in motion.

BACKUP PUMP - An auxiliary hydraulic pump designed to bring the booms down in case the main hydraulic source fails. The emergency hydraulic pump is driven by a DC motor, which is powered by the truck-engine battery. The system is connected in parallel with the main pump and is designed for non-continuous operation. An air cylinder at the upper controls and a toggle switch at the pedestal are used to energize the system.

AUTOMATIC THROTTLE - Automatically advances the engine idle speed when the PTO is engaged.

PAINT - The complete unit is primed and painted prior to assembly. The standard color is white urethane.

SLOPE INDICATORS - Slope indicators are required on Versalift units and supplied by Time Manufacturing Co. Slope indicators shall be installed to indicate the level of the rotation bearing relative to the ground.

MANUALS - Two (2) Operator’s Manuals, two (2) Service Manuals, one (1) Manual of Responsibilities, and one (1) EMI Safety Manual are included with each aerial lift.

II BODY

Brand FX Bodies 132” long x 42” high x 94” wide service body including the following:

30-inch aluminum tread plate platform extension
BFX LED lighting package installed in tail shelf.
Drop down access steps.
Two (2) aluminum grab rails at rear of tail shelf**.**
Wheel chock storage and outrigger pad holders.
Push/pull rod lock system

42” High Street side compartments as follows
1st Vertical: Seven (7) fixed material hooks 2-3-2 with outrigger cutout
2nd Vertical: Three (3) adjustable shelves with dividers
Horizontal**:** One (1) removable shelf with dividers
Rear Vertical: Seven (7) fixed material hooks 2-3-2

42” High Curbside compartments as follows
1st Vertical: Seven (7) fixed material hooks 2-3-2 with outrigger cutout
2nd Vertical: Three (3) adjustable shelves with dividers
Horizontal: One (1) adjustable shelf with dividers with two pull out drawers
Rear Vertical: Seven (7) fixed material hooks 2-3-2

III CHASSIS

2026 Ford F-550 4x4 Super Cab
Engine: 7.3L V8 gas
Transmission: TorqShift 10-speed automatic
4.88 axle ratio with limited slip
GVWR: 19,550 lb. payload package
7,500 lb. front axle
Tires: 225/70R x 19.5G (Terrain Tires on Rear)
Wheels: 19.5" x 6" argent painted steel
HD vinyl split bench seat
192" wheelbase, 84” CA
Radio: AM/FM stereo MMP3 player
Sync communications and entertainment system
Power front side windows
Power door locks
Remote keyless entry
Transmission power take-off provision
Ford upfitter switches
Trailer brake controller
Platform running boards
Rear view camera and prep kit
40-gallon fuel tank
Oxford white

IV ACCESSORIES

Install aerial device to the chassis.
Install body to the chassis.
Install LED lighting package and required reflectors for the body.
Furnish and install a back-up alarm.
Furnish and install a power distribution system with hour meter.
Furnish and install a master control panel into the cab.
Furnish and install a transmission mounted PTO with a hydraulic pump.
Furnish and install parking brake interlock system.
Install all underdeck hydraulic plumbing. *(Hoses and Fittings)*
Install hydraulic oil for the aerial device.
Furnish and install a hydraulic hose reel with 50' of ½" diameter twin hose and fitting in the front curbside vertical compartment.
Fabricate and install a boom rest.
Fabricate and install a bucket rest.
Fabricate and install aluminum cab guard assembly.
Fabricate and install pin style cone holder on the streetside rear tailshelf area.
Furnish and install two low profile LED strobe lights to the front cab guard corners.
Furnish and install two LED amber warning lights to the front grill area and two LED amber warning lights to the rear tailshelf area.
Furnish and install two LED amber warning lights to the side of the unit, location to be determined.
Furnish and install a set of mud flaps.
Furnish and install a set of rubber wheel chocks.
Furnish and install a set of Dica D1818 outrigger pads.
Fabricate and install an ICC bumper.
Furnish and install a 2" pintle hook/ball combo with D-rings and break-a-way eyebolt.
Furnish and install pintle hook reinforcement to the chassis' frame rails.
Furnish and install a 7-pin trailer socket.
Wire OEM brake controller to trailer socket.
Furnish and install a 5-lb. fire extinguisher with mounting bracket.
Furnish and install a triangle reflector kit.
Furnish and install a first aid kit with mounting bracket.
Furnish and install a manual holder.
Furnish a safety harness and lanyard.
Prep and paint accessories as required.
Furnish and install undercoating to the underside of the body.
Furnish and install non-skid paint to the body load area.
Furnish and install warning decals.
Perform stability test and dielectric test.
Perform QC inspection program.

DUAL ARM ARTICULATING JIB OPTION

$16,936 ☐

(Not included in Total Price, Check Box To The Right) **Add To Total Price**

Jib and winch consisting of a winch, two-piece jib pole assembly, and articulating arm. Up to 1000 lbs. material handling can be provided depending on boom and jib positions. The winch is hydraulically powered by a self-locking worm gear drive and is rated at 1000 lbs. full drum. The winch provides an average line speed of approximately 20 FPM (6.1 m/minute). The 3" diameter round inner jib pole is dielectrically tested and can be manually pinned in 5 different length positions, for a total of 22" length adjustment. The 4" diameter round outer jib pole is manufactured from FRP but is not dielectrically tested. The jib pole assembly is automatically leveled with the platform and can be hydraulically tilted from -10 degrees to + 86 degrees for a total of 96 degrees. The jib pole assembly is mounted on an articulating arm. The arm is compensated so the jib pole stays at approximately the same angle relative to the ground as the arm articulates. The arm travels 91 degrees, providing the equivalent to 17.5" horizontal jib pole extension and 20" vertical jib pole extension. The jib and winch assembly can be manually indexed about a vertical axis in one of three different pin positions. This positions the jib up to 30 degrees to either side of the boom, for a total travel of 60 degrees. The jib and winch assembly can be removed without tools when not needed.
The platform capacity is 400 lbs. (181 kg) with the jib and winch installed and 500 lbs. (227 kg) with the jib and winch removed.

PRICE SUMMARY

Aerial, Body, Accessories, and Installation:	**$159,962**
Chassis (2026 Ford F-550):	**$ 69,660**
TOTAL PRICE:	**$229,622**

NOTE: ADDITIONAL SURCHARGES MAY BE APPLICABLE BEFORE FINAL DELIVERY

NOTES

1. **Your sales terms for this order:** **NET 30 DAYS**
2. **Estimated delivery date:** **Approximately 280 - 310 Days after receipt of order or 75 - 120 days after large items arrive at mounting facility. Delivery times are subject to change without prior notice.**
3. **This quote is valid until date:** **1/4/26**
4. **This quotation does not include any applicable sales taxes, title or license fees.**
5. **(***) All cost increases including surcharges for major components (Chassis, Aerial, Body,**

Parts) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to invoices.

6. Utility Sales and Service (USSI) does not guarantee to match the color of the body to the chassis cab or other painted components. A close match can be achieved by the customer providing an approved, non-metallic dry sample of paint. When metallic paint is used, the closest possible match can only be achieved by painting the body with metallic paint. Contact USSI for the cost of painting the body, if desired.

7. CLARIFICATION: When USSI is requested to provide a chassis in response to a bid specification we do so as a service to our valued customer. USSI does not assume the chassis manufacturer's warranty. In addition, USSI does not provide transportation to or from our customer's preferred chassis dealer. USSI is responsible for assuring that the chassis conforms to the letter of the written specification (if said spec. is appropriate, available and feasible) in the bid request provided by our customer. USSI administers all equipment and body manufacturer's warranties applicable to components we install onto the chassis and provide a one-year warranty (from the date of delivery of the completed unit) on USSI workmanship.

8. This Purchase Contract is subject to the STANDARD TERMS AND CONDITIONS OF SALE-USSI HOLDINGS, INC., d/b/a USSI - EQUIPMENT & VEHICLES (the "Terms and Conditions"), as found on our webpage for equipment & vehicles terms & conditions or , PARTS AND SERVICE (the "Terms and Conditions"), as found on our webpage for parts & service terms & conditions or by contacting USSI at 920-788-2699 to obtain copies. The terms of the Terms and Conditions are incorporated into herein and made part hereof and shall apply to this purchase and sale except where special requirements are stated elsewhere; in such cases, the special requirements shall apply. Delivery and acceptance of the equipment and/or vehicle subject to this invoice shall constitute unconditional acceptance of the Terms and Conditions. Delivery of the parts or completion of the service subject to this invoice shall also constitute unconditional acceptance of the Terms and Conditions. Click on link below to take you to USSI full Terms and Conditions.

https://utilityssi.com/terms-conditions/

Please let us know if you have any questions.

Best Regards,

Andrew Lang

Phone: (920) 422-1389

Email: alang@utilityssi.com

Signature: _____Date:_____

P.O. #: _____

Please sign and date this quote if you would like to purchase this unit as stated in the quotation listed above.

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

Phone 920.448.3047
Fax 920.448.3050

December 11, 2025

RE: Intent to Purchase
Cooperative Purchasing Agreement
Sourewell NJPA # 110421-TIM
Quote # 251203 - USSI

To: Andrew Lang

USSI Sales, Service, Rental and Parts

The City of Green Bay would like to inform USSI that we have intentions of placing the order for Quote # 251203 for a Versalift Model VST40I Aerial device with FX Fiberglass Body, mounted on a 2026 Ford F-550 4X4 Super Cab. This purchase is subject to formal City of Green Bay approval in 2026. This letter is intended to get this order on the current build list.

Thomas Walenski Date: 12-11-2025
Signature
Thomas J. Walenski
City of Green Bay PM

_____ Date: _____

Signature

Andrew Lang

alang@utilityssi.com

Sales, Service, Rentals & Parts

This quote is comparable to and references Versalift Sourcewell NJPA Contract #110421-TIM

December 9, 2025

Mr. Nathan Wachtendonk
City of Green Bay Public Works
519 South Oneida Street
Green Bay, WI

QUOTE NUMBER 251203

USSI is pleased to present our proposal to furnish and install a **VERSALIFT MODEL VST40I** aerial device, with a Brand FX fiberglass body, mounted on a ***2026 Ford F-550 4x4 Super Cab*** chassis, in accordance with the following specifications:

I **VST40I** Basic Standard Equipment, per **ANSI 92.2**

PLATFORM - The closed fiberglass platform is 24 In. x 30 In. x 42 In. deep with an inside and outside step for easy access. The platform capacity is 400 lbs. and is equipped with a tubular rubber rest/support.

PLATFORM LINER – A 50 kV rated platform liner is supplied for the platform.

PLATFORM COVER – A vinyl cover is supplied for the platform.

PERSONNEL RESTRAINT SYSTEM – An Arc flash rated safety harness and lanyard are supplied. The anchor for the lanyard is attached to the platform support.

INDIVIDUAL LOWER CONTROLS - Individual full pressure controls at the turret actuate all boom functions. The lower control station is equipped with a selector valve to override the upper controls.

SINGLE STICK 3-AXIS UPPER CONTROL - The full pressure singlestick 3-axis upper control includes a safety trigger to prevent inadvertent operation. The lift movements correspond with control handle movements. An emergency stop and a tool selector control are located at the upper controls.

TRUGUARD™ - This advance upper controls isolation system provides 4" of electrical isolation from the entire upper controls, including the control dash panel. This system also includes a protective shield which helps prevent environmental and work-related contaminants from making direct contact with the isolating surfaces.

HYDRAULIC PLATFORM ROTATION - A hydraulic rotary actuator, operated by a control lever, rotates the platform 180° from one side of the boom to the end-hung position, and to the other side of the boom.

HYDRAULIC PLATFORM LEVELING - A master and slave cylinder controls platform leveling. The leveling system can be operated from the upper or lower controls to adjust platform leveling, tilt the platform for clean out, or to ease the removal of an injured operator.

HYDRAULIC TOOL CIRCUIT AT THE PLATFORM - This system is intended for open center hydraulic tools. The tool circuit provides 6 gpm (22.7 lpm). A pressure reducing valve in the tool circuit limits the tool pressure. The valve can be adjusted from 1000 to 2500 psi (70 to 175 kg/cm2). Fittings included.

OUTER/INNER BOOM ASSEMBLY - The outer/inner boom assembly includes an outer boom, telescopic inner boom, extension system, and hose assemblies. The outer boom consists of an 8" x 10" (203mm x 254mm) steel section, with a 9" x 11" (229mm x 279mm) fiberglass Electroguard section. The 6 ⅞" x 8 ⅞" (165mm x 216mm) rectangular fiberglass inner boom is housed within the outer boom. The extension system consists of an extension cylinder, holding valves, and a hose carrier housed inside the boom. The hoses routed through the outer/inner boom assembly are non-conductive and fully contained within the boom assembly. A double acting cylinder with two integral holding valves articulates the outer/inner boom assembly. A boom support cradle and a boom tie down strap are included. The outer/inner boom assembly is fully insulated even in a retracted position.

ELECTROGARD - Provides upper boom insulation in all positions even when fully retracted.

LOWER BOOM WITH CHASSIS INSULATING SYSTEM - Each end of a high strength fiberglass insert (chassis insulating system) is installed inside a rectangular 8 in. x 10 in. (203 mm x 254 mm) high strength steel section. The steel and fiberglass sections are bonded with pressure-injected epoxy to fill any voids. After the adhesive cures, 16 bolts are added to assure maximum strength. A double acting cylinder, with two integral holding valves, articulates the lower boom. The lower boom and compensation link form a parallelogram linkage to maintain the knuckle at a constant angle to the turret.

CYLINDERS - Both the upper and lower cylinders are a threaded head-cap design. Both are equipped with two integral holding valves that prevent down creep and to lock the booms in position in the event of hose failure.

TURRET - The turret wings are designed for strength and rigidity. A bearing cover seals out moisture and prevents foreign materials from obstructing the turret rotation. The turret plate is machined to provide a flat surface to support the rotation bearing.

CONTINUOUS ROTATION - Unrestricted rotation is accomplished by a hydraulically driven worm and spur gear with a shear-ball rotation bearing. The critical bolts holding the lift to the rotation bearing and the rotation bearing to the pedestal are grade 8 hex head cap screws. These critical bolts are torque seal marked to provide a quick means of detecting any turning of the bolt upon inspection. An eccentric ring is used for gearbox backlash adjustment.

LUBRICATION - Non-lube bearings are used at most points of motion. Only the rotation bearing requires periodic lubrication.

PEDESTAL - The pedestal is tubular with a reinforced mounting plate. The top plate of the pedestal is 1-1/4 in. (32 mm) thick and machined flat to support the rotation bearing.

HYDRAULIC OIL RESERVOIR - A 17 gallon (64.4 l) hydraulic oil reservoir is built integral to the pedestal. Two sight gauges allow quick hydraulic fluid level checks.

HYDRAULIC SYSTEM - The open-center hydraulic system operates at 3000 psi (210 kg/cm2) at 6 gpm (22.7 lpm). A 10-micron return-line filter, mounted above the hydraulic oil level and inside the pedestal, can be easily changed without draining the reservoir. The 100 mesh (149 micron) suction strainer in the reservoir can be removed for cleaning. A gate valve, located below the reservoir, prevents oil loss when the pump is serviced. A magnetic drain plug attracts metal particles from the oil.

HOSES AND FITTINGS - The hoses routed through the booms are high pressure and non-conductive with swaged hose end fittings. Retainers separate the hoses inside the booms to prevent chafing and nylon sleeves are installed over hoses at points of movement. Reusable fittings can be installed if a hose is damaged.

ENGINE START / STOP - The start/stop circuit has been designed so the lift cannot be operated unless the truck ignition switch is in the “RUN” position and the master control is activated. This feature makes it difficult for unauthorized individuals to operate the lift when the truck is locked. An air cylinder at the upper controls and a toggle switch at the pedestal energize this system.

ELECTRICAL INSULATION SPECIFICATIONS - The outer/inner boom assembly is tested and certified for electrical work at 46 KV and below in accordance with ANSI A92.2 requirements. The outer/inner boom assembly is fully insulated even in a retracted position. The chassis insulating system (lower boom insert) is also tested according to ANSI A92.2.

OUTRIGGERS - The modified A-frame outriggers are equipped with pilot operated check valves, internal thermal relief valves, pivot feet, and separate controls. Outrigger dimensions vary with chassis application. For a 31 in. (0.79 m) frame height, the outriggers furnish 122 in. (3.1 m) of spread, 8 in. (203 mm) of penetration, and 18 in. (457 mm) of ground clearance.

OUTRIGGER / BOOM INTERLOCK SYSTEM – The outrigger/boom interlock system prevents lift operation until the outriggers contact the ground and outrigger retraction before the aerial lift is properly stored.

OUTRIGGER MOTION ALARM - An alarm will sound while the outriggers are in motion.

BACKUP PUMP - An auxiliary hydraulic pump designed to bring the booms down in case the main hydraulic source fails. The emergency hydraulic pump is driven by a DC motor, which is powered by the truck-engine battery. The system is connected in parallel with the main pump and is designed for non-continuous operation. An air cylinder at the upper controls and a toggle switch at the pedestal are used to energize the system.

AUTOMATIC THROTTLE - Automatically advances the engine idle speed when the PTO is engaged.

PAINT - The complete unit is primed and painted prior to assembly. The standard color is white urethane.

SLOPE INDICATORS - Slope indicators are required on Versalift units and supplied by Time Manufacturing Co. Slope indicators shall be installed to indicate the level of the rotation bearing relative to the ground.

MANUALS - Two (2) Operator’s Manuals, two (2) Service Manuals, one (1) Manual of Responsibilities, and one (1) EMI Safety Manual are included with each aerial lift.

II BODY

Brand FX Bodies 132” long x 42” high x 94” wide service body including the following:

30-inch aluminum tread plate platform extension
BFX LED lighting package installed in tail shelf.
Drop down access steps.
Two (2) aluminum grab rails at rear of tail shelf**.**
Wheel chock storage and outrigger pad holders.
Push/pull rod lock system

42” High Street side compartments as follows
1st Vertical: Seven (7) fixed material hooks 2-3-2 with outrigger cutout
2nd Vertical: Three (3) adjustable shelves with dividers
Horizontal**:** One (1) removable shelf with dividers
Rear Vertical: Seven (7) fixed material hooks 2-3-2

42” High Curbside compartments as follows
1st Vertical: Seven (7) fixed material hooks 2-3-2 with outrigger cutout
2nd Vertical: Three (3) adjustable shelves with dividers
Horizontal: One (1) adjustable shelf with dividers with two pull out drawers
Rear Vertical: Seven (7) fixed material hooks 2-3-2

III CHASSIS

2026 Ford F-550 4x4 Super Cab
Engine: 7.3L V8 gas
Transmission: TorqShift 10-speed automatic
4.88 axle ratio with limited slip
GVWR: 19,550 lb. payload package
7,500 lb. front axle
Tires: 225/70R x 19.5G (Terrain Tires on Rear)
Wheels: 19.5" x 6" argent painted steel
HD vinyl split bench seat
192" wheelbase, 84” CA
Radio: AM/FM stereo MMP3 player
Sync communications and entertainment system
Power front side windows
Power door locks
Remote keyless entry
Transmission power take-off provision
Ford upfitter switches
Trailer brake controller
Platform running boards
Rear view camera and prep kit
40-gallon fuel tank
Oxford white

IV ACCESSORIES

Install aerial device to the chassis.
Install body to the chassis.
Install LED lighting package and required reflectors for the body.
Furnish and install a back-up alarm.
Furnish and install a power distribution system with hour meter.
Furnish and install a master control panel into the cab.
Furnish and install a transmission mounted PTO with a hydraulic pump.
Furnish and install parking brake interlock system.
Install all underdeck hydraulic plumbing. *(Hoses and Fittings)*
Install hydraulic oil for the aerial device.
Furnish and install a hydraulic hose reel with 50' of ½" diameter twin hose and fitting in the front curbside vertical compartment.
Fabricate and install a boom rest.
Fabricate and install a bucket rest.
Fabricate and install aluminum cab guard assembly.
Fabricate and install pin style cone holder on the streetside rear tailshelf area.
Furnish and install two low profile LED strobe lights to the front cab guard corners.
Furnish and install two LED amber warning lights to the front grill area and two LED amber warning lights to the rear tailshelf area.
Furnish and install two LED amber warning lights to the side of the unit, location to be determined.
Furnish and install a set of mud flaps.
Furnish and install a set of rubber wheel chocks.
Furnish and install a set of Dica D1818 outrigger pads.
Fabricate and install an ICC bumper.
Furnish and install a 2" pintle hook/ball combo with D-rings and break-a-way eyebolt.
Furnish and install pintle hook reinforcement to the chassis' frame rails.
Furnish and install a 7-pin trailer socket.
Wire OEM brake controller to trailer socket.
Furnish and install a 5-lb. fire extinguisher with mounting bracket.
Furnish and install a triangle reflector kit.
Furnish and install a first aid kit with mounting bracket.
Furnish and install a manual holder.
Furnish a safety harness and lanyard.
Prep and paint accessories as required.
Furnish and install undercoating to the underside of the body.
Furnish and install non-skid paint to the body load area.
Furnish and install warning decals.
Perform stability test and dielectric test.
Perform QC inspection program.

DUAL ARM ARTICULATING JIB OPTION

$16,936 ☐

(Not included in Total Price, Check Box To The Right) **Add To Total Price**

Jib and winch consisting of a winch, two-piece jib pole assembly, and articulating arm. Up to 1000 lbs. material handling can be provided depending on boom and jib positions. The winch is hydraulically powered by a self-locking worm gear drive and is rated at 1000 lbs. full drum. The winch provides an average line speed of approximately 20 FPM (6.1 m/minute). The 3" diameter round inner jib pole is dielectrically tested and can be manually pinned in 5 different length positions, for a total of 22" length adjustment. The 4" diameter round outer jib pole is manufactured from FRP but is not dielectrically tested. The jib pole assembly is automatically leveled with the platform and can be hydraulically tilted from -10 degrees to + 86 degrees for a total of 96 degrees. The jib pole assembly is mounted on an articulating arm. The arm is compensated so the jib pole stays at approximately the same angle relative to the ground as the arm articulates. The arm travels 91 degrees, providing the equivalent to 17.5" horizontal jib pole extension and 20" vertical jib pole extension. The jib and winch assembly can be manually indexed about a vertical axis in one of three different pin positions. This positions the jib up to 30 degrees to either side of the boom, for a total travel of 60 degrees. The jib and winch assembly can be removed without tools when not needed.
The platform capacity is 400 lbs. (181 kg) with the jib and winch installed and 500 lbs. (227 kg) with the jib and winch removed.

PRICE SUMMARY

Aerial, Body, Accessories, and Installation:	**$159,962**
Chassis (2026 Ford F-550):	**$ 69,660**
TOTAL PRICE:	**$229,622**

NOTE: ADDITIONAL SURCHARGES MAY BE APPLICABLE BEFORE FINAL DELIVERY

NOTES

1. **Your sales terms for this order:** **NET 30 DAYS**
2. **Estimated delivery date:** **Approximately 280 - 310 Days after receipt of order or 75 - 120 days after large items arrive at mounting facility. Delivery times are subject to change without prior notice.**
3. **This quote is valid until date:** **1/4/26**
4. **This quotation does not include any applicable sales taxes, title or license fees.**
5. **(***) All cost increases including surcharges for major components (Chassis, Aerial, Body,**

Parts) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to invoices.

6. Utility Sales and Service (USSI) does not guarantee to match the color of the body to the chassis cab or other painted components. A close match can be achieved by the customer providing an approved, non-metallic dry sample of paint. When metallic paint is used, the closest possible match can only be achieved by painting the body with metallic paint. Contact USSI for the cost of painting the body, if desired.

7. CLARIFICATION: When USSI is requested to provide a chassis in response to a bid specification we do so as a service to our valued customer. USSI does not assume the chassis manufacturer's warranty. In addition, USSI does not provide transportation to or from our customer's preferred chassis dealer. USSI is responsible for assuring that the chassis conforms to the letter of the written specification (if said spec. is appropriate, available and feasible) in the bid request provided by our customer. USSI administers all equipment and body manufacturer's warranties applicable to components we install onto the chassis and provide a one-year warranty (from the date of delivery of the completed unit) on USSI workmanship.

8. This Purchase Contract is subject to the STANDARD TERMS AND CONDITIONS OF SALE-USSI HOLDINGS, INC., d/b/a USSI - EQUIPMENT & VEHICLES (the "Terms and Conditions"), as found on our webpage for equipment & vehicles terms & conditions or , PARTS AND SERVICE (the "Terms and Conditions"), as found on our webpage for parts & service terms & conditions or by contacting USSI at 920-788-2699 to obtain copies. The terms of the Terms and Conditions are incorporated into herein and made part hereof and shall apply to this purchase and sale except where special requirements are stated elsewhere; in such cases, the special requirements shall apply. Delivery and acceptance of the equipment and/or vehicle subject to this invoice shall constitute unconditional acceptance of the Terms and Conditions. Delivery of the parts or completion of the service subject to this invoice shall also constitute unconditional acceptance of the Terms and Conditions. Click on link below to take you to USSI full Terms and Conditions.

https://utilityssi.com/terms-conditions/

Please let us know if you have any questions.

Best Regards,

Andrew Lang

Phone: (920) 422-1389

Email: alang@utilityssi.com

Signature: _____Date:_____

P.O. #: _____

Please sign and date this quote if you would like to purchase this unit as stated in the quotation listed above.

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # M.7

To approve the request by Department of Public Works to purchase two (2) 2026 Salt Spreader v-box inserts w/anti-ice tanks that will be mounted in existing City-owned tandem axle dump trucks from Monroe Truck Equipment in the amount of $94,984.00 each, totaling $189,968.00.

BACKGROUND

The Department of Public Works Streets Department utilizes salt spreader inserts w/anti-ice tanks mounted on tandem axle-dump trucks to pre-treat and treat City roadways with salt brine, road salt, and sand to prevent and combat icy road conditions. Spreader v-box inserts S24, a 2012 Henderson FRS-13 and S25, a 2012 Henderson FRS-13 have reached their maximum service life, and the replacements have been approved in the 2026 budget.

RECOMMENDATION

To purchase (2) 2026 salt spreader v-box inserts w/anti-ice tanks that will be mounted in existing City-owned tandem-axle dump trucks from Monroe Truck Equipment for the purchase price of $94,984 each, totaling $189,968 on Sourcewell contract# 062222-AEB-1 which includes delivery and warranty.

FISCAL IMPACT

ATTACHMENTS

1. (2) Salt Spreaders_NWW 12-22-25
2. Super combo quote 2

Public Works Department
100 North Jefferson Street · Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100
Operations 920.448.3535
Parking 920.448.3431
Fax 920.448.3102

TO: Beth Nadolski Spears

FROM: Nathan Wachtendonk

DATE: December 22, 2025

RE: **Salt Spreader V-Box Inserts w/Anti-Ice Tanks**

Item: (2) Salt spreader v-box inserts
Cost: $94,984totaling $189,968 on Sourcewell Contract# 062222-AEB-1
Vendor: Monroe Truck Equipment
Account# 427503-55501
Delivery: West Shop

Background:

The Department of Public Works Streets Department utilizes salt spreader inserts w/anti-ice tanks mounted on tandem axle dump trucks to pre-treat and treat City roadways with salt brine, road salt, and sand to prevent and combat icy road conditions. Spreader v-box inserts S24, a 2012 Henderson FRS-13 and S25, a 2012 Henderson FRS-13 have reached their maximum service life, and the replacements have been approved in the 2026 budget.

Recommendation:

To purchase (2) 2026 salt spreader v-box inserts w/anti-ice tanks that will be mounted in existing City owned tandem axle dump trucks from Monroe Truck Equipment for the purchase price of $94,984 each, totaling $189,968 on Sourcewell contract# 062222-AEB-1 which includes delivery and warranty.

J.O. #

1151 W Main Avenue
DePere, WI 54115
Sales Rep: Troy Redfearn
Ph: (920) 360-4446
www.MonroeTruck.com

Quotation ID: 2MAW003589
Date: 11/24/2025
Valid thru: 12/24/2025
Terms: NET 30
Quoted by: Mark Woelfel
Ph/Fax: 920-347-4181 / 920-336-8118

Quoted to:
GREEN BAY,CITY (OPERATION DIV) (ATTN:)
519 S. ONEIDA ST.
GREEN BAY, WI 54303
Ph: 920-492-3751 **/ Fax:** 920-492-3747
Email:

Chassis Information

Year:	*Make:*		*Model:*		*Chassis Color:*	*Cab Type:*
Single/Dual:	*CA:*	*CT:*	*Wheelbase:*	*Engine:*	*F.O. Number #:*	*Vin:*

Notes:

Monroe Truck Equipment, Inc. is pleased to offer the following quote for your review:

Description	Amount
MONROE V-BOX SPREADER 14' LONG X 50" TALL X 84" WIDE	
DUAL AUGER W/ SPEED SENSOR	
- RUBBER FLAPS ON SIDES	
- STAINLESS STEEL CONSTRUCTION	
- 10 GAUGE HOPPER	
- 7 GAUGE FORMED LONG-SILLS	
- STAINLESS STEEL TOP GRATE ¼" X 2" FLATBAR ON EDGE WITH 5" SPACING	
- 2 DRIVE & IDLER SHAFTS	
- HEAVY DUTY 4 BOLT FLANGE BEARINGS	
- 45 DEGREE SLOPED SIDES	
- STAINLESS STEEL LEG KIT SKID	
- 1,300 GAL LIQUID TANKS W/ STAINLESS STEEL HARDWARE	
- 4 GPM HYD PRE-WET, CLOSED LOOP	
- 210 GPM ANTI-ICE HYD PUMP, CLOSED LOOP	
- THREE LANE SPRAY BAR, STAINLESS STEEL	
- 3 2GPM NOZZLES	
- 2" MALE BULK FILL	
- FLUSH KIT	
- EXTENED SPINNER	
- STAINLESS STEEL LINES FOR DIRECT LIQUID	
- STAINLESS STEEL COUPLERS FOR DIRECT LIQUID	
- DLA MODULE	
- INCLUDE DOG HOUSE CUTOUT SO IT FITS IN A 14' BODY	

Sourcewell Contract number 062222-AEB-1

Quote Total: $94,984.00

***** DUE TO CURRENT MARKET CONDITIONS, IF THE CHASSIS WILL NOT BE ON-GROUND AT MONROE TRUCK EQUIPMENT WITHIN 240 CALENDAR DAYS OF ORDER DATE, WE WILL REQUIRE A MINIMUM 50% DOWN PAYMENT BEFORE THE 210TH DAY. IF YOU ARE NOT ABLE TO PROVIDE A DOWN PAYMENT, YOUR MUNICIPALITY COULD BE SUBJECT TO A MINIMUM OF 3% - 5% PRICE INCREASE ON BID PRICE AT TIME OF INVOICE!***

Terms & Conditions

- Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.
- State and Federal taxes will be added where applicable. **Out-of-state municipal entities may be subject to Wisconsin sales tax.**
- Restocking fees may be applicable for cancelled orders.
- MTE is not responsible or liable for equipment that does not meet local/state regulations if those laws are not made known at time of order.

By signing and accepting this quote, the customer agrees to the terms listed above and has confirmed that all chassis information listed above is accurate to chassis specs.

Re-Assign (Required for all pool units): ☐ Fleet ☐ Retail	**MSO/MCO** (ONLY check if legally required): ☐ MCO ☐ MSO	
Customer Signature:	**Customer P.O. Number:**	**Date of Acceptance:**

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # M.8

To approve the request by Department of Public Works to purchase two (2) 2026 1,800 anti-ice units that will be mounted in existing City-owned tandem axle dump trucks from Monroe Truck Equipment in the amount of $37,448.00 each, totaling $74,896.00.

BACKGROUND

The Department of Public Works Streets Department utilizes anti-ice inserts mounted on tandem axle dump trucks to pre-treat and treat City roadways with salt brine to prevent and combat icy road conditions. Brine inserts BR36, a 2012 Monroe 1800 and BR41, a 2010 Monroe 1800 have reached their maximum service life, and the replacements have been approved in the 2026 budget.

RECOMMENDATION

To purchase (2) 2026 1,800 anti-ice units that will be mounted in existing City owned tandem axle dump trucks from Monroe Truck Equipment for the purchase price of $37,448 each, totaling $74,896 on Sourcewell contract# 062222-AEB-1 which includes delivery and warranty.

FISCAL IMPACT

ATTACHMENTS

1. (2) Anti-Ice Brine Inserts_NWW 12-22-25
2. C-O Green Bay Anti-Ice Unit 2

Public Works Department
100 North Jefferson Street · Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100
Operations 920.448.3535
Parking 920.448.3431
Fax 920.448.3102

TO: Beth Nadolski Spears

FROM: Nathan Wachtendonk

DATE: December 22, 2025

RE: **1,800 Gallon Anti-Ice Inserts**

Item: (2) 1,800 Gallon Anti-Ice Inserts
Cost: $37,448 totaling $74,896 on Sourcewell Contract# 062222-AEB-1
Vendor: Monroe Truck Equipment
Account# 427503-55501
Delivery: West Shop

Background:

The Department of Public Works Streets Department utilizes anti-ice inserts mounted on tandem axle dump trucks to pre-treat and treat City roadways with salt brine to prevent and combat icy road conditions. Brine inserts BR36, a 2012 Monroe 1800 and BR41, a 2010 Monroe 1800 have reached their maximum service life, and the replacements have been approved in the 2026 budget.

Recommendation:

To purchase (2) 2026 1,800 anti-ice units that will be mounted in existing City owned tandem axle dump trucks from Monroe Truck Equipment for the purchase price of $37,448 each, totaling $74,896 on Sourcewell contract# 062222-AEB-1 which includes delivery and warranty.

monroe
a brand of aebi schmidt

1151 W Main Avenue
DePere, WI 54115
Sales Rep: Troy Redfearn
Ph: (920) 360-4446
www.MonroeTruck.com

J.O.

Quotation ID: 2MAW004275
Date: 11/24/2025
Valid thru: 12/24/2025
Terms: NET 30
Quoted by: Mark Woelfel
Ph/Fax: 920-347-4181 / 920-336-8118

Quoted to:
GREEN BAY,CITY (OPERATION DIV) (ATTN:)
519 S. ONEIDA ST.
GREEN BAY, WI 54303
Ph: 920-492-3751 **/ Fax:** 920-492-3747
Email:

Chassis Information

Year:	***Make:*** *INTERNATIONAL*		***Model:*** *HV SERIES*		***Chassis Color:*** *TAN*	***Cab Type:*** *REGULAR*
Single/Dual: *DRW*	***CA:***	***CT:***	***Wheelbase:***	***Engine:*** *DIESEL*	***F.O. Number #:***	***Vin:*** *1HTWYAHT84J022970*

Notes:

Monroe Truck Equipment, Inc. is pleased to offer the following quote for your review:

Description	Amount
1800 GALLON ANTI-ICE UNIT - POLY TANK - 3 LANE ANTI-ICE UNIT - CLOSED LOOP - NON-TIERED PLUMBING - HEAVY DUTY CENTRIFUGAL PUMP - STAINLESS STEEL SPRAY BARS AND BRASS NOZZLES - CAPABLE OF SELF LOADING FROM OPTIONAL BULK TANKS - SKID MOUNTED FOR INSTALLATION INTO DUMP BODY - 24 GPM PER LANE - BRASS NOZZLES INSTALLED ON CENTER AND SIDE BOOMS - HYDRAULIC DRIVE - STAINLESS STEEL SLIP-IN UNIT - STAINLESS STEEL LEG KIT * STAINLESS STEEL COUPLER AND SHORT HOSE KIT * ADJUST AND CALIBRATE SYSTEM * (2) RATCHET STRAPS OVER FRONT OF UNIT TO BODY * INSTALLED IN 14' TANDEM BODY * TRUCK SIDE HYDRAULICS NOT INCLUDED - TOGGLE SWITCH ON SIDE OF CONTROLLER TO OPERATE LANE VALVES	

Sourcewell Contract number 062222-AEB-1

Quote Total: $37,448.00

***** NOTICE: We are closely monitoring the tariff situation very carefully. Aebi Schmidt North America and its Monroe brand manufacture products in the United States, so the direct impact of current tariffs will be moderate. Although we make significant efforts to source components domestically, this is not always feasible. At this time, we cannot predict the potential cost increases that may arise through our supply chain or from further tariffs. We understand that this may raise concerns, and we want to assure you that we are working hard to minimize any impact on our customers and if cost increases need to be applied to existing or future orders, we will discuss these changes with our customers upfront.***

Additional Options:

Description	Amount	Add to quote? Yes / No
IF INSTALLED IN TRUCK WITH 6100 CONTROLS A DLA MODULE IS NEEDED INSTEAD OF SWITCH PACK	ADD: $1,318.00	Yes/No

Terms & Conditions

- Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.
- State and Federal taxes will be added where applicable. **Out-of-state municipal entities may be subject to Wisconsin sales tax.**
- Restocking fees may be applicable for cancelled orders.
- MTE is not responsible or liable for equipment that does not meet local/state regulations if those laws are not made known at time of order.

MVP NTEA MEMBER VERIFICATION PROGRAM
APWA AMERICAN PUBLIC WORKS ASSOCIATION Your Comprehensive Public Works Resource

By signing and accepting this quote, the customer agrees to the terms listed above and has confirmed that all chassis information listed above is accurate to chassis specs.

Re-Assign (Required for all pool units): ☐ Fleet ☐ Retail	**MSO/MCO** (ONLY check if legally required): ☐ MCO ☐ MSO	
Customer Signature:	**Customer P.O. Number:**	**Date of Acceptance:**

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General Terms and Conditions for the Sale of Goods by Subsidiaries of ASH North America, Inc.

1. SCOPE AND VALIDITY

1.1. These General Terms and Conditions for the Sale of Goods (these "Terms") govern the sale and delivery of all goods and products (the "Products"), and all transactions incidental thereto, by such subsidiary of ASH North America, Inc. identified on the respective Con-firmed Order (as defined below) as the seller or supplier ("Seller") to any of its customers (each a "Customer"). The liability of each such subsidiary under these Terms or any Confirmed Order shall be several and not joint. Customer acknowledges and agrees that nothing in these Terms or any Confirmed Order shall be construed as implying joint liability in any case of ASH North America, Inc. or any of its subsidiaries. Each Seller shall be solely responsible for its own acts or omissions under the respective agreement with Customer.

1.2. No other terms or conditions shall be of any force or effect unless otherwise specifically agreed upon by Seller in a writing duly executed by an authorized officer of Seller. These Terms supersede any and all prior oral quotations, communications, agreements, or under-standings of the parties in respect to the sale and delivery of the Products. The Seller may issue additional Terms and Conditions of Sale for certain products. These shall apply in addition to the present Terms. Any additional or different terms or conditions contained in Customer's Order (as defined below), response to Seller's confirmation, or any other form or document supplied by Customer are hereby expressly rejected and are rendered null, void, and of no effect. These Terms may not be modified, amended, waived, superseded, or rescinded, except by written agreement signed by an authorized officer of Seller. Delivery of the Products by Seller does not constitute acceptance of any of Customer's terms and conditions and do not serve to modify or amend these Terms.

1.3. The issuance of an Order (as defined below) by Customer to Seller or any communication or conduct of Customer which confirms an agreement for the delivery of Products by Seller, as well as acceptance in whole or in part by Customer of any delivery of Products by Seller, shall be construed as Customer's acceptance of these Terms.

2. OFFERS, ORDERS AND CONFIRMATION

2.1. Unless otherwise specified by Seller in writing, all offers made by Seller are not binding and may be revoked by Seller at any time without any liability to Customer.

2.2. Customer shall issue to Seller orders for the purchase of Products, in written form via the order process determined by Seller from time to time (each, an "Order"). By issuing an Order to Seller, Customer makes an offer to purchase the Products pursuant to these Terms and the terms set forth on such Order. Provided that the Order contains the same terms as in Seller's corresponding offer, the Order shall be binding on Customer for six (6) weeks after Seller's receipt of such Order.

2.3. Seller may refuse an Order for any or no reason. No Order is binding upon Seller until Seller's acceptance of the Order in writing, the issuance of any governmental permit, license, or authority to Seller, as may be required under applicable laws, rules and regulations, and the receipt by Seller of a resale license to be provided by Customer (a "Confirmed Order").

2.4. Specifications and other information on drawings, data sheets, pictures, plans, brochures, catalogs, or Seller's website shall not be binding on Seller unless such specifications and information have been agreed to in writing by Seller in a Confirmed Order. Notwithstanding a Confirmed Order, Seller shall have no obligation to deliver Products to Customer or otherwise fulfill any of its obligations set forth in a Con-firmed Order if Customer is in breach of any of its obligations hereunder or any Confirmed Order.

2.5. Customer may submit to Seller written requests to change the terms of a Confirmed Order (each such request, a "Change Order Re-quest"). Seller may, at its sole discretion, consider such Change Order Request, provided that Seller will have no obligation to perform any Change Order Request unless and until Seller has agreed in writing to adopt such Change Order Request. If Seller elects to consider such a Change Order Request, then Seller shall promptly notify Customer of any adjustment to the applicable purchase price for the Products.

2.6. In the event Customer cancels any Confirmed Order for any reason, Customer shall reimburse to Seller all of Seller's costs and expenses associated with or incurred due to such cancellation, including but not limited to the cost of raw materials, labor, and storage if cancellation occurs before Seller's commencement of production. In the event Customer cancels any Confirmed Order for any reason and Seller has started the production of the Product on the respective Con-firmed Order, Customer shall pay to Seller the full purchase price.

2.7. Each Confirmed Order shall be considered a separate agreement between the parties, and any failure to deliver the Products under any Confirmed Order shall have no consequences for other deliveries of Products.

3. PRICES

3.1. Unless otherwise agreed to by the parties in the applicable Confirmed Order, the prices of the Products shall be FCA (agreed de-livery location on the applicable Confirmed Order), Incoterms 2022.

3.2. Unless otherwise agreed by the parties in a Confirmed Order, the price of the Products shall not include transportation, insurance, packaging, and Tooling (as defined below) and other materials used for the manufacturing and delivery, sales or Heavy Vehicle Use Tax (HVUT), other use tax or any other similar applicable federal, state or foreign taxes, duties, levies, or charges in any jurisdiction in connection with the sale or delivery of the Products ("Taxes"), Such Taxes shall be payable by Customer, and if Seller is responsible for the collection thereof, such Taxes shall either be added to the price invoiced or be separately invoiced by Seller to Customer. Any special requests concerning shipping, transportation, and insurance shall be communicated to Seller in a timely manner and subject to Seller's prior written approval. Customer shall bear all costs resulting from such requests.

In case of lead delivery times of more than two (2) months, Customer hereby acknowledges and agrees that Seller, may, at its sole discretion, increase or decrease the agreed prices on any Confirmed Order in the event of material price changes in wages, materials, energy or raw material after the date of the Confirmed Order.

4. PAYMENT TERMS

4.1. Except as set forth in Section 4.2 or unless otherwise agreed in writing by Seller, the purchase price for the Products and all other amounts due under a Confirmed Order shall be due and payable in US dollars within thirty (30) days following the date of Seller's invoice for such Products without any discount, deduction or offset whatsoever. In no event shall any loss, damage, injury or destruction, Force Majeure (as defined below), or any other event beyond Customer's control re-lease Customer from its obligation to make the payments required herein. Payment of all amounts due hereunder shall be made by bank transfer or in any other manner set forth on Seller's invoice. Customer shall be solely responsible for any bank fees, or other fees, incurred due to the wire transfer or any other selected payment method. If Seller agrees to payment by credit card, Seller shall charge an appropriate transaction fee, which the Customer shall also pay.

4.2. In the event Seller becomes aware of circumstances or has rea-son to believe that there are circumstances that may have an adverse effect on Customer's financial condition, Seller may require the Customer to pay the total amount of the purchase price or fees, or a portion thereof prior to the delivery of the Products. Seller may, without any liability to Customer, refuse the delivery of any Product in the event the Customer fails to make the payment as required under this Section 4.2.

4.3. Time is of the essence for the payment of all amounts due to Seller under any Confirmed Order. If Customer fails to make payments of any amount when due, Customer shall pay interest to Seller at the rate of one percent (1%) per month or such lesser amount as may be permitted by applicable law starting from the due date until payment to Seller of such amount in full. In addition to the interest, Seller may, at its sole discretion, charge the Customer a flat fee of $40 for each re-minder notice issued to Customer due to late payments. If Customer fails to comply with these Terms or a Confirmed Order, or if Customer becomes insolvent, all balances then due and owing to Seller shall be-come due immediately, notwithstanding any payment terms agreed by the parties. All costs and expenses incurred by Seller with respect to the collection of overdue payments (including, without limitation, rea-sonable attorney's fees, expert fees, and other expenses of litigation) shall be borne by Customer. Every payment by Customer shall first be applied to pay for Seller's cost of collection, then interest owed by Customer, and then to the oldest outstanding claim.

4.4. Notwithstanding anything in the foregoing Section 4.3 or Section 5, if the parties agreed on installment payments in a Confirmed Order and Customer fails to make any installment payment when due, the remaining balance including accrued interest, and any expenses incurred by Seller shall be due and payable to Seller promptly upon Customer's receipt of written notice of delinquency from Seller.

5. SECURITY INTEREST

5.1. If Seller extends credit to Customer for the purchase price for any Products (including but not limited to pursuant to Section 4.1.), or any other amounts due to Seller, Customer hereby grants to Seller as security for the timely payment and performance of all Customer's payment obligations to Seller, a first priority security interest (the "Security Interest") in all Products heretofore or in the future delivered to Customer and in the proceeds thereof for as long as such Products shall not have been sold by Customer in the ordinary course of business (the "Collateral"). Seller shall be entitled to file any and all financing, continuation, or similar statements under the Uniform Commercial Code in any jurisdiction and take any and all other action necessary or desirable, in Seller's sole and absolute discretion, to perfect its Security Interest in the Collateral and to establish, continue, preserve, and protect Seller's Security Interest in the Collateral. Customer agrees to take any and all actions and provide Customer with all information necessary to enable Seller to perfect and enforce its Security Interest in all jurisdictions and vis-à-vis any of Customer's creditors, and hereby irrevocably grants to Seller a power of attorney to execute all necessary statements or documents in Customer's name for the perfection and enforcement of such Security Interest. The Security Interest shall remain in force until payment in full of the entire purchase price for such Products, and any other amounts due to Seller by Customer. Seller may, without notice, change or withdraw extensions of credit at any time.

6. OBLIGATIONS OF CUSTOMER

6.1. Customer shall use the Products solely for their intended purpose and pursuant to Seller's instructions, and agrees to use only qualified personnel for the handling of the Products. Customer shall ensure that its customers, employees, agents, and other representatives comply with this Section 6.1. and shall be responsible for their acts and omissions.

7. DELIVERY AND ACCEPTANCE

7.1. Unless otherwise agreed in writing by Seller, all deliveries of Products shall be made FCA (agreed delivery location) (Incoterms 2020) and title to and risk of loss for the Products shall pass to Customer upon delivery pursuant to this Section 7.1.

7.2. Any delivery and performance times or dates communicated by or on behalf of Seller are estimates and shall not be binding on Seller. Seller may make partial delivery of Products to be delivered under any Confirmed Order and invoice Customer separately for such partial de-liveries or performance. If Customer has not received the Products after six (6) weeks from the estimated delivery date, Customer may make a written request to Seller for delivery. Customer hereby acknowledges and agrees that the actual delivery date of the Products is conditioned upon the complete, accurate and timely delivery of materials from Seller's vendors and suppliers. No delay in delivery of any Products shall relieve Customer of its obligation to accept the delivery or performance thereof and make payments of any amounts due in accordance with these Terms, including but not limited to delays caused govern-mental restrictions on exports or imports and similar measures.

7.3. Customer's failure to accept the delivery of Products pursuant to a Confirmed Order shall not release or excuse Customer from its obligation to timely pay all amounts due in connection with such Con-firmed Order. The Products shall be deemed delivered at the time they have been made available to Customer. If Customer rejects or revokes acceptance of Products, or fails to pay any amounts when due, Seller, in its sole and absolute discretion, may extend the period of delivery of Products by such period as Seller may deem reasonable with such period not exceeding three (3) months from the agreed delivery date, or withhold or cancel delivery of any Products, or cancel any or all Con-firmed Orders without any further obligations to Customer whatsoever.

In such event, Customer shall be responsible for any and all costs and expenses incurred, or damages or losses suffered by Seller in connection with any such delay notwithstanding any action or inaction by Seller with regard to such delay. Any remaining Products that have not been accepted by Customer within the extended delivery period deter-mined by Seller will be delivered and invoiced by Seller to Customer and Customer agrees to accept such delivery and pay for the purchase price and other amounts payable for the delivered Products.

8. EXAMINATION AND CONFORMITY TO ORDER

8.1. Promptly upon receipt of any Products, Customer shall conduct a full and complete inspection of such Products as to any defects and to confirm compliance with all requirements of the applicable Confirmed Order. Customer shall notify Seller in writing of any packaging defects, apparent defects, or non-compliance of such Products with the applicable Confirmed Order that Customer has or could reasonably have discovered during such inspection within seven (7) days from the date of receipt of such Products, and Customer shall notify Seller in writing within three (3) days of the date on which Customer shall first have become aware of any hidden defect or non-compliance which could not reasonably have been discovered during Customer's initial inspection of the Products. Such notification shall include reasonable details (including images) on the alleged defects including lot, batch, or Order numbers.

8.2. If Customer fails to timely notify Seller of any defects or other non-compliance of any Products delivered or Customer (or its customers, employees, agents, or representatives) uses, destroys, or modifies any Products that Customer knows or should have known to be defective or non-compliant without Seller's prior written consent, Customer shall be deemed to have unconditionally accepted such Products and waived all of its claims for breach of warranty or otherwise in respect of such Products.

8.3. Customer may only return the Products to Seller with Seller's prior written approval. If the return has been approved by Seller, Customer shall return the Products to Seller at Customer's sole risk and expense to the destination directed by Seller.

8.4. Complaints of Customer in connection with the shipping or transport shall be directed to the carrier promptly upon receipt of the delivery or the freight documents.

9. LIMITED PRODUCT WARRANTY

9.1. Seller warrants to Customer that the Products will be free of defects in material and workmanship and conform with the requirements set forth in the applicable Confirmed Order for a period of twelve (12) months from the date of delivery for new business Products and ninety (90) days for after sales Products. (the "Limited Product Warranty").

9.2. Unless expressly agreed to in writing by Seller, Seller makes no warranty that the Products comply with applicable law, regulations, or specifications in any jurisdiction in which the Products may be used, integrated or incorporated. Any governmental or other approvals necessary in connection with the use, integration or incorporation of the Products shall be Customer's sole responsibility.

9.3. The Limited Product Warranty shall be void if the Defect (as defined below) resulted from (a) improper or inadequate use, storage, handling, operation, integration, incorporation, assembly, maintenance, or unauthorized alteration, modification, repair of the Products (including without limitation, the use storage, handling, operation, or integration of the Products contrary to written instructions and/or recommendations of Seller or inadequate training of personnel), (b) changes to construction and materials pursuant to Customer's re-quests, (c) use of improper tools, resources, or accessories including those but not limited to any third party tools, resources, or accessories that are not approved by Seller or not in accordance with Seller's recommendations, instructions, or directions, (d) acts or omissions of Customer or third parties following delivery of the Product, (e) Customer's failure to properly communicate Seller's instructions and warnings to users of the Products, (f) Customer's, its employees, agents, representatives, customers or any third party's non-compliance with applicable laws, rules and regulation, (g) Force Majeure, or (h) ordinary wear and tear of the Products (e.g., sweep bristles).

9.4. In the event of an alleged breach of the Limited Product Warranty (a "Defect"), Customer shall, at Customer's sole expense, send the Product to Seller. Seller shall conduct the necessary tests on such Product within a reasonable period. If Seller confirms the Defect, Seller shall, at its sole option and discretion, repair or replace the Defective Product. If the repair or replacement of the Defective Product is commercially unreasonable to Seller, Seller may, at its sole discretion, issue a refund to Customer in the amount Seller deems adequate. Such repair, replacement, or refund shall be the sole liability of Seller and the sole remedy of Customer with respect to a Defect. In no event shall any warranty claims for a Defect be made after twelve (12) months from the date of Customer's receipt of the Products. Any Products or parts returned to Seller for removal or repair under this Section 9.4 shall be the property of Seller. Any applicable Limited Product Warranty period shall not start anew with the repair or replacement of the Defective Product (or any portion thereof).

9.5. Except for Limited Product Warranty, SELLER HEREBY EXPRESSLY EXCLUDES AND DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR NONINFRINGEMENT. Seller makes no other warranties with respect to the Products, and no person is authorized to make any warranties on behalf of Seller that are inconsistent with the warranties set forth under this Section 9.

10. LIMITATION OF LIABILITY

10.1. IN NO EVENT SHALL SELLER BE LIABLE TO CUSTOMER, ITS CUSTOMERS, EMPLOYEES, AGENTS, AND OTHER REPRESENTATIVES FOR ANY INDIRECT, INCIDENTAL, PUNITIVE, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIM-ITED TO, DAMAGES FOR LOSS OF PROFITS, REVENUE, GOODWILL, OR USE, WHETHER IN AN ACTION IN CONTRACT, TORT, STRICT LIABILITY, OR IMPOSED BY STATUTE, OR OTHERWISE, EVEN IF SELLER WAS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. NOTWITHSTANDING ANY OF THE TERMS CONTAINED HEREIN, SELLER'S LIABILITY FOR ANY CLAIM – WHETHER BASED UPON CONTRACT, TORT, EQUITY, NEGLI-GENCE, OR ANY OTHER LEGAL CONCEPT – SHALL IN NO EVENT EXCEED THE PURCHASE PRICE PAID BY THE CUSTOMER FOR THE PRODUCTS, GIVING RISE TO SUCH CLAIM. CUSTOMER HEREBY ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THESE TERMS FAIRLY ALLOCATE THE RISKS BETWEEN SELLER AND CUSTOMER, THAT SELLER'S PRICING REFLECTS THIS ALLOCATION OF RISK, AND BUT FOR THIS ALLOCATION AND LIMITATION OF LIABILITY, SELLER WOULD NOT HAVE ENTERED INTO AN AGREEMENT WITH CUSTOMER FOR THE SALE OF THE PRODUCTS.

10.2. Seller shall not be liable for, and Customer assumes responsibility and shall indemnify, defend, and hold Seller harmless for any and all claims, including without limitation claims for personal injury or property damages, resulting from (a) the improper or inadequate use, storage, handling, operation, assembly, integration, incorporation, assembly, maintenance, or unauthorized alteration, modification, or repair of the Products (including without limitation, the use storage, handling, operation, or integration of the Products contrary to written instructions and/or recommendations of Seller or inadequate training of personnel), (b) changes to construction and materials pursuant to Customer's re-quests, (c) use of improper tools, resources, or accessories including those but not limited to any third party tools, resources, or accessories that are not approved by Seller or not in accordance with Seller's recommendations, instructions, or directions, (d) acts or omissions of Customer or third parties following the delivery of the Products, (e) Customer's failure to properly communicate Seller's instructions and warnings to users of the Products, or (f) Customer's, its employees, agents, representatives, customers or any third party's non-compliance with applicable laws, rules and regulation, (g) Force Majeure, or (h) ordinary wear and tear of the Products (e.g., sweep bristles).

10.3. In jurisdictions that limit or preclude limitations or exclusion of remedies, damages, or liability, such as liability for gross negligence or willful misconduct or do not allow implied warranties to be excluded, the limitation or exclusion of warranties, remedies, damages, or liability set forth in these Terms are intended to apply to the maximum extent permitted by applicable law, and these Terms shall be deemed amended to comply with such limitations or exclusions. Customer may also have other rights that vary by state, country or other jurisdiction.

11. CONFIDENTIALITY

11.1. "Confidential Information" means: (i) any know-how, trade secrets, and other business or technical information of Seller that is confidential or proprietary or due to its nature or under the circumstances of its disclosure the Customer knows or has reason to know should be treated as confidential or proprietary, including but not limited to quotations, drawings, project documentation, samples and models.

11.2. Confidential Information does not include information that: (i) is or becomes generally known to the public through no fault or breach of these Terms by the Customer; (ii) is rightfully known by the Customer at the time of disclosure without an obligation of confidentiality; (iii) is independently developed by the Customer without use of Seller's Confidential Information; (iv) is rightfully received by the Customer from a third party without restriction on use or disclosure; or (v) is disclosed with Seller's prior written approval.

11.3. Customer shall not use Seller's Confidential Information except as necessary to use the Products and will not disclose such Confidential Information to any third party except to those of its employees, agents, subcontractors, or representatives who have a bona fide need to know such Confidential Information to enable Customer to use the Products; provided that each such employee, agent, subcontractor, and/or representative is/are bound by a written agreement that contains use and nondisclosure restrictions not less stringent than the terms set forth in this Section 11.3. The Customer will employ all reasonable steps to protect Seller's Confidential Information from unauthorized use or disclosure, including, but not limited to, all steps that it takes to protect its own information of like importance. The foregoing obligations will not restrict the Customer from disclosing Seller's Confidential Information: (i)

pursuant to the order or requirement of a court, administrative agency, or other governmental body, provided that the Customer gives reasonable notice to Seller to contest such order or requirement; (ii) to its legal or financial advisors; and (iii) as required under applicable securities regulations.

11.4. In the event of a violation or threatened violation of Customer's obligations under this Section 11, Seller shall be entitled to seek equitable relief, including in the form of a restraining order, orders for pre-liminary or permanent injunction, specific performance and any other relief that may be available from any court, without the requirement to secure or post any bond, or show actual monetary damages in connection with such relief. These remedies shall not be deemed to be exclusive but in addition to all other remedies available under these Terms, at law, or in equity.

12. INTELLECTUAL PROPERTY

12.1 Seller reserves the sole and exclusive ownership of the intellectual property rights in the Products (including but not limited to the technology used to manufacture the Products) and any improvements thereof regardless of inventorship or authorship. Customer shall not (and shall cause its employees, agents, representatives and customers to not) reverse engineer, decompile, disassemble, or decode any of Seller's intellectual property embedded or used in any of the Product.

13. FORCE MAJEURE

13.1. Seller shall not be responsible for any failure or delay in its performance under these Terms due to causes beyond its reasonable control, including, but not limited to, disruptions of the public power supply, communications, and transportation infrastructure, govern-mental measures, malware or hacker attacks, fire, extraordinary weather events, epidemics, pandemics (or any government restrictions implemented as a result thereof), nuclear and chemical accidents, earthquakes, war, terrorist attacks, labor disputes, strikes, lockouts, shortages of or inability to obtain labor, energy, raw materials or sup-plies, or other acts of God.

14. MISCELLANEOUS

14.1. If any provision contained in these Terms or any Confirmed Or-der is held by final judgment of a court of competent jurisdiction to be invalid, illegal, or unenforceable, such invalid, illegal, or unenforceable provision shall be severed from the remainder of these Terms or such Confirmed Order, and the remainder of these Terms or such Confirmed Order shall be enforced. In addition, the invalid, illegal, or unenforceable provision shall be deemed to be automatically modified, and, as so modified, to be included in these Terms, such modification being made to the minimum extent necessary to render such provision valid, legal, and enforceable.

14.2. Seller may assign its rights and/or delegate its liabilities under any Confirmed Order at any time. Customer may not assign its rights or delegate its responsibilities under a Confirmed Order without Seller's prior written consent.

14.3. Seller's waiver of any breach or violation of these Terms or the provisions of any Confirmed Order by Customer shall not be construed as a waiver of any other present or future breach or breaches by Customer.

14.4. The parties hereto are independent contractors and nothing in these Terms will be construed as creating a joint venture, partnership, employment, or agency relationship between the parties.

14.5. Notices by a party regarding the exercise of rights and obligations under these Terms must be signed by authorized representatives of such party, and delivered via courier, mail, or e-mail to the other party's address indicated in the applicable Confirmed Order, provided that a notice by e-mail shall only be validly given if receipt thereof is acknowledged in writing by the recipient.

15. ENTIRE AGREEMENT; CONFLICTS.

15.1. These Terms, including the applicable Confirmed Order, constitute the entire and exclusive agreement of the parties regarding the subject matter hereof and supersede any and all prior or contemporaneous agreements, communications, and understandings (both written and oral) regarding such subject matter. In the event of a conflict between the provisions of these Terms and the provisions of a Confirmed Order, the provisions of the Confirmed Order will govern and control. Seller may amend or modify these Terms from time to time. Seller may, at its sole discretion, provide Customer with written notice of any such changes, revisions, amendments, or modifications, provided, however that any such changes, revisions, amendments, or modifications shall become effective without any further action by any party and that they shall not apply to any Confirmed Order prior to the effective date of such changes, revisions, amendments, or modifications.

16. APPLICABLE LAW AND JURISDICTION

16.1. These Terms and the Confirmed Orders shall be governed by and construed in accordance with the laws of the State of Wisconsin without giving effect to any choice or conflict of law provision or rule that would defer to or cause the application of the substantive laws of any jurisdiction other than Wisconsin. The parties hereby expressly exclude the application of the 1980 United Nations Convention on Contracts for the International Sale of Goods.

16.2. Any dispute, controversy, or claim arising out of or relating to these Terms and any Confirmed Order, including but not limited to the execution, performance, or termination thereof or to any issue of liability arising out of the performance of these Terms or any Confirmed Order, which the parties have not been able to settle amicably shall be submitted to the exclusive jurisdiction of the state or federal courts with jurisdiction in the County of Calumet, Wisconsin, provided that notwithstanding the foregoing, Seller shall be entitled to seek specific performance and injunctive relief in any court of competent jurisdiction. Each party hereby waives any and all claims, pleas, or defenses (including without limitation a plea for *forum non conveniens*) that would permit such party to seek the jurisdiction of any courts or arbitration tribunals other than those set forth in the preceding sentence.

16.3. EACH PARTY HEREBY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING DIRECTLY OR IN-DIRECTLY ARISING OUT OF OR RELATING TO THESE TERMS.

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # M.9

To approve the request by Department of Public Works to purchase two (2) 2026 Elgin Broom Bear mechanical street sweepers from MacQueen Equipment Inc. off Sourcewell Contract #093021-ELG in the amount of $380,472.30 each, totaling $760,944.60.

BACKGROUND

The Department of Public Works utilizes both mechanical and regenerative air sweepers to maintain streets, improve air quality, and protect the environment by removing pollutants, debris, dirt, and refuse from flowing into storm sewer inlets, rivers, streams, and ditches. Mechanical sweepers 741, a 2018 Elgin Broom Bear and 742, a 2018 Elgin Broom Bear have reached their maximum service life, the replacements have been approved in the 2026 budget.

RECOMMENDATION

To purchase (2) 2026 Elgin Broom Bear mechanical street sweepers from MacQueen Equipment Inc. off Sourcewell contract # 093021-ELG for the price of $380,472.30 each, totaling $760,944.60 which includes delivery, extended warranty and operator training.

FISCAL IMPACT

ATTACHMENTS

1. 2026 Mechanical Street Sweepers_NWW 12-22-25
2. Intent To Purchase For MacQueen Equipment v.F

Public Works Department
100 North Jefferson Street · Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100
Operations 920.448.3535
Parking 920.448.3431
Fax 920.448.3102

TO: Beth Nadolski Spears

FROM: Nathan Wachtendonk

DATE: December 22, 2025

RE: **(2) Mechanical Street Sweepers**

Item: (2) Mechanical Street Sweepers
Cost: $380,472.30 each totaling $760,944.60
Vendor: MacQueen Equipment Inc. Sourcewell contract# 093021-ELG
Account# 429525-55502
Delivery: West Shop

Background:

The Department of Public Works utilizes both mechanical and regenerative air sweepers to maintain streets, improve air quality, and protect the environment by removing pollutants, debris, dirt, and refuse from flowing into storm sewer inlets, rivers, streams, and ditches. Mechanical sweepers 741, a 2018 Elgin Broom Bear and 742, a 2018 Elgin Broom Bear have reached their maximum service life, the replacements have been approved in the 2026 budget.

Recommendation:

To purchase (2) 2026 Elgin Broom Bear mechanical street sweepers from MacQueen Equipment Inc. off Sourcewell contract # 093021-ELG for the price of $380,472.30 each, totaling $760,944.60 which includes delivery, extended warranty and operator training.

Troy Van Handel – *Buyer*
City of Green Bay – Purchasing Dept
100 N Jefferson St
Green Bay, WI 54301

2/26/2025

Grant Wegner – *Territory Manager*
MacQueen Equipment, Inc.
N60 W15835 Kohler Ln
Menomonee Falls, WI 53051

RE: **Intent To Purchase**

Dear Greg Wegner:

The City of Green Bay intends to purchase three (3) City Sweepers for the Department of Public Works utilizing the current Sourcewell contracts and pricing submitted by MacQueen Equipment, Inc. Individual quote(s) and specification sheets for this purchase are attached. The total purchase price is **1,090,520.60** (*see next page for item details*).

This Intent To Purchase is subject to the 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 MacQueen Equipment, Inc.

Thank you for your continued interest in doing business with the City of Green Bay. If you have any questions, or require additional information, please feel free to contact me at (920) 448-3049 or Troy.VanHandel@greenbaywi.gov.

Sincerely,

Troy Van Handel

Troy Van Handel

MACQUEEN

CITY OF GREEN BAY, WI
Attn: Nathan Wachtendonk
519 S Oneida St
Green Bay, WI 54303

2/19/2025

ELGIN REGEN-X SOURCEWELL QUOTE

Per our discussion I have proposed a 2026 Sourcewell Quote for (1) ELGIN REGENX REGENERATIVE AIR SWEEPER as described below.

Green Bay WI Sourcwell Member # 210291
Elgin Sourcewell Member #093021-ELG

WHY REGEN-X

X – Incredibly easy to clean:

- *Simple Hopper – Rounded Corners and External Self-Dumping Dust Separator*
- *Easy-Access washout doors for dust separator and pickup head*
- *Cable-Controlled Drop-Down Screens – Standard*

X – Easy to Service:

- *Easy to access components with locations determined by experienced service techs*
- *Bolt-on Wear Parts Wherever Possible – Dust Separator, Hopper Inlet, etc.*
- *Simple design with no control modules for sweeper functions – 12v System*

X – Reliable:

- *Better cleanout and easier serviceability*
- *Highly efficient dust separator and large screen surface area reduce carryover and sand blasting*
- *Overall simple design – less moving parts, more uptime*

X – Roll-Off Dump Height w/50 Degree angle and true 8yd Hopper

- *Avoid double handling, driving back to the facility to dump and environmental ground-dumping restrictions*

NEW ELGIN REGEN X REGENERATIVE AIR SWEEPER

Standard Options Includes:

- John Deere 4045T Diesel Aux Engine – 74hp
- 12v System w/Rocker Switches at Central Console
- Indicator Display – Fan Meter, Sweep Hours, Diagnostics
- Indicator Lamps – Full Load, Screen Down, Hopper Up, Door Open, Hydraulic Oil Temp
- 50gal Fuel Cell
- 90” Pickup Head Width, 42” Diameter Side Brooms
- 8yd3 Hopper
- 50 Degree Dump Angle
- Direct Drive, 2-groove Banded Power Belt w/Spring Loaded Tensioner
- 14” Diameter Pressure Hose / 13” Diameter Suction Hose
- In-Cab Cable Controlled Vacuum Enhancer
- Quick Disconnect Hose Connectors at lower an upper portions of suction hose for easy access
- Flow Blocker
- Self-Dumping Dust Separator – Centrifugal w/Cleanout Doors
- Vault Style Rear Dock Lock w/Shims for seal adjustment
- 265gal Poly Water Tank
- Electric Diaphragm Pump w/Hi-Lo pump speeds
- 9 Spray Nozzles – Quick Release Brass – 3-Suction hose, 3-ea Side Broom

OPTIONAL ENHANCEMENTS INCLUDE:

BODY/SWEEPER OPTIONS

- LIFELINER HOPPER LINER – LIFETIME WARRANTY
- RH STAINLESS STEEL INSPECTION DOOR
- STAINLESS STEEL HOPPER SCREEN
- LH / RH SIDEBROOM TILT
- VARIABLE SPEED DUAL SIDE BROOMS
- ADDTL WATER – 100gal
- SIDE BROOM SCRUB POSITION – BELLY SCRUB POSITION
- FRONT BUMPER WATER SPRAY BAR

HYDRAULICS

- AUX HYDRAULIC PUMP w/DUMP
- IN-CAB HOPPER DUMP
- HYDRAULIC HIGH TEMP SAFETY SHUTDOWN

LIGHTING AND SAFETY

- LED STOP/TURN/TAIL LIGHTS
- DUAL SIDEBROOM LED WORK LIGHTS
- 12" CONVEX FENDER MIRROR
- (2) ALTERNATING REAR LED LIGHTS w/80-100 FLASH PER MIN

MISC OPTIONS

- TURBO II PRE-CLEANER AUX ENGINE
- TOOLBOXES – LH/RH SIDE FENDER
- CHASSIS BATTERY DISCONNECT
- REGEN X PRINTED SERVICE MANUAL
- JOHN DEERE PRINTED SERVICE MANUAL

CHASSIS

- NEW 2026 FREIGHTLINER M2 PLUS, 26k GVWR – PREMIUM DUAL STEER CHASSIS

Pricing Breakdown: - MACQUEEN STOCK UNIT C048678

2026 ELGIN REGEN-X REGENERATIVE AIR SWEEPER – BASE PRICE INCLUDING CHASSIS PLUS FACTORY MOUNT AT ELGIN……..……..$291,338.00

ELGIN REGEN-X ADDITIONAL OPTION CONTENT – GREEN BAY SPEC……..$40,805.00

COMBINED PRICE……..……..$332,143.00

SOURCEWELL DISCOUNT……..……($5,857.00)

Freightliner 5yr/100k Engine and Emission Extended Warranty……$3,290.00

TOTAL COMBINED SOURCEWELL PRICE……..$329,576.00

**Price includes PDI, Freight, Delivery and Training by MacQueen Equipment*

***Freightliner Extended Warranty is based on current pricing, actual cost to be billed at delivery.*

_____ _____

AUTHORIZATION DATE

Terms and Training, Availability, and Warranty:

***DUE TO UNKNOWN CHASSIS ALLOCATIONS AT THE TIME OF THIS QUOTE, CHASSIS MODEL YEAR AND PRICE ARE AN ESIMATE. THE FOLLOWING IS SUBJECT TO CHANGE: 1) CHASSIS AVAILABILITY 2) CHASSIS MODEL YEAR 3) CHASSIS SPECIFICATION 4) CHASSIS PRICE ONCE THE NEW YEAR MODEL CHASSIS SPECIFICATIONS ARE RELEASED, IT WILL BE CHECKED TO CONFIRM IT STILL MEETS THE REGIONAL REGULATORY REQUIREMENTS FOR THIS ORDER. ONCE CONFIRMED, THE QUOTE/ORDER WILL BE REVISED WITH THE APPROPRIATE CHASSIS MODEL YEAR AND PRICING. ADDITIONAL SPECIALS FOR SOME OF THE OPTION CONTENT WILL BE CREATED AT THE TIME OF ORDER.*

Specifications: All specifications are subject to change without notice. Several factors beyond the control of the chassis OEM or Seller may result in the substitution of components of equal or greater quality.

Special Options: Special options are subject to Engineering application approval.

Chassis Information: Elgin Supplied Chassis

Training: MacQueen Equipment will provide up to 1 Days of operator/maintenance training for city employees upon delivery of the unit on-site.

Warranty: Elgin - 1 Year. Engine Warranty provided by Engine Manufacturer
Availability: TBD
Terms of Sale: Invoice Due 30 Days after delivery. Proposed prices are based on current costs and therefore subject to change with written notice to account for changes in pricing beyond the seller's control.
Proposal Pricing Expires: 30 Days from Issuance.

THANK YOU FOR THE OPPORTUNITY QUOTE!
Grant Wegner | Territory Manager
MacQueen Equipment – Wisconsin/UP Michigan
920-327-9777 | grant.wegner@macqueengroup.com

MACQUEEN

CITY OF GREEN BAY, WI
Attn: Nathan Wachtendonk
519 S Oneida St
Green Bay, WI 54303

2/19/2025

ELGIN BROOM BEAR SOURCEWELL QUOTE

Per our discussion I have proposed a 2026 SOURCEWELL Quote for (1) ELGIN BROOM BEAR 4-WHEEL MECHANICAL SWEEPER as described below.

Green Bay WI Sourcwell Member # 210291
Elgin Sourcewell Member #093021-ELG

NEW ELGIN BROOM BEAR CHASSIS MOUNTED MECHANICAL SWEEPER

WHY ELGIN BROOM BEAR

- ✓ ***Single Engine Technology***
- ✓ ***Twin Variable Displacement Hydraulic Pumps for Increased Sweeper System Efficiencies***
- ✓ ***4.5yd3 Hopper – Standard***
- ✓ ***Variable Dump Height up to 11ft 2in***
- ✓ ***11" Hopper Side Shift for Maximizing Dump Truck/Container Payload Distribution***
- ✓ ***Squeegee w/Patented Interchangeability to Chevron Conveyor Belt System***

Standard Options Includes:

- Main Broom + Dual Side Broom Sweep Path: 120"
- Main Broom Diameter: 34", Length: 60" – Hydraulic Motor with Direct Drive
- Hydraulic Main Broom Lift
- 46" Diameter Side Brooms – Adjustable Speed, Hydraulically Driven w/Pneumatic Down Pressure and Pneumatic Lift
- Trailing Arm Side Broom Design – Free Floating and Full Sideways Oscillation
- Squeegee Conveyor with Replaceable Rubber Edging – Hydraulically Driven w/Constant Speed – Forward and Reverse
- Variable Displacement System Pump
- O-Ring Face Seal Fittings
- Electro-Hydraulic Valves
- 4.5yd3 Hopper Capacity
- Electro/Hydraulic in cab Hopper Lift and Dump Controls
- Right Side offload – 11'2" Max Dump Height
- 50 Degree Dump Angle – 11,000lb Lift Capacity w/2-Stage Scissors w/Hydraulic Cylinders
- Poly Water Tank – 360gal
- Electric Diaphragm Pump – In-Cab Control and flow control valves at each side broom
- Water Nozzles – 3-Across Main Broom, 3 at Each Gutter Broom

OPTIONAL ENHANCEMENTS INCLUDE:

BODY/SWEEPER OPTIONS

- Double Wrap Main Broom
- Left-hand / Right-hand Side Broom Tilt w/Indicator

- Lifeliner Hopper Liner
- Hopper Full Indicator
- HD Lower Roller
- Front Spray Bar (In-Cab Control) Standard Width
- Air Purge for Water System
- Chevron Rubber Conveyor Belt
- Variable Speed Conveyor & In-Cab Variable Speed & Reverse Control Sidebrooms
- Broom Hour Meter
- Rubber Dirt Shoes
- In-Cab Water Sidebroom Water Controls
- Mainbroom Hydraulic Suspension
- Lower Conveyor Deflector

LIGHTING AND SAFETY

- LED STOP/TURN/TAIL Lights
- Light Package D – (2) Rear High Mount Oval Amber LED Flashers
- Hopper Interior Light

MISC OPTIONS

- 12" Convex Mirror – Chassis Hood
- Battery Disconnect – Chassis
- Chassis Alteration – Freightliner M2 5.4yd
- Broom Bear Parts, Service, Operator and Safety Manual

Pricing Breakdown - MACQUEEN STOCK UNIT C047139

2026 ELGIN BROOM BEAR MECHANICAL SWEEPER – BASE PRICE INCLUDING CHASSIS PLUS FACTORY MOUNT AT ELGIN……..…….$348,149.00

ELGIN BROOM BEAR ADDITIONAL OPTION CONTENT – GREEN BAY SPEC…..$35,575.00

COMBINED PRICE……..……..$383,724.00

SOURCEWELL DISCOUNT……..……($7,406.70)

Freightliner 5 Year/100k Engine and Emissions Extended Warranty……..……$4,155.00

TOTAL COMBINED SOURCEWELL PRICE……..$380,472.30

**Price includes PDI, Freight, Delivery and Training by MacQueen Equipment*

**Freightliner Extended Warranty is based on current pricing, actual cost to be billed at delivery.*

_____ _____

AUTHORIZATION DATE

Terms and Training, Availability, and Warranty:

***DUE TO UNKNOWN CHASSIS ALLOCATIONS AT THE TIME OF THIS QUOTE, CHASSIS MODEL YEAR AND PRICE ARE AN ESIMATE. THE FOLLOWING IS SUBJECT TO CHANGE: 1) CHASSIS AVAILABILITY 2) CHASSIS MODEL YEAR 3) CHASSIS SPECIFICATION 4) CHASSIS PRICE ONCE THE NEW YEAR MODEL CHASSIS SPECIFICATIONS ARE RELEASED, IT WILL BE CHECKED TO CONFIRM IT STILL MEETS THE REGIONAL REGULATORY REQUIREMENTS FOR THIS ORDER. ONCE CONFIRMED, THE QUOTE/ORDER WILL BE REVISED WITH THE APPROPRIATE CHASSIS MODEL YEAR AND PRICING. ADDITIONAL SPECIALS FOR SOME OF THE OPTION CONTENT WILL BE CREATED AT THE TIME OF ORDER.*

Specifications: All specifications are subject to change without notice. Several factors beyond the control of the chassis OEM or Seller may result in the substitution of components of equal or greater quality.

Special Options: Special options are subject to Engineering application approval.

Chassis Information: Elgin Supplied Chassis

Training: MacQueen Equipment will provide up to 1 Days of operator/maintenance training for city employees upon delivery of the unit on-site.

Warranty: Elgin - 1 Year. Engine Warranty provided by Engine Manufacturer

Availability: TBD

Terms of Sale: Invoice Due 30 Days after delivery. Proposed prices are based on current costs and therefore subject to change with written notice to account for changes in pricing beyond the seller's control.
Proposal Pricing Expires: 30 Days from Issuance.

THANK YOU FOR THE OPPORTUNITY QUOTE!
Grant Wegner | Territory Manager
MacQueen Equipment – Wisconsin/UP Michigan
920-327-9777 | grant.wegner@macqueengroup.com

MACQUEEN

CITY OF GREEN BAY, WI
Attn: Nathan Wachtendonk
519 S Oneida St
Green Bay, WI 54303

2/19/2025

ELGIN BROOM BEAR SOURCEWELL QUOTE

Per our discussion I have proposed a 2026 SOURCEWELL Quote for (1) ELGIN BROOM BEAR 4-WHEEL MECHANICAL SWEEPER as described below.

Green Bay WI Sourcwell Member # 210291
Elgin Sourcewell Member #093021-ELG

NEW ELGIN BROOM BEAR CHASSIS MOUNTED MECHANICAL SWEEPER

WHY ELGIN BROOM BEAR

- ✓ ***Single Engine Technology***
- ✓ ***Twin Variable Displacement Hydraulic Pumps for Increased Sweeper System Efficiencies***
- ✓ ***4.5yd3 Hopper – Standard***
- ✓ ***Variable Dump Height up to 11ft 2in***
- ✓ ***11" Hopper Side Shift for Maximizing Dump Truck/Container Payload Distribution***
- ✓ ***Squeegee w/Patented Interchangeability to Chevron Conveyor Belt System***

Standard Options Includes:

- Main Broom + Dual Side Broom Sweep Path: 120"
- Main Broom Diameter: 34", Length: 60" – Hydraulic Motor with Direct Drive
- Hydraulic Main Broom Lift
- 46" Diameter Side Brooms – Adjustable Speed, Hydraulically Driven w/Pneumatic Down Pressure and Pneumatic Lift
- Trailing Arm Side Broom Design – Free Floating and Full Sideways Oscillation
- Squeegee Conveyor with Replaceable Rubber Edging – Hydraulically Driven w/Constant Speed – Forward and Reverse
- Variable Displacement System Pump
- O-Ring Face Seal Fittings
- Electro-Hydraulic Valves
- 4.5yd3 Hopper Capacity
- Electro/Hydraulic in cab Hopper Lift and Dump Controls
- Right Side offload – 11'2" Max Dump Height
- 50 Degree Dump Angle – 11,000lb Lift Capacity w/2-Stage Scissors w/Hydraulic Cylinders
- Poly Water Tank – 360gal
- Electric Diaphragm Pump – In-Cab Control and flow control valves at each side broom
- Water Nozzles – 3-Across Main Broom, 3 at Each Gutter Broom

OPTIONAL ENHANCEMENTS INCLUDE:

BODY/SWEEPER OPTIONS

- Double Wrap Main Broom
- Left-hand / Right-hand Side Broom Tilt w/Indicator

- Lifeliner Hopper Liner
- Hopper Full Indicator
- HD Lower Roller
- Front Spray Bar (In-Cab Control) Standard Width
- Air Purge for Water System
- Chevron Rubber Conveyor Belt
- Variable Speed Conveyor & In-Cab Variable Speed & Reverse Control Sidebrooms
- Broom Hour Meter
- Rubber Dirt Shoes
- In-Cab Water Sidebroom Water Controls
- Mainbroom Hydraulic Suspension
- Lower Conveyor Deflector

LIGHTING AND SAFETY

- LED STOP/TURN/TAIL Lights
- Light Package D – (2) Rear High Mount Oval Amber LED Flashers
- Hopper Interior Light

MISC OPTIONS

- 12" Convex Mirror – Chassis Hood
- Battery Disconnect – Chassis
- Chassis Alteration – Freightliner M2 5.4yd
- Broom Bear Parts, Service, Operator and Safety Manual

Pricing Breakdown - MACQUEEN STOCK UNIT C047140

2026 ELGIN BROOM BEAR MECHANICAL SWEEPER – BASE PRICE INCLUDING CHASSIS PLUS FACTORY MOUNT AT ELGIN……..…….$348,149.00

ELGIN BROOM BEAR ADDITIONAL OPTION CONTENT – GREEN BAY SPEC…..$35,575.00

COMBINED PRICE……..……..$383,724.00

SOURCEWELL DISCOUNT……..……($7,406.70)

Freightliner 5 Year/100k Engine and Emissions Extended Warranty……..……$4,155.00

TOTAL COMBINED SOURCEWELL PRICE……..$380,472.30

**Price includes PDI, Freight, Delivery and Training by MacQueen Equipment*

**Freightliner Extended Warranty is based on current pricing, actual cost to be billed at delivery.*

_____ _____

AUTHORIZATION DATE

Terms and Training, Availability, and Warranty:

***DUE TO UNKNOWN CHASSIS ALLOCATIONS AT THE TIME OF THIS QUOTE, CHASSIS MODEL YEAR AND PRICE ARE AN ESIMATE. THE FOLLOWING IS SUBJECT TO CHANGE: 1) CHASSIS AVAILABILITY 2) CHASSIS MODEL YEAR 3) CHASSIS SPECIFICATION 4) CHASSIS PRICE ONCE THE NEW YEAR MODEL CHASSIS SPECIFICATIONS ARE RELEASED, IT WILL BE CHECKED TO CONFIRM IT STILL MEETS THE REGIONAL REGULATORY REQUIREMENTS FOR THIS ORDER. ONCE CONFIRMED, THE QUOTE/ORDER WILL BE REVISED WITH THE APPROPRIATE CHASSIS MODEL YEAR AND PRICING. ADDITIONAL SPECIALS FOR SOME OF THE OPTION CONTENT WILL BE CREATED AT THE TIME OF ORDER.*

Specifications: All specifications are subject to change without notice. Several factors beyond the control of the chassis OEM or Seller may result in the substitution of components of equal or greater quality.

Special Options: Special options are subject to Engineering application approval.

Chassis Information: Elgin Supplied Chassis

Training: MacQueen Equipment will provide up to 1 Days of operator/maintenance training for city employees upon delivery of the unit on-site.

Warranty: Elgin - 1 Year. Engine Warranty provided by Engine Manufacturer

Availability: TBD

Terms of Sale: Invoice Due 30 Days after delivery. Proposed prices are based on current costs and therefore subject to change with written notice to account for changes in pricing beyond the seller's control.
Proposal Pricing Expires: 30 Days from Issuance.

THANK YOU FOR THE OPPORTUNITY QUOTE!
Grant Wegner | Territory Manager
MacQueen Equipment – Wisconsin/UP Michigan
920-327-9777 | grant.wegner@macqueengroup.com

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # M.10

To approve the request by Department of Public Works to purchase a 2026 Elgin Regenerative Street Sweeper from MacQueen Equipment Inc. off Sourcewell Contract #093021-ELG in the amount of $329,576.00.

BACKGROUND

The Department of Public Works utilizes both mechanical and regenerative air sweepers to maintain streets, improve air quality, and protect the environment by removing pollutants, debris, dirt, and refuse from flowing into storm sewer inlets, rivers, streams, and ditches. Regenerative air street sweeper 740, a 2018 Elgin Crosswind, has reached its maximum service life, the replacement has been approved in the 2026 budget. Sweeper 740 will be kept in the fleet as a spare; the current spare sweeper will be sold at auction.

RECOMMENDATION

To purchase a 2026 Eglin Regenerative Street Sweeper from MacQueen Equipment Inc. off Sourcewell contract # 093021-ELG for the price of $329,576 which includes delivery, extended warranty and operator training.

FISCAL IMPACT

ATTACHMENTS

1. 2026 Regenerative Air Street Sweeper_NWW 12-22-25
2. Intent To Purchase For MacQueen Equipment v.F

Public Works Department
100 North Jefferson Street · Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100
Operations 920.448.3535
Parking 920.448.3431
Fax 920.448.3102

TO: Beth Nadolski Spears

FROM: Nathan Wachtendonk

DATE: December 22, 2025

RE: **Regenerative Air Street Sweeper**

Item: Regenerative Air Street Sweeper
Cost: $329,576
Vendor: MacQueen Equipment Inc. Sourcewell contract# 093021-ELG
Account# 429525-55502
Delivery: West Shop

Background:

The Department of Public Works utilizes both mechanical and regenerative air sweepers to maintain streets, improve air quality, and protect the environment by removing pollutants, debris, dirt, and refuse from flowing into storm sewer inlets, rivers, streams, and ditches. Regenerative air street sweeper 740, a 2018 Elgin Crosswind, has reached its maximum service life, the replacement has been approved in the 2026 budget. Sweeper 740 will be kept in the fleet as a spare; the current spare sweeper will be sold at auction.

Recommendation:

To purchase a 2026 Eglin Regenerative Street Sweeper from MacQueen Equipment Inc. off Sourcewell contract # 093021-ELG for the price of $329,576 which includes delivery, extended warranty and operator training.

Troy Van Handel – *Buyer*
City of Green Bay – Purchasing Dept
100 N Jefferson St
Green Bay, WI 54301

2/26/2025

Grant Wegner – *Territory Manager*
MacQueen Equipment, Inc.
N60 W15835 Kohler Ln
Menomonee Falls, WI 53051

RE: **Intent To Purchase**

Dear Greg Wegner:

The City of Green Bay intends to purchase three (3) City Sweepers for the Department of Public Works utilizing the current Sourcewell contracts and pricing submitted by MacQueen Equipment, Inc. Individual quote(s) and specification sheets for this purchase are attached. The total purchase price is **1,090,520.60** (*see next page for item details*).

This Intent To Purchase is subject to the 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 MacQueen Equipment, Inc.

Thank you for your continued interest in doing business with the City of Green Bay. If you have any questions, or require additional information, please feel free to contact me at (920) 448-3049 or Troy.VanHandel@greenbaywi.gov.

Sincerely,

Troy Van Handel

Troy Van Handel

MACQUEEN

CITY OF GREEN BAY, WI
Attn: Nathan Wachtendonk
519 S Oneida St
Green Bay, WI 54303

2/19/2025

ELGIN REGEN-X SOURCEWELL QUOTE

Per our discussion I have proposed a 2026 Sourcewell Quote for (1) ELGIN REGENX REGENERATIVE AIR SWEEPER as described below.

Green Bay WI Sourcwell Member # 210291
Elgin Sourcewell Member #093021-ELG

WHY REGEN-X

X – Incredibly easy to clean:

- *Simple Hopper – Rounded Corners and External Self-Dumping Dust Separator*
- *Easy-Access washout doors for dust separator and pickup head*
- *Cable-Controlled Drop-Down Screens – Standard*

X – Easy to Service:

- *Easy to access components with locations determined by experienced service techs*
- *Bolt-on Wear Parts Wherever Possible – Dust Separator, Hopper Inlet, etc.*
- *Simple design with no control modules for sweeper functions – 12v System*

X – Reliable:

- *Better cleanout and easier serviceability*
- *Highly efficient dust separator and large screen surface area reduce carryover and sand blasting*
- *Overall simple design – less moving parts, more uptime*

X – Roll-Off Dump Height w/50 Degree angle and true 8yd Hopper

- *Avoid double handling, driving back to the facility to dump and environmental ground-dumping restrictions*

NEW ELGIN REGEN X REGENERATIVE AIR SWEEPER

Standard Options Includes:

- John Deere 4045T Diesel Aux Engine – 74hp
- 12v System w/Rocker Switches at Central Console
- Indicator Display – Fan Meter, Sweep Hours, Diagnostics
- Indicator Lamps – Full Load, Screen Down, Hopper Up, Door Open, Hydraulic Oil Temp
- 50gal Fuel Cell
- 90” Pickup Head Width, 42” Diameter Side Brooms
- 8yd3 Hopper
- 50 Degree Dump Angle
- Direct Drive, 2-groove Banded Power Belt w/Spring Loaded Tensioner
- 14” Diameter Pressure Hose / 13” Diameter Suction Hose
- In-Cab Cable Controlled Vacuum Enhancer
- Quick Disconnect Hose Connectors at lower an upper portions of suction hose for easy access
- Flow Blocker
- Self-Dumping Dust Separator – Centrifugal w/Cleanout Doors
- Vault Style Rear Dock Lock w/Shims for seal adjustment
- 265gal Poly Water Tank
- Electric Diaphragm Pump w/Hi-Lo pump speeds
- 9 Spray Nozzles – Quick Release Brass – 3-Suction hose, 3-ea Side Broom

OPTIONAL ENHANCEMENTS INCLUDE:

BODY/SWEEPER OPTIONS

- LIFELINER HOPPER LINER – LIFETIME WARRANTY
- RH STAINLESS STEEL INSPECTION DOOR
- STAINLESS STEEL HOPPER SCREEN
- LH / RH SIDEBROOM TILT
- VARIABLE SPEED DUAL SIDE BROOMS
- ADDTL WATER – 100gal
- SIDE BROOM SCRUB POSITION – BELLY SCRUB POSITION
- FRONT BUMPER WATER SPRAY BAR

HYDRAULICS

- AUX HYDRAULIC PUMP w/DUMP
- IN-CAB HOPPER DUMP
- HYDRAULIC HIGH TEMP SAFETY SHUTDOWN

LIGHTING AND SAFETY

- LED STOP/TURN/TAIL LIGHTS
- DUAL SIDEBROOM LED WORK LIGHTS
- 12" CONVEX FENDER MIRROR
- (2) ALTERNATING REAR LED LIGHTS w/80-100 FLASH PER MIN

MISC OPTIONS

- TURBO II PRE-CLEANER AUX ENGINE
- TOOLBOXES – LH/RH SIDE FENDER
- CHASSIS BATTERY DISCONNECT
- REGEN X PRINTED SERVICE MANUAL
- JOHN DEERE PRINTED SERVICE MANUAL

CHASSIS

- NEW 2026 FREIGHTLINER M2 PLUS, 26k GVWR – PREMIUM DUAL STEER CHASSIS

Pricing Breakdown: - MACQUEEN STOCK UNIT C048678

2026 ELGIN REGEN-X REGENERATIVE AIR SWEEPER – BASE PRICE INCLUDING CHASSIS PLUS FACTORY MOUNT AT ELGIN……..……..$291,338.00

ELGIN REGEN-X ADDITIONAL OPTION CONTENT – GREEN BAY SPEC……..$40,805.00

COMBINED PRICE……..……..$332,143.00

SOURCEWELL DISCOUNT……..……($5,857.00)

Freightliner 5yr/100k Engine and Emission Extended Warranty……$3,290.00

TOTAL COMBINED SOURCEWELL PRICE……..$329,576.00

**Price includes PDI, Freight, Delivery and Training by MacQueen Equipment*

***Freightliner Extended Warranty is based on current pricing, actual cost to be billed at delivery.*

_____ _____

AUTHORIZATION DATE

Terms and Training, Availability, and Warranty:

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Specifications: All specifications are subject to change without notice. Several factors beyond the control of the chassis OEM or Seller may result in the substitution of components of equal or greater quality.

Special Options: Special options are subject to Engineering application approval.

Chassis Information: Elgin Supplied Chassis

Training: MacQueen Equipment will provide up to 1 Days of operator/maintenance training for city employees upon delivery of the unit on-site.

Warranty: Elgin - 1 Year. Engine Warranty provided by Engine Manufacturer
Availability: TBD
Terms of Sale: Invoice Due 30 Days after delivery. Proposed prices are based on current costs and therefore subject to change with written notice to account for changes in pricing beyond the seller's control.
Proposal Pricing Expires: 30 Days from Issuance.

THANK YOU FOR THE OPPORTUNITY QUOTE!
Grant Wegner | Territory Manager
MacQueen Equipment – Wisconsin/UP Michigan
920-327-9777 | grant.wegner@macqueengroup.com

MACQUEEN

CITY OF GREEN BAY, WI
Attn: Nathan Wachtendonk
519 S Oneida St
Green Bay, WI 54303

2/19/2025

ELGIN BROOM BEAR SOURCEWELL QUOTE

Per our discussion I have proposed a 2026 SOURCEWELL Quote for (1) ELGIN BROOM BEAR 4-WHEEL MECHANICAL SWEEPER as described below.

Green Bay WI Sourcwell Member # 210291
Elgin Sourcewell Member #093021-ELG

NEW ELGIN BROOM BEAR CHASSIS MOUNTED MECHANICAL SWEEPER

WHY ELGIN BROOM BEAR

- ✓ ***Single Engine Technology***
- ✓ ***Twin Variable Displacement Hydraulic Pumps for Increased Sweeper System Efficiencies***
- ✓ ***4.5yd3 Hopper – Standard***
- ✓ ***Variable Dump Height up to 11ft 2in***
- ✓ ***11" Hopper Side Shift for Maximizing Dump Truck/Container Payload Distribution***
- ✓ ***Squeegee w/Patented Interchangeability to Chevron Conveyor Belt System***

Standard Options Includes:

- Main Broom + Dual Side Broom Sweep Path: 120"
- Main Broom Diameter: 34", Length: 60" – Hydraulic Motor with Direct Drive
- Hydraulic Main Broom Lift
- 46" Diameter Side Brooms – Adjustable Speed, Hydraulically Driven w/Pneumatic Down Pressure and Pneumatic Lift
- Trailing Arm Side Broom Design – Free Floating and Full Sideways Oscillation
- Squeegee Conveyor with Replaceable Rubber Edging – Hydraulically Driven w/Constant Speed – Forward and Reverse
- Variable Displacement System Pump
- O-Ring Face Seal Fittings
- Electro-Hydraulic Valves
- 4.5yd3 Hopper Capacity
- Electro/Hydraulic in cab Hopper Lift and Dump Controls
- Right Side offload – 11'2" Max Dump Height
- 50 Degree Dump Angle – 11,000lb Lift Capacity w/2-Stage Scissors w/Hydraulic Cylinders
- Poly Water Tank – 360gal
- Electric Diaphragm Pump – In-Cab Control and flow control valves at each side broom
- Water Nozzles – 3-Across Main Broom, 3 at Each Gutter Broom

OPTIONAL ENHANCEMENTS INCLUDE:

BODY/SWEEPER OPTIONS

- Double Wrap Main Broom
- Left-hand / Right-hand Side Broom Tilt w/Indicator

- Lifeliner Hopper Liner
- Hopper Full Indicator
- HD Lower Roller
- Front Spray Bar (In-Cab Control) Standard Width
- Air Purge for Water System
- Chevron Rubber Conveyor Belt
- Variable Speed Conveyor & In-Cab Variable Speed & Reverse Control Sidebrooms
- Broom Hour Meter
- Rubber Dirt Shoes
- In-Cab Water Sidebroom Water Controls
- Mainbroom Hydraulic Suspension
- Lower Conveyor Deflector

LIGHTING AND SAFETY

- LED STOP/TURN/TAIL Lights
- Light Package D – (2) Rear High Mount Oval Amber LED Flashers
- Hopper Interior Light

MISC OPTIONS

- 12" Convex Mirror – Chassis Hood
- Battery Disconnect – Chassis
- Chassis Alteration – Freightliner M2 5.4yd
- Broom Bear Parts, Service, Operator and Safety Manual

Pricing Breakdown - MACQUEEN STOCK UNIT C047139

2026 ELGIN BROOM BEAR MECHANICAL SWEEPER – BASE PRICE INCLUDING CHASSIS PLUS FACTORY MOUNT AT ELGIN……..…….$348,149.00

ELGIN BROOM BEAR ADDITIONAL OPTION CONTENT – GREEN BAY SPEC…..$35,575.00

COMBINED PRICE……..……..$383,724.00

SOURCEWELL DISCOUNT……..……($7,406.70)

Freightliner 5 Year/100k Engine and Emissions Extended Warranty……..……$4,155.00

TOTAL COMBINED SOURCEWELL PRICE……..$380,472.30

**Price includes PDI, Freight, Delivery and Training by MacQueen Equipment*

**Freightliner Extended Warranty is based on current pricing, actual cost to be billed at delivery.*

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AUTHORIZATION DATE

Terms and Training, Availability, and Warranty:

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Special Options: Special options are subject to Engineering application approval.

Chassis Information: Elgin Supplied Chassis

Training: MacQueen Equipment will provide up to 1 Days of operator/maintenance training for city employees upon delivery of the unit on-site.

Warranty: Elgin - 1 Year. Engine Warranty provided by Engine Manufacturer

Availability: TBD

Terms of Sale: Invoice Due 30 Days after delivery. Proposed prices are based on current costs and therefore subject to change with written notice to account for changes in pricing beyond the seller's control.
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MACQUEEN

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Green Bay, WI 54303

2/19/2025

ELGIN BROOM BEAR SOURCEWELL QUOTE

Per our discussion I have proposed a 2026 SOURCEWELL Quote for (1) ELGIN BROOM BEAR 4-WHEEL MECHANICAL SWEEPER as described below.

Green Bay WI Sourcwell Member # 210291
Elgin Sourcewell Member #093021-ELG

NEW ELGIN BROOM BEAR CHASSIS MOUNTED MECHANICAL SWEEPER

WHY ELGIN BROOM BEAR

- ✓ ***Single Engine Technology***
- ✓ ***Twin Variable Displacement Hydraulic Pumps for Increased Sweeper System Efficiencies***
- ✓ ***4.5yd3 Hopper – Standard***
- ✓ ***Variable Dump Height up to 11ft 2in***
- ✓ ***11" Hopper Side Shift for Maximizing Dump Truck/Container Payload Distribution***
- ✓ ***Squeegee w/Patented Interchangeability to Chevron Conveyor Belt System***

Standard Options Includes:

- Main Broom + Dual Side Broom Sweep Path: 120"
- Main Broom Diameter: 34", Length: 60" – Hydraulic Motor with Direct Drive
- Hydraulic Main Broom Lift
- 46" Diameter Side Brooms – Adjustable Speed, Hydraulically Driven w/Pneumatic Down Pressure and Pneumatic Lift
- Trailing Arm Side Broom Design – Free Floating and Full Sideways Oscillation
- Squeegee Conveyor with Replaceable Rubber Edging – Hydraulically Driven w/Constant Speed – Forward and Reverse
- Variable Displacement System Pump
- O-Ring Face Seal Fittings
- Electro-Hydraulic Valves
- 4.5yd3 Hopper Capacity
- Electro/Hydraulic in cab Hopper Lift and Dump Controls
- Right Side offload – 11'2" Max Dump Height
- 50 Degree Dump Angle – 11,000lb Lift Capacity w/2-Stage Scissors w/Hydraulic Cylinders
- Poly Water Tank – 360gal
- Electric Diaphragm Pump – In-Cab Control and flow control valves at each side broom
- Water Nozzles – 3-Across Main Broom, 3 at Each Gutter Broom

OPTIONAL ENHANCEMENTS INCLUDE:

BODY/SWEEPER OPTIONS

- Double Wrap Main Broom
- Left-hand / Right-hand Side Broom Tilt w/Indicator

- Lifeliner Hopper Liner
- Hopper Full Indicator
- HD Lower Roller
- Front Spray Bar (In-Cab Control) Standard Width
- Air Purge for Water System
- Chevron Rubber Conveyor Belt
- Variable Speed Conveyor & In-Cab Variable Speed & Reverse Control Sidebrooms
- Broom Hour Meter
- Rubber Dirt Shoes
- In-Cab Water Sidebroom Water Controls
- Mainbroom Hydraulic Suspension
- Lower Conveyor Deflector

LIGHTING AND SAFETY

- LED STOP/TURN/TAIL Lights
- Light Package D – (2) Rear High Mount Oval Amber LED Flashers
- Hopper Interior Light

MISC OPTIONS

- 12" Convex Mirror – Chassis Hood
- Battery Disconnect – Chassis
- Chassis Alteration – Freightliner M2 5.4yd
- Broom Bear Parts, Service, Operator and Safety Manual

Pricing Breakdown - MACQUEEN STOCK UNIT C047140

2026 ELGIN BROOM BEAR MECHANICAL SWEEPER – BASE PRICE INCLUDING CHASSIS PLUS FACTORY MOUNT AT ELGIN……..…….$348,149.00

ELGIN BROOM BEAR ADDITIONAL OPTION CONTENT – GREEN BAY SPEC…..$35,575.00

COMBINED PRICE……..……..$383,724.00

SOURCEWELL DISCOUNT……..……($7,406.70)

Freightliner 5 Year/100k Engine and Emissions Extended Warranty……..……$4,155.00

TOTAL COMBINED SOURCEWELL PRICE……..$380,472.30

**Price includes PDI, Freight, Delivery and Training by MacQueen Equipment*

**Freightliner Extended Warranty is based on current pricing, actual cost to be billed at delivery.*

_____ _____

AUTHORIZATION DATE

Terms and Training, Availability, and Warranty:

***DUE TO UNKNOWN CHASSIS ALLOCATIONS AT THE TIME OF THIS QUOTE, CHASSIS MODEL YEAR AND PRICE ARE AN ESIMATE. THE FOLLOWING IS SUBJECT TO CHANGE: 1) CHASSIS AVAILABILITY 2) CHASSIS MODEL YEAR 3) CHASSIS SPECIFICATION 4) CHASSIS PRICE ONCE THE NEW YEAR MODEL CHASSIS SPECIFICATIONS ARE RELEASED, IT WILL BE CHECKED TO CONFIRM IT STILL MEETS THE REGIONAL REGULATORY REQUIREMENTS FOR THIS ORDER. ONCE CONFIRMED, THE QUOTE/ORDER WILL BE REVISED WITH THE APPROPRIATE CHASSIS MODEL YEAR AND PRICING. ADDITIONAL SPECIALS FOR SOME OF THE OPTION CONTENT WILL BE CREATED AT THE TIME OF ORDER.*

Specifications: All specifications are subject to change without notice. Several factors beyond the control of the chassis OEM or Seller may result in the substitution of components of equal or greater quality.

Special Options: Special options are subject to Engineering application approval.

Chassis Information: Elgin Supplied Chassis

Training: MacQueen Equipment will provide up to 1 Days of operator/maintenance training for city employees upon delivery of the unit on-site.

Warranty: Elgin - 1 Year. Engine Warranty provided by Engine Manufacturer

Availability: TBD

Terms of Sale: Invoice Due 30 Days after delivery. Proposed prices are based on current costs and therefore subject to change with written notice to account for changes in pricing beyond the seller's control.
Proposal Pricing Expires: 30 Days from Issuance.

THANK YOU FOR THE OPPORTUNITY QUOTE!
Grant Wegner | Territory Manager
MacQueen Equipment – Wisconsin/UP Michigan
920-327-9777 | grant.wegner@macqueengroup.com

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # M.11

To approve the request by Department of Public Works to purchase a 2026 Vactor 2100i Combination Sewer Vacuum and Jet sewer cleaning truck body off Sourcewell Contract #101221-VTR from MacQueen Equipment Inc. in the amount of $428,053.13.

BACKGROUND

The Department of Public Works utilizes Combination Sewer Vacuum and Jet cleaning trucks to clean and perform maintenance to the City's sanitary and storm sewer lines. Due to the extreme duty cycle and core functions of jetting and sucking out abrasives, the body, pumps, blowers, hopper and hydraulics wear out quicker and have a shorter lifespan than other pieces of equipment resulting in higher-than-normal maintenance costs, longer downtime and a lower resale value. Truck 93, a 2019 Vactor 2100 PD jet/vac truck has reached the end of its service life, and the replacement has been approved in the 2026 budget.

RECOMMENDATION

Sourcewell contract# 101221-VTR from MacQueen Equipment Inc. for the cost of $428,053.13 which includes delivery, warranty, and driver training.

FISCAL IMPACT

ATTACHMENTS

1. Vactor Body_NWW 12-22-25
2. Intent To Purchase For MacQueen Euipment

City of Green Bay
DPW - Operations

Requestion Request

To: Beth Nadolski Spears
Public Works Supervisor

From: Nathan Wachtendonk
Fleet Manager

Date: December 22, 2025

Re: Combination Sewer Vacuum and Jet Cleaning Truck Body

Item: Combination Sewer Vacuum and Jet Cleaning Truck Body
Cost: $428,053.13
Vendor: MacQueen Equipment Inc. Sourcewell contract# 101221-VTR
Account# 428520-55140
Delivery: East Shop

Background:

The Department of Public Works utilizes Combination Sewer Vacuum and Jet cleaning trucks to clean and perform maintenance to the City's sanitary and storm sewer lines. Due to the extreme duty cycle and core functions of jetting and sucking out abrasives, the body, pumps, blowers, hopper and hydraulics wear out quicker and have a shorter lifespan than other pieces of equipment resulting in higher-than-normal maintenance costs, longer downtime and a lower resale value. Truck 93, a 2019 Vactor 2100 PD jet/vac truck has reached the end of its service life, and the replacement has been approved in the 2026 budget.

Recommendation:

To purchase a 2026 Vactor 2100i Combination Sewer Vacuum and Jet sewer cleaning truck body off Sourcewell contract# 101221-VTR from MacQueen Equipment Inc. for the cost of **$428,053.13** which includes delivery, warranty, and driver training.

Troy Van Handel – *Buyer*
City of Green Bay – Purchasing Dept
100 N Jefferson St
Green Bay, WI 54301

3/10/2025

Grant Wegner – *Territory Manager*
MacQueen Equipment, Inc.
N60 W15835 Kohler Ln
Menomonee Falls, WI 53051

RE: **Intent To Purchase**

Dear Greg Wegner:

The City of Green Bay intends to purchase one (1) New Vactor 2100i Combination Jet/Vac Truck for the Department of Public Works utilizing the current Sourcewell Contract #101221-VTR and pricing submitted by MacQueen Equipment, Inc. Individual quote(s) and specification sheets for this purchase are attached. The total purchase price is **$428,053.13** (*see next page for item details*).

This Intent To Purchase is subject to the 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 MacQueen Equipment, Inc.

Thank you for your continued interest in doing business with the City of Green Bay. If you have any questions, or require additional information, please feel free to contact me at (920) 448-3049 or Troy.VanHandel@greenbaywi.gov.

Sincerely,

Troy Van Handel

Troy Van Handel

MACQUEEN

CITY OF GREEN BAY, WI
Attn: Nathan Wachtendonk
519 S Oneida St
Green Bay, WI 54303

2.25.2025

VACTOR 2100i QUOTE**

Per our discussion I have proposed (1) NEW VACTOR 2100i Combo Truck as described below. Equipment options provided based on CITY OF GREEN BAY, WI requirements to be the best option for efficient operations. Pricing per Sourcewell Cooperative Purchasing Contract

Green Bay WI Sourcwell Member # 210291
Vactor Sourcewell Member #101221-VTR

NEW VACTOR 2100i COMBINATION JET/VAC TRUCK

Standard Equipment Includes:

- 60” Dump Height
- 80GPM @ 2500PSI Vactor Rodder Pump
- Flexible Hose Guide, (3) Nozzles w/Carbide Inserts and Storage Rack, 3” Y-Strainer @ Water Pump, 1” Water Relief Valve, Hose Reel Hydraulic Extend/Retract
- Suction Tube Storage – 2 pipe
- Blower Microstraine, Blower Tachometer & Hour Meter
- Intuitouch Electronics Package
- Aluminum Fenders
- Mud Flaps
- Color Coded/Stamped Sealed Electrical System
- Double Acting Hoist Cylinder
- Ex-Ten Steel Cylindrical Debris Tank
- Flat Rear Door w/Hydraulic Locks
- Dual Stainless Steel Float Shut-off System
- Debris Body Vacuum Relief System
- Debris Deflector Place
- Liquid Float Level Indicator
- Performance Package
- Mid-Ship High Pressure Coupling
- Side-Mounted Rodder Pump
- Chassis Tach/Hour Meter
- Circuit Breakers
- LED Clearance/Back Up/Stop/Turn/ Tail Lights
- Electronic Back Up Alarm
- Emergency Flare Kit
- Fire Extinguisher – 5lb
- 3” Y -Strainer @ Pump
- 1” Rodder Hose
- 10’ Leader Hose
- Low Water Alarm and Water Pump Flow Indicator
- Additional Water Tank Sight Gauge
- Digital Water Pressure Gauge
- Boom Hose Storage Post
- Rodder System Accumulator – Jack Hammer on/off w/Manual Valve
- Hose Wind Guide (dual roller)
- Digital Hose Footage Counter
- Hydraulic Extending 15”, Rotating Hose Reel, 1”x 800’ Capacity
- Hydraulic Tank Shutoff Valves
- Water Pump Hour Meter/PTO Hour Meter
- Camera System – Rear
- Module Paint – Dupont Imron Elite
- Hydraulic Oil Tank Alarm
- Vactor 2100i Body Decal
- Fixed Rear Door Pipe Rack
- Handgun Assembly w/35’ x ½” Hose w/Quick Disconnects
- Digital Water Pressure Guage
- Joystick Boom Control
- 48w x 22h x 24d Curbside Toolbox
- Chassis Engine Cooling Package
- Vactor Manual w/USB Version

OPTIONAL Equipment Included in Budget Quote:

- 12yd3 Debris Body
- 80GPM @ 2500psi Vactor Jet Rodder Pump
- Rodder Hose Pinch Roller
- High Pressure Hose Reel
- Hose Wind Guide (Dual Roller) – Auto- Non-Indexing
- 6" Rear Door Knife Valve w/Camloc, 3:00 Position
- 6" Decant System w/Air Actuated Knife Valve - Curbside
- Folding Pipe Rack - Curbside/Streetside – 8"
- Rear Door Pipe Rack Removed
- Rear Door Splash Shield
- Lube Manifold
- Centrifugal Separators (Cyclones)
- Hose Reel Blower Engagement
- Blower High-Temp Safety Shutdown
- Telescoping Boom, 180Degree Rotation – 10ft Telescope
- Rotatable Boom Inlet Hose
- Wireless Handheld Pendant
- Wireless Waterproof Rechargable Handheld LED Spot Light w/12V Charger
- Hydro Excavation Kit w/50' 3000psi Retractable Hose, Digging Lance w/Nozzles and Rubber Tip Dig Tube
- 1500GAL Water – Aluminum Tanks
- Air Purge for Water System
- 304 Stainless Steel Water Tanks ILO Aluminum
- Digital Water Level Indicator
- Cold Weather Package/Recirc
- Digital Debris Level Tied to Vac Relief
- Front Bumper Mounted Tool Boxes w/LED Side Markers
- Behind Cab Toolbox 16w x 30h x 96d
- Driver Side Subframe Toolbox 18w x 24h x 24d
- Federal Signal 14 Light LED Package – Amber/Green Strobes
- (2) LED Worklight – Self-Leveling Boom Mounted
- (1) 8" Quick Clamp Assembly
- (1) 8" x 5" Aluminum Vacuum Tube
- (1) 8" X 7'6" Aluminum Vacuum Tube
- Addtl In-Cab Wiring Harness for Customer Installed Lights
- 1" x 600' 2500psi PARKER RODDER HOSE
- BODY VIBRATOR - ELECTRIC
- Module Paint Color: L0183EY Silver

CHASSIS:

- CUSTOMER SUPPLIED 2026 WESTERN STAR 47X – CUSTOMER TO ORDER/SUPPLY CHASSIS TO VACTOR MFG-VACTOR APPROVED CHASSIS SPEC

Pricing Breakdown -

2026 VACTOR 2100i w/OPTIONS DESCRIBED PER GREEN BAY WI SPEC – FACTORY MOUNT AT VACTOR ON CUSTOMER SUPPLIED CHASSIS ……..$426.685.00

SOURCEWELL DISCOUNT……($12,591.87)

Non-Contract Additional Options (Rock Mills + Parker Rodder Hose)……$13,960.00

TOTAL COMBINED SOURCEWELL PRICE……$428,053.13

**Price includes PDI, Freight, Delivery and Training by MacQueen Equipment*

_____ _____

AUTHORIZATION DATE

Terms and Training, Availability, and Warranty:
Specifications: All specifications are subject to change without notice. Several factors beyond the control of the chassis OEM or Seller may result in the substitution of components of equal or greater quality.
Special Options: Special options are subject to Engineering application approval.
Chassis Information: Buyer supplied chassis must comply with Vactor Engineering Requirements – Vactor will approve chassis spec prior to buyer ordering chassis. Any changes/alterations needed at time of delivery to Vactor are buyers responsibility and over and above quoted price.
Training: MacQueen Equipment will provide up to 1 Days of operator/maintenance training for city employees upon delivery of the unit on-site.
Warranty: Vactor/TruVac Warranty - 1 Year. Engine Warranty provided by Engine Manufacturer
Availability: TBD
Terms of Sale: Invoice Due 30 Days after delivery. Proposed prices are based on current costs and therefore subject to change with written notice to account for changes in pricing beyond the seller's control.
Proposal Pricing Expires: 15 Days from Issuance. ANY PRICE CHANGES (SURCHARGES/TARRIFF/OTHER), BEYOND THE CONTROL OF MACQUEEN EQUIPEMENT, WILL BE EXTENDED TO CUSTOMER.

THANK YOU FOR THE OPPORTUNITY TO QUOTE!

GRANT WEGNER – Territory Manager
MacQueen Equipment – WI
920-327-9777 | grant.wegner@macqueengroup.com

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # M.12

To approve the request by Department of Public Works to purchase a 2026 Loadmaster Excel S 25-yd capacity rear-loading compacting refuse body to be mounted on City-owned chassis from Loadmaster off HGAC Buy in the amount of $99,739.00.

BACKGROUND

The Department of Public Works utilizes rear compacting refuse trucks for brush pickup, vacant lot cleanups, bulk overflow collection, and collecting refuse in the downtown area. Truck 102, a 2001 rear compactor has reached its maximum service life, and the replacement has been approved in the 2026 budget. As a cost savings measure, the new rear compacting body will be installed on a City-owned retired front line automated refuse truck chassis.

RECOMMENDATION

Purchase a 2026 Loadmaster Excel S 25-yd capacity rear loading compacting refuse body to be mounted on City-owned chassis for $99,739.00 from Loadmaster off HGAC Buy contract# RH04-25 which includes, delivery, installation, warranty, operator training.

FISCAL IMPACT

ATTACHMENTS

1. HGAC Quote 11-19-2025
2. Rear Loading Refuse Body_NWW 12-22-25

HGACBuy	CONTRACT PRICING WORKSHEET For Standard Equipment Purchases	Contract No.:	RH04-25	Date Prepared:	11/19/2025

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents MUST be faxed to H-GAC @ 713-993-4548. Therefore please type or print legibly.

Buying Agency:	City of Green Bay	Contractor:	Loadmaster
Contact Person:	Nathan Wachtendonk	Prepared By:	Ethan Brisson
Phone:	920-492-3751	Phone:	906-563-9226
Fax:		Fax:	
Email:	nathan.wachtendonk@greenbaywi.gov	Email:	ewbrisson@loadmaster.org

Product Code:	2201007	Description:	Excel S 25 yd Rear Loader

A. Product Item Base Unit Price Per Contractor's H-GAC Contract:	85968

B. Published Options - Itemize below - Attach additional sheet if necessary - Include Option Code in description if applicable
(Note: Published Options are options which were submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
2-10 Reeving Winch System	3186		
Dual Clean Out Doors	549		
LED Strobe System (2) 4" Front of Body Short	243		
		Subtotal From Additional Sheet(s):	
		Subtotal B:	3978

C. Unpublished Options - Itemize below - Attach additional sheet if necessary
(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
Shorten Wheelbase	2115	**Tapered Longitudinals**	180
3/16" T-1 T/G Hopper Floor Liner	531		
3/16" TP100 T/G Side Liner	423		
LED Strobe System (4) 4" Dia T/G (2) High (2) Low	270		
1/4" Gr 50 Body Floor 25 yd	207	Subtotal From Additional Sheet(s):	
2" Lowered Hopper Sill	117	Subtotal C:	3843

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).	For this transaction the percentage is:	4%

D. Total Cost before any other applicable Charges, Trade-Ins, Allowances, Discounts, Etc. (A+B+C)

Quantity Ordered:	1	X Subtotal of A + B + C:	93789	=	Subtotal D:	93789

E. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges

Description	Cost	Description	Cost
Delivery & Prep by RNOW Inc.	750	**Dealer Supported Final Prep and Delivery**	
Material Cost Surcharge	5200		
		Dealer will provide final delivery to customer location	
Customer to deliver chassis to Loadmaster		Subtotal E:	5950

Delivery Date:		F. Total Purchase Price (D+E):	99739

HGACBuy THE SMART PURCHASING SOLUTION

Contract Pricing Worksheets

Rev 02-05-07

NOTE: Purchase Orders are not valid unless a copy of the completed worksheet and the customer's order are faxed to HGACBuy at: 713-993-4548

This Workbook contains three versions of HGACBuy's Contract Pricing Worksheet. One is for Standard Equipment / Services, one is for Catalog or Price Sheet type purchases, and the third is for Motor Vehicles only. See tabs at bottom to select appropriate Worksheet.

Please contact H-GAC staff about use of the worksheets if you have any
Toll Free - 800.926.0234

Public Works Department
100 North Jefferson Street · Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100
Operations 920.448.3535
Parking 920.448.3431
Fax 920.448.3102

TO: Beth Nadolski Spears

FROM: Nathan Wachtendonk

DATE: December 22, 2025

RE: **Rear Loading Refuse Body**

Item: Loadmaster Excel 25-YD rear loading compactor refuse body
Cost: $99,739, off HGAC Buy contract# RH04-25
Vendor: Loadmaster
Account# 427503-55501
Delivery: Selling vendor, RNOW, will pick up and deliver City owned chassis

Background:

The Department of Public Works utilizes rear compacting refuse trucks for brush pickup, vacant lot cleanups, bulk overflow collection, and collecting refuse in the downtown area. Truck 102, a 2001 rear compactor has reached its maximum service life, and the replacement has been approved in the 2026 budget. As a cost savings measure, the new rear compacting body will be installed on a City owned retired front line automated refuse truck chassis.

Recommendation:

Purchase a 2026 Loadmaster Excel S 25-yd capacity rear loading compacting refuse body to be mounted on City owned chassis for **$99,739** from Loadmaster off HGAC Buy contract# RH04-25 which includes, delivery, installation, warranty, operator training.

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # M.13

To approve the request by Department of Public Works to purchase two (2) 2026 International HV607 automated side loading refuse truck chassis from Packer City International off Sourcewell Contract #032824-NVS in the amount of $149,850.67 each, totaling $299,701.34.

BACKGROUND

The Department of Public Works-Sanitation Section utilizes automated side-loading refuse trucks to collect the city's garbage and recycling by picking curbside placed toter carts. Automated side-loading refuse trucks 108, a 2018 Labrie Automizer and 129, a 2018 Labrie Automizer, have reached their maximum useful service life, the replacements have been approved in the 2026 budget.

RECOMMENDATION

To approve the purchase (2) 2026 International HV607 automated side loading refuse truck chassis from Packer City International off Sourcwell contract # 032824-NVS for the price of $149,850.67 each, totaling $299,701.34 which includes delivery, extended warranty and operator training.

FISCAL IMPACT

ATTACHMENTS

1. 2026 Automated Refuse Truck Chassis_NWW 12-22-25
2. Intent To Purchase For Packer City International Trucks 002 v.F

Public Works Department
100 North Jefferson Street · Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100
Operations 920.448.3535
Parking 920.448.3431
Fax 920.448.3102

TO: Beth Nadolski Spears

FROM: Nathan Wachtendonk

DATE: December 22, 2025

RE: **Automated Refuse Truck Chassis**

Item: (2) Automated side loading refuse truck chassis
Cost: $149,850.67 each, total $299,701.34
Vendor: Packer City International off Sourcewell Contract# 032824-NVS
Account# 427503-55502
Delivery: West Shop

Background:

The Department of Public Works-Sanitation Section utilizes automated side loading refuse trucks to collect the City's garbage and recycling by picking curbside placed toter carts. Automated side loading refuse trucks 108, a 2018 Labrie Automizer and 129, a 2018 Labrie Automizer, have reached their maximum useful service life, the replacements have been approved in the 2026 budget.

Recommendation:

To purchase (2) 2026 International HV607 automated side loading refuse truck chassis from Packer City International off Sourcwell contract # 032824-NVS for the price of $149,850.67 each, totaling $299,701.34 which includes delivery, extended warranty and operator training.

Troy Van Handel – *Buyer*
City of Green Bay – Purchasing Dept
100 N Jefferson St
Green Bay, WI 54301

2/20/2025

Mark Winkler – *Sales*
Packer City International Trucks, Inc.
1695 East Green Bay St
Shawano, WI 54166

RE: **Intent To Purchase**

Dear Mark Winkler:

The City of Green Bay intends to purchase two (2) 2026 International HV607 6x4 Chassis for the Department of Public Works utilizing the current Sourcewell Contract #032824-NVS and pricing submitted by International Motors, LLC. Individual quote(s) and specification sheets for this purchase are attached. The total purchase price is **$299,701.34** (*see next page for item details*).

This Intent To Purchase is subject to the 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 Packer City International Trucks, Inc.

Thank you for your continued interest in doing business with the City of Green Bay. If you have any questions, or require additional information, please feel free to contact me at (920) 448-3049 or Troy.VanHandel@greenbaywi.gov.

Sincerely,

Troy Van Handel

Troy Van Handel

INTERNATIONAL

Sourcewell Awarded Contract
Contract # 032824-NVS

International Motors, LLC is pleased to provide you with this proposal compliant with all terms of the Sourcewell Vehicles and Chassis Contract #032824-NVS awarded fromerly to Navistar, Inc now International Motors, LLC for new International truck(s). If you have any questions regarding enrollment in Sourcewell or detailed contract terms and conditions, please see your local International Dealer sales representative.

	PROPOSAL PREPARED FOR:	PROPOSAL PREPARED BY:
Sourcewell Member:	City of Gren Bay	PCI
Contact:	Nathan Wachtendonk	MW
Address:	100 No Jefferson St	
City/State/Zip:	Green Bay, WI 54306	
Phone:	920-492-3751	
Email:		

Proposal Number	14134
Date	2/7/2025
Quantity of this Specification	1
Single Sourcewell Transaction Total Volume	

Chassis			
New 26 International HV607 6x4 Chassis			$ 192,321.00
Base Chassis List	$ 122,474.00		
Options List	$ 69,847.00		
Sourcewell Contract Discount		31.0%	$ (59,700.33)
Volume Incentive			$ -
Material Price Increases			$ -
Net Sourcewell Chassis Price			$ 132,620.67
Sourcewell Partner Body			
			$ -
			$ -
Handling Fee			$ -
Non-Sourcewell Dealer Supplied Body			
			$ -
			$ -
Handling Fee			$ -
Additional Post Build Work			
cab conversion			$ 16,780.00
			$ -
			$ -
Handling Fee			$ -
Service Contracts			
On Command			$ 2,150.00
			$ -
			$ -
Additional Freight			
lot			$ 725.00
			$ -
Additional Floorplan			
			$ -
			$ -
Additional Fees & Taxes			
			$ -
			$ -
			$ -
Final Sourcewell Per Vehicle Price FOB			**$ 149,850.67**
Final Sourcewell Total Vehicle(s) Price			**$ 149,850.67**

Additional Sourcewell Qualified Content	
Silver Package Award	**$1,200**

Terms:

Stock unit in dealer's inventory, dealer will accept a final purchase order using the current Sourcewell pricing quoted above.

Dealer placing a new orders for the Sourcewell Member, the purchase order cannot be firmed up until the unit is slotted to build with a firm build date or lineset.
Once a firm build date has been established, dealer will provide the Sourcewell Member approved pricing and a final purchase order can be accepted with firm pricing.
Dealer cannot guarantee bodies and/or equipment pricing added to the chassis for a turnkey sale until chassis is lineset.

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # M.14

To approve the request by Department of Public Works to purchase two (2) 2026 33 cubic yard New Way Sidewinder automated side loading truck bodies from Envirotech Equipment that will be mounted to City-owned chassis in the amount of $194,511.00 each, totaling $389,022.00.

BACKGROUND

The Department of Public Works Sanitation-section utilizes automated side-loading refuse trucks to collect the city's garbage and recycling by picking curbside placed toter carts. Automated side loading refuse trucks 108, a 2018 Labrie Automizer and 129, a 2018 Labrie Automizer, have reached their maximum useful service life. The replacements have been approved in the 2026 budget.

RECOMMENDATION

To purchase (2) 2026 33 cubic yard New Way Sidewinder automated side loading truck bodies from Envirotech Equipment that will be mounted to City-owned chassis off Sourcewell contract# 110223-NWY for the price of $194,511.00 each, totaling $389,022.00 which includes delivery, warranty, and operator training.

FISCAL IMPACT

ATTACHMENTS

1. 2026 Automated Refuse Truck Body Req_NWW 12-18-25
2. Intent To Purchase For Envirotech Equipment v.F

Public Works Department
100 North Jefferson Street · Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100
Operations 920.448.3535
Parking 920.448.3431
Fax 920.448.3102

TO: Beth Nadolski Spears

FROM: Nathan Wachtendonk

DATE: December 22, 2025

RE: **Automated Refuse Truck Bodies**

Item: (2) Automated side loading refuse truck bodies
Cost: $194,511 each, total $389,022
Vendor: Envirotech Equipment off Sourcewell Contract# 110223-NWY
Account# 427503-55501
Delivery: West Shop

Background:

The Department of Public Works-Sanitation Section utilizes automated side loading refuse trucks to collect the City's garbage and recycling by picking curbside placed toter carts. Automated side loading refuse trucks 108, a 2018 Labrie Automizer and 129, a 2018 Labrie Automizer, have reached their maximum useful service life, the replacements have been approved in the 2026 budget.

Recommendation:

To purchase (2) 2026 33 cubic yard New Way Sidewinder automated side loading truck bodies from Envirotech Equipment that will be mounted to City owned chassis off Sourcewell contract# 110223-NWY for the price of $194,511 each totaling $389,022 which includes delivery, warranty, and operator training.

Troy Van Handel – *Buyer*
City of Green Bay – Purchasing Dept
100 N Jefferson St
Green Bay, WI 54301

2/20/2025

Mark Hartjes – *Equipment Consultant*
Envirotech Equipment Company
19750 Edgewood Dr
Lannon, WI 53046

RE: **Intent To Purchase**

Dear Mark Hartjes:

The City of Green Bay intends to purchase two (2) New Way 2026 ASL 33 YD Body for the Department of Public Works utilizing the current Sourcewell Contract #110223-NWY and pricing submitted by Envirotech Equipment Company. Individual quote(s) and specification sheets for this purchase are attached. The total purchase price is **$389,022.00** (*see next page for item details*).

This Intent To Purchase is subject to the 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 Envirotech Equipment Company.

Thank you for your continued interest in doing business with the City of Green Bay. If you have any questions, or require additional information, please feel free to contact me at (920) 448-3049 or Troy.VanHandel@greenbaywi.gov.

Sincerely,

Troy Van Handel

Troy Van Handel

19750 Edgewood Dr
Lannon, WI 53046
T: 800-381-9134
F: 262-264-0725
E: support@envirotechequipment.net

Quote No. 25-0025022

Date: 2/19/2025
Terms: Net 30
Delivery: Our Truck
FOB:

Customer
City of Green Bay
Nathan Wachtendonk
519 S Oneida St
Green Bay, WI 54303

Item	Ordered	Description	Price	Total
Garbage Truck Body	1	New Way 2026 ASL 33 YD Body only Customer's Provided Chassis Sourcewell Pricing #110223 NWY to Include the following Options: Note: If Chassis arrives to New Way Manufacturing Post March 31st 2026 "Price is subject to a 3.5% increase" Hopper Floor & Side Liner Arm Spill Shield Cleanout Chute Extension Hopper Wind Deflector Hydraulic Hopper Cover Hopper Access Ladder Shovel Broom Rack LED Lighting Package (2) Mid Body, (2) Mid Tailgate, (1) In Hopper and (1) LWR frt bolster facing arm (1) Lightbar 5 Oval rear (2) Oval Sides (7) Total Grote Mounted Mid Tailgate Safety Vision Triple Camera System w/7 Monitor PTO - Tandem Vain Drive Line Remote Grease Zerk Remote Grease System Pack & Body lift Pins Zerks on hopper door and covers Arm Not Stowed Audible Alarm Portportional Fingertip - Arm Controls Arm Controls Keypad Under Seat Pressurized Hydraulic Tank System 6" Cutouts for Eight (8) Strobe Light Locations Per Wired for Strobe Lights	194,511.00	194,511.00

Providing Customer Satisfaction Through Trusted Partnerships

Note: Any and all shipping and sales tax will be added to this invoice.

Sub-total	**$194,511.00**
Tax ()	**0.00**
Total	**$194,511.00**

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # M.15

To approve the request by Department of Public Works to enter into a Professional Services Agreement (PSA) for Parcel Appraisal with Steiro Appraisal, LLC in the amount of $3,000.00 and a PSA for Real Estate Negotiations with Moss & Associates, LLC in the amount of $2,500.00 for the STH 54 HSIP, State WisDOT Project No. 9210-24-20.

BACKGROUND

WisDOT is reconfiguring the turn lanes on STH 54 at all intersections on W. Mason (STH 54) from I-41 west to Hillcrest Lane. There will be 2 parcels affected. The local municipality is responsible for real estate acquisition. WisDOT will perform the Appraisal Reviews. The City will be reimbursed for all of our costs.

RECOMMENDATION

FISCAL IMPACT

WisDOT will be reimbursing the City all costs.

ATTACHMENTS

1. Standard Agreement for Professional Services STH 54 HSIP
2. Summary STH 32 Ashland Ave & 9th St Intersection

STANDARD AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN CITY OF GREEN BAY AND DESIGN PROFESSIONAL

Project:STH 54 HSIP

THIS AGREEMENT is made this_____day of_____, by and between the City of Green Bay, a municipal corporation of the State of Wisconsin, located in Brown County, Wisconsin, (hereinafter called "City") and [Insert name of consultant] (hereinafter called "Design Professional").

NOW, THEREFORE, in consideration of the following terms and conditions, City and Design Professional mutually agree as follows:

1. SCOPE OF WORK

Design Professional agrees to perform all services and furnish all materials necessary as fully described and specified in the Request for Proposal (RFP) or Quotation (RFQ).

2. FEES

Total fees payable to Design Professional shall not exceed the amount of [Insert dollar amount] for all services, materials, equipment, and authorized reimbursable expenses under this Agreement unless an Amendment to Agreement, signed by both parties, approves additional fees in writing. Any such additional fees shall be defined in writing and authorized prior to execution of such work.

3. AMENDMENTS TO AGREEMENT

This Agreement may be amended only by written instrument signed by both parties. If in the reasonable judgment of the City, the scope or nature of the services to be performed by Design Professional change or deviate materially from the scope or nature of the services described above, the City may, at its discretion, suspend performance of its services until a written agreement superseding this Agreement and adjusting the scope, schedule, and terms and conditions has been executed. Where additional work is to be completed on a time and expense compensation, charges shall be in accordance with the fee schedule submitted with the Design Professional's Proposal.

4. COMPENSATION

City agrees to pay for services provided in accordance with the compensation provisions described in the Design Professional's Proposal. Design Professional will bill the City, no more than monthly, with net payment due in 30-days from the invoice date. Design Professional may, after giving 72-hour notice, suspend service under the Agreement until the City has paid all amounts in full due for services rendered and expenses incurred.

5. INDEMNIFICATION (HOLD HARMLESS) AGREEMENT

Design Professional hereby agrees to indemnify 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 negligence, whether active or passive, of Design Professional 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 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.

Design Professional will indemnify the City for any claims by reason of its negligent acts. The obligation to indemnify and hold harmless the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers and each of them, shall be applicable except to the extent the liability results from the negligence of the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers.

In the event that Design Professional employs other persons, firms, corporations or entities (sub-contractor) as part of the work covered by this Agreement, it shall be Design Professional'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.

6. INSURANCE

Design Professional shall not commence work under this Agreement until it has obtained the insurance required herein. All coverages shall be with insurance carriers licensed and admitted to do business in the State of Wisconsin. All coverages shall be with carriers acceptable to the City. A minimum AM Best Rating of A-VII is required.

It is hereby understood and agreed that the insurance required by the City is primary coverage and that any insurance or self-insurance maintained by the City, its officers, council members, agents, employees or authorized volunteers will not contribute to a loss.

Worker's Compensation and Employers Liability Minimum Requirements as required by Statute: Design Professional shall cover or insure under applicable labor laws relating to worker's compensation insurance, all of their employees in accordance with the law in the State of Wisconsin. Design Professional shall provide statutory coverage for work related injuries and employer's liability insurance with limits of $100,000 each accident, $500,000 disease policy limit and $100,000 disease each employee.

Liability Insurance: Design Professional shall procure and maintain during the life of this Agreement the following Commercial General Liability Insurance and Automobile Liability insurances:

A. PROFESSIONAL LIABILITY (Errors and Omissions)

(1) Minimum Limits
  (a) $2,000,000 each claim/$3,000,000 annual aggregate
  (b) Any deductible not to exceed $25,000 each claim

(2) Must continue coverage for 3 years after final payment for service/job

B. GENERAL LIABILITY COVERAGE

(1) Commercial General Liability
  (a) $4,000,000 general aggregate
  (b) $1,000,000 products - completed operations aggregate
  (c) $1,000,000 personal injury and advertising injury
  (d) $2,000,000 each occurrence limit

(2) Claims made form of coverage is not acceptable.

(3) Insurance must include:
   (a) Premises and Operations Liability
   (b) Blanket Contractual Liability including coverage for the joint negligence of the City of Green Bay, it officers, council members, agents, employees, authorized volunteers and the named insured
   (c) Personal Injury
   (d) Explosion, collapse and underground coverage
   (e) Products/Completed Operations
   (f) Independent Contractors

C. BUSINESS AUTOMOBILE COVERAGE

(1) Minimum Limits - $2,000,000 Combined Single Limit for Bodily Injury and Property Damage each accident

(2). Must cover liability for "Any Auto" - including Owned, Non-Owned and Hired Automobile Liability

Additional Insured: Design Professional shall name the City, including all elected and appointed officials, all employees and volunteers, all boards, commissions and/or authorities and their board members, employees and volunteers as Additional Insured on the General Liability Coverage. 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.

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

Cancellation Notice: All insurances required by this Agreement shall include an endorsement stating the following: "Thirty (30) days Advance Written Notice of Cancellation or Ten (10) days for Non-Renewal shall be sent to: City of Green Bay; Attn: Risk Management; 100 North Jefferson St.; Green Bay, WI 54301.

Proof of Insurance Coverage: Design Professional shall provide to the City, at the time this Agreement is returned for execution, Certificates of Insurance and/or policies, acceptable to the City. If so requested, certified copies of any or all polices shall also be furnished. The Additional Insured Policy endorsement must accompany the Certificate of Insurance. A copy of the Certificate of Insurance must be on file with Risk Management. If no Certificates of Insurance and/or policies are provided to the City upon execution of this Agreement, the Agreement shall be null and void.

Continuation of Coverage: If any of the above coverage expires during the term of this Agreement, the Design Professional shall deliver renewal certificates and/or policies to the City at least ten (10) days prior to the expiration date.

7. DISPUTE RESOLUTION

All claims, disputes or any other matters in question between the parties arising out of or relating to this Agreement or breach thereof shall be subject to mediation as a condition precedent to the institution of any legal proceedings by either party. If such claim, dispute or any other matter involves a lien arising out of Design Professional's services, Design Professional may proceed in accordance with applicable law to comply with lien notice and filing deadlines prior to resolution of the matter by mediation.

The City and Design Professional shall attempt to resolve claims, disputes and other matters in question between them by mediation in accordance with the current Mediation Rules of the American Arbitration Association unless the parties agree otherwise. A request for mediation shall be filed in writing with the other party to

this Agreement and, if applicable, the American Arbitration Association.

The parties shall share equally the mediator's and any filing fees. Mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall have the same force and effect as settlements in any court having jurisdiction thereof.

8. ACCESS/UTILITIES

The City will arrange access to the site, as necessary, for Design Professional to complete the work. Design Professional will take reasonable precautions to minimize any damage to the site due to its operation. Site restoration is not included unless specifically requested by the City.

Design Professional is responsible for coordinating with an appropriate private utility locating service to identify the presence of public utilities on private property. Design Professional shall not be responsible for the accuracy and completeness of utility location information provided by third parties. To the extent caused by Design Professional's negligent acts or omissions in the performance of services under this Agreement, Design Professional agrees to indemnify and save the City harmless from all claims, suits, losses, cost and expenses including reasonable attorney's fees as a result of any personal injury, death or property damage resulting from damage to public utilities, provided such indemnification shall not apply to the extent of the City's own negligence.

9. SAFETY

Design Professional shall comply with all Occupational Safety and Health Administration (OSHA) and State and Local safety and health standards and any other applicable rules and regulations.

Design Professional's work or field personnel shall not be responsible for determining or implementing the means, methods, techniques, sequences or procedures of construction. Design Professional will not be responsible for evaluating, reporting or effecting job conditions concerning health, safety or welfare, unless specifically requested in writing. Design Professional's work or failure to perform same shall not in any way excuse any contractor, subcontractor or supplier from performance of its work in accordance with contract documents.

10. OWNERSHIP OF DOCUMENTS

Any reports, specifications, drawings, or other documents prepared by the Design Professional in the performance of its obligations under this Agreement shall become the property of the City. All such materials shall be returned to the City upon completion, termination, or cancellation of this Agreement and payment in full of all monies due the Design Professional. The Design Professional shall not use, willingly allow, or cause such materials to be used for any purpose other than the performance of all Design Professional's obligations under this Agreement without the written consent of the City. The City agrees that the Design Professional shall not be responsible for any re-use by the City, or by third parties that obtained the documents from or through the City, for purposes other than the original intent of the documents provided by the Design Professional.

11. SAMPLES

Unless otherwise agreed or consumed in testing, test specimens shall be retained for a minimum of thirty (30) days following submission of final report.

12. ASSIGNMENT, TRANSFER OR SUBCONTRACTING

The Design Professional shall not subcontract, assign or transfer any interest in this Agreement or any payments due hereunder except upon prior written consent of the City. All terms, conditions, covenants and agreements herein shall extend to and be obligatory upon any successors or assigns of Design Professional upon the execution of any written consent by the City. Consent shall not be given to any proposed assignment

that would release the Design Professional of their responsibilities under this Agreement.

13. TERMINATION FOR CONVENIENCE

The City reserves the right to terminate this Agreement, or any part of this Agreement, upon fourteen (14) days written notice. In case of such termination, the Design Professional shall be entitled to receive payment from the City for work completed to date in accordance with the terms and conditions of this Agreement.

14. TERMINATION FOR CAUSE

Either party may terminate this Agreement in the event the other party fails to fulfill any of its obligations under this Agreement in a timely manner or otherwise violate any of the covenants, agreements or stipulations material to this Agreement. Termination of the Agreement is accomplished by the party initiating the termination giving fourteen (14) days written notice to the other party. In case of such termination, the Design Professional shall be entitled to receive payment from the City for work completed to date in accordance with the terms and conditions of this Agreement.

15. NO DISCRIMINATION

During the term of this Agreement, the Parties, and the employees, representatives, agents and or volunteers thereof, shall not discriminate against any person based on race, color, creed, religion, sex, national origin, age, ancestry, disability, sexual orientation, gender identity, gender non-conformity, gender expression, transgender status, pregnancy, or marital or parental status.

16. SEVERABILITY

In the event that any section, clause or portion of this Agreement shall be adjudged or decreed to be invalid, the remainder of the Agreement shall remain in full force and not be affected by such judgment.

17. APPLICABLE LAWS

This Agreement shall be governed in all respects by the laws of State of Wisconsin.

18. ENTIRE AGREEMENT

This Agreement, together with the City's RFQ or RFP (dated [Insert date]), Design Professional's Proposal (dated [Insert date]), the attachments appended hereto, and all documents, drawings, specifications, and instruments specifically incorporated herein and made a part hereof, shall constitute the entire Agreement of the parties.

19. COMPLIANCE WITH LAWS

Design Professional is responsible to see that services and documents furnished by Design Professional conform to the applicable laws, rules, regulations, codes, orders, and special requirements, except as may be specifically provided otherwise herein.

20. COUNTERPARTS

This Agreement may be executed in several counterparts, and the signatures on this Contract may be transmitted electronically. Electronic signatures will deemed to constitute original signatures and counterparts to this Agreement containing the signatures (whether original or electronic) of all the parties will be deemed to constitute a single, enforceable Contract.

21. TIME

This Agreement shall be effective on_____, 20____(which is the Effective Date of the Agreement).

All schedules are to be strictly met.

SIGNATURES BELOW

THE CITY OF GREEN BAY:

DATED: _____ _____

Eric Genrich – Mayor

CONSULTANT :

DATED: _____ _____

By:

Its:

Inter-Office Memo

Date: January 13, 2026

To: Improvement & Services Committee

From: James Brunette, P.E., Assistant Director Department of Public Works

Re: STH 32 Ashland Ave & 9th Street Intersection, project 4190-19-70

Proposals were received for Parcel Appraisal and Real Estate Negotiations for the real estate portion of this WisDOT project. We received four(4) proposals total with three(3) consultants proposing on the Appraisal work and one(1) consultant proposing on the Real Estate Negotiation work. The summary is attached.

DPW recommends awarding the Parcel Appraisal work to Streetland, LLC in the amount of $17,010.00 and awarding the Real Estate Negotiation work to Moss & Associates, LLC in the amount of $9,250.00.

STH 32 Ashland Ave and 9th Street Project 4190-19-70

	Moss & Assoc.	MSA	Streetland	Steiro
Parcel Appraisals	$ -	$ 17,500.00	$ 17,010.00	$ 17,500.00
Real Estate Negotiations	$ 6,750.00	$ 32,850.00		
RE Certification	$ 2,500.00			

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # M.16

To approve the request by Department of Public Works to enter into a Professional Services Agreement (PSA) for Parcel Appraisal with Streetland, LLC in the amount of $17,010.00 and a PSA for Real Estate Negotiations with Moss & Associates, LLC in the amount of $9,250.00 for the STH 32 & 9th Street, State WisDOT Project No. 4190-19-70.

BACKGROUND

WisDOT is reconfiguring the turn lanes on STH 32 at the intersection with 9th Street. There will be 9 parcels affected. The local municipality is responsible for real estate acquisition. WisDOT will perform the Appraisal Reviews. The City will be reimbursed for all of our costs.

RECOMMENDATION

FISCAL IMPACT

WisDOT will be reimbursing the City all costs.

ATTACHMENTS

1. Standard Agreement for Professional Services STH 32 & 9th Street
2. Summary STH 54 W Mason HSIP

STANDARD AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN CITY OF GREEN BAY AND DESIGN PROFESSIONAL

Project: STH32 & 9th Street
Intersection Improvements

THIS AGREEMENT is made this_____day of_____, by and between the City of Green Bay, a municipal corporation of the State of Wisconsin, located in Brown County, Wisconsin, (hereinafter called "City") and [Insert name of consultant] (hereinafter called "Design Professional").

NOW, THEREFORE, in consideration of the following terms and conditions, City and Design Professional mutually agree as follows:

1. SCOPE OF WORK

Design Professional agrees to perform all services and furnish all materials necessary as fully described and specified in the Request for Proposal (RFP) or Quotation (RFQ).

2. FEES

Total fees payable to Design Professional shall not exceed the amount of [Insert dollar amount] for all services, materials, equipment, and authorized reimbursable expenses under this Agreement unless an Amendment to Agreement, signed by both parties, approves additional fees in writing. Any such additional fees shall be defined in writing and authorized prior to execution of such work.

3. AMENDMENTS TO AGREEMENT

This Agreement may be amended only by written instrument signed by both parties. If in the reasonable judgment of the City, the scope or nature of the services to be performed by Design Professional change or deviate materially from the scope or nature of the services described above, the City may, at its discretion, suspend performance of its services until a written agreement superseding this Agreement and adjusting the scope, schedule, and terms and conditions has been executed. Where additional work is to be completed on a time and expense compensation, charges shall be in accordance with the fee schedule submitted with the Design Professional's Proposal.

4. COMPENSATION

City agrees to pay for services provided in accordance with the compensation provisions described in the Design Professional's Proposal. Design Professional will bill the City, no more than monthly, with net payment due in 30-days from the invoice date. Design Professional may, after giving 72-hour notice, suspend service under the Agreement until the City has paid all amounts in full due for services rendered and expenses incurred.

5. INDEMNIFICATION (HOLD HARMLESS) AGREEMENT

Design Professional hereby agrees to indemnify 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 negligence, whether active or passive, of Design Professional 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 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.

Design Professional will indemnify the City for any claims by reason of its negligent acts. The obligation to indemnify and hold harmless the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers and each of them, shall be applicable except to the extent the liability results from the negligence of the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers.

In the event that Design Professional employs other persons, firms, corporations or entities (sub-contractor) as part of the work covered by this Agreement, it shall be Design Professional'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.

6. INSURANCE

Design Professional shall not commence work under this Agreement until it has obtained the insurance required herein. All coverages shall be with insurance carriers licensed and admitted to do business in the State of Wisconsin. All coverages shall be with carriers acceptable to the City. A minimum AM Best Rating of A-VII is required.

It is hereby understood and agreed that the insurance required by the City is primary coverage and that any insurance or self-insurance maintained by the City, its officers, council members, agents, employees or authorized volunteers will not contribute to a loss.

Worker's Compensation and Employers Liability Minimum Requirements as required by Statute: Design Professional shall cover or insure under applicable labor laws relating to worker's compensation insurance, all of their employees in accordance with the law in the State of Wisconsin. Design Professional shall provide statutory coverage for work related injuries and employer's liability insurance with limits of $100,000 each accident, $500,000 disease policy limit and $100,000 disease each employee.

Liability Insurance: Design Professional shall procure and maintain during the life of this Agreement the following Commercial General Liability Insurance and Automobile Liability insurances:

A. PROFESSIONAL LIABILITY (Errors and Omissions)

(1) Minimum Limits
  (a) $2,000,000 each claim/$3,000,000 annual aggregate
  (b) Any deductible not to exceed $25,000 each claim

(2) Must continue coverage for 3 years after final payment for service/job

B. GENERAL LIABILITY COVERAGE

(1) Commercial General Liability
  (a) $4,000,000 general aggregate
  (b) $1,000,000 products - completed operations aggregate
  (c) $1,000,000 personal injury and advertising injury
  (d) $2,000,000 each occurrence limit

(2) Claims made form of coverage is not acceptable.

(3) Insurance must include:
   (a) Premises and Operations Liability
   (b) Blanket Contractual Liability including coverage for the joint negligence of the City of Green Bay, it officers, council members, agents, employees, authorized volunteers and the named insured
   (c) Personal Injury
   (d) Explosion, collapse and underground coverage
   (e) Products/Completed Operations
   (f) Independent Contractors

C. BUSINESS AUTOMOBILE COVERAGE

(1) Minimum Limits - $2,000,000 Combined Single Limit for Bodily Injury and Property Damage each accident

(2). Must cover liability for "Any Auto" - including Owned, Non-Owned and Hired Automobile Liability

Additional Insured: Design Professional shall name the City, including all elected and appointed officials, all employees and volunteers, all boards, commissions and/or authorities and their board members, employees and volunteers as Additional Insured on the General Liability Coverage. 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.

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

Cancellation Notice: All insurances required by this Agreement shall include an endorsement stating the following: "Thirty (30) days Advance Written Notice of Cancellation or Ten (10) days for Non-Renewal shall be sent to: City of Green Bay; Attn: Risk Management; 100 North Jefferson St.; Green Bay, WI 54301.

Proof of Insurance Coverage: Design Professional shall provide to the City, at the time this Agreement is returned for execution, Certificates of Insurance and/or policies, acceptable to the City. If so requested, certified copies of any or all polices shall also be furnished. The Additional Insured Policy endorsement must accompany the Certificate of Insurance. A copy of the Certificate of Insurance must be on file with Risk Management. If no Certificates of Insurance and/or policies are provided to the City upon execution of this Agreement, the Agreement shall be null and void.

Continuation of Coverage: If any of the above coverage expires during the term of this Agreement, the Design Professional shall deliver renewal certificates and/or policies to the City at least ten (10) days prior to the expiration date.

7. DISPUTE RESOLUTION

All claims, disputes or any other matters in question between the parties arising out of or relating to this Agreement or breach thereof shall be subject to mediation as a condition precedent to the institution of any legal proceedings by either party. If such claim, dispute or any other matter involves a lien arising out of Design Professional's services, Design Professional may proceed in accordance with applicable law to comply with lien notice and filing deadlines prior to resolution of the matter by mediation.

The City and Design Professional shall attempt to resolve claims, disputes and other matters in question between them by mediation in accordance with the current Mediation Rules of the American Arbitration Association unless the parties agree otherwise. A request for mediation shall be filed in writing with the other party to

this Agreement and, if applicable, the American Arbitration Association.

The parties shall share equally the mediator's and any filing fees. Mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall have the same force and effect as settlements in any court having jurisdiction thereof.

8. ACCESS/UTILITIES

The City will arrange access to the site, as necessary, for Design Professional to complete the work. Design Professional will take reasonable precautions to minimize any damage to the site due to its operation. Site restoration is not included unless specifically requested by the City.

Design Professional is responsible for coordinating with an appropriate private utility locating service to identify the presence of public utilities on private property. Design Professional shall not be responsible for the accuracy and completeness of utility location information provided by third parties. To the extent caused by Design Professional's negligent acts or omissions in the performance of services under this Agreement, Design Professional agrees to indemnify and save the City harmless from all claims, suits, losses, cost and expenses including reasonable attorney's fees as a result of any personal injury, death or property damage resulting from damage to public utilities, provided such indemnification shall not apply to the extent of the City's own negligence.

9. SAFETY

Design Professional shall comply with all Occupational Safety and Health Administration (OSHA) and State and Local safety and health standards and any other applicable rules and regulations.

Design Professional's work or field personnel shall not be responsible for determining or implementing the means, methods, techniques, sequences or procedures of construction. Design Professional will not be responsible for evaluating, reporting or effecting job conditions concerning health, safety or welfare, unless specifically requested in writing. Design Professional's work or failure to perform same shall not in any way excuse any contractor, subcontractor or supplier from performance of its work in accordance with contract documents.

10. OWNERSHIP OF DOCUMENTS

Any reports, specifications, drawings, or other documents prepared by the Design Professional in the performance of its obligations under this Agreement shall become the property of the City. All such materials shall be returned to the City upon completion, termination, or cancellation of this Agreement and payment in full of all monies due the Design Professional. The Design Professional shall not use, willingly allow, or cause such materials to be used for any purpose other than the performance of all Design Professional's obligations under this Agreement without the written consent of the City. The City agrees that the Design Professional shall not be responsible for any re-use by the City, or by third parties that obtained the documents from or through the City, for purposes other than the original intent of the documents provided by the Design Professional.

11. SAMPLES

Unless otherwise agreed or consumed in testing, test specimens shall be retained for a minimum of thirty (30) days following submission of final report.

12. ASSIGNMENT, TRANSFER OR SUBCONTRACTING

The Design Professional shall not subcontract, assign or transfer any interest in this Agreement or any payments due hereunder except upon prior written consent of the City. All terms, conditions, covenants and agreements herein shall extend to and be obligatory upon any successors or assigns of Design Professional upon the execution of any written consent by the City. Consent shall not be given to any proposed assignment

that would release the Design Professional of their responsibilities under this Agreement.

13. TERMINATION FOR CONVENIENCE

The City reserves the right to terminate this Agreement, or any part of this Agreement, upon fourteen (14) days written notice. In case of such termination, the Design Professional shall be entitled to receive payment from the City for work completed to date in accordance with the terms and conditions of this Agreement.

14. TERMINATION FOR CAUSE

Either party may terminate this Agreement in the event the other party fails to fulfill any of its obligations under this Agreement in a timely manner or otherwise violate any of the covenants, agreements or stipulations material to this Agreement. Termination of the Agreement is accomplished by the party initiating the termination giving fourteen (14) days written notice to the other party. In case of such termination, the Design Professional shall be entitled to receive payment from the City for work completed to date in accordance with the terms and conditions of this Agreement.

15. NO DISCRIMINATION

During the term of this Agreement, the Parties, and the employees, representatives, agents and or volunteers thereof, shall not discriminate against any person based on race, color, creed, religion, sex, national origin, age, ancestry, disability, sexual orientation, gender identity, gender non-conformity, gender expression, transgender status, pregnancy, or marital or parental status.

16. SEVERABILITY

In the event that any section, clause or portion of this Agreement shall be adjudged or decreed to be invalid, the remainder of the Agreement shall remain in full force and not be affected by such judgment.

17. APPLICABLE LAWS

This Agreement shall be governed in all respects by the laws of State of Wisconsin.

18. ENTIRE AGREEMENT

This Agreement, together with the City's RFQ or RFP (dated [Insert date]), Design Professional's Proposal (dated [Insert date]), the attachments appended hereto, and all documents, drawings, specifications, and instruments specifically incorporated herein and made a part hereof, shall constitute the entire Agreement of the parties.

19. COMPLIANCE WITH LAWS

Design Professional is responsible to see that services and documents furnished by Design Professional conform to the applicable laws, rules, regulations, codes, orders, and special requirements, except as may be specifically provided otherwise herein.

20. COUNTERPARTS

This Agreement may be executed in several counterparts, and the signatures on this Contract may be transmitted electronically. Electronic signatures will deemed to constitute original signatures and counterparts to this Agreement containing the signatures (whether original or electronic) of all the parties will be deemed to constitute a single, enforceable Contract.

21. TIME

This Agreement shall be effective on_____, 20____(which is the Effective Date of the Agreement).

All schedules are to be strictly met.

SIGNATURES BELOW

THE CITY OF GREEN BAY:

DATED: _____ _____

Eric Genrich – Mayor

CONSULTANT :

DATED: _____ _____

By:

Its:

Inter-Office Memo

Date: January 13, 2026

To: Improvement & Services Committee

From: James Brunette, P.E., Assistant Director Department of Public Works

Re: STH 54 W Mason HSIP, Project 9210-24-20

Proposals were received for Parcel Appraisal and Real Estate Negotiations for the real estate portion of this WisDOT project. We received four(4) proposals total with three(3) consultants proposing on the Appraisal work and one(1) consultant proposing on the Real Estate Negotiation work. The summary is attached.

DPW recommends awarding the Parcel Appraisal work to Steiro Appraisal, LLC in the amount of $3,000.00 and awarding the Real Estate Negotiation work to Moss & Associates, LLC in the amount of $2,500.00.

STH 54 W Mason HSIP Project 9210-24-20

	Moss & Assoc.	MSA	Streetland	Steiro
Parcel Appraisals	$ -	$ 3,000.00	$ 4,480.00	$ 3,000.00
Real Estate Negotiations	$ 1,500.00	$ 8,550.00		
RE Certification	$ 1,000.00			

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # M.17

To approve the request by Department of Public Works to enter into a Professional Services Agreement (PSA) with Ayres Associates for Construction Inspection Services in the amount of $100,000.00 for the 2026 construction season.

BACKGROUND

Department of Public Works s not fully staffed at the Engineering Aide position and we have been hiring consultants to assist with construction inspection services. Ayres is one of the consultants we plan on using. They have worked on our projects in the past with the most recent being E. Mason Street.

RECOMMENDATION

To approve

FISCAL IMPACT

The PSA will be in the amount of $100,000.00 which was budgeted.

ATTACHMENTS

1. 2026 Construction Inspection Svcs

STANDARD AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN CITY OF GREEN BAY AND CONSULTANT

Project:2026 Construction
Inspection Services

THIS AGREEMENT is made this_____day of_____, by and between the City of Green Bay, a municipal corporation of the State of Wisconsin, located in Brown County, Wisconsin, (hereinafter called "City") and [Insert name of consultant] (hereinafter called "Consultant").

NOW, THEREFORE, in consideration of the following terms and conditions, City and Consultant mutually agree as follows:

1. SCOPE OF WORK

Consultant agrees to perform all services and furnish all materials necessary as fully described and specified in the Request for Quotation (RFQ).

2. FEES

Total fees payable to Consultant shall not exceed the amount of $100,000.00 for all services, materials, equipment, and authorized reimbursable expenses under this Agreement unless an Amendment to Agreement, signed by both parties, approves additional fees in writing. Any such additional fees shall be defined in writing and authorized prior to execution of such work.

3. AMENDMENTS TO AGREEMENT

This Agreement may be amended only by written instrument signed by both parties. If in the reasonable judgment of the City, the scope or nature of the services to be performed by Consultant change or deviate materially from the scope or nature of the services described above, the City may, at its discretion, suspend performance of its services until a written agreement superseding this Agreement and adjusting the scope, schedule, and terms and conditions has been executed. Where additional work is to be completed on a time and expense compensation, charges shall be in accordance with the fee schedule submitted with the Consultant's Proposal.

4. COMPENSATION

City agrees to pay for services provided in accordance with the compensation provisions described in the Consultant's Proposal. Consultant will bill the City, no more than monthly, with net payment due in 30-days from the invoice date. Consultant may, after giving 72-hour notice, suspend service under the Agreement until the City has paid all amounts in full due for services rendered and expenses incurred.

5. INDEMNIFICATION (HOLD HARMLESS) AGREEMENT

Consultant 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 Consultant 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.

Consultant will indemnify and hold harmless the City for any claims by reason of its negligent acts, errors or omissions for professional services. The obligation to indemnify and hold harmless the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers and each of them, shall be applicable except to the extent the liability results from the negligence of the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers.

Consultant 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 Consultant employs other persons, firms, corporations or entities (sub-contractor) as part of the work covered by this Agreement, it shall be Consultant'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.

6. INSURANCE

Consultant shall not commence work under this Agreement until it has obtained the insurance required herein. All coverages shall be with insurance carriers licensed and admitted to do business in the State of Wisconsin. All coverages shall be with carriers acceptable to the City. A minimum AM Best Rating of A-VII is required.

It is hereby understood and agreed that the insurance required by the City is primary coverage and that any insurance or self-insurance maintained by the City, its officers, council members, agents, employees or authorized volunteers will not contribute to a loss.

Worker's Compensation and Employers Liability Minimum Requirements as required by Statute: Consultant shall cover or insure under applicable labor laws relating to worker's compensation insurance, all of their employees in accordance with the law in the State of Wisconsin. Consultant shall provide statutory coverage for work related injuries and employer's liability insurance with limits of $100,000 each accident, $500,000 disease policy limit and $100,000 disease each employee.

Liability Insurance: Consultant shall procure and maintain during the life of this Agreement the following Commercial General Liability Insurance and Automobile Liability insurances:

A. PROFESSIONAL LIABILITY (Errors and Omissions)

(1) Minimum Limits
  (a) $2,000,000 each claim/$3,000,000 annual aggregate
  (b) Any deductible not to exceed $25,000 each claim

(2) Must continue coverage for 3 years after final payment for service/job

B. GENERAL LIABILITY COVERAGE

(1) Commercial General Liability
  (a) $4,000,000 general aggregate
  (b) $1,000,000 products - completed operations aggregate
  (c) $1,000,000 personal injury and advertising injury
  (d) $2,000,000 each occurrence limit

(2) Claims made form of coverage is not acceptable.

(3) Insurance must include:
   (a) Premises and Operations Liability
   (b) Blanket Contractual Liability including coverage for the joint negligence of the City of Green Bay, it officers, council members, agents, employees, authorized volunteers and the named insured
   (c) Personal Injury
   (d) Explosion, collapse and underground coverage
   (e) Products/Completed Operations
   (f) Independent Contractors

C. BUSINESS AUTOMOBILE COVERAGE

(1) Minimum Limits - $2,000,000 Combined Single Limit for Bodily Injury and Property Damage each accident

(2). Must cover liability for "Any Auto" - including Owned, Non-Owned and Hired Automobile Liability

Additional Insured: Consultant shall name the City, including all elected and appointed officials, all employees and volunteers, all boards, commissions and/or authorities and their board members, employees and volunteers as Additional Insured on the General Liability Coverage. 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.

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

Cancellation Notice: All insurances required by this Agreement shall include an endorsement stating the following: "Thirty (30) days Advance Written Notice of Cancellation or Ten (10) days for Non-Renewal shall be sent to: City of Green Bay; Attn: Risk Management; 100 North Jefferson St.; Green Bay, WI 54301.

Proof of Insurance Coverage: Consultant shall provide to the City, at the time this Agreement is returned for execution, Certificates of Insurance and/or policies, acceptable to the City. If so requested, certified copies of any or all polices shall also be furnished. The Additional Insured Policy endorsement must accompany the Certificate of Insurance. A copy of the Certificate of Insurance must be on file with Risk Management. If no Certificates of Insurance and/or policies are provided to the City upon execution of this Agreement, the Agreement shall be null and void.

Continuation of Coverage: If any of the above coverage expires during the term of this Agreement, the Consultant shall deliver renewal certificates and/or policies to the City at least ten (10) days prior to the expiration date.

7. DISPUTE RESOLUTION

All claims, disputes or any other matters in question between the parties arising out of or relating to this Agreement or breach thereof shall be subject to mediation as a condition precedent to the institution of any legal proceedings by either party. If such claim, dispute or any other matter involves a lien arising out of Consultant's services, Consultant may proceed in accordance with applicable law to comply with lien notice and filing deadlines prior to resolution of the matter by mediation.

The City and Consultant shall attempt to resolve claims, disputes and other matters in question between them by mediation in accordance with the current Mediation Rules of the American Arbitration Association unless the parties agree otherwise. A request for mediation shall be filed in writing with the other party to this Agreement and, if applicable, the American Arbitration Association.

The parties shall share equally the mediator's and any filing fees. Mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall have the same force and effect as settlements in any court having jurisdiction thereof.

8. ACCESS/UTILITIES

The City will arrange access to the site, as necessary, for Consultant to complete the work. Consultant will take reasonable precautions to minimize any damage to the site due to its operation. Site restoration is not included unless specifically requested by the City.

Design Professional is responsible for coordinating with an appropriate private utility locating service to identify the presence of public utilities on private property. Design Professional shall not be responsible for the accuracy and completeness of utility location information provided by third parties. To the extent caused by Design Professional's negligent acts or omissions in the performance of services under this Agreement, Design Professional agrees to indemnify and save the City harmless from all claims, suits, losses, cost and expenses including reasonable attorney's fees as a result of any personal injury, death or property damage resulting from damage to public utilities, provided such indemnification shall not apply to the extent of the City's own negligence..

9. SAFETY

Consultant shall comply with all Occupational Safety and Health Administration (OSHA) and State and Local safety and health standards and any other applicable rules and regulations.

Consultant's work or field personnel shall not be responsible for determining or implementing the means, methods, techniques, sequences or procedures of construction. Consultant will not be responsible for evaluating, reporting or effecting job conditions concerning health, safety or welfare, unless specifically requested in writing. Consultant's work or failure to perform same shall not in any way excuse any contractor, subcontractor or supplier from performance of its work in accordance with contract documents.

10. OWNERSHIP OF DOCUMENTS

Any reports, specifications, drawings, or other documents prepared by the Consultant in the performance of its obligations under this Agreement shall become the property of the City. All such materials shall be returned to the City upon completion, termination, or cancellation of this Agreement and payment in full of all monies due the Consultant. The Consultant shall not use, willingly allow, or cause such materials to be used for any purpose other than the performance of all Consultant's obligations under this Agreement without the written consent of the City. The City agrees that the Consultant shall not be responsible for any re-use by the City, or by third parties that obtained the documents from or through the City, for purposes other than the original intent of the documents provided by the Consultant.

11. SAMPLES

Unless otherwise agreed or consumed in testing, test specimens shall be retained for a minimum of thirty (30) days following submission of final report.

12. ASSIGNMENT, TRANSFER OR SUBCONTRACTING

The Consultant shall not subcontract, assign or transfer any interest in this Agreement or any payments due hereunder except upon prior written consent of the City. All terms, conditions, covenants and agreements herein shall extend to and be obligatory upon any successors or assigns of Consultant upon the execution of any written consent by the City. Consent shall not be given to any proposed assignment that would release the Consultant of their responsibilities under this Agreement.

13. TERMINATION FOR CONVENIENCE

The City reserves the right to terminate this Agreement, or any part of this Agreement, upon fourteen (14) days written notice. In case of such termination, the Consultant shall be entitled to receive payment from the City for work completed to date in accordance with the terms and conditions of this Agreement.

14. TERMINATION FOR CAUSE

Either party may terminate this Agreement in the event the other party fails to fulfill any of its obligations under this Agreement in a timely manner or otherwise violate any of the covenants, agreements or stipulations material to this Agreement. Termination of the Agreement is accomplished by the party initiating the termination giving fourteen (14) days written notice to the other party. In case of such termination, the Consultant shall be entitled to receive payment from the City for work completed to date in accordance with the terms and conditions of this Agreement.

15. NO DISCRIMINATION

During the term of this Agreement, the Parties, and the employees, representatives, agents and or volunteers thereof, shall not discriminate against any person based on race, color, creed, religion, sex, national origin, age, ancestry, disability, sexual orientation, gender identity, gender non-conformity, gender expression, transgender status, pregnancy, or marital or parental status.

16. SEVERABILITY

In the event that any section, clause or portion of this Agreement shall be adjudged or decreed to be invalid, the remainder of the Agreement shall remain in full force and not be affected by such judgment.

17. APPLICABLE LAWS

This Agreement shall be governed in all respects by the laws of State of Wisconsin.

18. ENTIRE AGREEMENT

This Agreement, together with the City's Request for Quotation (dated [Insert date]), Consultant's Quotation (dated [Insert date]), the attachments appended hereto, and all documents, drawings, specifications, and instruments specifically incorporated herein and made a part hereof, shall constitute the entire Agreement of the parties.

19. COMPLIANCE WITH LAWS

Consultant is responsible to see that services and documents furnished by Consultant conform to the applicable laws, rules, regulations, codes, orders, and special requirements, except as may be specifically provided otherwise herein.

20. COUNTERPARTS

This Agreement may be executed in several counterparts, and the signatures on this Contract may be transmitted electronically. Electronic signatures will deemed to constitute original signatures and counterparts to this Agreement containing the signatures (whether original or electronic) of all the parties will be deemed to constitute a single, enforceable Contract.

21. TIME

This Agreement shall be effective on_____, 20____(which is the Effective Date of the Agreement).

All schedules are to be strictly met.

SIGNATURES BELOW

THE CITY OF GREEN BAY:

DATED: _____

_____
Eric Genrich – Mayor

CONSULTANT :

DATED: _____

_____
By:
Its:

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # M.18

To approve the request by Department of Public Works to enter into a Professional Services Agreement (PSA) with Coleman Engineering for Construction Inspection Services in the amount of $175,000.00 for the 2026 construction season.

BACKGROUND

DPW supplements the construction inspection services completed by our Engineering Aides with local consultants. Coleman Engineering typically provides two inspectors on an as-needed basis.

RECOMMENDATION

To approve the request by Department of Public Works to enter into a Professional Services Agreement (PSA) with Coleman Engineering for Construction Inspection Services for the 2026 construction season.

FISCAL IMPACT

Funds were previously budgeted - $175,000.00

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # M.19

To approve the request by Department of Public Works to enter into a Professional Services Agreement (PSA) with ISG for Construction Inspection Services in the amount of $150,000.00 for the 2026 construction season.

BACKGROUND

DPW supplements the construction inspection services completed by our Engineering Aides with local consultants. ISG typically provides two inspectors on an as-needed basis.

RECOMMENDATION

To approve the request by Department of Public Works to enter into a Professional Services Agreement (PSA) with ISG for Construction Inspection Services for the 2026 construction season.

FISCAL IMPACT

Funds were previously budgeted - $150,000.00.

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # M.20

To approve the request by Department of Public Works to approve licenses for:

1. Sidewalk Builder

    a. Shefchik Concrete, LLC
    b. Loera Conrete, LLC
    c. IEI General Contractors, Inc.

2. Tree & Brush Trimmer

    a. Asplundh Tree Expert, LLC
    b. Epic Innovations, LLC; Epic Tree Care
    c. Fall-Rite Services, LLC
    d. Rigo's Landscaping, LLC
    e. Holtger Bros., Inc.
    f. All WI Tree Service, LLC
    g. Best Enterprises, LLC
    h. SDA Lawnservice, LLC
    i. Vande Hey Company
    j. Selner Tree & Shrub Care
    k. A To Z Tree Service, LLC
    l. Economy Tree Service, LLC
    m. Tree-B-Gone
    n. A Four Season Tree Care

3. Underground Sprinkler System

    a. The Sprinkler Company, Inc.
    b. Roberts Quality Irrigation, LLC
    c. Irrigation Doctors, LLC
    d. Fox Valley Irrigation, Inc.

4. Private Collector License

    a. GFL Environmental

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # M.21

To approve the request by Department of Public Works to enter into a Professional Services Agreement (PSA) with McMahon Associates, Inc., for the Howard Street & Hazel Street Reconstruction in the amount of $50,660.00.

BACKGROUND

Department of Public Works is consulting on three designs this year. The Howard Street & Hazel Street Reconstruction is one of these designs. McMahon Associates, Inc., is highly recommended due to their intimate knowledge of this part of town. They have designed both of the recent Seymour Park projects and have performed multiple rounds of stormwater modeling in this part of town.

RECOMMENDATION

To Approve

FISCAL IMPACT

$50,660, funds were included in project costs.

ATTACHMENTS

1. _Proposal - Howard St & Hazel St Reconstruction Design

TECHNICAL PROPOSAL

JANUARY 13, 2026

PROFESSIONAL ENGINEERING SERVICES

HOWARD STREET & HAZEL STREET RECONSTRUCTION DESIGN

CITY OF GREEN BAY 1854 Titletown, USA

BROWN COUNTY, WI

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McMAHON ENGINEERS ARCHITECTS

Section 1: **INTRODUCTION & EXECUTIVE SUMMARY**

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McMAHON ENGINEERS ARCHITECTS

INTRODUCTION & EXECUTIVE SUMMARY

Section **1**

January 13, 2026

Ms. Valerie Joosten, P.E., Director of Public Works
Room 300, City Hall
100 North Jefferson Street
Green Bay, WI 54301-5026
Valerie.Joosten@greenbaywi.gov

Re: Technical Proposal for City of Green Bay
Design Services for the Howard Street & Hazel Street Reconstruction Project
McM. No. M0032- 9-99-00012.00

Dear Ms. Joosten:

Thank you for the opportunity for McMahon Associates, Inc. (McMahon) to provide a Proposal to the City of Green Bay for Design Services for the Howard Street & Hazel Street Reconstruction Project as described in your Request for Proposal dated December 8, 2025. McMahon has recently provided similar services to numerous municipalities located in Wisconsin.

The enclosed Proposal includes our project understanding, qualifications, references and fee proposal. McMahon will perform all services in-house with our Team of talented staff located in our Neenah Office/Headquarters. McMahon is excited at the prospect of working with City Staff again. McMahon recently completed a hydrologic and hydraulic analysis for Stormwater Basins 106, 313, 342 and 581. McMahon also designed the Finger Road Sidewalk, Seymour Park Pond, and Grove Street sanitary.

We appreciate the opportunity to provide you with this Proposal, and we look forward to working with you on this project. If you have any questions, please feel free to call me at 920-850-1871 at your convenience.

Respectfully,
McMahon Associates, Inc.

Nicholas A. Vande Hey, P.E.
Vice President / Sr Municipal & Water Resources Engineer

cc: Ting Thompson, Email: ting.thompson-eagan@greenbaywi.gov
Chuck Yang, Email: chuck.yang@greenbaywi.gov

Section 2: **TECHNICAL PROPOSAL**

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McMAHON
ENGINEERS ARCHITECTS

TECHNICAL PROPOSAL

Section **2**

STATEMENT OF UNDERSTANDING

The City of Green Bay (City) is seeking proposals for engineering design services for the road reconstructions of approximately 1,440 feet of Howard Street, from Twelfth Avenue to S. Oakland Avenue, and 960 feet of Hazel Street, from School Place to Shawano Avenue. The road reconstruction project will also include sanitary sewer, water main, and storm sewer reconstruction.

Preliminary design of the sanitary sewer, storm sewer, and pavement has been completed by the City of Green Bay Department of Public Works (DPW). McMahon will coordinate with DPW in the finalization and incorporation of this partial design into the plans and specifications.

The street design will be provided by McMahon. The two streets will be proposed asphalt streets with a clear width of 30 feet face-of-curb to face-of-curb. The existing streets are both currently asphalt streets with a clear width of 30 feet face-of-curb to face-of-curb. McMahon will incorporate the proposed street design into the plans and specifications.

The storm sewer design will be provided by McMahon. McMahon will use its hydrologic and hydraulic analysis previously prepared for the area for the design, which was based on a 10-year design storm event. McMahon will provide the proposed storm inlet and/or catch basin design, including inlet leads and inlet locations. McMahon will incorporate its proposed storm sewer design into the plans and specifications.

The sanitary sewer design will be provided by DPW. McMahon will incorporate the City's proposed sanitary sewer design into the plans and specifications.

The water main design will be provided by Green Bay Water Utility (GBWU). McMahon will incorporate GBWU's proposed water main design into the plans and specifications.

The DPW will review the plans and specifications.

Construction is scheduled for the summer and fall of 2026.

This project will be funded entirely by the City of Green Bay. The proposed work will be performed under the City and McMahon standard agreement for professional services.

PROJECT APPROACH

McMahon intends to hold a project kick-off meeting with City Staff to gather information, obtain input, discuss City goals and concerns, and discuss the schedule and final deliverables. The kick-off meeting is a great opportunity to discuss the project in more detail. McMahon is committed to delivering the project and scope of work on budget and schedule. Although not a complete list, a few items McMahon desires to discuss during the kickoff meeting:

- Input from Wisconsin Department of Transportation (WisDOT) regarding work at the STH 29 (Shawano Avenue) intersection.
- Obtain GIS mapping that is readily available such as sanitary, water, and storm sewer system maps, contours, parcel lines, right of way lines, etc.
- Discuss desired typical sidewalk and driveway section, including terrace width, max. driveway slopes, etc.
- Review preliminary design plans and pavement design started by the City. Discuss areas of concern or challenges.
- Discuss City's goals if grading on private property is necessary.
- Discuss traffic control and construction staging. Discuss driveway access for Fire Station and businesses during construction.
- Discuss anticipated permits.

Since the two streets are currently urbanized and fully developed, no wetland impacts are anticipated. As such, we are assuming no Wisconsin Department of Natural Resources (WDNR) or US Army Corps of Engineers Wetland permits will be required.

We anticipate the project will result in more than one acre, but less than 5 acres of land disturbance. As such, we are assuming a WDNR Construction Site NOI Permit may be required, unless the project qualifies for the routine maintenance exemption. We are assuming the City will also require an Erosion Control Permit.

McMahon intends to maintain good communication with City Staff and GBWU during the project, including phone calls or virtual meetings when appropriate. McMahon believes communication and collaboration are important to meeting the City's goals, budget, and schedule. As part of communication, McMahon will provide recommendations and seek City input on decisions that may affect the project's budget or schedule.

Preliminary survey and design work already started by DPW or GBWU is as follows:

- DPW completed the topographic survey. DPW will provide its survey control, topographic survey, and line work to McMahon in AutoCAD format, including notes. McMahon will visually review DPW's information by comparing it to available as-built drawings provided by DPW and Google's street view. If DPW's AutoCAD file is received at least 5 working days before the kickoff meeting, McMahon will review in advance of the kickoff meeting and discuss potential topographic deficiencies during the

kickoff meeting. Otherwise, a follow-up virtual meeting might be needed to discuss the topographic survey.

Supplemental topographic survey is only anticipated to be performed by McMahon if DPW or McMahon identifies deficiencies. McMahon will identify and recommend supplemental topographic survey to DPW before performing the supplemental topographic survey. If no deficiencies are visually observed, McMahon intends to rely on DPW's topographic survey. The cost for any supplemental topographic survey is budgetary only, since neither DPW nor McMahon know if additional topographic survey is needed.

- GBWU will coordinate with McMahon to ensure that the existing water main facilities in the topographic survey are shown correctly. GBWU intends to reconstruct water main and services on Hazel Street, north of School Place to the approximate asphalt limits at Shawano Avenue. GBWU intends to reconstruct water main and services on Howard Street, from Hazel Street to the approximate asphalt limits at S. Oakland Avenue.
- A geotechnical study and investigation were completed by DPW's Geotechnical Consultant. DPW provided a copy of the Geotechnical Exploration Report. The report will be used for pavement design.

SCOPE OF SERVICES

McMahon proposes the following Scope of Services for this project:

- Design Documents & Files
  - Refer to the City of Green Bay Standard Specifications and Construction Standards for Public Works Construction - 2024 Edition (download from City of Green Bay website in Public Works Engineering).
  - Refer to the 2025 Edition - Supplemental Standard Specifications (download from City of Green Bay website in Public Works Engineering).
  - Refer to City of Green Bay municipal code.
  - AutoCAD Files:
    - Review AutoCAD file provided by DPW, which contains the partially completed preliminary DPW design of Howard Street and Hazel Street. Assume street right-of-way and property lines in DPW's AutoCAD drawing are correct. If no right-of-way or property lines are in DPW's AutoCAD drawing, add Brown County's GIS right-of-way and property lines to DPW's base AutoCAD drawing.
    - Visually review DPW's topographic survey and line work in the office by comparing it to available record drawings provided by DPW and Google's street view. Winter snow cover makes visual field observations less helpful. Identify potentially missing topographic survey information, if any.
    - Review existing utility maps generated by GIS and record drawings provided by City. Review for consistency with DPW's topographic survey and AutoCAD file.
    - Review storm sewer televising reports provided by DPW. Incorporate relevant televising information into AutoCAD file.
    - Prepare design plans in an AutoCAD format according to City Standards.
    - Provide design AutoCAD files to DPW, when requested, to assist with design and review.

        - Provide final AutoCAD files to DPW.
        - Allow DPW to distribute the final AutoCAD files to third parties for the purpose of construction staking of the project during the construction phase.

- Project Meetings. Coordinate with the City and attend the following five project meetings:
    - Project Kickoff Meeting
    - 60% Design Review Meeting
    - 90% Design Review Meeting
    - Public Information Meeting
    - Pre-Construction Meeting

- Perform a supplemental topographic survey (assume no snow cover), if needed. This scope item is budgetary, since the extent of supplemental topographic survey is not known. Topographic survey to conform with the following:
    - Perform survey work to Third Orders, Class II degree of accuracy.
    - Survey work shall use the City of Green Bay vertical datum. DPW will provide vertical control.
    - Survey work shall use the Brown County Coordinate System.
    - Set control points that can be easily re-established. Establish permanent ties to control points.
    - Verify existing benchmarks, and provide all additional benchmarks established during survey.
    - Provide electronic hard copy of all survey control points, ties, and benchmark data.
    - Convert supplemental topographic information into AutoCAD 2021 format.
    - Incorporate supplemental topographic survey into base drawing, including line work.

- Pavement Design
    - McMahon will provide the proposed pavement design.
    - Review the partially completed pavement design provided by DPW for Howard Street & Hazel Street.
    - Coordinate with DPW in the finalization and incorporation of the partial pavement design when completing the pavement design.
    - Perform a pavement design based on existing soils identified within geotechnical report and traffic volumes, using WisDOT WisPave.
    - Provide the City with critical pavement design documents and/or calculations, as requested.

- Street Design
    - McMahon will provide the proposed street design to City Standards.
    - Provide DPW with critical road design information, documents, and/or calculations, as requested.

- Sewer & Water Utility Design
    - McMahon will provide the proposed storm sewer design to City Standards.
        - The proposed project is classified as “minor reconstruction” of an existing urban roadway. As such, the project is exempt from post-construction stormwater management requirements.
        - Storm sewer design and analysis of storm sewer capacity needs will be based on the previously completed hydrologic and hydraulic analysis of the area and the 10-year storm event.

- Provide storm sewer design, including proposed storm inlets/catch basins and inlet leads. Based on pavement design, design the proposed storm sewer inlets and associated inlet leads.
- Prepare final storm sewer plans to meet City's storm sewer design standards.
- Provide the City with utility design information, documents, and calculations, as requested.

- DPW will provide the proposed sanitary sewer design to City and WDNR Standards.
  - DPW will provide McMahon with its AutoCAD project design file, which contains its sanitary sewer design. McMahon will incorporate DPW's proposed sanitary sewer design information into the final AutoCAD project design file.
  - Coordinate with DPW and GBWU staff throughout the design process to accommodate the sanitary sewer construction, including grades, traffic control, project staging, etc.
- GBWU will provide the proposed water main design to GBWU and WDNR Standards.
  - GBWU will provide McMahon with its AutoCAD project design file, which contains its water main design. McMahon will incorporate GBWU's proposed water main design information into the final AutoCAD project design file.
  - Coordinate with DPW and GBWU staff throughout the design process to accommodate the water main construction, including grades, traffic control, project staging, etc.

- Project Quantities, Cost Estimate, and Special Provisions.
  - Using the City's standard Bidder's Proposal template and the City's standard bid items, create the Bidder's Proposal.
  - Provide quantities for sanitary sewer, storm sewer, and pavement.
  - Provide cost estimates for sanitary sewer, storm sewer, and pavement quantities.
  - Provide DPW the calculated quantities, cost estimate, and Bidder's Proposal via Excel spreadsheet for review. DPW will provide an example template and standard bid items.
  - Provide DPW special provisions via Word document for review. DPW will provide an example template of City standard special provisions.
  - Incorporate GBWU information into the quantities, cost estimate, and special provisions. GBWU will calculate quantities, create a cost estimate, and provide special provisions for water main.
- Plans & Specifications.
  - Prepare plans and specifications consistent with City standards. City will provide a sample plan set.
  - Prepare plans and specifications, including the following:
    - Cover Sheet
    - General Notes
    - Typical Sections
    - Construction Details
    - Erosion Control Plan
    - Traffic Control Plan
    - Control Point Ties
    - Alignment Diagram
    - Intersection Details with Pedestrian Curb Ramp Designs
    - Plan & Profile Sheets

- Cross Sections
- Quantity Sheets
- Mass Haul/Earthwork
- Special Provisions
- Bidders Proposal
- Project quantities using City bid items via excel spreadsheet
- Project cost estimate for sanitary sewer, storm sewer and pavement bid items.

- Right-of-Way. Depict any proposed interests to be acquired on plan/profile sheets. Draft a Right-of-Entry Permit Form for each proposed interest on private property and provide to the City.
- Agency Coordination. Coordinate and obtain permits from the WDNR, and any other agencies required. Provide the City with WDNR documents and permits obtained as part of the project. DPW or GBWU will secure permits associated with sanitary sewer design and watermain design.
- Public Involvement. Prepare for and facilitate an informational meeting for the project, in conjunction with City Staff. This meeting shall take place in March or April 2026 and present the design concept (minimum 60% design level). The City will prepare and send property owner letters for the meeting.
- Utility Conflict Coordination. Coordinate with local utility companies to obtain existing utility location information. Send preliminary and final plans to affected utilities. Coordinate with utility companies to facilitate utility relocations. Provide the City with existing and proposed utility maps and plans obtained.
- Project Bidding & Construction. Answer any construction questions related to the pavement and storm sewer design during project bidding and construction. DPW and GBWU will address questions regarding the sanitary sewer and water main design. Assist in preparation of any plan revisions required during bidding that will be issued via an Addendum. Prepare plan revisions because of project revisions and/or changes during construction. City will issue Change of Plans during the construction phase.
- Work By the City. The City will be responsible for bidding the project. The City will also be responsible for permanent traffic signing and pavement markings.

ITEMS NOT INCLUDED IN THE SCOPE OF SERVICES

The following is not intended to be a comprehensive list. It is intended to highlight general areas not included in the Scope of Services.

- Plats, Certified Survey Maps, right-of-way computations, boundary surveys, easements, and title reports.
- Landowner coordination and meetings.
- Site investigations for archaeological, historical, endangered/threatened species, contamination, geotechnical, groundwater, wetlands, floodplains, and post-construction stormwater management.
- Sanitary sewer and water main design, including permits.
- Permanent street signage and pavement markings.
- Services not specifically identified in the Scope of Services.

McMahon can assist the City with additional services, as needed. The scope of work and estimated fees associated with additional services can be jointly determined and negotiated with the City.

RESPONSIBILITIES OF THE CITY OF GREEN BAY

This Proposal is based on the City providing the following:

- A single contact person for the project.
- Coordination between City Departments and McMahon.
- PDF copy of relevant studies, reports, AutoCAD files, plans, designs, and record drawings.
- In GIS compatible format, available aerial photographs, parcels, right of way, contours, and utility systems (e.g., storm, sanitary, water main).
- Available GIS utility attribute data (e.g., storm, sanitary, water main).
- Specific vertical and horizontal control used or to be used for the project.
- Sanitary sewer, water main, and bidding, except related AutoCAD drafting.
- Public notice and permit fees.

SCHEDULE

If the contract award is made on January 23, 2026, the final design and permit submittals will be completed by May 1, 2026. The project kickoff meeting is planned for the week of January 26, 2026. The public information meeting is planned for March or April 2026 (minimum 60% design completed).

FIRM QUALIFICATIONS

Section **3**

Mr. Nick Vande Hey, P.E. will be the Project Manager and primary contact person for the City of Green Bay's project. His contact information is as follows:

Mr. Nick Vande Hey, P.E.
McMahon Associates, Inc
1445 McMahon Drive
Neenah, WI 54956

Ph. 920-751-4200 (office) or 920-850-1871 (cell)
Email nvandehey@mcmgrp.com

We've included additional information on McMahon's background and qualifications, including a Company Overview, Our Services and Who We Serve, The McMahon Way and several service overviews sheets. We've also included other projects that have been completed by the Project Team.

Section 3: **FIRM QUALIFICATIONS**

Scan to visit our website to see our full menu of service offerings and projects

McMAHON ENGINEERS ARCHITECTS

ABOUT US

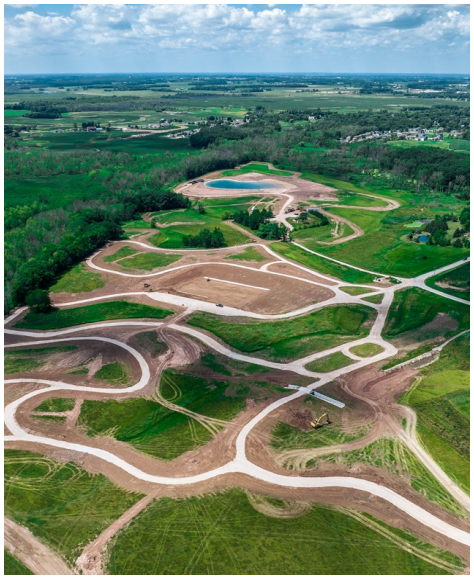
SERVICE INSPIRED

McMahon is an established engineering, architecture and consulting firm with more than a century of experience.

We began in 1909 serving the Wisconsin Fox Valley and since then have expanded our reach to work with clients and projects across the country and even around the world. Our firm is headquartered in Neenah, Wisconsin with offices in Illinois and Indiana.

As our company expands and evolves, we remain true to our core principles that have defined us for more than a century: outstanding service, unparalleled client satisfaction and building relationships that last. We are proud of the strong reputation we have earned among our clients and long-term partnerships we have developed.

As we look forward to the future, we are excited for what is to come – new clients to serve and new opportunities to build a better future for our clients and communities.



McMAHON
ENGINEERS ARCHITECTS
920.751.4200 MCMGRP.COM

THE McMAHON WAY

IT'S ABOUT VALUES, CULTURE AND RELATIONSHIPS

Our service-inspired philosophy, called The McMahon Way, is a combination of values, culture and relationships that helps us deliver exceptional results.

Our **values** are at the core of everything we do. We hire people who share our values of integrity and service. When you work with us, you can expect a team of professionals who are honest, hardworking, and dedicated to excellence.

Our **culture** is all about empowerment. We give our project teams the freedom to operate and innovate in the best interest of the project and the client. We entrust our employees to interact with the project owners, which gives our clients the opportunity to work directly with our technical experts. We have found that this commitment leads to better project collaboration and increased client satisfaction.

The most important aspect of The McMahon Way is our focus on **relationships**. We take pride in building long-lasting relationships, which starts with taking the time to truly understand your needs, expectations, and challenges. We strive to create a successful project experience every time we work with you, earning your confidence and becoming a trusted partner you can rely on.

McMAHON
ENGINEERS ARCHITECTS

920.751.4200 MCMGRP.COM

AT YOUR SERVICE

McMAHON OFFERS A WIDE RANGE OF SERVICES THROUGH OUR SKILLED IN-HOUSE TEAM

ENVIRONMENT & INFRASTRUCTURE
- Municipal Engineering
- Transportation
- Water Resources
- Environment & Ecology
- Site Development
- Land Surveying
- GIS Development/Geospatial Technologies

ARCHITECTURE
- Facility Condition Assessments
- Site and Building Master Planning
- Project Programming and Budgeting
- Interior Design
- Project Visualizations (Still/Animated)

WATER & WASTEWATER
- Drinking Water
- Wastewater
- Renewable Fuels/Waste-to-Energy

STRUCTURES & BUILDING SYSTEMS
- Structural Engineering
- Electrical/Controls
- Mechanical HVAC & Plumbing Design

INDUSTRIAL ENGINEERING
- Existing Facility Studies
- Project Planning and Budgeting
- Integrating Facilities and Process Equipment

PUBLIC SAFETY & MUNICIPAL MANAGEMENT
- Public Safety and Emergency Management
- Public Management
- Security Services
- Building Inspections

VALUE ADDED SERVICES
- Funding Strategies and Grant Assistance
- Construction Administration
- Construction and Operations Services
- Engineered Construction Management

WHO WE SERVE

- Municipalities
- Commerce
- Healthcare
- Education
- Agriculture
- Manufacturing
- Food & Beverage
- Pulp & Paper
- Aviation
- Transportation
- Tribal
- Energy/Utilities
- Emergency Response
- Hospitality/Athletics/ Entertainment
- Cultural/Faith-based
- Community/Private Residential

McMAHON
ENGINEERS ARCHITECTS
920.751.4200 MCMGRP.COM

MUNICIPAL ENGINEERING

AN EXTENSION OF YOUR STAFF, A PARTNER IN YOUR SUCCESS

We are facilitating sustainable growth, development and infrastructure maintenance through engineering practices that fit the needs of your community.

We understand that a community's infrastructure is the backbone of its success and well-being. For more than 100 years, we've worked side-by-side with municipalities building relationships and delivering quality, cost-effective solutions to maintain and upgrade their infrastructure. Our approach is to provide solutions for both new and existing facilities that provide sustainability for the community's future.

By partnering with McMahon for your community's municipal engineering needs, you can expect a tailored approach that considers your community's unique goals and challenges. Our team works together with your municipal staff to identify their strengths and areas for improvement. We evaluate alternatives and provide sustainable solutions that will benefit your community for years to come.

Services include:

- Complete infrastructure planning & design
- Full-service engineering & architecture
- Bidding & construction services
- Parks & Recreation
- Water Resources
- Water & Wastewater
- GIS services
- Environmental/Ecology
- Funding & grant assistance
- Municipal administrative consulting

McMAHON ENGINEERS ARCHITECTS

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MUNICIPAL ENGINEERING CONTACT

MATT GREELY, PE Executive VP/Sr Municipal Engineer
mgreely@mcmgrp.com | 920.751.4200

BRAD WERNER, PE VP/Sr Municipal Engineer
bwerner@mcmgrp.com | 920.751.4200

TRANSPORTATION

HELPING TO MOVE COMMUNITIES FORWARD

Our project-specific, community-minded approach to transportation design optimizes efficiency, safety and sustainability.

We understand that transportation design and strategy go beyond simply moving vehicles or pedestrians to their destination. That's why we offer a comprehensive full-picture approach that considers how transportation projects will impact the environment, community accessibility, public safety and the local economy.

Our team has the technical knowledge and strategic mindset needed to design optimal traffic flow, whether it's for vehicles on roadways or pedestrians on trails and sidewalks. We provide a comprehensive range of integrated services including planning, engineering and construction administration.

Services include:

- Highway and street design
- Bridges and retaining walls
- Pedestrian accommodations
- Traffic studies
- Signalization and lighting

Scan to visit our website to see our full menu of service offerings and past projects.

McMAHON ENGINEERS ARCHITECTS

TRANSPORTATION CONTACT
MIKE SIMON, PE VP/Sr Transportation Project Mgr
msimon@mcmgrp.com | 920.751.4200

WATER RESOURCES

HIGHLY RESPECTED WATER RESOURCES LEADERS

Comprehensive solutions driven by expertise and innovation.

Water resources management can be complex, but at McMahon, our team has the expertise and experience to navigate challenges so you can achieve sustainable and responsible development. We stay up to date on regulatory and permitting requirements, ensuring compliance and effective management strategies throughout the process.

With a unique blend of engineers, scientists and technicians, we collaborate to develop innovative and efficient management solutions for municipalities and developers. Our collective knowledge of hydrology, hydraulics, water quality and wetland science allows us to create customized plans that are both economical and effective.

Services include:

- Water resources management planning strategies
- Stormwater quality & volume
- Flood control
- Stream corridor restoration
- Implementation & monitoring
- Regulatory agency coordination & permitting
- Full-service design
- Bidding & construction services
- Funding & grant assistance

Scan to visit our website to see our full menu of service offerings and past projects.

McMAHON ENGINEERS ARCHITECTS

920.751.4200 MCMGRP.COM

WATER RESOURCES CONTACT

NICK VANDE HEY, PE VP/Sr Municipal & Water Resources Engineer
nvandehey@mcmgrp.com | 920.751.4200

LAND SURVEYING

QUALITY FROM FIELD TO FINISH

Maximize your site's potential with McMahon's advanced surveying technology and team of experts.

Our surveyors utilize state-of-the-art equipment including LiDAR, terrestrial scanners, robotic total stations and GPS surveying technology to collect data in the field that is translated into detailed computer-drafted maps and plans.

Our expertise extends to boundary surveys, topographical surveys and construction staking, earning us the respect and trust of a diverse range of clients, including municipal, industrial, commercial and private sectors. As a full-service firm, we work seamlessly with McMahon's engineers and architects, offering a comprehensive field-to-finish process that facilitates design and development.

Services include:

- Residential and commercial platting
- Property line/boundary surveys
- ALTA/NSPS land title surveys
- Topographic surveys
- Floodplain surveys
- FEMA elevation certificates
- Letter of map amendments/revisions
- Construction staking
- Right-of-way platting/mapping
- Condominium plats
- Legal descriptions
- Easement preparation/exhibits
- Control surveys
- Ground control for aerial mapping/lidar
- Record surveys

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McMAHON
ENGINEERS ARCHITECTS
920.751.4200 MCMGRP.COM

LAND SURVEYING CONTACT
DOUG WOELZ, PLS ASSOCIATE/Sr Land Surveyor
dwoelz@mcmgrp.com | 920.751.4200

CASALOMA DRIVE URBANIZAION
STH 15 TO RED TAMARACK COURT

TOWN OF GRAND CHUTE, WISCONSIN

BACKGROUND

The existing two-lane rural roadway had narrow shoulders and no bike or pedestrian accommodations. The road width varied from 20 to 24 feet. The project was one mile in length and served agricultural, business, and residential properties.

As the residential properties developed, more pedestrians were using the road for biking and walking. This created safety issues as the pedestrian traffic increased.

PROJECT

The roadway was reconstructed to an urban section with varying widths but a minimum 32-foot clear width (face-of-curb to face-of-curb). It also included either bike lanes, sidewalk, or a trail to accommodate bike and pedestrian traffic. In addition, a roundabout was constructed at the major business intersection to accommodate the traffic in that area. One of the local businessmen even donated statues to be used as a centerpiece in the roundabout.

Grand Chute noted residents had reported many storm water drainage problems in the area over the years. As part of this project, substantial storm water management work was completed in order to address concerns of the residents along the street. This work included an extension of a 72-inch culvert along with construction of headwalls to accommodate major storm runoff and replacement of an existing 45”x 60” culvert with headwalls. Both structures also accommodated a separated recreational trail along the new street.

In order to alleviate area wide drainage issues, additional storm water management work was completed including cleaning and regrading four detention basins to their original capacity, additional side street storm sewer, and cleaning work in one of the Outagamie County drains. This scope of work resulted in substantial coordination and permitting from various review agencies to meet the various design parameters requested by these agencies. Permitting authorities included the Outagamie County Drainage Board, Outagamie County Zoning, the Wisconsin Department of Natural Resources, the State of Wisconsin Drainage Board, and the Federal Emergency Management Agency.

DETAILS

OWNER:	TOWN OF GRAND CHUTE, WISCONSIN
REFERENCE:	JORDAN JOLMA, DPW 920.832.1581
SIZE/AREA:	1.0 MI
COST:	$3.13 M
COMPLETION:	2019
CONTACT:	NICK VANDE HEY, P.E. nvandehey@mcmgrp.com 920.751.4200

McMAHON ENGINEERS ARCHITECTS

CTH EE & MID VALLEY DRIVE ROUNDABOUT

MORNING DOVE COURT TO LAWRENCE DRIVE

TOWN OF LAWRENCE - BROWN COUNTY, WISCONSIN

PROJECT

The Wisconsin Department of Transportation (WisDOT) commissioned McMahon to provide CONSTRUCTION-SERVICES in accordance with WisDOT guidelines for the reconstruction of the CTH EE and Mid Valley Drive intersection.

The existing two-way stop-controlled intersection at CTH EE (Grant St) and Mid Valley Drive was reconstructed into a single lane concrete pavement roundabout to reduce crashes and improve traffic flow at this busy location. The roundabout utilized a slight alignment shift, which required the installation of a mechanically stabilized earth (MSE) retaining wall to support the embankment of the I-41 overpass in the southeast quadrant of the intersection.

Construction included new storm sewer, roadway excavation, and the MSE wall, all of which required coordination with nine utilities located within the project limits. Early design review and attention to detail by the project leader resulted in an addendum prior to letting that resolved several conflicts with the proposed lighting plan. The proactive approach minimized field changes and reduced the potential for construction delays and increased construction costs.

The project was led by McMahon, who provided leadership while mentoring WisDOT project support staff. This arrangement ensured effective oversight and quality delivery while also providing a valuable training experience to the support staff.

DETAILS

OWNER:	WisDOT/BROWN CO., WISCONSIN
REFERENCE:	KATIE SCHWARTZ, WisDOT PROJECT MGR 920-492-5652
COST:	$147,000 McMAHON FIRM COST
COMPLETION:	AUGUST 2025
CONTACT:	RYAN KUBAT, PE rkubat@mcmgrp.com 920.751.4200

McMAHON ENGINEERS ARCHITECTS

CUSTER STREET & S. 30th STREET RECONSTRUCTION

MANITOWOC, WISCONSIN

BACKGROUND

The City of Manitowoc received Community Development Block Grants (CDBG) for the reconstruction of Custer Street from 29th Street to 39th Street and South 30th Street from Dewey Street to Division Street. Funding was through the Division of Energy, Housing and Community Resources (DEHCR) and administered by the Wisconsin Department of Administration (WisDOA).

McMahon provided environmental and design services for the Custer Street project, and environmental and stormwater management services for the South 30th Street project; design of South 30th Street was done in-house by City staff.

PROJECT

Custer Street is classified as a minor arterial and is a primary east-west corridor through the City of Manitowoc. The abutting land use is a mixture of commercial, institutional, and residential. The existing two-lane facility included parking and sidewalk on both sides of the street with no bike facilities. South 30th Street is classified as a collector. The abutting land use on this north-south facility consists of a mixture of industrial, residential, and institutional.

The Custer Street CDBG project included the reconstruction of 0.65-miles of this fully developed urban corridor. Key project aspects are as follows:

- Bike lanes provided by eliminating parking on one side of the street.
- All sidewalk curb ramps on both sides of roadway were reconstructed to meet ADA requirements.
- Complete reconstruction of the concrete pavement. A narrowed section allowed for integral curb and gutter while avoiding utility relocations.
- New storm sewer system.
- Replacement of sanitary sewer including laterals.
- Replacement of all driveway aprons with concrete.

Project deliverables included preliminary and final design, temporary easements, environmental document for both Custer Street and South 30th Street, traffic management plan, and utility coordination.

DETAILS

OWNER:	CITY OF MANITOWOC, WISCONSIN
REFERENCES:	GREG MINIKEL, ENGINEERING DIV MGR CITY OF MANITOWOC 920-686-6910
SIZE/AREA:	0.64 MI
COST:	LOCALLY FUNDED
COMPLETION:	2021
CONTACT:	COREY SCHUH, PE cschuh@mcmgrp.com 920.751.4200

McMAHON ENGINEERS ARCHITECTS

NORTH WATER STREET RECONSTRUCTION
SHAWANO STREET TO PEARL STREET

NEW LONDON, WISCONSIN

BACKGROUND

The City of New London received STH-Urban funding for the reconstruction of North Water Street and Pearl Street within the City. The project limits included the majority of the City's downtown central business district. North Water Street and Pearl Street are classified as principal arterial roadways and are on the National Highway System.

The existing 2-lane urban roadway includes parking lanes on both sides of the street. The existing pavement was in poor condition with significant longitudinal and transverse cracking, and utility repair patches throughout the roadway. The storm sewer was undersized, and the existing sanitary sewer and watermain were in poor condition and reached the end of its useful life. Also, the existing sidewalk did not meet ADA standards, and the corridor width did not meet current recommended design standards for central business districts.

PROJECT

McMahon was instrumental in assisting the City with the reconstruction project. Project deliverables included preliminary and final plans, right-of-way plat, Section 106 design study report and traffic management plan, pavement design report, extensive utility coordination, environmental document and permitting.

Key aspects of this 0.3-mile reconstruction project included:

- Roadway was reconstructed to an urban section with a 40-ft clear width (face-of-curb to face-of-curb).
- The new typical section includes two 12-ft travel lanes and 8-ft parking lanes on each side.
- Design provides no adverse effect to the multiple historic properties within the project limits.
- Sidewalk was reconstructed on both sides of the street behind the curb and gutter to the existing building fronts.
- Sidewalk bump-out with rectangular rapid flashing beacons to improve safety at the heavily traveled pedestrian crosswalk near the middle of the central business district.
- Storm sewer system was replaced and sized appropriately.
- Sanitary Sewers and Watermains were replaced a year prior to construction.
- Street Lighting and Traffic Signals were replaced with updated equipment to meet current design standards.

DETAILS

OWNER:	CITY OF NEW LONDON, WISCONSIN
REFERENCES:	ROBERT GARSKE, DIR OF PUBLIC WORKS CITY OF NEW LONDON 920.982.8503
SIZE/AREA:	0.3 MI
COST:	$3.0 M
COMPLETION:	2024
CONTACT:	JOSH FREWERD, PE jfrewerd@mcmgrp.com 920.751.4200

McMAHON ENGINEERS ARCHITECTS

NORTH AVENUE RECONSTRUCTION
CALUMET DRIVE TO 15TH STREET

SHEBOYGAN, WISCONSIN

BACKGROUND

McMahon provided **DESIGN SERVICES** under contract with the Wisconsin Department of Transportation (WisDOT) and the City of Sheboygan to reconstruct the portion of North Avenue from Calumet Drive to 15th Street. This 0.6-mile section of North Avenue is classified as a minor arterial located within a fully-developed commercial and residential corridor. The existing pavement was in poor condition, and the existing storm sewer system was undersized.

PROJECT

The design included the complete reconstruction of North Avenue, while maintaining traffic flow throughout the project. This required construction to be done in two stages and extensive coordination with the Union Pacific Railroad, due to the crossing located at the center of the project. Traffic control details were created for the proposed traffic flow for each stage of construction, including the railroad crossing and the intersection with 15th Street (also classified as a minor arterial).

Additional design elements of this project included:

- Pedestrian and bicycle accommodations
- Traffic signal plans for the intersection of North Avenue and 15th Street
- Street lighting
- Replacement of the undersized storm sewer system
- Sanitary sewer rehabilitation work

DETAILS

OWNER:	CITY OF SHEBOYGAN, WISCONSIN
REFERENCES:	BRIAN EDWARDS, WisDOT LOCAL PROGRAM PROJECT MANAGER 920.360.2801
	RYAN SAZAMA PE, AIA CITY ENGINEER - CITY OF SHEBOYGAN 920.459.3485
SIZE/AREA:	0.6 MI
COST:	$4.8 M
COMPLETION:	2019
CONTACT:	MICHAEL SIMON, PE msimon@mcmgrp.com 920.751.4200

McMAHON ENGINEERS ARCHITECTS

Section 4: **TEAM QUALIFICATIONS**

Scan to visit our website to see our full menu of service offerings and projects

McMAHON ENGINEERS ARCHITECTS

TEAM QUALIFICATIONS

Section **4**

McMahon has assembled an experienced Project Team who specialize in roadway and utility design. The proposed Project Team assembled for this project is located at McMahon's Neenah Headquarters / Office.

NICHOLAS A. VANDE HEY, P.E. will be the Project Manager and primary contact person for the City of Green Bay project. Nick will interface with City Staff and other stakeholders as needed. Nick will facilitate meetings, develop strategies, provide quality control, manage schedules, and oversee tasks completed by the Project Team. In Northeast Wisconsin, Nick has provided similar services to numerous municipalities including the City of Appleton, Village of Ashwaubenon, Village of Fox Crossing, Town of Grand Chute, City of Green Bay, Village of Greenville, Village of Kimberly, City of Menasha, City of Neenah, City of Two Rivers, and many more. Nick has assisted the City of Green Bay with the Stormwater Basin Study, Finger Road Sidewalk, Seymour Park, Bay Beach Wildlife Sanctuary, and East River Grove Street Sanitary projects. Nick has 30 years of design and project management experience. Nick is located in the Neenah office of McMahon.

KYLE J. BESAW, E.I.T. will be the roadway Design Engineer for the project. Kyle has extensive experience in street and utility design, including Civil3D. Kyle has worked on similar projects in Northeast Wisconsin for Village of Ashwaubenon, Village of Combined Locks, City of Green Bay, Town of Lawrence, and Town of Grand Chute. Kyle has assisted the City of Green Bay with the Finger Road Sidewalk design. Kyle has 10 years of street and utility design experience. Kyle is located in the Neenah office of McMahon.

MICHAEL R. SIMON, P.E. will be the pavement Design Engineer for the project. Mike will also assist Kyle with the roadway design, if needed. Mike has extensive experience in roadway and pavement design. In Northeast Wisconsin, Mike has provided similar services to many municipalities including the WisDOT, Outagamie County, Winnebago County, Village of Egg Harbor, Village of Fox Crossing, Town of Grand Chute, Village of Kimberly, and City of Menasha. Mike is located in the Neenah office of McMahon.

SHAWN M. JANDREY, P.E. will be the stormwater Design Engineer for the project. Shawn has extensive experience in stormwater design. In Northeast Wisconsin, Shawn has provided similar services to many municipalities including the City of Appleton, Village of Fox Crossing, City of Green Bay, Town of Grand Chute, Village of Kimberly, City of Menasha, and City of Two Rivers. Shawn recently assisting the City of Green Bay with the Stormwater Basin Study, Seymour Park, Bay Beach Wildlife Sanctuary, and East River Grove Street Sanitary projects. Shawn is located in the Neenah office of McMahon.

Detailed resumes of each Team Member are included herein.

NICHOLAS A. VANDE HEY, PE

VICE PRESIDENT / SR. MUNICIPAL & WATER RESOURCES ENGINEER

nvandehey@mcmgrp.com
920.751.4200 ext. 228
C: 920.850.1871

PROJECTS

Appleton (City of), WI
- Downtown Bluff Area Street Reconstruction
- Evergreen Drive & Alvin Street Reconstruction
- K2B Basin Stormwater Study
- Red Oak Ravine Stream Restoration

Ashwaubenon (Village of), WI
- Holmgren Wet Detention Pond
- MS4 & TMDL Stormwater Planning
- Titletown Infrastructure Planning

Cedar Grove (Village of), WI
- Cedar Grove Sports Complex
- Main Street Reconstruction
- Second Street Wet Detention Pond
- STH "32" Storm Sewer Interceptor
- Van Altena Avenue Water Main Reconstruction
- Van Driest Wet Detention Pond
- WWTP Sanitary Sewer Interceptor Reconstruction

Fox Crossing (Village of), WI
- Independence, Cold Spring, & Tayco Wet Detention Ponds
- Manitowoc Watershed Study
- Mill Creek Watershed Study
- MS4 & TMDL Stormwater Planning
- Shady Lane Reconstruction

Grand Chute (Town of), WI –
- Casaloma Drive Urbanization
- Evergreen Drive Urbanization
- Gillett Street Urbanization & Detention Pond
- MS4 & TMDL Stormwater Planning
- Orion Wet Detention Pond & Storm Sewer Interceptor
- Sanitary Sewer System Study
- Spencer Street Reconstruction & Misty Wet Detention Pond
- Transportation System Study
- Water System Study

Manitowoc (City of), WI
- Custer Street & S. 30th Street Reconstruction
- Dewey Street & S. 42nd Street Reconstruction
- South 30th Street Pond

Little Chute (Village of), WI
- Fillmore & Hayes Street Reconstruction
- Hickory Street Reconstruction & Nestle Warehouse Site
- Main Street Sanitary Sewer & Water Main Reconstruction

Two Rivers (City of), WI
- 20th Street / Eggers Wet Detention Pond
- Columbus, Hawthorne, & Wentker Wet Detention Ponds
- Sanitary & Water Lateral Ordinance Updates
- MS4 & TMDL Stormwater Planning

Wrightstown (Village of), WI
- Industrial Park Storm Sewer & WPS Wet Detention Pond
- Broadway Street Storm Sewer Interceptor

SPECIALIZED COMPETENCE

Stormwater Planning & Evaluation
Design, Bidding & Construction
Floodplain & Water Surface Profile Analysis (HEC-1, TR-55, HEC-2, HEC-RAS, TR-20, HEC HMS, SWMM)
Hydraulic Analysis of Sewer Systems (Hydraflow, XP-Rat, StormCAD, SWMM)
Stormwater Quality & BMP Facilities (SLAMM, P8, SWAT, Pondpack, SWMM)
Erosion Control, Grading & Drainage

ACADEMIC BACKGROUND

B.S. - Civil & Environmental Engineering - University of Wisconsin-Madison
Sand Filter Design - Engineers & Surveyors Institute
Adequate Stormwater Outfall - Engineers & Surveyors Institute
HEC-1 Modeling Workshop
Hydraulic Design of Culverts
HEC-HMS Modeling Workshop
Organizing & Financing Stormwater Utilities
Creating & Using Wetlands for Wastewater & Stormwater Treatment & Water Quality Improvement
Wisconsin Wetland Workshop
SWMM Modeling Workshop
Designing Bio/Infiltration BMP's for Stormwater Quality Improvement

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers
Fox-Wolf Watershed Alliance
Northeast Wisconsin Stormwater Consortium

PROFESSIONAL REGISTRATION

Professional Engineer:
State of Wisconsin
State of Illinois
Certified Professional in Erosion and Sediment Control

KYLE J. BESAW

MUNICIPAL & CIVIL DESIGN ENGINEER

kbesaw@mcmgrp.com
920.751.4200 ext. 289
C: 715.412.2474

PROJECTS

CONSTRUCTION ENGINEERING
PROJECT ENGINEER/ON-SITE REPRESENTATIVE

Dorchester (Village of), Clark Co., WI – 2nd Street Reconstruction
Four blocks (0.38 miles) of urban reconstruction including water main, sanitary sewer, storm sewer, curb and gutter, sidewalk, grading, and asphalt paving

Merrillan (Village of), Jackson Co., WI – 2015 Street & Utility Reconstruction
Four blocks (0.23 miles) of rural reconstruction including sanitary sewer, storm sewer, water services, sidewalk, grading, and asphalt paving.

Pittsville (City of), Wood Co., WI – Jefferson Street Reconstruction
Five blocks (0.31 miles) of urban/rural reconstruction including water main, storm sewer, sanitary sewer, curb and gutter, grading, and asphalt paving.

DESIGN ENGINEERING
PERFORMED DESIGN ENGINEERING SERVICES

Abbotsford (City of), Clark Co., WI – Schilling Farm Subdivision
Five blocks (0.60 miles) of urban construction including water main, storm sewer, sanitary sewer, curb and gutter, sidewalk, grading, asphalt paving, and detention pond design.

Ashwaubenon (Village of), Brown Co., WI
Aldon Station Infrastructure Construction - Sixty lot subdivision including 0.50 miles of street, water main, storm sewer, sanitary sewer, curb and gutter, sidewalk, grading, asphalt paving, and 0.42 miles of recreational trail.
Highland Ridge Estates: Phase I - Forty-five lot subdivision including 0.68 miles of street, water main, sanitary sewer, storm sewer, curb and gutter, grading, asphalt paving, and 0.23 miles of recreational trail.

Combined Locks (Village), Outagamie Co., WI – 2021 Street & Utility Reconstruction
Two blocks (0.25 miles) of urban reconstruction including storm sewer, curb and gutter, sidewalk, and concrete paving.
One block (0.20 miles) of urban reconstruction including water main, sanitary sewer, storm sewer, curb and gutter, sidewalk, and concrete paving.

Grand Chute (Town of), Outagamie Co., WI – Town Hall Internal Site Improvements
Three acre site design including a 122 lot parking lot, storm sewer, curb and gutter, sidewalk, grading, and asphalt paving.

Lawrence (Town of), Brown Co., WI – Lawrence Parkway Development
Forty-seven lot subdivision including 1.27 miles of street, water main, storm sewer, sanitary sewer, force main, curb and gutter, sidewalk, grading, asphalt paving, and 0.40 miles of recreational trail.

SPECIALIZED COMPETENCE

AutoCAD Civil 3D Design
AutoCAD Civil 3D Plan Production
Municipal Street & Utility Design
Construction Administration
Construction Observation
Construction Staking
Topographic Survey
WDNR Permitting

ACADEMIC BACKGROUND

B.S. Civil & Engineering
University of Wisconsin-Platteville
(2015)

KYLE J. BESAW

DESIGN ENGINEERING

PERFORMED DESIGN ENGINEERING SERVICES

Pittsville (City of), Wood Co., WI – Jefferson Street Reconstruction

Five blocks (0.31 miles) of urban/rural reconstruction including water main, storm sewer, sanitary sewer, curb and gutter, grading, and asphalt paving.

Spencer (Village of), Marathon Co., WI – Third Addition to Graupner Subdivision

Twenty-eight lot subdivision including 0.66 miles of street, water main, storm sewer, sanitary sewer, curb and gutter, grading, and asphalt paving.

Stratford (Village of), Marathon Co., WI – 2017 Industrial Park Expansion

Four blocks (0.59 miles) of urban construction including water main, storm sewer, sanitary sewer, curb and gutter, grading, asphalt paving, and detention pond design.

Wisconsin Rapids (City of), Wood Co., WI – 2018 Street & Utility Reconstruction

Fourteen blocks (0.90 miles) of urban reconstruction including water main, storm sewer, sanitary sewer, curb and gutter, sidewalk, grading, and asphalt paving.

MICHAEL R. SIMON PE

VICE PRESIDENT / SENIOR TRANSPORTATION PROJECT MANAGER

Mike is the manager of the Transportation Group and has been responsible for all phases of transportation projects with extensive knowledge of the DOT's PS&E process. He has thorough knowledge of DOT design and construction procedures and also provides traffic signal design, traffic and safety studies, and traffic impact studies.

msimon@mcmgrp.com
920.751.4200 ext. 224
C: 920.470.8259

PROJECTS

DESIGN ENGINEERING
WISCONSIN DOT DISTRICT #3 / FEDERAL & STATE FUNDED PROJECTS
Allouez, WI
Combined Locks, WI
Grand Chute, WI
Kimberly, WI
Little Chute, WI
Menasha, WI
Outagamie County, WI
Waupaca, WI

HIGHWAY CORRIDOR STUDIES (ROUTE LAYOUT, ENVIRONMENTAL ANALYSIS & MAPPING)
Menasha, WI
Neenah, WI
Oneida Nation, WI
Waupaca, WI

AIR QUALITY IMPACT ANALYSIS
Grand Chute, WI

RAILROAD TRACK DESIGN
Waupaca, WI
Wrightstown, WI

SIGNALIZATION & INTERSECTION RECONSTRUCTION PROJECTS
Grand Chute, WI
Green Bay, WI
Little Chute, WI
Menasha, WI
Oneida Tribe of Indians of Wisconsin
Outagamie County, WI
Shawano, WI

RECREATIONAL TRAIL DESIGN / INCLUDES WISCONSIN DOT & FEDERAL-AID PROJECTS
Menasha, WI

SPECIALIZED COMPETENCE

Air & Noise Analysis
Construction Administration
Environmental Documentation & Analysis
Highway Corridor Studies
Local Street Design
Pavement Design & Life Cycle Cost Analysis
Public Involvement & Agency Coordination/Permitting
Railroad Track Design
Recreational Trail Design
Site Design & Traffic Circulation Studies
Stormwater Analysis & Storm Sewer Design
Traffic Access & Impact Studies
Traffic Control Device Studies
Traffic Signal Design & Capacity Analysis
Urban & Rural Highway Design (Federal-Aid Projects)

ACADEMIC BACKGROUND

B.S. Civil Engineering; University of Wisconsin-Platteville – 1983

PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers (ITE)

PROFESSIONAL REGISTRATION - PROFESSIONAL ENGINEER

State of Illinois
State of Wisconsin

MICHAEL R. SIMON PE

CONSTRUCTION SERVICES
PROJECT ENGINEER - WISCONSIN DOT & ILLINOIS DOT
All Phases of Contract Administration
Construction Staking & Layout
Materials Testing & Quality Assurance
Projects Include Rural & Urban Highways, Bridges

WISCONSIN DOT - DISTRICT #3
Appleton, WI
Combined Locks, WI
Kimberly, WI
Little Chute, WI
Menasha (City of), WI
Menasha (Town of), WI
Neenah, WI
Oshkosh, WI
Shiocton, WI
Winnebago County, WI
Winneconne, WI

WISCONSIN DOT - DISTRICT #4
Waupaca County, WI
Waushara County, WI

WISCONSIN DOT - DISTRICT #5
Richland County, WI

ILLINOIS DOT - DISTRICT #3
FA412 Overpass Project

SHAWN M. JANDREY, PE

MUNICIPAL & WATER RESOURCES ENGINEER

sjandrey@mcmgrp.com
920.751.4200 ext. 211
C: 920.819.8768

PROJECTS

Brillion (City of), WI - City Hall
Cedar Grove (Village of), WI
- Commerce Street
- Sixth Street Sports Complex

Center (Town of), WI - Mueller Storage
Fox Crossing (Village of), WI
- American Drive Corridor
- Jacobsen Road

Grand Chute (Town of), WI
- South Casaloma Drive Urbanization
- Grand Market Drive

Greenville (Village of), WI - Fairwinds & Village Garage
Harrison (Village of), WI
- Schmidt Road

Kimberly (Village of), WI
- Cedar West
- Cedar Central
- Memorial Park

Oshkosh (City of), WI - Glacial Dental
Stockbridge (Village of), WI
- Project Lakeside

Two Rivers (City of), WI
- 20th Street / Eggers Pond

Wrightstown (Village of), WI - Alliance Films

SPECIALIZED COMPETENCE

Stormwater Planning & Evaluation
Design, Bidding & Construction
Floodplain & Water Surface Profile Analysis (TR-55, HEC-RAS, HEC HMS, SWMM)
Hydraulic Analysis of Sewer Systems (SWMM)
Stormwater Quality & BMP Facilities (SLAMM, Pondpack, SWMM)
Erosion Control, Grading & Drainage

ACADEMIC BACKGROUND

B.S. Biological Systems Engineering; Emphasis - Natural Resource & Environmental Engineering; University of Wisconsin-Madison / 2015

M.S. Environmental Engineering
University of Wisconsin-Madison / 2018

CERTIFICATIONS

Certificate in Engineering for Energy Sustainability
Fundamentals of Engineering (FE) Examination

PROFESSIONAL AFFILIATIONS

ASABE (American Society of Agricultural & Biological Engineers); Member

PROFESSIONAL REGISTRATION

Professional Engineer:
State of Wisconsin

Section 5: **REFERENCES**

Scan to visit our website to see our full menu of service offerings and projects

McMAHON
ENGINEERS ARCHITECTS

REFERENCES

WHAT OTHERS EXPERIENCE

It's the connections we make and the trust we earn along the way, that sets us apart

Below are several references for which McMAHON has completed municipal projects.

APPLETON (City of)

LAURA JUNGWIRTH, DPW
Laura.jungwirth@appletonwi.gov
920.832.6474

ASHWAUBENON (Village of)

STEVE BIRR, VILLAGE ENGINEER
sbirr@ashwaubenon.com
920.492.2308

FOX CROSSING (Village of)

JOE HOECHST, DPW
jhoechst@foxcrossingwi.gov
920.720.7110

GRAND CHUTE (Town of)

JORDAN JOLMA, PE, DPW
Jordan.jolma@grandchutewi.gov
920.832.1581

KIMBERLY (Village of)

DANIELLE BLOCK, ADMIN / DPW
dblock@vokimberlywi.gov
920.788.7500

MANITOWOC (City of)

GREG MINIKEL, ENGINEER DIV MGR
gminikel@manitowoc.org
920.686.6910

NEW LONDON (City of)

ROBERT GARSKE, DPW
rgarske@newlondonwi.org
920.982.8503

WisDOT

KATIE SCHWARTZ, PROJECT MGR
Katiea.schwartz@dot.wi.gov
920.492.5652

Section 6: **FEE PROPOSAL**

Scan to visit our website to see our full menu of service offerings and projects

McMAHON ENGINEERS ARCHITECTS

FEE PROPOSAL

Section **6**

COMPENSATION

McMahon proposes to provide the services outlined in the following Fee Proposal, on a time and expense basis. Personnel-hours per task and line-item cost estimates for services covered under this Proposal are provided in the attached table.

It is understood that if the City desires Scope of Services to be modified from this Proposal, the City of Green Bay and McMahon will negotiate a detailed Scope of Services and establish the associated fee for those services prior to award. Should the City request any work over and above the final scope outlined in the contract, McMahon will prepare a contract and fee amendment. It's understood that a Contract Amendment must be approved by the City before any additional work is initiated.

McMahon's 2026 Fee Schedule and 2026 Reimbursable Expenses Schedule are enclosed for reference. Upon acceptance, McMahon will prepare a formal Agreement for Professional Engineering Services for acceptance by the City of Green Bay. The Agreement will incorporate the Scope of Services outlined in our Technical Proposal, or as modified via negotiations between the City of Green Bay and McMahon.

ESTIMATED PERSONNEL HOURS

HOWARD STREET & HAZEL STREET RECONSTRUCTION DESIGN

CITY OF GREEN BAY

BROWN COUNTY, WISCONSIN

Task No.	Task / Scope of Services Item*	Nick Vande Hey	Kyle Besaw	Mike Simon	Shawn Jandrey	Land Surveyor	Survey Tech.	Eng. Tech	Admin	TOTAL
1	- Kick-Off Meeting	3.5								**3.5**
2	- Supplemental Topographic Survey (if any)					10	8	2		**20**
3	- Pavement Design	0.5		8					1	**9.5**
4	- Design (60%)	8	80	2	27			4		**121**
5	- 60% Design Meeting	3.5	2							**5.5**
6	- Utility Coordination		4							**4**
7	- Design & Spec (90%)	10	42	1	13			2		**68**
8	- 90% Design Meeting	3.5	2							**5.5**
9	- Right-of-Way Permit Forms	0.5	1				4			**5.5**
10	- Public Informational Meeting	3.5	1					2		**6.5**
11	- Final Design, Spec, and Deliverables to City	5	20					2		**27**
12	- Bidding (questions or plan changes, if any)	4	4					2		**10**
13	- Pre-Construction Meeting	3.5								**3.5**
14	- Construction (plan changes, if any)	4	4							**8**
	TOTAL	**49.5**	**160**	**11**	**40**	**10**	**12**	**14**	**1**	**297.5**

McMAHON ENGINEERS ARCHITECTS

ESTIMATED PERSONNEL COSTS

HOWARD STREET & HAZEL STREET RECONSTRUCTION DESIGN

CITY OF GREEN BAY

BROWN COUNTY, WISCONSIN

Task No.	Task / Scope of Services Item*	Nick Vande Hey	Kyle Besaw	Mike Simon	Shawn Jandrey	Land Surveyor	Survey Tech.	Eng. Tech	Admin	Direct Costs	TOTAL
1	- Kick-Off Meeting	$753	$0	$0	$0	$0	$0	$0	$0	$86	**$839**
2	- Supplemental Topographic Survey (if any)	$0	$0	$0	$0	$1,150	$840	$210	$0	$340	**$2,540**
3	- Pavement Design	$108	$0	$1,560	$0	$0	$0	$0	$110		**$1,778**
4	- Design (60%)	$1,720	$13,200	$390	$4,455	$0	$0	$420	$0	$65	**$20,250**
5	- 60% Design Meeting	$753	$330	$0	$0	$0	$0	$0	$0	$86	**$1,169**
6	- Utility Coordination	$0	$660	$0	$0	$0	$0	$0	$0		**$660**
7	- Design & Spec (90%)	$2,150	$6,930	$195	$2,145	$0	$0	$210	$0	$32	**$11,662**
8	- 90% Design Meeting	$753	$330	$0	$0	$0	$0	$0	$0	$86	**$1,169**
9	- Right-of-Way Permit Forms	$108	$165	$0	$0	$0	$420	$0	$0		**$693**
10	- Public Informational Meeting	$753	$165	$0	$0	$0	$0	$210	$0	$86	**$1,214**
11	- Final Design, Spec, and Deliverables to City	$1,075	$3,300	$0	$0	$0	$0	$210	$0	$15	**$4,600**
12	- Bidding (questions or plan changes, if any)	$860	$660	$0	$0	$0	$0	$210	$0		**$1,730**
13	- Pre-Construction Meeting	$753	$0	$0	$0	$0	$0	$0	$0	$86	**$839**
14	- Construction (plan changes, if any)	$860	$660	$0	$0	$0	$0	$0	$0		**$1,520**
	TOTAL	**$10,643**	**$26,400**	**$2,145**	**$6,600**	**$1,150**	**$1,260**	**$1,470**	**$110**	**$882**	**$50,660**

McMAHON ENGINEERS ARCHITECTS

McMAHON
ENGINEERS ARCHITECTS

FEE SCHEDULE | 2026

McMahon Associates, Inc.

Effective: 01/01/2026

LABOR CLASSIFICATION	HOURLY RATE
Principal	$215.00
Senior Project Manager	$195.00 - $215.00
Project Manager	$145.00 - $185.00
Senior Engineer	$195.00 - $205.00
Engineer	$115.00 - $185.00
Senior Engineering Technician	$145.00 - $155.00
Engineering Technician	$85.00 - $135.00
Senior Architect	$180.00 - $200.00
Architect	$155.00 - $175.00
Senior Designer	$130.00 - $150.00
Designer	$100.00 - $120.00
Senior Land Surveyor	$140.00 - $190.00
Land Surveyor	$130.00
Land Surveyor Technician	$95.00 - $115.00
Surveyor Apprentice	$80.00
Erosion Control Technician	$100.00
Senior Hydrogeologist	$215.00
Senior Ecologist	$205.00
Environmental Scientist	$110.00 - $140.00
Senior GIS Project Manager	$195.00
Senior GIS Analyst	$135.00 - $155.00
GIS Analyst	$105.00 - $125.00
Wetland Delineator	$125.00
Senior Wetland Delineator	$165.00
Municipal Planner	$175.00
Senior Public Management Specialist	$180.00
Public Management Specialist	$145.00 - $160.00
Senior Public Safety Specialist	$180.00
Public Safety Specialist	$145.00 - $160.00
Building Inspector Specialist	$145.00
Water / Wastewater Specialist	$115.00 - $145.00
Senior On-Site Project Representative	$130.00
On-Site Project Representative	$70.00 - $130.00
K-12 Administrative Specialist	$140.00
State Plan Reviewer	$155.00
Certified Grant Specialist	$155.00
Graphic Designer	$120.00
Senior Administrative Assistant	$100.00 - $110.00
Administrative Assistant	$90.00
Intern	$55.00 - $80.00
Professional Witness Services	$385.00

This Fee Schedule is subject to revisions due to labor rate adjustments and interim staff or corporate changes.

NEENAH, WISCONSIN
CORPORATE HEADQUARTERS

Street Address:
1445 McMAHON DRIVE
NEENAH, WI 54956

Mailing Address:
P.O. BOX 1025
NEENAH, WI 54957-1025

Ph 920.751.4200 | Fax 920.751.4284

Email: MCM@MCMGRP.COM
Web: WWW.MCMGRP.COM

1700 HUTCHINS ROAD
MACHESNEY PARK, IL 61115

Ph 815.636.9590 | Fax 815.636.9591

Email: MCMAHON@MCMGRP.NET
Web: WWW.MCMGRP.COM

952 SOUTH STATE ROAD 2
VALPARAISO, IN 46385

Ph 219.462.7743 | Fax 219.464.8248

Email: MCM@MCMGRP-IN.COM
Web: WWW.MCMGRP.COM

McMAHON
ENGINEERS ARCHITECTS

REIMBURSABLE EXPENSE SCHEDULE * | 2026

McMahon Associates, Inc.

Effective: 01/01/2026

DESCRIPTION	RATE
REIMBURSABLE EXPENSES:	
Commercial Travel	1.1 of Cost
Delivery & Shipping	1.1 of Cost
Meals & Lodging	1.1 of Cost
Review & Submittal Fees	1.1 of Cost
Outside Consultants	1.12 of Cost
Photographs & Models	1.1 of Cost
Misc. Reimbursable Expenses & Project Supplies	1.1 of Cost
Terrestrial LIDAR Scanner	$50.00/Hour
REIMBURSABLE UNITS:	
Copy Charges - Black & White	$0.08/Image
Copy Charges - Color / 8½" x 11"	$0.45/Image
Copy Charges - Color / 8½" x 14" and 11" x 17"	$0.75/Image
Mileage	$0.95/Mile
Mileage - Truck/Van	$1.20/Mile
All-Terrain Vehicle	$100.00/Day
Global Positioning System (GPS)	$21.00/Hour
Hand-Held Global Positioning System (GPS)	$15.00/Hour
Robotic Total Station	$20.00/Hour
Survey Hubs	$0.55/Each
Survey Lath	$1.00/Each
Survey Paint	$7.75/Can
Survey Ribbon	$3.50/Roll
Survey Rebars - 1¼"	$10.00/Each
Survey Rebars - ¾"	$3.50/Each
Survey Rebars - ⅝"	$3.50/Each
Survey Iron Pipe - 1"	$5.00/Each
Survey Steel Fence Post - 1"	$7.75/Each
Control Spikes	$2.50/Each
Pin Flags	$0.30/Each

* This schedule is not all inclusive.

NEENAH, WISCONSIN
CORPORATE HEADQUARTERS

Street Address:
1445 McMAHON DRIVE
NEENAH, WI 54956

Mailing Address:
P.O. BOX 1025
NEENAH, WI 54957-1025

Ph 920.751.4200 | Fax 920.751.4284

Email: MCM@MCMGRP.COM
Web: WWW.MCMGRP.COM

1700 HUTCHINS ROAD
MACHESNEY PARK, IL 61115

Ph 815.636.9590 | Fax 815.636.9591

Email: MCMAHON@MCMGRP.NET
Web: WWW.MCMGRP.COM

952 SOUTH STATE ROAD 2
VALPARAISO, IN 46385

Ph 219.462.7743 | Fax 219.464.8248

Email: MCM@MCMGRP-IN.COM
Web: WWW.MCMGRP.COM

It’s about values, culture, and relationships...

At the center of what we do, exists a service-inspired philosophy combining values, culture and relationships to help us deliver exceptional results, with the most important aspect being our focus on relationships. We take pride in building long-lasting relationships, which starts with taking the time to truly understand your needs, expectations, and challenges. We strive to create a successful project experience every time we work with you, earning your confidence and becoming a trusted partner you can rely on.

Wisconsin | Illinois | Indiana mcmgrp.com

VISIT OUR SOCIAL COMMUNITIES

McMAHON
ENGINEERS ARCHITECTS

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # N.1

For consideration with possible action on an appeal by Brian Sanchez regarding the denial of his operator's license. No recommendation by Protection & Policy Committee.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Sanchez Appeal
2. SANCHEZ MUNI AND CCAP BACKGROUND
3. SANCHEZ CIB BACKGROUND

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # N.2

For consideration with possible action to approve an application for a Class "B" beer license for Las Maracas at 800 Cedar St with a premise description of "stored in coolers, served in dining room. Extra alcohol will be stored under cabinets"

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 800 CEDAR BEER

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # N.3

For consideration with possible action to approve an application for a "Class B" liquor and a Class "B" beer license for JJ875 Property at 875 Lombardi Ave with a premise description of "Basement: walk-in cooler, behind bar"

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 875 LOMBARDI LIQ.pdf

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

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # N.4

For consideration with possible action to approve a change of agent for Aldi Inc (Aldi #30) at 2440 E Mason St to Joshua Estel.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Aldi COA

REPORT OF THE PROTECTION AND WELFARE COMMITTEE
GRANTING OPERATOR LICENSES
January 20, 2026

The Green Bay Police Department wishes to request that the following applications for Operator Licenses be granted.

Stipulations placed on licenses shall continue to be in effect.

OPERATOR LICENSES

Bayee, Dominique K
Boockmeier, Bryan P
Carter, Miranda L
Carter-Sosa, Megan C
Demuth, Logan R
Emery, Cassaundra L
Erce, Jeremy W
Guillette, Kyle J
Hager, Carrie L
Jackson, Tosheba P
Johnson, Brandon L
Jones, William C
Kittell, Christine A
Le Cloux, Jason A.
Marquez Mendoza, Maria J
Mercado Yonez, Enrique
Peterson, Amanda A
Rankin, Jessica L
Snyder, Courtney R
Townley, William E
Volz, Jennifer L
Willis, Kathryn R

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
January 20, 2026	Dena Mooney, Staff

AGENDA ITEM # P.1

To approve a request to create a final plat with 38 lots (The Pines Subdivision) that includes public dedications at 0 Deuchert Street (Parcel 21-1229) with conditions.

BACKGROUND

Reason for Request: To create a 38-lot final plat that includes the dedication of lands to the public for the development of 38 single-family homes known as The Pines Subdivision.

Subject Parcel Zoning and Land Use: Subject property is zoned Medium-Density Residential (R2). The subject parcel is undeveloped/vacant.

Surrounding Zoning and Land Uses:
North: Varied Density Residential (R3) | Utility Facility, Single-Family Residential
South: Varied Density Residential (R3), Office-Residential (OR) | Multi-Family Residential, Office, Vacant
East: Varied Density Residential (R3) | Single-Family and Two-Family Residential
West: Planned Unit Development (PUD), Varied Density Residential (R3) | Multi-Family Residential

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan designates this area for Multi-Family Residential, which calls for a density of 12 units or more per acre. The proposed development is at 3.9 units per acre. While the future land use designation does not match the proposed density, it does match the existing zoning district on the land. When this area came before the Plan Commission and Council this past July-August, staff recommended a designation change to low density residential. Unfortunately, the future land use map in the Go Big Green Bay 2050 Comprehensive Plan was not updated at that time and retained the multiple family designation. Simply an oversight on staff's part. The future land use map does not need to be amended at this time, but should future City-initiated land use map amendments occur, this area will be included in those amendments to low density.

Report: The Pines Subdivision includes the development of 38 lots. The development will have 38 single-family homes and road dedications. Certified Survey Maps (CSM) and Final Plats that include dedication to the public, including street and parkland dedications, require approval by City Council as such approval shall constitute acceptance of the dedication.

The Pines Subdivision Preliminary Plat was approved by the Plan Commission on September 8, 2025. The preliminary plat included one outlot. Since the preliminary plat was approved by the Plan Commission, a pre-final plat was submitted by the applicant without the outlot. The number of residential lots has remained the same. The review agencies (City departments, Brown County, Utilities) have all confirmed that their comments have been addressed and have approved the final plat. The project is currently in the site plan review stage for drainage, stormwater, and erosion control. Since this portion of the review hasn't been completed, staff is recommending that final plat approval be conditioned on site plan approval.

RECOMMENDATION

Approval of the request subject to the following condition:

1. City of Green Bay Community and Economic Development Department site plan approval of drainage, stormwater, and erosion control plans.

FISCAL IMPACT

ATTACHMENTS

1. CP 25-07 Application - Final Plat
2. CP 25-07 Map
3. CP 25-07 The Pines Subdivision Final Plat (reduced)

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: Deuchert Street, Green Bay, WI 54302

Parcel Number(s): 21-1229

Petitioner(s): Jim Wolfe & Nathan Kovacic Date: November 17th, 2025

Email [redacted] Phone Number: [redacted]

Address: 400 Security Blvd. Ste 1 City: Green Bay State: WI Zip: 54313

Property Owner: David Cuene Phone Number [redacted]

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

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

Owner Signature: _____ Date: 11-20-25

Petitioner Signature(s): _____ Nathan Kovacic

Checklist of required attachments:

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

For office use only:
Review Fee:_____ Receipt No.:_____ Zoning Petition No.:_____

REQUEST FOR CITY ACTION PLAN COMMISSION

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

Per WI State Statue 66.1003:

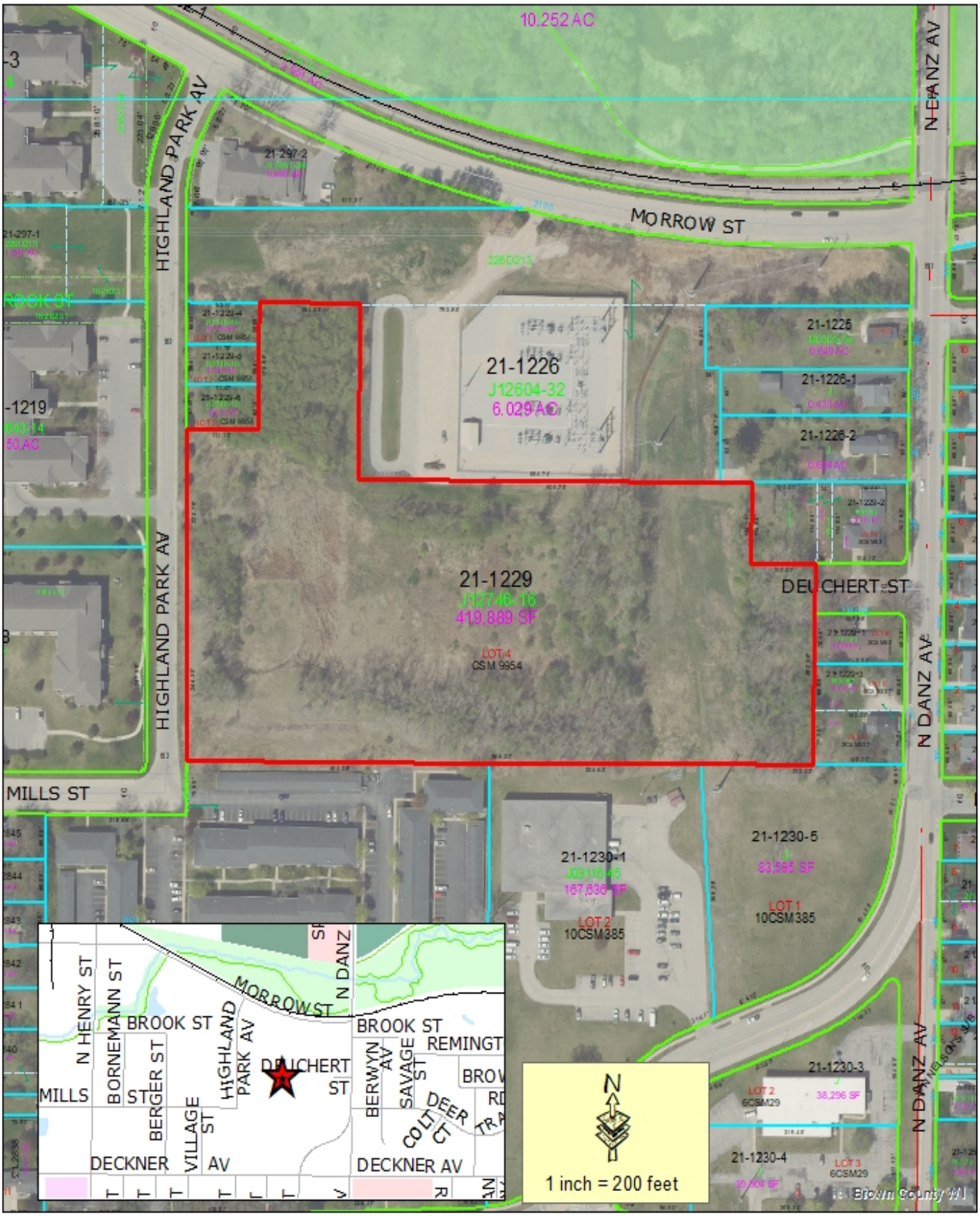
All owners who abut the area proposed for vacation or closure, including all members of LLCs or ownership groups, must sign below before submitting this application.

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

SIGNATURE	PRINTED NAME	ADDRESS

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

REV 01/2023



Subject Area

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

Zoning Petition (CP 25-07)
City Plat at 0 Deuchert Street
The Pines Subdivision

CITY OF GREEN BAY WISCONSIN
Titletown, USA

© Vierbicher Associates, Inc.

THE PINES SUBDIVISION

ALL OF LOT 4 OF CERTIFIED SURVEY MAP NUMBER 9954, DOCUMENT NUMBER 3105785, BROWN COUNTY RECORDS, BEING LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, T24N–R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

GRAPHIC SCALE: 1" = 40'

0 20 40 80

BEARING REFERENCE TO THE EAST LINE OF SECTION 32, T24N–R21E, ASSUMED TO BE N00°56'11"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.

SEE PAGE 2 FOR CLUSTER BOX UNIT NOTE

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

Curve Table							
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.	Tangent Bearing	Tangent Bearing
C1	18.81'	12.00'	89°47'58"	16.94'	S44°48'01"E	S00°05'58"W	S89°42'00"E
C2	18.07'	12.00'	86°16'34"	16.41'	S46°30'12"E	S03°21'55"E	S89°38'29"E
C3	51.46'	70.00'	42°07'18"	50.31'	N69°17'52"E	S89°38'29"E	N48°14'13"E
C4	40.07'	54.51'	42°06'58"	39.17'	N69°17'42"E	N48°14'13"E	S89°38'49"E
C5	51.45'	70.00'	42°06'58"	50.30'	S69°17'42"W	N89°38'49"W	S48°14'13"W
C6	10.91'	12.00'	52°04'37"	10.54'	S22°11'55"W	S48°14'13"W	S03°50'24"E
C7	188.50'	60.00'	180°00'00"	120.00'	S86°09'36"W	N03°50'24"W	S03°50'24"E
C8	35.20'	60.00'	33°36'38"	34.69'	S12°57'56"W	S03°50'24"E	S29°46'15"W
C9	59.07'	60.00'	56°24'28"	56.71'	S57°58'29"W	S29°46'15"W	S86°10'43"W
C10	94.23'	60.00'	89°58'53"	84.84'	N48°49'50"W	S86°10'43"W	N03°50'24"W
C11	17.97'	12.00'	85°48'05"	16.34'	N46°44'26"W	N03°50'24"W	N89°38'29"W
C12	18.85'	12.00'	90°01'22"	16.97'	S45°20'50"W	N89°38'29"W	S00°20'09"W
C13	18.91'	12.00'	90°18'25"	17.02'	N45°11'59"E	S89°38'49"E	N00°02'46"E
C14	18.10'	12.00'	86°24'48"	16.43'	S46°26'25"E	S03°14'01"E	S89°38'49"E
C15	19.63'	12.00'	93°43'26"	17.51'	S43°29'48"W	N89°38'29"W	S03°21'55"E
C16	18.84'	12.00'	89°58'38"	16.97'	N44°39'10"W	N00°20'09"E	N89°38'29"W

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS–2275, hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the City of Green Bay and under the direction of the owners listed hereon, I have surveyed, divided and mapped "THE PINES SUBDIVISION", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is all of Lot 4 of Certified Survey Map Number 9954, Document Number 3105785, Brown County Records, Being Located in the Southeast 1/4 of the Southeast 1/4 of Section 32, T24N–R21E, City of Green Bay, Brown County, Wisconsin.

Parcel contains 419,889 square feet / 9.64 acres more or less.
Road dedication contains 122,646 square feet / 2.82 acres more or less.
Parcel subject to any easement and restrictions of record.

Steven M. Bieda
PLS–2275
November 12th, 2025

WISCONSIN STEVEN M. BIEDA PLS-2275 GREEN BAY, WI LAND SURVEYOR

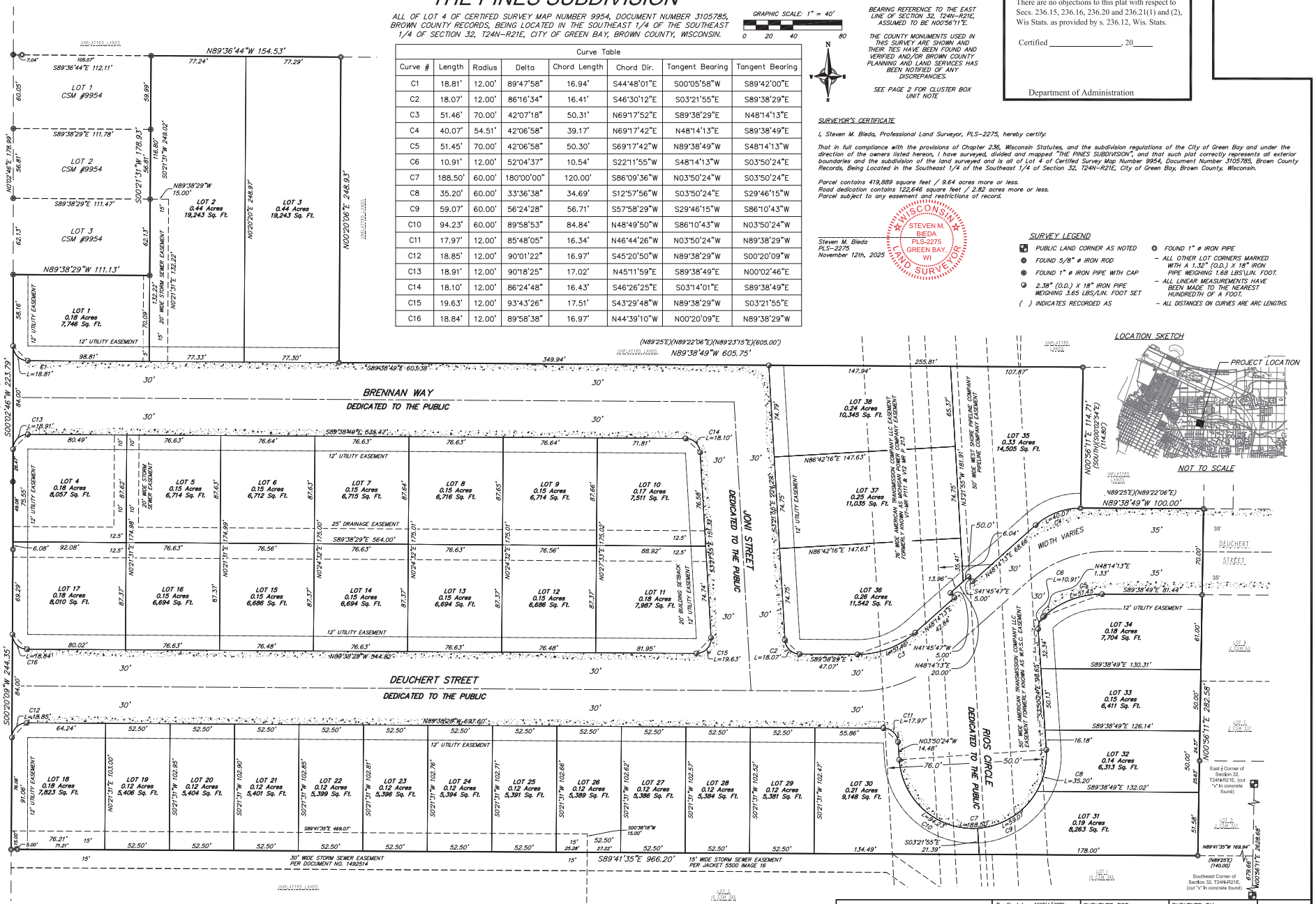
SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 5/8" ø IRON ROD
- FOUND 1" ø IRON PIPE WITH CAP
- 2.38" (O.D.) X 18" IRON PIPE WEIGHING 3.65 LBS/LIN. FOOT SET
- ( ) INDICATES RECORDED AS
- FOUND 1" ø IRON PIPE
- ALL OTHER LOT CORNERS MARKED WITH A 1.32" (O.D.) X 18" IRON PIPE WEIGHING 1.68 LBS/LIN. FOOT.
- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST HUNDREDTH OF A FOOT.
- ALL DISTANCES ON CURVES ARE ARC LENGTHS.

LOCATION SKETCH

PROJECT LOCATION

NOT TO SCALE



NOTE
THIS PROPERTY IS ZONED R1.
TAX PARCEL: 21–1229
FIELDWORK COMPLETED: 07/15/2025

vierbicher planners | engineers | advisors

Drafted by: NKOV/JWOL	
Checked by: MLON/SDIS	
Job #: 240785	
Date: 11/18/2025	
Rev: 12/29/2025	
Rev:	
Rev:	

SURVEYED FOR:
BROADWAY REALTY LLC
3383 NEW PLANK RD S
DE PERE WI 54115

DRAWING NO. P–2682

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434–9670

SHEET 1 OF 2

29 Dec 2025 - 3:14p C:\Users\nkov\AcPublish_21820\240785 Final Plat.dwg by: nkov

© Vierbicher Associates, Inc.

THE PINES SUBDIVISION

ALL OF LOT 4 OF CERTIFED SURVEY MAP NUMBER 9954, DOCUMENT NUMBER 3105785, BROWN COUNTY RECORDS, BEING LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, T24N–R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

Steven M. Bieda
PLS–2275
November 12th, 2025

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

CERTIFICATE OF THE GREEN BAY CITY CLERK

As the duly appointed City Clerk for the City of Green Bay, I hereby certify that the records in my office show no unpaid taxes or special assessments affecting any of the lands included in the Plat.

_____
Celestine Jeffreys Date
Green Bay City Clerk

CERTIFICATE OF THE CITY OF GREEN BAY

Approved for the City of Green Bay, as required by Wisconsin Statutes Chapter 236, and the City of Green Bay Municipal Code Chapter 36, Subdivision and Platting, on this _____ day of _____, 20__.

_____
Cheryl Renier–Wigg
Director of Development

CERTIFICATE OF THE BROWN COUNTY TREASURER

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Plat as of the dates listed below.

_____
Ray Suennen Date
Brown County Treasurer

OWNER'S CERTIFICATE

As Owners, We hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented hereon. We understand that the City will discontinue any public improvements upon discovery or notice of any other condition requiring abnormal public improvement costs. We further acknowledge that the City's action or inaction in this regard shall not be construed as an admission of liability for hazardous waste clean–up or burial site preservation costs We certify that this plat is required by s.236.10 or 236.12 to be submitted to the following for approval or objection:

CITY OF GREEN BAY
DEPARTMENT OF ADMINISTRATION

_____
BROADWAY REALTY LLC

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

_____
Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

BROADWAY REALTY LLC, Grantor, to WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as 'Utility Easement' and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked 'Utility Easement' without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non–exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

NOTES

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the City of Green Bay has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation–related activities.

Developments on Lot 1 through 38 requires public sewer and water be available OR acquisition of all state, county, and/or municipal permits concerning onsite sewage disposal systems for sanitary waste disposal.

City of Green Bay zoning and building approvals are required prior to commencing construction of buildings, structures, drives, or parking areas, and may also be required prior to commencing grading, excavation, filling, or other land disturbing activity

RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

Concrete sidewalks shall be installed on the North and South side of Brennan Way in front of Lots 1–11, North and South side of Deuchert Street in front of Lots 12–37, and the East and West side of Street in front of Lots 11–12 and 37–39 of this Plat, at the time the lots are developed and prior to receiving an occupancy permit or as directed by the Common Council of the City of Green Bay.

The owners of Lots 1 through 38 of The Pines Subdivision are joint owners of the specified Cluster Mailbox Unit (CBU) structure and its foundation and are responsible for the long–term maintenance and replacement. If the property owners do not keep the CBU in a good–looking functional state, the municipality may assess/charge the lot owners for the shared cost of repairs or replacement.

NOTE
THIS PROPERTY IS ZONED R1.
TAX PARCEL: 21–1229
FIELDWORK COMPLETED: 07/15/2025

vierbicher
planners | engineers | advisors

Drafted by: NKOV/JWOL
Checked by: MLON/SDIS
Job #: 240785
Date: 11/18/2025
Rev: 12/29/2025
Rev: _____
Rev: _____

SURVEYED FOR:
BROADWAY REALITY LLC
338.3 NEW PLANK RD S
DE PERE WI 54115

DRAWING NO. P–2682

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434–9670

SHEET
2 OF 2

29 Dec 2025 - 3:16p C:\Users\nkov\Ac-Public\p_21820\240785 Final Plat.dwg by: nkov

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
January 20, 2026	Jon LeRoy, Zoning Administrator

AGENDA ITEM # P.2

To approve a Conditional Use Permit at the 600 Block of Woodside Road; seeking to create a telecommunications tower/wireless communications facility in a residentially zoned district with conditions.

BACKGROUND

Reason for Request: The proposed CUP would allow for a telecommunications tower facility to be built at the southeast corner of Parcel 21-365 (600 Block of Woodside Road)

Subject Parcel Zoning and Land Use: Rural Residential (RR) and Low-Density Residential (R1) | Farmland

Surrounding Zoning and Land Uses:
North: Low-Density Residential (R1) | Single-Family Residential and Farmland
South: Rural Residential (RR) | Vacant
East: Planned Unit Development | Vacant
West: Low-Density Residential (R1) | Farmland

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan designates this area for Low Density Residential. The requested CUP for telecommunications facility is not specifically addressed in the comprehensive plan, but 66.1001 Wis. Stats., does not specifically require conditional uses to meet the consistency analysis for telecommunications tower facility.

Report: The subject request is located in the 600 block of Woodside Road between N Huron and Humboldt. The applicant, Michael Bieniek representing Vertical Bridge, is requesting permission to construct a telecommunications tower facility at the southeast corner of a 35.5 acre property. Telecommunication facilities are a conditional use in all residential zoned districts. A Conditional Use Permit is required for the construction of a telecommunications facility.

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

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger public health, safety, or general welfare.
2. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
3. The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.

6. Adequate parking facilities as specified in Article XVIII of Section 44-83 within the Municipal Code.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

After reviewing the request, staff has determined that the use can comply with the seven standards for CUP approval and, after improvements, will not be detrimental to public health, will not impede development of the area, will not be injurious to other nearby uses, and will have adequate access, parking and utilities.

The conceptual site plan calls for a 109-foot tower to be constructed and must be submitted to the City to establish the new use and meet typical standards for a new development within a residential district. While parking is noted and shown, the conceptual plan calls for gravel and does not specifically call out an individual parking stall. A final site plan must be updated to meet code to create a paved surface and at least one parking stall that meets code requirements. All conditions noted in staff recommendation are regulations which are part of the existing Green Bay Municipal Code, but are specifically emphasized here, given the conceptual plans do not fully meet the code.

Ald. Grant and adjacent property owners within 400 ft. of the subject area have been notified of the request. There have been no inquiries or objections made regarding this request as of the drafting of this report.

RECOMMENDATION

Approval of the Conditional Use Permit with the following conditions:

a. Parcel must have at least one (1) parking stall on site.
b. Legal parking stall(s) must be setback outside of the front yard setback.
c. Site plans must include a notation to address future pedestrian access way to the facility.
d. Ground-mounted equipment shall be screened from view by suitable vegetation along all sides of the fence enclosure. Ground-mounted equipment located outside of the fence enclosure must be screened from view from the right of way. Landscaping plans must be provided.
e. The commercial wireless support structure shall be designed to accommodate both the applicant's antennas and comparable antennas for at least two additional users, as well as be designed to allow for future rearrangement of antennas and to accept antennas mounted at varying heights.
f. Barbed wire fencing is not permitted.
g. Compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. 25-37 Application Redacted
2. ZP 25-37 Draft Resolution-600 Block Woodside Cell Tower
3. 25-37 Additional Information 012026
4. 25-37 Concept Site Plan 012026 Vertical

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: Vacant parcel on Woodside Road, Green Bay, WI 54302

Parcel Number(s): 21-365

Petitioner(s): Michael Bieniek, AICP agent - VB BTS III LLC lessee Date: 11/20/25

Email: redacted Phone Number: 847-287-1156

Address: 10700 W. Higgins Road, Suite 240 City: Rosemont State: IL Zip: 60018

Property Owner: Basten Family Real Estate Properties, LLC Phone Number:

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

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

I, Michael Bieniek, AICP, respectfully request that the City of Green Bay take the following action:

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

Owner Signature: Date: 12/16/25

Petitioner Signature(s):

Checklist of required attachments:

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

For office use only:
Review Fee: Receipt No.: Zoning Petition No.:

RESOLUTION AUTHORIZING CONDITIONAL USE PERMIT AT 600 BLOCK OF WOODSIDE ROAD 21-365 (ZP 25-37)

JANUARY 20, 2026

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

That, pursuant to Zoning Petition 23-06 and the recommendation of the Plan Commission on January 12, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) to allow a telecommunication tower, wireless communication facility, in a Low-Rural Residential (RR) district on the following described property located on the 600 Block of Woodside Road:

Legal Description:

THE SOUTHWEST QUARER OF THE NORTHWEST QUARTER OF SECTION THIRTY FIVE (35), T24N-R21E, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, EXCEPT PART CONVEYED FOR HIGHWAY PURPOSES IN VOL. 907 RECORDS, PAGE 228 AND FURTHER EXCEPTING THEREFROM VOLUME 37 CERTIFIED SURVEY MAPS, PAGE 121, MAP 5634 AND EXCEPT THAT PART CONVEYED FOR ROAD PURPOSES DESCRIBED IN DOCUMENT 2726373.

Tax Parcel No. 21-365

Said CUP shall be granted subject to the following conditions:

a. Parcel must have at least one (1) parking stall on site.
b. Legal parking stall(s) must be setback outside of the front yard setback.
c. Site plans must include a notation to address future pedestrian access way to the facility.
d. Ground mounted equipment shall be screened from view by suitable vegetation along all sides of the fence enclosure. Ground mounted equipment located outside of the fence enclosure must be screened from view from the right of way. Landscaping plans must be provided.
e. The commercial wireless support structure shall be designed to accommodate both the applicant's antennas and comparable antennas for at least two additional users, as well as be designed to allow for future rearrangement of antennas and to accept antennas mounted at varying heights
f. Barbed wire fencing is not permitted.
g. Compliance with all other regulations of the Green Bay Municipal Code.

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

jel:
Attachment – Map

Proposed CUP

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

Zoning Petition (ZP 25-37)
600 Block Woodside Rd
Conditional Use Permit (CUP)
Seeking to Create a Telecommunications Facility in a Residential District

LCC
TELECOM SERVICES

APPLICANT: VB BTS III, LLC

verticalbridge

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

VACANT PARCEL ON WOODSIDE ROAD
GREEN BAY, WI 54311
PARCEL NO. 21-365

VERTICAL BRIDGE SITE ID# – US-WI-5733 HURON ROAD

Letter of Application

December 16, 2025

Mr. Jon LeRoy
Zoning Administrator / Senior Planner
City of Green Bay
100 N Jefferson Street
Green Bay, WI 54301

RE: Proposed Vertical Bridge Wireless Communications Facility and Support Structure – US-WI-5733
Huron Road
Vacant Parcel Woodside Road
Green Bay, WI 54311
Parcel No. 21-365

Dear Mr. Leroy

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

This wireless communications facility and support structure is being proposed pursuant to Section 66.0404 of the Wisconsin State Statutes and Sections Section 44-1586(b) of the City of Green Bay Zoning Ordinance. A Conditional Use Permit is required for the siting and construction of any new wireless communications support structure and facility. The proposed facility will consist of a 105 '-0" tall monopole tower with a 4'-0" lightning rod for a total height of 109'-0", to be located within a 60'-0" x 60'-0" ground area. The proposed tower will be erected, owned, and operated by Vertical Bridge. Vertical Bridge has a commitment with Cellcom, a wireless services provider, for this site. Additionally, the facility will be available for collocation to other wireless providers.

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

Sincerely,

Michael Bieniek, AICP
Zoning Director

Site Data Sheet

Applicant:	VB BTS III, LLC ("Vertical Bridge") 22 West Atlantic Avenue Suite 310 Delray Beach, FL 33444
Authorized Agent:	Michael Bieniek, AICP LCC Telecom Services 10700 Higgins Road Suite 240 Rosemont, IL 60018
Tower Owner:	VB BTS III, LLC ("Vertical Bridge") 22 West Atlantic Avenue Suite 310 Delray Beach, FL 33444
Applicant's Interest in the Property:	Leasehold
Property Owner:	Basten Family Real Estate Properties, LLC 3307 Humboldt Road Green Bay, WI 54311
Address of Property:	Vacant Parcel on Woodside Road Green Bay, WI 54311
Parcel Number:	21-365
Zoning Designation:	RR, Rural Residential District
Request:	Application for a Conditional Use Permit and any other approvals or permits necessary to erect a 105 '-0" tall monopole tower with a 4'-0" lightning rod for a total height of 109'-0", to be located within a 60'-0" x 60'-0" ground area

Legal Description

The Southwest Quarter of the Northeast Quarter (SW ¼ of NE ¼), Section Thirty-five (35), Township Twenty-four (24) North, Range Twenty-one (21) East, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin, except part conveyed for highway purposes in Vol. 907 Records, Page 228 and further excepting therefrom Volume 37 Certified Survey Maps, Page 121, Map 5634 and except that part conveyed for road purposes as described in Document 2726373.

Tax Parcel No. 21-365

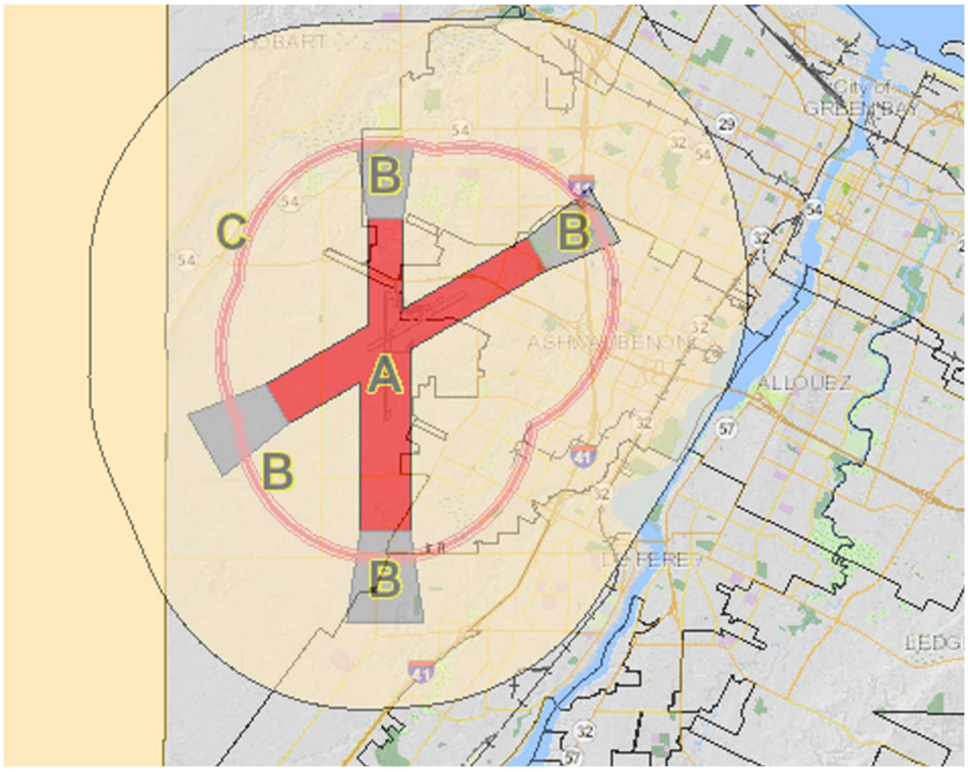
This being the same property conveyed to Basten Family Real Estate Properties LLC, a Wisconsin limited liability company from Basten Family Real Estate Development Limited Partnership in Quitclaim Deed dated April 19, 2024 and recorded April 22, 2024, as Instrument No. 3061986, in Brown County, Wisconsin.

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

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

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

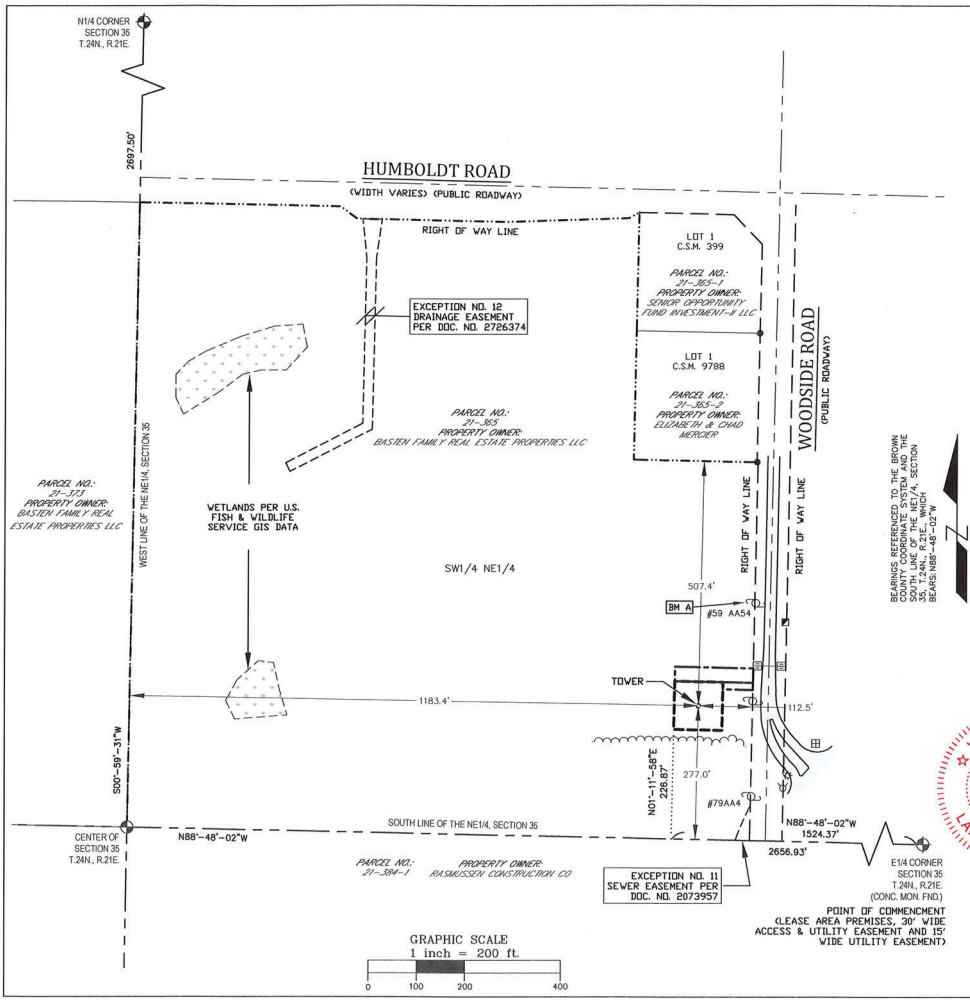
The proposed tower is not located within the Austin Straubel International Airport Zone. The proposed site is located approximately 5 miles east of the airport zone.



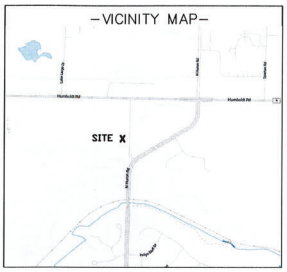
(12) Municipal sites. The siting and design of wireless communication facilities and/or support structures on municipal property shall be consistent with the character of the area and other zoning requirements. Facilities shall not be located in conservancy areas but may be located in active recreation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

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

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



-VICINITY MAP-



TOWER BASE

LATITUDE: 44°-30'-37.01"
LONGITUDE: 87°-54'-46.42"
(Per North American Datum of 83/2011)

Ground Elevation: 767.0'
(Per North American Vertical Datum of 1988)

-LEGEND-

- o = 1" X 18" IRON PIPE SET
- ● = 1" IRON PIPE FOUND (OR AS NOTED)
- = COUNTY MONUMENT FOUND
- = TRAFFIC SIGN
- = FIRE HYDRANT
- = STORM INLET (SQUARE)
- = FIBER OPTIC PEDESTAL
- = TELEPHONE PEDESTAL
- = LIGHT POLE
- = EXISTING POWER POLE
- B.O.C. = BACK OF CURB
- ST ST = STORM SEWER MAIN
- OPL OPL = OVERHEAD ELECTRIC
- G G = BURIED GAS LINE
- = EDGE OF BRUSH/WOODS
- = PROPERTY LINE

BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
SET 6" NAIL IN SOUTH FACE OF
POWER POLE #59 AA54
ELEVATION: 767.39'

WISCONSIN
CRAIG A.
KEACH
S-2333
NEENAH,
WI.
LAND SURVEYOR

SURVEYOR'S CERTIFICATE

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

Dated this 15th day of OCTOBER, 2025.

Craig A. Keach

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

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

SURVEYED FOR:
verticalbridge
22 WEST ATLANTIC AVENUE
SUITE 310
DELRAY BEACH, FL 33444

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

SITE NAME:
HURON RD

SITE NUMBER:
US-WI-5733

SITE ADDRESS:
WOODSIDE RD.
GREEN BAY, WI 54311

PROPERTY OWNER:
BASTEN FAMILY REAL
ESTATE PROPERTIES LLC
3307 HUMBOLDT RD
GREEN BAY, WI 54311

PARCEL NO.: 21-365

ZONED: RR - RURAL RESIDENTIAL

DEED REFERENCE: DOC. NO. 3061986

SURVEY PLAT
FOR
VB BTS III, LLC.

BEING A PART OF THE SW1/4 OF THE NE1/4, SECTION 35, T.24N., R.21E., CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	10-10-25	Added Lease and Easement	JD
1	10-6-25	Preliminary Survey	KR

DRAWN BY:	KR	FIELD WORK DATE:	9-30-25
CHECKED BY:	C.A.K.	FIELD BOOK:	x
JOB NO.:	16704	SHEET	1 OF 3

SURVEY NOTES:

-THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.

-DIGGERS HOTLINE TICKET NO. 20253722278.

-ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55009C0193G, DATED MAY 9 2023, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN".

-NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

-THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA PREMISES AND 30' WIDE ACCESS & UTILITY EASEMENT ONLY.

-THE LEASE AREA PREMISES, 15' WIDE UTILITY EASEMENT AND 30' WIDE ACCESS & UTILITY EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.

-THERE ARE NO PHYSICAL ENCROACHMENTS AFFECTING THE LEASE AREA PREMISES, 15' WIDE UTILITY EASEMENT AND 30' WIDE ACCESS & UTILITY EASEMENT.

-THE ACCESS & UTILITY EASEMENTS RUNS TO WOODSIDE ROAD RIGHT OF WAY (A PUBLIC RIGHT OF WAY).

CERTIFICATION:

I, CRAIG A. KEACH, PLS, A WISCONSIN PROFESSIONAL LAND SURVEYOR, LICENSE NO. S-2333, I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, ITS LENDERS, AND ADMINISTRATIVE AGENTS AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AND TOWER TITLE, LLC.

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. VTB-210782-C ISSUED BY TOWER TITLE, LLC. WITH AN EFFECTIVE DATE OF MAY 16, 2025 WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

-LEGEND-

- o = 1" X 18" IRON PIPE SET
- ● = 1" IRON PIPE FOUND (OR AS NOTED)
- ⊕ = COUNTY MONUMENT FOUND
- ◊ = TRAFFIC SIGN
- ♀ = FIRE HYDRANT
- ▣ = STORM INLET (SQUARE)
- ⊞ = FIBER OPTIC PEDESTAL
- ◪ = TELEPHONE PEDESTAL
- ☼ = LIGHT POLE
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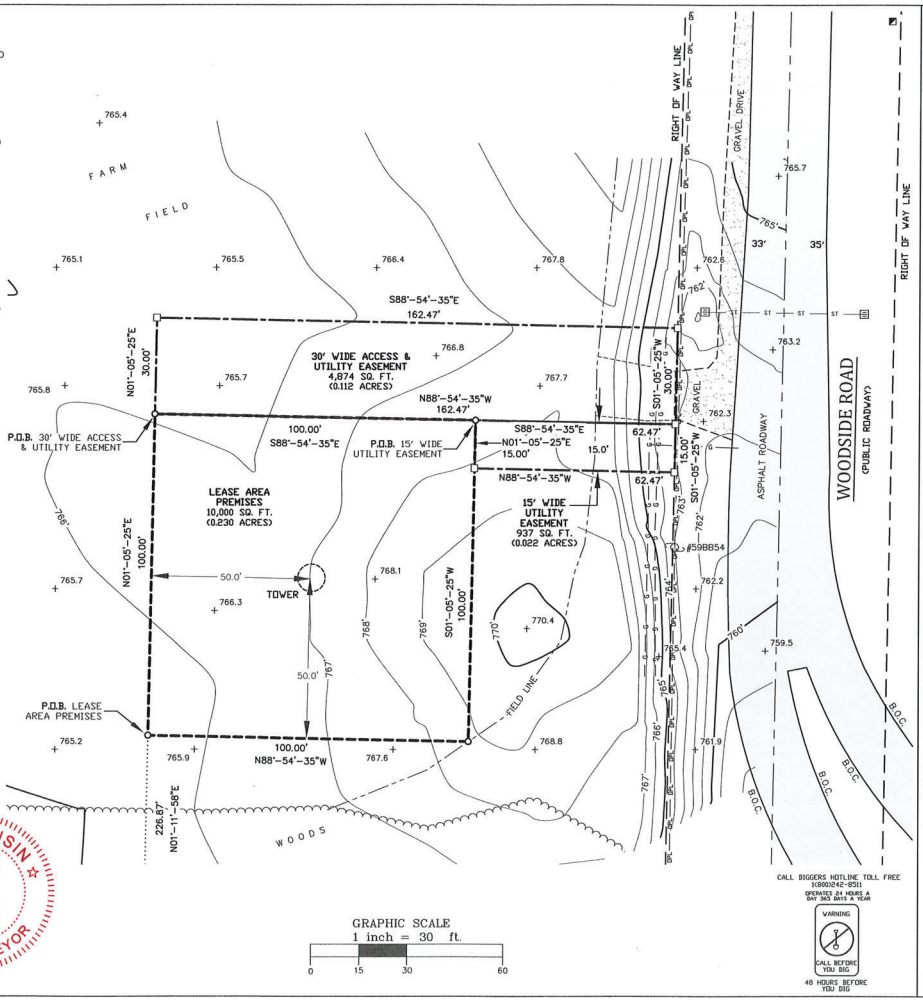
- ST ST = STORM SEWER MAIN
- OPL OPL = OVERHEAD ELECTRIC
- G G = BURIED GAS LINE
- = EDGE OF BRUSH/WOODS
- = PROPERTY LINE

BEARINGS REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM AND THE SOUTH LINE OF THE SW1/4, SECTION 35, T.24N., R.21E., WHICH BEARS: N88°-48'-02"W



GRAPHIC SCALE
1 inch = 30 ft.
0 15 30 60

CALL BIGGERS HOTLINE TOLL FREE 1(800)242-8511
OPERATES 24 HOURS A DAY 365 DAYS A YEAR

WARNING
CALL BEFORE YOU DIG
48 HOURS BEFORE YOU DIG

SURVEYOR'S CERTIFICATE

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

Dated this 15th day of OCTOBER, 2025.

Craig A. Keach

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

WISCONSIN
CRAIG A. KEACH
S-2333
NEENAH, WI.
LAND SURVEYOR

SURVEYED FOR:

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

SURVEYED FOR:

verticalbridge
22 WEST ATLANTIC AVENUE
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DELRAY BEACH, FL 33444

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

SITE NAME:
HURON RD

SITE NUMBER:
US-WI-5733

SITE ADDRESS:
WOODSIDE RD.
GREEN BAY, WI 54311

PROPERTY OWNER:
BASTEN FAMILY REAL ESTATE PROPERTIES LLC
3307 HUMBOLDT RD
GREEN BAY, WI 54311

PARCEL NO.: 21-365

ZONED: RR - RURAL RESIDENTIAL

DEED REFERENCE: DOC. NO. 3061986

SURVEY PLAT
FOR
VB BTS III, LLC.

BEING A PART OF THE SW1/4 OF THE NE1/4, SECTION 35, T.24N., R.21E., CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	10-10-25	Added Lease and Easement	JD
1	10-6-25	Preliminary Survey	KR

DRAWN BY:	KR	FIELD WORK DATE:	9-30-25
CHECKED BY:	C.A.K.	FIELD BOOK:	X
JOB NO.:	16704	SHEET	2 OF 3

NORTH
AG FIELD
EXISTING GRAVEL ACCESS TO BE IMPROVED AS NECESSARY
EXTENTS OF PROPOSED 30' WIDE VERTICAL BRIDGE ACCESS AND UTILITY EASEMENT
PROPOSED 12'-0" WIDE GRAVEL ACCESS DRIVE
WOODSIDE ROAD
PROPOSED 36'-0" WIDE GRAVEL TURNAROUND
PROPOSED 60'-0" x 60'-0" FENCED COMPOUND
AG FIELD
EXTENTS OF PROPOSED 15' WIDE VERTICAL BRIDGE UTILITY EASEMENT
RIGHT-OF-WAY
PROPOSED MONOPOLE DESIGNED BY OTHERS; SEE T-201 FOR DETAILS
PROPOSED UNDERGROUND UTILITY CONDUIT ROUTING; SEE E-102 FOR DETAILS
PROPOSED 100'-0" x 100'-0" VERTICAL BRIDGE LEASE AREA
PROPERTY LINE / R.O.W.
SECTION LINE
WOODS
WOODS
N. HURON ROAD
SECTION LINE
765
770
775
780
785
790
795
800
805
810
815
820
825
830
835
840
845
850
855
860
865
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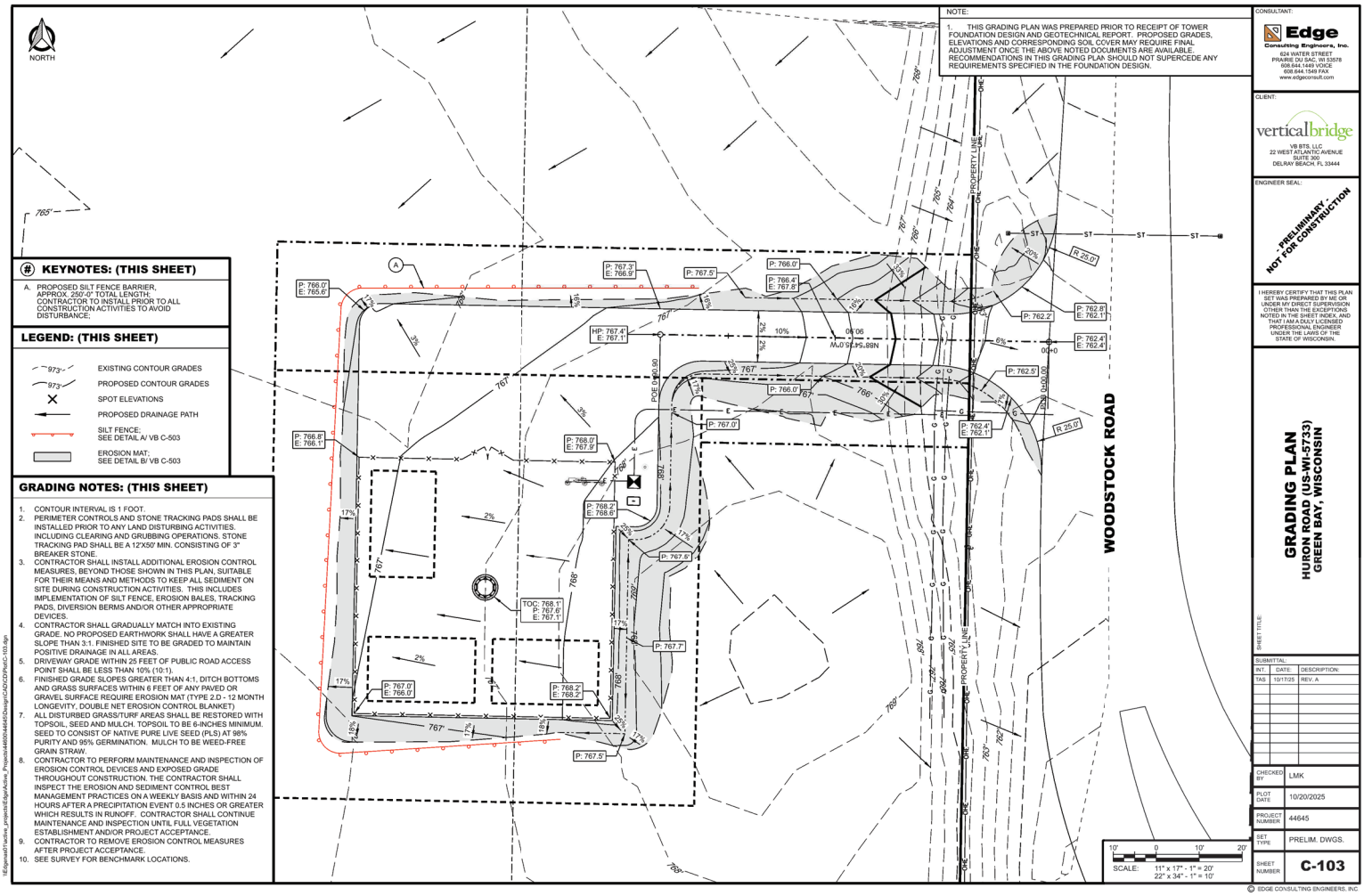

KEYNOTES: (THIS SHEET)

A. PROPOSED SILT FENCE BARRIER, APPROX. 250'-0" TOTAL LENGTH; CONTRACTOR TO INSTALL PRIOR TO ALL CONSTRUCTION ACTIVITIES TO AVOID DISTURBANCE;

LEGEND: (THIS SHEET)

- 973' — EXISTING CONTOUR GRADES
- 973' — PROPOSED CONTOUR GRADES
- SPOT ELEVATIONS
- PROPOSED DRAINAGE PATH
- SILT FENCE; SEE DETAIL A/ VB C-503
- EROSION MAT; SEE DETAIL B/ VB C-503

GRADING NOTES: (THIS SHEET)

1. CONTOUR INTERVAL IS 1 FOOT.
2. PERIMETER CONTROLS AND STONE TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING OPERATIONS. STONE TRACKING PAD SHALL BE A 12'X50' MIN. CONSISTING OF 3" BREAKER STONE.
3. CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES, BEYOND THOSE SHOWN IN THIS PLAN, SUITABLE FOR THEIR MEANS AND METHODS TO KEEP ALL SEDIMENT ON SITE DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES IMPLEMENTATION OF SILT FENCE, EROSION BALES, TRACKING PADS, DIVERSION BERMS AND/OR OTHER APPROPRIATE DEVICES.
4. CONTRACTOR SHALL GRADUALLY MATCH INTO EXISTING GRADE. NO PROPOSED EARTHWORK SHALL HAVE A GREATER SLOPE THAN 3:1. FINISHED SITE TO BE GRADED TO MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
5. DRIVEWAY GRADE WITHIN 25 FEET OF PUBLIC ROAD ACCESS POINT SHALL BE LESS THAN 10% (10:1).
6. FINISHED GRADE SLOPES GREATER THAN 4:1, DITCH BOTTOMS AND GRASS SURFACES WITHIN 6 FEET OF ANY PAVED OR GRAVEL SURFACE REQUIRE EROSION MAT (TYPE 2 D - 12 MONTH LONGEVITY, DOUBLE NET EROSION CONTROL BLANKET)
7. ALL DISTURBED GRASS/TURF AREAS SHALL BE RESTORED WITH TOPSOIL, SEED AND MULCH. TOPSOIL TO BE 6-INCHES MINIMUM. SEED TO CONSIST OF NATIVE PURE LIVE SEED (PLS) AT 98% PURITY AND 95% GERMINATION. MULCH TO BE WEED-FREE GRAIN STRAW.
8. CONTRACTOR TO PERFORM MAINTENANCE AND INSPECTION OF EROSION CONTROL DEVICES AND EXPOSED GRADE THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES ON A WEEKLY BASIS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT 0.5 INCHES OR GREATER WHICH RESULTS IN RUNOFF. CONTRACTOR SHALL CONTINUE MAINTENANCE AND INSPECTION UNTIL FULL VEGETATION ESTABLISHMENT AND/OR PROJECT ACCEPTANCE.
9. CONTRACTOR TO REMOVE EROSION CONTROL MEASURES AFTER PROJECT ACCEPTANCE.
10. SEE SURVEY FOR BENCHMARK LOCATIONS.

NOTE:

1. THIS GRADING PLAN WAS PREPARED PRIOR TO RECEIPT OF TOWER FOUNDATION DESIGN AND GEOTECHNICAL REPORT. PROPOSED GRADES, ELEVATIONS AND CORRESPONDING SOIL COVER MAY REQUIRE FINAL ADJUSTMENT ONCE THE ABOVE NOTED DOCUMENTS ARE AVAILABLE. RECOMMENDATIONS IN THIS GRADING PLAN SHOULD NOT SUPERCEDE ANY REQUIREMENTS SPECIFIED IN THE FOUNDATION DESIGN.

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

CLIENT:
verticalbridge
VB BTS, LLC
22 WEST ATLANTIC AVENUE
SUITE 300
DELRAY BEACH, FL 33444

ENGINEER SEAL:

- PRELIMINARY - NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

SHEET TITLE:

GRADING PLAN
HURON ROAD (US-WI-5733)
GREEN BAY, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
TAS	10/17/25	REV. A

CHECKED BY	LMK
PLOT DATE	10/20/2025
PROJECT NUMBER	44645
SET TYPE	PRELIM. DWGS.
SHEET NUMBER	C-103

© EDGE CONSULTING ENGINEERS, INC

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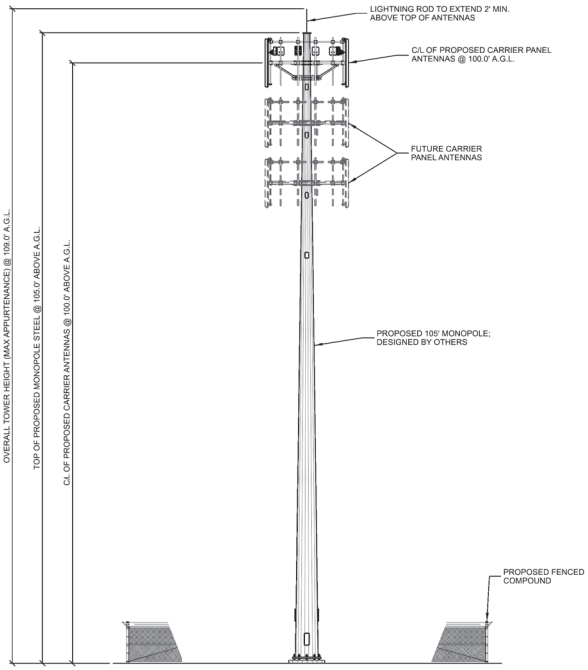

NOTES:
1. ANCHOR BOLTS AND NUTS TO BE MARKED WITH INDELIBLE INK, 1/8" LINE.

A SITE ELEVATION

SCALE: 11" x 17" - 1/16" = 1'-0"
22" x 34" - 1/8" = 1'-0"

CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
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CLIENT:

verticalbridge
VB BTS, LLC
22 WEST ATLANTIC AVENUE
SUITE 300
DELRAY BEACH, FL 33444

ENGINEER SEAL:

- PRELIMINARY - NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

SHEET TITLE:

SITE ELEVATION
HURON ROAD (US-WI-5733)
GREEN BAY, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
TAS	10/17/25	REV. A

CHECKED BY	LMK
PLOT DATE	10/20/2025
PROJECT NUMBER	44645
SET TYPE	PRELIM. DWGS.
SHEET NUMBER	T-201

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Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
January 13, 2026	Thomas J. Walenski Matthew Knott

AGENDA ITEM

For consideration with possible action to approve the purchase/services agreement for Fire Truck and IPAD Modems.

BACKGROUND

The items are to upgrade older equipment in the Fire Vehicles that provide internet connectivity for the MDTs and iPads. This upgrade will improve internet connectivity and speeds in each vehicle.

RECOMMENDATION

Approval of the Purchase of Modems for Fire Fleet

FISCAL IMPACT

Items are Purchased through GSA Contract #47QTCA24D0073

Funding will come out of 2026 approved borrowing Account *424400-55501-41261*

ATTACHMENTS

Quote Supplemental Info

Estimate

Estimate# 865-036738

RCN Technologies
200 Jennings Ave.
Knoxville, Tennessee, 37917
865.293.0350

Bill To
Green Bay Metro Fire Department
IT - Gwen Magyar
501 S Washington St
Green Bay, WI, 54301
United States

Ship To
IT - Gwen Magyar
Green Bay Metro Fire Department
100 N Jefferson St
Rm 403
Green Bay, Wisconsin, 54301
U.S.A

Estimate Date :	01/05/2026
Sales person :	George Chartier
Project Name :	Green Bay Metro Fire Qty 15 R1900 5 Year GSA Contract #47QTCA24D0073 Quote
Terms :	Net30

#	Item & Description	Qty	Rate	Amount
1	5-yr NetCloud Mobile Performance Essentials Plan and Advanced Plan SKU : MBA5-19005GB-GA 5-yr NetCloud Mobile Performance Essentials Plan, Advanced Plan, and R1900 router with WiFi (5G modem), no AC power supply or antennas, Global *Price set according to GSA Contract #47QTCA24D0073 **Please reference the contract on resulting PO MSRP: $3999 NTE: $3,599.10	15 Each	2,999.25	44,988.75
2	PANORAMA 5G 7-1 DOME FOR CRADLEPOINT BLK 5M LEADS SKU : LG-IN2445 Low Profile Dome Black, 7 in 1 Antenna: 4x MiMo 2G/3G/4G LTE, 2x 2.4 /5GHz Wi-Fi, GPS/GNSS, 5m/16 cables for use with a single modem IBR1700-1200M. AT&T FirstNet Ready. Cradlepoint Certified Antennas by Panorama. *Price set according to GSA Contract #47QTCA24D0073	15 Each	402.36	6,035.40

Print Name:_____

Title:_____ Date :_____

#	Item & Description	Qty	Rate	Amount
	**Please reference the contract on resulting PO MSRP: $554.01 NTE: $415.51			
3	Shipping (Standard) SKU : Shipping (Standard) Standard Ground Delivery	1 Each	255.00	255.00
Items in Total 31			Sub Total	51,279.15
			Total	**$51,279.15**

Notes:

Please Remit To:
RCN Technologies -C/O U.S. Bank TFM Lockbox
PO Box 860573
Minneapolis, MN 55486-0573
Reference: RCN A/C 221414000

Looking forward to working with you in the future. Have a great day!

Flexible Financing Solutions from RCN Technologies

At RCN Technologies, we provide 100% financing with no upfront costs, offering payment plans that align with your cash flow and seasonal business cycles. Our flexible lease structures allow you to conserve working capital while accessing the equipment you need now.

Spread payments over time instead of making a large initial investment

Customize payment schedules to fit your budget or revenue patterns

Preserve existing credit lines and maintain liquidity for other priorities

Potential tax advantages depending on lease structure

If you're interested in exploring financing options, please **contact** your RCN Technologies sales representative.

For W-9 forms or onboarding registration, email Accounting@rcntechnologies.com

Print Name:_____

Title:_____ Date :_____

Terms & Conditions

- Estimate pricing will be honored for 30 days from the Estimate Date.
- Payment Due Net 30 from the ship date for all goods.
- A Service fee of 3.5% of the subtotal payment will be added to all credit card transactions. Payment can be made via check or ACH with no fee.
- Orders containing Installation or other services may be billed separately.
- A signed estimate will result in an executed binding purchase order.
- Issuance of a Purchase Order (PO) constitutes acceptance of RCN Technologies' estimate terms, pricing, and scope—regardless of whether the PO explicitly references this estimate number.
- Certain products may be returned or exchanged upon approval within 30 days
- Customer may be responsible for a minimum of a 20% restocking fee
- All licenses, services, and shipping fees are non-refundable
- View our Limited Return Policy here: http://rcntechnologies.com/returns/
- In case of conflicting terms, the estimate terms shall prevail unless otherwise agreed in writing.

Authorized Signature _____

Customer Signature

Print Name:_____

Title:_____ **Date :**_____

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
January 13,2026	Thomas J. Walenski Celestine Jeffreys

AGENDA ITEM

Consideration with possible action to approve the purchase of Badger Books Package for elections.

BACKGROUND

Election Security & Integrity:

Centralized Security: Badger Books are part of the WEC's multi-faceted election security strategy, offering secure, standardized tools beyond basic cybersecurity, including contingency planning.

Data Integrity: Ensures accurate voter check-in, preventing duplicate votes and providing reliable data for post-election audits, reducing reliance on less secure paper methods.

Operational Efficiency & Accuracy:

Direct WisVote Integration: Seamlessly connects with the statewide voter registration system (WisVote), eliminating manual data entry and ensuring real-time accuracy.

Streamlined Processes: Speeds up voter check-in, handles Election Day registrations, and manages absentee ballot processing efficiently.

Compliance & Mandates:

Statutory Requirements: Helps meet legal requirements for managing voter information and election processes.

Federal Funding: Utilizes federal grants (like HAVA funds) for election security and modernization, requiring justification for spending on approved tools like Badger Books.

Standardization & Support:

State-Approved Hardware/Software: Ensures uniform implementation across municipalities, supported directly by the WEC. Training & Expertise: WEC provides training and expertise, enhancing local officials' ability to manage secure elections

RECOMMENDATION

Approval of the purchase of Badger Books Package: Total Cost $95,172.00

FISCAL IMPACT

Funding will come out of 2025 Budget is in Account 101104-55150. Funding is subject to capital outlay.

ATTACHMENTS

Invoice and Sole Source Justification Supplemental Documents

City of Green Bay, Wisconsin

REQUEST FOR APPROVAL OF "NO SUBSTITUTE" PURCHASE SPECIFICATION

TO: Purchasing Division/Administrative Services **DATE:**01-05-2026

FROM: C O G B Clerks **REQUISITION #**

List "No Substitute" Item(s) here: "Purchase of Badger Books is essential for maintaining secure, efficient, and auditable elections, directly integrating with WisVote to enhance data accuracy and comply with federal election security standards, utilizing budgeted state/federal funds for critical election infrastructure."

Select One:

1) One Time Purchase Estimated Cost: $ 95,172.00

2) Annual Commodity purchase: Estimated annual cost: $

X 3) Item may be purchased again: Indicate term: Estimated Annual Cost: $

Example: 1 year, indefinite, etc. Long term requests will be reevaluated periodically)

We request approval of a "NO SUBSTITUTE" specification for the purchase of the subject item(s)
Check appropriate justification(s). Provide DETAILED explanation(s) below.

X 1. Sole Source – The below signed has searched the market and verified that no comparable item is available.

2. Single Source – Although comparable items are available, THIS is the only brand/model that will work.

3. Item(s) is (are) only acceptable replacement part(s) known for_____(Identify)

4. Continuity of design is overriding consideration (ex: playground equipment or street furniture)

5. Safety:

6. Other:

*Explanations shall contain sufficient information and justification for the items to be considered and approved as "NO SUBSTITUTE" items. Failure to do so will result in the request being denied and returned to the originator.

*Recommending Department Head will be available to defend said recommendation to the appropriate City Committee and/or Common Council.

PLEASE EXPLAIN YOUR REASONS FOR THIS REQUEST (additional info may be attached on a separate sheet):
Election Security & Integrity:
Centralized Security: Badger Books are part of the WEC's multi-faceted election security strategy, offering secure, standardized tools beyond basic cybersecurity, including contingency planning.
Data Integrity: Ensures accurate voter check-in, preventing duplicate votes and providing reliable data for post-election audits, reducing reliance on less secure paper methods.
Operational Efficiency & Accuracy:
Direct WisVote Integration: Seamlessly connects with the statewide voter registration system (WisVote), eliminating manual data entry and ensuring real-time accuracy.
Streamlined Processes: Speeds up voter check-in, handles Election Day registrations, and manages absentee ballot processing efficiently.
Compliance & Mandates:
Statutory Requirements: Helps meet legal requirements for managing voter information and election processes.
Federal Funding: Utilizes federal grants (like HAVA funds) for election security and modernization, requiring justification for spending on approved tools like Badger Books.
Standardization & Support:
State-Approved Hardware/Software: Ensures uniform implementation across municipalities, supported directly by the WEC.
Training & Expertise: WEC provides training and expertise, enhancing local officials' ability to manage secure elections

Approvals:

Requestor:	[signature]	Date:	1/6/26
Department Head:		Date:	
Purchasing Manager:	Thomas Walenski	Date:	

pds
A CONVERGE COMPANY

Paragon Development Systems, Inc.
N57W39605 State Road 16
Oconomowoc, WI 53066

Website: www.convergetp.com
Phone: 262-569-5300
Email: pds.payment@convergetp.com

INVOICE

ELECTRONIC COPY

Invoice Date: 10/20/2025
Invoice No.: 15304899
Terms: Net 30
Due Date: 11/19/2025
Customer No.: 003205

BILL TO:

Accounts Payable
City of Green Bay
100 N Jefferson St
Green Bay, WI 54301-5006
United States

SHIP TO:

Jeffereys, Celestine
City of Green Bay
100 North Jefferson Street
Green Bay, WI 54301
United States

Order No.	Order Date	Customer PO No.	Quote No.	Ship Via
2370042	09/22/2025	Celestine Jefferies		PDS Delivery

Quantity		Item No.	Description	Unit Price	Total
Ordered	Shipped				
31	31	415713	Electronic HP Care Pack Next Business Day Hardware	$124.00	$3,844.00
		UL590E			
31	31	771472	Engage One Pro AiO C5900E	$1,916.00	$59,396.00
		A1QP0UP			

Item Serial Numbers:

MXL5294Y5V	MXL5294Y5W	MXL5294Y5X	MXL5294Y61
MXL5294Y64	MXL5294Y68	MXL5294Y69	MXL5294Y6B
MXL5294Y6C	MXL5294Y6D	MXL5294Y6H	MXL5294Y6J
MXL5294Y6L	MXL5294Y6N	MXL5294Y6P	MXL5294Y6R
MXL5294Y6W	MXL5294Y6X	MXL5294Y6Z	MXL5294Y71
MXL5294Y77	MXL5294Y78	MXL5294Y7C	MXL5294Y7G
MXL5294Y7H	MXL5294Y7L	MXL5294Y7M	MXL5294Y7N
MXL5294Y7Q	MXL5294Y7V	MXL5294Y7W	

31	31	000522	PDS Configuration Services	$99.00	$3,069.00
31	31	808477	2022 - Labeling/Asset Reporting w/ Electronic Ser	$0.00	$0.00
31	31	808479	2022 - Basic Assembly (monitor stands)	$0.00	$0.00
31	31	808465	2022-Imaging Services	$0.00	$0.00
31	31	808486	2022 - Repackaging Services w/ Electronic Service	$0.00	$0.00
31	31	457736	WEC PollBook Asset Tag	$0.00	$0.00
		2079676			
31	31	202254	WEC IMCT Client 2024	$0.00	$0.00
		202254			
31	31	771510	ENGAGE ONE PRO U-SHAPE	$0.00	$0.00
		9YH43AA			
31	31	771507	STABILITY PLATE MNT,GENESIS BASE,HP ENG	$0.00	$0.00
		A1WK5U3			
31	31	771506	DISPLAY MOUNT,SINGLE VESA HEAVY MOUNT	$0.00	$0.00
		A1WK6U3			

pds
A CONVERGE COMPANY

Paragon Development Systems, Inc.
N57W39605 State Road 16
Oconomowoc, WI 53066

Website: www.convergetp.com
Phone: 262-569-5300
Email: pds.payment@convergetp.com

INVOICE

ELECTRONIC COPY

Quantity		Item No.	Description	Unit Price	Total
Ordered	Shipped				
31	17	810750 299V0AA	ENGAGE PUSB THERMAL PRINTER	$248.00	$4,216.00
Item Serial Numbers:					
C1Q3353194		C1Q3353208	C1Q3353233	C1Q3353236	
C1Q3353238		C1Q3353239	C1Q3353241	C1Q3353248	
C1Q3353255		C1Q3353256	C1Q3353262	C1Q3353272	
C1Q3353277		C1Q3353279	C1Q3353782	C1Q3353799	
C1Q3353810					
31	31	810751 5C2B8AA	6FT PUSB CBL BLK CABL	$31.00	$961.00
31	31	754159 9SR36UT#ABA	Wired Desktop 320MK Mouse and Keyboard	$23.00	$713.00
31	31	351877 AL8J9U3	CSTM PKG Havis HP ENG- OTH-C117	$0.00	$0.00
1	1	060800	Free Shipping	$0.00	$0.00

Comment:

Invoice subtotal	$72,199.00
Invoice Total	**$72,199.00**

PDS retains the right to charge interest at the legally allowable rate on all undisputed amounts aged beyond NET current. For warranty and return guidelines, please go to our website at www.pdsit.net or contact our Client Care department at 262-569-5300. For sales related questions, please contact Dana.Berner@pellera.com.

ACH Delivery:
Remit detail to: pds.payment@pellera.com
Bank Routing #: 072000326
Account #: 868552552
Account Name: Paragon Development Systems, Inc.

Please remit payment to:
C/O Paragon Development Systems, Inc.
PO Box 772990
Detroit, MI 48277-0990

△pellera

PDS, a Pellera company
N57W39605 State Road 16
Oconomowoc, WI 53066

Website: www.Pellera.com
Phone: 262-569-5300
Email: pds.payment@pellera.com

INVOICE

ELECTRONIC COPY

Invoice Date: 11/12/2025
Invoice No.: 15308889
Terms: Net 30
Due Date: 12/12/2025
Customer No.: 003205

BILL TO:

Accounts Payable
City of Green Bay
100 N Jefferson St
Green Bay, WI 54301-5006
United States

SHIP TO:

Jeffereys, Celestine
City of Green Bay
100 North Jefferson Street
Green Bay, WI 54301
United States

Order No.	Order Date	Customer PO No.	Quote No.	Ship Via
2370042	09/22/2025	Celestine Jefferies		UPS® Ground

Quantity					
Ordered	Shipped	Item No.	Description	Unit Price	Total
31	14	810750 299V0AA	ENGAGE PUSB THERMAL PRINTER	$248.00	$3,472.00

Item Serial Numbers:

C1Q5433212	C1Q5433213	C1Q5433227	C1Q5433229
C1Q5433242	C1Q5433278	C1Q5433971	C1Q5433972
C1Q5434016	C1Q5434019	C1Q5434022	C1Q5434027
C1Q5434041	C1Q5434047		

Comment:

Invoice subtotal	$3,472.00
Invoice Total	**$3,472.00**

Pellera retains the right to charge interest at the legally allowable rate on all undisputed amounts aged beyond NET current. For warranty and return guidelines, please go to our website at www.pdsit.net or contact our Client Care department at 262-569-5300. For sales related questions, please contact Dana.Berner@pellera.com.

ACH Delivery:
Remit detail to: pds.payment@pellera.com
Bank Routing #: 072000326
Account #: 868552552
Account Name: Paragon Development Systems, Inc.

Please remit payment to:
C/O Paragon Development Systems, Inc.
PO Box 772990
Detroit, MI 48277-0990

△pellera

PDS, a Pellera company
N57W39605 State Road 16
Oconomowoc, WI 53066

Website: www.Pellera.com
Phone: 262-569-5300
Email: pds.payment@pellera.com

INVOICE

ELECTRONIC COPY

Invoice Date: 11/12/2025
Invoice No.: 15308880
Terms: Net 30
Due Date: 12/12/2025
Customer No.: 003205

BILL TO:

Accounts Payable
City of Green Bay
100 N Jefferson St
Green Bay, WI 54301-5006
United States

SHIP TO:

Jeffereys, Celestine
City of Green Bay
100 North Jefferson Street
Green Bay, WI 54301
United States

Order No.	Order Date	Customer PO No.	Quote No.	Ship Via
2370040	09/22/2025	Celestine Jeffereys		UPS® Ground

Quantity					
Ordered	Shipped	Item No.	Description	Unit Price	Total
4	4	810750 299V0AA	ENGAGE PUSB THERMAL PRINTER	$248.00	$992.00

Item Serial Numbers:
C1Q5433208 C1Q5433216 C1Q5433245 C1Q5433260

Comment:

Invoice subtotal	$992.00
Invoice Total	**$992.00**

Pellera retains the right to charge interest at the legally allowable rate on all undisputed amounts aged beyond NET current. For warranty and return guidelines, please go to our website at www.pdsit.net or contact our Client Care department at 262-569-5300. For sales related questions, please contact Dana.Berner@pellera.com.

ACH Delivery:
Remit detail to: pds.payment@pellera.com
Bank Routing #: 072000326
Account #: 868552552
Account Name: Paragon Development Systems, Inc.

Please remit payment to:
C/O Paragon Development Systems, Inc.
PO Box 772990
Detroit, MI 48277-0990

pellera

PDS, a Pellera company
N57W39605 State Road 16
Oconomowoc, WI 53066

Website: www.Pellera.com
Phone: 262-569-5300
Email: pds.payment@pellera.com

INVOICE

ELECTRONIC COPY

Invoice Date: 10/28/2025
Invoice No.: 15306277
Terms: Net 30
Due Date: 11/27/2025
Customer No.: 003205

BILL TO:

Accounts Payable
City of Green Bay
100 N Jefferson St
Green Bay, WI 54301-5006
United States

SHIP TO:

Jeffereys, Celestine
City of Green Bay
100 North Jefferson Street
Green Bay, WI 54301
United States

Order No.	Order Date	Customer PO No.	Quote No.	Ship Via
2370040	09/22/2025	Celestine Jeffereys		PDS Delivery

Quantity					
Ordered	Shipped	Item No.	Description	Unit Price	Total
8	4	457736 2079676	WEC PollBook Asset Tag	$0.00	$0.00
4	1	318721 BR1000MS	APC Back-UPS Pro BR 1000VA/600W 10Outlets 2USB UPS	$186.00	$186.00

Comment:

Invoice subtotal	$186.00
Invoice Total	**$186.00**

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ACH Delivery:
Remit detail to: pds.payment@pellera.com
Bank Routing #: 072000326
Account #: 868552552
Account Name: Paragon Development Systems, Inc.

Please remit payment to:
C/O Paragon Development Systems, Inc.
PO Box 772990
Detroit, MI 48277-0990

pds
A CONVERGE COMPANY

Paragon Development Systems, Inc.
N57W39605 State Road 16
Oconomowoc, WI 53066

Website: www.convergetp.com
Phone: 262-569-5300
Email: pds.payment@convergetp.com

INVOICE

ELECTRONIC COPY

Invoice Date: 10/20/2025
Invoice No.: 15304898
Terms: Net 30
Due Date: 11/19/2025
Customer No.: 003205

BILL TO:

Accounts Payable
City of Green Bay
100 N Jefferson St
Green Bay, WI 54301-5006
United States

SHIP TO:

Jeffereys, Celestine
City of Green Bay
100 North Jefferson Street
Green Bay, WI 54301
United States

Order No.	Order Date	Customer PO No.	Quote No.	Ship Via
2370040	09/22/2025	Celestine Jeffereys		PDS Delivery

Quantity					
Ordered	Shipped	Item No.	Description	Unit Price	Total
4	4	415713 UL590E	Electronic HP Care Pack Next Business Day Hardware	$124.00	$496.00
4	4	771472 A1QP0UP	Engage One Pro AiO C5900E	$1,916.00	$7,664.00
Item Serial Numbers: MXL5082JHH		MXL5082JKW	MXL5294Y75	MXL5294Y7S	
4	4	000522	PDS Configuration Services	$99.00	$396.00
4	4	808477	2022 - Labeling/Asset Reporting w/ Electronic Ser	$0.00	$0.00
4	4	808479	2022 - Basic Assembly (monitor stands)	$0.00	$0.00
4	4	808465	2022-Imaging Services	$0.00	$0.00
4	4	808486	2022 - Repackaging Services w/ Electronic Service	$0.00	$0.00
8	4	457736 2079676	WEC PollBook Asset Tag	$0.00	$0.00
4	4	202239 202239	WEC IMCT Server 2024	$0.00	$0.00
4	4	771510 9YH43AA	ENGAGE ONE PRO U-SHAPE	$0.00	$0.00
4	4	771507 A1WK5U3	STABILITY PLATE MNT,GENESIS BASE,HP ENG	$0.00	$0.00
4	4	771506 A1WK6U3	DISPLAY MOUNT,SINGLE VESA HEAVY MOUNT	$0.00	$0.00
4	4	450150 RT-AX1800S	RT-AX1800S - wireless router - Wi-Fi 6 - desktop	$89.00	$356.00
4	4	000522	PDS Configuration Services	$29.00	$116.00
4	4	009140	Labeling and Asset Reporting Services	$0.00	$0.00
4	4	808475	2022 - Device Provisioning (Camera, Switch Provisi	$0.00	$0.00

pds
A CONVERGE COMPANY

Paragon Development Systems, Inc.
N57W39605 State Road 16
Oconomowoc, WI 53066

Website: www.convergetp.com
Phone: 262-569-5300
Email: pds.payment@convergetp.com

INVOICE

ELECTRONIC COPY

Quantity		Item No.	Description	Unit Price	Total
Ordered	Shipped				
4	4	319621	Component Repackaging	$0.00	$0.00
4	4	810751 5C2B8AA	6FT PUSB CBL BLK CABL	$31.00	$124.00
4	4	754159 9SR36UT#ABA	Wired Desktop 320MK Mouse and Keyboard	$23.00	$92.00
4	3	318721 BR1000MS	APC Back-UPS Pro BR 1000VA/600W 10Outlets 2USB UPS	$186.00	$558.00
4	4	764388 DTX/64GB	64GB DataTraveler Exodia USB Flash Drive	$6.00	$24.00
4	4	240087 RPT3.125-230-10PK	Thermal Receipt Paper, 3.125"x230', 10pk	$35.00	$140.00
4	4	351877 AL8J9U3	CSTM PKG Havis HP ENG- OTH-C117	$0.00	$0.00
4	4	252068 252068	WEC Instructions for 771472 Badger Book	$0.00	$0.00
1	1	060800	Free Shipping	$0.00	$0.00

Comment:

Invoice subtotal	$9,966.00
Invoice Total	**$9,966.00**

PDS retains the right to charge interest at the legally allowable rate on all undisputed amounts aged beyond NET current. For warranty and return guidelines, please go to our website at www.pdsit.net or contact our Client Care department at 262-569-5300. For sales related questions, please contact Dana.Berner@pellera.com.

ACH Delivery:
Remit detail to: pds.payment@pellera.com
Bank Routing #: 072000326
Account #: 868552552
Account Name: Paragon Development Systems, Inc.

Please remit payment to:
C/O Paragon Development Systems, Inc.
PO Box 772990
Detroit, MI 48277-0990

pellera

PDS, a Pellera company
N57W39605 State Road 16
Oconomowoc, WI 53066

Website: www.Pellera.com
Phone: 262-569-5300
Email: pds.payment@pellera.com

INVOICE

ELECTRONIC COPY

Invoice Date: 11/12/2025
Invoice No.: 15308886
Terms: Net 30
Due Date: 12/12/2025
Customer No.: 003205

BILL TO:

Accounts Payable
City of Green Bay
100 N Jefferson St
Green Bay, WI 54301-5006
United States

SHIP TO:

Jeffereys, Celestine
City of Green Bay
100 North Jefferson Street
Green Bay, WI 54301
United States

Order No.	Order Date	Customer PO No.	Quote No.	Ship Via
2371140	09/22/2025	Celestine Jeffereys		UPS® Ground

Quantity		Item No.	Description	Unit Price	Total
Ordered	Shipped				
3	3	810750 299V0AA	ENGAGE PUSB THERMAL PRINTER	$248.00	$744.00

Item Serial Numbers:
C1Q5434020 C1Q5434035 C1Q5434038

Comment:

Invoice subtotal	$744.00
Invoice Total	**$744.00**

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ACH Delivery:
Remit detail to: pds.payment@pellera.com
Bank Routing #: 072000326
Account #: 868552552
Account Name: Paragon Development Systems, Inc.

Please remit payment to:
C/O Paragon Development Systems, Inc.
PO Box 772990
Detroit, MI 48277-0990

pds
A CONVERGE COMPANY

Paragon Development Systems, Inc.
N57W39605 State Road 16
Oconomowoc, WI 53066

Website: www.convergetp.com
Phone: 262-569-5300
Email: pds.payment@convergetp.com

INVOICE

ELECTRONIC COPY

Invoice Date: 10/20/2025
Invoice No.: 15304901
Terms: Net 30
Due Date: 11/19/2025
Customer No.: 003205

BILL TO:

Accounts Payable
City of Green Bay
100 N Jefferson St
Green Bay, WI 54301-5006
United States

SHIP TO:

Jeffereys, Celestine
City of Green Bay
100 North Jefferson Street
Green Bay, WI 54301
United States

Order No.	Order Date	Customer PO No.	Quote No.	Ship Via
2371140	09/22/2025	Celestine Jeffereys		PDS Delivery

Quantity		Item No.	Description	Unit Price	Total
Ordered	Shipped				
3	3	415713 UL590E	Electronic HP Care Pack Next Business Day Hardware	$124.00	$372.00
3	3	771472 A1QP0UP	Engage One Pro AiO C5900E	$1,916.00	$5,748.00
Item Serial Numbers:					
MXL5294Y62		MXL5294Y6S	MXL5294Y74		
3	3	000522	PDS Configuration Services	$99.00	$297.00
3	3	808477	2022 - Labeling/Asset Reporting w/ Electronic Ser	$0.00	$0.00
3	3	808479	2022 - Basic Assembly (monitor stands)	$0.00	$0.00
3	3	808465	2022-Imaging Services	$0.00	$0.00
3	3	808486	2022 - Repackaging Services w/ Electronic Service	$0.00	$0.00
6	3	457736 2079676	WEC PollBook Asset Tag	$0.00	$0.00
3	3	202239 202239	WEC IMCT Server 2024	$0.00	$0.00
3	3	771510 9YH43AA	ENGAGE ONE PRO U-SHAPE	$0.00	$0.00
3	3	771507 A1WK5U3	STABILITY PLATE MNT,GENESIS BASE,HP ENG	$0.00	$0.00
3	3	771506 A1WK6U3	DISPLAY MOUNT,SINGLE VESA HEAVY MOUNT	$0.00	$0.00
3	3	450150 RT-AX1800S	RT-AX1800S - wireless router - Wi-Fi 6 - desktop	$89.00	$267.00
3	3	000522	PDS Configuration Services	$29.00	$87.00
3	3	009140	Labeling and Asset Reporting Services	$0.00	$0.00
3	3	808475	2022 - Device Provisioning (Camera, Switch Provisi	$0.00	$0.00

pds
A CONVERGE COMPANY

Paragon Development Systems, Inc.
N57W39605 State Road 16
Oconomowoc, WI 53066

Website: www.convergetp.com
Phone: 262-569-5300
Email: pds.payment@convergetp.com

INVOICE

ELECTRONIC COPY

Quantity		Item No.	Description	Unit Price	Total
Ordered	Shipped				
3	3	319621	Component Repackaging	$0.00	$0.00
3	3	810751 5C2B8AA	6FT PUSB CBL BLK CABL	$31.00	$93.00
3	3	754159 9SR36UT#ABA	Wired Desktop 320MK Mouse and Keyboard	$23.00	$69.00
3	3	764388 DTX/64GB	64GB DataTraveler Exodia USB Flash Drive	$6.00	$18.00
3	3	240087 RPT3.125-230-10PK	Thermal Receipt Paper, 3.125"x230', 10pk	$35.00	$105.00
3	3	351877 AL8J9U3	CSTM PKG Havis HP ENG- OTH-C117	$0.00	$0.00
3	3	252068 252068	WEC Instructions for 771472 Badger Book	$0.00	$0.00
1	1	060800	Free Shipping	$0.00	$0.00

Comment:

Invoice subtotal	$7,056.00
Invoice Total	**$7,056.00**

PDS retains the right to charge interest at the legally allowable rate on all undisputed amounts aged beyond NET current. For warranty and return guidelines, please go to our website at www.pdsit.net or contact our Client Care department at 262-569-5300. For sales related questions, please contact Dana.Berner@pellera.com.

ACH Delivery:
Remit detail to: pds.payment@pellera.com
Bank Routing #: 072000326
Account #: 868552552
Account Name: Paragon Development Systems, Inc.

Please remit payment to:
C/O Paragon Development Systems, Inc.
PO Box 772990
Detroit, MI 48277-0990

pellera

PDS, a Pellera company
N57W39605 State Road 16
Oconomowoc, WI 53066

Website: www.Pellera.com
Phone: 262-569-5300
Email: pds.payment@pellera.com

INVOICE

ELECTRONIC COPY

Invoice Date: 10/28/2025
Invoice No.: 15306274
Terms: Net 30
Due Date: 11/27/2025
Customer No.: 003205

BILL TO:

Accounts Payable
City of Green Bay
100 N Jefferson St
Green Bay, WI 54301-5006
United States

SHIP TO:

Jeffereys, Celestine
City of Green Bay
100 North Jefferson Street
Green Bay, WI 54301
United States

Order No.	Order Date	Customer PO No.	Quote No.	Ship Via
2371140	09/22/2025	Celestine Jeffereys		PDS Delivery

Quantity		Item No.	Description	Unit Price	Total
Ordered	Shipped				
6	3	457736 2079676	WEC PollBook Asset Tag	$0.00	$0.00
3	3	318721 BR1000MS	APC Back-UPS Pro BR 1000VA/600W 10Outlets 2USB UPS	$186.00	$558.00

Comment:

Invoice subtotal	$558.00
Invoice Total	**$558.00**

Pellera retains the right to charge interest at the legally allowable rate on all undisputed amounts aged beyond NET current. For warranty and return guidelines, please go to our website at www.pdsit.net or contact our Client Care department at 262-569-5300. For sales related questions, please contact Dana.Berner@pellera.com.

ACH Delivery:
Remit detail to: pds.payment@pellera.com
Bank Routing #: 072000326
Account #: 868552552
Account Name: Paragon Development Systems, Inc.

Please remit payment to:
C/O Paragon Development Systems, Inc.
PO Box 772990
Detroit, MI 48277-0990

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
January 13, 2026	Thomas J. Walenski Dave Wilquet

AGENDA ITEM

Consideration with possible action to approve an agreement with the Environmental Systems Research Institute Inc (ESRI).

This is a three (3) year agreement, Total cost is $207,900.00

BACKGROUND

ESRI software manages numerous spatial datasets including water, sewer(s) and pavement networks. As part of its logistics management capabilities, it efficiently routes daily bulk sanitation, brush, and white goods pickup routes. Other applications include its use in every building permit application, redistricting, request for service routing, crime analysis, and prevention.

RECOMMENDATION

Approval of three-year agreement for a total of $207,900.00. Agreement Period 2026-2028
Contract # 12223 Enterprise Agreement

FISCAL IMPACT

$69,300,00 Annually

ATTACHMENTS

Proposal Supplement Document

December 16, 2025

Brennan Rhode
City of Green Bay
100 N Jefferson St Rm 416
Green Bay, WI 54301-5006

Dear Brennan,

The Esri Small Municipal and County Government Enterprise Agreement (SGEA) is a three-year agreement that will grant your organization access to Esri term license software. The EA will be effective on the date executed and will require a firm, three-year commitment.

Based on Esri's work with several organizations similar to yours, we know there is significant potential to apply Geographic Information System (GIS) technology in many operational and technical areas within your organization. For this reason, we believe that your organization will greatly benefit from an Enterprise Agreement (EA).

An EA will provide your organization with numerous benefits including:

- A lower cost per unit for licensed software
- Substantially reduced administrative and procurement expenses
- Complete flexibility to deploy software products when and where needed

The following business terms and conditions will apply:

- All current departments, employees, and in-house contractors of the organization will be eligible to use the software and services included in the EA.

- If your organization wishes to acquire and/or maintain any Esri software during the term of the agreement that is not included in the EA, it may do so separately at the Esri pricing that is generally available for your organization for software and maintenance.

- The organization will establish a single point of contact for orders and deliveries and will be responsible for redistribution to eligible users.

- The organization will establish a Tier 1 support center to field calls from internal users of Esri software. The organization may designate individuals as specified in the EA who may directly contact Esri for Tier 2 technical support.

- The organization will provide an annual report of installed Esri software to Esri.

- Esri software and updates that the organization is licensed to use will be automatically available for downloading.

- The fee and benefits offered in this EA proposal are contingent upon your acceptance of Esri's Small Municipal and County Government EA terms and conditions.

- Licenses are valid for the term of the EA.

This program offer is valid for 90 days. To complete the agreement within this time frame, please contact me within the next seven days to work through any questions or concerns you may have.

To expedite your acceptance of this EA offer:

1. Sign and return the EA contract with a Purchase Order or issue a Purchase Order that references this EA Quotation and includes the following statement on the face of the Purchase Order:

   "THIS PURCHASE ORDER IS GOVERNED BY THE TERMS AND CONDITIONS OF THE ESRI SMALL MUNICIPAL AND COUNTY GOVERNMENT EA, AND ADDITIONAL TERMS AND CONDITIONS IN THIS PURCHASE ORDER WILL NOT APPLY."

   Have it signed by an authorized representative of the organization.

2. On the first page of the EA, identify the central point of contact/agreement administrator. The agreement administrator is the party that will be the contact for management of the software, administration issues, and general operations. Information should include name, title (if applicable), address, phone number, and e-mail address.

3. In the purchase order, identify the "Ship to" and "Bill to" information for your organization.

4. Send the purchase order and agreement to the address, email or fax noted below:

   Esri
   Attn: Customer Service SG-EA
   380 New York Street
   Redlands, CA 92373-8100

   e-mail: service@esri.com
   fax documents to: 909-307-3083

I appreciate the opportunity to present you with this proposal, and I believe it will bring great benefits to your organization.

Thank you very much for your consideration.

Best Regards,

Jason Fetch

Quotation # Q-529685

Date: December 16, 2025

Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

Customer # 12223 Contract # ENTERPRISE AGREEMENT

City of Green Bay
Information Technology Department
100 N Jefferson St Rm 416
Green Bay, WI 54301-5006

ATTENTION: Brennan Rhode
PHONE: 920-448-3189
EMAIL: brennan.rhode@greenbaywi.gov

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 12/16/2025 To: 3/16/2026

Material	Qty	Term	Unit Price	Total
193206	1	Year 1	$63,000.00	$63,000.00
Populations of 50,001 to 100,000 Small Government Enterprise Agreement Annual Subscription				
193206	1	Year 2	$63,000.00	$63,000.00
Populations of 50,001 to 100,000 Small Government Enterprise Agreement Annual Subscription				
193206	1	Year 3	$63,000.00	$63,000.00
Populations of 50,001 to 100,000 Small Government Enterprise Agreement Annual Subscription				
168441	1	Year 1	$6,300.00	$6,300.00
ArcGIS GeoEvent Server Populations of 50,001 to 100,000 Small Government Enterprise Agreement Annual Subscription				
168441	1	Year 2	$6,300.00	$6,300.00
ArcGIS GeoEvent Server Populations of 50,001 to 100,000 Small Government Enterprise Agreement Annual Subscription				
168441	1	Year 3	$6,300.00	$6,300.00
ArcGIS GeoEvent Server Populations of 50,001 to 100,000 Small Government Enterprise Agreement Annual Subscription				

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact:	**Email:**	**Phone:**
Jason Fetch	jfetch@esri.com	651-454-0600 x2331

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at https://go.esri.com/MAPS apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, Esri may invoice at least 30 days in advance of each anniversary date without the issuance or a Purchase Order, and Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at https://www.esri.com/en-us/legal/terms/state-supplemental apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.

FETCHJ **This offer is limited to the terms and conditions incorporated and attached herein.**

Quotation # Q-529685

Date: December 16, 2025

Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

Customer # 12223 Contract # ENTERPRISE AGREEMENT

City of Green Bay
Information Technology Department
100 N Jefferson St Rm 416
Green Bay, WI 54301-5006

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 12/16/2025 To: 3/16/2026

ATTENTION: Brennan Rhode
PHONE: 920-448-3189
EMAIL: brennan.rhode@greenbaywi.gov

Subtotal:	$207,900.00
Sales Tax:	$0.00
Estimated Shipping and Handling (2 Day Delivery):	$0.00
Contract Price Adjust:	$0.00
Total:	$207,900.00

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact:	**Email:**	**Phone:**
Jason Fetch	jfetch@esri.com	651-454-0600 x2331

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at https://go.esri.com/MAPS apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, Esri may invoice at least 30 days in advance of each anniversary date without the issuance or a Purchase Order, and Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at https://www.esri.com/en-us/legal/terms/state-supplemental apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.

FETCHJ **This offer is limited to the terms and conditions incorporated and attached herein.**

Esri Use Only:
Cust. Name _____
Cust. # _____
PO # _____
Esri Agreement # _____

SMALL ENTERPRISE AGREEMENT
COUNTY AND MUNICIPALITY GOVERNMENT
(E214-3)

This Agreement is by and between the organization identified in the Quotation (**"Customer"**) and **Environmental Systems Research Institute, Inc.** (**"Esri"**).

This Agreement sets forth the terms for Customer's use of Products and incorporates by reference (i) the Quotation and (ii) the Master Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this Agreement, the order of precedence for the documents shall be as follows: (i) the Quotation, (ii) this Agreement, and (iii) the Master Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state in which Customer is located without reference to conflict of laws principles, and the United States of America federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this Agreement apply only to the Products listed in Table A.

Table A
List of Products

Uncapped Quantities (annual subscription)

ArcGIS Enterprise Software and Extensions ArcGIS Enterprise (Advanced and Standard) ArcGIS Monitor ArcGIS Enterprise Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Data Reviewer	**ArcGIS Enterprise Additional Capability Servers** ArcGIS Image Server **ArcGIS Online User Types** ArcGIS Online Viewer User Type **ArcGIS Enterprise User Types** ArcGIS Enterprise Viewer User Type

Capped Quantities (annual subscription)

ArcGIS Online User Types		**ArcGIS Enterprise User Types**	
ArcGIS Online Contributor User Type	30	ArcGIS Enterprise Contributor User Type	30
ArcGIS Online Mobile Worker User Type	150	ArcGIS Enterprise Mobile Worker User Type	150
ArcGIS Online Creator User Type	150	ArcGIS Enterprise Creator User Type	150
ArcGIS Online Professional User Type	40	ArcGIS Enterprise Professional User Type	40
ArcGIS Online Professional Plus User Type	40	ArcGIS Enterprise Professional Plus User Type	40
ArcGIS Pro (Add-on Apps) for ArcGIS Online Creator or Professional User Type		**ArcGIS Pro (Add-on Apps) for ArcGIS Enterprise Creator or Professional User Type**	
ArcGIS 3D Analyst, ArcGIS Data Reviewer, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Publisher, ArcGIS Spatial Analyst, ArcGIS Workflow Manager, ArcGIS Image Analyst	40 each	ArcGIS 3D Analyst, ArcGIS Data Reviewer, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Publisher, ArcGIS Spatial Analyst, ArcGIS Workflow Manager, ArcGIS Image Analyst	40 each
ArcGIS Online Apps and Other		**ArcGIS Enterprise Apps and Other**	
ArcGIS Location Sharing for ArcGIS Online	40	ArcGIS Location Sharing for ArcGIS Enterprise	40
ArcGIS Online Service Credits	100,000	ArcGIS Advanced Editing User Type Extension for ArcGIS Enterprise	30

Other Benefits

Number of Esri User Conference registrations provided annually	4
Number of Tier 1 Help Desk individuals authorized to call Esri	4
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement	

Customer may accept this Agreement by signing and returning the whole Agreement with (i) the Quotation attached, (ii) a purchase order, or (iii) another document that matches the Quotation and references this Agreement ("**Ordering Document**"). **ADDITIONAL OR CONFLICTING TERMS IN CUSTOMER'S PURCHASE ORDER OR OTHER DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS AGREEMENT WILL GOVERN.** This Agreement is effective as of the date of Esri's receipt of an Ordering Document, unless otherwise agreed to by the parties ("**Effective Date**").

Term of Agreement: Three (3) years

This Agreement supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Products. Except as provided in Article 4—Product Updates, no modifications can be made to this Agreement.

Accepted and Agreed:

_____
(Customer)

By: _____
Authorized Signature

Printed Name: _____

Title: _____

Date: _____

CUSTOMER CONTACT INFORMATION

Contact: _____

Address: _____

City, State, Postal Code: _____

Country: _____

Quotation Number (if applicable): _____

Telephone: _____

Fax: _____

E-mail: _____

1.0—Additional Definitions

In addition to the definitions provided in the Master Agreement, the following definitions apply to this Agreement:

"Case" means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

"Deploy", "Deployed" and "Deployment" mean to redistribute and install the Products and related Authorization Codes within Customer's organization(s).

"Fee" means the fee set forth in the Quotation.

"Maintenance" means Tier 2 Support, Product updates, and Product patches provided to Customer during the Term of Agreement.

"Master Agreement" means the applicable master agreement for Esri Products incorporated by this reference that is (i) found at https://www.esri.com/en-us/legal/terms/full-master-agreement and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed Esri master agreement or license agreement that supersedes such electronically acknowledged master agreement.

"Product(s)" means the products identified in Table A—List of Products and any updates to the list Esri provides in writing.

"Quotation" means the offer letter and quotation provided separately to Customer.

"Technical Support" means the technical assistance for attempting resolution of a reported Case through error correction, patches, hot fixes, workarounds, replacement deliveries, or any other type of Product corrections or modifications.

"Tier 1 Help Desk" means Customer's point of contact(s) to provide all Tier 1 Support within Customer's organization(s).

"Tier 1 Support" means the Technical Support provided by the Tier 1 Help Desk.

"Tier 2 Support" means the Esri Technical Support provided to the Tier 1 Help Desk when a Case cannot be resolved through Tier 1 Support.

2.0—Additional Grant of License

2.1 Grant of License. Subject to the terms and conditions of this Agreement, Esri grants to Customer a personal, nonexclusive, nontransferable license solely to use, copy, and Deploy quantities of the Products listed in Table A—List of Products for the Term of Agreement (i) for the applicable Fee and (ii) in accordance with the Master Agreement.

2.2 Consultant Access. Esri grants Customer the right to permit Customer's consultants or contractors to use the Products exclusively for Customer's benefit. Customer will be solely responsible for compliance by consultants and contractors with this Agreement and will ensure that the consultant or contractor discontinues use of Products upon completion of work for Customer. Access to or use of Products by consultants or contractors not exclusively for Customer's benefit is prohibited. Customer may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor servers for the benefit of Customer.

3.0—Term, Termination, and Expiration

3.1 Term. This Agreement and all licenses hereunder will commence on the Effective Date and continue for the duration identified in the Term of Agreement, unless this Agreement is terminated earlier as provided herein. Customer is only authorized to use Products during the Term of Agreement. For an Agreement with a limited term, Esri does not grant Customer an indefinite or a perpetual license to Products.

3.2 No Use upon Agreement Expiration or Termination. All Product licenses, all Maintenance, and Esri User Conference registrations terminate upon expiration or termination of this Agreement.

3.3 Termination for a Material Breach. Either party may terminate this Agreement for a material breach by the other party. The breaching party will have thirty (30) days from the date of written notice to cure any material breach.

3.4 Termination for Lack of Funds. For an Agreement with government or government-

owned entities, either party may terminate this Agreement before any subsequent year if Customer is unable to secure funding through the legislative or governing body's approval process.

3.5 Follow-on Term. If the parties enter into another agreement substantially similar to this Agreement for an additional term, the effective date of the follow-on agreement will be the day after the expiration date of this Agreement.

4.0—Product Updates

4.1 Future Updates. Esri reserves the right to update the list of Products in Table A—List of Products by providing written notice to Customer. Customer may continue to use all Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Products are incorporated into the standard program, they will be offered to Customer via written notice for incorporation into the Products schedule at no additional charge. Customer's use of new or updated Products requires Customer to adhere to applicable additional or revised terms and conditions in the Master Agreement.

4.2 Product Life Cycle. During the Term of Agreement, some Products may be retired or may no longer be available to Deploy in the identified quantities. Maintenance will be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at https://support.esri.com/en/other-resources/product-life-cycle. Updates for Products in the mature and retired phases may not be available. Customer may continue to use Products already Deployed, but Customer will not be able to Deploy retired Products.

5.0—Maintenance

The Fee includes standard maintenance benefits during the Term of Agreement as specified in the most current applicable Esri Maintenance and Support Program document (found at https://www.esri.com/en-us/legal/terms/maintenance). At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other than the defined Products will receive Maintenance. Customer may acquire maintenance for other Software outside this Agreement.

a. Tier 1 Support

1. Customer will provide Tier 1 Support through the Tier 1 Help Desk to all Customer's authorized users.

2. The Tier 1 Help Desk will be fully trained in the Products.

3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.

4. The Tier 1 Help Desk will be the initial point of contact for all questions and reporting of a Case. The Tier 1 Help Desk will obtain a full description of each reported Case and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Case.

5. If the Tier 1 Help Desk cannot resolve the Case, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk will provide support in such a way as to minimize repeat calls and make solutions to problems available to Customer's organization.

6. Tier 1 Help Desk individuals are the only individuals authorized to contact Tier 2 Support. Customer may change the Tier 1 Help Desk individuals by written notice to Esri.

b. Tier 2 Support

1. Tier 2 Support will log the calls received from Tier 1 Help Desk.

2. Tier 2 Support will review all information collected by and received from the Tier 1 Help Desk including preliminary documented troubleshooting provided by the Tier 1 Help Desk when Tier 2 Support is required.

3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to

supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.

4. Tier 2 Support will attempt to resolve the Case submitted by Tier 1 Help Desk.

5. When the Case is resolved, Tier 2 Support will communicate the information to Tier 1 Help Desk, and Tier 1 Help Desk will disseminate the resolution to the user(s).

6.0—Endorsement and Publicity

This Agreement will not be construed or interpreted as an exclusive dealings agreement or Customer's endorsement of Products. Either party may publicize the existence of this Agreement.

7.0—Administrative Requirements

7.1 OEM Licenses. Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this Agreement. Customer will not seek any discount from the OEM partner or Esri based on the availability of Products under this Agreement. Customer will not decouple Esri products or services from the OEM partners' application or service.

7.2 Annual Report of Deployments. At each anniversary date and ninety (90) calendar days prior to the expiration of this Agreement, Customer will provide Esri with a written report detailing all Deployments. Upon request, Customer will provide records sufficient to verify the accuracy of the annual report.

8.0—Ordering, Administrative Procedures, Delivery, and Deployment

8.1 Orders, Delivery, and Deployment

a. Upon the Effective Date, Esri will invoice Customer and provide Authorization Codes to activate the nondestructive copy protection program that enables Customer to download, operate, or allow access to the Products. If this is a multi-year Agreement, Esri may invoice the Fee up to thirty (30) calendar days before the annual anniversary date for each year.

b. Undisputed invoices will be due and payable within thirty (30) calendar days from the date of invoice. Esri reserves the right to suspend Customer's access to and use of Products if Customer fails to pay any undisputed amount owed on or before its due date. Esri may charge Customer interest at a monthly rate equal to the lesser of one percent (1.0%) per month or the maximum rate permitted by applicable law on any overdue fees plus all expenses of collection for any overdue balance that remains unpaid ten (10) days after Esri has notified Customer of the past-due balance.

c. Esri's federal ID number is 95-2775-732.

d. If requested, Esri will ship backup media to the ship-to address identified on the Ordering Document, FOB Destination, with shipping charges prepaid. Customer acknowledges that should sales or use taxes become due as a result of any shipments of tangible media, Esri has a right to invoice and Customer will pay any such sales or use tax associated with the receipt of tangible media.

8.2 Order Requirements. Esri does not require Customer to issue a purchase order. Customer may submit a purchase order in accordance with its own process requirements, provided that if Customer issues a purchase order, Customer will submit its initial purchase order on the Effective Date. If this is a multi-year Agreement, Customer will submit subsequent purchase orders to Esri at least thirty (30) calendar days before the annual anniversary date for each year.

a. All orders pertaining to this Agreement will be processed through Customer's centralized point of contact.

b. The following information will be included in each Ordering Document:

(1) Customer name; Esri customer number, if known; and bill-to and ship-to addresses
(2) Order number
(3) Applicable annual payment due

9.0—Mergers, Acquisitions, or Divestitures

If Customer is a commercial entity, Customer will notify Esri in writing in the event of (i) a consolidation, merger, or reorganization of Customer with or into another corporation or entity; (ii) Customer's acquisition of another entity; or (iii) a transfer or sale of all or part of Customer's organization (subsections i, ii, and iii, collectively referred to as "**Ownership Change**"). There will be no decrease in Fee as a result of any Ownership Change.

9.1 If an Ownership Change increases the cumulative program count beyond the maximum level for this Agreement, Esri reserves the right to increase the Fee or terminate this Agreement and the parties will negotiate a new agreement.

9.2 If an Ownership Change results in transfer or sale of a portion of Customer's organization, that portion of Customer's organization will transfer the Products to Customer or uninstall, remove, and destroy all copies of the Products.

9.3 This Agreement may not be assigned to a successor entity as a result of an Ownership Change unless approved by Esri in writing in advance. If the assignment to the new entity is not approved, Customer will require any successor entity to uninstall, remove, and destroy the Products. This Agreement will terminate upon such Ownership Change.

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # Q.4

To approve the acceptance of the 2026 State of Wisconsin Department of Health Services Emergency Medical Services Funding Assistance Program Award for a total of $394,596.34.

BACKGROUND

In 2024, the City received $13,651.28 and in 2025 it received $421,741.38 and deposited into fund 824 – Fire Grants.
In 2026, the City received $394,596.34 unbudgeted funds with no local match requirement.

$392,398.54 from the Support and Improvement Award can be used for ambulance service vehicles, vehicle equipment, medications, or emergency medical training for personnel.

$2,197.80 from Training & Exam Aid can be used to purchase training and /or administration of the examination licensure for emergency medical technicians or responders.

We do anticipate this to be an annual award.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. Grant Tracking Form-FAP SFY 2026
2. SFY 2026 FAP Award Letter_Green Bay Metro Fire Department (6000168)

GRANT TRACKING FORM

PART #1: Notification of Grant Funds

(emailto:Kim.Rivest@greenbaywi.gov)

APPLICANT DEPARTMENT: FIRE **DATE:** 12/11/2025

APPLICANT DEPARTMENT GRANT CONTACT NAME/TITLE: Matthew Knott/Fire Chief

APPROPRIATE COMMITTEE: Finance

NAME OF GRANT/FUNDING SOURCE: State of Wisconsin Department of Health Services Funding Assistance Program

AMOUNT OF GRANT REQUEST: $394,596.34 **LOCAL MATCH REQUIREMENT:** $0

SOURCE OF MATCH: ☐ General Fund ☐ Non-General Fund ☒ Not Applicable

TIMEFRAME OF GRANT: 7/1/2025 through 6/30/2026

TYPE OF GRANT REQUEST: ☒ Monetary ☐ Other (explain under 'purpose of grant')

PURPOSE OF GRANT (summary): This grant is designed to provide supplemental funding for emergency medical services for equipment and training. Per Wis. Stat. § 256.12(4)(c), funds distributed under the support and improvement portion of the Funding Assistance Program (FAP) shall supplement existing budgeted moneys of or provided to an ambulance service provider and may not be used to replace, decrease, or release for alternative purposes the existing budgeted moneys of or provided to an ambulance service.

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 can be utilized for a variety of vehicles, equipment, and services in accordance with the guidelines provided. We anticipate this to be an annual amount awarded.

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)

AMOUNT OF GRANT AWARD: $394,596.34 **CFDA/STATE ID #:** none

LOCAL MATCH REQUIREMENT: $0

Please describe the source of match, if applicable: N/A

Please describe any major changes in proposed grant-funded activities: none

Please describe what the grant money will be spent on: Equipment, supplies, and training.

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

Tony Evers
Governor

Kirsten L. Johnson
Secretary

State of Wisconsin
Department of Health Services

Division of Public Health
201 E. Washington Ave.
PO Box 2659
Madison, WI 53701-2659
Phone: 608-266-1251
Fax: 608-267-2832
TTY: 711 or 800-947-3529

November 20, 2025

Green Bay Metro Fire Department (6000168)
501 S Washington St.
Green Bay, WI 54301

RE: Emergency Medical Services Funding Assistance Program Award

Dear Service Director:

The Wisconsin Department of Health Services, Division of Public Health, Office of Preparedness and Emergency Health Care, EMS Section is pleased to notify you of your Emergency Medical Services Funding Assistance Program award based on your service's application for state fiscal year 2026 (July 1, 2025–June 30, 2026). Please retain this letter for your records as it contains the breakdown of your award. Payments will be going out via automated clearing house (ACH) payment transferred electronically to the designated account. **If you receive this letter and do not see an ACH payment, please check with your municipality as the payment may have been sent directly to the designated municipal payee before being forwarded to your service.** According to Wis. Stat. §§ 256.12(4) and (5), funding is based on two separate calculations.

The first amount fulfills Wis. Stat. § 256.12(4) and includes the base amount of **$10,000** plus **$2.78** per capita. An additional **$45.68** was equally distributed to services reporting population to expend funds that could not be further divided per capita. Your emergency medical responder department or ambulance service may use support and improvement funds for the purchase of ambulance service vehicles or vehicle equipment, emergency medical service supplies or equipment, nondurable or disposable medical supplies or equipment, medications, or emergency medical training for personnel. **Up to 15%** of this award can be used towards nondurable or disposable medical supplies or equipment and medications. Per Wis. Stat. § 256.12(4), support and improvement funds shall supplement existing, budgeted moneys of, or provided to, an ambulance service and may not be used to replace, decrease, or release for alternative purposes the existing, budgeted moneys of, or provided to, the ambulance service provider.

The second amount fulfills Wis. Stat. § 256.12(5) and is determined by dividing $1,000,000 equally among all qualified services applying for emergency medical services practitioner and emergency medical responder training and examination aid. This allotment can only be used to purchase the training and/or administration of the examination required for licensure and renewal of licensure as an emergency medical technician or for certification and renewal of certification as an emergency medical responder. Services that did not request or are ineligible (i.e. private-for-profit services) for training and examination funds will not have this amount listed.

Support and improvement per § 256.12 (4) **Amount: $392,398.54**

Training and examination aid per § 256.12 (5) **Amount: $2,197.80**

Per Wis. Stat. § 256.12(4) and § 256.12(5), the department shall require that all recipients of funds submit a financial report on the expenditure of funds received to the department.

Please review the resources located on the EMS Funding Assistance Program web page and direct any questions regarding the program to DHSFAP@dhs.wisconsin.gov.

Sincerely,

Mark Mandler
EMS Section Manager
Office of Preparedness and Emergency Health Care
Wisconsin Department of Health Services

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # Q.5

To approve a 2025 Law Department Budget Carry-Over request of Legal Expenses in an amount of $150,000 for anticipated litigation and other legal costs continuing through the 2026 Fiscal Year.

Council may convene in closed session pursuant to Section 19.85(1) (g), Wis. Stats., for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Council will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

BACKGROUND

2025 approved a carry-over request of $164,880.92, of which most was unspent.
This request is to continue to carry over a $150,000 balance into 2026.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. Law-2025 Budget Carry-Over Request

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # Q.6

To approve the final 2025 budget amendment resolution for unbudgeted overtime special events.

BACKGROUND

This budget amendment is for 2025 unbudgeted overtime for staffing at the FBI, US Marshal and Internet Crimes Against Children Task Forces, unbudgeted special events such as Notre Dame Football, Cnesses Temple Security, Run Run Rudolph Event, Turkey Trot and Fall Fest on Broadway.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. Combined Resolution for 1.13.26 Finance Meeting

RESOLUTION AUTHORIZING
BUDGET AMENDMENT

January 20, 2026

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

Pursuant to the recommendation of the Finance Committee at its meeting of January 13, 2026, the following 2025 amendment of funds is hereby authorized:

	ACCOUNT		AMOUNT
Increase:	101300 50501	Police-Overtime	$15,430.24
Increase:	101300 46223	Police Overtime Reimbursement	$15,430.24

***This budget amendment is for 2025 unbudgeted overtime for staffing at the FBI, US Marshal and Internet Crimes Against Children Task Forces, unbudgeted special events such as Notre Dame Football, Cnesses Temple Security, Run Run Rudolph Event, Turkey Trot and Fall Fest on Broadway.*

Increase:	101400 50501	Fire-Overtime	$8,630.72
Increase:	101400 46223	Fire Overtime Reimbursement	$8,630.72

***This budget amendment is for 2025 unbudgeted overtime for staffing at the Brown County Fire Investigation Task Force and the Turkey Trot.*

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # Q.7

To approve the Claims Committee Report.

Pursuant to Section 19.85(1)(g), Wis. Stats., Council will meet in closed session for the purpose of reviewing claims filed against the City of Green Bay and conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Council will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of action taken on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

BACKGROUND

RECOMMENDATION

Approval of the Report.

FISCAL IMPACT

ATTACHMENTS

1. Claims Committee Rpt December

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # Q.8

To refer to staff to work with Alder Galvin and develop a decision package to be presented at a later date.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Personnel Committee of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # R.1

To approve the 2026 City of Green Bay and City of Green Bay International Brotherhood of Electrical Workers Local No.158 labor agreement.
The Council may convene in closed session pursuant to § 19.85(1)(e), Wis. Stats. for purposes of deliberating or negotiating public employee contracts for competitive or bargaining reasons. The Council may thereafter reconvene in open session pursuant to § 19.85(2), Wis. Stats. to report the results of the closed session and consider the balance of the agenda.

BACKGROUND

RECOMMENDATION

To approve the proposed agreement

FISCAL IMPACT

ATTACHMENTS

1. City of GB and IBEW 2026 Agreement

Agreement Between

City of Green Bay

And

City of Green Bay
International Brotherhood of Electrical Workers
Local No. 158

(Department of Public Works
Electrical Division)

2026

Agreement Between

City of Green Bay
And
International Brotherhood of Electrical Workers
Local No. 158

2026

AGREEMENT

This Agreement has been made and entered into between the City of Green Bay, hereinafter referred to as the "City" and Local 158, International Brotherhood of Electrical Workers, hereinafter referred to as the "Union".

ARTICLE 1
RECOGNITION

The City agrees to recognize representatives of Local 158, IBEW, as the exclusive bargaining agent for all issues specifically addressed in this Agreement, for all its employees in the Department of Public Works as defined in the certification issued by the Wisconsin Employment Relations Board on August 13, 1964.

ARTICLE 2
TERM OF AGREEMENT

This Agreement will become effective as of January 1, 2026 and remain in full force and effect up to and including December 31, 2026.

ARTICLE 3
WAGES AND RATES

Attached hereto and marked Appendix A is the City Pay Plan schedule showing the classifications and the wage rates of the employees covered by this Agreement. The wage rates include a 2.5% increase effective with the first day of the pay period in which April 1, 2026 occurs. It is mutually agreed that said City Pay Plan Schedule and the contents hereof will constitute part of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, approved by IBEW Local 158 on _____ and by the City Council on _____.

City of Green Bay

_____
Mayor

_____
Human Resources Director

_____
City Clerk

Local 158, International Brotherhood of Electrical Workers

_____
Business Manager, Local 158

APPENDIX A
WAGE RATE
International Brotherhood of Electrical Workers
Local No. 158

CITY PAY PLAN

Placement on a step of the schedule is in accordance with the procedures approved by the City Council for placing employees on a step of the City Pay Plan.

CLASSIFICATIONS IN ACCORDANCE WITH CITY PAY PLAN April 1, 2026	
Pay Grade: K	Pay Grade: J
✦ Electrician Foreperson	✦ Electrician

WAGES IN ACCORDANCE WITH CITY PAY PLAN April 1, 2026								
Pay Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Performance Range
K	$39.88	$41.06	$42.24	$43.40	$44.57	$45.75	$46.92	$46.93 - $53.96
J	$37.09	$38.19	$39.28	$40.37	$41.46	$42.55	$43.64	$43.65 - $50.19

The Following Guidelines Are For Informational Purposes and Not Subject To Bargaining

- **STEP PROGRESSION:** Employees are eligible for an annual step increase, unless otherwise agreed to by the Department Head and Human Resources Director, until they reach Step 7 of the appropriate pay grade, provided the employee's overall performance is rated at meets expectations or higher. Requests for a step increase must be accompanied by a written performance review and recommendation by Department Head or designee.
- Employees hired at Step 1 will be eligible for a step increase after 6 months of employment and thereafter will be eligible for annual increases. Employees hired at Step 2 or higher will be eligible for a step increase after 12 months of employment.
- **PERFORMANCE INCREASES:** Once an employee reaches Step 7 of the appropriate pay grade, the employee is eligible for a 2% annual increase to the maximum of the range based on the following criteria.

    a. Performance rated overall as 'Meets Expectations'.
    b. Other arrangements between Employee, Department Head and Human Resources Director.

    Requests for a performance range increase must be accompanied by a written performance review and recommendation by Department Head or designee.

Report to the
Personnel Committee of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # R.2

To approve the request to reclassify an Arborist I position to an Arborist II position.

BACKGROUND

The Parks, Recreation and Forestry Department is recommending the promotion of Charles Morrone and the reclassification of one (1) Arborist I position to one (1) Arborist II position. The recommendation for this promotion is to reflect the skill and type of work that the employee is currently performing. Charlie was hired as an Arborist I in November of 2024 and at that time was working on obtaining the additional skills required to make himself a more proficient tree worker. In his time with the City of Green Bay's Forestry division, Charlie has gained the necessary experience and improved his capabilities related to climbing and pruning trees using rope and saddle technique, along with learning bucket truck operation. In the last year, Forestry supervisors and co-workers have been training Charlie and monitoring his proficiency. The department is confident that through his training experiences, Charlie has become a proficient and trusted Arborist and now meets the requirements of the Arborist II position.

Charlie has been using Arborist II skills such as pruning and removing trees in his daily tasks. The recommended promotion from an Arborist I to an Arborist II will provide supervisors with more flexibility in scheduling crews and will also provide the division with another Arborist capable of pruning trees during seasons when other Forestry operations such as tree removal and tree planting reduce the ability to prune trees. Having another Arborist II will help improve the rate of pruning and the division's efforts to catch up with the 10-year pruning backlog they currently face.

RECOMMENDATION

To approve the reclassification of one (1) Arborist I position to one (1) Arborist II position.

FISCAL IMPACT

The Forestry division currently consists of (10) Arborist II positions and (4) Arborist I positions in the Parks, Recreation & Forestry Table of Organization. Approval of the proposed promotion would result in an adjustment of the Table of Organization to include (11) Arborist II positions and (3) Arborist I positions. Mr. Morrone is currently placed at step 3 of Pay Grade F of the City Pay Plan, which is $26.80 per hour. The recommended promotion to an Arborist II position would place him at step 2 of Pay Grade G, which is $28.86 per hour. The total impact to the 2026 Forestry budget for this proposed change is $3,141. There is enough money in the 2026 budget to absorb these additional costs.

ATTACHMENTS

None

Report to the
Public Arts Commission of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	Erick Ledesma Borrero, Staff

AGENDA ITEM # S.1

To approve the selection of Miriam Brabham as the Poet Laureate for the 2026-2028 term.

BACKGROUND

A draft Request for Proposals (RFP) for a Green Bay Poet Laureate Program was presented to and approved by the Public Arts Commission (PAC) in September 2024 in response to a communication from Alder Johnson. Due to staff transitions, the RFP was not released to the public and the program was subsequently paused. Current staff has since developed a new Request for Qualifications (RFQ) to advance the program.

The RFQ was open from October 23 through November 18, 2025, and received a total of 14 submissions. Qualifications were reviewed and scored by the PAC, which selected five finalists: Cujo The Poet, Dg Clearing, Miriam Brabham, Hannah Neece Petraski, and John Pidgeon. Finalists were invited to submit full proposals outlining the work they would undertake during their tenure if selected as Poet Laureate, with evaluation criteria focused on creativity, community engagement, and relevance to the City of Green Bay.

Staff recommended Brenda Cárdenas, Nakeysha Roberts Washington, and Amy Mazzariello—poetry and literary professionals—to serve as external jurors in order to promote impartiality in the selection process. This recommendation was approved by the PAC on October 22, 2025, and by the Common Council on November 11, 2025. Jurors were asked to evaluate proposals based on the following criteria: artistic excellence and craft of poetry and writing samples; community engagement and public-facing experience; professional qualifications and readiness; proposal feasibility and implementation; and proposal creativity, vision, and impact. The external jurors completed their final scoring and submitted recommendations by January 5, 2026.

Due to Brenda Cárdenas being unable to participate in the final deliberations, the PAC will also score the proposals to assist in determining which finalist should be recommended as the Poet Laureate to the Common Council. This recommendation will be made at the special meeting of the Public Arts Commission on January 14, 2026. Final selection will be made by the Common Council at its regular meeting on January 20, 2026.

RECOMMENDATION

To be discussed at the PAC meeting.

FISCAL IMPACT

The program recommends an annual stipend of $3,000 for the two-year term and up to $1,000 for programmatic and production expenses ($7,000 max for the two-year term). The program is

being funded through the City's general unrestricted art funds.

ATTACHMENTS

1. Poet Laureate RFP Evaluation Rubric
2. CujoThePoet_Proposal
3. DgClearing_Proposal
4. HannahNeecePetraski_Proposal
5. JohnPidgeon_Proposal
6. MiriamBrabham_Proposal

Poet Laureate RFQ Evaluation Rubric

Scoring Scale (0–5pts)
5 – Excellent
4 – Strong
3 – Adequate
2 – Limited
1 – Weak
0 – Not Evident

1. Artistic Excellence & Craft of Poetry/Writing Samples — 20%

Evaluates the quality, originality, and literary skill demonstrated in submitted work.

Criteria to Consider:

• Mastery of craft (language, form, imagery, rhythm, structure)

• Originality of voice and perspective

• Emotional and/or intellectual impact

• Consistency of quality across samples

Scoring Guide:

• 5: Exceptional artistic achievement; highly original and polished.

• 3: Competent craft with some variability in quality.

• 1: Emerging or underdeveloped craft.

2. Community Engagement & Public-Facing Experience — 20%

Assesses the applicant's ability to serve as a public ambassador for poetry and engages in diverse communities.

Criteria Considered:

• Public readings, workshops, educational activities

• History of inclusivity and outreach

• Demonstrated ability to reach varied audiences

Scoring Guide:

• 5: Strong, meaningful record of community engagement.

• 3: Moderate engagement experience.

• 1: Limited or no public/community work shown.

3. Professional Qualifications & Readiness (Resume and/or CV) — 20%

Evaluates preparedness to serve in a public, organizational, and literary role.

Criteria Considered:

• Publication, performance, or literary involvement

• Professionalism and organizational skills

• Evidence of reliability and leadership

• Relevant awards, residencies, or training

Scoring Guide:

• 5: Clear readiness with strong, relevant experience.

• 3: Some relevant qualifications.

• 1: Minimal or unrelated experience.

4. Proposal Feasibility & Implementation — 20%

Assesses whether the proposed project(s) are realistic, achievable, and well-planned within the scope of the Poet Laureate term.

Criteria to Consider:

• Clarity of goals, timeline, and activities

• Alignment with available resources and term length

• Demonstrated understanding of logistical needs

• Evidence the proposal can be successfully completed

Scoring Guide:

• 5: Highly feasible; well-organized with clear, realistic implementation plans.

• 3: Generally feasible with some gaps or unclear elements.

• 1: Unrealistic, vague, or lacks implementation detail.

5. Proposal Creativity, Vision & Impact — 20%

Evaluates the originality, imagination, and potential cultural impact of the proposed work.

Criteria to Consider:

• Originality and innovation of ideas

• Strength and clarity of artistic vision

• Relevance to community, place, or public mission

• Potential for lasting or meaningful impact

Scoring Guide:

• 5: Compelling, innovative vision with strong potential impact.

• 3: Clear concept with some creative or conceptual strengths.

• 1: Conventional, unclear, or minimally developed proposal.

Total Score Calculation

• Artistic Excellence: 20% / 5pts

• Community Engagement: 20% / 5pts

• Professional Qualifications: 20% / 5pts

• Proposal Feasibility: 20% / 5pts

• Proposal Creativity: 20% / 5pts

TOTAL: 100% / 25pts

DECEMBER 2025

Green Bay Poet Laureate Project Proposal

ARRANGED BY

Jon Mojock

ARTIST NAME

Cujo the Poet

1230 Mather St, Green Bay • www.CujoThePoet.com • 352-516-2070

Photo by By Chris Rand
Own work, CC BY-SA 4.0
https://commons.wikimedia.org/w/index.php?curid=34696968

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Project

Introduction

In my view, a major responsibility of the Poet Laureate is to inspire other authors and expand appreciation of the art form. In addition, I believe the responsibility of anyone officially affiliated with the Public Arts Commission should entail getting art in front of the public, supporting and promoting local artists/creators, and beautifying/elevating our city to help make it a place that attracts talent and youth to help it continue to grow into the future. That's why my project is focused on encouraging writers in our city to put their work out there, giving them the opportunity to have their work appreciated by residents of and visitors to Green Bay, and creating a convenient and accessible tool that will expand the reach of these authors.

In short, my project will: collect works from local poets, display them in public/ally spaces, create an interactive map so they can be searched online, and create an anthology from these works. Please allow me to expand on each phase.

Left: "Frog and Toad" statue installation by Naomi Moes-Jenkins
Above: "Dream" mural by Beau Thomas

Phase 1

Inspire and Collect Submissions

The first phase of the project will be to collect Poetry submissions from local poets over the 2026 term year. This is achieved by promoting the project through local open mics, city and program ally events, flyers, and city website (if possible). Poems will be selected based on appropriateness for display location, timelessness, and likelihood to foster appreciation for poetry and our city.

"Teach the Youth" fundrasier for The Boys and Girls Club at The Weidner, August 2024

Primacy will be given to city residents, but submissions can be open to people who work, vacation, or spend significant time in Green Bay. A release form will need to be created and signed by selected poets so poems can be displayed and later converted into an anthology and distributed with their consent.

"Music Saved My Life" program for youth at Urban Cultural Arts, August 2023

Phase 2

Identify Locations for Display

Next I'll need to Identify relevant locations (i.e. which parks have highest traffic, do the selected poems relate to the neighborhood, area, what allies are willing to display, etc). These may include but are not limited to: city parks, public spaces, city buildings, public libraries, public schools, relevant private businesses such as bookstores or art galleries. I'll need to acquire necessary permissions and appropriate display methods (i.e. plaques hung, 4x4 posts with placard on top outside, or other possible creative implementation that can be coordinated with city or business owners).

A Green Bay City Park and Central library given as examples for potential display locations

Phase 3

Installations and Dedications

Next I'll create the visual representations (wood engravings, vinyl print, framed works and/or interchangeable installation boxes are all possibilities and I'm open to discussing other options per location preference). Then install poems at each location. At certain locations, host live/live-streamed readings/dedications with the selected poet to draw community attention and further spread awareness of the project and the Public Arts Commission.

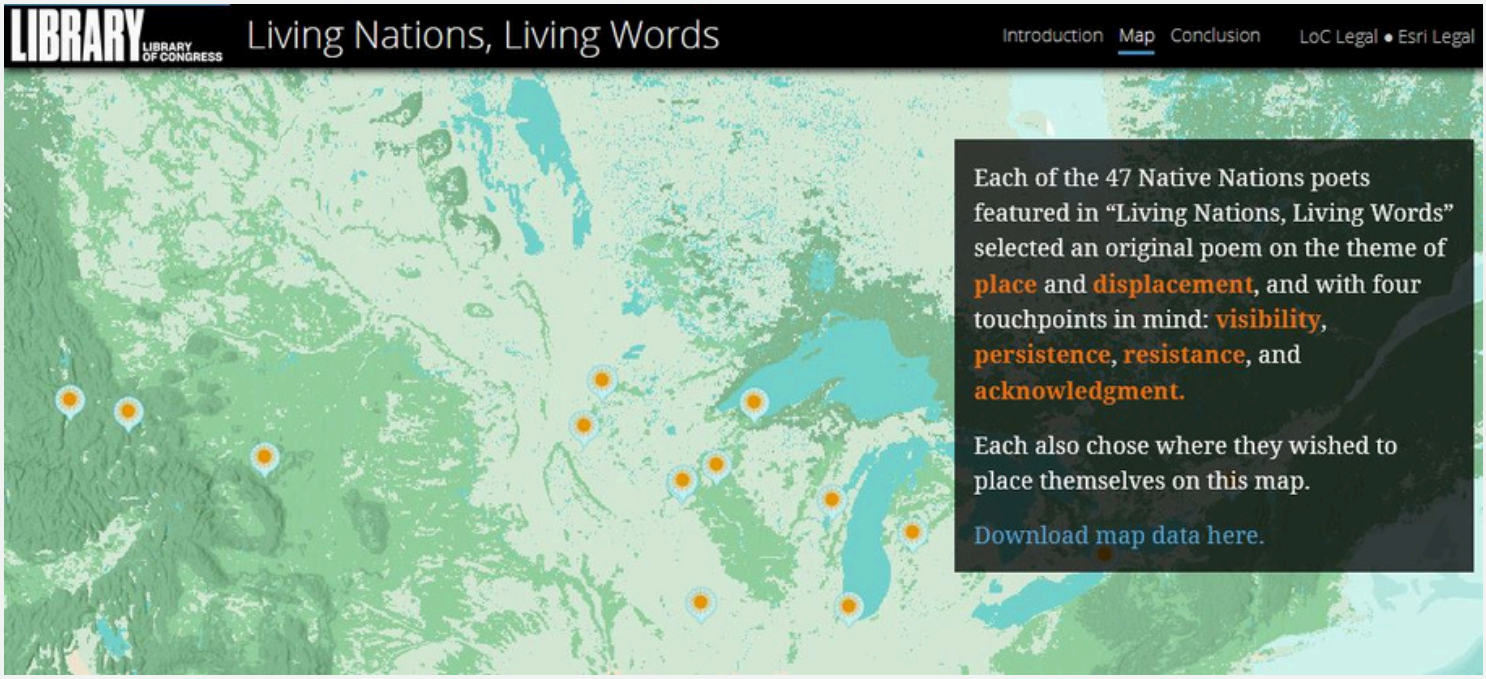
Poets selected during "COLLABORATE" exhibit at The Art Garage, October 2023

Above and Right: Poetry in the Park type examples (see Additional Resources page for more info)

Mayor Eric Genrich dedicating the I Heart GB installation on City Deck., December 2022

Phase 4

Create Interactive Poetry Map

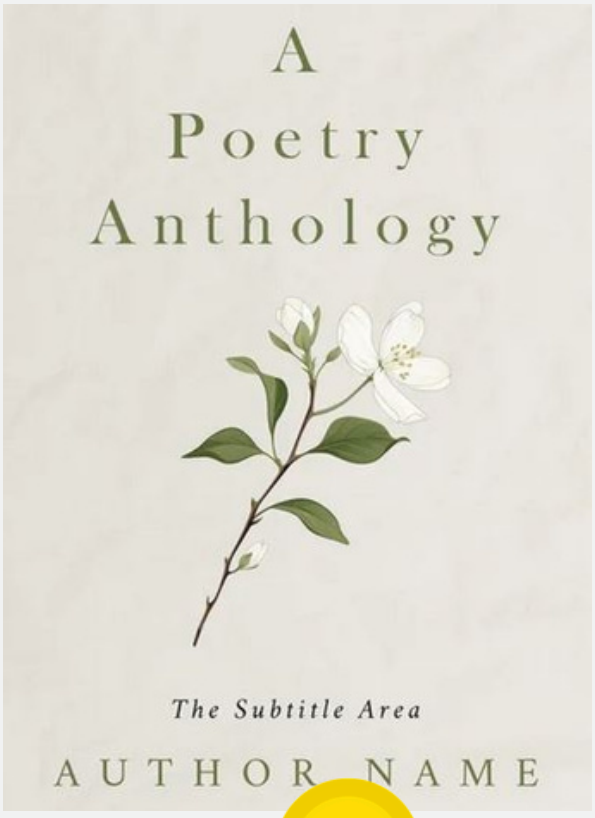


Screenshot of "Living Nations, Living Words" Interactive Map, Library of Congress website

In my opinion, the crown jewel that sets this project apart is the commission of an interactive GIS map to be created referencing all the locations of poetry installations with author bios and relevant information about the location. This map will be able to be embedded within the City of Green Bay website at an appropriate location, so that people can more easily find the installations and learn more about the selected authors. This idea was inspired by U.S. Poet Laureate Joy Harjo's project (screenshot above), and can be made possible by a personal connection willing to complete this task within a very reasonable budget (Green Bay native, Tyler Hoegger; see references on final page for previous work examples).

Phase 5

Design and Format Anthology



Design cover/page layout for anthology and get order capacity live through Amazon publishing, or other on-demand digital publisher. This method is suggested so as to avoid the necessity of a large up-front purchase and subsequent storage of inventory, and allows the anthologies to be shipped directly to consumers. A profile can be set up through the Public Arts Commission for income generated by the anthology to be used at the city's discretion – though I recommend creating a fund for future Poet Laureate terms to help the program continue into the future and possibly increase the future stipend/budget to elevate the impact of future projects.

Project

Timeline

Phase 1 Submissions	January 2026 - December 2026
Phase 2 Locations	January 2026 - March 2027
Phase 3 Installations	February 2027 - September 2027
Phase 4 Interactive Map	May 2027 - November 2027
Phase 5 Anthology	November 2027 - December 2027

While many of these phases will be carried out simultaneously, I find it helpful to present a timeline in order to ensure all tasks are completed.

Installation dates will be dependent upon availability of poets or city officials willing to be present for dedication, and availability of space/staff at the location. Also for outside installations, weather will obviously be a factor.

Project

Budget

Printed Materials
$50 - $100

Installation Materials
$350 - $500

Interactive Map
$350 - $500

ISBN/Publishing
$150 (optional)

Additional

Resources

GIS Map examples

Tyler Hoegger work example #1
Tyler Hoegger work example #2
Joy Harjo interactive map

Poetry Installation examples

Poetry in the Park in Lancaster
Front Yard Poetry

Anthology Hosting example

Shopify
Amazon Kindle Direct

Photo by Chris Rugowski, Chicken or the Egg Photography, May 2024

In closing, I would be incredibly honored to serve as Green Bay's inaugural Poet Laureate, and would do my best to serve the position with dignity and poise while focusing on establishing a legacy - and future public awareness/appreciation - for the position.

Jonathan (Cujo the Poet) Mojock

Port of Poets

Dear Esteemed Poet Laureate Judges,

Thank you for the time and passion you dedicate to literature and the arts. It is truly appreciated by both the community and by me.

I am writing to express my enthusiastic interest in the position of Poet Laureate of Green Bay. As a dedicated member of the local literary & arts community with a demonstrated commitment to the power of the written and spoken word, I am excited by the prospect of serving the Green Bay community in this significant cultural role.

My family's connection to Green Bay runs deep, dating back to the mid-1800s when my ancestors settled here as lumberjacks, farmers, and tradespeople. That strong bond continues through the generations: my grandfather was the first hired driver for Schneider Trucking, and my father was a banker working with the Green Bay Packers during the legendary Lombardi years. More recently, my brother designed the logo for the Titletown District, a project that continues our family's link to the team.

Although I grew up in Seymour, Green Bay was always the center of our family, friends, and entertainment. My wife and I lived in Green Bay during the mid-2000s, where I was the Food & Beverage Director at the Best Western Hotel near Lambeau Field. We ended up moving twice to help our aging parents, first to St. Croix Falls, then to Menasha in 2017, where my parents lived and where we now reside.

My personal commitment to Green Bay and its arts, poetry, and literary community is unwavering. For the past seven years, I have regularly performed at local venues including the Weidner Center, Tarlton Theater, Urban Cultural Art Center, and others. From 2022 to 2023, I owned a gallery in Green Bay, on Main Street called “Dg Clearing Fine Arts Gallery,” which showcased the commissioned artworks from Brett Favre's personal collection, which is now an online gallery. My poetry has been featured in local publications, including The Green Bay Press-Gazette and The Times: City Pages, and has been read, seen, or heard by tens of thousands of Green Bay residents.

Thank you for your support and dedication to the arts. You are greatly valued.

With deep appreciation and gratitude,

Welcome to the “**Port of Poets**.”

Dg Clearing

Port of Poets

A comprehensive project view of the
Port of Poets
by:
Green Bay Poet Laureate Nominee
Dg Clearing
for
2026-2027

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3 Mission Statement

4 My Pledge

5 What is ***Port of Poets***

6 My Vision

7 Project

8 Community Allies

9 Dg Clearing CV

14 Dg Clearing Poems

Port of Poets

Definition:

A port where the loading and unloading of ideas, stories, and art takes place.

Mission Statement

To enrich and foster the lives of the people of Green Bay, its visitors, and businesses through poetry, literature, and the arts.

My Pledge

As Green Bay's Poet Laureate, my pledge comes to life over the next two years through the ***Port of Poets***. This is a series of initiatives that will cultivate a fresh cultural appreciation for poetry, prose, and the arts. Through collaborations with the city, schools, businesses, civic organizations, and volunteers, we can effectively share the deep cultural histories and compelling stories of:

The Great City of Green Bay

What is ***Port of Poets***

For thousands of years, Green Bay has served as a vital port—a crucial harbor for shelter, trade, and supplies. This historical significance is the fundamental reason our city was established in both ancient and modern times. The resulting exchanges fostered a rich environment of businesses and multicultural ideas spanning commerce, education, and the arts.

It is this legacy of exchange that brings the
“*Port of Poets*”
to life.

A place where the loading and unloading of ideas, stories, and art takes place.

My Vision

My vision centers on implementing ***Port of Poets*, with sustainable, proven projects** modeled after successful programs in other cities. This approach will establish the crucial groundwork for an enduring literary program, featuring community-embraced projects that can be repeated annually, biannually, or as needed. This strategy will help secure continued endorsement and funding from the City of Green Bay, while creating opportunities for corporate and private sponsorship of our Poet Laureate Program, helping establish a literary legacy for Green Bay, and future generations of Laureates.

Project

The "***Port of Poets***" initiatives are specifically designed to weave literary arts into the daily fabric of life in Green Bay. This is achieved through a series of accessible public projects suitable for all ages, implemented successfully with the vital assistance of our community allies. (see page 8)

A City-wide Poetry & Literary Arts Program: An inclusive program where adults and youth can contribute to community literary projects and gain recognition through various platforms such as social media, television, newspapers, workshops, and performances.

- **Including:**
- **Public Transportation Poetry**: Poems will be showcased inside buses and on bus stop shelters to reach daily commuters.
- **QR Poetry**: QR codes leading to poems will be placed in local newspapers, participating businesses, and public spaces.
- **Poetry in the Window**: Local store windows will display curated poems.
- **Poetry in the Park**: A monthly summer reading and open-mic series for youth and adults conducted in city parks.
- **Community Workshops, Readings, and Open-mics**: Various workshops, readings, and open-mic events for poetry, prose, and spoken word will be held throughout the community.
- **School Outreach Program**: Readings, workshops, and interactive question-and-answer sessions will be held in Green Bay schools to foster youth enthusiasm for the Literary Arts.
- **Conclusion of the City-wide Poetry Program**
- An anthology of the writings/poems from the ***Port of Poets*** projects will be compiled into a two-volume set, one for 2026 and the other for 2027. These will be available for purchase through local bookstores and will serve as a lasting legacy of the first Poet Laureate Program for the community.
- To build program recognition and familiarity, the official name, "***Port of Poets*****, A Green Bay Poet Laureate Program,"** will be consistently included in print or bannered on all projects, publications, and books. This consistent branding aims to establish a strong, recognizable identity for the Poet Laureate Program.

Community Allies

Community allies will play a vital, multifaceted role in the success and sustainability of ***Port of Poets*** and the Poet Laureate Program, acting as essential bridges between the program and the community it serves. Their primary functions include:

- **Amplifying Reach and Promotion:** Allies use their established networks and platforms (e.g., libraries, local businesses, schools, media outlets) to significantly broaden awareness of the program, ensuring that diverse community members are informed about events, workshops, and opportunities to engage.
- **Facilitating Community Engagement:** By collaborating on specific projects, allies help tailor activities to the specific needs and interests of their respective audiences, increasing genuine participation and ensuring the program remains relevant and accessible to all residents.
- **Providing Venues and Resources:** Partners often offer physical spaces for readings, workshops, and events (like community centers or bookstores), as well as provide in-kind support, volunteer assistance, or even supplementary funding, which reduces the operational burden on program organizers.
- **Ensuring Long-Term Sustainability:** Strong alliances create a robust support system, embedding the program within the community's cultural infrastructure. This distributed ownership helps the program weather changes in funding or leadership, securing its longevity and ensuring its impact endures beyond a single laureate's term.
- **Offering Diverse Perspectives:** Allies bring unique insights into the community's demographics and cultural dynamics, helping organizers tailor initiatives that are inclusive and resonate across different neighborhoods and populations.

Several community allies have committed to participating in the Poet Laureate Program. ***Port of Poets*** initiatives will be strategically matched with these organizations based on the nature of each initiative, a process that will continue as new allies join the program.

Current committed allies include Brown County Public Library, the Oneida Community Library, Lion's Mouth Bookstore, and the Green Bay Public School District.

Dg Clearing CV

Book Publications

Love Letters to Gaia, an Anthology: The Keeper of My Soul
published by: Miro Crocco

Out Loud, A Literary LGBTQ Art Anthology: My First Rainbow
published by: Read or Green Books

American Graveyard - Volume 1, an Anthology, Casey Goodman
published by: Read or Green Books

American Graveyard - Volume 2, A Note from a Friend, to be released in March 2026
published by: Read or Green Books

I Can't Breathe Vol. 1: 1965
published by: Underground Publishing of Bloomfield College, New Jersey

I Can't Breathe Vol. 2: Pine Tree Air Freshener
published by: Underground Publishing of Bloomfield College, New Jersey

Wisconsin Fellowship of Poets Calendar 2023: Shadow in the Wind

Hopefully Soon: a book to be released in the spring of 2027, by Dg Clearing

Newspapers Publications

2022 City Pages, Green Bay, Wisconsin
2021

USA Today Newspapers:
The Milwaukee Journal Sentinel, Milwaukee, WI
Green Bay Press-Gazette, Green Bay, Wisconsin
Appleton Post-Cresent, Appleton, Wisconsin
The Reporter, Fond du Lac, Wisconsin
Herald Times, Manitowoc, Wisconsin
Marshfield Times, Marshfield, Wisconsin
The Northwestern, Oshkosh, Wisconsin
The Sheboygan Press, Sheboygan, Wisconsin
Wausau Daily Herald, Wausau, Wisconsin
Wisconsin Rapids Daily Tribune, Wisconsin Rapids, Wisconsin
Stevens Point Journal, Stevens Point, Wisconsin
Door County Advocate, Sturgeon Bay, Wisconsin

Poetry / Literary Films & Videos

2022 Council for Wisconsin Writers(CWW) Poetry Month Film Series
2020 Poetry Unlocked Video Series of Wisconsin Poets

Stage / Theater / Performance of Poetry

2025 SOHO PlayHouse New York, NY
2025 Frigid Theater New York, NY
2025 Bowery Poetry, New York, NY
2025 Brooklyn Music Kitchen, Brooklyn, NY
2025 The Red Room, New York, NY
2025 Second Tuesday Poets, Stevens Point, WI
2025 Evy's, Mendota, IL
2025 NAMI, Oshkosh, WI
2025 Al Johnson's, Sister Bay, WI
2025 The Nook, Manitowoc, WI
2024 Waupaca Arts Board-Poetry in the Park, Waupaca, WI
2024 The Depot, Green Bay, WI
2024 WisHope, Waupaca, WI
2024 Odins & Frja's, Scandinavia WI
2024 Fresh Water Press, Manitowac, WI
2023 KGB, New York, NY
2023 Parkside Lounge, New York, NY
2023 WFOP Annual Conference, Oshkosh, WI
2023 Waupaca Arts Board-Danes Hall, Waupaca, WI
2023 Bus Boys & Poets, Arlington, VA
2023 South Shore Poets, Cuddahey Library, Cuddahey, WI
2023-25 Urban Cultural Arts Center, Green Bay, WI
2023-2025 Linneman's Riverwest, Milwaukee, WI
2023-2025 The Nightly Buzz, Green Bay, WI
2022-2025 The Tarlton Theater, Green Bay, WI
2022-2025 UnCanny Voices, Green Bay, WI
2022-2024 New Moon Cafe, Oshkosh, WI
2022-2023 Oshkosh Public Library, Oshkosh, WI
2022 The Weidner Center, Fringe Festival, Green Bay. WI
2022 Forever S7even, Chicago, IL
2021-2024 Nuyourican Poets Cafe, New York, NY
2021 Appleton Public Library Virtual, Appleton, WI
2019 The Evergreen, Oshkosh, WI
2018-2025 Poetry Unlocked, Appleton, WI
2018/19/23 Dickenson Poetry Series, Ephrium, WI

Interviews / Publications

2025 Authors Showcase, Oshkosh Media, Spectrum TV, hosted by Thomas Cannon Oshkosh Poet Laureate and Professor Bill Gillard, Oshkosh, WI
2025 Poets Have Something to Say, hosted by North Fond du Lac's Poet Laureate Jeffery McAndrew, Fond du Lac, WI
2025 WBOM, Versed Radio, Mendelssohn Performing Arts Center, Rockford, IL
2022 Council for Wisconsin Writers(CWW) Poetry Month Film Series

Virtual performances

I have performed in India, Japan, England, Australia, Ukraine, Ireland & throughout the United States, including New York, Austin, Chicago, San Francisco, El Paso, Los Angeles, and others.

Poetry Outloud

Through this program, high school students across the country participate in a dynamic poetry recitation competition that is designed to improve their public speaking skills, help build confidence, and teach them about literary history.

2023 Regional Judge for Poetry Out Loud High School competition
Present Ongoing ambassador & liaison for teachers, students, and schools, wanting to participate in the program.

Memberships in Literary/ Poetry Organizations

Wisconsin Fellowship of Poets(WFOP)
Poetry Society of America
Academy of American Poets

Accolades

2022 Chosen by the Council for Wisconsin Writers as one of the representatives for Wisconsin, for National Poetry Month.
2000 Elected as Mr. Door County, represented Door County in various public and private events.

Visual arts

1980-1995
Minneapolis / New York

I was a well-known artist in the Midwest during the mid-80s to the mid-90s.
My work focused on large-scale photography on canvas, ranging in size from just a few feet to works 300 feet long, and some 30 feet wide and 50 feet long.
I was represented by two galleries, ARTBANQUE in Minneapolis and Corporate Art Resource in Chicago. These galleries represented some of the biggest names during that time, including Warhol, Mapplethorpe, George Morrison, and others. I showed alongside many of them, including Warhol, Mako, Christo, George Morrison, and others.
During this time, I lived in New York City for 2 years to produce and promote my art for the galleries.

Visual arts

My work has been shown in many galleries and museums, from the Minneapolis Institute of Art to more locally, the Bergstrum-Mahler Art Museum in Neenah, and the Appleton Gallery of Arts, now renamed “The Trout Museum” in Appleton.

This was an exciting time in the art world and the Minneapolis-St. Paul area. We were in the height of the Postmodern era and the beginning of the Contemporary era of art, and a new resurgence of public art. In Minneapolis-St. Paul, new organizations emerged during this time to help sustain and support artists and art organizations. On a grassroots level, I was involved in many of those, including FORCAST, ARTPAPER, the Artist Collective, and Artspace.

Visual arts

I worked directly with the *Minneapolis Public School System* and did ***workshops*** on art techniques during regular art classes, and had full school participation in creating new, large-scale photographs, in which every student participated.

I worked with the Mpls. Pillsbury House in conducting ***workshops*** for underserved youth.

During this time, I worked/volunteered at the Multiple Resource Center in Minneapolis as an ***Art Therapist*** on a weekly basis, working with mentally challenged youth and adults for about 2 years.

Galleries that I own or have owned

1996-1998 Settlement Images, Fish Creek, WI
specializing in investment-grade artwork of established artists.

2022-2023 Dg Clearing a Fine Art Gallery, Main Street, Green Bay, WI
specializing in paintings from Brett Favre's private collection

2024-- Dg Clearing Gallery, a Green Bay area online gallery
specializing in paintings from Brett Favre’s private collection,
along with private sales & acquisitions of investment-grade art.

Other Work

I worked in the hospitality industry for many years, including owning three restaurants with my wife in Door County:

1999- 2006 The Harborside, Baileys Harbor, WI
The Harborside Bistro, Egg Harbor, WI
Portifinos, Fish Creek, WI

Along with this, I held various positions in restaurants in Minneapolis, New York, Appleton, and Green Bay, from Director of Operations, General Manager, and Head Chef at the Monte Carlo(Mpls), Blue Point(Mpls), The Terrace(NYC), Masters(Mpls), Golden Coral(Oshkosh), and the Best Western Hotel near Lambeau Field(Green Bay). I was responsible for the hiring, training & development of staff and managers, full P&L responsibilities, menu development, marketing, and public relations.

Education

Studied Fine Arts at the University of Wisconsin and the University of Minnesota

Dg Clearing Poems

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The Trail

I walked the trail many times
each season filled with memories
wild flowers, of May’s rains
fern groves, in July’s humidity
leaf colors, as October passes
white and silent, January's crust.

Change is subtle along the path
a sapling
new moss, on a rock
morels, after the morning dew
a fallen branch
take notice of the change.

Beaten, with footprints, the route is used by others
after a rain or snow, fresh tracks can be seen
deer, mink, squirrels, turkeys, all share the lane
bear and cougar, have crossed my path
wolves and coyotes have been seen
being wise, walk familiar, with caution and respect.

Smells and sounds, guide every season
peepers choir, in the swamp
giant pines, the sweetness of fresh running sap
breezes whistle, along the cliff's edge
crows caw, as you pass
senses tell the right and wrong direction.

The beginning and end, start the trail
subtle changes, give guidance
respect and be wise, your path is shared
listen to your senses, for direction
Memories Lane is the footprint.
Walk the trail.

A Farmer's Strike

We sowed the fields with kernels of gold
what was planted is now ripe and dry
row after row that are endless
what was green is now golden and brown
the husks sound like heaven's rattle in the wind
yellow and brown, each cob, topped with silken golden hair.

The smell of
fall’s crisp winds are here
rakes of the harvester cut each stalk
with sharp knives and cuts
as the nuggets are stripped
each cob left empty, of its bounty.

Like the flurry
of a swarm of yellow jackets
the nuggets are hurled into the hopper
shards, sharp as glass
of silk, leaves, and stems
fill the air.

It started at daylight, and now the moon shines.
Reap what we have before the rain comes.
Work until the new dawn, whatever it takes.
Stow it in towers, before winter's breath.

The kernels of gold will feed us through spring.
What has grown is our strike!
Let this fortune be our nourishment.
Bless, that we have such wealth.

My Wife’s Garden

Today is the last day of July
I’ve watched my wife tend her garden
since early spring
tilling the soil
planting the seeds
pulling the weeds
setting up supports
so the peas and beans can climb
and so the tomatoes don't fall over
from the weight of their fruit.

She asked me to put a fence around it
so the rabbits and other creatures
don't eat the passions of her labor
but she still feeds them in our yard
with birdseed and leftover bread.

She pulled the first beats out yesterday
we had them for Sunday Supper
along with freshly picked snap peas
and roasted short ribs
with a pesto sauce
that she made from the basil she grows
in red and yellow, 5-gallon buckets
that sit on a large, round, slotted garden table
along with other colored ceramic pots
filled with a cupboard of herbs.

Soon the tomatoes will be ripe
and we’ll have them every day for a month
in salads, sandwiches, and sauces
the best is a big fat heirloom tomato
sliced, with sugar, sprinkled over the top of it.

In 5-6 weeks or so
she’ll can what is left
making salsa and sauces from the tomatoes
and pickling the cucumbers, cauliflower
carrots and peppers
putting them into Mason Jars
filling each of them
with the bounty
of her heart.

Sipping Hot Coffee

As I sit outside
at the cafe
sipping hot coffee
noshing on baked treats
reading the morning news
surrounded by others doing the same
as children, run through the tables
knocking paper plates
filled with goodies to the ground.

17 pigeons, in a scurry
fly to the crumbs
fighting over the debris.

All that I can think
is how lucky we are
that this sip of burnt sienna
the table that I'm nestled at
and the leisure of my day
has come
at such a great price
as my drink is filled, and runs over
with the blood of sacrifice
from the women and men
who fought and died, in horrific ways
in the battles of war.

They will never be able
to sip
a cup
of Joe
again.

We are blessed
for what these brave
soldiers have given us.
Every drop of your
morning brew
is filled
with parts of their souls
give thanks
and prayers
in all
that nourishes you.

My First Rainbow

When I was just a baby
I saw my first rainbow above my crib
hung in the sky
with the sun and the moon and the stars.

When I was three
I saw my first rainbow outside
hung in the sky, with the raindrops, the clouds, and the birds.

That is when
I drew my first band of colors, with crayons
it hung on the fridge, with a magnet
alongside the other pictures, of people, and words.

When I was seven
I made a rainbow, with hearts of color
on the sidewalk with chalk
and imagined that it hung in the sky
with my grandma, who had just died.

When I was twelve
in my diary
with the rainbow on the cover
I wrote about the colors of my dreams
red, orange, yellow, green, blue, and purple
a band of colors, that would always protect me.

When I was sixteen
hid under my dresser drawer
I kept the secret of the rainbow
bound in my journal
with notes and pictures inside.

When I was 19
there was a person
who shared their rainbow with me
with colors in their arc
that I had never seen before.

When I was 23
I played with all the colors
smearing them together, like finger paints
making the modern art of my time.

When I was 27
in the tablet of my keepings
I searched for the pot of gold
at the rainbow's end.

When I was 32
I stood inside, the end of the rainbow
and knew, what I had written was true
it all was going to be, OK.

Mom

The doors were locked
a giant stop sign on the entrance read

DO NOT ENTER!
YOU MUST CALL FOR ADMITTANCE
DUE to COVID-19

No number is given
Mom's inside, how can I see her
she has dementia, does she know
the phone is busy
I ring the bell

10 minutes later, someone comes
"No one can get in
it's for their protection
go tap on her bay."

They could have let us know
Mom sits in the window
she's 91, a depression baby
she's seen her share of life.

Four months later
outside of her window
I sit every day

we talk:
her little sister is playing hopscotch
time to bring the cows in
you're going to be late for Sunday School
the war goes on
President Kennedy was shot
the man on the moon.

I just want to hold her hand.

The Keeper of My Soul

Walking through your forest
a canopy of oaks, maples, and birch
cloak the sky above
your whispers can be heard
amongst the trees
as their branches sway from your breath
seduced by the allure of your scent
faint perfumed wisps of delight fill me
I lay on your bed of moss
in a trance
helpless in the surroundings of your beauty
trickles from a creek can be heard
crickets chirp as the songbirds sing
the grip of my bondage has been released
my soul wanders in your creation
now you have taken me
I am yours.

Give Thanks

As we walk the paths
give thanks: that we have good health and vigor
so we may enjoy the fruits of life
that we can learn and teach and grow
with our family, friends, and community.

As the seasons change
give thanks: that we are blessed
with a home that keeps us safe
shelters us from the elements
a place where we can sleep in peace.

As the wind blows
give thanks: that we are clothed
with fibers from the earth to cover us
protect us from the wrestle
to make us look dignified, pretty, and handsome.

As the sun shines
give thanks: for the food we have
with respect and reverence for the essence
the flora that gives us bread and fruits and vegetables
so that we may grow strong in body, mind, and spirit.

As the water flows
give thanks: that we may drink
with the blood of the earth, that fills our veins
that the lakes are full and the rivers run wild
when casting our nets, they are filled with blessings.

As the fire rages
give contributions and prayers, to those less fortunate
share your wealth, with people without
every offering will be a boon
let us all take part in this giving.

Give blessings and prayers
to all those who have past
their teachings are their gifts to us
remember them in your heart
they will never be forgotten.

Give thanks, that we are blessed. Give thanks, for the health we have.
Give thanks for the home we have. Give thanks, for the clothes we wear.
Give thanks for the food we eat. Give thanks, for the water of life.
Give offerings and labor to those less fortunate.
Give prayers and remembrances to all those who have passed.
Give thanks.

Green Bay Poet Laureate Creative Proposal
Hannah Neece Petraski
December 2025

Poetry is for everybody – no matter literacy or ability level

Overview:

- Traveling workshops for elementary to elders
- Poetry receptions, open mic nights
- Connecting local nature and biodiversity into our work
- Unveiling local history, poets of past

Objective: Combine and utilize withstanding personal relationships with **Literacy Green Bay, Greater Green Bay YWCA, GBAPS, NWTC, WLUK-FOX11**, and **Wisconsin Historical Society (Heritage Hill State Historical Park and Hazelwood Historical House),** among others to create a truly community wide endeavor of bringing poetry to all corners of Green Bay. Network and build new relationships with those curious about the craft so that everyone has access to the creativity that is inherent to them. Represent the GBPAC and the city of Green Bay as a public ambassador of the spoken word with integrity, kindness, and wonder.

Goal: Focus on traveling workshops highlighting (but not limited to) the youngest and oldest of our population. I have significant experience in childcare and working with kids is a passion of mine. According to a 2024 study, the use of poetry in an 8th grade classroom positively impacted the students' literacy rates (Brannon). I would work with **GBAPS** to coordinate workshops with teachers and students to facilitate the learning of poetry, tailored to be age appropriate.

Additionally, exciting research has emerged regarding the impact of poetry on dementia patients. "Within the spectrum of art-based interventions, poetry has shown an impact on communication, socialization, and the regulation of behavioral outcomes." (Guzman, Antonio et al.) I would love to take revolving poetry workshops to our **local nursing homes, Oneida Aging and Disability Services, and Aging & Disability Resource Center (ADRC) of Brown County**. As with the students, this would involve both education and hands-on creation of personal poetry with residents and community members, where we would eventually have a **reception of sharing our work with each other and our loved ones.**

I'm inspired by **live poetry nights** where community members can come together and read their work in a space that is inviting, warm, and non-judgmental. I would like to host a series of these nights throughout my tenure, potentially reaching out to work in conjunction with any existing local poetry nights already in rotation.

My personal work is greatly inspired by our bountiful access to nature. If I held the role of Green Bay Poet Laureate, much of my poetry and teachings would reflect this. I am particularly drawn to the work of former Wisconsin Poet Laureate Denise "Dee" Sweet who has experience teaching here at UWGB. Sweet utilizes nature imagery heavily in her work and has a deep connection and understanding of the land. I think as residents of Green Bay, it is imperative we honor the gift of our surroundings – and what better way than to sing the song of poetry?

Honoring local history is important to me. I would like to dedicate a portion of my time as Green Bay Poet Laureate to **establishing a digital archive of local poets and poetry** dating as far back as possible. I have extensive experience in archival work and feel that creating this base for us to build upon is beneficial. It grounds us to our geographic area and connects us to our community and past, while helping us learn and move towards a future of inclusivity and newness.

When I worked at Heritage Hill, I was an interpreter at the historic print shop. I would love to do a workshop series **incorporating poetry while utilizing the printing presses** available there. This would involve the park, GBAPS, and the local homeschooled groups that plan trips.

With the YWCA, I am inspired by my time working there and the community of women I encountered every day. I would love to put together workshops using their space where we could come together in smaller women's groups and learn about the **history of women in poetry**, as well as craft our own work together.

Ideally, I would represent the art of poetry as a local mentor and be **available for communication and collaboration** long after the tenure of this position ended. I would be thrilled to continue being involved in the local arts scene in any capacity and to be able to see poetry specifically thrive would be a great privilege.

I take a **strong anti-AI stance**, and this would be represented in my workshops and teachings. I believe that every person has the capability to create something on their own, without the use of generative AI – and I would be honored to shepherd them to that understanding.

I often ask myself, **"how can I contribute to the dream of the earth?"** For me, this manifests in the way of teaching (learning), gathering, and writing. In this role, I would prosper in all three areas. I am thrilled with the potential opportunity to meet new, likeminded community members who are passionate about learning like I am. I think that together, we can create something new and good, something that is fulfilling and hopeful, and something that propels us towards a future filled with creativity and courage.

To the committee and those who have taken the time to read this proposal: thank you.

References

Brannon, Diana. "Investigating the Impact Poetry Instruction Has on Students' Writing." (2024). <https://ijessnet.com/wp-content/uploads/2024/08/2.pdf>.

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About Us | Green Bay, WI. *Www.greenbaywi.gov*, www.greenbaywi.gov/1320/About-Us.

DETAILED PROPOSAL

My plan would include hosting regular open poetry readings, as I did at Green Bay's Barnes & Noble Bookstore, during which time (c. 2004-2010) I drew up posters to be placed at the four Green Bay High Schools, as well as the high schools in DePere, Ashwaubenon, and Oneida. I would also print up one-page fliers to be distributed (emailed) to the English teachers in each of these schools, to encourage their students to come out and read. We would make it clear that all poetry styles are welcome, from traditional sonnets to the freest of verses. Such readings have always done well, even growing as students passed the word on how fun readings can be.

These open readings could take place in monthly rotation at the three venues mentioned in your email (which would also receive posters to put up): the Brown County Library, the Oneida Community Library, and the Lion's Mouth Bookstore. I think it is vital that writers of all ages have a place that not only allows for poetic expression, but welcomes it. I am certain the Press-Gazette will publish notices of the monthly readings as well. They always have in the past. Also, it might be possible to hold events at the Botanical Gardens and the Museum, the latter of which used to hold a monthly poetry reading, as I recall.

I believe that more intimate classroom readings could be held at the various area schools for younger students. I do write and have published humorous children's verse that I could read in the classroom for grade school and middle-school level students, many of whom are often too young, or too shy, to participate in the open poetry readings at the larger monthly venues. Hearing poetry read aloud is often the first catalyst toward writing poetry oneself.

In addition to readings, seminars on the topic of how to go about publishing one's poetry could be conducted, a subject of interest to most writers young and old. I had conducted several such seminars at Barnes and Noble, which were well-attended.

One project I would very much like to pursue is the editing of a year-end collection of the best poems presented by readers at the open poetry readings. Nothing builds confidence like seeing one's poem selected and printed in a collection with other poets.

Regarding a second project I might attempt along the way, I would like to set about writing a longer poem, or perhaps a series of poems, on the City of Green Bay itself, highlighting aspects of both its history and its peoples, to incorporate the topics of the land, the waters, farming, factories, the arts, etc., and the various historical figures who took part in it all.

Sincerely,

John Pidgeon

To the Green Bay Public Arts Commission,

I would like to first extend my greatest gratitude for the opportunity to present my proposal for Poet Laureate of the City of Green Bay. Over the past six years, I have grown deeply connected to this city, its people, its landscapes, its cultural richness, and the way it balances accessibility with a small-town feel. Through my work and partnerships, I have seen how poetry can open doors for community connection, healing, and storytelling. As Poet Laureate, I would seek to expand that impact by creating a citywide artistic project that honors the voices and identities of Green Bay.

Project Vision

“Poetry in Motion: The Voices of Green Bay” is a two-year community poetry initiative designed to bring poetry into everyday spaces, encourage shared creative expression, and create a public art piece that represents the collective story of our city. This project will blend workshops, public engagement, and visual art to invite residents of all ages and backgrounds into the creative process.

Overview

1. Community engagement

I will build a multi-layered poetry initiative that intentionally partners with the four programmatic allies:

A. Brown County Public Library: “Library Lines” Workshop Series

Quarterly free workshops for youth and adults featuring:

- Intro to poetry
- Spoken word & performance
- Poetry for healing and emotional expression
- Author talks and readings
  Each workshop ends with a short open mic to amplify emerging voices.

B. Oneida Community Library: “Stories of the Land” Collaboration

A series celebrating Indigenous stories, language, and imagery.

- Collaborative poems created with community members
- Poetry circles rooted in cultural storytelling traditions
- A printed or digital chapbook featuring the pieces created

C. Lion’s Mouth Bookstore: “Laureate Literary Nights”

Quarterly themed poetry nights hosted at the bookstore:

- Black History Month Poetry Night

- Poetry & Mental Health Night
- Poet Laureate + Guest Poet Spotlight
- Youth Takeover Night (showcasing teenage writers)
  these events will help local poets build their craft and community.

D. Green Bay Area Public School District: “Young Voices Rising” Residency

A rotating school-based mini-residency that includes:

- Classroom writing workshops
- Poetry clubs
- A youth poetry contest
- A final district-wide showcase that ensures students connect literacy with creativity and self-expression.

2. Additional project ambitions:

A. Youth Publishing Project: “Young Ink of Green Bay”

In collaboration with GBAPS and local libraries, I will curate and publish a youth poetry book featuring original poems from students across the district.

Goals of the Youth Book

- Amplify young voices and emerging writers
- Create a tangible legacy for youth poets
- Provide publishing experience and confidence
- Strengthen literacy through creative expression

The book will be available in public libraries, school libraries, and at the mural unveiling event. Select youth poets will also be invited to read from their published work.

B. Poetry Hike Experience for College Students

“Poetry and the Path: A Hike for the Creative Mind”

To intentionally engage college students and young adults, I will introduce seasonal poetry hikes on local trails and parks. These hikes will combine:

- Nature exploration
- On-the-spot poetry prompts
- Spoken word moments
- Mindfulness and creative reflection
- Group poem creation at the end of each hike

Partnership opportunities include UW-Green Bay, NWTC, local student organizations, mental health clubs, and outdoor groups.

This experience encourages students to unplug, reconnect, and express themselves while exploring the natural beauty of Green Bay.

Timeline

A. Year One: Poetry in Motion Workshops

During the first year, I will host eight poetry workshops across Green Bay, in partnership with:

- Brown County Public Library
- Oneida Community Library
- Lion's Mouth Bookstore
- Green Bay Area Public School District (GBAPS)

Collective Poems

At each workshop, we will create a group poem that reflects the voices and themes expressed in the room. After all eight workshops, I will compose an original poem titled:
"Green and Gifted"
— a unified piece made from the collective lines, emotions, and stories shared across the city.

This poem will become the foundation for Year Two.

B. Year Two: Community-Inspired Mural

In the second year, I will collaborate with local visual artists to transform the Green and Gifted poem into a public-facing mural in the downtown area.

This mural will highlight:

- Community identity
- Cultural diversity
- Green Bay's natural beauty
- The creative contributions of residents across generations

Community Painting Day

Participants from the workshops, along with families, elders, students, and any interested residents, will be invited to help paint the mural.
This ensures that the artwork is not just created for the community, but with the community.

Unveiling Event: A Celebration of Our City

Once complete, the mural will be unveiled during a community celebration featuring:

- Children and youth from GBAPS reading the collective poem

- Performances by local poets and artists
- A “leave your handprint” station, where attendees can contribute by adding their handprint to the border of the mural as a symbol of unity
- A public dedication honoring everyone involved

This event will celebrate the hundreds of hands and voices that helped shape the project.

Why this project matters

“Poetry in Motion: The Voices of Green Bay” gives the city a platform to celebrate its diversity, creativity, and shared stories. It uplifts voices across cultures and generations, bringing poetry into spaces that are accessible to all. This project fosters community pride strengthens partnerships among local institutions and creates something tangible. Lasting contributions from a collective poem and a youth poetry book to a mural shaped by our residents’ hands. By engaging people directly in the creative process, it leaves a meaningful and enduring mark on Green Bay’s cultural and artistic life.

Budget (Under $1,000)

Total Project Cost: $990

1. Workshops (8 total) – $200
   • Notebooks, pens, markers, printing, prompts
   • Light refreshments
2. Youth Poetry Book – $300
   • Small-batch printing (40–60 copies)
   • Cover design support
3. Poetry Hike Series – $70
   • Printed prompts, journals, clipboards
   • Water/snacks
4. Mural Preparation – $300
   • Artist outline stipend
   • Starter paint + brush materials
5. Unveiling Event – $120
   • Light refreshments, simple décor
   • Handprint paint & supplies

Additional Funding Options

If expansion is needed, additional support can come from:

• Local partners: Public libraries, Lion’s Mouth Bookstore, GBAPS
• Sponsors: Local businesses, community banks, arts centers
• Grants: Wisconsin Arts Board, NE Wisconsin Arts Council, neighborhood mini grants
• Community fundraising: Poetry night fundraiser, donation box, small online campaign

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # T.1

To receive and place on file the November and December 2025 reports by the Police Department on the monthly Traffic Enforcement Unit Traffic Safety Plans.

BACKGROUND

RECOMMENDATION

To Review.

FISCAL IMPACT

ATTACHMENTS

1. Traffic Safety Plan - November 2025
2. TRAFFIC SAFETY PLAN December 2025

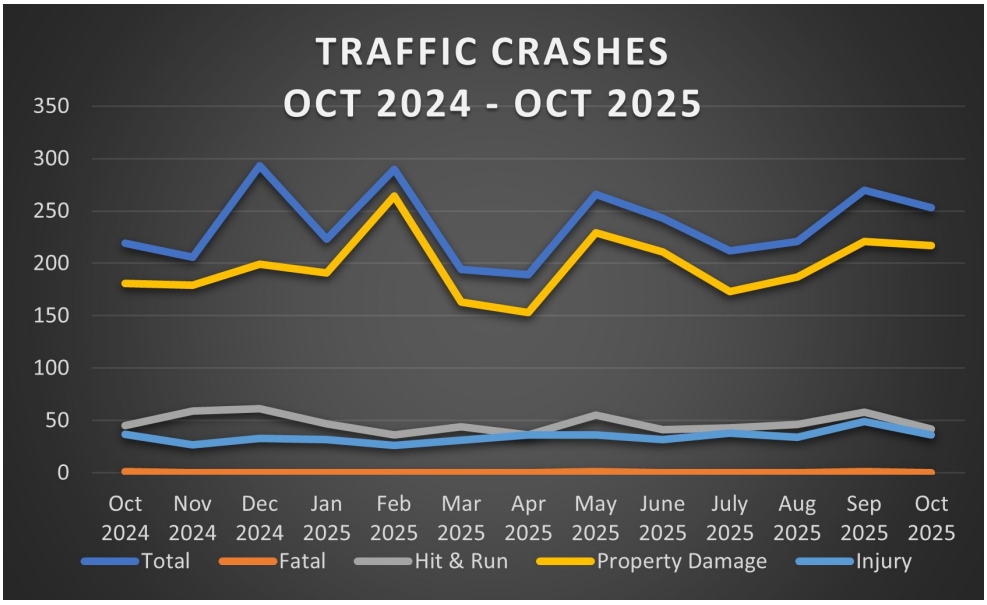
Green Bay Police Department

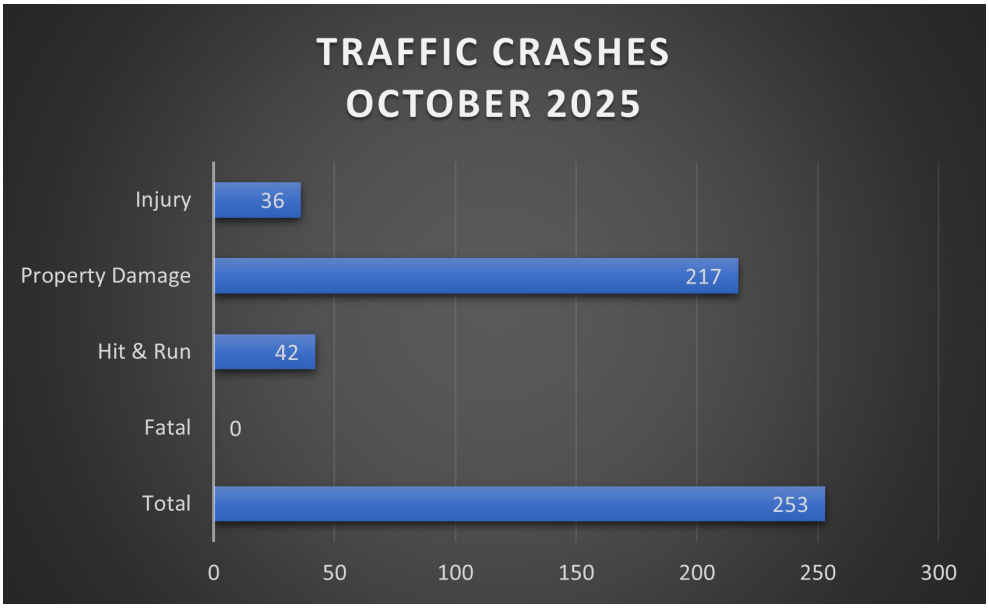
NOVEMBER 2025

Traffic Safety Plan

Traffic complaints are the #1 complaint made to the Green Bay Police Department and City Alderpersons. The police department is committed to safe travels for motorists, pedestrians and bicyclists. With a goal of reducing traffic crashes, property damage, injury and death on Green Bay's roadways, the police department will use a data driven approach for traffic enforcement. Data analytics from crash data, citizens complaints and speed boards (when in use) will be used to identify traffic emphasis areas. Each month's report will be posted on the police department's website and will be presented at the Traffic, Bicycle and Pedestrian Commission meeting.

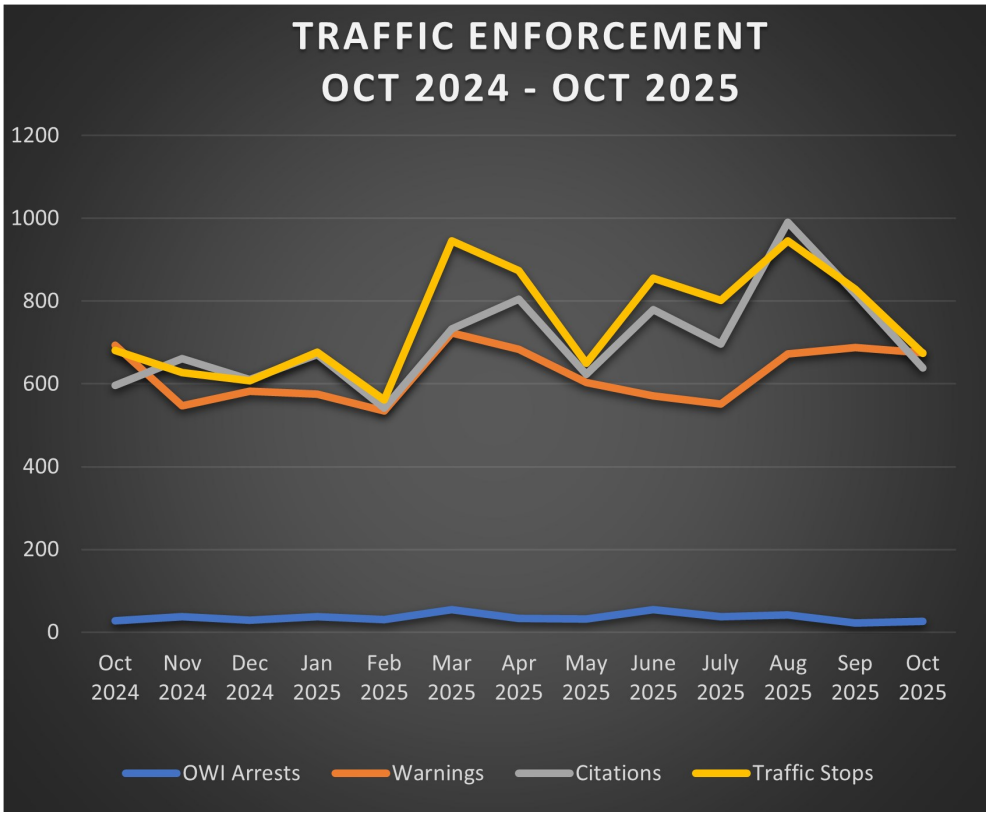
October 2025 Crash Data

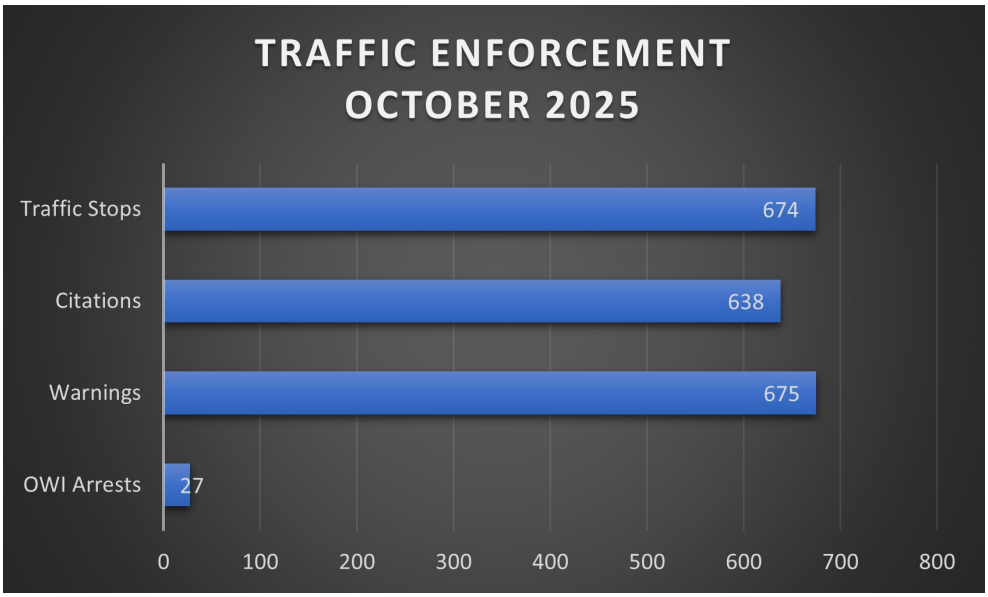




GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

OCTOBER 2025 TRAFFIC ENFORCEMENT





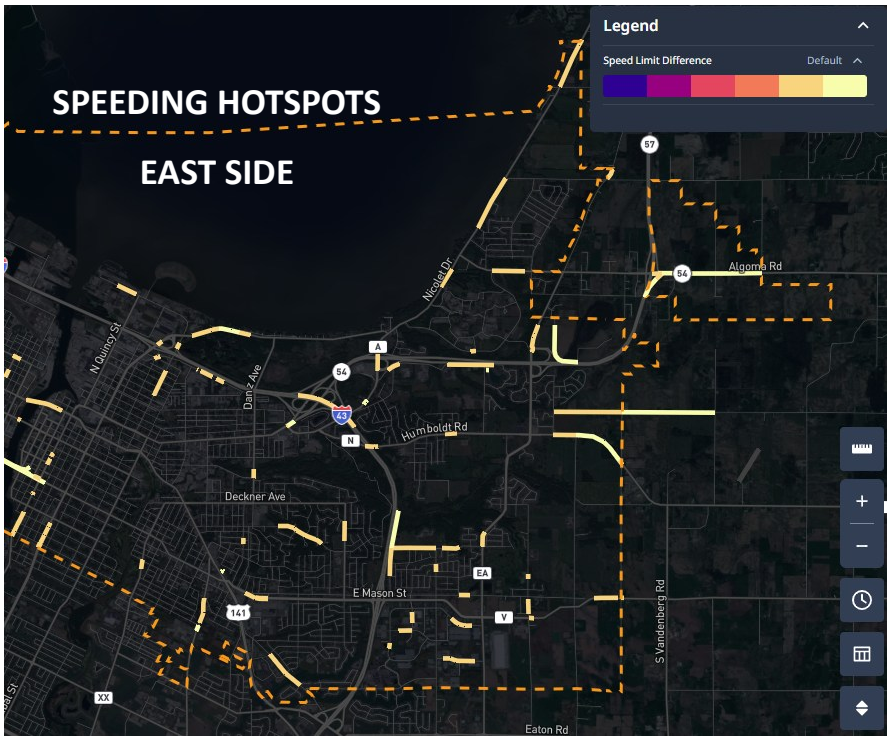
UPCOMING TRAFFIC TASK FORCE DEPLOYMENTS

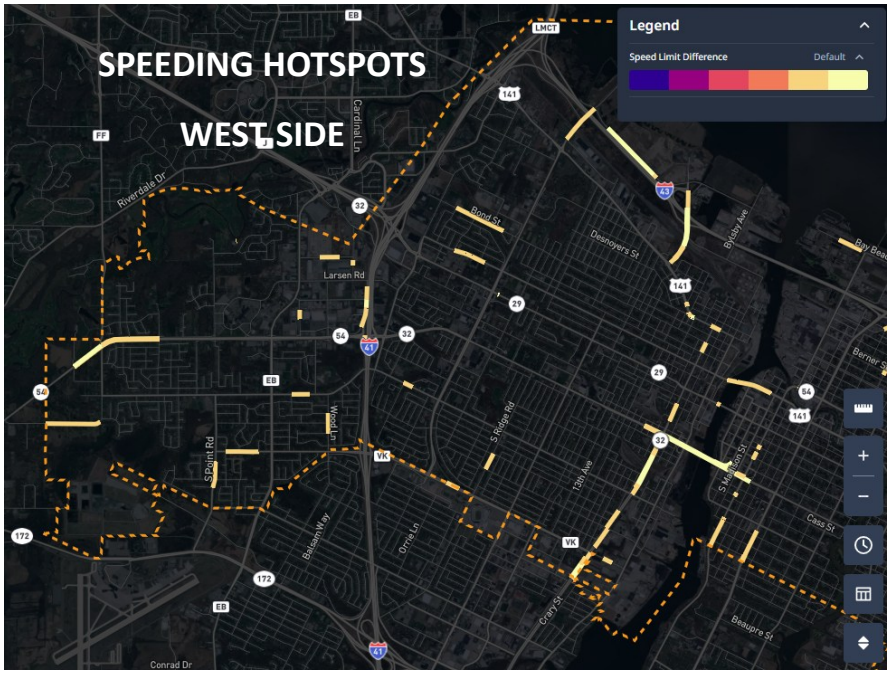
* None scheduled. (Waiting on approval of 2026 fiscal year grants)

GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

TRAFFIC COMPLAINTS

Below are the most recent areas of increased risks from traffic data. To make a traffic complaint, call the Traffic Enforcement Unit Complaint at (920) 448-3212. Residents can also submit an online complaint through the City's Request for Service page. Please leave detailed information including specific times/days of the week, street and block number/intersection, and contact information if you would like follow-up from an officer.





GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

ENFORCEMENT PRIORITY AREAS

Priority areas are determined using a predictive analysis tool through the Wisconsin DOT. The tool uses crash data from the previous three years to determine areas that have a high likelihood of vehicle crashes in the next 30 days.

University Av / University Way

Analysis Area #1: GREEN BAY (C)

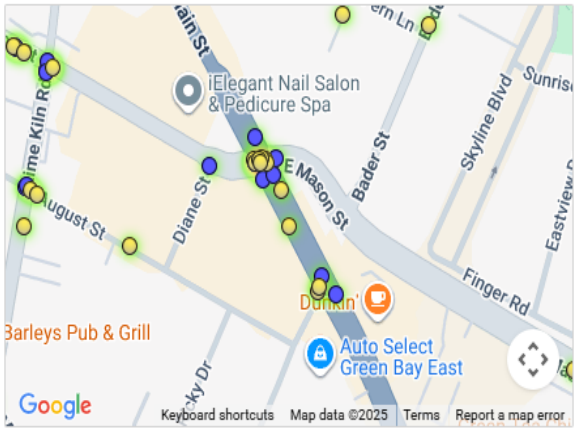
Roadway: 054

Total Crashes: 18

Contributing Factors:

- 65+ Driver (6)
- Large Truck (1)
- Teen Driver (4)
- Motorcycle (1)
- Hit & Run (3)
- Speed (1)
- Bike (2)
- Aggressive (1)
- Distracted (2)

Main St / E Mason St



Analysis Area #2: GREEN BAY (C)

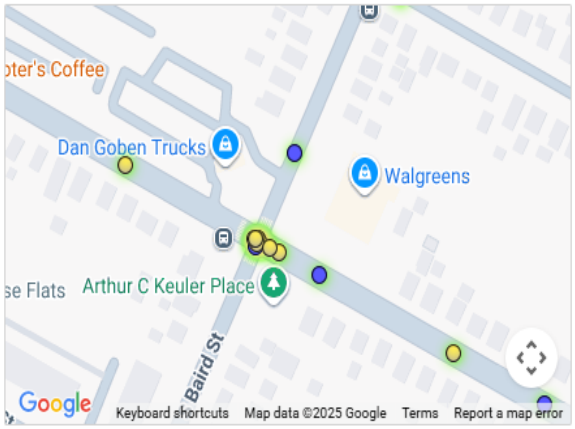
Roadway: 141

Total Crashes: 22

Contributing Factors:

- 65+ Driver (6)
- Large Truck (1)
- Teen Driver (4)
- Motorcycle (1)
- Hit & Run (3)
- Speed (1)
- Bike (2)
- Aggressive (1)
- Distracted (2)

E Mason St / S Baird St



Analysis Area #3: GREEN BAY (C)

Roadway: E MASON ST

Total Crashes: 14

Contributing Factors:

- 65+ Driver (6)
- Large Truck (1)
- Teen Driver (4)
- Motorcycle (1)
- Hit & Run (3)
- Speed (1)
- Bike (2)
- Aggressive (1)
- Distracted (2)

A message for NHTSA

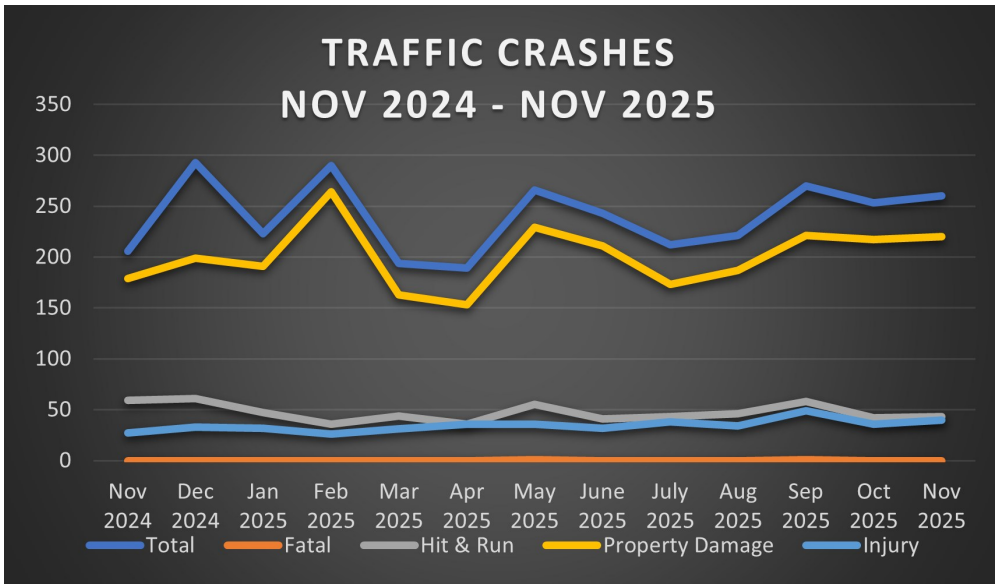
Green Bay Police Department

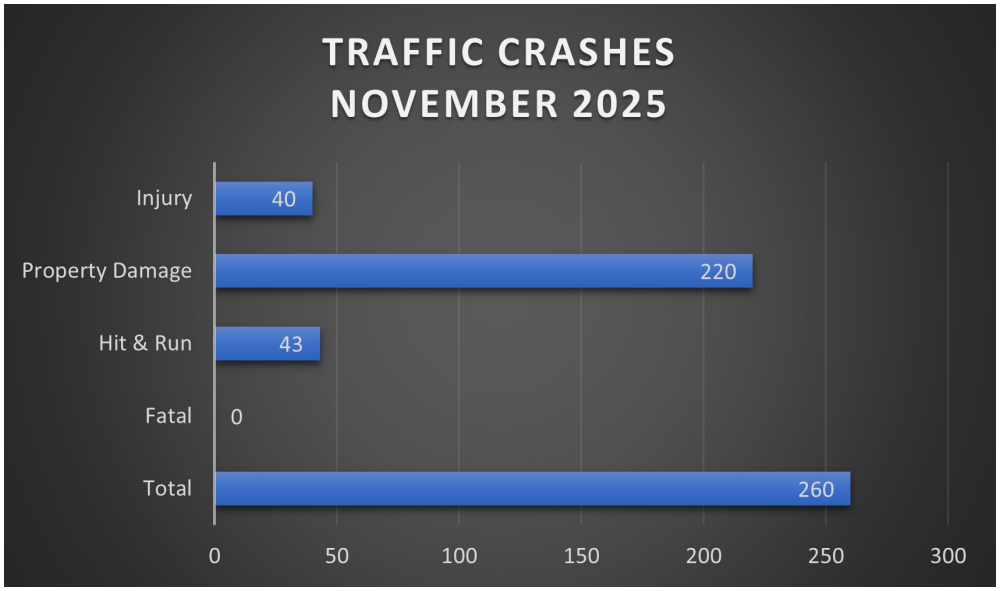
DECEMBER 2025

Traffic Safety Plan

Traffic complaints are the #1 complaint made to the Green Bay Police Department and City Alderpersons. The police department is committed to safe travels for motorists, pedestrians and bicyclists. With a goal of reducing traffic crashes, property damage, injury and death on Green Bay's roadways, the police department will use a data driven approach for traffic enforcement. Data analytics from crash data, citizens complaints and speed boards (when in use) will be used to identify traffic emphasis areas. Each month's report will be posted on the police department's website and will be presented at the Traffic, Bicycle and Pedestrian Commission meeting.

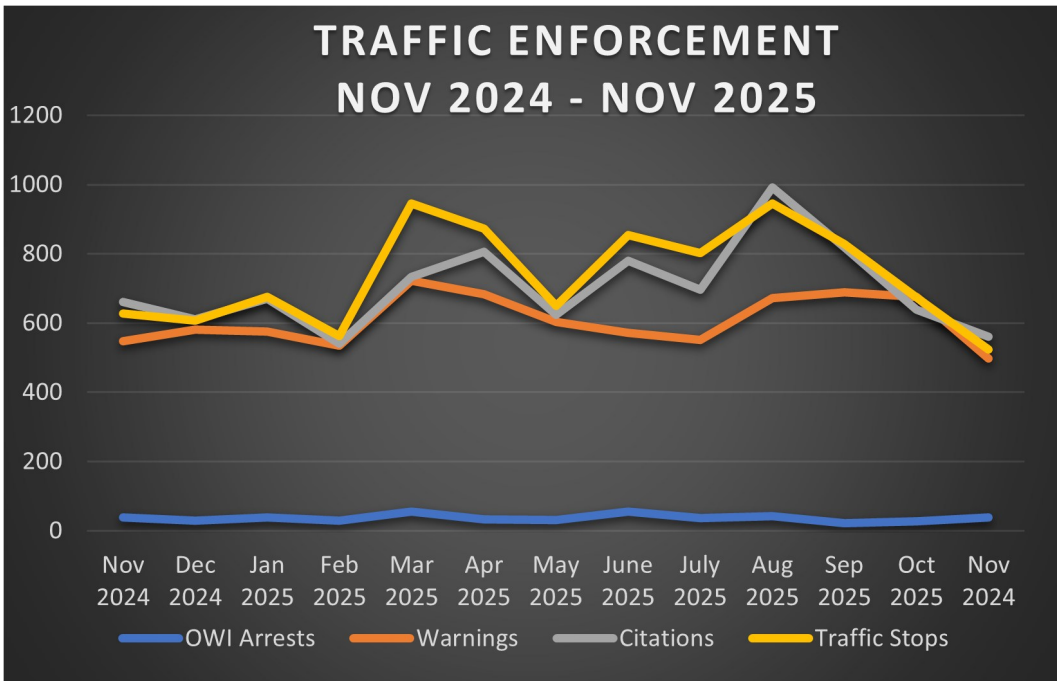
November 2025 Crash Data

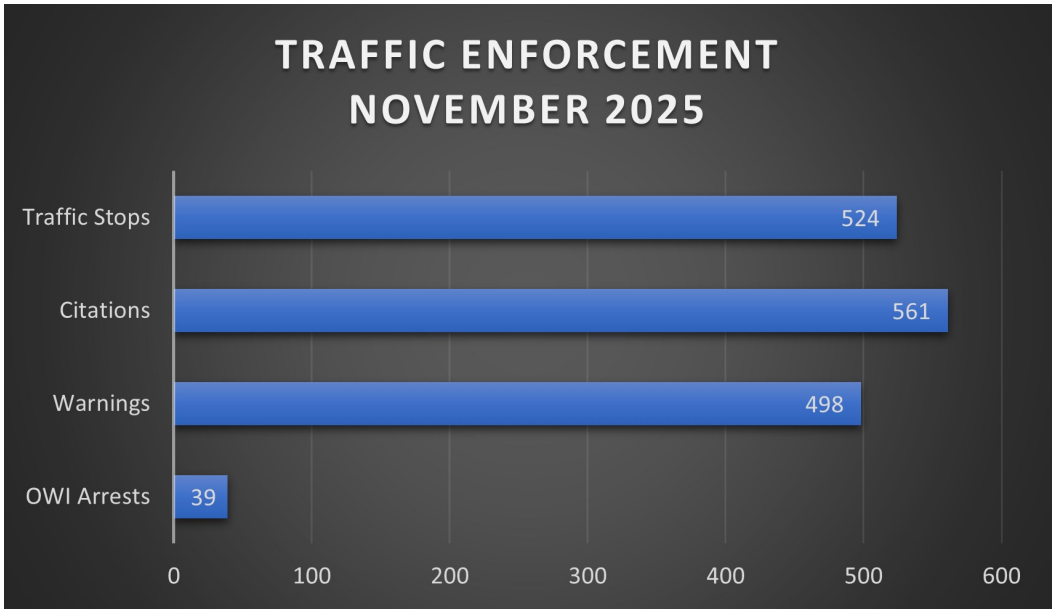




GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

NOVEMBER 2025 TRAFFIC ENFORCEMENT



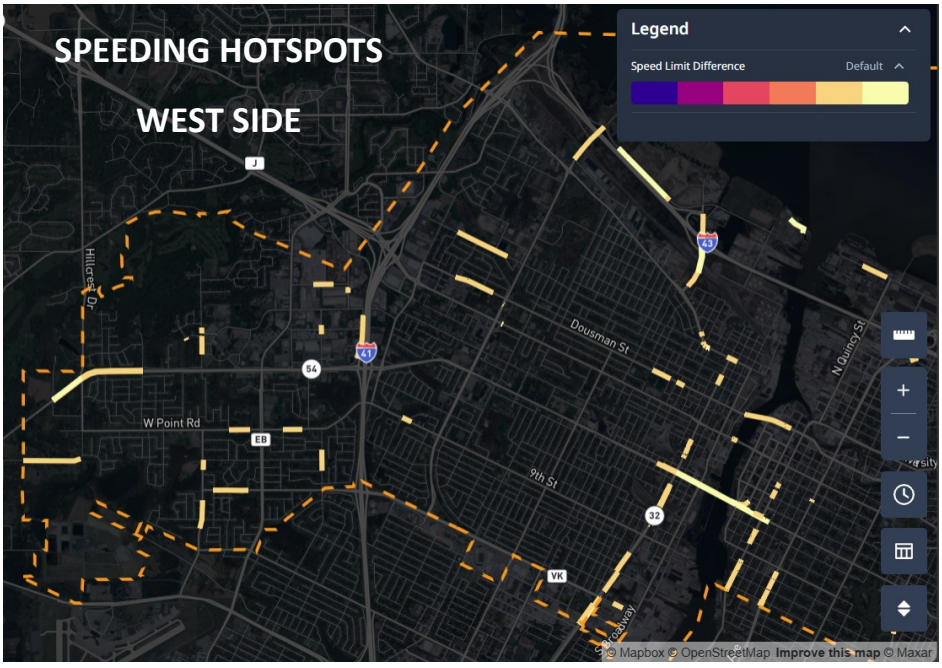


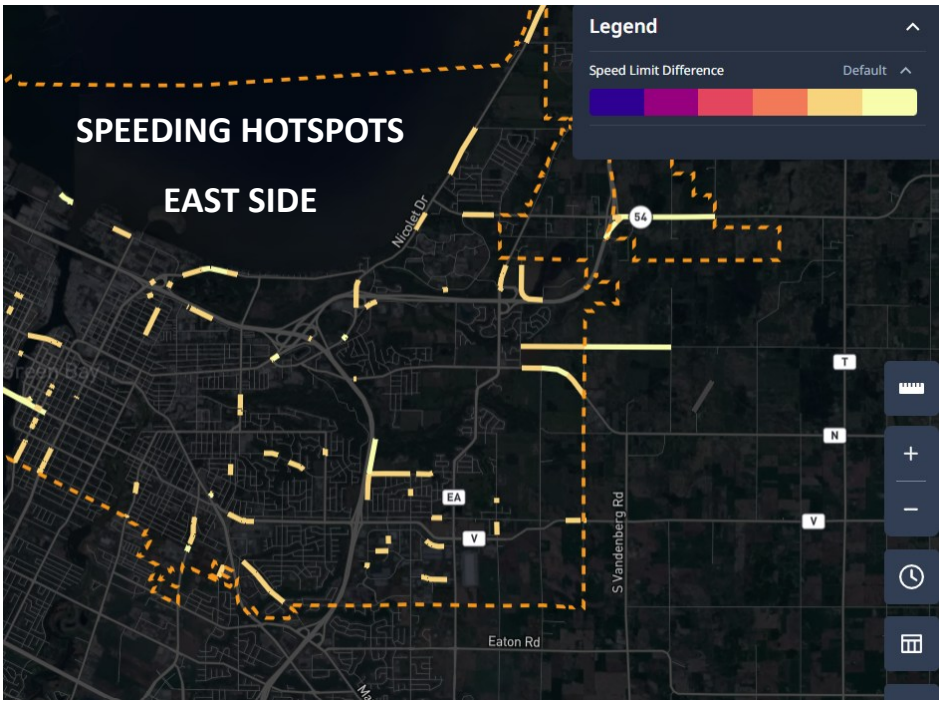
UPCOMING TRAFFIC TASK FORCE DEPLOYMENTS

* None scheduled. (Waiting on approval of 2026 fiscal year grants)
* City funded OWI patrol scheduled New Year's Eve

TRAFFIC COMPLAINTS

Below are the most recent areas of increased risks from traffic data. To make a traffic complaint, call the Traffic Enforcement Unit Complaint at (920) 448-3212. Residents can also submit an online complaint through the City's Request for Service page. Please leave detailed information including specific times/days of the week, street and block number/intersection, and contact information if you would like follow-up from an officer.



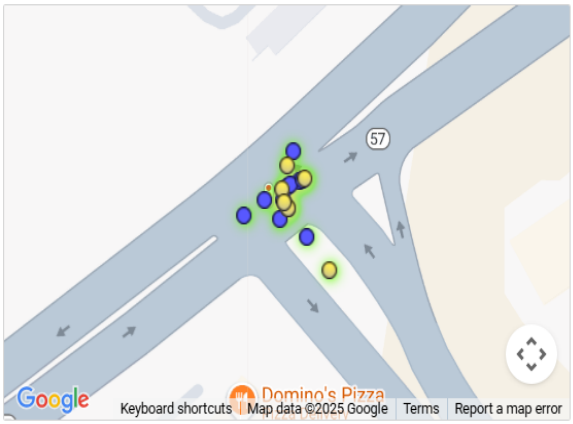


GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

ENFORCEMENT PRIORITY AREAS

Priority areas are determined using a predictive analysis tool through the Wisconsin DOT. The tool uses crash data from the previous three years to determine areas that have a high likelihood of vehicle crashes in the next 30 days.

University Av / University Way



Analysis Area #1: GREEN BAY (C)

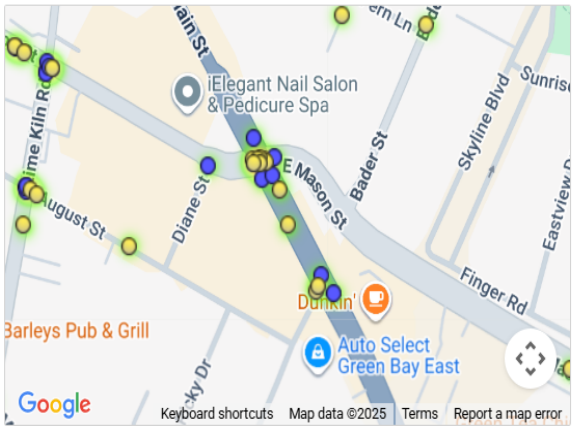
Roadway: 054

Total Crashes: 18

Contributing Factors:

- Teen Driver (6)
- 65+ Driver (5)
- Hit & Run (2)
- Impaired (1)
- Distracted (1)

Main St / E Mason St



Analysis Area #2: GREEN BAY (C)

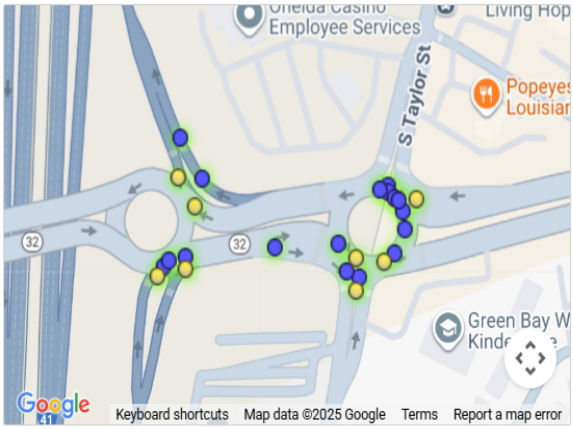
Roadway: 141

Total Crashes: 21

Contributing Factors:

- Distracted (6)
- Teen Driver (6)
- 65+ Driver (5)
- Hit & Run (3)
- Pedestrian (2)
- Motorcycle (1)
- Occp Protection (1)
- Impaired (1)
- Speed (1)
- Winter Road (1)

W Mason St / S Taylor St



Analysis Area #3: GREEN BAY (C)

Roadway: 032

Total Crashes: 25

Contributing Factors:

- 65+ Driver (7)
- Teen Driver (4)
- Hit & Run (3)
- Bike (2)
- Large Truck (1)
- Motorcycle (1)
- Distracted (1)
- Speed (1)
- Aggressive (1)

A message for NHTSA

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # T.2

To receive and place on file the report by the Police Department of the 2025 3rd quarter serious injury and fatal crashes.

BACKGROUND

RECOMMENDATION

To Review.

FISCAL IMPACT

ATTACHMENTS

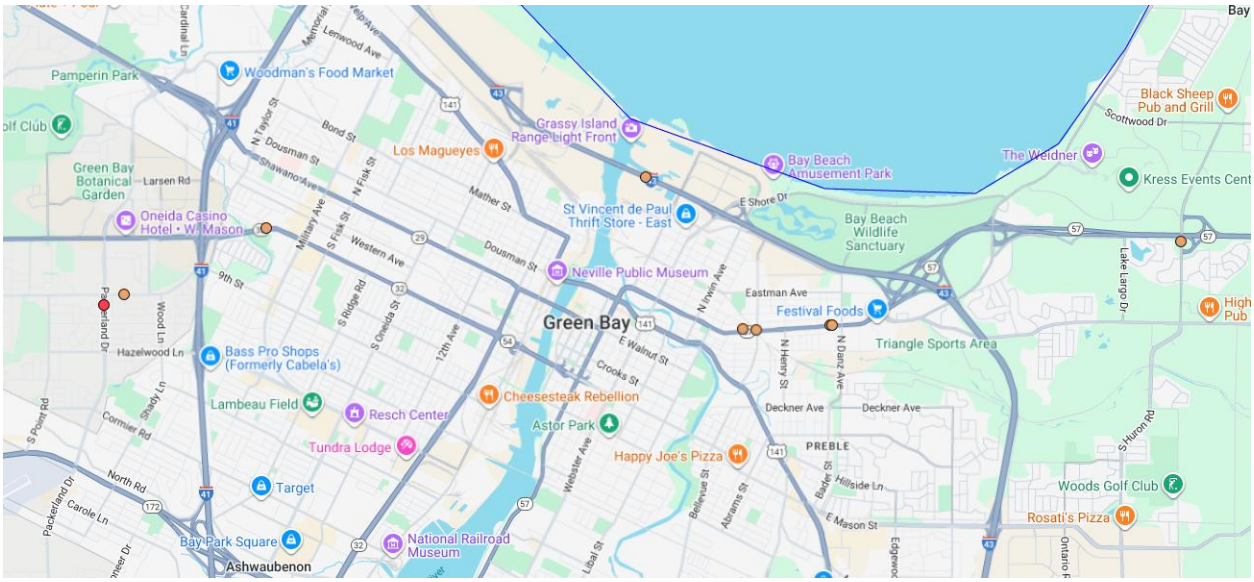
1. 3rd Quarter Fatal Crash Summary

GREEN BAY POLICE DEPARTMENT

TRAFFIC ENFORCEMENT UNIT

2025 Third Quarter Serious Injury and Fatal Crash Summary

There were 9 crashes reported that resulted in a total of 12 injuries and 1 fatality.



07/02/25 12:03 PM — GBPD Report #25-231442

On Wednesday, July 2nd, 2025, at approximately 12:03 PM, a westbound SUV on West Point Rd turned left in front of an eastbound motorcycle at Edgehill Dr. The driver of the SUV cited shadows in the roadway as a factor. The driver of the motorcycle suffered serious injuries.

07/19/25 5:17 PM — GBPD Report #25-234651

On Saturday, July 19th, 2025, at approximately 5:17 PM, a SUV exited the lot of the University Av Market at 2080 University Av, turning left. A westbound motorcycle struck the rear of the SUV and the driver of the motorcycle suffered serious injuries. Witnesses reported that the motorcycle had been speeding and doing a wheelie.

07/31/25 11:54 AM — GBPD Report #25-236802

On Thursday, July 31st, 2025, at approximately 11:54 AM, a moped in the lot of Manna For Life at 1545 University Av lost control for an unknown reason and struck concrete barriers on the edge of the parking lot. The driver of the moped suffered serious injuries.

07/31/25 4:04 PM — GBPD Report #25-236853

On Thursday, July 31st, 2025, at approximately 4:04 PM, a southbound sedan on Tower Drive (I-43) rear ended another vehicle that has slowed for a roadway obstruction, causing a chain reaction with a third vehicle. The driver of the initial vehicle that was rearended suffered suspected serious injuries.

08/01/25 7:32 PM — GBPD Report #25-237059

On Friday, August 1st, 2025, at approximately 7:32 PM, a pickup truck exited the parking lot of Legend Larry's at 2035 University Av and was struck by a westbound motorcycle. The driver of the motorcycle suffered serious injuries.

08/26/25 5:30 AM — GBPD Report #25-241491

On Tuesday, August 26th, 2025, at approximately 5:30 AM, a northbound SUV on Elizabeth St crossed University Av on a flashing red traffic signal and was struck by a westbound pickup. The driver of the pickup suffered suspected serious injuries.

09/01/25 2:52 AM — GBPD Report #25-242698

On Monday, September 1st, 2025, at approximately 2:52 AM, a pickup truck was northbound on Packerland Dr when an adult passenger exited the moving vehicle and suffered fatal injuries. The incident is being investigated by GBPD.

09/08/25 8:35 PM — GBPD Report #25-244155

On Monday, September 8th, 2025, at approximately 8:35 PM, a motorcycle was northbound on Bay Settlement Rd near STH 54/57. The motorcycle operator suffered suspected serious injuries. There may have been an unidentified non-collision vehicle involved.

GREEN BAY POLICE DEPARTMENT

TRAFFIC ENFORCEMENT UNIT

09/11/25 2:22 PM **GBPD Report #25-244672**

On Thursday, September 11th, 2025, at approximately 2:22 PM, a SUV was eastbound on W Mason St at Bentwood Dr. The vehicle lost control for an unknown reason and crossed the westbound lanes and ran off the road colliding with a tree. The operator suffered suspected serious injuries.

Sean Hamill

Traffic SGT Sean Hamill

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # T.3

To approve the request by Department of Public Works to create a 15 Minute Loading Zone on the south side of Pine Street west of North Washington Street as follows on a 90-day trial:

A. Remove the NO STOPPING OR STANDING restriction on both sides of Pine Street from North Washington to the alley west of North Washington Street

B. Establish a NO STOPPING OR STANDING restriction on the north side of Pine Street from North Washington Street to the alley west of North Washington Street

C. Establish a 15 MINUTE LOADING restriction on the south side of Pine Street from 45 feet west of North Washington Street to a point 200 feet west of North Washington Street

D. Establish a NO STOPPING OR STANDING restriction on the south side of Pine Street from North Washington to a point 45 feet west of North Washington Street

E. Establish a NO STOPPING OR STANDING restriction on the south side of Pine Street from a point 200 feet west of North Washington to the alley

BACKGROUND

RECOMMENDATION

To Approve

FISCAL IMPACT

ATTACHMENTS

1. Pine Street Loading

1 in = 25 ft

General Business: Consideration with possible action on a request by Ald Brian Johnson to create a 15 Minute Loading Zone on the south side of Pine Street west of N Washington Street.

A. Remove the NO STOPPING OR STANDING restriction on both sides of Pine Street from N Washington to the alley est of N Washington Street

B. Establish a NO STOPPING OR STANDING restriction on the north side of Pine Street from N Washington Street to the alley west of N Washington Street

C. Establish a 15 MINUTE LOADING restriction on the south side of Pine Street from 50 feet west of N Washington Street to a point 200 feet west of N Washington Street

D. Establish a NO STOPPING OR STANDING restriction on the south side of Pine Street from N Washington toa point 50 feet west of N Washington Street

E. Establish a NO STOPPING OR STANDING restriction on the south side of Pine Street fro a point 200 feet west of N Washington to the alley

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # T.4

To approve the request by Department of Public Works to create a 15 Minute Loading Zone on the east side of Adams Street between Pine Street and Northland Avenue as follows on a 90-day trial:

A. Remove the existing NO PARKING restriction on both sides of Adams Street from Pine Street to Northland Avenue

B. Establish a NO PARKING restriction on the east side of Adams Street from Pine Street to a point 35 feet north of Pine Street

C. Establish a NO PARKING restriction on the east side of Adams Street from a point 100 feet north of Pine Street to Northland Avenue

D. Establish a NO PARKING 15 MINUTE LOADING ZONE on the east side of Adams Street from a point 40 feet north of Pine Street to a point 105 feet north of Pine Street

BACKGROUND

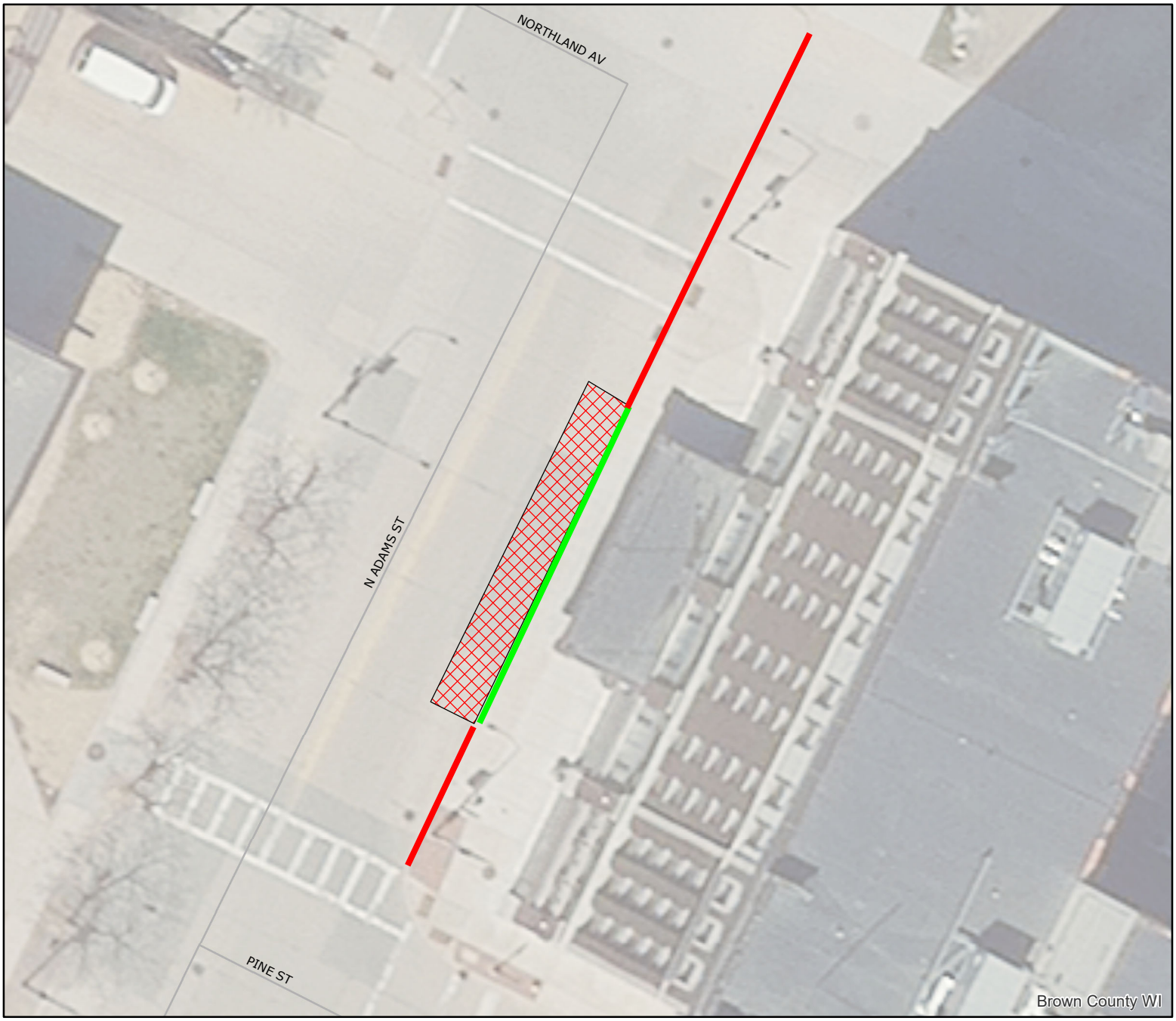
RECOMMENDATION

To Approve

FISCAL IMPACT

ATTACHMENTS

1. Adams Street Loading HN



1 in = 25 ft

General Business: Consideration with possible action on a request by the Traffic Engineer to create a 15 Minute Loading Zone on the east side of Adams Street between Pine Street and Northland Avenue

Recommendation:

1. Remove the existing No Parking restriction on both sides of Adams Street from Pine Street to Northland Avenue.
2. Establish a No Parking resriction on the east side of Adams Street from Pine Street to a point 35 feet north of Pine Street.
3. Establish a No Parking restriction on the east side of Adams Street from a point 105 feet north of Pine Street to Northland Avenue
4. Establish a No Parking 15 Minute Loading Zone on the east side of Adams from a point 35 feet north of Pine Street to a point 105 feet north of Pine Street

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # T.5

To hold the request by Department of Public Works to create a 30 Minute Loading Zone Monday - Friday from 5 AM- 5 PM on the west side of the 100 block of South Broadway until the January 26, 2026, Traffic, Bicycle, & Pedestrian Commission meeting.

BACKGROUND

RECOMMENDATION

To Approve.

FISCAL IMPACT

ATTACHMENTS

1. 100 S Broadway Loading Zone

1 in = 25 ft

General Business: Consideration with possible action on a request by Tarl Knight to create a 30 Minute Loading Zone Monday - Friday from 5 AM- 5 PM on the west side in the 100 block of South Broadway.

A. Remove the existing NO PARKING restriction on the west side of Broadway from a point 280 feet north of W Walnut to a point 70 feet south of W Walnut Street

B Remove the existing 2-HOUR PARKING (7AM - 7 PM Monday - Friday) restriction on the west side of S Broadway fom a point 70 feet south of W Walnut Street to a point 130 north of Howard Street

C Establish a NO PARKING restriction on the west side of Broadway from a point 280 feet north of W Walnut Street to a point 50 feet south of W Walnut Street

D Estblish a 30 MINUTE LOADING ZONE (6 AM - 5 PM Monday - Friday) on the west side of S Broadway from a point 50 feet south of W Walnut Street to a point 110 feet south of W Walnut Street

E Establish a 2-HOUR PARKING (7 AM - 7 PM Monday - Friday) restriction on the west side of S Broadway from a point 110 feet south of W Walnut Street to a point 130 feet north of Howard Street.

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # T.6

To hold the request by Tarl Knight on the need for a Rectangular Rapid-Flashing Beacon (RRFB) at 3rd Street and South Ashland Avenue for children crossing South Ashland Avenue to play at Tank Park until the January 26, 2026, Traffic, Bicycle, & Pedestrian Commission meeting.

BACKGROUND

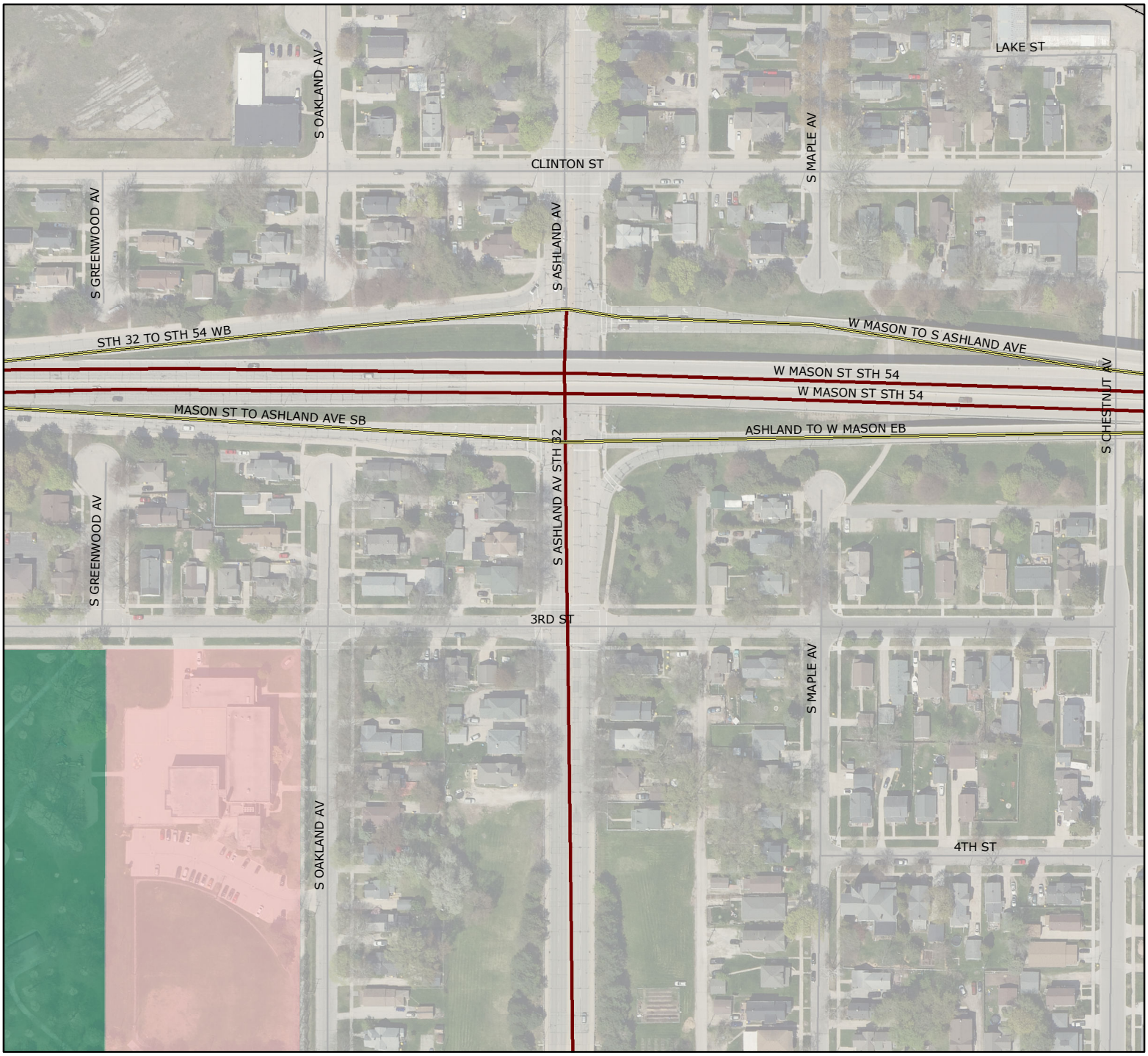
RECOMMENDATION

To Approve

FISCAL IMPACT

ATTACHMENTS

1. Ashland at 3rd



1 in = 200 ft

General Business: Consideration with possible action on a request by Tarl Knight on the need for a Rectangular Rapid-Flashing Beacon (RRFB) at 3rd Street and South Ashland Avenue for children crossing South Ashland Avenue to play at Tank Park.

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # T.7

To hold the request by Tarl Knight on the need for a Rectangular Rapid-Flashing Beacon (RRFB) at 8th Street or 9th Street and South Broadway for children crossing South Broadway to play at 8th Street Park until the January 26, 2026, Traffic, Bicycle, & Pedestrian Commission meeting.

BACKGROUND

RECOMMENDATION

To Approve.

FISCAL IMPACT

ATTACHMENTS

1. Broadway RRFB crossing

1 in = 300 ft

General Business: Consideration with possible action on a request by Tarl Knight on the need for a Rectangular Rapid-Flashing Beacon (RRFB) at 8th Street or 9th Street and South Broadway for children crossing South Broadway to play at 8th Street Park.

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # T.8

To hold the request by Tarl Knight to remove the "No Stopping or Standing 10 PM to 3 AM Friday to Sunday" signs on the 700 block of South Broadway until the January 26, 2026, Traffic, Bicycle, & Pedestrian Commission meeting.

BACKGROUND

RECOMMENDATION

To Approve.

FISCAL IMPACT

ATTACHMENTS

1. 700 S Broadway

1 in = 100 ft

General Business: Consideration with possible action on a request by Tarl Knight to remove the "No Stopping or Standing 10 PM to 3 AM Friday to Sunday" signs on the 700 block of South Broadway.

Remove the existing NO STOPPING NO STANDING (10 PM to 3 AM, Friday and Saturday) restriction on the east side of S Broadway from Third Street to a point 325 feet north of Third Stret

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # T.9

To approve the request by Ald. Proffitt (District 7) on extending the bike lane on Dousman Street from Ashland Avenue to Gray Street; to approve the removal of the existing parking restriction on Dousman Street, south side, from Allard Avenue to Oakland Avenue from 6:00 a.m. to 6:00 p.m. (except Saturdays and Sundays); and to approve the installation of a NO PARKING ANYTIME zone on Dousman Street, south side, from Allard Avenue to Oakland Avenue.

BACKGROUND

RECOMMENDATION

To Remove

FISCAL IMPACT

ATTACHMENTS

1. G.O. 40-25 Relating to Parking Regulations 40-34

GENERAL ORDINANCE NO. 40-25

AN ORDINANCE
AMENDING SECTION 40-34,
GREEN BAY MUNICIPAL CODE,
RELATING TO PARKING REGULATIONS

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

SECTION 1. Section 40-34, Green Bay Municipal Code, is hereby amended to add an additional disabled parking space on the east side of North Roosevelt Street north of Main Street.

SECTION 2. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the existing parking restriction:

> DOUSMAN STREET, south side, from Allard Avenue to Oakland Avenue from 6:00 a.m. to 6:00 p.m. (except Saturdays and Sundays)

SECTION 3. Section 40-34, Green Bay Municipal Code, is hereby amended to install a NO PARKING ANYTIME zone:

> DOUSMAN STREET, south side, from Allard Avenue to Oakland Avenue

SECTION 4. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the existing NO PARKING ANYTIME restriction:

> TROJAN DRIVE, both sides, from a point 60 feet west of Packerland Drive to a point 60 feet east of Packerland Drive

SECTION 5. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the existing NO PARKING DURING FOOTBALL GAMES restriction:

> TROJAN DRIVE, both sides, from 60 feet east of Packerland Drive to Sorrento Drive.

SECTION 6. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the existing 1-HOUR PARKING:

> TROJAN DRIVE, both sides, from a point 60 feet west of Packerland Drive to the western terminus of Trojan Drive 7:00 A.M.-4:00 P.M. SCHOOL DAYS

SECTION 7. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the existing 1-HOUR PARKING:

> TROJAN DRIVE, south side, from a point 60 feet west of Packerland Drive to Hobart Drive

SECTION 8. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the existing 1-HOUR PARKING:

TROJAN DRIVE, north side, from a point 60 feet west of Packerland Drive to a point 130 feet east of Delray Drive

SECTION 9. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the existing TWO-WAY STOP condition:

TROJAN DRIVE, at Packerland Drive

SECTION 10. Section 40-34, Green Bay Municipal Code, is hereby amended to install NO PARKING ANYTIME:

TROJAN DRIVE, both sides, from a point 280 feet west of Packerland Drive to a point 280 feet east of Packerland Drive

SECTION 11. Section 40-34, Green Bay Municipal Code, is hereby amended to install NO PARKING DURING FOOTBALL GAMES:

TROJAN DRIVE, both sides, from 280 feet east of Packerland Drive to Sorrento Drive

SECTION 12. Section 40-34, Green Bay Municipal Code, is hereby amended to install 1-HOUR PARKING restriction:

TROJAN DRIVE, both sides, from a point 280 feet west of Packerland Drive to the western terminus of Trojan Drive 7:00 A.M.-4:00 P.M. SCHOOL DAYS

SECTION 13. Section 40-34, Green Bay Municipal Code, is hereby amended to install 1-HOUR PARKING restriction:

TROJAN DRIVE, south side, from a point 280 feet west of Packerland Drive to Hobart Drive

SECTION 14. Section 40-34, Green Bay Municipal Code, is hereby amended to install 1-HOUR PARKING restriction:

TROJAN DRIVE, north side, from a point 280 feet west of Packerland Drive to a point 130 feet east of Delray Drive

NORTH ROOSEVELT STREET, east side of North Roosevelt Street, north of Main Street

DOUSMAN STREET, Ashland Avenue to Gray Street

DOUSMAN STREET, south side, Allard Avenue to Oakland Avenue

PACKERLAND DRIVE, Trojan Drive

SECTION 15. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 16. Effective date. This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin this _____ day of _____, 2025.

APPROVED:

_____
Eric Genrich, Mayor

EJNS

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # T.10

To approve the request by the Traffic Engineer to modify the traffic control and parking restrictions due to Brown County construction on the roundabout on Packerland Drive at Trojan Drive as follows:

Remove the existing NO PARKING ANYTIME restriction on Trojan Drive, both sides, from a point 60 feet west of Packerland Drive to a point 60 feet east of Packerland Drive.

Remove the existing NO PARKING DURING FOOTBALL GAMES restriction on Trojan Drive, both sides, from 60 feet east of Packerland Drive to Sorrento Drive.

Remove the existing 1-HOUR PARKING on Trojan Drive, both sides, from a point 60 feet west of Packerland Drive to the western terminus of Trojan Drive 7:00 A.M.-4:00 P.M. SCHOOL DAYS.

Remove the existing 1-HOUR PARKING on Trojan Drive, south side, from a point 60 feet west of Packerland Drive to Hobart Drive.

Remove the existing 1-HOUR PARKING on Trojan Drive, north side, from a point 60 feet west of Packerland Drive to a point 130 feet east of Delray Drive.

Remove the existing TWO-WAY STOP condition on Trojan Drive at Packerland Drive.

Install NO PARKING ANYTIME on Trojan Drive, both sides, from a point 280 feet west of Packerland Drive to a point 280 feet east of Packerland Drive.

Install NO PARKING DURING FOOTBALL GAMES on Trojan Drive, both sides, from 280 feet east of Packerland Drive to Sorrento Drive.

Install 1-HOUR PARKING restriction on Trojan Drive, both sides, from a point 280 feet west of Packerland Drive to the western terminus of Trojan Drive 7:00 A.M.-4:00 P.M. SCHOOL DAYS.

Install 1-HOUR PARKING restriction on Trojan Drive, south side, from a point 280 feet west of Packerland Drive to Hobart Drive.

Install 1-HOUR PARKING restriction on Trojan Drive, north side, from a point 280 feet west of Packerland Drive to a point 130 feet east of Delray Drive.

BACKGROUND

RECOMMENDATION

To Remove.

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Sustainability Commission of the City of Green Bay

MEETING DATE

January 20, 2026

AGENDA ITEM # U.1

To receive and place on file the Bay Beach Amusement Park Recycling Report. (from July 16, 2025 meeting of the Sustainability Commission).

BACKGROUND

This item was referred to Parks staff on the July 16, 2025 meeting of the Sustainability Commission. Original background information was: Green Bay's city parks, including Bay Beach Amusement Park, currently lack consistent access to public recycling receptacles. This gap presents a missed opportunity to divert recyclable materials from the landfill and support the City's broader sustainability goals. With high visitor traffic—especially during the summer months—Bay Beach and other major parks generate a significant volume of recyclable items. Several community members and Commission stakeholders have expressed interest in expanding recycling access throughout the park system to improve waste diversion and reinforce the City's commitment to sustainability.

12/17/25 Parks Department prepared on update report to the Sustainability Commission (attached).

RECOMMENDATION

Recommendations from 7/16/25 meeting minutes: Refer this item to the Parks Committee and then City staff for further exploration, including a cost assessment, feasibility analysis, conversations with other cities with successful park recycling programs about best practices and/or challenges, and phasing or piloting options for implementing recycling receptacles at Bay Beach and across city parks.

FISCAL IMPACT

To be determined.

ATTACHMENTS

1. Bay Beach Recycling Report 12 12 2025

BAY BEACH AMUSEMENT PARK

Recycling Bin Report

2025 Operating Season

At the July 16, 2025 Sustainability Commission Meeting there was a thorough discussion on recycling bins located in the City Parks. Park staff indicated that some parks had recycling bins available and others did not. In all parks where there are recycling bins, the vast majority o the time garbage is intermingled with the recycling. This prevents the majority o this waste rom going to the recycling center. This has been an ongoing issue or many years. This is not a local problem. It affects all public parks throughout the country.

Staff recommended at that meeting that Park staff could assess the recycling efforts at Bay Beach Amusement Park. A ter the assessment we would implement best practice changes to see i there would be any noticeable change in the amount o garbage that the public places in the recycling bins.

The map below indicates where we originally had recycling bins situated in the park. There were a total o 16 bins available throughout the park. The recycling bins are blue plastic bins, and the trash bins are green. The blue recycling bins do have covers with a small round hole in the top, only large enough or bottles and cans. All blue recycling bins were marked as recycling bins, but the paint was wearing off and hard to read.

O the 16 recycling bins available, 2 were inside the main pavilion and the remaining 14 were outside bins. There was 1 recycling bin located at each rental shelter location (6 total). The remaining 8 bins were scattered throughout the park, primarily in the heavy traffic areas. 14 o the total bins were situated directly next to trash bins. Only 2 bins were placed independent o a trash bin.

Our assessment indicated that or the most part, we were ollowing best practices or creating a higher success rate or recycling efforts.

- The recycling bins were blue and the trash bins were green.
- The recycling bins were marked as recycling bins.
- The recycling bins had a cover with a small hole only large enough or a can or bottle.
- The majority o the bins were located adjacent to garbage bins.
- The majority o the bins were located in prominent locations.

We did make a ew modifications to see i there was any noticeable change.

- All o the recycling bins were painted with new lettering and symbols to make it clearer that these were recycling bins.
- We moved a hand ul o recycling bins to make them more visibly prominent.
- We made sure that every bin was located adjacent to a trash bin.

A□ter the changes were made, staff monitored □or any noticeable changes. The location changes made with the recycling cans seemed to help both in the midway and around the rented shelters. Generally, these cans were more □ull when they were emptied, than in their previous location. As □or the amount o□contamination within the recycling containers, staff indicated it stayed about the same. 65-75% o□the recycling containers having recyclable materials and the remaining 25-35% being garbage/non-recyclable materials. With a majority o□the recycling then being disposed o□rather than spending the extra time and effort into sorting the materials.

Original Recycling Bin

Original Recycling Bin

Modified Recycling Bin

Modified Recycling Bin

Report to the
Sustainability Commission of the City of Green Bay

MEETING DATE

January 20, 2026

AGENDA ITEM # U.2

To approve the 2026 Sustainability Commission Work Plan.

BACKGROUND

The Sustainability Commission's Work Plan is intended to guide the activity of the commission, ensuring our efforts are impactful and aligned. This has facilitated incredible progress, including passage of a commitment to community-wide carbon neutrality by 2050; development, approval, and implementation of the *Clean Energy Green Bay* (CEGB) and *City-Wide Green Stormwater Infrastructure* plans; incorporation of climate resilience in the Go Big Green Bay 2050 Comprehensive Plan; and implementation of multiple City policies and initiatives that support pollinators and native species. To continue to leverage the expertise of Commission members and drive impact toward a more sustainable community, we propose the following:

- October 16, 2025: Sustainability Commission members developed a comprehensive list of potential 2026 initiatives, drawing on their own personal and professional expertise as well as input from stakeholder groups. During the meeting, members organized these ideas into the appropriate Work Groups. Each Commission member was encouraged to join at least one Work Group. Work Groups require participation from 1–3 Commission members to be considered active, and only active groups will be included in the 2026 Work Plan.

- October–November 2025: Work Groups met to review the proposed ideas and select 1–3 priority initiatives for 2026. Selected initiatives were required to follow the SMART framework (Specific, Measurable, Achievable, Realistic, and Time-Bound). For initiatives needing additional funding or external resources, the Work Groups outlined steps to secure those resources as part of the plan.

- November 2025: Each Work Group presented its recommended 2026 initiatives to the full Commission for discussion.

- November–December 2025: The 2026 Work Plan has been updated to incorporate the prioritized Work Group initiatives.

- December 17, 2025: At this meeting, the Sustainability Commission will vote to finalize and approve the 2026 Work Plan.

RECOMMENDATION

Staff recommends approving the 2026 Sustainability Commission Work Plan.

FISCAL IMPACT

None at this time.

ATTACHMENTS

1. GB Sustainability Commission Plan 2026_DRAFT December 2025

City of Green Bay Sustainability Commission 2026 Work Plan

Purpose of this Document: This work plan is intended to focus the work of the Sustainability Commission and provide transparency to the Common Council, Mayor, City staff, and citizens of Green Bay. While there are many sustainability issues that need to be addressed, we have limited our focus to these categories and identified specific goals and actions that we can tangibly address. This plan functions as a working document and outlines how we may consider new issues that are brought to our attention throughout the year. We will update our work plan at the beginning of every year.

Process: This work plan will inform actions and recommendations from the Sustainability Commission, which will be referred to the necessary committee or staff before going to Common Council. The actions we propose must be rooted in data and make effective use of limited financial and staff resources while addressing environmental impacts and improving the quality of life in Green Bay, considering the long-term economic, social, and environmental costs and impacts of our actions as a community. This work plan is intended to act as an internal tool to drive progress and provide transparency to our work, and we welcome discussion regarding the data and underlying assumptions behind recommendations.

Clean Energy:

- **Goal:** 100% clean energy and carbon neutrality for the City of Green Bay by the year 2050 (Resolution 5/4/2021)
- **Research, Data, or Evidence**
    - *Clean Energy Green Bay Plan* – adopted December 2023
- **Actions**
    - In Q1 2026, define internship opportunities and expectations for college students to support achievement of the City's clean energy and carbon neutrality targets.
    - Collaborate with the Sustainable Business Council to deliver the Green Bay Accelerator Cohort program by Q3 2026, in support of the City's Clean Energy Plan.
    - Provide three outreach touchpoints to the Large Energy Users workgroup to advance the City's Clean Energy Plan by year-end 2026.
- **Target Dates**
    - Internship Opportunities and Expectations – Q1 2026
    - Deliver Green Bay Accelerator Cohort – Q3 2026
    - Three Touchpoints to Large Energy Users – EOY 2026
- **Partners**
    - Internal City Employee Energy Team
    - WPS
    - Wisconsin Local Government Climate Coalition
    - Green Bay Metro Transit
    - Green Bay Water Utility
    - Green Bay Neighborhoods
    - Focus on Energy
    - Large Energy Users Roundtable group
    - Sustainable Business Council
- **Funding Source**
    - Daybreak Fund grant (to Sustainable Business Council) for GB Accelerator cohort
- **Work Group Members:** Jenny Brinker, Christa Kananen

City of Green Bay Sustainability Commission 2026 Work Plan

Climate Resilience:

- **Goal:** Strengthen the community's resilience to weather-related hazards.
- **Research, Data, or Evidence**
    - City of Green Bay Comprehensive Plan (2025)
    - Summary document on local climate trends, projections and impacts (UW Sea Grant, 2024)
    - Flood vulnerability analysis (UW Sea Grant, 2024)
    - Heat Vulnerability analysis (UW Sea Grant, 2024)
    - "Perfect storm" coastal flooding scenario (UW Sea Grant)
    - Flood Resilience Community Assessment Summary (East River Collaborative, 2022)
    - City of Green Bay Green Stormwater Infrastructure Plan (2023)
- **Actions**
    - East River residential assessment of flood mitigation, preparedness, and recovery needs. Provide recommendations for improving outreach, communication, and services.
    - Develop a list of municipal programs and strategies that incentivize sustainable development through the reduction of impervious surfaces and greening to reduce stormwater runoff and flooding. Provide recommendations to Community & Economic Development and Planning Commission.
    - Research Green Streets programs throughout the state
- **Target Dates**
    - East River needs assessment: spring 2026
    - Incentivizing sustainable development: winter-spring 2026
    - Green Streets: summer 2026
- **Partners**
    - UW Sea Grant
    - East River Collaborative
    - NEW Water
    - The Nature Conservancy
    - Wello
- **Funding Sources**
    - Wisconsin Coastal Management Program
    - Fund for Lake Michigan
    - NOAA
    - National Fish and Wildlife Foundation
    - Climate Smart Communities Initiative
    - Daybreak Fund
- **Work Group Members:** Julia Noordyk

Healthy Habitat for All:

- **Goal:** To create and preserve connected, productive, and safe habitat corridors in Green Bay's land, air and water by 2030.
- **Research, Data, or Evidence**
    - Maps of pollinator habitat
    - Other municipality experience with Integrated Pest Management

City of Green Bay Sustainability Commission 2026 Work Plan

- **Actions**
    - Launch plant kit giveaway as No Mow May replacement around Earth Day 2026 and tie in with planned natural landscaping program.
    - Draft ordinance recommendations pertaining to foraging food in designated areas around the city.
    - Research and draft policy recommendations to support Bird City and Tree City programs (e.g. feral cat policy)
    - Research and draft ordinance related to reducing light pollution.
- **Target Dates**
    - Launch and distribute free native plant kit giveaways by end of May 2026
    - Complete draft of ordinance updates pertaining to food foraging by end of Q2
    - Complete recommendations to support Bird City application by end of Q3
    - Draft ordinance for light pollution by end of Q4
- **Partners**
    - Green Bay Area Public Schools
    - Wild Ones
    - NEW Master Gardeners
    - Green Bay Conservation Corps.
    - DNR
    - U.S. Fish and Wildlife Service
    - Green Bay Conservation Partners
    - Neighborhood Associations
- **Funding Sources**
    - Green Bay Conservation Corps
    - Grants
    - Neighborhood donations
- **Work Group Members:** Ned Dorff, Maria Otto, Daniela Beall

<u>Waste Reduction:</u>

- **Goal:** Reduce the amount of organic waste entering our landfill system
- **Research, Data, or Evidence**
    - USDA Composting & Food Reduction Program
    - US EPA Food waste program
    - ReFED
    - FEED MKE
- **Actions**
    - Partner with City Staff and/or Community Partners to pilot a food waste reduction initiative, which may include one or more of the following
        - Community Education
        - Food Saver Challenge (Stop Food Waste Day is Wednesday, April 29, 2026)
        - Facilitate community partnerships to divert food waste from landfill
    - Research and provide a report to the Commission regarding community composting programs for consideration in 2027. The report will explore potential community partners, funding needs and possible sources, common challenges and best practices from other WI communities, and other relevant barriers and/or opportunities that are unique to Green Bay.

- **Target Dates**
  - Select and pilot a Food Waste reduction initiative by the end of Q2 2026.
  - Provide a report on community composting to the Commission by the end of Q4 2026.
- **Partners**
  - Brown County Port and Resource Recovery /Tri-County Recycling
  - Public Works
  - Green Bay Parks Department
  - UWGB
  - NWTC
  - GBAPS
  - Rooted In
  - FEED MKE
- **Funding Sources**
  - None currently; potential sources may include:
    - USDA Composting & Food Reduction Cooperative Agreements
    - US EPA Grant Programs
    - FEED MKE Grant (pending)
- **Work Group Members**:

Community Engagement

- **Goal:** Build relationships across the private, public, nonprofit, education, and youth sectors to foster community participation in local sustainability initiatives.
- **Research, Data, or Evidence:**
  - Studies on community engagement in effective local governance
    - Loeffler, Elke, and Tony Bovaird. "From Engagement to Co-Production: The Contribution of Users and Communities to Outcomes and Public Value." Voluntas, 23 (4): 1119–1138 , 2012.
    - Putnam, Robert D. Bowling Alone: The Collapse and Revival of American Community. Simon & Schuster, 2000.
    - Rowe, G., & Frewer, L. J. (2000). Public Participation Methods: A Framework for Evaluation. Science, Technology, & Human Values, 25(1), 3-29. https://doi.org/10.1177/016224390002500101 (Original work published 2000)
  - Existing community engagement programs in other WI municipalities (e.g., Dane, MKE)
- **Actions:**
  - Establish & promote a central list of sustainability-related volunteer projects, in collaboration with City staff and local partners.
  - Coordinate with the outgoing Clean Energy Connector, to ensure resources and connections established during their tenure are not lost and to identify opportunities to continue this important work.
  - Support evaluation of City sustainability staffing needs, options, and funding sources additional City staff dedicated to supporting sustainability initiatives.
- **Target Dates:**
  - Meet with the Clean Energy Connector to initiate handoff by the end of Q1 2026.
  - Establish a list of sustainability-related volunteer projects by the end of Q4 2026.
  - Provide an update to the Commission regarding City sustainability staffing by May 2026

City of Green Bay Sustainability Commission 2026 Work Plan

- **Partners:**
    - Green Bay Conservation Corps
    - Local schools (e.g., Green Bay Area Public Schools)
    - Higher education institutions (e.g., UW-Green Bay, NWTC)
    - Youth organizations (e.g., Boys & Girls Club, Youth Action Council)
    - Wisconsin K–12 Energy Education Program (KEEP)
    - WI Youth Engagement Coalition + Conservation Corp
    - City of Green Bay
- **Funding Sources:**
    - None needed at this time
- **Work Group Members:** Christa Kananen, Maria Otto

Criteria for Taking on New Issues:

The Sustainability Commission will use these goals to guide our work; however we also rely on input from community members. Recommendations from council members, city staff, and citizens will be considered with the following questions in mind:

- How does this fit in with the current goals?
- Can taking this on help further the mission and make an impact on sustainability in Green Bay?
- Who will be leading this effort? Commission members? Citizen? City staff? What is the capacity to take this on?
- What research is required to move forward on this?
- If the Sustainability Commission is unable to take on new issues, can it be revisited in the future?
- Is the Sustainability Commission the most appropriate board to address this? Is there a committee, commission, or department better suited to address it?

General Goals and Principles:

- Community Involvement: Our work will be most effective when the public is informed and involved in development and implementation. We will strive to create pathways for involvement in all facets of our work, including but not limited to creating work groups, hold listening sessions, speaking to community organizations, distributing surveys, and seeking the input of our fellow neighbors.
- Public Outreach and Awareness: We will strive to amplify our work in the community. Specifically, we will include information relevant to ongoing work in our web presence.
- Social Justice and Equity: Often those most impacted by pollution are the marginalized in our society. We recognize the intersections between race, class, and environmental impacts and will center those realities in our work. We will strive to involve community members most impacted by environmental injustice to be a part of proposed solutions.
- Data and Research Driven: There are volumes of peer-reviewed data and research on the issues addressed by this committee. The Sustainability Commission knows it is important to present research alongside proposed solutions and will include this information in any recommendations to be voted on by the Common Council. This Commission includes members with expertise in a variety of areas, with access to networks of experts outside of our skill sets.
- Fiscal Responsibility: Sustainability projects done right can save the city and community

money in the long-term. Every policy proposal and action brought forth will demonstrate that. Even with long-term cost savings, we recognize that up-front costs of implementing sustainability proposals can be a constraint. As such, the Sustainability Commission will identify grant funding opportunities and volunteer experts and will present the Common Council with the most fiscally responsible options in recommended policies.

Report to the
Sustainability Commission of the City of Green Bay

MEETING DATE

January 20, 2026

AGENDA ITEM # U.3

To receive and place on file the 2026 Sustainability Commission meeting dates.

BACKGROUND

Meetings are held the 3rd Wednesday of the month at 5pm in Conference Room 310 at Green BayCity Hall, unless otherwise noted. Meeting dates are subject to change based on Common Council and Standing Committee meeting schedules.

January 21
February 18
March 18
April 16 (Thursday)
May 20
June 17
July 16 (Thursday)
August 19
September 16
October 21
November 18
December 16

RECOMMENDATION

Informational.

FISCAL IMPACT

N/A

ATTACHMENTS

None

STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION
DIVISION OF EXECUTIVE BUDGET AND FINANCE
DOA-2778 (R11/2023)

STATE CONTROLLER'S OFFICE-CMO
101 E. WILSON STREET, 5th FL
PO BOX 7932
MADISON, WI 53707-7932
DOAMunicipals@wisconsin.gov

MUNICIPAL COURT MONTHLY FINANCIAL REPORT

County Name	County Code Number	Report for Month/Year
Brown	05	December, 2025
Municipal Name	**Municipal Code Number**	**Telephone Number**
Green Bay Municipal Court	231	920-448-3131

I. MUNICIPAL COURT OFFICIAL	Total Amount Collected	Share to be retained by Municipality	Share to be sent to County	Share to be sent to State
1. Forfeitures for Municipal Ordinance Violations (Except for Municipal Ordinances in Conformity with Ch 348,Stats.)	$ 53,866.07	$ 53,866.07		
Adjustment (if applicable)	$ -30.00	$ -30.00		
2. Municipal Court Costs (Chapter 814, Subchapter II, s. 814.65, Stats.)	$ 23,720.37	$ 20,774.31		$ 2,946.06
Adjustment (if applicable)	$ -38.00	$ -33.00		$ -5.00
3. Penalty Surcharges (s. 757.05, Stats.)	$ 13,433.96			$ 13,433.96
Adjustment (if applicable)	$ -7.80			$ -7.80
4. County Jail Surcharges (s. 302.46(1)(a), Stats.)	$ 5,730.00		$ 5,730.00	
Adjustment (if applicable)	$ -10.00		$ -10.00	
5. Driver Improvement Surcharges (s. 346.655, Stats.)	$ 9,342.22		$ 3,685.95	$ 5,656.27
Adjustment (if applicable)	$ .00		$ .00	$ .00
6. Crime Lab and Drug Enforcement Surcharges (s. 165.755(4), Stats.)	$ 7,477.75			$ 7,477.75
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.)	$ 500.00		$ 500.00	
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.)	$ 1,300.00			$ 1,300.00
Adjustment (if applicable)	$ .00			$ .00
12. Totals	$ 115,271.57	$ 74,577.38	$ 9,905.95	**Pay This Amount** $ 30,788.24

Continue onto the next page.

STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION
DIVISION OF EXECUTIVE BUDGET AND FINANCE
DOA-2778 (R11/2023)

MUNICIPAL COURT MONTHLY FINANCIAL REPORT

STATE CONTROLLER'S OFFICE-CMO
101 E. WILSON STREET, 5th FL
PO BOX 7932
MADISON, WI 53707-7932
DOAMunicipals@wisconsin.gov

II. CERTIFICATION OF MUNICIPAL COURT OFFICIAL

I hereby certify that this report reflects all actions requiring forfeitures, court costs and surcharges collected during the month designated.

Name: Neil Basten Signature: Neil Basten Date: 1-2-2026

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: Linda Cross Date: 01/06/2026

In the event the Department of Administration has questions about this report and payment, who should we contact?

Name:	Telephone Number	Email Address
Neil Basten	920-448-3131	neilba@greenbaywi.gov

Detail Summary of Projects Issued

12/1/2025 to 12/31/2025

Proj #	Address	Owner	Applicant	Fees Paid	Estimated $	Status
122589	3382 LARGO RIDGE CT..21-8227-1	BASTEN FAMILY REAL ESTATE PROPERTIES LLC		$1,111.00	$262,000.00	Pending
[1-101 - Residential - New - Single Family House] *Waiting for DCC#, going thru renewal process with state** *Renewal proof privided AND the contractor will occupy home and owns property, Can get started*						
121020	1504 11th AV..1-649	CHRISTIANNA & KELLY HOWARD		$105.00	$2,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] Elec. and HVAC to be added at a later date. Requesting elec. and HVAC by 1/9/2026						
121896	1227 STUART ST..14-1368	WALTER HACKER		$225.00	$150,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] *Contractor provided proof of payment to LK, Sent permit*-LK						
122448	1428 LANGLADE AV..6-540-A	KURT W WOLLER		$80.00	$500.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] CASE# 139149						
122483	1359 WILLOW CREEK PKY..21-7441	TIMOTHY N LEVANDOSKI		$200.00	$176,285.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] *REFUNDING $100						
122571	1254 THORNDALE ST..1-2178	DRAEGER KENWOOD REAL ESTATE LLC		$795.02	$200,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] INTERIOR REMODELING CASE# 140459 - UNPERMITTED WORK						
122594	1189 SHAWANO AV..3-1018	MINDY & JASON WEGNER		$50.00	$9,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] REPAIR DAMAGE INCURRED BY VEHICLE						
122608	3071 CACTUS AV..6H-2995	LUZ MINELBA ACEVEDO-CASTRO		$50.00	$6,500.00	Closed
[2-434 - Residential - Alteration - 1 -2 Family House] Inspection complete - CLOSE PERMIT UPON RECEIPT OF PAYMENT.						
122622	1706 HAROLD ST..19-496	BASTEN INVESTMENTS LLC		$200.00	$10,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]						
122641	1167 RALEIGH ST..1-2489	MARIE A & FEDERICO A SOTILLO		$380.19	$40,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] BLDG: DE-INSULATE HOUSE, REPAIR DAMAGED WALLS, COVER W/DRYWALL; INSTALL FLOORING; BUILD A DECK ELEC: BRING ELECTRICAL TO CODE AFTER FIRE, ROMEX, 12, 20A PLBG: BRING PLUMBING TO CODE AFTER FIRE, 7 FIXTURES						
122677	1180 DOUSMAN ST..5-861	KUZMA REVOCABLE TRUST		$280.00	$79,232.00	Pending
[2-434 - Residential - Addition - Single Family House] BATHROOM ADDITION						
122678	2009 PREBLE AV..21-2196	LORI L HELLER		$230.00	$190,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]						
122703	2473 PARKWOOD DR..6H-2392	DAVID J & ANN E LAHAIE		$175.00	$10,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]						
122724	3353 SITKA ST..21-7680	ANDREI GUDUMAC		$400.00	$10,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] Provided proof of payment to LK, sent permit-LK						
122732	1103 13th AV..1-694	CARVER INVESTMENTS LLC		$200.00	$37,000.00	Pending

[2-434 - Residential - Alteration - 1 -2 Family House] 140512

122734 3562 BAY HARBOR DR..22-1988 — ELYSE & DUSTIN SCHELLIN — $100.00 — $8,960.25 — Pending

[2-434 - Residential - Alteration - 1 -2 Family House]

122735 1512 GATEWOOD ST..1-2336 — MICHELLE & JERRY DEYOE — $155.00 — $8,960.65 — Pending

[2-434 - Residential - Alteration - 1 -2 Family House] FRAMING, INSULATION, AND ELECTRICAL ONLY.
Homewoner to pull permits for HVAC and finishing.

122736 1130 SHEA AV..18-90 — PAUL J & DONNA J BOEHM — $50.00 — $6,500.00 — Pending

[2-434 - Residential - Alteration - 1 -2 Family House]

122739 914 TOMMARK ST..2-956 — LESLIE G & VICKI HEIMERMAN — $100.00 — $9,000.00 — Pending

[2-434 - Residential - Alteration - 1 -2 Family House]

122752 2854 CIRCLE SHORE DR..21-270-2-2 — TIMOTHEA A MASSART, ETAL — $100.00 — $6,000.00 — Pending

[2-434 - Residential - Alteration - 1 -2 Family House]

122280 1400 S ONEIDA ST..1-389-1 — ARKAD PROPERTIES LLC — $200.00 — $6,000.00 — Closed

[7-1 - Deck, Porch, Ramp (Residential)] **DOUBLE FEE FOR UNPERMITTED WORK**

INSPECTIONS COMPLETE - CLOSE PERMIT UPON PROCESSING PAYMENT

122436 854 SCHOOL PL..3-1152 — DANIEL DRELLA — $75.00 — $500.00 — Pending

[7-1 - Deck, Porch, Ramp (Residential)]

122627 3353 SITKA ST..21-7680 — ANDREI GUDUMAC — $100.00 — $23,300.00 — Closed

[7-1 - Deck, Porch, Ramp (Residential)] C#140516
Provided proof of payment to LK, Issued permit-LK

122629 1806 DANCING DUNES DR..6H-3180 — KIMBERLY S DIEDRICH — $100.00 — $24,000.00 — Pending

[7-1 - Deck, Porch, Ramp (Residential)]

122691 3361 PAULA ST..22-2177 — MATTHEW M BAENEN, ETAL — $50.00 — $40,000.00 — Pending

[7-1 - Deck, Porch, Ramp (Residential)] Stamped Concrete patio with firepit and retaining wall. Patio extension into sidewalk connecting front driveway to back yard patio.

Additionally, but not required per asking, river rock and concrete edging wrapping around patio, and redoing current mulch to river rock as well with concrete edging.

122717 829 SHAWANO AV..3-125 — TYLER J MITCHELL — $75.00 — $2,000.00 — Pending

[7-1 - Deck, Porch, Ramp (Residential)] DECK ON REAR OF HOME

122754 706 S NORWOOD AV..2-403 — WWJD INVESTMENTS LLC — $100.00 — $3,000.00 — Pending

[7-1 - Deck, Porch, Ramp (Residential)] CASE# 139815

122785 819 MULLET PL..1-1060 — BRADLEY KLEIN — $150.00 — $2,470.00 — Pending

[7-1 - Deck, Porch, Ramp (Residential)] CASE#140523
Double Fee - Unpermitted front porch

122464 1444 HARVEY ST..8-196 — NEUFELD ENTERPRISES, LLC — $180.00 — $24,500.00 — Pending

[9-645 - Raze - Building or Structure (Residential)] DEMOLISH AND LEGALLY DISPOSE OF HOUSE, GARAGE, SITE CLEAR PAVEMENT, BACKFILL BASEMENT, TOPSOIL, SEED, FERTILIZE, AND MULCH DISTURBED AREA.
PROOF OF OWNERSHIP PROVIDED, see drag-LK
Provided proof of payment to LK, sent permit-LK

122626 1140 10th AV..1-213 — PATRICIA M STOWE — $50.00 — $5,000.00 — Closed

[9-645 - Raze - Building or Structure (Residential)] CASE# 140331
CHECK SERVICE PANEL FOR TERMINATION AT FINAL INSPECTION

122674 881 W MASON ST..2-454 — PRIME PROPERTY SOLUTIONS LLC — $50.00 — $1,000.00 — Pending

[9-645 - Raze - Building or Structure (Residential)]

122459 442 ROBERT LN..21-3883 — MACKENZIE CARON — $50.00 — $6,079.00 — Pending

[11-1 - Fence (Residential)]

122623 245 LAU ST..21-1795 JASON L & JOLENE A WANEK $50.00 $5,245.90 Pending

[11-1 - Fence (Residential)] Take down approx. 30'ft of 6'ft white dogwood vinyl fence and reinstall it (6" off of property line) with new steel posts. supply and install approx. 57'ft of 6'ft white dogwood vinyl fence (6" off property line). all posts are steel driven.

122630 816 CROCKER ST..18-654 PETER ELLIS $50.00 $1,100.00 Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)] See attached scope

122639 831 S BAIRD ST..17-754-A BENJAMIN J & PAMELA J OSTERBERG $50.00 $3,974.28 Pending

[11-1 - Fence (Residential)] install approx 21 ft of 6 ft high cedar wood fencing to replace old fence on north side of home with 1-4 foot single gate and 1-10 foot plus 3 ft double gate. All posts 4 feet deep.

122645 409 EASY ST..21-4916 FIX AND FLIP INVESTMENTS LLC $50.00 $1,120.00 Closed

[11-1 - Driveway Replacement and/or Expansion (Residential)] Installation of a new egress window that meets code in the place of previous 12*31 window. Multiple pictures, dimensions, and site plan provided

122690 1518 SHANNON ST..6-1167 TIFFANY & HAQIIR SAMUELS $50.00 $1,000.00 Pending

[11-1 - Garage/Carport/Shed (residential)] Adding 10'x12' shed onto existing ground level wood deck.

122725 1037 ROYAL BLVD..18-1144 SHELLEY LARSON $50.00 $5,000.00 Pending

[11-1 - Fence (Residential)] 73 lf of 6' vinyl privacy fence, remove existing fence

122745 1333 KELLOGG ST..5-1328-C-1 JAMES N & ANN MARIE TIMMERS $100.00 $22,270.00 Closed

[11-1 - Foundation Repair (Residential)]

122191 340 N BROADWAY, SUITE 110 ..5-1760 DDL HOLDINGS LLC $979.19 $340,785.00 Pending

[31-437 - Commercial - Addition - Non-Residence, Non-housekeeping]

122403 2241 MAIN ST..21-127-7 GREAT STONES PROPERTIES INC $1,076.78 $38,700.00 Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

122417 3315 FINGER RD..21-43 ZCP HURON LLC $459.76 $48,000.00 Pending

[31-438 - Commercial - New - Garage or Carport]

122537 885 SHAWANO AV..3-876-1 GREEN BAY CITY OF FIRE STATION 3 $0.00 $120,821.00 Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

122576 744 S WEBSTER AV..14-825 BELLIN MEMORIAL HOSPITAL $1,402.35 $522,000.00 Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

122577 622 ELIZA ST..16-110 GREEN BAY AREA PUBLIC SCHOOL DISTRICT $470.00 $147,055.00 Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] ROOFTOP SOLAR PV SYSTEM NEED COA

122615 1860 SHAWANO AV..6-263-1 ST VINCENT HOSPITAL OF THE HOSPITAL SISTERS ... $360.00 $30,000.00 Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] MODIFICATION OF 3 ROOMS, CUT OPEN 2 OFFICE, ADD ELEC OUTLET ADDITION

122688 3171 VOYAGER DR..21-8064 HOUND DOG HOLDINGS LLC $70.00 $4,000.00 Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] REPAIR PILLAR DUE TO AUTO DAMAGE CASE# 140470

122737 1375 CEDAR ST..8-329 ANA MARIA ORTEGA MORANO $631.40 $45,000.00 Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

120884 1704 S ASHLAND AV FRONTAGE RD..1-1103 MAA LLC $1,178.80 $15,000.00 Pending

[34-1 - Change of Use (Commercial)] NEEDS TO PAY BUILDING PLAN REVIEW $350

122142 510 LOMBARDI AV..1-1412-B-6 ESCANABA PROPERTIES LLC $1,150.00 $198,000.00 Pending

[34-1 - Parking Lot - New & Reconstruction (Commerical)] PARKING LOT EXPANSION/ SW POND
$ 500 SW Fee $ 5,000 SWB
EC APPROVED 10/14/25

122374 238-240 N OAKLAND AV..4-147 — OAKLAND INVESTMENTS LLC — $140.00 — $7,000.00 — Pending

[34-1 - Z - Misc Project Not Listed (Commercial)] CASE# 140334
RECIEVED AN EMAIL FROM THE GC - Mark Nakielski (SEE EMAIL IN FOLDER) - STATING THAT HE WAS ON A HUNTING TRIP AND WILL BE PAYING FOR THIS PERMIT - 12-1-2025. ERIK W

122441 1960 MAIN ST..21-1329-1-1 — LAKESIDE DEVELOPMENT GROUP LLC — $310.00 — $2,572.00 — Pending

[34-1 - Change of Use (Commercial)] ADDING A SERVICE COUNTER, OUTLETS, AND GFI OUTLET.

122500 1524 ATKINSON DR..6-18-3 — NORTHEAST ASPHALT INC — $120.00 — $8,000.00 — Pending

[34-328 - Shed, Yard Building (Commercial)] We are having a pre fab shed delivered to sit in a fenced area on an existing slab off of our parking lot.

122586 1255 MAIN ST..8-311 — DOGFISH LLC — $70.00 — $200.00 — Pending

[34-1 - Fence (Commercial)] 1247, 1251, 1255 MAIN ST

122609 118 S WASHINGTON ST Unit 227A..12-285 — MARY NICOL CAULFIELD — $70.00 — $12,889.00 — Pending

[34-1 - Window, Door - Replacement (Commercial)]

122679 3170 YEAGER DR..21-180-16 — 3170 YEAGER DRIVE LLC — $280.00 — $75,000.00 — Pending

[34-649 - Demolition - Interior (Commercial)]

122681 1726 SHAWANO AV..6-235-A — SAINT MARYS HOSPITAL MEDICAL CENTER OF G B INC — $280.00 — $2,177,900.00 — Pending

[34-649 - Demolition - Interior (Commercial)]

122743 1729 UNIVERSITY AV..19-330 — TPV PROPERTIES LLC — $70.00 — $0.00 — Stop Work

[34-1 - Change of Use (Commercial)]

122531 2517 SHERIDAN DR..21-82-24 — STACY L THOMPSON REVOCABLE TRUST — $50.00 — $2,000.00 — Pending

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] PENDING ELEC CALCS CHECK RECEIVED
HVAC DONE IN PROJECT #118630

122595 408-410 S MADISON ST..13-103-A — MCALLISTER PROPERTIES LLC — $50.00 — $3,675.00 — Closed

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

122616 2118 EMMALANE CT..21-8115 — DEBRA M & STEVEN R BAENEN — $100.00 — $21,100.00 — Closed

[40-61 - Solar Panels - Electric]

122617 1316 ELIZA ST..17-551 — KEVIN J & JILL J FERMANICH — $100.00 — $5,200.00 — Closed

[40-61 - Solar Panels - Electric]

122621 1050 6th ST..2-762-A — DAKOTA REMER — $50.00 — $4,282.00 — Pending

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

122634 812 SHEA AV..18-116 — ENRIQUE & JANAIRA IRIS COLON DE LA CRUZ — $50.00 — $1,500.00 — Pending

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

122682 614 SCHWARTZ ST..21-2821 — MATTHIAS W & THERESA A SWOBODA — $50.00 — $3,000.00 — Pending

[40-53 - Electrical Service - Change (Residential)]

122692 806 STONY BROOK LN..6-811-37 — SHARON L GEURTS — $50.00 — $2,200.00 — Closed

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

122746 940 LANGLADE AV..1-343 — RACQUEL ROCKEY — $125.00 — $21,800.00 — Closed

[40-61 - Solar Panels - Electric] INSTALLING 7.36kW ROOF TOP SOLAR

122798 2539 HEATHER RD..21-4310 — TREISE R & RYAN R GERSMEHL — $50.00 — $400.00 — Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

119607 535 VICTORIA ST..21-4738 — CHUNYU HU — $50.00 — $3,600.00 — Closed
[50-45 - Heating Unit Only (Residential)] inspected on 12/17/2025 furnace is approved and the project can be closed out when permit is paid for.

122437 1008 ELIZABETH ST..19-475 — CRAIG D MOORE — $50.00 — $10,250.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)]

122584 456 IRENE ST..21-1443-36-A — ADAM D VANPAY — $50.00 — $5,950.00 — Pending
[50-45 - Heating Unit Only (Residential)]

122590 1140 S BROADWAY..1-757 — WS PROPERTY INVESTMENTS LLC — $70.00 — $9,000.00 — Pending
[50-44 - Heating Unit Only (Commercial)]

122643 1631 JUNIPER DR..21-1110-M-12 — TERRY FRENCH — $50.00 — $5,123.00 — Closed
[50-45 - Heating Unit Only (Residential)]

122646 904 GRAY ST..18-1431 — RICHARD E SHELL — $50.00 — $5,859.00 — Closed
[50-45 - Heating Unit Only (Residential)]

122648 2821 ANTLER TR..6H-2701 — CARRIE J & WILLIAM J SCHULZ — $50.00 — $9,264.00 — Pending
[50-45 - Heating Unit Only (Residential)]

122649 1101 DIVISION ST..5-642 — RANDALL L SIMMONS — $50.00 — $8,650.00 — Closed
[50-45 - Heating Unit Only (Residential)]

122652 1481 BOND ST..6-2000 — BOBBI JO WELTY REVOCABLE TRUST — $50.00 — $16,825.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)]

122655 3353 HEAVEN DR..21-7699 — GINA M & MICHAEL A FREDRICKSON — $50.00 — $3,877.00 — Pending
[50-45 - Heating Unit Only (Residential)]

122656 1515-1517 SOUTH POINT RD..6H-2403-2 — ANGELA MARIE & DAVID PETER TADYCH — $50.00 — $15,510.00 — Closed
[50-45 - Heating Unit Only (Residential)]

122657 1677 FOREST GLEN DR..6-1654 — THOMAS A & KAY M KLATT, ETAL — $50.00 — $13,387.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)]

122666 3141/43 FINGER RD..21-5460 — 3141-43 FINGER ROAD LLC — $50.00 — $4,420.00 — Pending
[50-45 - Heating Unit Only (Residential)]

122667 2570 FINGER RD..21-120-27 — RED SUNSET #7 LLC — $50.00 — $4,400.00 — Pending
[50-45 - Heating Unit Only (Residential)]

122668 136 N DANZ AV..21-2703 — ELAINE P GEORGIA — $50.00 — $5,377.00 — Closed
[50-45 - Heating Unit Only (Residential)]

122669 3045 COLLEEN DR..21-1111-D-222 — ALEXANDER D & ALYSSA R DOHERTY — $50.00 — $7,000.00 — Pending
[50-45 - Heating Unit Only (Residential)]

122670 1054 DIVISION ST..5-749 — EDMUND A & PAMMALA R MILLER, ETAL — $50.00 — $4,000.00 — Closed
[50-45 - Heating Unit Only (Residential)]

122671 1215 ELIZA ST..17-328 [50-45 - Heating Unit Only (Residential)]	RICHARD P & LESLEY M OCONNELL	$50.00	$6,000.00	Closed
122672 368 WINDWARD RD..21-4997 [50-45 - Heating Unit Only (Residential)]	KAREN & MARK SCHMEETS	$50.00	$6,000.00	Pending
122675 528 TYROLIAN DR..21-3425 [50-45 - Heating Unit Only (Residential)]	JAMES B & MARGARET J WERGIN	$50.00	$3,200.00	Closed
122683 1185 DIVISION ST..5-867 [50-45 - Heating Unit Only (Residential)]	MARY JO SEIDL	$50.00	$7,049.00	Pending
122684 919 AMBERLY TR..21-4960 [50-45 - Heating Unit Only (Residential)]	KURT D ERICSON, ETAL	$50.00	$7,642.00	Pending
122685 335 BRETCOE DR..21-1147-16 [50-45 - Heating Unit Only (Residential)]	MICHAEL J & LINDA M MORGAN REVOCABLE TRUST	$50.00	$14,284.00	Pending
122686 334 CONOVER DR..6-2561 [50-43 - Heating and Air Conditioning Units (Residential)]	DIANE M & NORBERT L TRAEGER	$50.00	$5,838.00	Pending
122687 3455 BAY HIGHLANDS DR..21-5523 [50-49 - Repair/Alter Existing HVAC System (Residential)]	DALE & NANCY MALACZEWSKI	$50.00	$13,480.00	Pending
122693 2771 DURHAM RD..22-1799 [50-43 - Heating and Air Conditioning Units (Residential)]	JOSEPH A & CYNTHIA D HENFLING	$100.00	$11,611.00	Pending
122697 1407 BOND ST..6-67-C [50-45 - Heating Unit Only (Residential)]	MARY A HAMM	$50.00	$4,883.00	Closed
122706 1630 LILAC LN..21-1110-M-9 [50-45 - Heating Unit Only (Residential)]	NANCY C & JERRY M SPENCER	$50.00	$5,676.00	Pending
122707 1013 LINCOLN ST..18-106 [50-45 - Heating Unit Only (Residential)]	DECHAN M NEUCHTER	$50.00	$5,198.00	Pending
122708 1051 DOUSMAN ST..5-1135 [50-45 - Heating Unit Only (Residential)]	ROBERTO JUAREZ-CHONCOA	$50.00	$17,635.00	Pending
122711 120 S HENRY ST..21-2294 [50-42 - Heating and Air Conditioning Units (Commercial)]	OUR SAVIOURS EVANGELICAL LUTHERAN CHURCH	$140.00	$197,864.00	Pending
122715 909 S RIDGE RD..2-955-A [50-45 - Heating Unit Only (Residential)]	STEPHEN KEAN	$50.00	$9,151.58	Pending
122719 118 S WASHINGTON ST Unit 223A..12-284-34 [50-43 - Heating and Air Conditioning Units (Residential)]	JERMAINE & STEPHANIE DELGADO	$50.00	$17,653.00	Closed
122720 914 S RIDGE RD..6-191-A [50-45 - Heating Unit Only (Residential)]	DONALD A BARANCZYK	$50.00	$6,700.00	Closed
122721 574 BAIRD CREEK RD..21-1242-13 [50-43 - Heating and Air Conditioning Units (Residential)]	DANIEL NEISES	$50.00	$6,900.00	Pending
122722 1357 GRIGNON ST..17-588	DAVID F MCGRATH	$50.00	$3,000.00	Pending

[50-45 - Heating Unit Only (Residential)]

122723 2670 FINGER RD..21-118-13 — BRENDA L SANDERS — $50.00 — $10,993.00 — Pending
[50-45 - Heating Unit Only (Residential)]

122726 1209 BAY DE NOC CT..21-5585 — ZACHARIAH & EMILY KARBASH — $50.00 — $6,370.67 — Pending
[50-45 - Heating Unit Only (Residential)]

122727 1102 S MONROE AV..16-73 — GEORGE F & KATHLEEN A KERWIN — $50.00 — $23,119.05 — Pending
[50-45 - Heating Unit Only (Residential)]

122728 2461 EILEEN ST..21-3548 — REBECCA LYNN ROBERTS — $50.00 — $7,200.00 — Pending
[50-45 - Heating Unit Only (Residential)]

122729 328 N ASHLAND AV..5-1052 — LINDA W SKOUG — $50.00 — $7,090.00 — Pending
[50-45 - Heating Unit Only (Residential)]

122742 446 STONEHEDGE RD..21-5007 — SCHMITZ PAUL J & TRACY JREVOCABLE TRUST — $50.00 — $12,580.00 — Pending
[50-45 - Heating Unit Only (Residential)]

122744 1230 11th AV..1-672 — WILLIAM & NANCY CROPSEY — $50.00 — $2,900.00 — Closed
[50-45 - Heating Unit Only (Residential)]

122748 426 S MILITARY AV..6-1778 — AAA3 LLC — $70.00 — $12,995.00 — Pending
[50-42 - Heating and Air Conditioning Units (Commercial)] CURB ADAPTION, INSTALL PACKAGE ROOFTOP

122750 1615 FARLIN AV..19-548 — ROBERTO FLOR — $50.00 — $16,825.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)]

122751 1018 COLONIAL AV..2-1318 — ROSE M CALVERT, ETAL — $50.00 — $5,957.00 — Pending
[50-45 - Heating Unit Only (Residential)]

122755 3281 EASTWAY DR..21-7178 — CRYSTAL G THUNDER — $50.00 — $7,815.00 — Closed
[50-45 - Heating Unit Only (Residential)]

122756 1172 OREGON ST..5-1533 — KATHERINE J KUSSOW — $50.00 — $7,970.00 — Pending
[50-45 - Heating Unit Only (Residential)]

122757 1719 PREBLE AV..19-385-A — WILLIAM T & SANDRA M MAROTZ — $50.00 — $15,919.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)]

122758 110 S QUINCY ST..11-238 — RITA ANN FREEMAN — $50.00 — $2,950.00 — Closed
[50-45 - Heating Unit Only (Residential)]

122759 1280 CROOKS ST..14-1268 — GERARDO COLON TORRES — $50.00 — $4,700.00 — Pending
[50-45 - Heating Unit Only (Residential)]

122760 1524 CREEKSIDE LN..21-5566 — BRADLEY P & ERIN C STILLMANK REVOCABLE TRUST OF 2019 — $50.00 — $3,809.00 — Pending
[50-45 - Heating Unit Only (Residential)]

122767 2996 CRUSADE LN..6H-3230 — MICHAEL S BAY — $50.00 — $13,650.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)]

122768 1203 HICKORY HILL DR..1-1614 — THOMAS R FRISCH — $50.00 — $6,000.00 — Pending

[50-45 - Heating Unit Only (Residential)]

122769 717 PARK ST..18-1328	LOUIS HOBBS	$50.00	$5,000.00	Closed
[50-45 - Heating Unit Only (Residential)]				
122770 924 LANGLADE AV..1-339	SARAH S & CASEY J ALGERFESER	$50.00	$5,000.00	Pending
[50-45 - Heating Unit Only (Residential)]				
122771 651-653 ST. MARTIN CT..21-5682	JENNIFER & BRANDON E GARNICA ROBLEDO	$50.00	$4,000.00	Pending
[50-45 - Heating Unit Only (Residential)]				
122772 495 EDWARD DR..21-3602	DUSTIN J COUILLARD	$50.00	$5,000.00	Pending
[50-45 - Heating Unit Only (Residential)]				
122773 1831 JUNIPER DR..21-3210	BROOKE-LYN & MARCUS WARREN	$50.00	$4,000.00	Pending
[50-45 - Heating Unit Only (Residential)]				
122774 1876 GARY LN..6-2115	DOUGLAS P VANREMORTEL, ETAL	$50.00	$5,000.00	Pending
[50-45 - Heating Unit Only (Residential)]				
122775 935 ROSCOE ST..1-334	MARGARET & TERRANCE THORSEN	$50.00	$4,975.00	Pending
[50-45 - Heating Unit Only (Residential)]				
122776 3059 FERNDALE DR..6H-2787	LANCE L VANDENHEUVEL REVOCABLE TRUST	$50.00	$5,730.00	Pending
[50-45 - Heating Unit Only (Residential)]				
122777 2760 HILLSBOROUGH CT..21-4938	PAO CHOUA XIONG	$50.00	$4,000.00	Pending
[50-45 - Heating Unit Only (Residential)]				
122778 1260 DAY ST..7-91	ROY HANNON, ETAL	$50.00	$4,000.00	Pending
[50-45 - Heating Unit Only (Residential)]				
122779 1017 ELIZA ST..17-59	NICHOLAS J & GEORVIE J THIBODEAU	$50.00	$7,600.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]				
122780 2989 SUNSHINE PL..6H-2931	BARRY S ANDERSON	$50.00	$11,100.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]				
122781 1286 DIVISION ST..5-1329-B	JESSICA JUELICH	$50.00	$5,550.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]				
122790 1424 11th AV..1-1750	PAULA M & WILLIAM R MATUSZAK	$50.00	$4,650.00	Pending
[50-45 - Heating Unit Only (Residential)]				
122791 1416 SCHOLAR DR..21-7294	SARA J & ANDREW J SCHILLER	$50.00	$15,527.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]				
122792 435 ECHO HILL DR..21-1111-S-21	MARLEN & MIGUEL MARTINEZ	$50.00	$11,788.00	Pending
[50-45 - Heating Unit Only (Residential)]				
122793 250 WINDWARD RD..21-6160	JEROME A & JANE B GEIGER	$50.00	$3,173.00	Pending
[50-45 - Heating Unit Only (Residential)]				
122799 123 N OAKLAND AV..3-1068	A COMMUNITY OF HEALING LLC	$70.00	$11,841.00	Pending

[50-44 - Heating Unit Only (Commercial)]

122800 1135 S BAIRD ST..17-657 — JOHN B & LISA A ALBANESE — $50.00 — $6,200.00 — Pending
[50-45 - Heating Unit Only (Residential)]

122801 834 ELMORE ST..5-1231 — BENJAMIN J & ALLYSSA S WILSON — $50.00 — $13,500.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)]

122802 1070 SHADOW LN..1-2635 — JUAN DANIEL CHAVEZ — $50.00 — $7,985.00 — Pending
[50-45 - Heating Unit Only (Residential)]

122812 1646 LOUISE ST..21-1338 — JASON A FROEHLICH, ETAL — $50.00 — $3,000.00 — Pending
[50-41 - AC Unit Only (Residential)]

122813 979 DIVISION ST..5-724 — SUSAN M STRAUBEL — $50.00 — $4,651.00 — Pending
[50-41 - AC Unit Only (Residential)]

122824 845 SCHOEN ST..21-2880 — LYNETTE WIRGAU — $50.00 — $5,000.00 — Pending
[50-45 - Heating Unit Only (Residential)]

122826 1150 APHRODITE RD..21-5174 — SANDRA L DUNAND — $50.00 — $4,000.00 — Pending
[50-45 - Heating Unit Only (Residential)]

122827 1177 DIVISION ST..5-869 — BETH A SHEBESTA — $50.00 — $7,000.00 — Pending
[50-45 - Heating Unit Only (Residential)]

122828 1299 STUART ST..14-1358 — GRUNWALDT CONSTANCE J REVOCABLE TRUST — $50.00 — $6,000.00 — Pending
[50-45 - Heating Unit Only (Residential)]

122830 808 THRUSH ST..18-1321 — REYNALDO SANTIAGO — $50.00 — $6,500.00 — Pending
[50-45 - Heating Unit Only (Residential)]

122482 703 THRUSH ST..18-1295 — BASTEN INVESTMENTS LLC — $100.00 — $2,000.00 — Closed
[60-25 - Repair/Alter Existing Plumbing System (Residential)]

122596 725 ST. GEORGE ST..7-727 — KYLE K & JESSIE L VANLANNEN — $30.00 — $1,000.00 — Closed
[60-29 - Water Service - Connection/Repair (Residential)] please close this project once payment is processed for the permit, it has been inspected and approved

122597 1114 PINE ST..14-84 — LIBERTY INVESTMENTS LLC — $30.00 — $1,000.00 — Closed
[60-29 - Water Service - Connection/Repair (Residential)] project has been inspected and approved please close when payment is processed for permit

122598 900 E WALNUT ST..14-307 — PHILLIP R BESAW — $30.00 — $1,000.00 — Closed
[60-29 - Water Service - Connection/Repair (Residential)] Project is approved and inspected please close it once project is paid for

122599 442 S ROOSEVELT ST..14-1045 — PRESTIGE INVESTMENTS LLC — $30.00 — $1,000.00 — Closed
[60-29 - Water Service - Connection/Repair (Residential)]

122600 1208 CROOKS ST..14-1280 — ASHLEE NORIEGA, ETAL — $30.00 — $1,000.00 — Closed
[60-29 - Water Service - Connection/Repair (Residential)] This project has been inspected and approved please close project when paid for

122601 1343 ELIZA ST..17-532 — TAYLOR KOWALCZYK — $30.00 — $1,000.00 — Closed
[60-29 - Water Service - Connection/Repair (Residential)] project has been inspected and approved please close project once payment is recieved

122602 1194 SHAWANO AV..3-1051 — JUSTIN I THAO — $30.00 — $1,000.00 — Pending
[60-29 - Water Service - Connection/Repair (Residential)]

122603	1122 DOUSMAN ST..5-647	PAMELA & TYLER KARNOPP	$30.00	$1,000.00	Closed
[60-29 - Water Service - Connection/Repair (Residential)]					
122604	135 OAK ST..3-277	KRUEGER FAMILY TRUST	$30.00	$1,000.00	Closed
[60-29 - Water Service - Connection/Repair (Residential)]					
122605	897 KELLOGG ST..5-1393	DAVID J & PAMELA A ZAK	$30.00	$1,000.00	Closed
[60-29 - Water Service - Connection/Repair (Residential)]					
122606	902 KELLOGG ST..5-1388	ALEXANDER N & LAUREN P ZAKOWSKI	$30.00	$1,000.00	Pending
[60-29 - Water Service - Connection/Repair (Residential)]					
122607	1148 SMITH ST..7-207	CHRISTOPHER & AMANDA LABREC	$30.00	$1,000.00	Closed
[60-29 - Water Service - Connection/Repair (Residential)]					
122644	125 S PLATTEN ST..3-1042	& & COLONIAL H LLC	$30.00	$15,000.00	Closed
[60-32 - Storm Sewers - Connection/Repair (Commercial)]					
122647	2740 W MASON ST..6H-1752	NORTHEAST WISCONSIN TECHNICAL COLLEGE	$70.00	$5,935.00	Pending
[60-24 - Repair/Alter Existing Plumbing System (Commercial)]					
122650	1378 DOUSMAN ST..6-84-D	SARA L & COREY A MEYER	$50.00	$13,777.00	Pending
[60-25 - Tub to Shower (Residential)]					
122658	384 WINDWARD RD..21-5067	ROSELYN C PERRY	$50.00	$600.00	Pending
[60-25 - Tub to Shower (Residential)]					
122659	893 ELMORE ST..5-1395	THAO V MEE	$30.00	$1,000.00	Closed
[60-29 - Water Service - Connection/Repair (Residential)]					
122660	897 ELMORE ST..5-1391	JOSEPH A & RUTTNER	$30.00	$1,000.00	Closed
[60-29 - Water Service - Connection/Repair (Residential)]					
122661	823 ELMORE ST..5-1450	MATTHEW J MICOLICHEK	$30.00	$1,000.00	Closed
[60-29 - Water Service - Connection/Repair (Residential)]					
122662	620 VROMAN ST..5-222	AARON & MEAGAN LICHTENWALNER	$30.00	$1,000.00	Closed
[60-29 - Water Service - Connection/Repair (Residential)]					
122663	518 N CHESTNUT AV..5-916	JASON B ROLAN	$30.00	$1,000.00	Closed
[60-29 - Water Service - Connection/Repair (Residential)]					
122689	1100 DEVONWOOD DR..6-2612	MICHAEL H JOHNSON, ETAL	$50.00	$12,000.00	Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)] REPLACING THE REST OF THE LAUNDRY/HALF BATHROOM STACK AND THE MAIN FULL BATHROOM STACK ALL THE WAY UNTIL THE FRONT OF THE HOME. ALSO INSTALLING A BACKWATER VALVE, CUT OPEN FLOOR AND REMOVE CONCRETE SPOILS, REPLACE BROKEN SECTIONS OF PIPES.					
122694	709 BELLEVUE ST..8-567	MARY SUE EARLE LIVING TRUST	$30.00	$17,898.00	Closed
[60-26 - Water Heater (Commercial)]					
122705	1287 KELLOGG ST..5-1693	WENDLYN J & RANDALL L PITTS	$50.00	$1,512.00	Pending
[60-25 - Tub to Shower (Residential)]					
122709	1554 CEDAR ST..19-149	RICHARD L & CAROL A SIMAC	$50.00	$12,245.00	Closed
[60-25 - Tub to Shower (Residential)]					

122710 3023 CRUSADE LN..6H-4163	BETH GUSTAFSON	$50.00	$12,698.00	Closed
[60-25 - Tub to Shower (Residential)]				
122718 815 N ASHLAND AV..18-575	TIMOTHY S PETERSON	$30.00	$1,000.00	Pending
[60-29 - Water Service - Connection/Repair (Residential)]				
122738 1510 13th AV..1-1397-D	KELSEY & MATTHEW R SMITH	$30.00	$13,500.00	Pending
[60-33 - Storm Sewers - Connection/Repair (Residential)]				
122740 990 TONY CANADEO RUN ..1-1841-C	F F LLC	$70.00	$10,000.00	Pending
[60-24 - Repair/Alter Existing Plumbing System (Commercial)]				
122741 1163 CHICAGO ST..14-1048	JOHNNY & JAIME D JOHNSON	$100.00	$16,056.00	Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]				
122747 507 ROBERT LN..21-3405	JOHN L DEJARDIN	$50.00	$2,000.00	Closed
[60-25 - Repair/Alter Existing Plumbing System (Residential)]				
122749 1973 KNOTTY PINE DR..6H-3061	KIM & RANDALL P POIRIER	$30.00	$5,000.00	Pending
[60-27 - Water Heater (Residential)]				
122753 708 NORTHERN AV..18-1449	MIGUEL A GARCIA CRUZ	$30.00	$4,000.00	Pending
[60-31 - Sanitary Sewers - Connection/Repair (Residential)]				
122786 1315 CHERRY ST..14-127	MICHELLE NELLIS	$30.00	$5,000.00	Closed
[60-31 - Sanitary Sewers - Connection/Repair (Residential)]				
122823 845 SCHOEN ST..21-2880	LYNETTE WIRGAU	$30.00	$4,000.00	Pending
[60-27 - Water Heater (Residential)]				
122555 520 N BROADWAY, SUITE 270 ..5-1757	DDL HOLDINGS LLC	$92.00	$1,000.00	Pending
[70-1 - Signs - Permanent] NON-ILLUMINATED 4 SQ FT BLADE SIGN				
122625 1203 E MASON ST..14-1263	MONTE CARLO INVESTMENTS LLP	$105.00	$3,600.00	Pending
[70-1 - Signs - Permanent] 1- 30 SQ FT ILLUMINATED CABINET WALL SIGN				
122631 1620 W MASON ST..6-149-4	SILVER MOON PROPERTIES LLC	$40.00	$90.00	Pending
[70-1 - Signs - Temporary] TEMPORARY FEATHER SIGN 12 SQ FT				
122632 301 N ADAMS ST..12-195-1	SPRING LAKE CHURCH INC	$146.50	$5,860.00	Pending
[70-1 - Signs - Permanent] 1 WALL SIGN 10 SQ FT ATTACHED TO BUILDING ON ADAMS FRONTAGE. 1 CHANNEL LETTER AWNING SIGN AFFIXED ON NORTH CANOPY 23 SQ FT.				
122676 1233 VELP AV..18-156	SAIVIHAN LLC	$102.00	$20,000.00	Pending
[70-1 - Signs - Permanent] 26' FOOT PYLON SIGN ADDING A 24 SQ FT EMC BOARD BELOW CABINET				
122680 113 S MILITARY AV..6-251-D	MARKET BACELINE LLC	$40.00	$300.00	Pending
[70-1 - Signs - Temporary]				
Totals: 192 projects		$22,624.99	$6,292,516.38	

Summary of Projects Issued

12/1/2025 to 12/31/2025

Class of Work	Proj	Site	Plan	Bldg	Elec	HVAC	Plbg	EC	Fees Paid	Estimated Cost
1 Residential - New - Single Family House	1	1	2	1	1	1	1	1	$1,111.00	$262,000.00
2 Residential - Addition - Single Family House	1	1	1	1	1	1	1	0	$280.00	$79,232.00
2 Residential - Alteration - 1 -2 Family House	18	0	5	18	13	5	9	0	$3,595.21	$880,705.90
7 Deck, Porch, Ramp (Residential)	8	0	1	8	0	0	0	0	$850.00	$101,270.00
9 Raze - Building or Structure (Residential)	3	0	0	3	0	0	1	1	$280.00	$30,500.00
11 Driveway Replacement and/or Expansion (Residential)	2	0	0	2	0	0	0	0	$100.00	$2,220.00
11 Fence (Residential)	4	0	0	4	0	0	0	0	$200.00	$20,299.18
11 Foundation Repair (Residential)	1	0	0	1	0	0	1	0	$100.00	$22,270.00
11 Garage/Carport/Shed (residential)	1	0	0	1	0	0	0	0	$50.00	$1,000.00
31 Commercial - Addition - Non-Residence, Non-housekeeping	1	1	2	1	1	1	1	0	$979.19	$340,785.00
31 Commercial - Alteration - Non-Residence, Non-Housekeeping	7	0	8	7	6	3	5	0	$4,010.53	$907,576.00
31 Commercial - New - Garage or Carport	1	0	1	1	1	0	0	0	$459.76	$48,000.00
34 Change of Use (Commercial)	3	2	1	3	2	1	2	0	$1,558.80	$17,572.00
34 Demolition - Interior (Commercial)	2	0	0	2	2	2	2	0	$560.00	$2,252,900.00
34 Fence (Commercial)	1	0	0	1	0	0	0	0	$70.00	$200.00
34 Parking Lot - New & Reconstruction (Commerical)	1	1	1	1	0	0	1	1	$1,150.00	$198,000.00
34 Shed, Yard Building (Commercial)	1	1	0	1	0	0	0	0	$120.00	$8,000.00
34 Window, Door - Replacement (Commercial)	1	0	0	1	0	0	0	0	$70.00	$12,889.00
34 Z - Misc Project Not Listed (Commercial)	1	0	0	1	0	0	0	0	$140.00	$7,000.00
40 Electrical Service - Change (Residential)	1	0	0	0	1	0	0	0	$50.00	$3,000.00
40 Electrical Wiring (Misc., Alteration, Repair) (Residential)	6	0	0	0	6	0	0	0	$300.00	$14,057.00
40 Solar Panels - Electric	3	0	1	3	3	0	0	0	$325.00	$48,100.00
50 AC Unit Only (Residential)	2	0	0	0	0	2	0	0	$100.00	$7,651.00
50 Heating and Air Conditioning Units (Commercial)	2	0	0	0	0	2	0	0	$210.00	$210,859.00
50 Heating and Air Conditioning Units (Residential)	15	0	0	0	0	15	0	0	$800.00	$182,135.00
50 Heating Unit Only (Commercial)	2	0	0	0	0	2	0	0	$140.00	$20,841.00
50 Heating Unit Only (Residential)	60	0	0	0	0	60	0	0	$3,000.00	$397,903.30
50 Repair/Alter Existing HVAC System (Residential)	1	0	0	0	0	1	0	0	$50.00	$13,480.00
60 Repair/Alter Existing Plumbing System (Commercial)	2	0	0	0	0	0	2	0	$140.00	$15,935.00
60 Repair/Alter Existing Plumbing System (Residential)	4	0	0	0	2	0	4	0	$300.00	$32,056.00
60 Sanitary Sewers - Connection/Repair (Residential)	2	0	0	0	0	0	2	0	$60.00	$9,000.00
60 Storm Sewers - Connection/Repair (Commercial)	1	0	0	0	0	0	1	0	$30.00	$15,000.00
60 Storm Sewers - Connection/Repair (Residential)	1	0	0	0	0	0	1	0	$30.00	$13,500.00
60 Tub to Shower (Residential)	5	0	0	0	0	0	5	0	$250.00	$40,832.00
60 Water Heater (Commercial)	1	0	0	0	0	0	1	0	$30.00	$17,898.00
60 Water Heater (Residential)	2	0	0	0	0	0	2	0	$60.00	$9,000.00

60 Water Service - Connection/Repair (Residential)	18	0	0	0	0	0	18	0	$540.00	$18,000.00
70 Signs - Permanent	4	4	0	4	0	0	0	0	$445.50	$30,460.00
70 Signs - Temporary	2	0	0	2	0	0	0	0	$80.00	$390.00
Totals:	192	11	23	67	39	96	60	3	$22,624.99	$6,292,516.38

FINAL PAYMENTS RESOLUTION
January 20, 2026

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

That the City Clerk be and is hereby instructed to draw FINAL ORDERS in favor of the following contractors for their projects in the amounts listed as follows:

1. **PARKS 6-25 (EAST RIVER MEYER DOG PARK FENCE)**
MAUER COMPANY, LLC

TOTAL AMOUNT EARNED:	$	52,721.00
LESS AMOUNT RETAINED:	$	0.00
	$	52,721.00
LESS AMOUNT PREVIOUSLY PAID:	$	0.00
AMOUNT DUE THIS PAYMENT:	**$**	**52,721.00**

ACCOUNT NUMBERS
410600-53001-94527: $50,000.00
410600-53001-94206: $2,721.00
PO #2500163

2. **PARKS 5-24 (OLDE PREBLE PARK TRAIL IMPROVEMENTS)**
MCDONALD SERVICES, LLC

TOTAL AMOUNT EARNED:	$	120,211.65
LESS AMOUNT RETAINED:	$	0.00
	$	120,211.65
LESS AMOUNT PREVIOUSLY PAID:	$	107,139.13
AMOUNT DUE THIS PAYMENT:	**$**	**13,072.00**

ACCOUNT NUMBER
410600-53001-94312: $13,072.52
PO #2400162

3. **BRIDGE 1-25 SEVENTH STREET BRIDGE P-05-718 REHABILITATION**
ZENITH TECH, INC.

TOTAL AMOUNT EARNED:	$	191,069.64
LESS AMOUNT RETAINED:	$	0.00
	$	191,069.64
LESS AMOUNT PREVIOUSLY PAID:	$	186,292.90
AMOUNT DUE THIS PAYMENT:	**$**	**4,776.74**

ACCOUNT NUMBER
405500E-55311-69035: $4,776.74
PO #2500083

4. **ASPHALT PAVING 2025**
MCC, INC.

TOTAL AMOUNT EARNED:	$	907,650.49
LESS AMOUNT RETAINED:	$	0.00
	$	907,650.49
LESS AMOUNT PREVIOUSLY PAID:	$	857,567.29
AMOUNT DUE THIS PAYMENT:	**$**	**50,083.20**

ACCOUNT NUMBER
401500E-55305-65085: $50,083.20
PO #2500116

Adopted _____, 2026

Approved _____, 2026

_____
Mayor

ATTEST:

_____
City Clerk

BMJ

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # W.2

Resolution authorizing the final 2025 budget amendment for unbudgeted overtime for special events.

BACKGROUND

This budget amendment is for 2025 unbudgeted overtime for staffing at the FBI, US Marshal and Internet Crimes Against Children Task Forces, unbudgeted special events such as Notre Dame Football, Cnesses Temple Security, Run Run Rudolph Event, Turkey Trot and Fall Fest on Broadway.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. Combined Resolution for 1.13.26 Finance Meeting

RESOLUTION AUTHORIZING
BUDGET AMENDMENT

January 20, 2026

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

Pursuant to the recommendation of the Finance Committee at its meeting of January 13, 2026, the following 2025 amendment of funds is hereby authorized:

	ACCOUNT		AMOUNT
Increase:	101300 50501	Police-Overtime	$15,430.24
Increase:	101300 46223	Police Overtime Reimbursement	$15,430.24

***This budget amendment is for 2025 unbudgeted overtime for staffing at the FBI, US Marshal and Internet Crimes Against Children Task Forces, unbudgeted special events such as Notre Dame Football, Cnesses Temple Security, Run Run Rudolph Event, Turkey Trot and Fall Fest on Broadway.*

Increase:	101400 50501	Fire-Overtime	$8,630.72
Increase:	101400 46223	Fire Overtime Reimbursement	$8,630.72

***This budget amendment is for 2025 unbudgeted overtime for staffing at the Brown County Fire Investigation Task Force and the Turkey Trot.*

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

RESOLUTION APPROVING A FINAL PLAT
FOR THE PINES SUBDIVISION (PARCEL 21-1229)
(CP 25-07)

January 20, 2026

WHEREAS, a Final Plat request has been applied for The Pines Subdivision as shown on Exhibit A; and

WHEREAS, the City of Green Bay Plan Commission reviewed the Final Plat at its January 12, 2026 meeting and recommended approval to the City Council; and

WHEREAS, the City of Green Bay City Council reviewed the Final Plat at their January 20, 2026 meeting; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Green Bay hereby approves the Final Plat subject to the following condition:

1. City of Green Bay Community and Economic Development Department site plan approval of drainage, stormwater, and erosion control plans.

APPROVED:

_____
Eric Genrich, Mayor

DM
Attachment: Map

RESOLUTION AUTHORIZING CONDITIONAL USE PERMIT AT 600 BLOCK OF WOODSIDE ROAD 21-365 (ZP 25-37)

JANUARY 20, 2026

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

That, pursuant to Zoning Petition 23-06 and the recommendation of the Plan Commission on January 12, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) to allow a telecommunication tower, wireless communication facility, in a Low-Rural Residential (RR) district on the following described property located on the 600 Block of Woodside Road:

Legal Description:

THE SOUTHWEST QUARER OF THE NORTHWEST QUARTER OF SECTION THIRTY FIVE (35), T24N-R21E, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, EXCEPT PART CONVEYED FOR HIGHWAY PURPOSES IN VOL. 907 RECORDS, PAGE 228 AND FURTHER EXCEPTING THEREFROM VOLUME 37 CERTIFIED SURVEY MAPS, PAGE 121, MAP 5634 AND EXCEPT THAT PART CONVEYED FOR ROAD PURPOSES DESCRIBED IN DOCUMENT 2726373.

Tax Parcel No. 21-365

Said CUP shall be granted subject to the following conditions:

a. Parcel must have at least one (1) parking stall on site.
b. Legal parking stall(s) must be setback outside of the front yard setback.
c. Site plans must include a notation to address future pedestrian access way to the facility.
d. Ground mounted equipment shall be screened from view by suitable vegetation along all sides of the fence enclosure. Ground mounted equipment located outside of the fence enclosure must be screened from view from the right of way. Landscaping plans must be provided.
e. The commercial wireless support structure shall be designed to accommodate both the applicant's antennas and comparable antennas for at least two additional users, as well as be designed to allow for future rearrangement of antennas and to accept antennas mounted at varying heights
f. Barbed wire fencing is not permitted.
g. Compliance with all other regulations of the Green Bay Municipal Code.

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

jel:
Attachment – Map

Proposed CUP

400' Property Owner Notice

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Map prepared by JL

Zoning Petition (ZP 25-37)
600 Block Woodside Rd
Conditional Use Permit (CUP)
Seeking to Create a Telecommunications Facility in a Residential District

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2026	

AGENDA ITEM # W.5

Resolution authorizing 2026 Budget Amendment / 2025 Carry-Over Request

BACKGROUND

2025 approved a carry-over request of $164,880.92, of which most was unspent.
This request is to continue to carry over a $150,000 balance into 2026.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. Law-2025 Budget Carry-Over Request

GENERAL ORDINANCE NO. 41-25

AN ORDINANCE
AMENDING SECTION 40-71,
GREEN BAY MUNICIPAL CODE,
RELATING TO TRAFFIC REGULATIONS

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

SECTION 1. Section 40-71, Green Bay Municipal Code, is hereby amended to remove the existing TWO-WAY STOP condition:

TROJAN DRIVE, at Packerland Drive

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 _____, 2025.

APPROVED:

Dated at Green Bay, Wisconsin, this_____day of_____, 2025.

APPROVED:

_____
Eric Genrich, Mayor

EJNS

GENERAL ORDINANCE NO. 40-25

AN ORDINANCE
AMENDING SECTION 40-34,
GREEN BAY MUNICIPAL CODE,
RELATING TO PARKING REGULATIONS

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

SECTION 1. Section 40-34, Green Bay Municipal Code, is hereby amended to add an additional disabled parking space on the east side of North Roosevelt Street north of Main Street.

SECTION 2. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the existing parking restriction:

> DOUSMAN STREET, south side, from Allard Avenue to Oakland Avenue from 6:00 a.m. to 6:00 p.m. (except Saturdays and Sundays)

SECTION 3. Section 40-34, Green Bay Municipal Code, is hereby amended to install a NO PARKING ANYTIME zone:

> DOUSMAN STREET, south side, from Allard Avenue to Oakland Avenue

SECTION 4. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the existing NO PARKING ANYTIME restriction:

> TROJAN DRIVE, both sides, from a point 60 feet west of Packerland Drive to a point 60 feet east of Packerland Drive

SECTION 5. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the existing NO PARKING DURING FOOTBALL GAMES restriction:

> TROJAN DRIVE, both sides, from 60 feet east of Packerland Drive to Sorrento Drive.

SECTION 6. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the existing 1-HOUR PARKING:

> TROJAN DRIVE, both sides, from a point 60 feet west of Packerland Drive to the western terminus of Trojan Drive 7:00 A.M.-4:00 P.M. SCHOOL DAYS

SECTION 7. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the existing 1-HOUR PARKING:

> TROJAN DRIVE, south side, from a point 60 feet west of Packerland Drive to Hobart Drive

SECTION 8. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the existing 1-HOUR PARKING:

TROJAN DRIVE, north side, from a point 60 feet west of Packerland Drive to a point 130 feet east of Delray Drive

SECTION 9. Section 40-34, Green Bay Municipal Code, is hereby amended to remove the existing TWO-WAY STOP condition:

TROJAN DRIVE, at Packerland Drive

SECTION 10. Section 40-34, Green Bay Municipal Code, is hereby amended to install NO PARKING ANYTIME:

TROJAN DRIVE, both sides, from a point 280 feet west of Packerland Drive to a point 280 feet east of Packerland Drive

SECTION 11. Section 40-34, Green Bay Municipal Code, is hereby amended to install NO PARKING DURING FOOTBALL GAMES:

TROJAN DRIVE, both sides, from 280 feet east of Packerland Drive to Sorrento Drive

SECTION 12. Section 40-34, Green Bay Municipal Code, is hereby amended to install 1-HOUR PARKING restriction:

TROJAN DRIVE, both sides, from a point 280 feet west of Packerland Drive to the western terminus of Trojan Drive 7:00 A.M.-4:00 P.M. SCHOOL DAYS

SECTION 13. Section 40-34, Green Bay Municipal Code, is hereby amended to install 1-HOUR PARKING restriction:

TROJAN DRIVE, south side, from a point 280 feet west of Packerland Drive to Hobart Drive

SECTION 14. Section 40-34, Green Bay Municipal Code, is hereby amended to install 1-HOUR PARKING restriction:

TROJAN DRIVE, north side, from a point 280 feet west of Packerland Drive to a point 130 feet east of Delray Drive

NORTH ROOSEVELT STREET, east side of North Roosevelt Street, north of Main Street

DOUSMAN STREET, Ashland Avenue to Gray Street

DOUSMAN STREET, south side, Allard Avenue to Oakland Avenue

PACKERLAND DRIVE, Trojan Drive

SECTION 15. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 16. Effective date. This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin this _____ day of _____, 2025.

APPROVED:

_____
Eric Genrich, Mayor

EJNS