AGENDA OF THE COMMON COUNCIL

TUESDAY, MARCH 17, 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 March 3, 2026 Common Council meeting.

F. Approval of the Agenda.

1. Approval of the agenda for the Tuesday, March 17, 2026, meeting of the Common Council.

G. Report by the Mayor.

H. Announcements.

I. Ordinances - Second Reading for Adoption.

1. General Ordinance No. 07-26
   An Ordinance amending Chapter 44, Articles III, V, VII, VIII X, XVI Green Bay Municipal Code, Relating to Mobile Food Assembly (TA 26-01).

2. General Ordinance No. 05-26
   An ordinance amending Section 44-1580(i), Green Bay Municipal Code, relating to Short Term Rentals (TA 25-06).

3. General Ordinance No. 01-26
   An Ordinance amending Section 26-22 Relating to Impounding Vehicles Used in Reckless Driving Offenses.

4. General Ordinance No. 06-26
   An Ordinance creating Section 4-13 Relating to Designated Outdoor Refreshment Area (DORA).

5. General Ordinance No. 04-26
   An Ordinance amending Sections 42-131 Through 42-140 Relating to Well Head Protection.

J. Report of the Redevelopment Authority (March 10, 2026).

1. To approve the adoption of the 2025 Green Bay Housing Market Study Update as presented.

2. To approve Amendment 3 to Development Agreement 2021-01 with Merge, LLC for the redevelopment of 236 Arndt Street and 101 Bridge Street (Tax Parcels 3-551 and 3-556) with conditions.
   The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

3. To approve up to $500,000 in funding from the Downtown TIF 13 account for contingency, if needed, for the Leicht Park shelter project.

K. Report of the Improvement & Services Committee (February 25 & March 11, 2026).

1. To approve the request by Department of Public Works to award contract PAVEMENT 1-26 FOURTH STREET RECONSTRUCTION to David Tenor Corporation in the amount of $578,163.32. (February 25, 2026)

2. To approve the request by Department of Public Works to accept a National Fish and Wildlife Foundation – National Coastal Resilience Fund grant for Final Design for Community Coastal Hazard Risk Reduction and Restoration in the Fox River (Connect the Bay project) in the amount of $913,482.15. (March 11, 2026)

3. To approve the request by Department of Public Works to purchase yearly structure cast iron castings from Neenah Foundry in the amount of $74,028.00 for the Sewer Section. (March 11, 2026)

4. 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 6 HVAC, windows, and SCBA room improvements for an estimated cost of $75,000.00. (March 11, 2026)

5. To approve the request to authorize the Director of Public Works to sign and submit the 2025 Annual Municipal Separate Storm Sewer System (MS4 Report) to Wisconsin Department of Natural Resources. (March 11, 2026)

6. To approve the request by Department of Public Works to award Facility Capital Planning Services to Berners Schober in the amount of $164,000.00. (March 11, 2026)

7. To approve the request by Department of Public Works to award the Annual Wastewater Monitoring services to Badger Laboratories, Inc. in the amount of $225,000.00. (March 11, 2026)

8. To approve the request by Department of Public Works to award contract BRIDGE 1-26 MAIN STREET BRIDGE B-5-311 (STRUCTURAL REHABILITATION PHASE 1) at a staff level and report the award at the next Improvement & Services Committee meeting. (March 11, 2026)

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

    1. Sidewalk Builder

        a. CO Contracting, LLC
        b. J&S Concrete Services, LLC
        c. RG Hendricks Concrete Construction
        d. Verheyen Construction Co.
        e. Dorner Equipment Sales and Service, LLC
        f. Weidner Concrete Construction, LLC

    2. Tree & Brush Trimmer

        a. Highway Landscapers, Inc.

    (March 11, 2026)

10. To approve the request by Department of Public Works to award contract RAMPS 1-26 PARKING RAMP REPAIRS including all alternate bid items to Cy-Con, Inc. in the amount of $509,848.00. (March 11, 2026)

11. To approve the request by Department of Public Works to award contract PARKS 2-26 "PERKINS PARK-PARKING LOT RESURFACING" to Northeast Asphalt, Inc. in the amount of $138,992.20. (March 11, 2026)

12. To approve the request by Department of Public Works to award contract PAVEMENT 2-26 OAK STREET RECONSTRUCTION to David Tenor Corporation in the amount of $921,878.56. (March 11, 2026)

13. To approve the request by Department of Public Works to award contract PAVEMENT REPAIR 2026 to Al Dix Concrete, Inc. in the amount of $1,487.835.00. (March 11, 2026)

14. To approve the request by Department of Public Works to award contract SEWERS 2-26 MATHER STREET (INCLUDING WATERMAIN) to David Tenor Corporation in the amount of $1,429,870.56. (March 11, 2026)

15. To approve the request by Department of Public Works to award contract SIDEWALKS 2026 to Martell Construction, Inc. in the amount of $1,161,075.00. (March 11, 2026)

L. Report of the Protection & Policy Committee (March 9, 2026).

1. To approve a "Class B" liquor and Class "B" beer license for Sushi Takumi Inc at 875 Lombardi with a premise description of "basement, walk-in cooler, behind bar, patio".

2. To approve an expansion of licensed premises at Irish Temper, 240 N Broadway for an event in March (final authority granted to Committee from 3/3/26 Council meeting).

3. To hold until the next Protection and Policy committee meeting, an appeal for a denial of an excess animal permit, 2256 Remington Rd., Diana Krause and Dan Tilot.

4. To deny an appeal by Carl Kurowski regarding a dangerous dog declaration (referred back from 3/3/26 Common Council).

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

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

N. Report of the Finance Committee (March 10, 2026).

1. To receive and place on file the communication from Ald. Galvin that was referred to staff on 1/13/2026 to explore funding sources to fund a second sworn animal control officer at the police department.

2. To approve the general fund overtime report for calendar year 2025 compared to the budget.

3. To approve the addition of the Designated Outdoor Refreshment Area (DORA) permit to the City of Green Bay Fee Schedule as 4-13 for $25.00.

O. Report of the Park Committee (March 11, 2026).

1. To approve General Ordinance No. 08-26, Amending Section 28-37 of the Green Bay Municipal Code, Relating to Parks and Recreation Violations.

2. To approve hiring Carrico Aquatic Resources to replace 2 pool heaters at the Joannes Aquatic Center for a total cost of $104,868.50.

3. To approve hiring Sommerville, Inc. for a total cost of $94,600 for architectural services necessary to create construction bid documents to construct a heated equipment storage garage at the Park Shop.

4. To approve partnering with the Western Great Lakes Bird and Bat Observatory to accept the donation of 800 trees for the Forestry Division to plant along the East River Greenway

corridor, utilizing grant money Western Great Lakes Bird and Bat Observatory received from the National Fish and Wildlife Foundation.

P. Report of the Personnel Committee (March 10, 2026).

1. To refer to staff the proposed amendment of the City of Green Bay Personnel Policy Chapter 6 regarding authorization to offer moving expenses to candidates.

2. To approve the recommendation to enter into a Benefits Partnership with USI Insurance Services.

Q. Informational.

1. Municipal Court Report--February

2. Building Report for February 2026

R. Resolutions.

1. Resolution to accept Sidewalks 2025 and issue assessments.

2. Resolution drawing final orders to contractors for March 17, 2026

3. Resolution Authorizing Execution of the Department of Natural Resources Principal Forgiven Financial Assistance Agreement

S. Ordinances - First Reading.

1. General Ordinance No. 08-26
   An ordinance amending section 28-37, Green Bay Municipal Code, relating to Parks and Recreation violations.

T. Adjournment.

1. Next Meeting: April 21, 2026.

2. Adjournment of the Tuesday, March 17, 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, MARCH 3, 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

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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 February 3, 2026 meeting.

F. APPROVAL OF THE AGENDA.

Moved by Ald. Joey Prestley, seconded by Ald. Kathy Hinkfuss 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, March 3, 2026, meeting of the Common Council.

G. REPORT BY THE MAYOR.

H. ANNOUNCEMENTS.

I. APPOINTMENTS.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley 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:**

   Redevelopment Authority
   Deby Dehn, 1010 S. Jackson Street, Green Bay, WI 54301
   Term to expire: March 1, 2031

   Green Bay Housing Authority
   Stephen Srubas, 1175 Kellogg St, Green Bay, WI 54303
   Term to expire: March 1, 2031

   Sandra Popp, 1195 Liberty Ave, Green Bay, WI 54304

Term to expire: March 1, 2031

Equal Rights Commission
Stephanie Guzman, 2711 Malcore Dr., Green Bay, WI 54301
Term to expire: February 1, 2029

Ethics Board
William Vande Castle, 206 Seminole La , Green Bay, WI 54313
Term to expire: March 1, 2029

J. PUBLIC HEARINGS.

no one appeared to speak

1. Miscellaneous Ordinance No. 01-26
   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 801 and 821 Lime Kiln Road from Neighborhood Commercial to Regional Commercial (CPA 26-01).

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

1. Miscellaneous Ordinance No. 01-26
   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 801 and 821 Lime Kiln Road from Neighborhood Commercial to Regional Commercial (CPA 26-01).

2. Zoning Ordinance No. 01-26
   An Ordinance Rezoning the property located at 801 and 821 Lime Kiln Road from Genereal Commercial (C1) to Highway Commercial (C2) (ZP 26-01).

L. REPORT OF THE REDEVELOPMENT AUTHORITY (FEBRUARY 23, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Brian Johnson 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 scope of work amendment to ISG's contract to include Construction Observation and Reporting services through the duration of the construction of the Leicht Park shelter on a time and materials basis with an estimated total cost not to exceed $230,000.

M. REPORT OF THE IMPROVEMENT & SERVICES COMMITTEE (FEBRUARY 25, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to approve, except 16.
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 award a Vegetation Maintenance Services contract for stormwater management facilities to NES Ecological Services, a Division of Robert E. Lee & Associates, Inc., in the amount of $55,825.00.

2. To approve the request by Department of Public Works to award a Vegetation Maintenance Services contract for stormwater management facilities to McMahon Associates, Inc. in the amount of $61,180.00.

3. To approve the request by Department of Public Works to approve Revision No. 1 to the State Municipal Financial Agreement (SMFA) for the STH 54 Hobart-Green Bay Project No. 9210-24-00/70 and to authorize the Director to execute the SMFA Revision.

4. To approve the request by Department of Public Works to enter into a State/Municipal Financial Agreement (SMFA) for Project ID 3700-30-75/76, Signals, and ITS Standalone Program for traffic signal upgrades at Wis 141 (Mather Street) at Ashland Avenue, Wis 29 (E. Walnut Street) at Broadway, Wis 54/57 (Sturgeon Bay Road) at University Avenue.

5. To approve the request by Department of Public Works to approve the award of Amendment to Agreement #2 regarding dewatering of the bunker at the East Municipal Garage to GEI Consultants, Inc. in the amount of $40,232.00.

6. To approve the request to authorize the Director of Public Works to enter into contracts with DeKeyser Construction and De Groot, Inc. for 2026 emergency sewer repairs and to authorize the Director of Public Works to determine when an emergency sewer repair is required within a timeframe that does not allow for the public construction bidding process to be followed.

7. To approve the request by Department of Public Works to purchase a Trailer Mounted Mastic Machine in the amount of $104,840.37 off the Sourcewell Contract #050625-CFC.

8. To approve the request by Department of Public Works to purchase a used 2020 Freightliner Coronado 122SD semi road tractor from Paradise Trucking Corporation for $79,000.00.

9. To approve the request by Department of Public Works to purchase a new Monroe 12' Snow Hawk Hi-Bench motor grader wing off Sourcewell Contract #062222-AEB1 for the price of $50,171.00, which includes installation, warranty, and operator training.

10. To approve the request by Department of Public Works to purchase a used 2020 John Deere 672G motor grader for the purchase price of $318,600.00, applying four (4) months of rental charges at $4,900.00 totaling $19,600.00, lowering the total net purchase price to $299,000.00. This purchase includes the remaining factory warranty and operator training.

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 through Sourcewell Contract #101221-VTR from MacQueen Equipment, Inc. in the amount of $442,571.44.

12. 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 off Sourcewell Contract #032824-DAI from Quality Truck Care Center in the amount of $155,471.00.

13. To approve the request by Department of Public Works to negotiate price and purchase the following 2026 budget-approved used vehicles and report back to Improvement & Services Committee after purchase:

    - Used mechanic service truck with crane (estimated cost of $95,000.00)
    - Used lowboy/flatbed semi-trailer (estimated cost of $60,000.00)

14. To approve the request by Department of Public Works to approve the Plat of Rights-of-Way for the STH 54 Hobart to Green Bay Project No. 9210-24-20 and authorize the Director to sign the Plat.

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

    1. Sidewalk Builder

       a. Concrete Solutions, Inc.
       b. Howard Immel, Inc.
       c. Bay Side Concrete Construction
       d. J&D Services, LLC

e. Martell Construction, Inc.
f. Bath Concrete Flatwork, LLC

2. Tree & Brush Trimmer

a. Wolfrath's Landscaping, LLC
b. Best Stump Grinding, LLC
c. J&D Services, LLC
d. Yesterday's Trees, LLC

3. Underground Sprinkler System

a. Wolfrath's Landscaping, LLC

16. Informational: Report of the 2025 and 2026 Pavement Program Projects.

N. REPORT OF THE PROTECTION & POLICY COMMITTEE (FEBRUARY 23, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Craig Stevens 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 Carl Kurowski regarding a dangerous dog declaration.

   Moved by Ald. Alyssa Proffitt, seconded by Ald. Craig Stevens to refer back to committee.
   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. To approve a Producer Full-Service Retail application for Noble Roots Brewing for a summer concert series at Bay Beach for the following dates: 6/30, 7/14, 7/28 and 8/11.

3. To approve a Change of Agent for Festival Foods at 2250 W Mason St to Seth Petersen.

4. To approve a liquor license opening extension request for Revelry at 227 E. Walnut St with an anticipated opening date of 3/31/26 to 4/30/26.

5. To approve a Draft G.O. 06-26 Related to Designated Outdoor Refreshment Area (DORA).

   Moved by Ald. Alyssa Proffitt, seconded by Ald. Jim Hutchison 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.

   Kristin Johnson, 118 E Walnut

   Moved by Ald. Alyssa Proffitt, seconded by Ald. Craig Stevens 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. Brian Johnson 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.

O. 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

P. REPORT OF THE PLAN COMMISSION (FEBRUARY 23, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Melinda Eck to approve, except 1 and 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 a Conditional Use Permit to allow a Boarding House located at 633 E Walnut Street with conditions. (ZP 26-02 Public Hearing held February 23, 2026).

   Moved by Ald. Alyssa Proffitt, seconded by Ald. Kathy Hinkfuss to amend, to strike #4.
   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 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.

2. To approve amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Food Trucks and Food Truck Assembly. (TA 26-01 Public Hearing held February 23, 2026).

3. To approve amendments to Section 44-1580(j) of the Green Bay Municipal Code, Chapter 44, related to Short Term Rentals. (TA 25-06 Public hearing held February 23, 2026).

   Moved by Ald. Kathy Hinkfuss, seconded by Ald. Craig Stevens to amend, add to the application the occupancy and whether owner or non-owner occupied, as informational for the community.

   Moved by Ald. Alyssa Proffitt, seconded by Ald. Jim Hutchison to amend to change "owner occupied" to owner's primary residence.
   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. Jim Ridderbush 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.

Q. REPORT OF THE FINANCE COMMITTEE (FEBRUARY 24, 2026)

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.

1. Consideration with possible action to approve the purchase of 2026 Ford Transit Passenger Wagon for $62,609 for the Fire Department.

2. Consideration with possible action to approve the purchase of audio video upgrades and enhancements from Camera Corner Connecting Point for Fire Department for a total of $149,090.35.

3. Consideration with possible action to approve the purchase of five diesel no smoke exhaust filtration systems installed from Ward Diesel Filter Systems for a total of $53,480.00 for the Fire Department.

4. Consideration with possible action to carryover 2025 new equipment budget of $13,000 to 2026 to cover supplies and equipment needs to support the badger books purchased in 2025.

5. Consideration with possible to approve the use of the federal ARPA Interest and Unrestricted Funds policy.

6. Consideration with possible action expanding the use of Precise Telematics across the entire fleet for an additional cost of $64,818 using the ARPA Interest and Unrestricted Fund as funding source for 2026.

7. Consideration with possible action regarding a final 2025 budget amendment resolution for unbudgeted overtime special events.

R. REPORT OF THE PARK COMMITTEE (FEBRUARY 25, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley 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 Wisconsin Department of Natural Resources grant in the amount of $244,045 for the construction of the East River Emilie Park Nature-Based Recreation Access Project.

2. To approve accepting a $3,000 Green Bay Packers Foundation grant to support the ongoing efforts of the Green Bay Conservation Corps.

3. To approve the purchase one (1) 2026 Ford Super Duty F-550 & Plow Accessories from Ewald Automotive Group, utilizing the State of Wisconsin Contract #505ENT-M24-VEHICLES-06, for a total sales price of $70,258.

4. To approve the purchase two (2) 2026 Ford Super Duty F-250 & Plow Accessories from Ewald Automotive Group, utilizing the State of Wisconsin Contract #505ENT-M24-VEHICLES-06, for a total cost of $54,948/ea. and a total sales price of $109,896.

5. To approve the purchase one (1) 2027 Ford E-Series Cutaway Van w/16' Bay Bridge Body from Ewald Automotive Group, utilizing the State of Wisconsin Contract #505ENT-M24-VEHICLES-06, for a total cost of $59,374.

6. To receive and place on file the staff update on the purchase of the CivRec software platform to replace the existing RecTrac software platform. (INFORMATIONAL ONLY)

S. REPORT OF THE PERSONNEL COMMITTEE (FEBRUARY 24, 2026).

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. To approve reclassification of the vacant Office Manager position in the Police Department to a Records Manager position and approval to fill the position and all subsequent vacancies resulting from internal transfers.

T. REPORT OF THE PUBLIC ARTS COMMISSION (FEBRUARY 25, 2026).

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.

1. To approve the City Galleries Program Proposal and RFP.

U. REPORT OF THE TRAFFIC, BICYCLE, AND PEDESTRIAN COMMISSION (FEBRUARY 16, 2026).

Moved by Ald. Craig Stevens, seconded by Ald. Joey Prestley to approve, except 4.
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 receive and place on file the February 2026 report by the Police Department on the monthly Traffic Enforcement Unit Traffic Safety Plan.

2. To approve the request by Ald. Johnson (District 9) to implement pedestrian crossing safety measures at the intersection of Ashland Avenue & Hubbard Street. Suggestion based on conversation with staff could include a painted crosswalk and pedestrian crossing signage. (PC-26-01)

3. To approve the request by Ald. Proffitt (District 7), on a 90-day trial period, to remove the 2-hour parking restrictions on the 800 block of Hubbard Street, from 7:00 AM - 4:00 PM MONDAY - FRIDAY. (PC-26-02)

4. To hold the request by Ald. Johnson (District 9) to remove or modify the "No Stopping or Standing 12 A.M. to 3 A.M." parking condition on Washington Street until the March 16, 2026 meeting of the Traffic, Bicycle, & Pedestrian Commission. (PC-26-03)

   Moved by Ald. Brian Johnson, seconded by Ald. Alyssa Proffitt to approve the committee report to hold.
   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.

V. REPORT OF THE SUSTAINABILITY COMMISSION (FEBRUARY 18, 2026).

1. Informational: Work Group Reports

2. Informational: Staff Report(s)

W. COMMITTEE OF THE WHOLE

1. For consideration and possible action on General Ordinance No. 06-26, an ordinance amending Sections 42-131 through 42-140, relating to well head protection.

2. For consideration and possible action on ordering the improvements constructed and levying the assessments for the following projects *(Public Hearing Held: 2/25/2026)*:

   ASPHALT RESURFACING
   Alvina Street – Shawano Avenue to Minor Court
   14th Avenue – Hickory Hill Drive to W. Mason Street
   Western Avenue – Taylor Street to Rutgers Street

   ASPHALT PAVEMENT
   N. Maple Avenue – Walnut Street to Mather Street

   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.

3. To grant final authority to Protection and Policy Committee to approve an expansion of licensed premises to Irish Temper, 240 N Broadway for an event in March.

   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.

X. INFORMATIONAL.

1. January Municipal Court Report

Y. 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. 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. Resolution drawing final orders to contractors for March 3, 2026.

2. Resolution authorizing a conditional use permit at 633 E Walnut Street (ZP 26-02).

3. Consideration with possible action to carryover 2025 new equipment budget of $13,000 to 2026 to cover supplies and equipment needs to support the badger books purchased in 2025.

4. Consideration with possible action regarding a final 2025 budget amendment resolution for unbudgeted overtime special events.

5. Resolution accepting streets for concrete pavement, asphalt pavement or asphalt resurfacing.

6. Final Resolution authorizing asphalt resurfacing improvements and levying special assessments against property.

7. Final Resolution authorizing asphalt pavement improvements and levying special assessments against property.

Z. ORDINANCES - FIRST READING.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to suspend the rules and take up all with one roll call vote, 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.

Moved by Ald. Joey Prestley, seconded by Ald. Alyssa Proffitt 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. General Ordinance No. 01-26
   An Ordinance amending Section 26-22 Relating to Impounding Vehicles Used in Reckless Driving Offenses.

2. General Ordinance No. 07-26
   An Ordinance amending Chapter 44, Articles III, V, VII, VIII X, XVI Green Bay Municipal Code, Relating to Mobile Food Assembly (TA 26-01).

3. General Ordinance No. 05-26
   An ordinance amending Section 55-1580(i), Green Bay Municipal Code, relating to Short Term Rentals (TA 25-06).

   Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to amend to reflect changes regarding primary residence and occupancy.
   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 advance 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.

4. General Ordinance No. 06-26
   An Ordinance creating Section 4-13 Relating to Designated Outdoor Refreshment Area (DORA).

5. General Ordinance No. 04-26
   An Ordinance amending Sections 42-131 Through 42-140 Relating to Well Head Protection.

AA. ADJOURNMENT.

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. Next Meeting: March 17, 2026

2. Adjournment of the Tuesday, March 3, 2026, meeting of the Common Council.

Services Agreement

De Groot, Inc. and The City of Green Bay Department of Public Works

This Services Agreement (the "**Agreement**") sets forth terms under which De Groot, Inc. ("**Company**") shall provide services to the COGB-DPW (City of Green Bay Department of Public Works) This Agreement is effective as of [Date] ("**Effective Date**").

1. **Services.** Company shall provide Emergency Sewer Repair Services ("**Services**") to the COGB- DPW as requested by COGB-DPW ("**Statement of Work**"). Company shall perform Services in a prompt manner to address emergency repairs. The COGB- DPW shall assist the Company by promptly providing all information known or available and relevant to the Services in a timely manner.

2. **Independent Capacity.** The parties hereto agree that the Company, its officers, agents, and employees, in the performance of this agreement shall act in the capacity of an independent contractor and not as an officer, employee, or agent of the COGB-DPW. The Company agrees to take such steps as may be necessary to ensure that each subcontractor of the Company will be deemed to be an independent contractor and will not be considered or permitted to be an agent, servant, joint ventures, or partner of the COGB-DPW.

3. **Contract Price.** COGB-DPW shall pay to Company all costs for services completed under approved Statements of Work, and as stated in the attached Billing Rates, incorporated as Attachment A. Agreement has no guaranteed spend and is strictly on a as needed basis.

4. **Dates of Performance.** Company will perform services upon receipt of an approved Statement of Work. Company will complete Services by the Completion Date.

5. **Effective Date.** The effective date of this agreement is March 1, 2026.

6. **Change in Services.** The COGB-DPW has the right to change or cancel service requested under this agreement.

7. **Term.** The term of this agreement shall commence on the Effective Date and shall continue until December 31, 2026, unless terminated by either party as set forth in Section 8 of this agreement.

8. **Termination.** COGB-DPW shall have the right to terminate the agreement and any related work in process with thirty days' written notice to Company. In the event COGB-DPW terminates the agreement prior to completion of Services, COGB-DPW shall pay Company the fees due under the agreement with respect to Services completed as of the date of termination. Upon settlement of funds due to Company, all COGB-DPW provided materials will be returned to COGB-DPW and all COGB-DPW use rights in the work in process as described in Section 9 will be transferred to COGB-DPW. If at any time the Company's performance threatens the health or safety of the COGB-DPW or the public, the COGB-DPW has the right to terminate the contract without notice. If the Company fails to maintain and keep in force the insurance as required, the COGB-DPW has the right to terminate the contract without notice.

9. **Payment of Services.** In exchange for Company's Services under this Agreement, the COGB-DPW

shall pay Company the contract price. Company will submit a final invoice to COGB-DPW for all services rendered by the Services Completion Date and COGB- DPW shall pay within 30 days of receipt. In the event of a good faith dispute with regard to an item appearing on an invoice, COGB-DPW shall have the right to withhold payment while the parties attempt to resolve the disputes.

10. **Representations.** Both Parties represent that they are fully authorized and empowered to enter into this Agreement, and that the performance of the obligations under this Agreement will not violate or infringe upon the rights of any third-party or violate any agreement between the Parties and any other person, firm or organization or any law or governmental regulation.

11. **Indemnification.** The Company will indemnify, pay the cost of defense including attorney's fees, and save harmless the COGB-DPW and all of its officers, agents and employees from all suits, actions, or claims of any character brought for or on account of any injuries or damages received by any persons or property resulting from the operations of the Company, or of any of its contractors, in prosecuting work under this agreement.

12. **Limitation of Liability.** COGB-DPW WILL NOT BE LIABLE FOR ANY LOSS OF USE, INTERRUPTION OF BUSINESS, LOST PROFITS, OR ANY INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES OF ANY KIND REGARDLESS OF THE FORM OF ACTION WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT PRODUCT LIABILITY, OR OTHERWISE, EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT COGB-DPW'S AGGREGATE LIABILITY UNDER THIS AGREEMENT EXCEED THE FEES PAID TO COMPANY HEREUNDER.

13. **Confidential Information.** To the extent permitted under Wisconsin law, each Party (on its behalf and on behalf of its subcontractors, employees or representatives, or agents of any kind) agrees to hold and treat all confidential information of the other Party, including, but not limited to, trade secrets, sales figures, employee and customer information and any other information that the receiving Party reasonably should know is confidential ("**Confidential Information**") as confidential and protect the Confidential Information with the same degree of care as each Party uses to protect its own Confidential Information of like nature.

Confidential Information does not include any information that (i) at the time of the disclosure or thereafter is lawfully obtained from publicly available sources generally known by the public (other than as a result of a disclosure by the receiving Party or its representatives); (ii) is available to the receiving Party on a non-confidential basis from a source that is not and was not bound by a confidentiality agreement with respect to the Confidential Information; or (iii) has been independently acquired or developed by the receiving Party without violating its obligations under this Agreement or under any federal or state law.

14. **Compliance with Laws.** Each party shall perform all of its obligations under this Agreement in compliance at all times with all foreign, federal, state and local statutes, orders and regulations, including those relating to privacy and data protection. COGB-DPW may require additional forms and reporting for compliance per city requirements depending on scope of work.

15. **Nonexclusive Contract.** Unless otherwise stated, COGB-DPW reserves the right to purchase work or materials outside of this contract.

16. **Insurance.** Company is to maintain at all times insurance by an insurance company licensed to do business in the State of Wisconsin, with a minimum AM Best rating of A-. Company is to supply a

Certificate of Insurance (COI) to the Purchasing Department prior to commencement of work. COGB-DPW shall be listed as an additional insured on a primary and non-contributory basis. The following are the minimum coverage that must be held by the Company.

A. General Liability

1. Commercial General Occurrence policy:

    a. Premises and Operations

    b. Products and Completed Operations

    c. Advertising and Personal Injury

    d. Explosion, Collapse and Underground Hazard coverage

    e. Contractual Insurance in writing under General Liability

    f. Broad Form Property Damage

    g. Coverage for Independent Contractors

    h. Care, Custody and Control coverages for City-owned materials at worksite

    i. Endorsement naming the City of Green Bay, its employees, agents and assigns as Additional Insureds as respects work performed by the Contractor/Subcontractor for the City/Owner.

2. Limits of Liability:

Bodily Injury/Property Damage Combined Single Limits:	
Per Occurrence	$1,000,000
Products/Completed Operations Aggregate	$2,000,000
Personal Injury/ Advertising Injury	$1,000,000
Fire Damage Limit	$50,000
Medical Payments Limit	$5,000
General Aggregate	$2,000,000

B. Automobile Liability

1. Coverages must include the following extensions:

    Comprehensive Forms

    a. All Owned Autos

    b. All Hired Autos

    c. All Non-Owned Autos

    d. Mobile Equipment

    e. Specialized Equipment

    f. Contractual Insurance

g. Uninsured Motorists to Limit of Policy

h. Additional Insured Endorsement naming City of Green Bay, its employees, agents and assigns as additional insureds.

2. Limits of Liability:

Combined Single Limit/Bodily Injury and Property Damage:	$1,000,000 per person/accident
Uninsured Motorists:	$25,000 per person $50,000 per accident

C. Worker's Compensation and Employers' Liability Insurance:

1. Limits of Liability

a. Workers' Compensation	$1,000,000 per accident $1,000,000 disease policy limit $1,000,000 disease each employee
b. Employers' Liability	$1,000,000

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 on City of Green Bay property.

17. **General.** Neither party may assign this Agreement without the prior written consent of the other party and any attempt to do so will be void. Any notice or consent under this Agreement will be in writing to the address specified below. If any provision of this Agreement is adjudged by any court of competent jurisdiction to be unenforceable or invalid, that provision shall be limited or eliminated to the minimum extent necessary so that this Agreement will otherwise remain in full force and effect. Any waivers or amendments shall be effective only if made in writing signed by a representative of the respective parties. Both parties agree that this Agreement is the complete and exclusive statement of the mutual understanding of the parties and supersedes and cancels all previous written and oral agreements and communications relating to the subject matter of this Agreement. Both parties agree that the Agreement is signed by a duly, authorized company representative authorized to bind the company to its terms and services and no consent from any third party is required.

18. **Force Majeure.** Neither party shall be in default by reason of any failure in performance of this contract in accordance with reasonable control and without fault or negligence on their part. Such causes may include, but are not restricted to, acts of nature or the public enemy, acts of the government in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes and unusually severe weather, but in every case the failure to perform such must be beyond the reasonable control and without the fault or negligence of the party.

19. **Governing Law and Venue.** This Agreement shall be governed by and construed in accordance with all laws of the State of Wisconsin without regard to conflicts of law's provisions thereof.

20. **Remedies.** COGB-DPW reserves all remedies available at law or equity for any disputes that arise under this Agreement. In the event of a suit or proceeding under this Agreement, Company agrees to pay all attorneys' fees if the federal or state court renders judgment substantially in COGB-DPW's favor.

Accepted and agreed to as of the Effective Date by the authorized representative of each party:

City of Green Bay	**De Groot, Inc.de**
Signature:	Signature:
Print Name: Mayor Eric Genrich	Print Name:
Print Title: City of Green Bay Mayor	Print Title:
Date:	Date:

Services Agreement

De Keyser Construction and The City of Green Bay Department of Public Works

This Services Agreement (the "**Agreement**") sets forth terms under which De Keyser Construction ("**Company**") shall provide services to the COGB-DPW (City of Green Bay Department of Public Works) This Agreement is effective as of [Date] ("**Effective Date**").

1. **Services.** Company shall provide Emergency Sewer Repair Services ("**Services**") to the COGB- DPW as requested by COGB-DPW ("**Statement of Work**"). Company shall perform Services in a prompt manner to address emergency repairs. The COGB- DPW shall assist the Company by promptly providing all information known or available and relevant to the Services in a timely manner.

2. **Independent Capacity.** The parties hereto agree that the Company, its officers, agents, and employees, in the performance of this agreement shall act in the capacity of an independent contractor and not as an officer, employee, or agent of the COGB-DPW. The Company agrees to take such steps as may be necessary to ensure that each subcontractor of the Company will be deemed to be an independent contractor and will not be considered or permitted to be an agent, servant, joint ventures, or partner of the COGB-DPW.

3. **Contract Price.** COGB-DPW shall pay to Company all costs for services completed under approved Statements of Work, and as stated in the attached Billing Rates, incorporated as Attachment A. Agreement has no guaranteed spend and is strictly on a as needed basis.

4. **Dates of Performance.** Company will perform services upon receipt of an approved Statement of Work. Company will complete Services by the Completion Date.

5. **Effective Date.** The effective date of this agreement is March 1, 2026.

6. **Change in Services.** The COGB-DPW has the right to change or cancel service requested under this agreement.

7. **Term.** The term of this agreement shall commence on the Effective Date and shall continue until December 31, 2026, unless terminated by either party as set forth in Section 8 of this agreement.

8. **Termination.** COGB-DPW shall have the right to terminate the agreement and any related work in process with thirty days' written notice to Company. In the event COGB-DPW terminates the agreement prior to completion of Services, COGB-DPW shall pay Company the fees due under the agreement with respect to Services completed as of the date of termination. Upon settlement of funds due to Company, all COGB-DPW provided materials will be returned to COGB-DPW and all COGB-DPW use rights in the work in process as described in Section 9 will be transferred to COGB-DPW. If at any time the Company's performance threatens the health or safety of the COGB-DPW or the public, the COGB-DPW has the right to terminate the contract without notice. If the Company fails to maintain and keep in force the insurance as required, the COGB-DPW has the right to terminate the contract without notice.

9. **Payment of Services.** In exchange for Company's Services under this Agreement, the COGB-DPW

shall pay Company the contract price. Company will submit a final invoice to COGB-DPW for all services rendered by the Services Completion Date and COGB- DPW shall pay within 30 days of receipt. In the event of a good faith dispute with regard to an item appearing on an invoice, COGB-DPW shall have the right to withhold payment while the parties attempt to resolve the disputes.

10. **Representations.** Both Parties represent that they are fully authorized and empowered to enter into this Agreement, and that the performance of the obligations under this Agreement will not violate or infringe upon the rights of any third-party or violate any agreement between the Parties and any other person, firm or organization or any law or governmental regulation.

11. **Indemnification.** The Company will indemnify, pay the cost of defense including attorney's fees, and save harmless the COGB-DPW and all of its officers, agents and employees from all suits, actions, or claims of any character brought for or on account of any injuries or damages received by any persons or property resulting from the operations of the Company, or of any of its contractors, in prosecuting work under this agreement.

12. **Limitation of Liability.** COGB-DPW WILL NOT BE LIABLE FOR ANY LOSS OF USE, INTERRUPTION OF BUSINESS, LOST PROFITS, OR ANY INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES OF ANY KIND REGARDLESS OF THE FORM OF ACTION WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT PRODUCT LIABILITY, OR OTHERWISE, EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT COGB-DPW'S AGGREGATE LIABILITY UNDER THIS AGREEMENT EXCEED THE FEES PAID TO COMPANY HEREUNDER.

13. **Confidential Information.** To the extent permitted under Wisconsin law, each Party (on its behalf and on behalf of its subcontractors, employees or representatives, or agents of any kind) agrees to hold and treat all confidential information of the other Party, including, but not limited to, trade secrets, sales figures, employee and customer information and any other information that the receiving Party reasonably should know is confidential ("**Confidential Information**") as confidential and protect the Confidential Information with the same degree of care as each Party uses to protect its own Confidential Information of like nature.

Confidential Information does not include any information that (i) at the time of the disclosure or thereafter is lawfully obtained from publicly available sources generally known by the public (other than as a result of a disclosure by the receiving Party or its representatives); (ii) is available to the receiving Party on a non-confidential basis from a source that is not and was not bound by a confidentiality agreement with respect to the Confidential Information; or (iii) has been independently acquired or developed by the receiving Party without violating its obligations under this Agreement or under any federal or state law.

14. **Compliance with Laws.** Each party shall perform all of its obligations under this Agreement in compliance at all times with all foreign, federal, state and local statutes, orders and regulations, including those relating to privacy and data protection. COGB-DPW may require additional forms and reporting for compliance per city requirements depending on scope of work.

15. **Nonexclusive Contract.** Unless otherwise stated, COGB-DPW reserves the right to purchase work or materials outside of this contract.

16. **Insurance.** Company is to maintain at all times insurance by an insurance company licensed to do business in the State of Wisconsin, with a minimum AM Best rating of A-. Company is to supply a

Certificate of Insurance (COI) to the Purchasing Department prior to commencement of work. COGB-DPW shall be listed as an additional insured on a primary and non-contributory basis. The following are the minimum coverage that must be held by the Company.

A. General Liability

1. Commercial General Occurrence policy:

    a. Premises and Operations

    b. Products and Completed Operations

    c. Advertising and Personal Injury

    d. Explosion, Collapse and Underground Hazard coverage

    e. Contractual Insurance in writing under General Liability

    f. Broad Form Property Damage

    g. Coverage for Independent Contractors

    h. Care, Custody and Control coverages for City-owned materials at worksite

    i. Endorsement naming the City of Green Bay, its employees, agents and assigns as Additional Insureds as respects work performed by the Contractor/Subcontractor for the City/Owner.

2. Limits of Liability:

Bodily Injury/Property Damage Combined Single Limits:	
Per Occurrence	$1,000,000
Products/Completed Operations Aggregate	$2,000,000
Personal Injury/ Advertising Injury	$1,000,000
Fire Damage Limit	$50,000
Medical Payments Limit	$5,000
General Aggregate	$2,000,000

B. Automobile Liability

1. Coverages must include the following extensions:

    Comprehensive Forms

    a. All Owned Autos

    b. All Hired Autos

    c. All Non-Owned Autos

    d. Mobile Equipment

    e. Specialized Equipment

    f. Contractual Insurance

g. Uninsured Motorists to Limit of Policy

h. Additional Insured Endorsement naming City of Green Bay, its employees, agents and assigns as additional insureds.

2. Limits of Liability:

Combined Single Limit/Bodily Injury and Property Damage:	$1,000,000 per person/accident
Uninsured Motorists:	$25,000 per person $50,000 per accident

C. Worker's Compensation and Employers' Liability Insurance:

1. Limits of Liability

a. Workers' Compensation	$1,000,000 per accident $1,000,000 disease policy limit $1,000,000 disease each employee
b. Employers' Liability	$1,000,000

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 on City of Green Bay property.

17. **General.** Neither party may assign this Agreement without the prior written consent of the other party and any attempt to do so will be void. Any notice or consent under this Agreement will be in writing to the address specified below. If any provision of this Agreement is adjudged by any court of competent jurisdiction to be unenforceable or invalid, that provision shall be limited or eliminated to the minimum extent necessary so that this Agreement will otherwise remain in full force and effect. Any waivers or amendments shall be effective only if made in writing signed by a representative of the respective parties. Both parties agree that this Agreement is the complete and exclusive statement of the mutual understanding of the parties and supersedes and cancels all previous written and oral agreements and communications relating to the subject matter of this Agreement. Both parties agree that the Agreement is signed by a duly, authorized company representative authorized to bind the company to its terms and services and no consent from any third party is required.

18. **Force Majeure.** Neither party shall be in default by reason of any failure in performance of this contract in accordance with reasonable control and without fault or negligence on their part. Such causes may include, but are not restricted to, acts of nature or the public enemy, acts of the government in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes and unusually severe weather, but in every case the failure to perform such must be beyond the reasonable control and without the fault or negligence of the party.

19. **Governing Law and Venue.** This Agreement shall be governed by and construed in accordance with all laws of the State of Wisconsin without regard to conflicts of law's provisions thereof.

20. **Remedies.** COGB-DPW reserves all remedies available at law or equity for any disputes that arise under this Agreement. In the event of a suit or proceeding under this Agreement, Company agrees to pay all attorneys' fees if the federal or state court renders judgment substantially in COGB-DPW's favor.

Accepted and agreed to as of the Effective Date by the authorized representative of each party:

City of Green Bay	**De Keyser Construction**
Signature:	Signature:
Print Name: Mayor Eric Genrich	Print Name:
Print Title: City of Green Bay Mayor	Print Title:
Date:	Date:

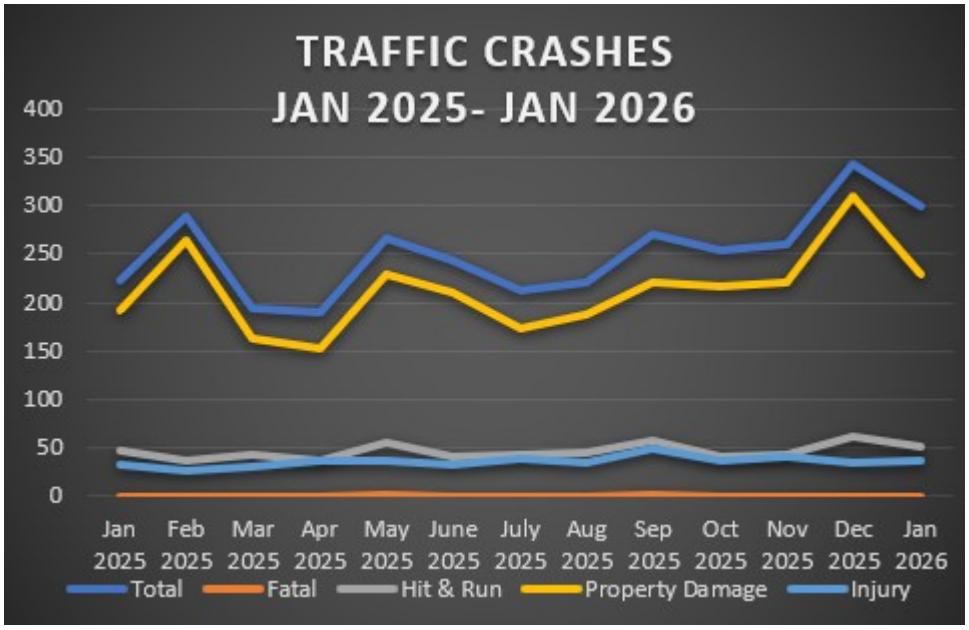
Green Bay Police Department

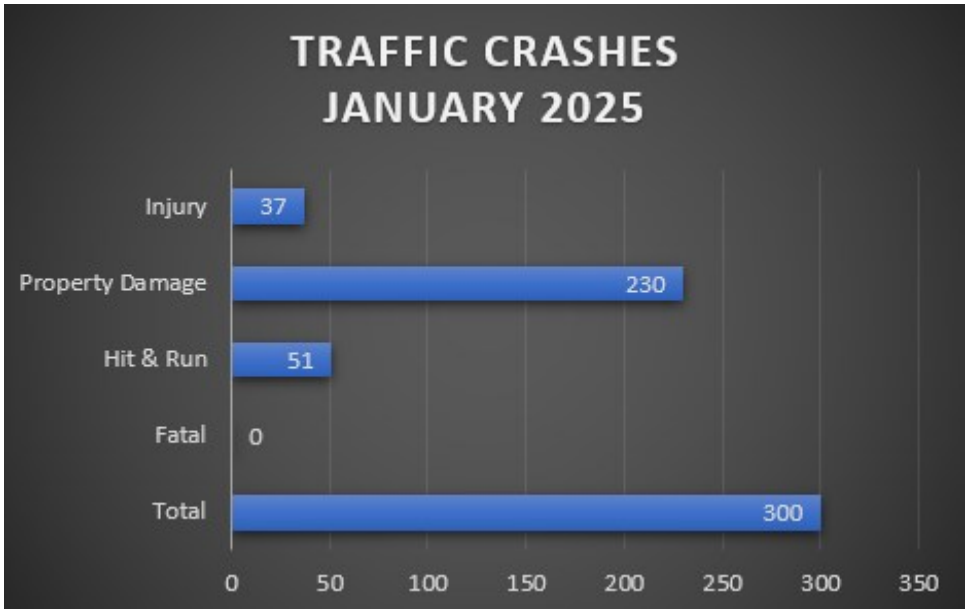
FEBRUARY 2026

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 safety. Data analytics from crash data, citizens complaints, and traffic data resources 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.

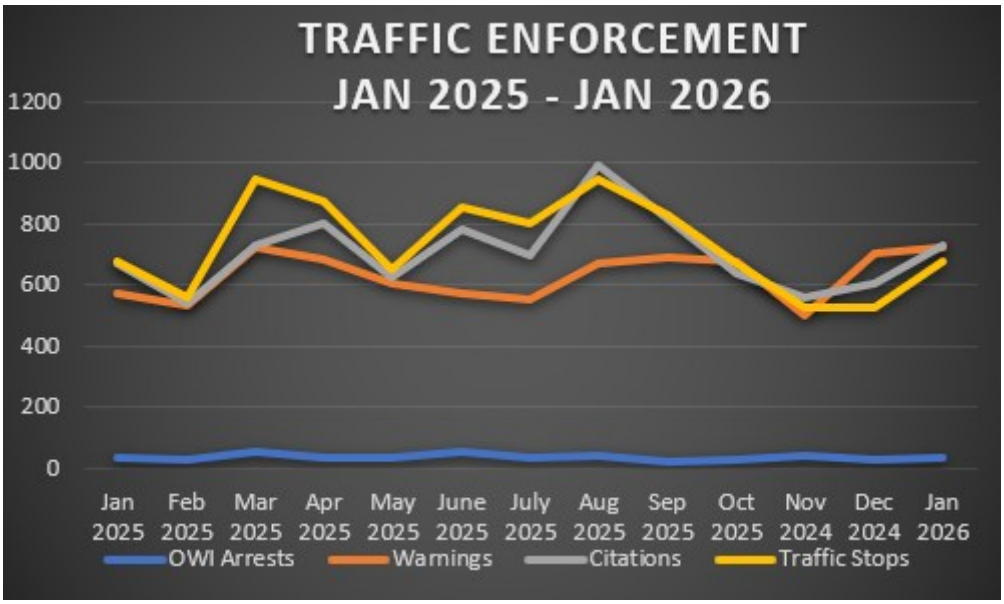
January 2026 Crash Data

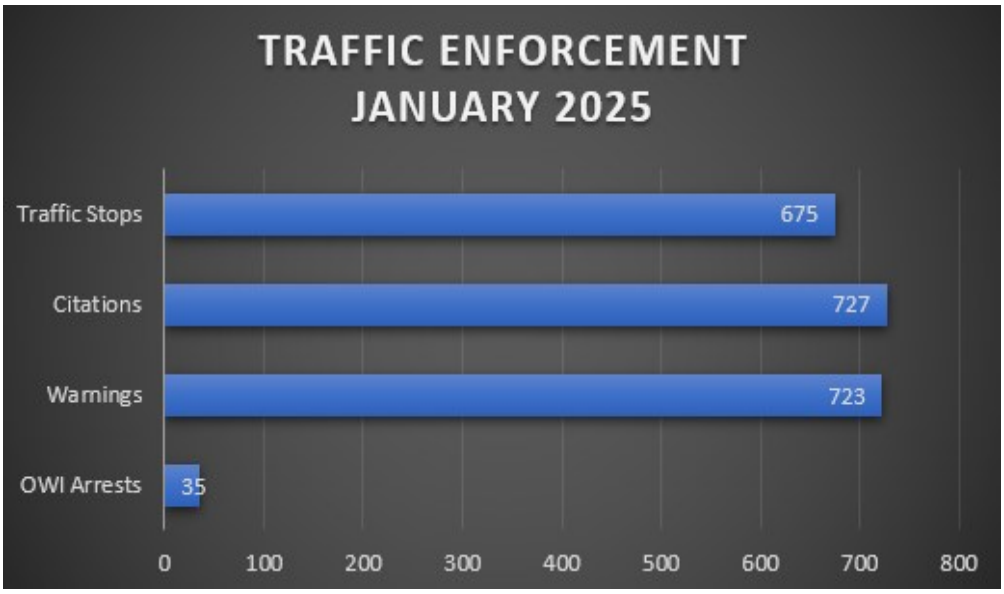




GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

DECEMBER 2025 TRAFFIC ENFORCEMENT



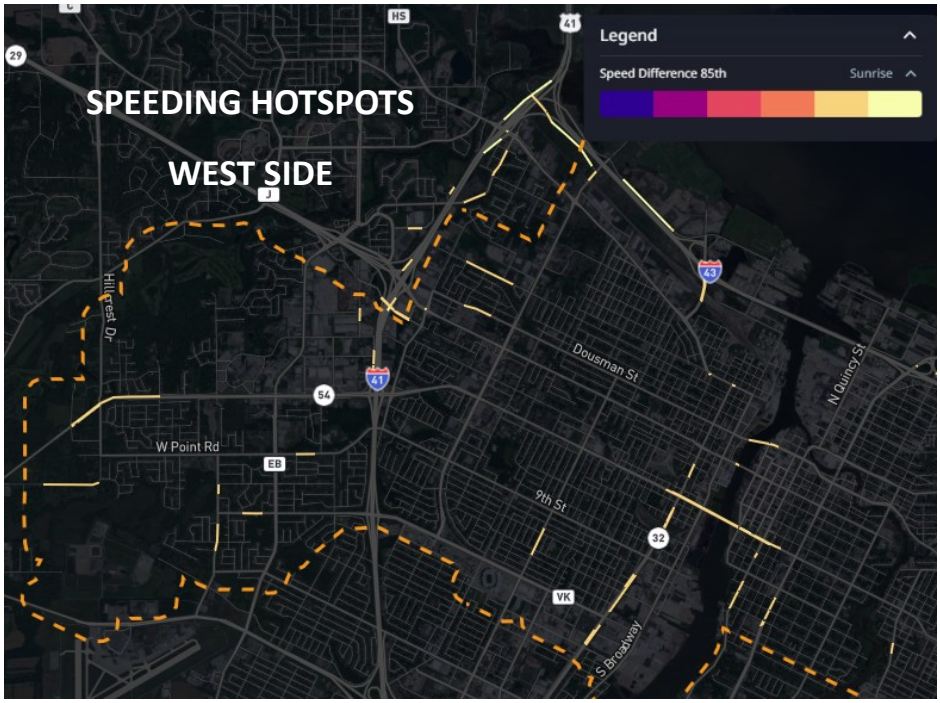


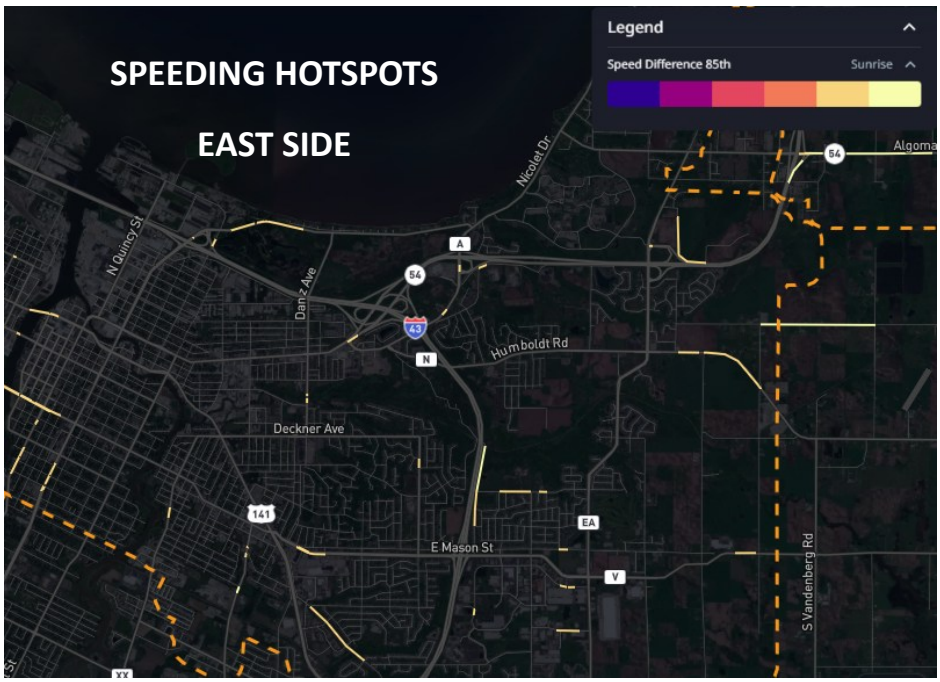
UPCOMING TRAFFIC TASK FORCE DEPLOYMENTS

* OWI—February 20, 21, 27, and 28. March 6, 7, 13, 14, 17, 20, 21, 27, 28.
* Speed—February 17 and March 3 and 17.
* Seat Belt—February 19 and March 5 and 19.

TRAFFIC COMPLAINTS

Below are the most recent areas of increased risks from traffic data. To make a traffic complaint, call the Traffic Safety Unit 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.



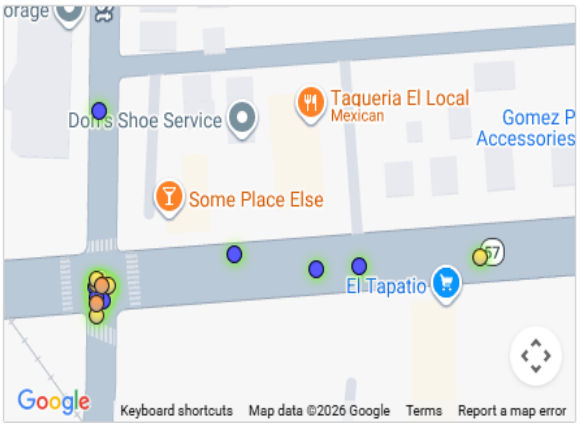


GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

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 / Elizabeth St



Analysis Area #1: GREEN BAY (C)

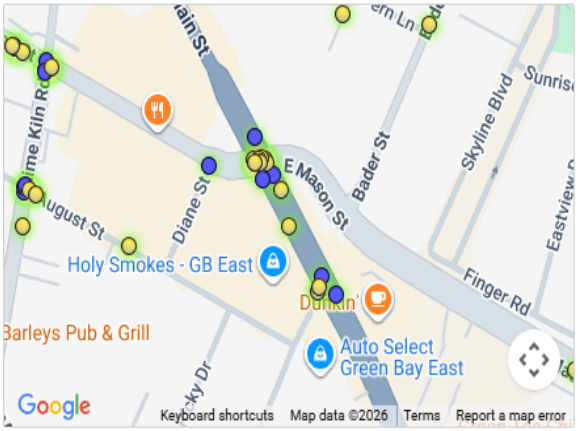
Roadway: 054

Total Crashes: 16

Contributing Factors:

- Distracted (6)
- Teen Driver (6)
- 65+ Driver (5)
- Hit & Run (2)
- Pedestrian (2)
- Motorcycle (1)
- Impaired (1)
- Speed (1)
- Winter Road (1)

Main St / E Mason St



Analysis Area #2: GREEN BAY (C)

Roadway: 141

Total Crashes: 20

Contributing Factors:

- Distracted (6)
- Teen Driver (6)
- 65+ Driver (5)
- Hit & Run (2)
- Pedestrian (2)
- Motorcycle (1)
- Impaired (1)
- Speed (1)
- Winter Road (1)

Sturgeon Bay Rd / University Av



Analysis Area #3: GREEN BAY (C)

Roadway: 054

Total Crashes: 16

Contributing Factors:

- Teen Driver (5)
- 65+ Driver (5)
- Hit & Run (1)
- Impaired (1)
- Distracted (1)

GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

A message for NHTSA





1 in = 100 ft

HUBBARD STREET, both sides, from Allard Avenue to Woodlawn Avenue, 2-Hour Parking 7:00 AM - 4:00 PM School Days.

History

TRAFFIC COMMISSION
Monday, March 18, 2013
City Hall, Room 207

4. Request by the Green Bay Police Department to establish a NO STOPPING OR STANDING 12 AM TO 3 AM SATURDAY AND SUNDAY zone on the east side of Washington Street from Doty Street to East Walnut Street, and on the west side of Washington Street from Cherry Street to Pine Street.

A motion was made by Ald. Sladek, seconded by C. Karow, and carried to suspend the rules.

Ald. Boyce stated he leans towards the Police Department's position on this item but also understands that not all businesses in the affected area are in support of it. He backs the businesses, but ultimately Council must make the decision.

Captain Jim Runge stated that some of the officers most involved in the creation of this proposal are here tonight and would like to speak on behalf of the request.

Officer Mike Francois spoke in favor of the request. He is part of the neighborhood response team and has been involved in this area and downtown for the past 10 years. He recalled an issue that just happened over the weekend where 3 trucks parked on the E side of the 100 block of S Washington St blocked his view of a fight that started on the sidewalk. If parked vehicles were not there, he would have been able to resolve many details of the incident. Chase and Johnson Bank parking lots are still available to the public during this time, but the gated lot across the street does not allow anymore due to past issues with bar crowd. This request likely would eliminate 14 on-street stalls, but there is plenty of available parking elsewhere nearby. Typically, 6 squad cars respond to incidents in this area. In the 200 block of N Washington St, the issue is more pedestrians crossing midblock between parked vehicles. He's concerned that after the new road near the Schreiber Foods development is built, bar goers will circle Washington-Cherry-Adams-new road. It's better for them to be able to park squad cars to respond to incidents rather than block a lane or two of traffic.

Ald. Sladek questioned Ofc. Francois why entire blocks need to be restricted rather than just the areas in front of the bars. Ofc. Francois responded that the fights and disturbances move along each block and even into the nearby parking lots. Many people leave their vehicles in the Chase Bank lot into Monday morning, as the bank only enforces customer only parking during their business hours.

A discussion took place that plenty of free parking is available nearby downtown, especially in the Cherry St Ramp, which is ? block away from the 100 block South, and rarely is parked past the second floor on weekends. Capacity is roughly 600-700 vehicles.

Ald. Sladek questioned how GBPD would handle taxi access to this area. Ofc. Francois responded that taxis are currently stopping in the travel lanes while they pick up passengers that are crossing between parked vehicles. This is dangerous. If the request is approved, they would cite taxis is they stopped and waited for passengers but would not ticket them if they pick up and leave right away.

Lt. Ackermann requested clarification of the COBAN In-Car Video for Law Enforcement system. Ofc. Francois responded that as soon as the squad lights are turned on that dash-cam video footage starts to be recorded. This is why they need parked vehicles removed, so that they no longer have a blocked view of the activity on the sidewalk. He stated they could review footage for evidence on who, what, when, and where incidents take place

B. Lipke questioned how the Downtown Hospitality Alliance (DHA) has been involved in the discussions on the parking proposal. Ofc. Francois responded that there wasn't much negative feedback from DHA. GBPD adjusted their proposal from 9PM-3AM to 12AM-3AM primarily to accommodate the Meyer Theater passenger loading after shows. There are those at the Meyer shows that want to park in front of the Meyer Theater after show release to get prime spots nearby downtown bars. He stated that there is ample parking nearby.

Officer Eric Allen spoke in favor of the request. He encourages taxis to come downtown as they keep drunks off the road. He does not like it when they double-park, but it happens because vehicles are parked on the street. If there were no parked vehicles, squad cars will be seen well by the people on the sidewalk. Incidents will then be reduced. Likely 500-600 vehicles come downtown on a weekend, and their request would only displace around 20 vehicles. If people want to come downtown on the weekends, they are willing to walk a block from their parked vehicle to their destination. The City pays $80,000/year to staff security at the Cherry Street Ramp, and the ramp is under used. Those 20 displaced vehicles can park there. The Cities of Appleton and Milwaukee charge for downtown parking. Green Bay could recoup some of the $80,000 if we charged for parking. The nearby surface lots do not want the bar crowd because people are leaving messes and vehicles which interferes with Monday mornings in those rented spots. A couple of taverns are concerned with proposal. D. Theno questioned if the 100 block and 200 blocks could have different hours for the parking restriction. Ofc. Allen prefers the same hours for consistency.

J. Runge stated that the midnight begin hour was part of the discussions and negotiations and is agreed upon by all parties that met (business owners, Mayor, police). C. Karow and B. Lipke questioned the position of the DHA. J. Runge stated that DHA asked about a few meters to be bagged in each block. GBPD responded that partial areas wouldn't allow them to see all the activity going on.

Ald. Steuer questioned what time metered parking turns free. D. Hansen replied there is no charge to park at a meter on weekends. Ald. Steuer would like to hear from impacted business owners. He would like the Cherry Street Ramp to be more utilized on the weekends. He likes that the proposal would help GBPD do their job in this concentrated bar area. When vacancies occur in this area, like Liquid 8 in the near future, he would like alternative and more family-friendly uses for those buildings. He has witnessed the bad activity in this area firsthand while doing a drive along with officers.

Jeff Mirkes, Downtown Green Bay Incorporated (DGBI), stated that the DHA has good working relationship with GBPD. The downtown night-time bar-related problems exist with only a few of the establishments. He confirmed that the begin time was negotiated between all involved parties, and that he was strongly in favor of a 12 AM start. Parking should be low or free when supply is greatest. Short length parking zones were considered. There was a lot of give and take in the DHA/GBPD/City negotiations. Few businesses are concerned with the parking proposal. The Meyer Theater accepts a 12 AM start. Businesses will cooperate. He is proud of the good operators in DHA, and that group is growing. He respects the GBPD position on this matter. DHA has no official position on the request.

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # I.1

General Ordinance No. 07-26
An Ordinance amending Chapter 44, Articles III, V, VII, VIII X, XVI Green Bay Municipal Code, Relating to Mobile Food Assembly (TA 26-01).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. DRAFT G.O. 07-26 relating to Mobile Food Courts

GENERAL ORDINANCE NO. 07-26

AN ORDINANCE
AMENDING CHAPTER 44, ARTICLES III, V, VII, VIII X, XVI
GREEN BAY MUNICIPAL CODE,
RELATING TO MOBILE FOOD ASSEMBLY

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

SECTION 1. Article III, Definitions, of Chapter 44, Green Bay Municipal Code, is hereby amended to reflect the addition of the following definitions:

Section 44-250(6): Land Use Definitions; Commercial uses; accommodation and food services uses:

Mobile Food Court: A permanent location for the assembly for three (3) or more mobile food establishments, as defined in Chapter 10. Mobile food courts can establish on public or private property.

Mobile Food Congregation: An accessory use for the assembly of (1) to two (2) mobile food establishments, as defined in Chapter 10. Mobile food congregations can establish on public property, as regulated in Chapter 10. They can establish on private property as an accessory use, as regulated in this chapter. A principal use must be established on private property in order for this to be considered an accessory use. Surface parking lots are not considered an eligible principal use as related to this use.

Mobile Food Rally: An event where three (3) or more mobile food establishments, as defined in Chapter 10, may assemble but is not permanent. Mobile food rallies can establish via Special Event Permit (for public property or right-of-way) or Temporary Use Permit (for private property).

SECTION 2. Article V, General Regulations, Division 7, of Chapter 44, Green Bay Municipal Code, is hereby amended to reflect the addition of the following:

(8) Mobile Food Rally. An event where three (3) or more mobile food establishments, as defined in Chapter 10, may assemble but is not a permanent use. Mobile food rallies can establish on private property via Temporary Use Permit (a Special Events Permit is required for public property or right-of-way). Rallies accomplished via Temporary Use Permit can last no more than three (3) consecutive days, with 36 total days allowed in a calendar year.

SECTION 3. Article VII, Mixed-Use Districts, of Chapter 44, Green Bay Municipal Code, is hereby amended to add:

Section 44-615, Table 44-5

Use	OR	NC	D	Dev. Stds.
Commercial, Accommodation & Food Service Uses				
Mobile Food Court	**C**	**C**	**C**	**x**

Section 44-653, Table 44-7

Use	OR	NC	D	Dev. Stds.
Accessory Use to Nonresidential Uses				
Mobile Food Congregation	**P**	**P**	**P**	

SECTION 4. Article VIII, Commercial Districts, of Chapter 44, Green Bay Municipal Code, is hereby amended to add:

Section 44-681, Table 44-8

Use	C1	C2	C3	Dev. Stds.
Commercial, Accommodation & Food Service Uses				
Mobile Food Court	**C**	**C**	**C**	**x**

Section 44-742, Table 44-10

Use	C1	C2	C3	Dev. Stds.
Accessory Use to Nonresidential Uses				
Mobile Food Congregation	**P**	**P**	**P**	

SECTION 5. Article X, Public Institutional District, of Chapter 44, Green Bay Municipal Code, is hereby amended to add:

Section 44-855, Table 44-14

Use	PI	Dev. Stds.
Commercial, Accommodation & Food Service Uses		
Mobile Food Court	**C**	**x**

Section 44-885, Table 44-16

Use	PI	Dev. Stds.
Mobile Food Congregation	**P**	

SECTION 6. Article XVI, Land Use Development Standards, Chapter 44, Green Bay Municipal Code, is hereby amended to reflect the addition of the following:

Section 44-1584, Land Use Development Standards, Commercial Uses
(rn) Mobile Food Court in all districts established through conditional use

(1) **Permanent bathrooms are required on site in accordance with Chapter 44, Article XIX, Division 3.**
(2) **Mobile food establishments must be parked on a hard surface below the wheels. This surface area shall be maintained in accordance with Green Bay Municipal Code. Gravel may not be used.**
(3) **A minimum of one (1) table and four (4) seats must be provided for every one (1) mobile truck parking pad.**
(4) **All vehicles parked on site must be operable and cannot be used for storage.**

(5) **All mobile food establishments in a mobile food court must have an active license per Chapter 10.**
(6) **There is no floor area ratio minimum or maximum for this use.**
(7) **There are no setback requirements for the mobile truck parking pads. All other setbacks and buffer areas apply.**
(8) **All other bulk requirements regulated within zoning districts shall be applied.**
(9) **Fencing is not required but encouraged. If present, it must follow the regulations of Section 44-450(1)(a). This is required for all zoning districts.**
(10) **Hours of operation for this use shall match the hours of operation associated with the Mobile Food Establishment license, detailed in Chapter 10, with the following exception:**
    a. **Parcels within the Downtown District (as defined in Exhibit A of Section 10-580) that are adjacent to residentially-zoned parcels shall have hours of operation until 10:00 p.m.**
(11) **Signage: One (1) pylon or monument sign is allowed per parcel. This sign shall not exceed 100 square feet. One (1) wall sign is allowed per parcel on a single permanent structure. This sign shall not exceed 50 square feet. These signs shall advertise for the court itself and not an individual vendor. However, a directory sign displaying individual vendors is permitted.**
(12) **Allowed Accessory Uses:**
    a. **Storage: Storage is allowed on site not to exceed 18 square feet per available parking pad. Storage buildings shall follow the provisions of Chapter 44, Article XIX, Division 3.**
    b. **Buildings: Any accessory building(s) on site, including but not limited to bathrooms, storage facilities, concession stands, bars, must have a front yard setback equal to or greater than the average of the existing structures, except that any structure which is set back 20 percent more or less than the average may be discounted from the formula. If there are no existing structures on the block, the front setback shall be determined by the zoning of the parcel.**
(13) **Parking: All parking shall conform with Chapter 44, Article XVIII with the following note and exception:**
    a. **Parking for this use shall follow the requirements of an Outdoor Recreation Facility.**
    b. **Off-street/Shared parking and on-street parking within 500' can be used for a reduction of parking stalls required.**

SECTION 7. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 8. Effective date. This ordinance shall take effect on and after its passage and publication.

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

APPROVED:

_____

Mayor

GENERAL ORDINANCE NO. 05-26

AN ORDINANCE
AMENDING SECTION 44-1580(i),
GREEN BAY MUNICIPAL CODE,
RELATING TO SHORT TERM RENTALS

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

SECTION 1. Section 44-1580(i), Green Bay Municipal Code, is hereby amended to read:

Sec. 44-1580. Residential uses.

(i) *Short-term rentals (STRs).*

(1) Advertising, including but not limited to, through a third-party, is prima facia evidence that the dwelling unit is used for a short-term rental. Prior to advertising or occupancy of a dwelling unit for use as a short-term rental, the following permits, registrations, and other information shall be obtained by the property owner or local representative:

a. Proof of registration with the City of Green Bay Treasurer regarding Brown County room tax requirements.

b. Proof of registration with the Brown County Health Department.

c. A lease agreement example provided that includes language regarding compliance with parking, noise and other applicable City of Green Bay ordinances relevant to occupancy of the structure.

d. Proof of condominium association approval if the property is part of one.

e. Proof of approval from property owner if applicant is the local representative.

f. City of Green Bay short-term rental permit (STRP).

g. The owner or operator shall prepare and maintain house rules applicable to all guests. The house rules shall include, at a minimum, parking requirements, and any on-street parking restrictions, noise requirements, including applicable nighttime hours established by this Municipal Code; and contact information for the designated local contact person. The house rules shall be posted in a conspicuous location within short-term rental dwelling, including but not limited to, the main entrance or common living area and provided to all guests prior to or at the commencement of the rental period.

h. The City shall maintain a Geographic Information System (GIS) STR Map that includes at a minimum, the permit holder, date the permit was issued, the street address, and the email address for the permit holder or designated local contact.

(2) An application for a short-term rental permit (STRP) may be an initial application or a renewal application, and shall be complete prior to submittal. Incomplete applications shall be rejected. Completed applications shall be delivered to the Director of Community and Economic Development, or their designee for review. STRP applications shall include all of the following:

a. *Initial application.*

1. Completed STRP application on a form established by the City, including but not limited to:

a. Number of bedrooms available.

b. Number of off-street parking spots available.

c. Occupancy of premise

d. Whether the premise is the primary residence of the owner or operator or if it is non-owner occupied.

2. Application fee as provided in the City Fee Schedule.

3. Proof of insurance.

4. Documentation required in subsection (j)(1) of this section.

5. Owner or operator to register for the City's alert program for police calls and inspection complaints. The owner or operator will receive an email notification within 24 hours after police have responded to the address or will receive an email notification of a potential inspection issue at their property as soon as a complaint is made with the City.

b. *Renewal of STRP.* A STRP is valid for one year and shall expire on July 1 of the calendar year. A STRP not renewed prior to July 1 shall be deemed expired, and subject to the initial application requirements. Prior to July 1, a STRP may be renewed on an annual basis, provided that no material changes have occurred to the initial application, and shall meet the following standards:

1. Proof of insurance.

2. Necessary permits and proof of registration as required in subsection (j)(2) of this section.

3. Renewal fee as provided in the City Fee Schedule.

4. All required application material must be submitted at the same time. Applications that are not complete at submission will be returned to the applicant without processing, and shall be deemed incomplete and rejected.

(3) The number of occupants in STRs shall not exceed the limits set forth in the State of Wisconsin Uniform Dwelling Code and other applicable County and City of Green Bay housing regulations for residential structures based on the number of bedrooms within the unit.

(4) STRPs are issued to a specific property owner, or local representative, of a short-term rental, referred to as the permit holder. STRs shall be immediately terminated when the permit holder sells or transfers the real property which was advertised or used as a short-term rental, except for a change in ownership where the title is held in survivorship or transfers on the owner's death.

(5) Availability of STRs to the public shall not be advertised on site, except for as provided in subsection (6) below.

(6) A STRP placard shall be visible from the street right-of-way on which the principal structure is addressed on. The placard shall contain the name and telephone number of the local representative responsible for managing short-term rental property.

(7) STRs shall not violate any applicable conditions, covenants, or other restrictions on real property.

(8) Alcohol may not be sold on site.

(9) STRPs granted by the City are subject to review on a yearly basis during renewal. STR applications denied by the Planning staff may be appealed to the Plan Commission and Common Council.

(10) Enforcement; Correction Meeting; Revocation and Suspension.

a. The City may take enforcement action against a STR permit holder for any of the following:

1. Failure to comply with any provision of this chapter;

2. Failure to comply with any condition of a short-term rental permit;
3. Operation of the short-term rental in a manner that constitutes a public nuisance.

b. Nuisance. For the purposes of this section, "public nuisance" or "nuisance activity" has the same meaning as described in Chapter 24 of the Green Bay Municipal Code.

c. Correction Meeting Required. Prior to initiating a formal hearing for suspension or revocation of a short term rental permit, the City shall require the permit holder or designee to attend a correction meeting.

1. The correction meeting shall be scheduled within a reasonable time with written or electronic notice provided to the permit holder and shall be conducted by the Police Department with participation by other City departments as deemed appropriate.
2. The purpose of the correction meeting is to:
   i. Review documented violations or nuisance activity.
   ii. Educate the permit holder regarding applicable requirements;
   iii. Identify corrective actions to prevent future violations; and
   iv. Establish expectations for ongoing compliance.

d. The permit holder or designee shall attend the correction meeting in person. Failure to attend a scheduled correction meeting without good cause shall constitute a violation of this chapter.

e. Following the correction meeting, the Police Department may require the permit holder to submit and implement a written corrective action plan. The corrective action plan may include, but is not limited to:

1. Modification or enhanced enforcement of house rules;
2. Improved local contact or on-site management practices;
3. Guest screening measures or monitoring;
4. Any other reasonable measures necessary to prevent nuisance activity.

f. Suspension or Revocation. If, after a corrective meeting, the permit holder fails to implement required corrective actions, continues to violate this chapter, or continues to operate a short-term rental in a manner that constitutes a nuisance activity or public nuisance, the City may initiate proceedings to suspend or revoke the short-term rental permit.

1. Grounds for suspension or revocation.
   i. Repeated or continued violations of this chapter following a correction meeting;
   ii. Failure to comply with a corrective action plan.
   iii. Operate the short-term rental in a manner that constitutes nuisance activity.
   iv. Violations of applicable provisions of the Green Bay Municipal Code, including noise, disorderly conduct, or parking.
   v. The operation of the short-term rental presents a threat to public health, safety, or welfare.
2. Hearing and due process.
   i. No short-term rental permit shall be suspended or revoked without written notice and an opportunity for a hearing before the Plan Commission.
   ii. The notice shall state the grounds for the proposed suspension or revocation and shall inform the permit holder of the time and manner for the hearing before the Plan Commission.
   iii. Election to not be governed by Wis. Stat. Ch. 68. Having established procedures for administrative review of municipal determinations, the City of Green Bay elects to not be governed by Wis. Stats. 68 in its entirety.
3. Effect of revocation. Upon revocation, the short rental permit holder shall immediately cease operation of the property in question and the property shall

not be advertised, offered, or used as a short-term rental during the revocation period.

i. A permit holder whose property or properties have been revoked shall not be eligible to reapply for a new short-term rental permit for the same property or properties for a period of not less than twelve (12) months from the effective date of revocation, unless otherwise determined by the Common Council.

(11) No recreational vehicle (RV), camper, tent or any other temporary lodging arrangement shall be permitted on site for the means of providing accommodations for occupants and/or guests of a short-term rental.

(12) STRs shall comply with all requirements of this article and all applicable standards of this Code.

(13) Violations. Failure to comply with the requirements above shall constitute a violation of the provisions of this section. Disturbances or nuisances caused by the tenants of an approved STR which violate this Code, including, but not limited to, outdoor events noise ordinances or state law, shall also constitute a violation. Penalties for each violation shall be imposed in an amount not to exceed $500.00, including court costs, and may result in permit suspension or revocation.

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

3/3/2026

GENERAL ORDINANCE NO. 05-26

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GREEN BAY MUNICIPAL CODE,
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c. A lease agreement example provided that includes language regarding compliance with parking, noise and other applicable City of Green Bay ordinances relevant to occupancy of the structure.

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h. The City shall maintain a Geographic Information System (GIS) STR Map that includes at a minimum, the permit holder, date the permit was issued, the street address, and the email address for the permit holder or designated local contact.

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1. Proof of insurance.

2. Necessary permits and proof of registration as required in subsection (j)(2) of this section.

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(5) Availability of STRs to the public shall not be advertised on site, except for as provided in subsection (6) below.

(6) A STRP placard shall be visible from the street right-of-way on which the principal structure is addressed on. The placard shall contain the name and telephone number of the local representative responsible for managing short-term rental property.

(7) STRs shall not violate any applicable conditions, covenants, or other restrictions on real property.

(8) Alcohol may not be sold on site.

(9) STRPs granted by the City are subject to review on a yearly basis during renewal. **STR applications denied by the Planning staff may be appealed to the Plan Commission and Common Council.** ~~Additionally, STRs may be reviewed at any time when the Community and Economic Development Director or Plan Commission has reason to believe that the regulations are not being adhered to or that there are problems associated with the STRs that warrant review by the Plan Commission and the Green Bay Common Council. STRs may be revoked based on~~

~~the findings of the Plan Commission. STRs denied by the Planning staff may be appealed to the Plan Commission and Common Council.~~

(10) Enforcement; Correction Meeting; Revocation and Suspension.

a. The City may take enforcement action against a STR permit holder for any of the following:

1. Failure to comply with any provision of this chapter;

2. Failure to comply with any condition of a short-term rental permit;

3. Operation of the short-term rental in a manner that constitutes a public nuisance.

b. Nuisance. For the purposes of this section, "public nuisance" or "nuisance activity" has the same meaning as described in Chapter 24 of the Green Bay Municipal Code.

c. Correction Meeting Required. Prior to initiating a formal hearing for suspension or revocation of a short term rental permit, the City shall require the permit holder or designee to attend a correction meeting.

1. The correction meeting shall be scheduled within a reasonable time with written or electronic notice provided to the permit holder and shall be conducted by the Police Department with participation by other City departments as deemed appropriate.

2. The purpose of the correction meeting is to:

i. Review documented violations or nuisance activity.

ii. Educate the permit holder regarding applicable requirements;

iii. Identify corrective actions to prevent future violations; and

iv. Establish expectations for ongoing compliance.

d. The permit holder or designee shall attend the correction meeting in person. Failure to attend a scheduled correction meeting without good cause shall constitute a violation of this chapter.

e. Following the correction meeting, the Police Department may require the permit holder to submit and implement a written corrective action plan. The corrective action plan may include, but is not limited to:

1. Modification or enhanced enforcement of house rules;

2. Improved local contact or on-site management practices;

3. Guest screening measures or monitoring;

4. Any other reasonable measures necessary to prevent nuisance activity.

f. Suspension or Revocation. If, after a corrective meeting, the permit holder fails to implement required corrective actions, continues to violate this chapter, or continues to operate a short-term rental in a manner that constitutes a nuisance activity or public nuisance, the City may initiate proceedings to suspend or revoke the short-term rental permit.

1. Grounds for suspension or revocation.

i. Repeated or continued violations of this chapter following a correction meeting;

ii. Failure to comply with a corrective action plan.

iii. Operate the short-term rental in a manner that constitutes nuisance activity.

iv. Violations of applicable provisions of the Green Bay Municipal Code, including noise, disorderly conduct, or parking.

v. The operation of the short-term rental presents a threat to public health, safety, or welfare.

2. Hearing and due process.

i. No short-term rental permit shall be suspended or revoked without written notice and an opportunity for a hearing before the Plan Commission.

ii. The notice shall state the grounds for the proposed suspension or revocation and shall inform the permit holder of the time and manner for the hearing before the Plan Commission.

iii. Election to not be governed by Wis. Stat. Ch. 68. Having established procedures for administrative review of municipal determinations, the City of Green Bay elects to not be governed by Wis. Stats. 68 in its entirety.

3. Effect of revocation. Upon revocation, the short rental permit holder shall immediately cease operation of the property in question and the property shall not be advertised, offered, or used as a short-term rental during the revocation period.

i. A permit holder whose property or properties have been revoked shall not be eligible to reapply for a new short-term rental permit for the same property or properties for a period of not less than twelve (12) months from the effective date of revocation, unless otherwise determined by the Common Council.

(10~~0~~**1**) No recreational vehicle (RV), camper, tent or any other temporary lodging arrangement shall be permitted on site for the means of providing accommodations for occupants and/or guests of a short-term rental.

(11~~2~~**2**) STRs shall comply with all requirements of this article and all applicable standards of this Code.

(12~~3~~**3**) Violations. Failure to comply with the requirements above shall constitute a violation of the provisions of this section. Disturbances or nuisances caused by the tenants of an approved STR which violate this Code, including, but not limited to, outdoor events noise ordinances or state law, shall also constitute a violation. Penalties for each violation shall be imposed in an amount not to exceed $500.00, including court costs, and may result in permit suspension or revocation.

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

3/3/2026

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

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # I.3

General Ordinance No. 01-26
An Ordinance amending Section 26-22 Relating to Impounding Vehicles Used in Reckless Driving Offenses.

BACKGROUND

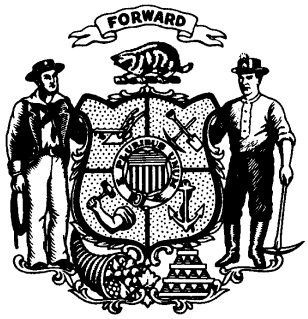
RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 2025 Wisconsin Act 46
2. Draft G.O. 01-26 Relating to Reckless Driving (clean version)
3. Draft G.O. 01-26 Relating to Reckless Driving (redline)

State of Wisconsin



Date of enactment: October 31, 2025

2025 Assembly Bill 78

Date of publication*: November 1, 2025

2025 WISCONSIN ACT 46

AN ACT ***to amend*** 349.115 (1) and 349.115 (3); ***to create*** 349.115 (1m) of the statutes; **relating to:** impoundment of vehicles used in certain reckless driving offenses.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. 349.115 (1) of the statutes is amended to read:

349.115 **(1)** A political subdivision may, by ordinance, authorize a law enforcement officer, at the discretion of the officer, to impound any vehicle used in the commission of a violation of s. 346.62 or a local ordinance in strict conformity with s. 346.62 at the time of issuing a citation or making an arrest for the offense ~~if the person cited is the owner of the vehicle and the person has a prior conviction for a violation of s. 346.62 or a local ordinance in strict conformity with s. 346.62 for which a forfeiture was imposed that has not been fully paid~~. The ordinance may provide for impoundment of the vehicle until the ~~person fully pays the prior forfeiture amount and~~ reasonable costs of impounding the vehicle, including towing or other transportation costs and storage costs, and any outstanding fine or forfeiture owed by the owner of the vehicle are fully paid.

SECTION 2. 349.115 (1m) of the statutes is created to read:

349.115 **(1m)** Upon impounding a vehicle under sub. (1), a law enforcement officer shall make a reasonable effort to determine if the vehicle has been reported as stolen. If the officer determines that the vehicle has been reported as stolen, the officer or political subdivision shall make a reasonable attempt to contact the owner. Notwithstanding sub. (2), the political subdivision shall return to its owner a vehicle reported as stolen and impounded under sub. (1) without the payment of a fee or charge. If a vehicle reported as stolen remains unclaimed for more than 60 days after impoundment, the political subdivision may dispose of the vehicle following the same procedure as provided for disposing of an abandoned vehicle under s. 342.40.

SECTION 3. 349.115 (3) of the statutes is amended to read:

349.115 **(3)** ~~A.~~ Subject to sub. (1m), a political subdivision that has impounded a vehicle under sub. (1) may dispose of the vehicle by following the same procedure as provided for disposing of an abandoned vehicle under s. 342.40 if the impounded vehicle remains unclaimed for more than 90 days after the disposition of the ~~citation~~ charge for which the vehicle was impounded.

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* Section 991.11, WISCONSIN STATUTES: Effective date of acts. "Every act and every portion of an act enacted by the legislature over the governor's partial veto which does not expressly prescribe the time when it takes effect shall take effect on the day after its date of publication."

GENERAL ORDINANCE NO. 01-26

AN ORDINANCE
AMENDING SECTION 26-22,
GREEN BAY MUNICIPAL CODE,
RELATING TO IMPOUNDING VEHICLES USED
IN RECKLESS DRIVING OFFENSES

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

SECTION 1. Section 26-22, Green Bay Municipal Code, is hereby amended to read:

Sec. 26-22. Impounding vehicles used in reckless driving offenses.

(a) *Authority.* Under the authority of Wis. Stats. § 349.115, law enforcement officers may impound any vehicle used in the commission of reckless driving, as defined under Wis. Stats. § 346.62.

(b) *Requirements*. The Green Bay Police Department may, at the discretion of the officer, impound a vehicle used in the commission of reckless driving in violation of Wis. Stats. § 346.62 at the time of issuing a citation or making an arrest for said offense.

(c) *Recovery of impounded vehicle*. Any vehicle impounded under subsection (b) may remain impounded until the person fully pays the prior forfeiture amount and the reasonable costs of impounding the vehicle, including towing or other transportation, storage costs, and any outstanding fine or forfeiture owed by the owner of the vehicle are fully paid. Upon payment of these amounts, the City shall return the impounded vehicle to its owner.

(d) *Vehicles reported stolen.* The Police Department shall make a reasonable effort to determine if a vehicle impounded under this section has been reported stolen. If the vehicle has been reported stolen, the Police Department shall make a reasonable attempt to contact the owner. If the vehicle has been reported stolen, it shall be released without payment of fees under Section (c) of this Ordinance.

(**e**) *Disposal of impounded vehicle.* If a vehicle impounded under subsection (b) remains unclaimed for more than 90 days after the disposition of the charge for which the vehicle was impounded, the City may dispose of said vehicle in accordance with Wis. Stats. § 342.40.

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

2/3/2026

GENERAL ORDINANCE NO. 01-26

AN ORDINANCE
AMENDING SECTION 26-22,
GREEN BAY MUNICIPAL CODE,
RELATING TO IMPOUNDING VEHICLES USED
IN RECKLESS DRIVING OFFENSES

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(a) *Authority.* Under the authority of Wis. Stats. § 349.115, law enforcement officers may impound any vehicle used in the commission of reckless driving, as defined under Wis. Stats. § 346.62.

(b) *Requirements*. The Green Bay Police Department may**, at the discretion of the officer,** impound a vehicle used in the commission of reckless driving in violation of Wis. Stats. § 346.62 at the time of issuing a citation **or making an arrest** for said ~~violation~~ **offense.** ~~provided that the person cited meets all of the following conditions:~~

~~(1) The person is the owner of the vehicle.~~

~~(2) The person has a prior conviction for reckless driving in violation of Wis. Stats. § 346.62.~~

~~(3) The person has not fully paid the forfeiture for said prior conviction.~~

(c) *Recovery of impounded vehicle*. Any vehicle impounded under subsection (b) may remain impounded until the person fully pays the prior forfeiture amount and the reasonable costs of impounding the vehicle, including towing or other transportation**,** ~~and~~ storage costs**, and any outstanding fine or forfeiture owed by the owner of the vehicle are fully paid**. Upon payment of ~~both~~ **these** amounts, the City shall return the impounded vehicle to its owner.

(d) ***Vehicles reported stolen.*** **The Police Department shall make a reasonable effort to determine if a vehicle impounded under this section has been reported stolen. If the vehicle has been reported stolen, the Police Department shall make a reasonable attempt to contact the owner. If the vehicle has been reported stolen, it shall be released without payment of fees under Section (c) of this Ordinance.**

(~~d~~**e**) *Disposal of impounded vehicle.* If a vehicle impounded under subsection (b) remains unclaimed for more than 90 days after the disposition of the ~~citation~~ **charge** for which the vehicle was impounded, the City may dispose of said vehicle in accordance with Wis. Stats. § 342.40.

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

2/3/2026

GENERAL ORDINANCE NO. 06-26

AN ORDINANCE
CREATING SECTION 4-13,
GREEN BAY MUNICIPAL CODE,
RELATING TO DESIGNATED OUTDOOR REFRESHMENT AREA

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

SECTION 1. Section 4-13, Green Bay Municipal Code, is hereby created to read:

Sec. 4-13. Designated Outdoor Refreshment Area

(a) *Purpose and Intent.* The purpose of this section is to create a designated outdoor refreshment area (DORA) to enhance the downtown experience for visitors and tourists by allowing the responsible consumption of alcohol beverages (beverages containing alcohol) outdoors and within specified boundaries. This initiative aims to promote economic activity and support local businesses in the City's downtown district.

(b) *Definitions.*
- (1) *Designated Outdoor Refreshment Area (DORA)* means a specific area within the City where alcoholic beverages purchased from participating establishments may be carried and consumed outdoors in compliance with this section.
- (2) *Participating establishments* means licensed businesses within the DORA authorized to sell alcoholic beverages in approved containers for outdoor consumption.

(c) *Designation of the DORA*.
- (1) The DORA boundaries shall encompass the area shown on Exhibit A attached to the ordinance codified in this section.
- (2) The boundaries may be amended by the Common Council.
- (3) The DORA will operate annually from May 1st through September 30th.
- (4) The DORA will operate during the following days and hours (Central Time):
  - a. Thursday from 3:00 p.m. to 10:00 p.m.
  - b. Friday from 3:00 p.m. to 10:00 p.m.
  - c. Saturday from 9:00 a.m. to 10:00 p.m.
  - d. Sunday from 9:00 a.m. to 10:00 p.m.

(d) *Permitted Activities within the DORA.*
- (1) Alcohol beverages purchased from participating establishments may be carried and consumed within the DORA, subject to restrictions (see subsection (e) of this section).
- (2) All alcohol beverages must be served in City-approved, plastic, and transparent containers marked with a City-approved label.

(3) Patrons must remain within the defined boundaries of the DORA while consuming alcohol beverages purchased at participating establishments.

(e) *Restrictions within the DORA*.

(1) Consumption of alcohol beverages is only permitted within the boundaries of the DORA.

(2) Consumption of alcohol beverages is prohibited on private property without the owner's explicit consent.

(3) Consumption of alcohol beverages in glass containers served by participating establishments is strictly prohibited. All consumption of alcoholic beverages outside in the DORA that were purchased from participating establishments must be consumed from plastic containers.

(4) Patrons may not bring alcohol beverages into establishments that serve alcoholic beverages, food, or both, unless the alcohol beverage was purchased at that establishment.

(5) All State and local laws regarding the legal drinking age, public intoxication, and disorderly conduct remain in effect.

(f) *Permit Application and Compliance.* Participating establishments must apply for a DORA permit and adhere to the following requirements:

(1) *Application.* All establishments wishing to participate in the DORA shall submit a complete application and permit fee to the Clerk's office for review. The Clerk shall notify the establishments as to whether their application has been approved or rejected. Incomplete applications shall be rejected. The fee for the DORA permit shall be as provided in the City Fee Schedule.

(2) *Compliance.* Once approved, all establishments shall:

a. Use approved containers and labels for alcohol beverages.

b. Display their permit in a clear and visible area, and have clear signage indicating participation in the DORA program.

c. Educate staff about DORA restrictions.

(g) *City Responsibilities.*

(1) The Clerk shall maintain a registry of participating establishments and issue permits upon verification of an appropriate and valid alcohol license.

(2) The Clerk shall provide labels to participating establishments. Labels shall be picked up by an authorized agent of the establishment from the Clerk during City Hall hours.

(3) Waste disposal and recycling receptacles shall be located throughout the DORA.

(4) The City retains the right to suspend or terminate the DORA temporarily or permanently in response to public safety concerns or noncompliance.

(h) *Violations.*

(1) Violation by Individuals. A violation by an individual shall be punishable by a forfeiture of not more than $100.00 for each offense.

(2) Violation by Participating and Licensed Business. A violation by a business that possesses a valid DORA permit shall be punishable by a forfeiture of not less than $100.00 and not more than $500.00 for each offense.
(3) Violation by Non-Licensed Business. A violation by a business that does not possess a valid DORA permit shall be punishable by a forfeiture of not less than $500.00 and not more than $1,000 for each offense.
(4) Any business failing to comply with DORA requirements may have its permit revoked.
    a. Notice. Participating establishments shall be notified by the Clerk in writing of the date, time, and reasons for a revocation hearing.
    b. Hearing. A hearing shall be conducted before the Protection and Policy Committee. At the conclusion of the hearing, the Committee shall recommend to deny the revocation or approve the revocation.
    c. Common Council Approval. The recommendation from the Protection and Policy Committee shall be subject to the approval of the Common Council.
    d. Election to not be Governed by Wis. Stat. Ch. 68. The City of Green Bay, having established procedures for administrative review of municipal determinations, elects to not be governed by Wis. Stat. Ch. 68 in its entirety.
    e. Effect of Revocation. Any establishment who has their permit revoked, shall be ineligible to apply for another permit for a period of one year from the date that the Common Council approves the revocation.

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

3/3/2026

EXHIBIT A


Fox River
Veterans Memorial Park
River Walk Trail
Downtown Green Bay
Fox River Greenway
Fox River
City Deck
N WASHINGTON ST
N ADAMS ST
MAIN ST
NOVA GB SPE LLC
TMJ LLC
Courthouse Square
S WASHINGTON ST
S ADAMS ST
S JEFFERSON ST
GRAY TELEVISION GROUP INC
SCHREIBER FOODS INC
HARP
LTD
RIVER EAST
SANAAM LLC
GBPD
Jackson Square Park
29

GENERAL ORDINANCE NO. 04-26

AN ORDINANCE
AMENDING SECTIONS 42-131 THROUGH 42-140,
GREEN BAY MUNICIPAL CODE,
RELATING TO WELL HEAD PROTECTION

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

SECTION 1. Section 42-131 through Section 42-140, Green Bay Municipal Code, is hereby amended to read:

Sec. 42-131. Purpose.

Certain land use practices and activities can threaten or degrade groundwater quality. The purpose of this article is to institute land use regulations and restrictions to protect the Green Bay municipal well water supply and to promote the public health, safety and general welfare of the residents of the City of Green Bay.

Sec. 42-132. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Aquifer means a saturated permeable, geologic formation that contains and will yield significant quantities of water.

Cone of depression means the cone-shaped area around a well, in which the water level is lowered by pumping of the well. The cone of depression for Green Bay Municipal Well has been estimated.

Groundwater means any of the waters of the state, as defined in Wis. Stats. § 281.01(18), occurring in a saturated subsurface geological formation of rock or soil.

Groundwater divide means a ridge in the water table, or potentiometric surface, from which groundwater moves away at right angles in both directions. The line of highest hydraulic head in the water table or potentiometric surface.

Hazardous substance means any waste or material which because of its quantity, concentration or physical chemical or infectious characteristics may:

(1) Cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness; or

(2) Pose a substantial present or potential hazard to human health or to the environment when improperly treated, stored, transported, disposed of or otherwise managed.

Nonconforming use means an existing lawful use of land, structure, building or accessory use which is not in conformity with the provisions of this article.

Petroleum product means any fuels (gasoline, diesel fuel, kerosene, and mixtures of these products), lubricating oils, motor oils, hydraulic fluids, and other similar products.

Potable water means any water that is satisfactory for drinking, culinary, and domestic purposes meeting current state and federal drinking water standards.

Primary management zone means the area within a 1,200-foot radius of a well. The setbacks to contamination sources as set forth in Wis. Admin. Code Ch. NR 811 shall be part of this division and enforceable under this division.

Primary protection area means an area calculated as the zone of influence characteristic to each individual well supply of potable water to any community water system. It begins at the well head and extends radially outward a distance of 500 feet from the well.

Recharge area means the total land area contributing water to a well.

Well means any drill hole or other excavation or opening deeper than it is wide that extends more than ten feet below the ground surface and is constructed for the purpose of obtaining groundwater.

Well field means a piece of land used primarily for the purpose of supplying a location for construction of wells to supply a municipal water system.

Well head means the upper terminal of a well, including adapters, ports, seals, valves, and other attachments.

Well head protection area means the surface or subsurface area surrounding a water well or well field, supplying a public water system, an area through which contaminants are reasonably likely to move toward and reach such water well or well field.

Sec. 42-133. Well head protection area and restricted uses.

Separation from contamination sources. Wis. Admin. Code § NR 811.12(5)(d), as it may be amended from time to time, is hereby adopted in its entirety as though fully set forth herein.

Sec. 42-134. Exemptions.

Individuals, facilities, or both may request the City to issue a permit for a special exception use in the well head protection area. All requests shall be in writing to the Green Bay Water Utility and include an environmental assessment report prepared by a licensed professional engineer. Said report will be forwarded to the Green Bay Water Utility for recommendation and final decision by the Green Bay Water Utility Commission. The individual/facility shall reimburse the City for all consultant fees associated with this review at the invoiced amount plus administrative costs. Any permitted uses shall be conditional and may include required environmental and safety monitoring consistent with local, state, and federal requirements, in addition to bonds, sureties, or both, that are satisfactory to the City.

Sec. 42-135. Nonconforming uses.

The existing lawful use of a structure or building or its accessory use which is not in conformity with the provisions of this article may be continued subject to the following conditions:

(1) No modifications or additions to nonconforming use shall be permitted unless they are made in conformity with the provisions of this section. For the purposes of this section, the words "modification" and "addition" shall include, but not be limited to, any alteration, addition, modification, rebuilding or replacement of any such existing structure or accessory use. Ordinary maintenance repairs are not considered structural repairs, modifications or additions; such ordinary maintenance repairs include internal and external painting, decorating, paneling and the replacement of doors, windows and other nonstructural components.

(2) If a nonconforming use is discontinued for 12 consecutive months, any future use of the land, structure or building shall conform to the appropriate provisions of this article.

Sec. 42-136. Requirements for facilities.

(a) Facilities, upon request of the Green Bay Water Utility, shall provide copies of all federal, state and local facility operation approvals or certificate and ongoing environmental monitoring results to the Green Bay Water Utility.

(b) Facilities shall provide additional environmental or safety structures/monitoring as deemed necessary by the Green Bay Water Utility, which may include, but are not limited to, stormwater runoff management and monitoring.

(c) Facilities shall replace equipment or expand in a manner that improves the existing environmental and safety technologies already in existence.

(d) Facilities, upon request of the Green Bay Water Utility, shall devise and file with the Green Bay Water Utility a contingency plan for the immediate notification of Green Bay Water Utility officials in the event of an emergency that could adversely affect the Green Bay Water Utility municipal well water supply.

Sec. 42-137. Special charge.

In the event the individual, facility, or both causes the release of any contaminants which endanger the Green Bay Water Utility municipal well water supply, the activity causing said release shall immediately cease and a cleanup satisfactory to the Green Bay Water Utility shall occur. The individual, facility, or both, who participate in such activity shall be responsible for all costs of cleanup, Green Bay Water Utility consultant fees at the invoice amount plus administrative costs for oversight review, and documentation. These costs may include, but are not limited to:

(1) The cost of City of Green Bay employees' time associated in any way with the cleanup based on the hourly rate paid to the employee multiplied by a factor determined by the City, representing the City's cost for expenses, benefits, insurance, sick leave, holidays, overtime, vacation, and similar benefits.

(2) The cost of City equipment employed.

(3) The cost of mileage reimbursed to City employees attributed to the cleanup.

Sec. 42-138. Penalties.

Any person, firm or corporation who fails to comply with the provisions of this article shall, upon conviction thereof, forfeit not less than $100.00, nor more than $500.00, plus the costs of prosecution for each violation. Each day a violation exists or continues shall constitute a separate offense.

Sec. 42-139. Authority to issue citations.

The following City employees are authorized to sign and issue citations for violations of this section and may designate other City employees who may sign and issue citations on their behalf:

(1) The Green Bay Water Utility General Manager.

(2) An attorney representing the City.

Sec. 42-140. Conflict with other ordinances.

In case of a conflict between this article, or any part thereof, and the whole or part of any existing or future ordinances, the most restrictive provisions shall apply.

Secs. 42-141—42-163. Reserved.

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
3/17/2026

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
March 17, 2026	Will Peters

AGENDA ITEM # J.1

To approve the adoption of the 2025 Green Bay Housing Market Study Update as presented.

BACKGROUND

After the first Housing Market Study was commissioned by the RDA in 2020, the City of Green Bay immediately got to work prioritizing the recommendations which came out of that study. The changes made were centered around internal processes, community engagement, city-wide initiatives, regulations, funding sources, and collaborations/partnerships.

5 Year Goal Accomplishments

Green Bay's 50th Neighborhood Association established, incorporating resident recommendations to guide neighborhood planning and investment priorities.

Project Management:

- Coordinated with developers to track key approval timelines, permitting milestones, and funding strategies for development projects.
- Implemented E-Plan System to streamline the plan review process and significantly reduce review times.

Adoption of the Go Big Green Bay 2050 Comprehensive Plan

- Evaluated long-term goals related to transportation, utilities, and land use.
- Updated the Future Land Use Map to allow greater flexibility in residential and mixed-use zoning areas, supporting diverse housing types.

Zoning Ordinance Amendments

- Allowed Accessory Dwelling Units (ADUs) as a conditional use.
- Made allowances for smaller lots and smaller setbacks
- Duplexes allowed by right with density standards
- Allow 3-4 units as Conditional Use in low density residential

Expanded the City's Housing Funding Resources

- Actively utilized incentive programs to support affordable housing, including:

- Tax Increment Financing (TIF)
- Tax Increment District Affordable Housing Fund (TIDAH)
- Low-Income Housing Tax Credit (LIHTC) and Opportunity Zone investments
- Partnerships providing down payment and closing cost assistance

- Launched the Green Bay Housing Partnership Community Land Trust to support long-term housing affordability.

Serving the Unhoused

- Created 2 Homelessness Outreach Coordinators who have successfully found permanent housing for 25 people facing the most challenging barriers to housing.
- Formed an inter-departmental and inter-governmental committee which meets monthly to discuss and act on issues related to homelessness and affordable housing.

New housing development outcomes through direct RDA support
Rental Units Constructed: 483 units

- 446 Affordable
- 37 Market Rate

Rental units under construction: 668 units

- 647 Market Rate
- 21 Affordable

- **Rental units planned through RDA support/Development Agreements**: 570 units
  - Affordable Rental Units: 85
  - Market-Rate Units: 485

- **TOTAL rental units being created through RDA support (including constructed, under construction, and planned)**: 1,721
  - Affordable Rental Units: 552
  - Market-Rate Units: 1169

- **Total single-family owner-occupied units created through RDA single-family infills:** 62

The Housing Study Consultant, MSA, will be providing a presentation of the updated information at the meeting.

RECOMMENDATION

To adopt the 2025 Green Bay Housing Market Study Update.

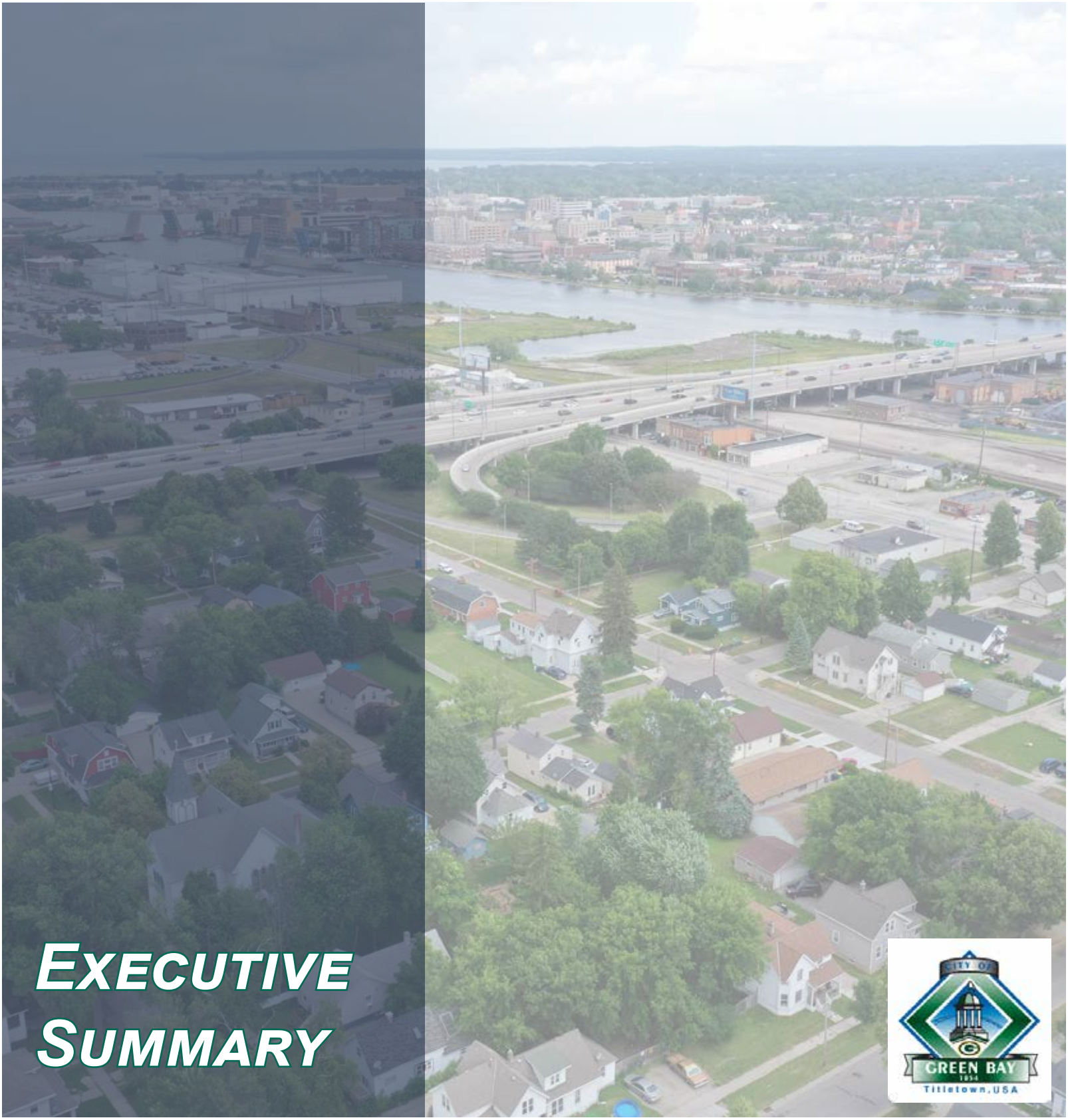
FISCAL IMPACT

ATTACHMENTS

1. 1833028_GB_Exec Summary_2026_01_15
2. 2025 UPDATE_Green Bay Housing Market Study_1.12

2025 Housing Overview

CITY OF GREEN BAY



EXECUTIVE SUMMARY

Quick Facts

2.2% Growth Since 2010

2023 Population
106,585 (ACS)

-4.7% 2010-2024

2040 Population
102,371 (WI DOA)

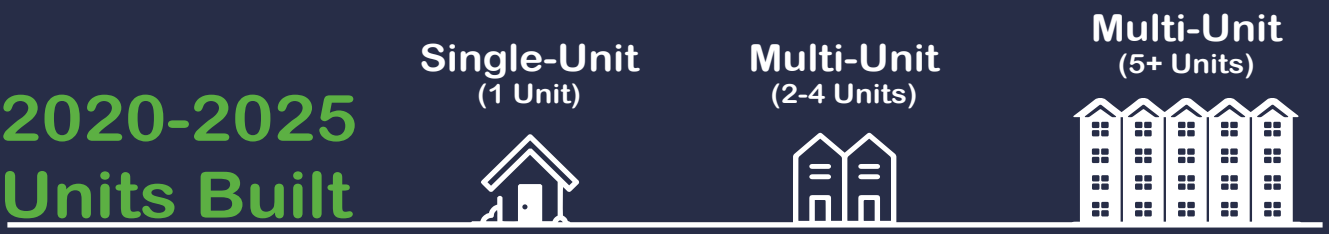
2.8% Growth Since 2010

2023 Households
44,092 (ACS)

7.4% 2010-2024

2040 Households
47,342 (MSA Professionals Services, Inc.)

2020-2025 Units Built



Single-Unit (1 Unit)	Multi-Unit (2-4 Units)	Multi-Unit (5+ Units)
261 (23%)	34 (3%)	845 (74%)

HOUSING STUDY BACKGROUND

The purpose of this study is to help the City better understand its housing market and the housing market in surrounding communities (Allouez, Ashwaubenon, Bellevue, Suamico, De Pere and Howard) – the secondary market. This study examines the existing balance between housing demand and supply by analyzing data, talking to housing experts, and understanding local residents' experiences. Based on this examination, gaps in the number, type, price point and location of housing units in Green Bay are indicated. To close these gaps and improve housing options in the City, this study lays out a toolbox of targeted strategies.

HOUSING NEEDS

It is useful to have multiple growth scenarios to allow for some flexibility as to what the future might hold for Green Bay. The City is not limited to a continuation of what past growth has been - and has an opportunity to pull in new residents who are coming to live in the region.

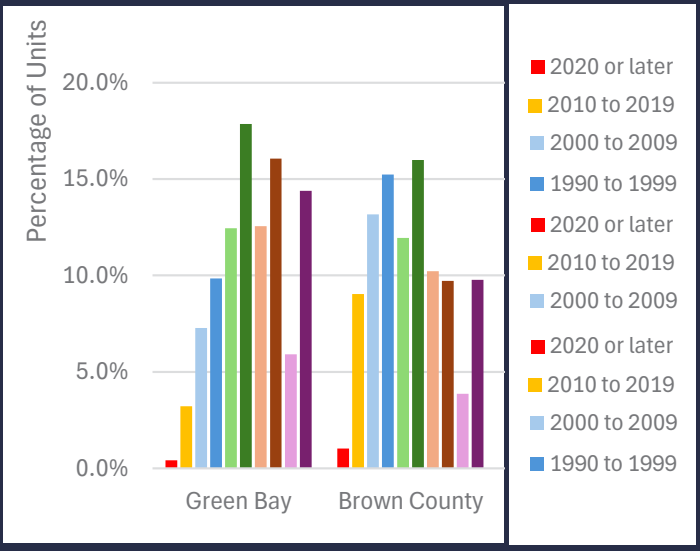
Per this study, the total households projected in 2040 ranges from 42,098-52,586 households.

2040 Housing Unit Needs by AMI Thresholds

Oversupply (Undersupply)	CONSERVATIVE GROWTH		HIGH GROWTH	
	Renter	Owner	Renter	Owner
0 - 50%:	4,730	10,882	3,676	10,726
0-30%	(3,194)		(3,800)	
31-50%	7,924		7,476	
51 - 80%:	193	6,258	(349)	5,989
>80%:	(6,040)	(18,974)	(6,745)	(21,492)
>100%		(15,541)		(17,470)

Structure Year & Type

Built Year



Housing Type

2023	Green Bay	
1-unit Detached	26,259	58%
1-unit, Attached	2,912	6.4%
2 units	3,678	8%
3 or 4 units	2,537	5.5%
5 to 9 units	3,821	8.3%
10 to 19 units	1,927	4.5%
20 or more units	3,869	8.4%
Mobile home	371	0.8%
Boat, RV, Van, etc.	0	0%

44% Renter-Occupied

56% Owner-Occupied

The growth in housing units should exceed the growth in households, to accommodate 1% vacancy of owner-occupied units and 5% vacancy of renter-occupied units. These projected needs are based on the assumption that the current balance of 44% rental units and 56% ownership units is maintained. Market conditions support the continued growth of all types of housing, including both renter- and owner-occupied units.

High Growth: City will see approximately **9,975** total households added between 2020 and 2040.

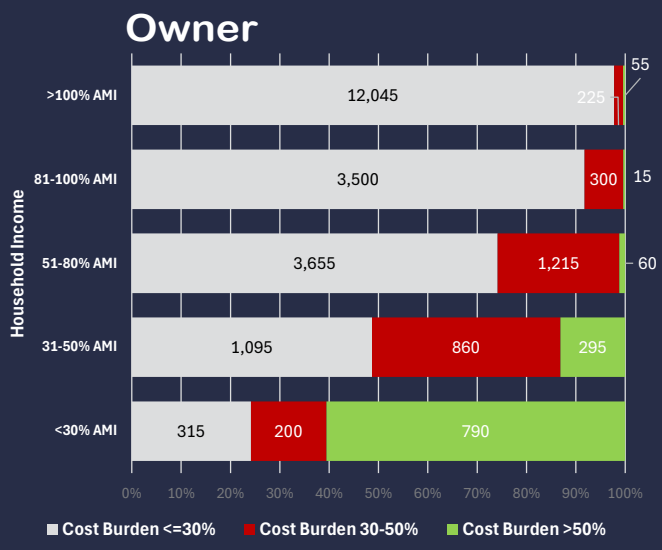
- 4,575 renter-occupied units (229 / year)
- 5,072 owner-occupied units (254 / year)

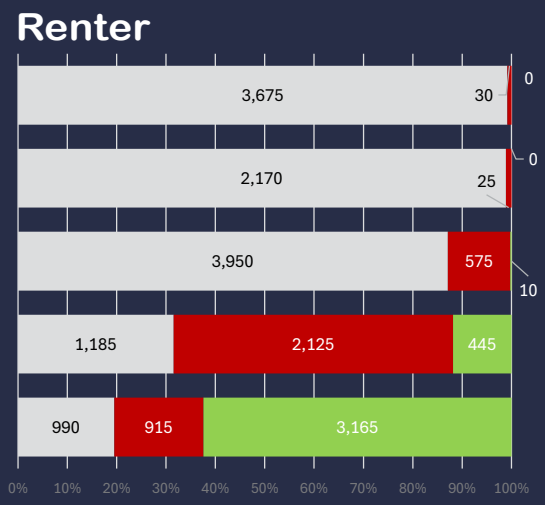
Conservative Growth: City will see approximatley **4,731** new households added to the City of Green Bay between 2020 and 2040

- 2,100 renter-occupied units (108 / year)
- 2,159 owner-occupied units (105 / year)

Housing Costs & Affordability

Cost Burden





52% of renters who responded to the community survey in 2020 have had to forego other needs such as food, healthcare or childcare to continue to pay rent

Median rent

$701 (2018 ACS) **$904** (2023 ACS)

29% RENT INCREASE

Estimated breakeven monthly rent on a newly constructed 1-bedroom

FY2019 **$1,280** ▶ FY2024 **$1,870**

46% PRICE INCREASE

Housing Affordability

Household income is key factor in determining housing affordability, as income determines an individual or family's purchasing power. To not be cost burdened, the general purchase price a household should be less than 30% of gross income. These amounts vary based on household income and household size. **For a household of four earning 100% median income, $110,500, a purchase limit of $313,941 is considered affordable**. Assumptions under this scenario are for a 30-year fixed mortgage and $13,500 down payment, a 7.07% interest rate, home insurance, PMI (private mortgage insurance), and a 1.56% property tax.

A major change in the post-pandemic housing market is the significant increase in interest rates following historic lows in 2020 and 2021.

While a majority of homeowners in the City earn more than 100% median income, 34% of home owners are considered low-, very low-, or extremely low-income. Often these populations are aging homeowners who have entered retirement and have seen significant loss in income, which brings new challenges such as property tax payments, upkeep and other factors of homeownership that require continual maintenance funds and/or physical requirements.

Generally when a housing market is "tight", or competitive, this drives costs up for consumers and makes it harder for households without down payment savings. When compared to the secondary market,

HUD Data Breakdown

City of Green Bay Area Median Income (AMI)

	<30% AMI	31-50% AMI	51-80% AMI	81-100% AMI	>100% AMI
Renters	**26%**	**19%**	**24%**	**11%**	**19%**
Owners	**5%**	**9%**	**20%**	**15%**	**50%**

The maximum home purchase for a household of 4 making 100% AMI has gone from:

$307,400 to $314,941

FY2020 **FY2025**

While the maximum monthly rent of that same household has increased from:

$2,058 to $2,763

FY2020 **FY2025**

Affordability Thresholds

	Purchase Limit (100% Area Median Income)	FY 2025 Income Category	Persons In Family					
			1	2	3	4	5	6
Green Bay, WI HUD Metro FMR Area	$313,941	Extremely Low (30%) Income	$67,500	$76,627	$86,056	$94,488	$121,764	$137,285
		Very Low (50%) Income	$110,091	$125,842	$139,269	$154,761	$183,950	$197,487
		Low (80%) Income	$173,438	$198,197	$222,955	$245,976	$288,200	$309,566

	Minimum Monthly Housing Cost (100% Area Median Income)	FY 2025 Income Category	Persons In Family					
			1	2	3	4	5	6
Green Bay, WI HUD Metro FMR Area	$2,763	Extremely Low (30%) Income	$563	$643	$723	$804	$941	$1,079
		Very Low (50%) Income	$936	$1,070	$1,204	$1,338	$1,445	$1,551
		Low (80%) Income	$1,499	$1,713	$1,926	$2,125	$2,311	$2,483

Green Bay experiences higher cost burden among homeowners (16%) than all communities with the exception of the City of De Pere (17%). Based on review of Green Bay's housing stock, there is:

- **an oversupply of 8,735 homes** available at this median income threshold, likely due to the age of the housing stock;
- **a significant shortage at the upper end of the owner market; and,**
- **an undersupply of 12,385 units for those at or greater than 80% of the median income.**

Using both conservative and high growth scenarios, the City will need the following to meet projected housing demand by 2040 based on current prices and HUD FY2025 categories:

Rental units (108-229/year)

- **49-105 units** with monthly rent up to $1,340
- **25-54 units** with rent between $1,500-$2,125
- **33-70 units** with rent greater than $2,700

Owner-occupied units (105-254/year)

- **15-37 units** priced up to $155,000
- **21-51 units** priced between $173,000-$246,000
- **69-166 units** priced greater than $314,000

Greater Green Bay Blueprint to Prevent and End Homelessness

A chronically homeless person costs the taxpayer an average of $35,578 per year. Costs on average are reduced by 50% when homeless are placed in supportive housing. Supportive housing costs on average $12,800 per year.

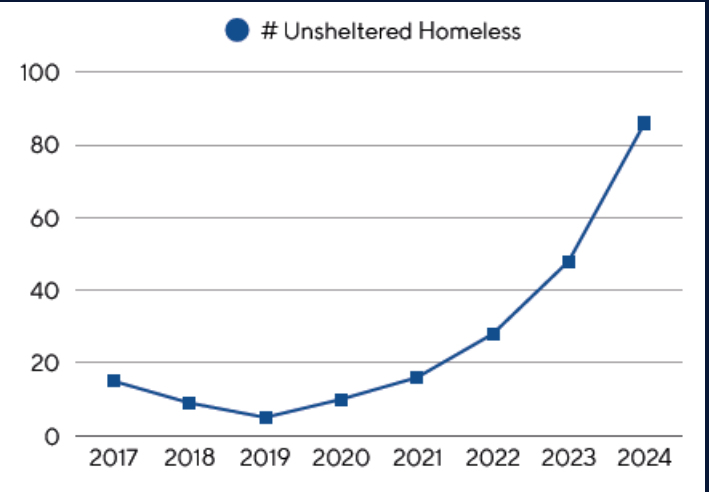
-National Alliance to End Homelessness

VISION

In **Greater Green Bay Community Foundation's** Blueprint, every Green Bay resident will have an opportunity to bring solutions, expertise, energy, hard questions, creative and critical thinking, resources, and connections to the table to prevent and end homelessness.

THE NEED

- In 2020, CSH conducted a supportive housing needs assessment which found that 1,030 additional units of supportive housingwere needed to meet the needs of the population.
- In 2022, Brown County homeless providers served 1,741 people experiencing homelessness. 40% of those served were children under the age of 18.
- From 2023-2024, the number of people experiencing unsheltered homelessness in Brown County rose 44% from 48 to 86.



Improving Housing Affordability

Proven Programs, Policies, and Best Practices

Build Support and Plan Ahead

Communities can use APA's Zoning Reform Toolkit and CNU's Enabling Better Places: A Handbook for Improved Neighborhoods to explain the need for zoning updates and reduce opposition to new housing, helping residents understand the benefits of added density and choice. APA housing guides and Wisconsin's planning resources also help communities align zoning, infrastructure, and long term growth strategies so housing needs are met sustainably.

Empower the City to Act as Its Own Developer

Many Wisconsin communities reduce housing costs by preparing publicly owned land with roads and utilities and selling lots below market to spur workforce housing. This lets cities step in when the private market cannot deliver needed homes.

Transform Underused Spaces Into New Homes

Vacant schools and other public buildings can be converted into mixed income or senior housing, creating new homes without requiring new land. This strategy revitalizes old facilities while expanding local housing options.

Use Targeted State Financing

WHEDA's Infrastructure Access, Restore Main Street, and Vacancy to Vitality loans help fund infrastructure, upper story residential units, and conversions of vacant commercial buildings. These programs make challenging redevelopment projects more financially feasible.

Reinvest Local Tax Growth Directly Into Housing

The TID Affordable Housing Extension allows communities to extend a TID for up to one year and dedicate the new increment to affordable housing and housing stock improvements. This creates a powerful but temporary funding source without raising taxes.

Review Codes With a Housing Ready Checklist

Communities use the More Housing Wisconsin checklist to assess zoning codes, subdivision regulations, and permitting processes to identify barriers that inhibit new development. The process helps local leaders modernize regulations and create a clearer path for builders.

Tools communities across Wisconsin and the Midwest are using to increase housing supply and accelerate new home construction.

Modernize Zoning to Make Room for More Choices

Communities can update zoning and development codes to allow duplexes, triplexes, cottage courts, and other small scale homes while removing barriers to infill development using tools like the Enabling Better Places toolkit. These changes expand attainable housing options and help municipalities align regulations with today's housing needs.

Upper Story Housing in the Downtown

Restore Main Street and similar programs help property owners add housing above commercial spaces, strengthening business districts and increasing downtown housing options. These infill projects use existing buildings to efficiently expand supply.

Partner With Neighboring Communities to Modernize State Building Codes

Many communities work together through regional coalitions and statewide organizations to advocate for updates to Wisconsin's building codes that allow more cost effective construction of duplexes, triplexes, small multifamily buildings, and other "middle housing" types.

Work With Neighboring Communities to Modernize Building Codes

Updating state building codes can make duplexes, triplexes, and other middle housing types cheaper and easier to build. Partnering with other Wisconsin communities strengthens the case for statewide reforms that lower construction costs. Other states acting on this: Kentucky and California are advancing code changes to reduce costs and burdensome redtape for small multifamily buildings. Kentucky and California are advancing code changes to reduce costs and burdensome redtape for small multifamily buildings.

Economic Development Partners

- **Greater Green Bay Chamber of Commerce** was founded in 1882 and has more than 1,700 members. In 2018 it was a national finalist for Chamber of the Year.
- **Brown County Planning and Land Services—Economic Development** is the County's economic development organization. They keep an interactive online inventory of available industrial park properties throughout Brown County.
- **Bay Area Workforce Development** was established in 1998 and is a regional resource for workforce development and retention.
- **Wisconsin Economic Development Corporation** (WEDA) supports Green Bay's economic growth by advocating for policies benefitting local businesses, and providing tools like tax incentives and financing programs that attract investment and strengthen local communities.
- **New North Inc.** drives regional prosperity by promoting business attraction, retention, and talent development across Northeast Wisconsin, including Green Bay. Through partnerships with chambers, workforce boards, and planning commissions, it leverages collaboration to create jobs and enhance competitiveness in the Green Bay area.
- **Wisconsin Latino Chamber of Commerce** is offers business accelerator programs, access to capital, and biligual support for Latino entrepreneurs accross the state.
- **Hmong Wisconsin Chamber of Commerce** contributes to Green Bay's economic development by providing financial resources, business planning assistance, and networking opportunities for Hmong and other underserved entrepreneurs. Its new Green Bay office enhances access to capital and technical support, helping local businesses grow and create jobs.

2020-2025 PROGRESS UPDATE

Communication Strategies

1. **Establish Housing Committee**
   - The City of Green Bay Redevelopment Authority serves as this committee and provided oversight of this study. Additionally, the Housing Development Committee of the Brown County Homeless and Housing Coalition supports with public outreach regarding the City and County housing needs and programs.
2. **Improve Staff/Developer Communications & Processes**
   - Staff currently tracks development projects via a project management tool. This tool tracks key approval dates and milestones in the development process. Additionally, the City uses E-PLAN which has shortened the plan review process by weeks.

Initiatives

3. **Assist & Grow Neighborhood Associations**
   - City of Green Bay staff worked with community members to form the City's 50th Neighborhood Association. Staff continue to use neighborhood associations to engage residents in planning efforts and development. Find out more here: Green Bay Neighborhoods - Map
4. **Retain Inventory of and Market City-Owned Redevelopment Properties**
   - Ongoing: The City will focus on implementing this strategy in the years ahead.

Regulation

5. **Update Comp Plan's Future Land Use Map to include more flexibility in residential and mixed use areas.**
   - Ongoing: The 'Go Big Green Bay 2050 Comprehensive Plan' (adopted in October 2025) sets ambitious goals for the City ranging from transportation and utility improvements to land use changes. A key feature of the plan is a number of zoning recommendations geared specifically to improve housing affordability and increase housing density within the City.
6. **Examine Waiving or Reducing Development Fees**
   - Ongoing: The City will focus on implementing this strategy on a case-by-case basis.
7. **Increase Code Enforcement for Converted Single-Family Rentals.**
   - Ongoing: The City will focus on implementing this strategy in the years ahead.
8. **Streamline Approval Process for Affordable Housing**
   - The City continues to prioritize affordable housing development projects and has shortened wait times within the bounds allowed by State Statute. Development partners have not indicated that the City's approval process has impeded their efforts.
9. **Reduce Parking Requirements for Affordable Housing**
   - Ongoing: The City will focus on implementing this strategy in the years ahead.
10. **Review Requirements for Landscaping and Building Materials in Zoning Code**
    - Ongoing: The City will focus on implementing this strategy in the years ahead.
11. **Adopt Policies Encourage Accessory Dwelling Units**
    - As of December 2025, the City of Green Bay amended its zoning ordinance to allow ADUs as a conditional use within all residential districts and the mixed-use Office-Residential (OR) and the Neighborhood Center (NC) districts with associated land development standards.
12. **Enable Cottage Courts Through PUDs.**
    - The 2025 Comprehensive Plan recommends the promotion of cluster home development to preserve larger contiguous areas of open space and protect natural features in Conservation Subdivisions.

Funding

13. **Create an Affordable Housing Trust Fund.**
    - Ongoing: The City will focus on implementing this strategy in the years ahead.
14. **Utilize Tax Increment Financing for Affordable Housing Incentives.**
    - Currently in use.
15. **Utilize Tax Increment Financing-Affordable Housing One-Year Extension.**
    - Currently in use.
16. **Promote the Use of the Federal and State Low Income Housing Tax Credit (LIHTC) Program.**
    - Currently promoted with all applicable projects.
17. **Market Opportunity Zones**
    - Currently promoted with all applicable projects.
18. **Increase Use of Down Payment Assistance.**
    - The City currently has a Downpayment /Closing Costs (DPCC) Assistance Program through its partnership with NeighborWorks Green Bay. Learn more here: Purchase Assistance Programs - NeighborWorks Green Bay.

Partnerships

19. **Support Habitat for Humanity, NeighborWorks Green Bay and Other Affordable Housing Providers.**
    - Ongoing: The City will focus on implementing this strategy in the years ahead.
20. **Form Working Groups with Major Employers.**
    - Ongoing: The City will focus on implementing this strategy in the years ahead.
21. **Coordinate with the University of Wisconsin-Green Bay and Northeast Wisconsin Technical College(NWTC).**
    - Ongoing: The City will focus on implementing this strategy in the years ahead.

Prepared by: MSA Professional Services (2025)

WISCONSIN

Green Bay



Housing Market Study

2025 Update

ACKNOWLEDGMENTS

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DEFINITIONS

Affordable Housing:
Housing that serves lower-income residents, typically households earning 80% of the area median income (AMI) as calculated by the US Department of Housing and Urban Development (HUD).

Housing Affordability:
The measure of how much a household can spend toward total housing cost. The widely accepted standard for affordability states that a household should spend no more than 30% of their gross income toward housing costs.

Workforce Housing:
Housing that is affordable to the workforce in a community. Because incomes within the workforce vary, a range of housing options is needed to fit the needs of the community.

GLOSSARY

ACS: American Community Survey (Census Bureau)

AMI: Area Median Income

DOA: (Wisconsin) Department of Administration

HUD: (US Department of) Housing and Urban Development

2020-2025 PROGRESS OVERVIEW
GREEN BAY HOUSING MARKET STUDY

INTRODUCTION

The purpose of this study is to help the City better understand its housing market and the housing market in surrounding communities (Allouez, Ashwaubenon, Bellevue, Suamico, De Pere and Howard)–the secondary market. This study examines the existing balance between housing demand and supply by analyzing data, talking to housing experts, and understanding local residents' experiences. Based on this examination, gaps in the number, type, price point and location of housing units in Green Bay are indicated. To close these gaps and improve housing options in the City, this study lays out a toolbox of targeted strategies.

Given the significant changes to the housing market, both locally in Green Bay and nationally, since this study's original publication in 2020, an update was conducted in 2025. This effort primarily focused on updating the study's quantitative analysis with the most current data available to show how the housing market has changed over the past five years. Additionally, this section highlights the updated housing demand projections through 2040 and the City's progress made toward implementation of the 2020 study's original recommended strategies to improve housing options.

HOUSING GAPS & OPPORTUNITIES

Using both conservative and high growth scenarios to arrive at a range, the City will need the following to meet projected housing demand by 2040:

- **2,100 - 4,575 rental units (108-229/year)**

This equates to approximately the following per year, based on current rental price points and HUD FY2025 income categories:

  - 49-105 units with monthly rent up to $1,340
  - 25-54 units with monthly rent between $1,500-$2,125
  - 33-70 units with monthly rent greater than $2,700

- **2,159-5,072 owner-occupied units (105-254/year)**

This includes attached and detached units and equates to the following per year, based on current ownership price points and HUD FY2025 income categories:

  - 15-37 units priced up to $155,000
  - 21-51 units priced between $173,000-$246,000
  - 69-166 units priced greater than $314,000

STRATEGIES TO IMPROVE HOUSING OPTIONS

Communication Strategies

1. **Establish Housing Committee**—The Housing Committee can be the driving force to implement this plan, provide oversight on the development and administration of funding programs, support public outreach about the City's housing needs and programs, and support updates to this plan as the market shifts and outside funding programs change.

   - **Progress Since 2020:** The City of Green Bay Redevelopment Authority serves as this committee and provided oversight of this original study and its update. Additionally, the Housing Development Committee of the Brown County Homeless and Housing Coalition supports with public outreach regarding the City and County housing needs and programs.

2. **Improve Staff & Developer Communications & Processes**—Improve the experience for developers by coordinating feedback and sign-off from each department during the development review process. Increasing efficiency should also decrease costs to developers.

   - **Progress Since 2020:** Staff currently tracks development projects via a project management tool. This tool tracks key approval dates and milestones in the development process. Additionally, the City uses E-PLAN which has shortened the plan review process by weeks.

Initiatives

3. **Assist & Grow Neighborhood Associations**—Promote neighborhood identity and social cohesion through neighborhood associations. Use neighborhood associations as a way to engage residents in planning efforts and developments.

   - **Progress Since 2020:** City of Green Bay staff worked with community members to form the City's 50th Neighborhood Association. Staff continue to use neighborhood associations to engage residents in planning efforts and development. Find out more about Green Bay Neighborhood Associations and find yours here: Green Bay Neighborhoods - Map

2020-2025 PROGRESS OVERVIEW
GREEN BAY HOUSING MARKET STUDY

4. **Retain Inventory of and Market City-Owned Redevelopment Properties**—Continue maintaining a repository of properties owned by the RDA and incentives offered for residential and other types of development.

    - **Ongoing:** The City will focus on implementing this strategy in the years ahead.

Regulation

5. **Amend Comprehensive Plan**—Update Future Land Use Map to include more flexibility in residential and mixed use areas.

    - **Ongoing:** On October 21, 2025, the Green Bay City Council unanimously adopted a new Comprehensive Plan to serve as a roadmap for the community over the next 25 years. The 'Go Big Green Bay 2050 Comprehensive Plan' sets ambitious goals for the City ranging from transportation and utility improvements to land use changes. A key feature of the plan is a number of zoning recommendations geared specifically to improve housing affordability and increase housing density within the City. This slate of zoning changes—93 in total—were later adopted by the City Council in early December 2025, including some recommendations from the 2020 iteration of this Housing Study (see Strategies11 and 12 below). For a full accounting of the 2025 zoning amendments passed by the City of Green Bay, see pages 4-5.

6. **Examine Waiving or Reducing Development Fees**—Consider waiving or reducing fees on a case-by-case basis to encourage affordable housing and reduce costs to developers.

    - **Ongoing:** The City will focus on implementing this strategy on a case-by-case basis.

7. **Increase Code Enforcement for Converted Single-Family Rentals**—Create a targeted rental inspection program in areas with large number of single-family homes converted to rentals.

    - **Ongoing:** The City will focus on implementing this strategy in the years ahead.

8. **Streamline Approval Process for Affordable Housing**—Streamline approval process for housing projects that include affordable units to offer an incentive to include these types of units in developments.

    - **Progress Since 2020:** The City continues to prioritize affordable housing development projects and has shortened wait times within the bounds allowed by State Statute. Development partners have not indicated that the City's approval process has impeded their efforts.

9. **Reduce Parking Requirements for Affordable Housing**—Consider reducing parking requirements for affordable multi-family developments located within a certain distance (1,000 to 1,500 feet) of a bus stop.

    - **Ongoing:** The City will focus on implementing this strategy in the years ahead.

10. **Review Requirements for Landscaping and Building Materials in Zoning Code**—These elements can drive up developer costs. Review requirements for landscaping and hardscaping materials to see if any requirements can be softened or if there are materials that could be used to offer the same aesthetic at a lower price point.

    - **Ongoing:** The City will focus on implementing this strategy in the years ahead.

11. **Adopt Policies That Encourage Accessory Dwelling Units (ADUs)**—Consider permitting ADUs by right in all residential areas. A requirement could be added that the property owner live on-site.

    - **Progress Since 2020:** As of December 2025, the City of Green Bay amended its zoning ordinance to allow ADUs as a conditional use within all residential districts and the mixed-use Office-Residential (OR) and the Neighborhood Center (NC) districts with associated land development standards.

2020-2025 PROGRESS OVERVIEW
GREEN BAY HOUSING MARKET STUDY

12. **Enable Cottage Courts Through Planned Unit Developments (PUDs)**—Explore areas where cottage courts could be possible in the City and assemble and promote these areas to developers through the RDA.

    - The 2025 Comprehensive Plan recommends the promotion of cluster home development to preserve larger contiguous areas of open space and protect natural features in Conservation Subdivisions.

Funding

13. **Create an Affordable Housing Trust Fund**—Create an Affordable Housing Trust Fund as a general purpose vehicle that can serve various affordability initiatives anywhere in the City.

    - **Ongoing:** The City will focus on implementing this strategy in the years ahead.

14. **Utilize Tax Increment Financing for Affordable Housing Incentives**—Use TIF for the construction of infrastructure to encourage the development of housing.

    - **Progress Since 2020:** Currently in use.

15. **Utilize Tax Increment Financing-Affordable Housing One-Year Extension**—Hold open TIF Districts that are about to be closed for one additional year beyond their planned or maximum duration to generate funds that can be used anywhere in the City for affordable housing.

    - **Progress Since 2020:** Currently in use.

16. **Promote the Use of the Federal and State Low Income Housing Tax Credit (LIHTC) Program** —Support and encourage developer use of LIHTC. Affordable Housing Trust Funds could be used as local match for LIHTC.

    - **Progress Since 2020:** Currently promoted with all applicable projects.

17. **Market Opportunity Zones**—Promote the four areas in the City that qualify under this program offering opportunity for private investment and development of workforce housing.

    - **Progress Since 2020:** Currently promoted with all applicable projects.

18. **Increase Use of Down Payment Assistance**—Promote Wisconsin Housing and Economic Development Association (WHEDA) and Federal Home Loan Bank of Chicago (FHLBC) down payment assistance programs.

    - **Progress Since 2020:** The City currently promotes and funds the Downpayment /Closing Costs (DPCC) Assistance Program through its partnership with NeighborWorks Green Bay, who administers the program. Learn more here: Purchase Assistance Programs - NeighborWorks Green Bay.

Partnerships

19. **Support Habitat for Humanity, NeighborWorks Green Bay and Other Affordable Housing Providers**—Maintain supply of lots for new home construction.

    - **Ongoing:** The City will focus on implementing this strategy in the years ahead.

20. **Form Working Groups with Major Employers**—Convene major employers annually to discuss housing issues and initiatives.

    - **Ongoing:** The City will focus on implementing this strategy in the years ahead.

21. **Coordinate with the University of Wisconsin-Green Bay and Northeast Wisconsin Technical College(NWTC)**—Work with the University to update its campus plan every 5-10 years. A big component of the plan should be plans to house students within the community. Partner with NWTC and the Department of Workforce Development to encourage people to seek training in building trades.

    - **Ongoing:** The City will focus on implementing this strategy in the years ahead.

APPROVED CHANGES TO RESIDENTIAL, MIXED-USE AND COMMERCIAL ZONING DISTRICTS RELATED TO INCREASING HOUSING AFFORDABILITY

Use Regulations

1. Purpose statements in multiple districts amended to reflect increased density and residential uses in commercial districts.
2. Duplexes (upper/lower) and two-family side-by-sides to be permitted by-right in historically single-family (R-1) districts and allow s-f, duplexes and two-family side-by-sides by-right in mixed-use OR district.
3. Allow two-family side-by-sides to be divided into separate lots (with Building Code compliance).
4. 3-4 family multi-family uses made conditional uses in historically S-F (R-1) districts with land use development standards.
5. Congregate living (shelters, rooming houses, boarding houses, dormitory, fraternity/sorority, convent/monastery, and nursing homes/assisted living) uses to be conditional uses in historically S-F districts and permitted in historically M-F districts and mixed-use districts.
6. Allow accessory dwelling units (ADUs) with a conditional use permit (CUP) in all residential districts and the mixed use OR and NC districts with land development standards.
7. Adult daycare permitted in all residential districts.
8. Residential support businesses like laundromats and health clubs be permitted or conditional uses in mixed use districts and increase allowable area for said uses.
    a. Increased the allowable service and retail uses by 50% (2,500 sq ft to 5,000 sq ft) in historically S-F districts
    b. Increased the allowable service and retail uses by 50% (5,000 sq f to 7,500 sq ft) in OR
    c. Increased the allowable service and retail uses from 40,000 sq ft to unlimited sq ft in D
9. Allow half of the first floor fronting the street in mixed-use buildings to be residential in mixed-use and commercial districts.
10. Horticulture/gardening and outdoor kennels/exercise runs conditional uses in Downtown district.
11. Outdoor recreation and solar energy systems (as accessory uses) be permitted uses in Downtown district.
12. Additional accessory structures be allowed with CUP for M-F uses.
13. Multi-family uses allowed in all commercial districts but must be at least ¼ mile from a intersection of an arterial or greater LOS right-of-way as well as being separated by ½ mile from another full multiple-family residential on the same corridor frontage.

Dimensional Regulations

1. Reduction in required lot sizes
    a. S-F and duplex reduced between 20% to 34% (7,500 to 5,000 sq ft (CUP) and 6,000 sf (Permitted) in R-1.
    b. Two-family side-by-sides reduced by 50% in R-1 (6,000 to 3,000 sq ft per unit) and by 25% in R-2 & R-3 (4,000 to 3,000 sq ft per unit).
    c. Increased the number of townhomes permitted per acre from 15 to 17 (2,900 sq ft per unit to 2,500 sq ft per unit).
    d. Reduced sq ft of lot area needed per multi-family unit in R-3 from 1,500 sq ft + 500 sq ft per bedroom over 1 to just 1,500 sq ft per unit, regardless of # of bedrooms.
    e. Multi-family uses reduced by 50% (2,000 sq ft to 1,000 sq ft) in OR.
    f. Multi-family uses reduced by 25% (1,500 sq ft to 1,000 sq ft) in NC.

g. Multi-family uses reduced by 75% (1,000 sq ft to 250 sq ft) in D1.
h. Multi-family uses reduced by 100% (1,000 sq ft to 0 sq ft) in D2.

2. Reduction in required lot widths
    a. Single-family and duplex lots from 75 ft wide to 60 ft (Permitted) to 50 ft (CUP) wide in R-1.
    b. Two-family side-by-sides lots from 80 ft to 60 ft in R-1.
    c. Townhome lots from 24' wide to 20' wide in all districts allowed.
3. Reduction in setbacks
    a. Principal structure minimum setbacks in all residential districts (except RR), OR and NC. Front yard by 50% (15' to 10') , Side Yards by 38% (8' to 5') and rear yards by 80% (25' to 5') and attached garage front yard by 10% (20' to 18').
    b. Minimum front yard setback for accessory structures for single-, two- and multifamily uses reduced by 55% (55' to 25') but require it to be behind the front façades of the principal structure.
    c. Minimum side yard setbacks for accessory buildings for multifamily reduced by 50% (10' to 5') in residential districts.
    d. Principal residential structure minimum setbacks in D districts: Front yard by 100% (10' to 0'), Side Yards by 20% (6' to 5'), and rear yards by 80% (25' to 5').
    e. Principal non-residential structure minimum setbacks in OR & NC districts. Side Yards and rear yards by 16% (6' to 5').
    f. Principal non-residential structure minimum setbacks in D district. Side Yards and rear yards by 100% (6' to 0').
    g. Landscaped buffers adjusted. Needed for 5 or more-unit M-F rather than the current 3 or more units. Also increase stories for increased buffer yard from two-story buildings to three story buildings. Buffer yard changed to 8 foot minimum in Mixed Use Districts only. Residential and Commercial districts remain at 20/25-foot buffer for 5 or more unit or commercial use adjacent to residential use/zoning.
4. Misc. Changes
    a. Increased maximum height from 45'/4 stories to 55'/5 stories in the R-3 district. Increased maximum height from 45'/4 stories to 55'/5 stories in the D1 district. Note that all heights can be increased above those listed with CUP.
    b. Removed minimum building width in all residential districts.
    c. Increased maximum impervious surface area for R-1 from 50 to 60%, R-2 and OR from 60 to 70%, and R-3 from 70 to 80%.
    d. Limit front facades of single- and two-family to contain no more than 60% garage entries.
    e. Increased 2nd accessory building size from 150 sf to 200 sf for one and two-family. Increased 1st accessory structure from 2,000 sf to 2,500 sf and 2nd accessory structure from 1,000 sf to 1,500 sf in RR.
    f. Increased maximum Floor Area Ratio in OR district from 1 to 3, in the NC district from 2 to 3, in the D1 district from 3 to 5, and in the D2 district from 8 to unlimited.

Parking Regulations

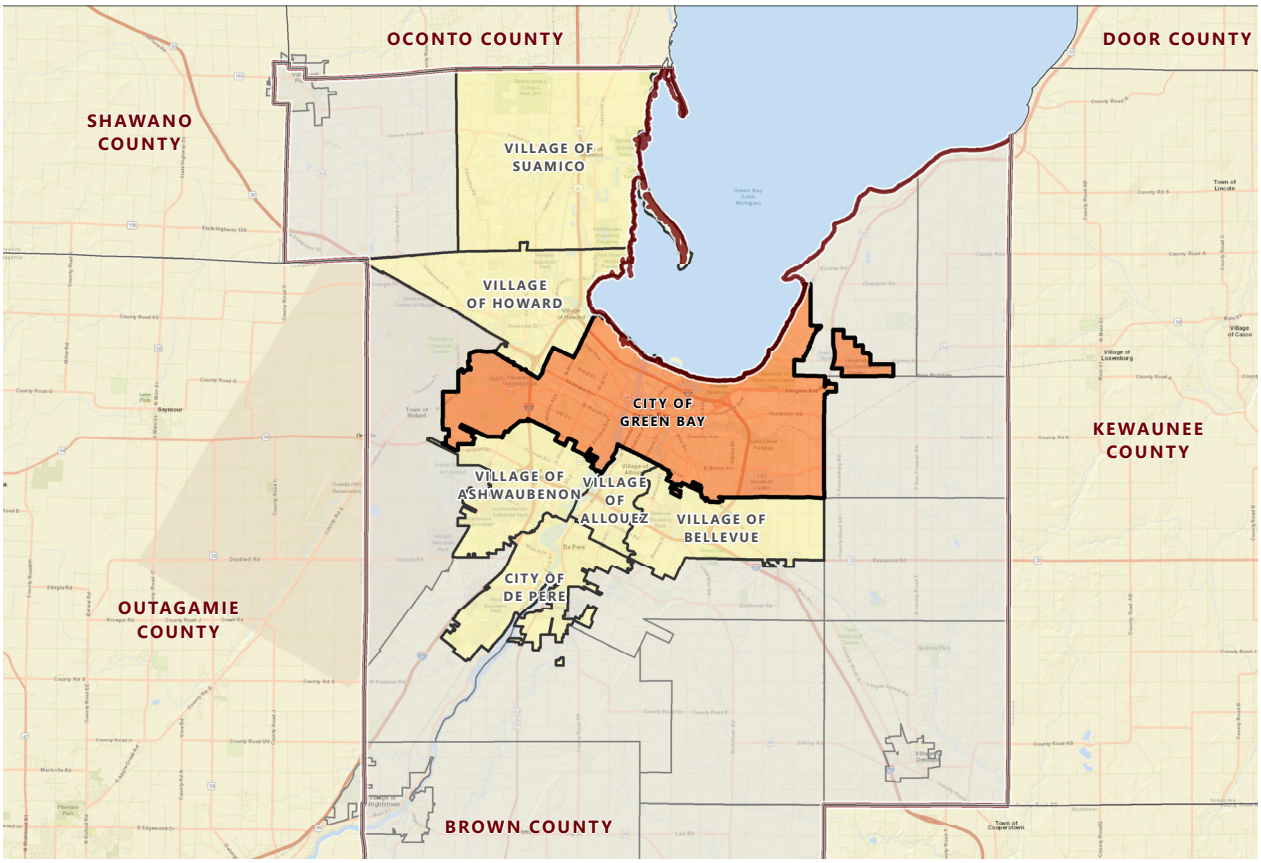
1. Parking for 3-4 family units as if they were a s-f or two-family use, except for minimum required stalls. Allow removal of some garage spaces if resident storage of at least 120 sf per unit is provided.

INTRODUCTION

This study was commissioned by the Redevelopment Authority (RDA) of the City of Green Bay. The RDA has identified housing as a critical issue that needs to be addressed to improve Green Bay and grow its economy based on feedback from various stakeholders. The purpose of this study is to help the City better understand its housing market and the housing market in surrounding communities (Allouez, Ashwaubenon, Bellevue, Suamico, De Pere and Howard), and to craft targeted strategies to improve housing options.

There are two parts to the Green Bay housing supply. The first is all of the housing in Green Bay and the second is all of the housing outside of Green Bay for people who go to school or work in the City. The housing in Green Bay is the easiest to measure and analyze, and is the part that the City has the most control over. The housing outside the City is a bit harder to quantify and qualify, but it is nevertheless important to our understanding of the overall market. This report attempts to document conditions and trends in the overall market, including an understanding of why people are choosing to live where they live.





STUDY PROCESS

This study uses a variety of methods and data to understand the housing market. Objective, measurable data were collected from the City, Brown County, the Multiple Listing Service (real estate listings and sales), the State of Wisconsin, the U.S. Department of Housing and Urban Development and the U.S. Census Bureau. The City is compared to surrounding communities and wider context (county, state, nation) in a variety of ways, and also compared to itself in the form of time-series data that reveal trends. This study also incorporated a series of interviews with people familiar with the housing market- the housing experts, and a community survey of area residents and employees.

Project Oversight

The study was initiated by the Redevelopment Authority of the City of Green Bay. City Staff from the Department of Community and Economic Development met four times during the study process: first in January 2020 for a kickoff discussion of issues and opportunities facing the City and region, then in February to prepare for interviews and the community survey, next for a presentation and discussion of the first draft of the study in August and finally for a public meeting presentation of the final plan in September.

In early 2025, City staff reconnected with the consultant who assisted with this plan in 2020 to update certain figures and data, depending on availability. This was driven by the considerable change the housing market, both locally and nationally, has experienced through the continued fallout of the COVID-19 pandemic over the last five years. Maps were updated in 2025. No additional public engagement (survey, interviews, public meetings, etc) was conducted. The intention is to capture changes in quantitative data over the past five years as well as progress the City of Green Bay has made toward to original plan's goals and recommendations.

Interviews

The project team met and interviewed a variety of people with knowledge and insight about the local housing market, including realtors, lenders, builders, landlords, students and employers. These interviews were conducted in May 2020.

The feedback collected in these interviews often gravitated to similar topics and viewpoints, reflecting a strong shared understanding of how the local housing market functions. This feedback is described in the following chapters. In a few cases the interviewees were not in agreement on a topic – these differing viewpoints are noted.

There was one question of particular interest that we asked near the end of every interview:

"What role do you see for the City to influence the housing market?"

A summary of noteworthy responses to this question follows, in no particular order:

1. Build neighborhoods near large employers. Although residential development may not traditionally be encouraged near industrial properties, creating homes near jobs so that people can walk to work will benefit everyone.
2. Find ways to hold landlords accountable for the quality and upkeep of their units.
3. Offer incentives that can be provided through the TIF Affordable Housing Extension. The City could give developers loans up front for utility extensions because banks often won't finance this.
4. Improve communication between City and housing experts/organizations in the community to identify opportunities and solutions to housing challenges.
5. Streamline the application approval process within the City to shorten the time between when developers submit an application and when they are able to begin development. When decisions are delayed until the last minute, developers lose money.
6. Encourage a variety of non-traditional housing types (tiny homes, mixed use).
7. Encourage development of market rate and affordable housing.
8. Focus on parks, trails and other amenities that people want in a community.

Community Survey

A community survey was conducted April 2020. The survey was offered online. In total the survey had approximately 968 responses, including 74 in the Spanish version of the survey. The survey was promoted via notices in the paper, social media, websites, and through email. The full responses are provided in Appendix B. Relevant findings are featured throughout the following chapters.

DEFINITIONS

The terms 'housing affordability', 'affordable housing' and 'workforce housing' are often used interchangeably, however they have different meanings. These terms are defined here to aid in understanding the analysis and recommendations in this study.

Affordable Housing

Affordable housing is housing that typically serves the lowest-income residents of a community. Generally this includes residents with no income up through residents making 80% the area median income. Income limits calculated by the US Department of Housing and Urban Development (HUD) give ranges for which housing market service levels are measured. The income limits for Green Bay are defined using the Green Bay Metro FMR (Fair Market Rent) area. Current 2025 Income limits for the Green Bay Metro area are shown in the figure below.

Funding for newly constructed affordable housing almost always comes from subsidies that offset costs of construction and/or operation. This allows rents to be set at a certain price that is manageable for low-income households based on the HUD income limits that come out every year. The price also takes into consideration families' other expenses such as food, childcare, transportation and healthcare. Other forms of affordable housing include:

» Naturally Occurring Affordable Housing (NOAH)
» Housing Operated by Non-Profits
» Vouchers, Tax Credits, Other Federal Programs

Housing Affordability

Housing affordability is a measure of how much a person or household can spend toward total housing cost. This measure is relative to income, meaning that higher-income households have a wider selection of homes that would be

Figure 1. FY 2025 Income Limits for Green Bay HUD Metro Fair Market Rent Area
Source: US Department of Housing and Urban Development

FY 2025 Income Limit Area	Median Family Income for Family of 4	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Green Bay, WI HUD Metro Fair Market Rent Area	$110,500	Extremely Low Income 30% AMI	$22,500	$25,700	$28,900	$32,150	$37,650	$43,150	$48,650	$54,150
		Very Low Income 50% AMI	$37,450	$42,800	$48,150	$53,500	$57,800	$62,050	$66,350	$70,650
		Low Income 80% AMI	$59,950	$68,500	$77,050	$85,000	$92,450	$99,300	$106,150	$113,000

affordable, while lower-income households generally have fewer affordable options within the housing market.

The widely accepted standard for affordability states that a household should spend no more than 30% of their gross income toward housing costs. This standard is the same for owners and renters. For renters this also includes utilities and renters insurance. For homeowners this includes principal, interest, taxes, insurance and utilities.

Income categories are calculated by HUD, and used to determine appropriate monthly housing costs across different regions. For the Green Bay Metro region, affordability limits are show below. For example, in Green Bay a household earning 100% of the area median income could afford a $314,941 home or a monthly rent of $2,763. In contrast, a household earning 50% of the area median income could afford a $154,761 home or a monthly rent of $1,338.

Workforce Housing

Workforce housing is housing that is affordable to the workforce in a community. Because incomes within the workforce vary, a range of housing options is needed to fit the needs of the community. Workforce housing also means ensuring a supply of affordable housing for employee households that earn minimum wage—and ensuring appropriately priced housing for moderate to high-income earners in both the rental and ownership markets.

Variety in the housing stock is important, as households have a variety of preferences that impact where and how they can live. Important types of variety necessary to serve area employees include structure types, sizes, locations, and price points.

Figure 2. Affordability Thresholds for Green Bay HUD Metro Fair Market Rent Area

Source: US Department of Housing and Urban Development

FY 2025 Income Limit Area	Maximum Monthly Housing Cost for Family of 4 (100% Median Income)	FY 2025 Income Limit Category	Persons in Family					
			1	2	3	4	5	6
Green Bay, WI HUD Metro Fair Market Rent Area	$2,763	Extremely Low Income 30% AMI	$563	$643	$723	$804	$941	$1,079
		Very Low Income 50% AMI	$936	$1,070	$1,204	$1,338	$1,445	$1,551
		Low Income 80%AMI	$1,499	$1,713	$1,926	$2,125	$2,311	$2,483

ABOUT GREEN BAY

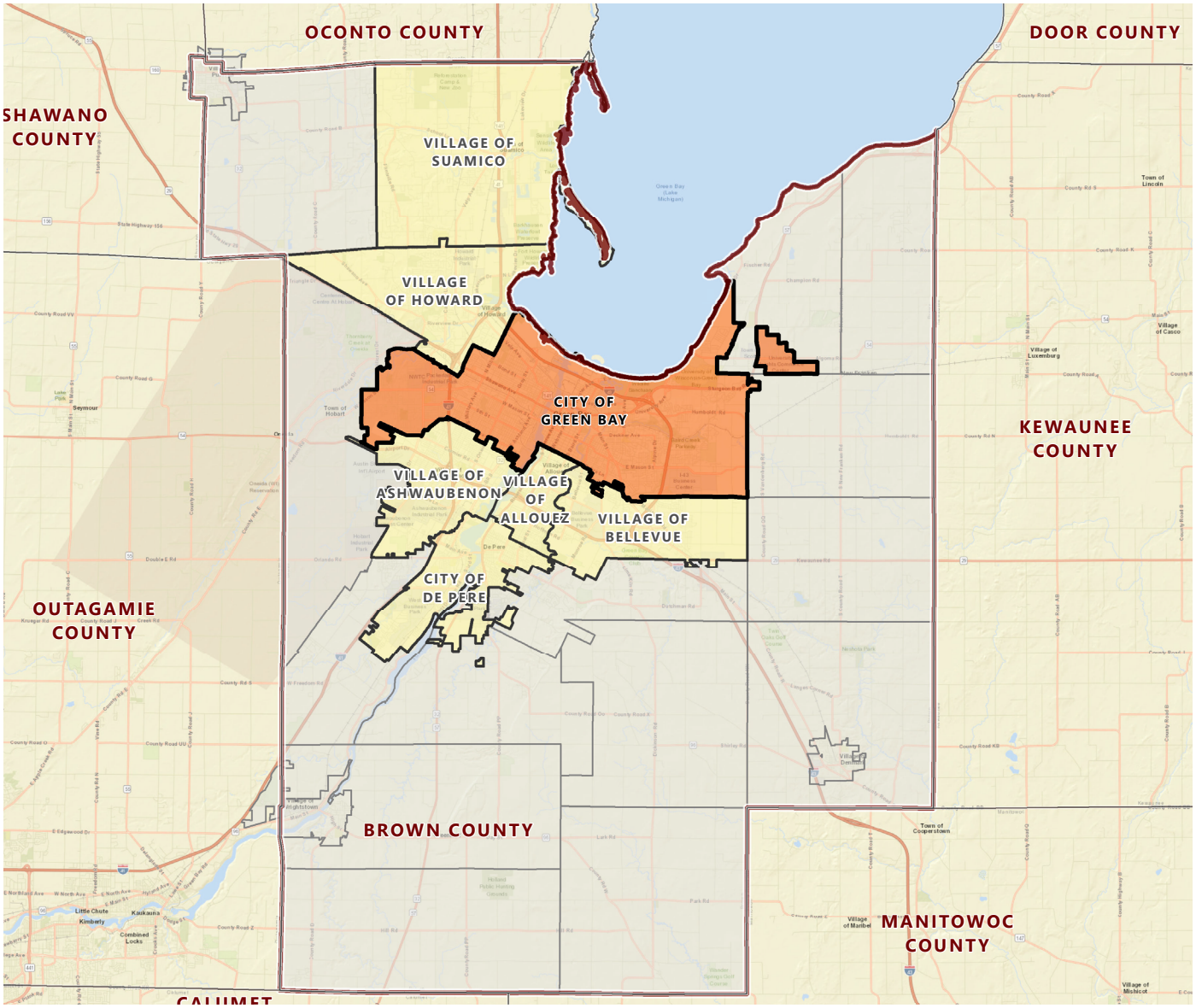
CITY OVERVIEW

Green Bay is considered Wisconsin's earliest European settlement and was home to several indigenous peoples for hundreds of years before Europeans arrived. Both indigenous peoples and arriving white settlers used the waterways as a source of prosperity to grow and provide for their communities. The area is also crossed with abundant natural resource amenities, and Green Bay to this day is still a major shipping center through the Great Lakes. Some of the largest employers in the community are still in the paper and shipping/transportation industries.

Green Bay is currently undergoing a downtown transformation that is attracting people downtown to live, work and play. There are several new housing developments, and new opportunities for recreation, entertainment and employment that are part of this effort. This report discusses some of these recent/current developments and seeks to leverage the momentum of these efforts to ensure that the City has the housing current and future residents are looking for.



COMMUNITY BASICS



Green Bay is the largest city in Brown County and the third largest city in the State of Wisconsin. It is located on the shores of Lake Michigan, and surrounded by the communities of Allouez, Ashwaubenon, Bellevue, De Pere, Howard, and Suamico. Well connected within the region, Madison is a 2.5 hour drive, Milwaukee 2 hours, Chicago 3.75 hours, and the Twin Cities 4.5 hours.

The largest of all communities in the area, Green Bay is known for its football, lake views, and natural/recreational amenities.

One of the major tourist destinations in the State of Wisconsin, over 5.7 million tourists pass through the City and surrounding areas each year, with the number of visitors increasing on an annual basis.

Per the Wisconsin Department of Tourism, as of 2024 direct visitor spending to Brown County brought $847 million dollars into the economy, generating $107 million in local tax revenue that supports the City and County's ongoing operations and improvements.

POPULATION

Population within the region and the City itself has displayed relative consistency throughout the past decade. Most of the City's secondary market (Allouez, Ashwaubenon, Bellevue, De Pere, Howard, Suamico) has shown a net population increase over the past 13 years, while the City itself has seen a net increase of 2,254 residents from 2010 to 2023. This represents a total percentage growth of .15%. This is the second lowest growth percentage among Green Bay and the secondary market, with Allouez which had a net loss in population being the only one with less growth than Green Bay.

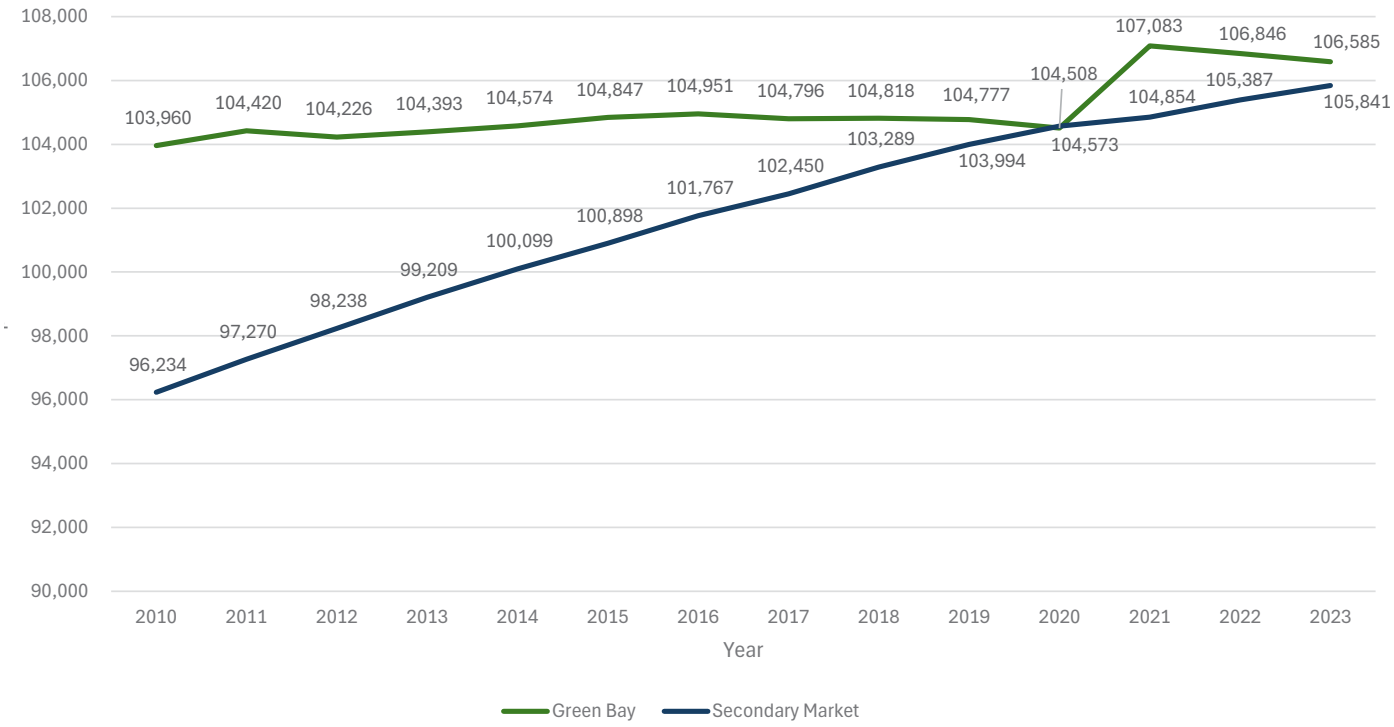
The growth pattern within the metro area indicates the City's loss of potential growth to other communities. The City's relatively low growth within strong regional growth suggests that the City could be attracting a larger share of the growth in people and housing than it currently is.

Population change is directly tied to change in the number of households and the size of those households, both of which are influenced by availability of desirable units within desired markets. Green Bay's data indicates increases of household size (larger households and households with children), without growth in the number of households.

Figure 3. Population Change
Source: U.S. Census Bureau Population Estimates Program

Municipality	2010-2023 Population Change	Percent Change Per Year
Green Bay	2,254	0.15%
Allouez	(52)	-0.03%
Ashwaubenon	474	0.20%
Bellevue	2,179	1.07%
De Pere	1,653	0.50%
Howard	4,562	1.87%
Suamico	1,763	1.11%

Figure 4. Population Growth Trends in Green Bay and Secondary Market
Source: U.S. Census Bureau Population Estimates Program



HOUSEHOLDS

Figure 5. Annual Change in Total Households in Green Bay and Secondary Market
Source: 2023 ACS 5-Year Estimates

Municipality	2010-2023 Household Change	Percent Change Per Year
Green Bay	1,183	0.21%
Allouez	695	1.00%
Ashwaubenon	755	0.79%
Bellevue	1,147	1.53%
De Pere	1,689	1.54%
Howard	1,945	2.28%
Suamico	660	1.25%

While the secondary market has seen relatively consistent increase in households since 2010, the City of Green Bay was in a consistent decline until 2020 when it started to see growth. The cumulative growth in the secondary market communities has now begun to surpass the household size of Green Bay.

Larger family sizes and new family formation is a key factor in Green Bay's population growth, and indicates a strong base of not only families, but also youth that the City can work to convert into lifelong residents of the City over the next 20-40 years.

National trends show that most age groups are living in larger households now than they were a decade ago. This change is most transparent for adults age 35 and older, who are increasingly living in households of three or more people. A common explanation for larger households among older adults is trends of young adults residing with their parents, but this could also be a parent of the householder or simply a roommate.

Figure 6. Household Trends in Green Bay and Secondary Market
Source: 2023 ACS 5-Year Estimates



AGE COHORTS

Age trends are used to help predict current and future needs of the community—especially needs related to recreation, education, and service amenities (e.g. daycare).

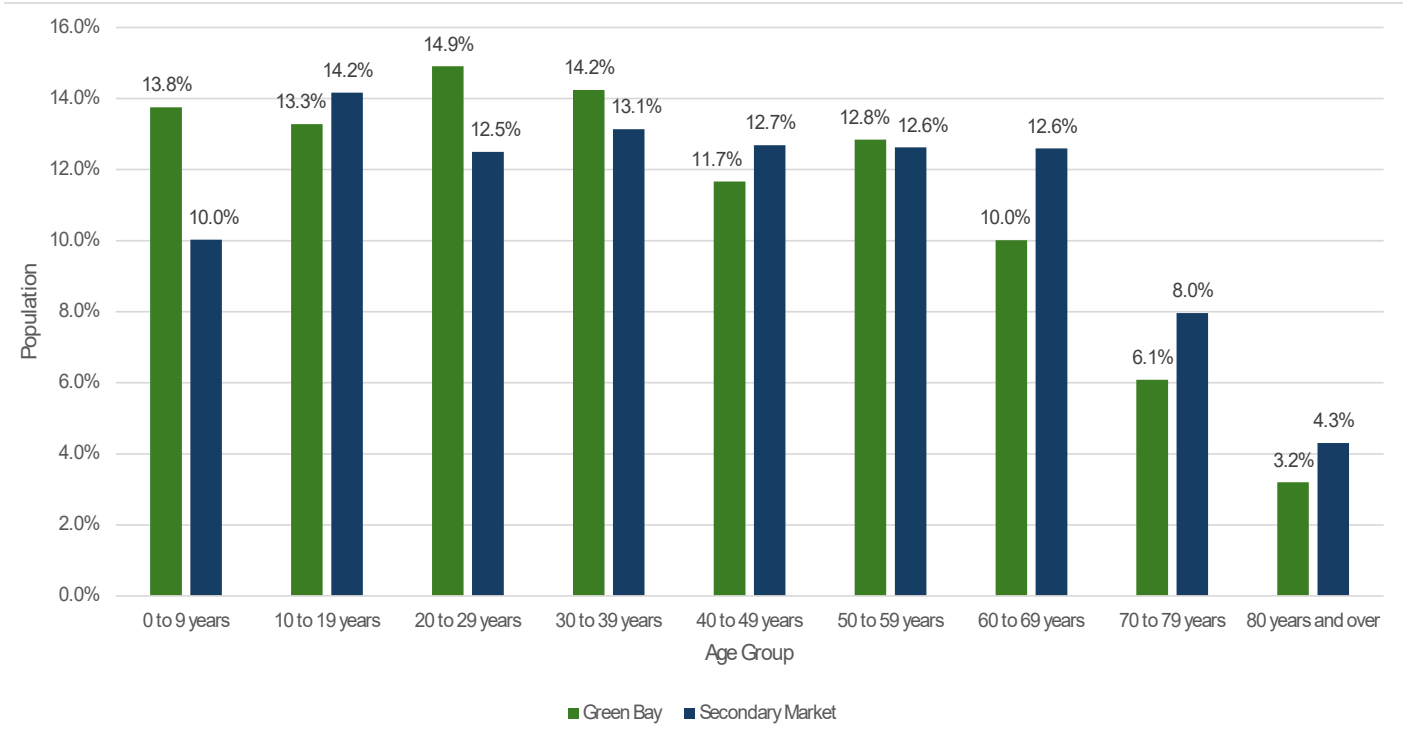
As people age or add members to their households, their needs change as well. Since 2013, the City has seen an overall increase in population. However, young children (0-9 years), young adults (20-29 years), adults (40-49 years), and seniors (80+) have all seen decline since 2013.

There has been an increase in persons aged 60-69 and 70-79, a typical age for retirement. The other age range displaying a significant increase is those 30-39 years of age, suggesting an influx or retention of individuals in their prime working years. Both the United States and Wisconsin are experiencing a demographic shift toward an older population. This trend is driven by the aging of the Baby Boomer generation, increased life expectancy, and declining birth rates. As a result, communities are facing new challenges and opportunities related to healthcare, housing, workforce participation, and social services tailored to an aging population.

Figure 7. Annual Change for Age Cohorts in Green Bay
Source: 2023 ACS 5-Year Estimates

Age Group	Total Change 2013 to 2023	Percent Change Over Decade
0-9	(162)	-1.09%
10-19	477	3.48%
20-29	(1,336)	-7.76%
30-39	1,403	10.18%
40-49	(1,240)	-9.07%
50-59	120	0.88%
60-69	2,116	24.72%
70-79	1,374	26.86%
80+	(559)	-14.09%
Total Change	2,192	2.10%

Figure 8. Population by Age Group in Green Bay and Secondary Market
Source: 2023 ACS 5-Year Estimates



POPULATION PROJECTIONS

Green Bay's future population growth has been projected by the State Department of Administration (DOA). DOA projections can be used to predict future demand for community resources, housing, and municipal projections of service levels.

The 2024 DOA projections estimate a net loss for the State of Wisconsin. Currently the third largest City in the State, Green Bay is projected to lose population through 2050, Kenosha was previously projected to surpass Green Bay's population by 2040, but updated projections now show Green Bay holding its place as the third largest city.

This study in 2020 utilized DOA projections developed in 2013 and based on the 2010 census. Updated projections were released by the DOA in 2024 and are based off the 2020 census; Figures 9 and 10 reflect the most recent DOA projections. Overall, the 2024 population projections (for both the city and secondary market) are lower than what was estimated by the DOA in 2013. For instance, Green Bay's projected 2040 population was 113,500 in 2013; the 2024 projection is 102,371.

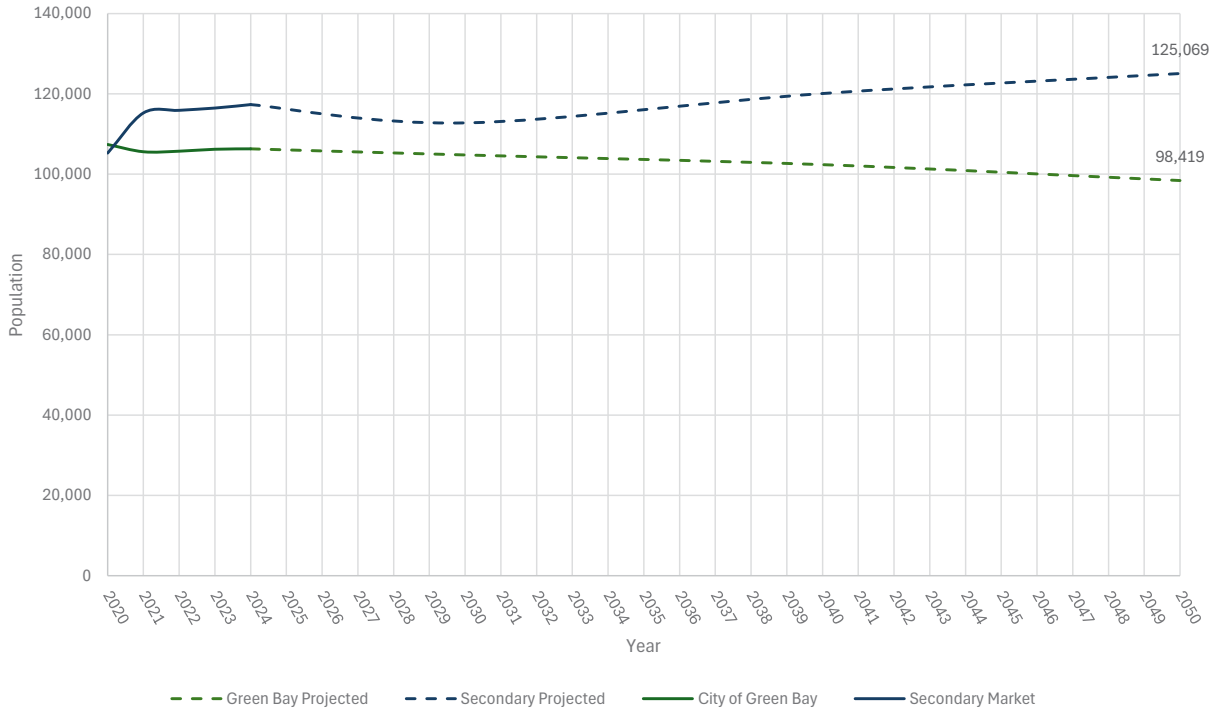
DOA projections are based on historical trends, and market forces and local policy can have a large impact on the long-term accuracy of these projections. As Green Bay has seen housing market-share loss to bordering municipalities, there is potential that a strategic investment in housing opportunities within the City could shift these projections.

The community survey administered in 2020 indicated that mid-tier housing is in short supply, and that younger people are more interested in moving to Green Bay after college but find homeownership out of reach. The apartment market is currently "tight", with a low vacancy rate which decreases opportunity to attract residents while increasing housing costs in a competitive market.

Figure 9. Population Projections for Green Bay
Source: WI Department of Administration

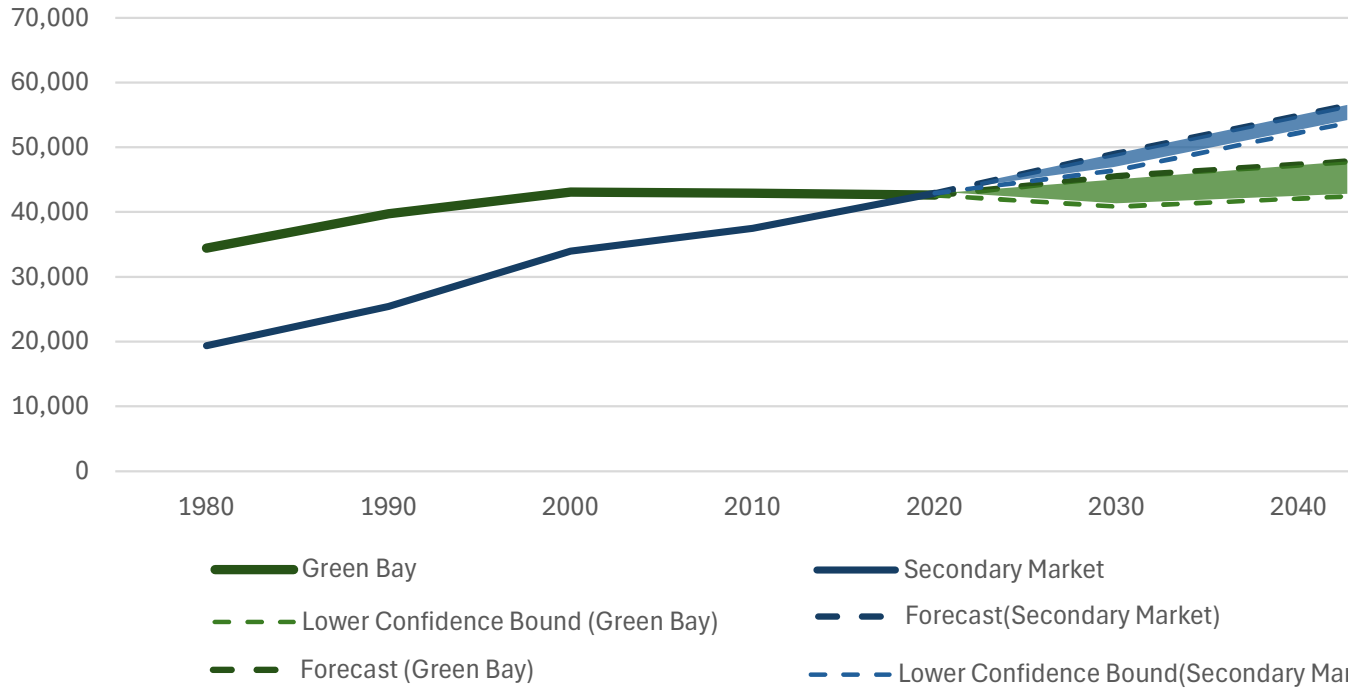
Green Bay Population Projections	2020	2030	2040	2050
DOA Projection	107,395	104,788	102,371	98,419

Figure 10. Population Projections for Green Bay and Secondary Market
Source: ACS 5-Year Estimates, WI DOA Projections



HOUSEHOLD PROJECTIONS

Figure 11. Household Projections for Green Bay and Secondary Market
Source: 1980-2020 DEC, MSA Calcs



In the past, DOA projections included estimates for number of future households. However, the updated 2024 projections no longer include projected household growth for municipalities.

To replace this methodology, MSA has updated household projections use the statistical model of forecasting through Microsoft Excel. This model was done at a 95% confidence interval, and the resulting projections are ranges with upper and lower intervals.

Projecting Green Bay's future households is tied to both future population projections as well as future anticipated persons per household as demographics change and people age. The long-term trend of shrinking household sizes is likely to persist through 2050. This is indicative of populations continuing to age, dependents leaving their family households and most likely creating their own, and longer formation periods for young-family households than existed in prior decades. Young adults are not getting married as soon and are waiting longer to start families.

Projection methods for the City show a steady rise in households in Green Bay and a more rapid increase for the secondary market. As of 2020, the number of households in the city and the secondary market were reaching near equal, but while the growth in Green Bay may reach almost a plateau, the household growth in the secondary is projected a continued steady increase.

EMPLOYMENT INDICATORS

Place of residence often coincides with location of a person's job, though we also expect to see a high degree of mobility within a metropolitan area. The figure on the right represents inflow and outflow of the City's workforce. The number of people that work in Green Bay is just under 65,000. Of these workers, 45,651 live outside of Green Bay and 19,270 live in Green Bay. The second highest place of residence for workers in Green Bay is the Village of Howard, although it is not significantly higher than other neighboring communities such as De Pere, Bellevue, and Ashwaubenon. There are 30,541 people who live in Green Bay but work in another community.

The data also shows that people from larger cities like Madison, Milwaukee, and Appleton commute into Green Bay for jobs. There is a large number of workers from "All Other Locations" which includes workers who live in unincorporated areas and other small towns beyond the municipalities of the Green Bay Metro Area.

Figure 12. Inflow/Outflow Analysis in Green Bay
Source: onthemap.census.gov [2022], All Jobs

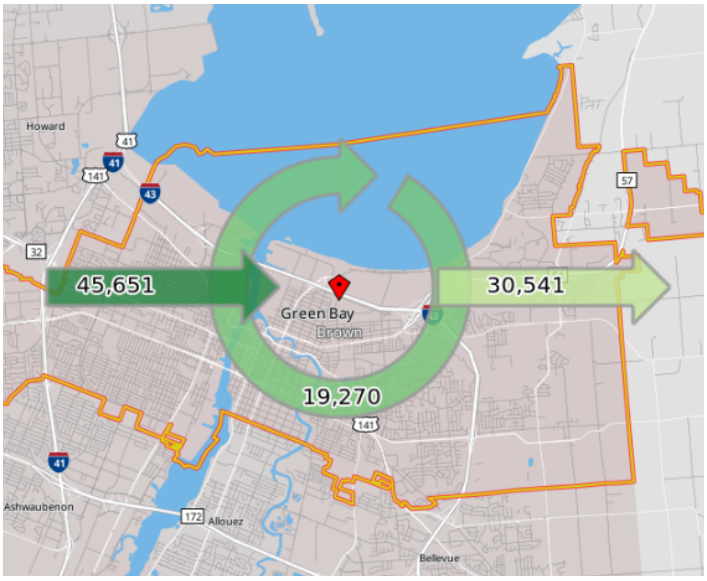
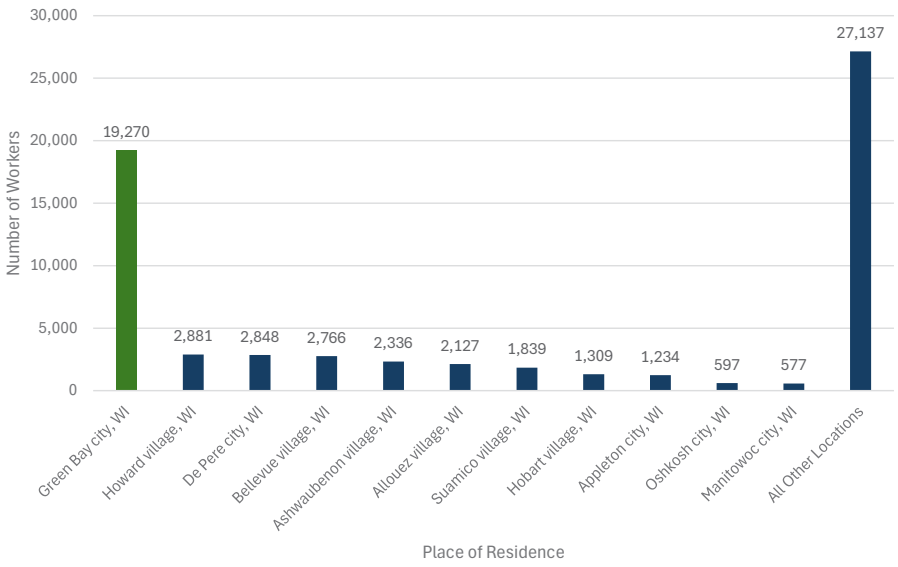


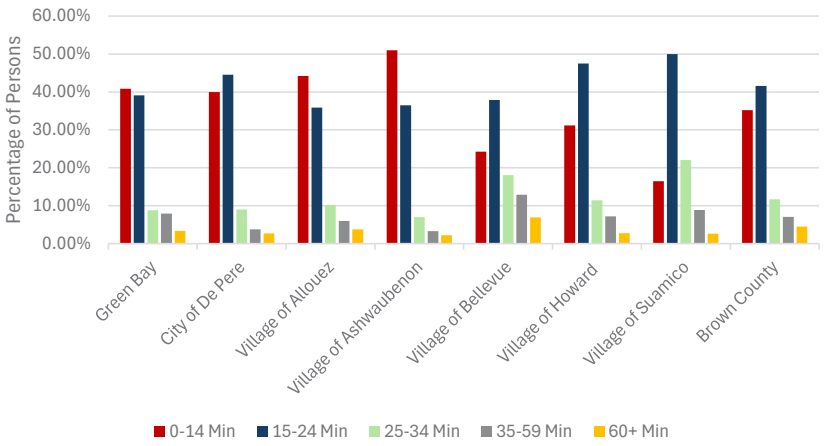
Figure 13. Place of Residence for all Workers in Green Bay
Source: onthemap.census.gov [2022]



Workers from Outlying Metropolitan/ Micropolitan Areas	
Appleton	4,934
Milwaukee-Waukesha	1,719
Oshkosh-Neenah	1,691
Manitowoc	1,649
Shawano	1,302
Marinette, WI-MI	916
Madison	731
All Other CBSA's	6,790

EMPLOYMENT INDICATORS

Figure 14. Commute Times for all Workers in Green Bay and Secondary Market
Source: 2023 ACS 5-Year Estimates



Commute times in Green Bay and the secondary market are fairly low, with the majority of workers commuting in under 24 minutes. People will drive further for a job if they cannot afford housing or find desirable housing in the community where they work.

Top Employers

Brown County and the City of Green Bay boast diverse economies, offering employment opportunities for individuals across all working age groups. Key industries driving the local economy include Education and Health Services, Manufacturing, and Retail Trade. Green Bay is also home to seven post-secondary institutions, contributing to workforce development and talent retention.

The presence of these industries and major employers creates a strong demand for housing that meets the needs of workers. Employment indicators are closely tied to housing availability—without access to affordable housing options, workers may be discouraged from relocating to or remaining in Green Bay. Ensuring that housing aligns with the needs of the local workforce is critical to sustaining the city's economic vitality and long-term growth.

Figure 15. Top Employers for Green Bay and Surrounding Areas
Source: Greater Green Bay Chamber of Commerce, January 2025

Company Name	Number of Employees
Bellin Health	5,131
Green Bay Area Public School District	3,727
Kwik Trip	3,616
Humana	3,604
Schneider	2,383
Oneida Nation	2,376
Aurora Health Care	2,376
American Foods Group	2,059
Brown County	1,760
HSHS St. Vincent Hospital	1,696
Prevea Health	1,675
Green Bay Packaging	1,495
JBS USA	1,428
Georgia-Pacific	1,400
UnitedHealthcare	1,300
Howard-Suamico School District	1,178

INCOME TRENDS

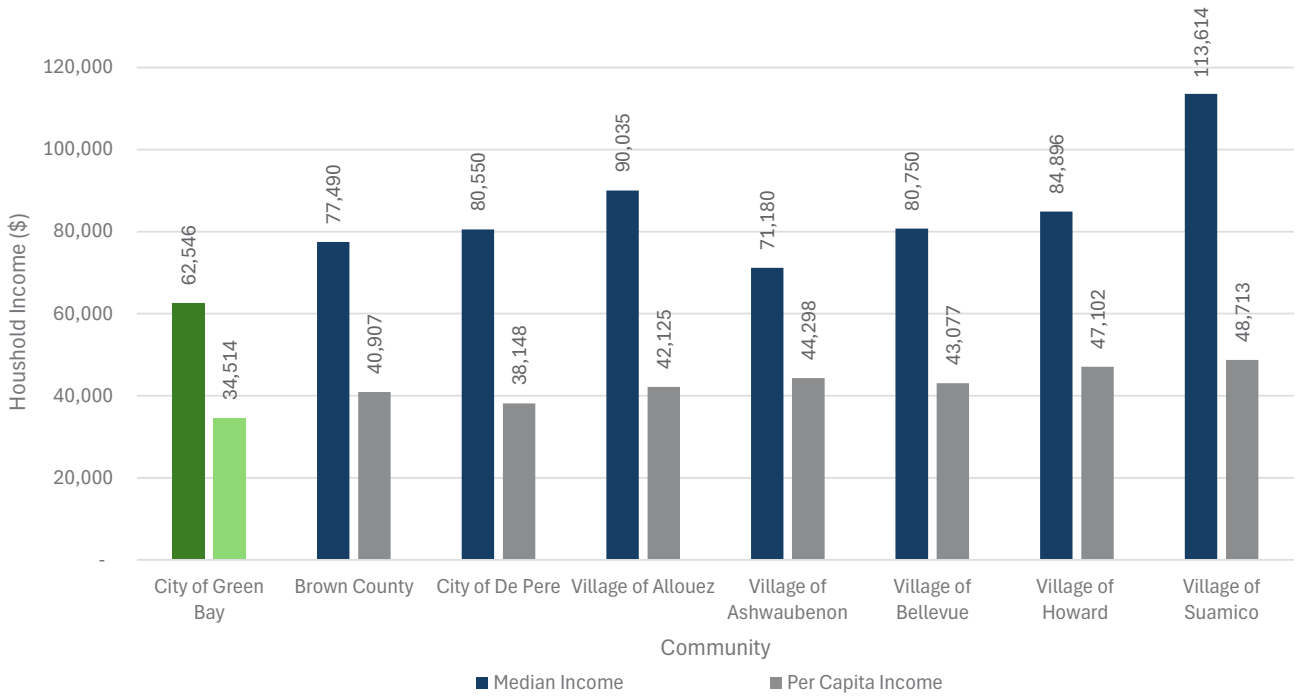
Income and Earnings are key factors in housing affordability. The more income that a household earns, the more housing options that fall within their affordability threshold. A household that spends more than 30 percent of its income on housing is considered housing burdened. While incomes are mobile, meaning households can move from place to place, the physical structure of a housing unit is stationary. In practice this typically means that households often commute, choosing to live wherever they find the acceptable balance among convenience, quality, local amenities, and affordability.

As compared to communities in the secondary market, Green Bay has the lowest median income, $62,546, and the lowest per capita income, $34,514. When comparing the County and the City, 9% more households in the City have incomes under $50,000.

Figure 16. Income Trends for Green Bay
Source: 2023 ACS 5-Year Estimates

Income Level	Percentage of Green Bay	Percentage of Brown County
Less Than 10,000	5.0%	4.1%
$10,000 to $14,999	4.5%	2.8%
$15,000 to $24,999	8.6%	6.5%
$25,000 to $34,999	7.4%	5.1%
$35,000 to $49,999	13.6%	12.1%
$50,000 to $74,999	19.7%	17.5%
$75,000 to $99,999	14.6%	14.0%
$100,000 to $149,999	16.2%	21.3%
$150,000 to $199,999	5.7%	8.6%
$200,000 or more	4.7%	7.9%

Figure 17. Median and Per Capita Income for Green Bay and Surrounding Areas
Source: 2023 ACS 5-Year Estimates



GENERAL HOUSING CHARACTERISTICS

OVERVIEW

This section of the plan begins to explore characteristics of the housing market—housing type, age, permits, and occupancy. These are important categories to set a baseline for current and future growth potential to provide the best quality of life for current and future residents.

In brief, the majority of housing in Green Bay and the secondary market communities are single family detached homes. Green Bay's housing stock tends to be older, with the majority of single-unit ownership homes built before 1969. Secondary market communities of Allouez and De Pere display similar unit age rates, while the remainder of the secondary market offers newer housing options as their primary market. However, in more recent years new housing starts in the City have increased, offering more options to people looking for newer homes.



HOUSING TYPE BY UNIT

A housing "unit" is a single living space—either standalone or as part of a larger structure. The most common structure type in Green Bay and the secondary market communities is detached single-unit homes, commonly referred to as single-family.

The second most common structure type in the City is 20 or more unit structures (large apartment complexes), followed by 5-to-9 unit structures (small apartment complexes). These types of units serve an important purpose in providing choices within a market, allowing residents options as to how and where they would like to live. Since 2018, 20 or more unit structures has surpassed smaller apartment structures and duplex units.

Figure 18. Housing Type by Unit

Source: 2023 ACS 5-Year Estimates

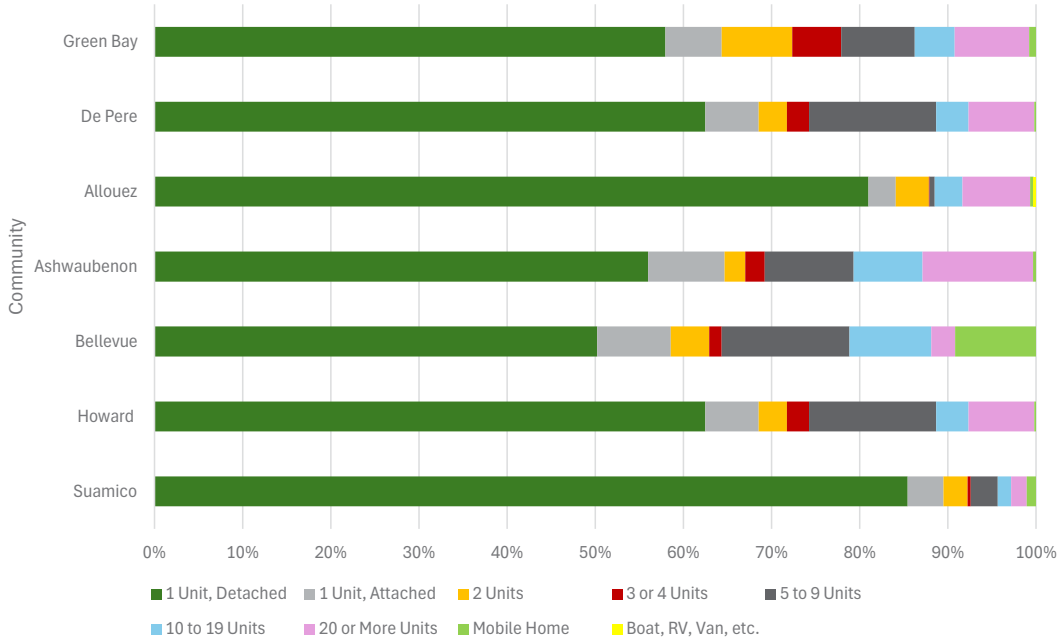


Figure 19. Housing Type by Unit

Source: 2023 ACS 5-Year Estimates

Housing Unit By Type														
	Green Bay		De Pere		Howard		Allouez		Ashwaubenon		Suamico		Bellevue	
1-unit Detached	26,259	58%	6,568	62.8%	5,475	62.5%	4,953	81%	4,695	56%	4,045	85.4%	3,616	50.2%
1-unit, Attached	2,912	6.4%	1,061	10.1%	528	6.0%	189	3.1%	726	8.7%	193	4.1%	600	8.3%
2 units	3,678	8%	503	4.8%	281	3.2%	229	3.7%	196	2.3%	130	2.7%	315	4.4%
3 or 4 units	2,537	5.5%	103	1.0%	221	2.5%	6	0.1%	187	2.2%	16	0.3%	101	1.4%
5 to 9 units	3,821	8.3%	859	8.2%	1,262	14.4%	35	0.6%	844	10.1%	145	3.1%	1,044	14.5%
10 to 19 units	1,927	4.5%	465	4.4%	323	3.7%	192	3.1%	655	7.7%	73	1.5%	667	9.3%
20 or more units	3,869	8.4%	843	8.1%	652	7.4%	471	7.7%	1,053	12.6%	83	1.8%	195	2.7%
Mobile home	371	0.8%	49	0.5%	18	0.2%	23	0.4%	27	0.3%	50	1.1%	661	9.2%
Boat, RV, Van, etc.	0	0%	0	0%	0	0%	17	0.3%	0	0%	0	0%	0	0%

YEAR STRUCTURES BUILT

Year of construction as shown in the graph below indicates the age of homes as estimated by the US Census Bureau. Almost one third of all residential units (30%) in Green Bay were built between 1960 and 1979, which is similar to Ashwaubenon, Allouez, and Brown County as a whole.

In the communities of De Pere, Bellevue, Howard and Suamico, the most common date of construction is from 1980-1999. Since 2000, construction appears to have decreased in Green Bay, a finding that is consistent across communities in the secondary market and is indicative of older average housing stock age in established communities.

The age of a home or apartment building is not, by itself, an adequate measure of quality or condition but can be used as an indicator. Older homes tend to have poor energy performance, higher maintenance costs, and sometimes lack things homebuyers desire such as attached garages. If not maintained, these older homes may not be desirable to potential buyers. Even if maintained, some buyers may not be interested in or be able to do the maintenance and upkeep required of an older home. Focus group interviews confirmed that housing is generally older in Green Bay and in need of rehabilitation.

Figure 20. Year Structure Built

Source: 2023 ACS 5-Year Estimates

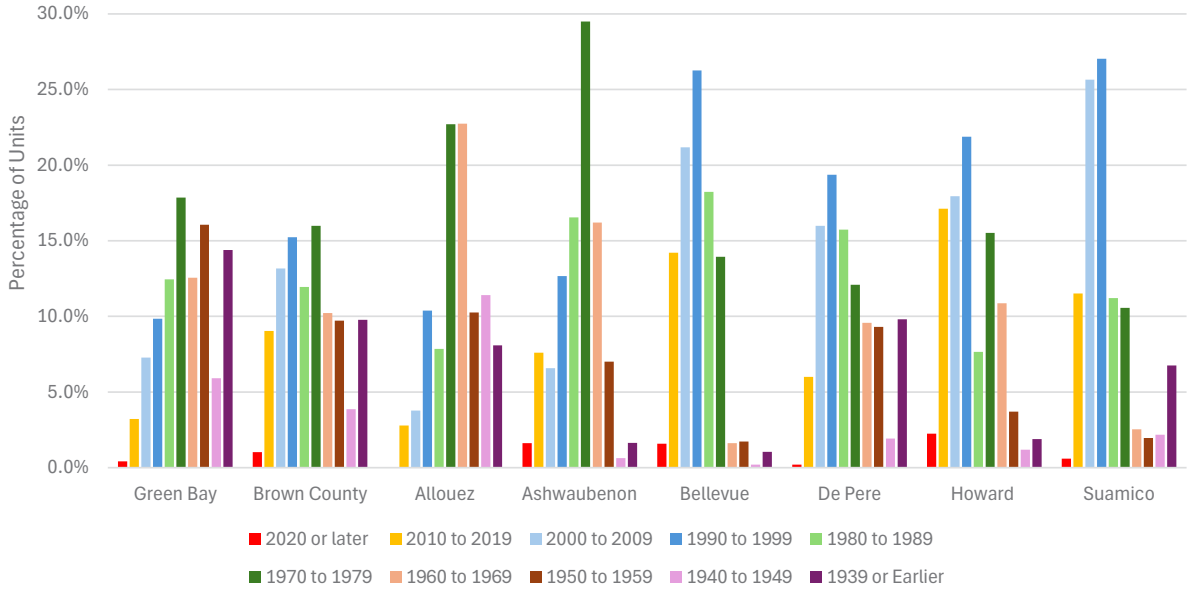


Figure 21. Green Bay Owner Occupied Year Structure Built

Source: 2023 ACS 5-Year Estimates

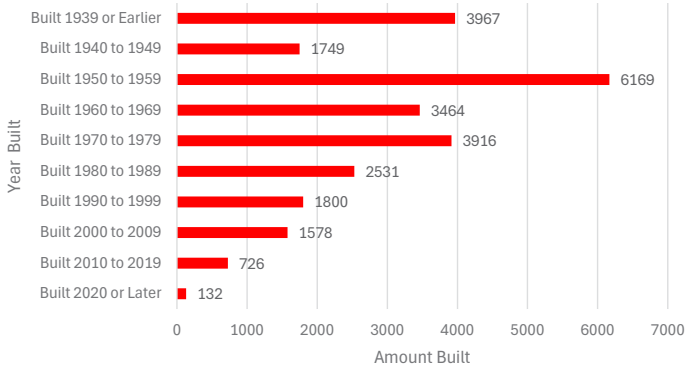
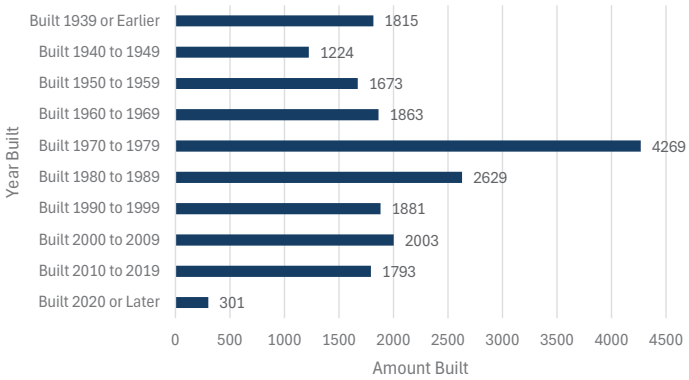


Figure 22. Green Bay Renter Occupied Year Structure Built

Source: 2023 ACS 5-Year Estimates



BUILDING PERMITS

Building Permit data allows a real-time trend of new construction starts in Green Bay. Post-recession starts in the City were consistent with larger national trends—primarily slow growth in housing construction, but continuing to climb year-to-year.

Figure 23 illustrates the annual number of single family residential building permits issued in Green Bay from 2020 to 2025, categorized into three types of permits issued. The data shows a significant increase in new single-family home permits in 2023, peaking at 245, followed by an even sharper rise to 308 in 2024. Alteration permits saw a dramatic drop from 163 in 2020 to just 36 in 2023 and 2024, with a slight uptick to 39 in 2025. Raze permits remained relatively stable, fluctuating between 13 and 24 annually.

Permitting for multifamily units has fluctuated from 2020 to 2025, peaking in 2023 with 22 permits issued for 5 or more unit multi-family housing. However, almost no 3-4 unit buildings were issued permits. This size of housing is often called “missing middle housing” because it is oftentimes cost prohibitive to build as well as oftentimes barred by regulatory and zoning barriers which favor either single family or larger unit buildings.

The total number of permits issued for residential properties annually is based on many fluctuating market factors, including demand, interest rates, developer interest, land availability, as well as policy decisions made by the city. From 2020 to 2022, total permits declined, before sharply increasing in 2023 and falling again in 2024.

Figure 23. Single Family Home New Construction, Raze, and Alterations
Source: City of Green Bay

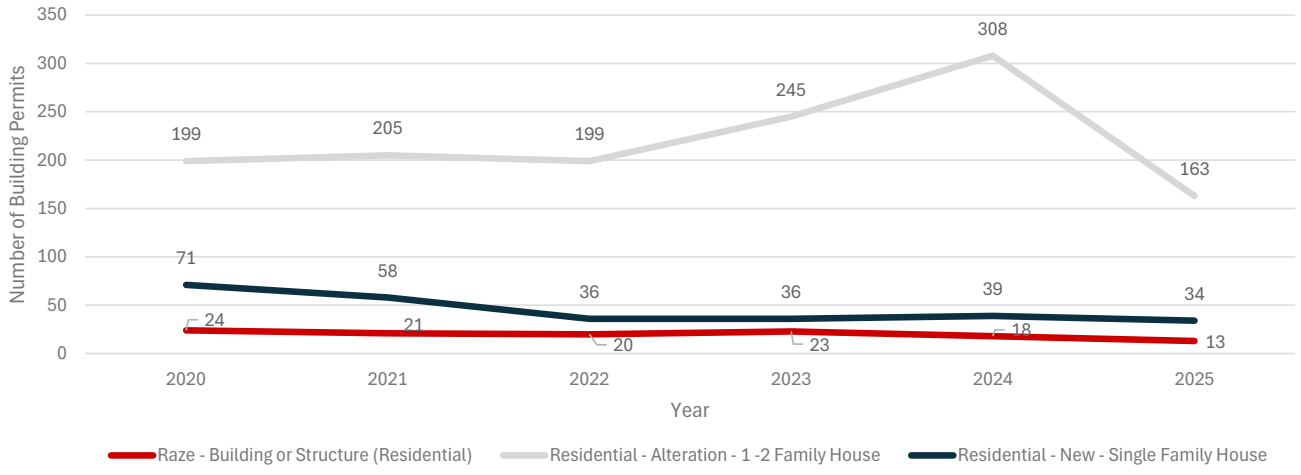


Figure 24. 3-4 Family Building and 5 or More Building Permits
Source: City of Green Bay

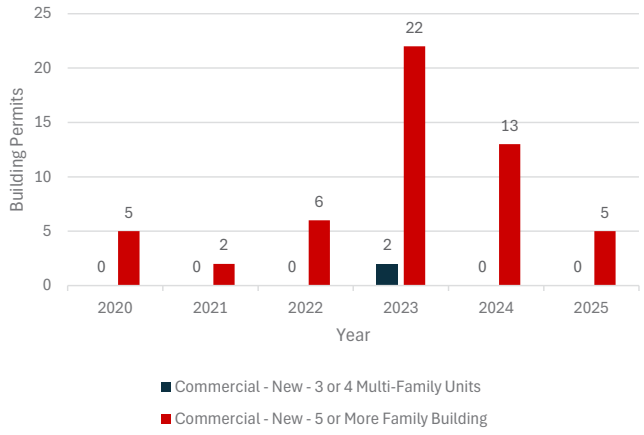
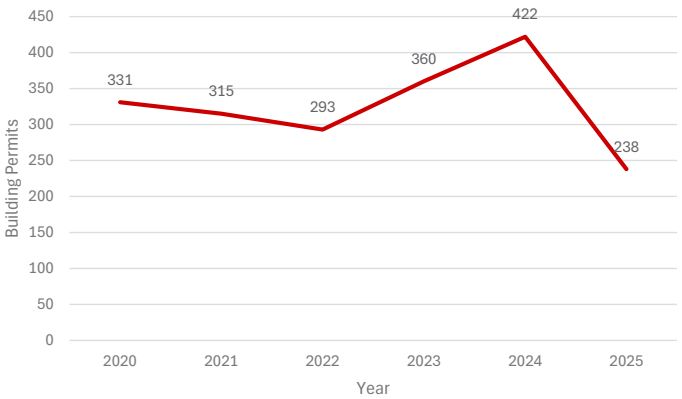


Figure 25. Total Number of Building Permits - New construction, Raze, Addition, Alteration
Source: City of Green Bay



CROWDING

Crowding data is a used to display the relationship between housing unit size (number of bedrooms) and household size (number of people). Households that average more than 1 person per room or 1.5 persons per room are considered to be “overcrowded” or “extremely overcrowded”, respectively.

Despite the City’s increasing household size, more than half of renter- and owner-occupied units have 0.5 or less occupants per room—they occupy homes that have excess space for their needs. This is consistent regionally within secondary market communities as well, and indicates that the City’s housing stock is in good position to accommodate growing family households.

Figure 26. Owner Occupied, Occupancy Per Room
Source: 2023 ACS 5-Year Estimates

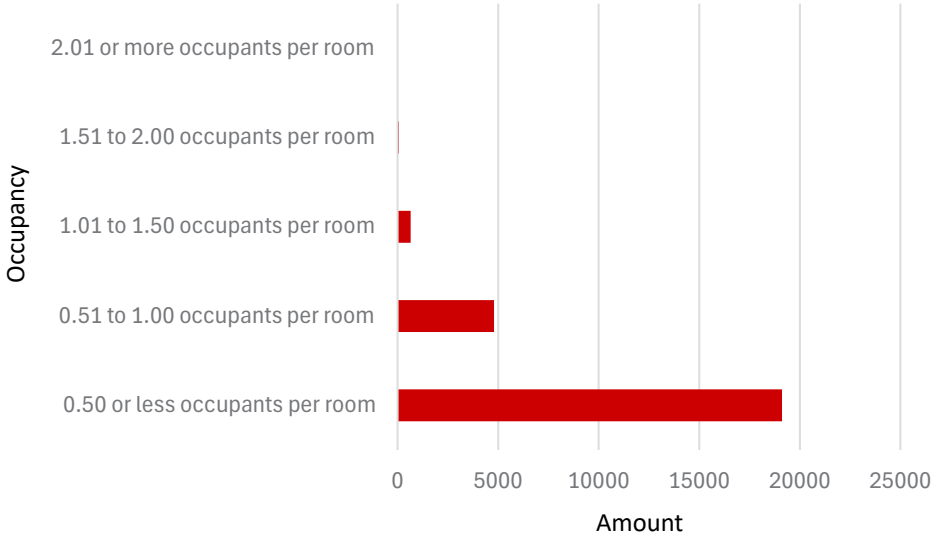
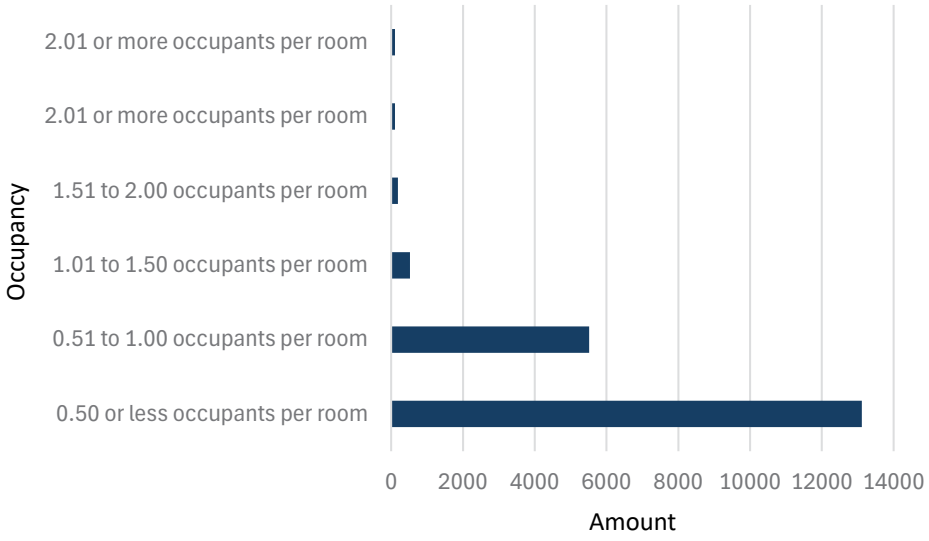


Figure 27. Renter Occupied, Occupancy Per Room
Source: 2023 ACS 5-Year Estimates



RENTAL MARKET

OVERVIEW

Within the City, 44% of the housing stock is rental units. Rental units include a variety of housing types – single-family homes, duplexes, condos and multifamily residential units.

AFFORDABILITY

Household income is key to discussions about housing affordability, as income determines purchasing power for households. Using HUD's income limits, Figure 29 shows the general monthly rent a household could afford without becoming housing cost burdened (more than 30% of gross income paid toward rent). The rents vary based on household income and household size. For a household of four earning 100% of the median income, a monthly rent of $2,763 is considered affordable (this includes utilities). In 2020, this figure was $2,058 representing a 34% increase over the past five years.

Figure 28. Housing Occupancy in Green Bay

Source: 2023 ACS 5-Year Estimates

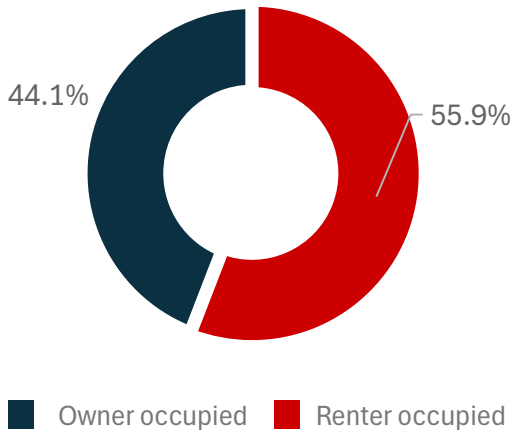


Figure 29. Affordability Thresholds for Renters in the Green Bay Area

Source: HUD 2025 Income Limits

Green Bay, WI HUD Metro FMR Area	Maximum Monthly Housing Cost (100% Area Median Income)	FY 2025 Income Category	Persons In Family					
			1	2	3	4	5	6
	$2,763	Extremely Low (30%) Income	$ 563	$ 643	$ 723	$ 804	$ 941	$ 1,079
		Very Low (50%) Income	$ 936	$ 1,070	$ 1,204	$ 1,338	$ 1,445	$ 1,551
		Low (80%) Income	$ 1,499	$ 1,713	$ 1,926	$ 2,125	$ 2,311	$ 2,483

HOUSING STRESS

A cost burdened household is a household which pays more than 30% of its income to housing costs. Generally when a housing market is "tight", or competitive, this drives costs up for consumers and also increases cost burden. This is true in Green Bay, as overall rates of rental housing cost burden are high, similar to many communities in the secondary market. Of those experiencing cost burden in the City, 19% are severely cost burdened (greater than 50% of income toward housing costs). Green Bay, Ashwaubenon, Allouez and Howard all have significant populations which are cost burdened. Similar to most other communities, cost burden is also greater for renters than it is for homeowners, which is a reflection of lower renter incomes, barriers to securing financing (in addition to lower incomes), and other market forces.

Cost burden in the City exists primarily with households at or below 50% median income, those considered very low or extremely low income. This signifies that the supply of rental units in the City has gaps in unit availability at the appropriate price points to serve this income group. There is a significant housing gap at the very bottom of the rental market, an undersupply of 2,795 units for those at 30% or less median income. This indicates an opportunity to better serve low-income households through income-restricted and subsidized units that ensure affordability levels not currently provided by the market.

There is a surplus of units 8,220 available at 31-50% median income and a surplus of 550 units for households between 51-80% median income, and a fairly significant shortage in units for those at greater than 80% median income (5,575 units). This indicates an opportunity to add higher-rent, high-quality rental units to the market.

Figure 30. Cost Burdened Renters in Green Bay & Surrounding Communities

Source: 2017-2021 CHAS

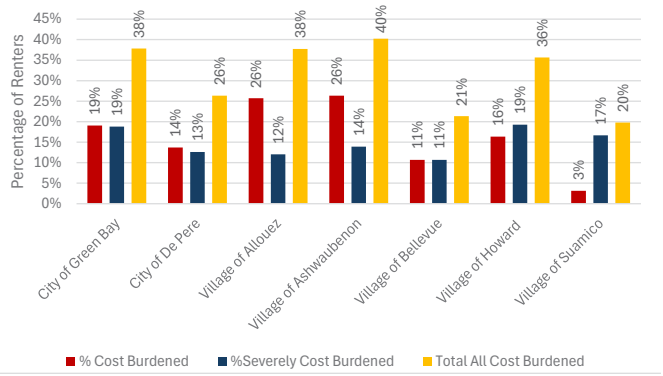


Figure 31. Renter Cost Burden by Household Income

Source: 2017-2021 CHAS

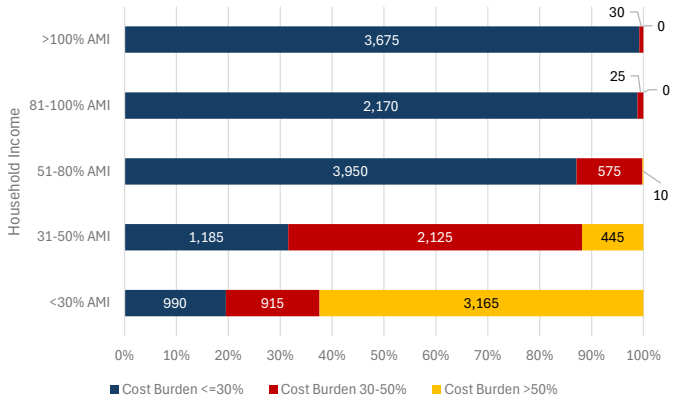


Figure 32. Households by Income & Tenure

Source: 2017-2021 CHAS

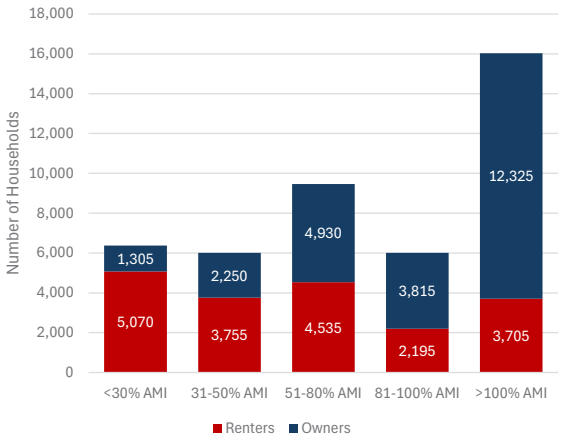


Figure 33. Rental Unit Mismatch in Green Bay

Source: 2017-2021 CHAS

	Rental Stock	Renter Households	Over/Under Supply
0-30% AMI	2,275	5,070	-2,795
30-50% AMI	11,975	3,755	8,220
50-80% AMI	5,085	4,535	550
>80% AMI	325	5,900	-5,575

RENTAL UNIT CONSUMPTION

The US Census and HUD assess how many households are over-and under-consuming housing. The previous figures in this chapter have suggested that higher-income households have been renting down in the market when securing housing, but what units are they actually occupying? Figure 34 shows that 19% of households above 80% median income are renting units affordable at 30% median income, 9% are renting units affordable at 31-50% median income.

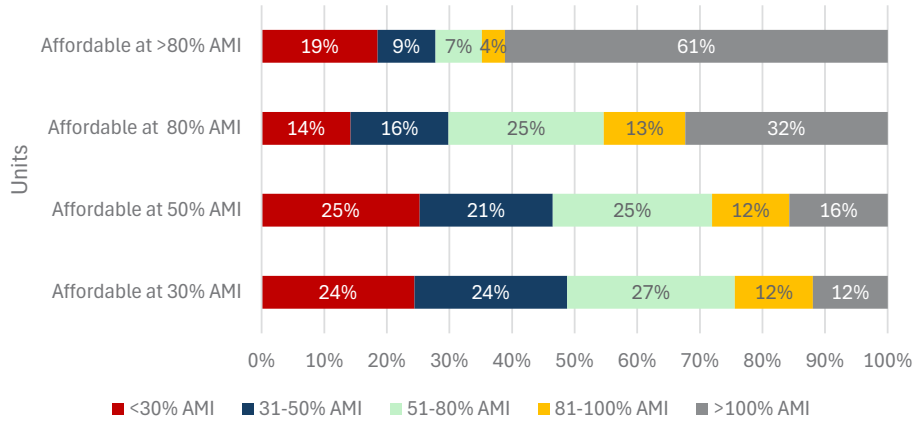
Green Bay also has the reverse happening, households at lower incomes are renting beyond what is considered affordable to them. For households earning less than 30% median income, 24% are renting units affordable at 31-80% median income, 27% are renting units affordable at 51-80% median income and 12% are renting units affordable at greater than 80% median income. When households rent units that are more expensive than what they can afford, cost burden increases.

Adding more choices at appropriate price points will help guide consumers to desirable housing that can decrease cost burden among renters within the community.

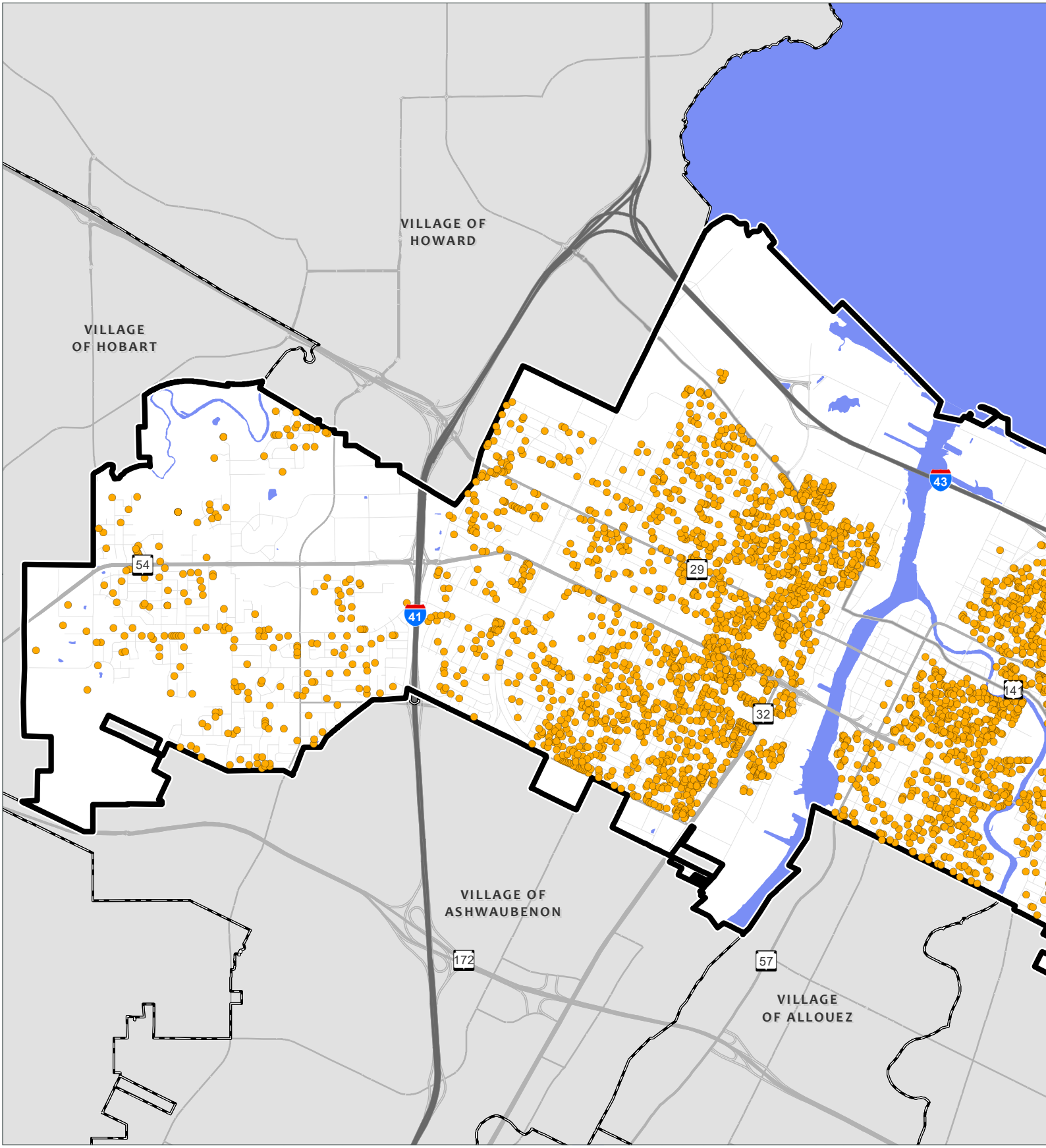
The most common response among renters in the community survey in regards to important factors in deciding where they live was cost (74%). Just over 50% of these renters responded that in the past five years, they have had to forego other needs such as food, healthcare or childcare to continue to pay for housing. This further highlights just how big an issue affordability is within the City and that there is a need for more rental units.

Thirty-five percent (35%) of the renters who took the survey said if they were to move in the future they would look to rent housing, the remaining 65% would be most interested in ownership options (both conventional and condo). So in addition to focusing on providing more affordable rental units, there should be a focus on more affordable ownership units so those options are available too. The primary barriers to purchasing a home for renters who took the survey were lack of down payment (69%), monthly payment would be too high (57%), and too much existing debt (44%).

Figure 34. Rental Unit Consumption by Income in Green Bay
Source: 2017-2021 CHAS



52% of renters who responded to the community survey in 2020 have had to forego other needs such as food, healthcare or childcare to continue to pay rent



MSA

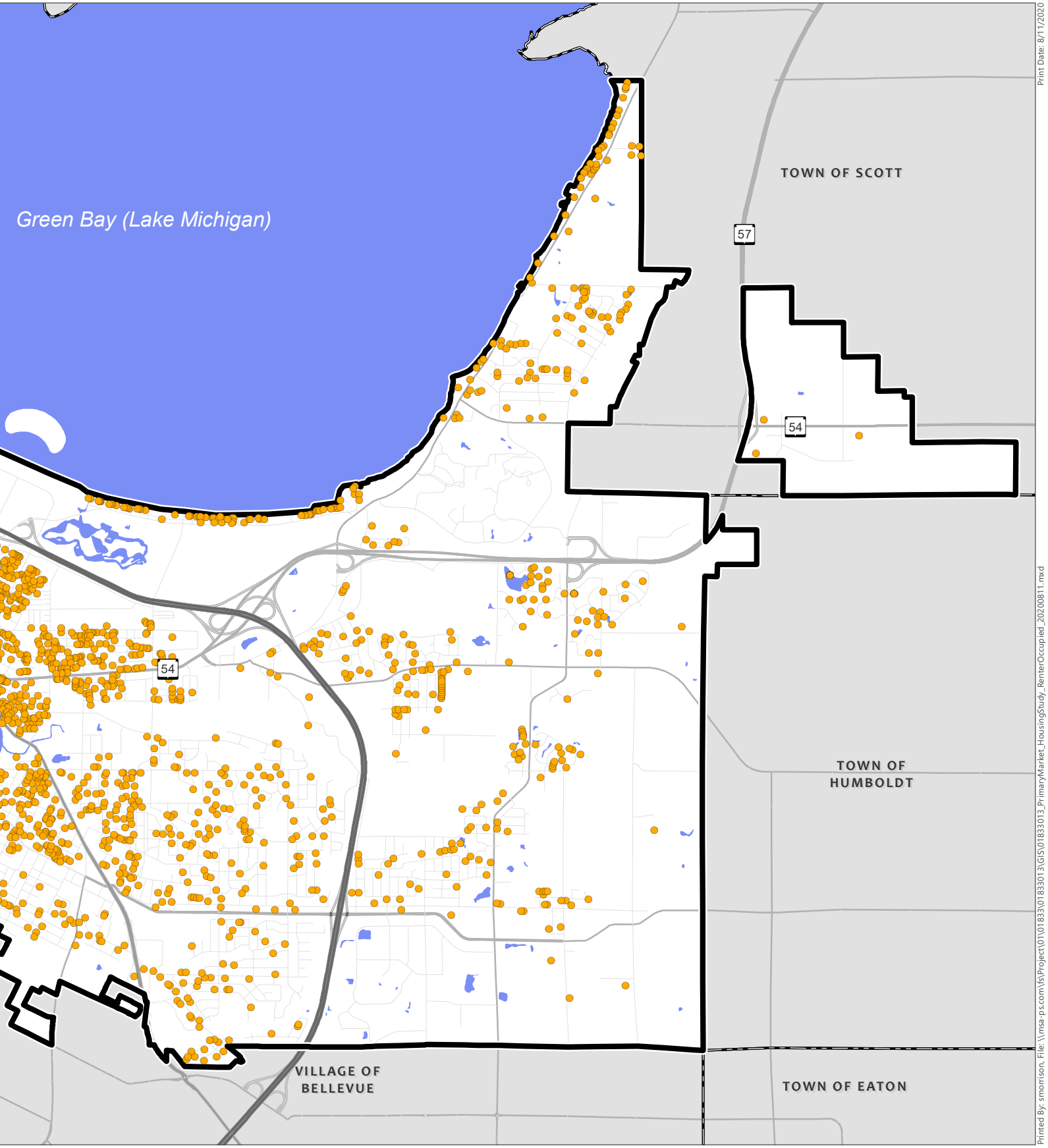
Data Sources:
Brown County GIS Data
Green Bay Assessor Data

City of Green Bay

Surrounding Munic

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er Occupied Properties

Single Family Renter Occupied Residential Properties

Green Bay Housing Study

City of Green Bay

Brown County, WI

UNIT TYPES

There are different types of rental units available to provide choices in the housing market to meet the needs of current and potential residents in Green Bay. Fifty-one percent (44%) of rental units within the City are found in smaller building types—single-family homes, duplexes and tri- or quadplexes. Comparatively, Green Bay has significantly fewer rental units found in buildings with more than 20 units (23%). Single-family and duplex home rentals are becoming increasingly popular due to the difficulty many people have in providing a down payment or securing loan funding to purchase a home. In 2020 there were approximately 3,465 single family detached homes in Green Bay that are rented (see map on the following page). These units offer an opportunity for people interested but unable to purchase a home, but with a tight supply of these homes, rents continue to increase.

Figure 37 indicates the number of bedrooms available in Green Bay's renter-occupied housing units. Green Bay has the highest number of 2 bedroom units (10,661 total, 55% of occupied rental stock) compared to secondary market communities. The community with the next highest number is De Pere at 2,380 units (60%) its rental stock. Something that came up repeatedly in focus groups is that there is a need for rental and owner units for families with 3 or more bedrooms.

Green Bay also has the highest number of efficiency and one-bedroom rental units (6,310 33% of housing stock) compared to the secondary market. The community with the next highest number of efficiency and one-bedroom units is Ashwaubenon at 1,621 (48% of housing stock). These smaller units are often the most affordable rentals available to the community.

Figure 36. Rental Units by Type in Green Bay

Source: 2023 5-Year ACS Estimates

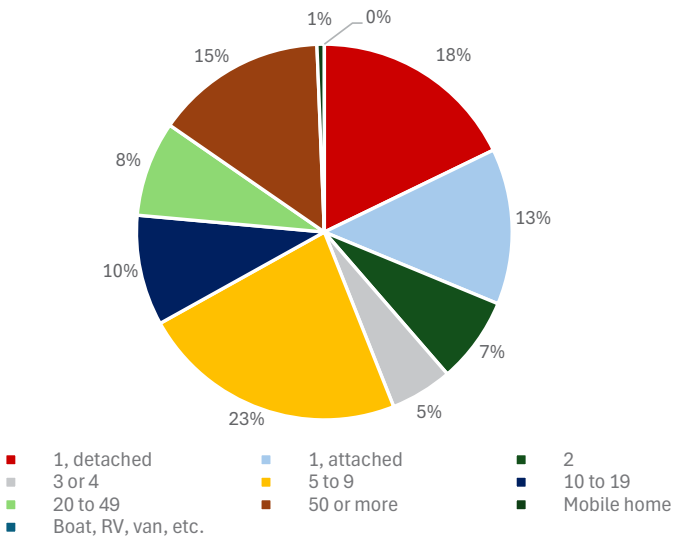


Figure 37. Rental Units by Bedroom in Green Bay

Source: 2023 5-Year ACS Estimates

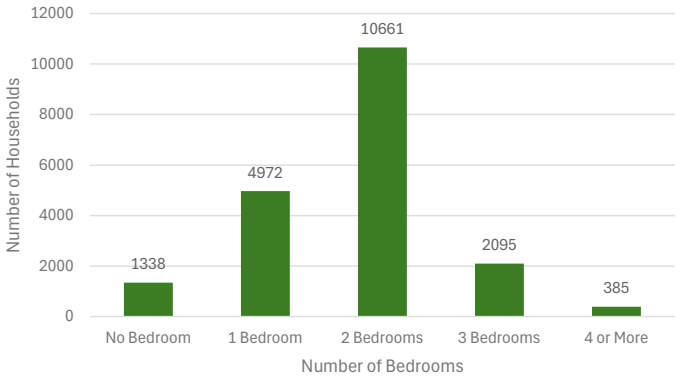
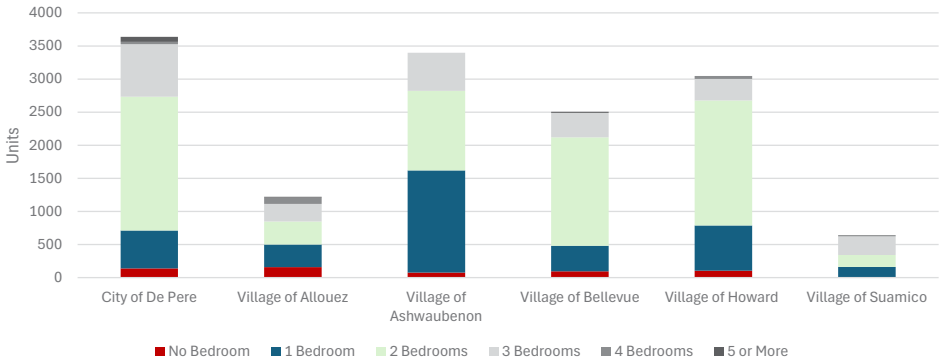


Figure 35. Rental Units by Bedroom in Surrounding Communities

Source: 2023 5-Year ACS Estimates



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COST

For renters who took the community survey in 2020, 74% said that cost was an important factor when deciding to live at their current residence. Data shows that median rent in Green Bay is lower than all secondary market communities and Brown County. When compared to the median income in Green Bay, the median rent of $701 would be considered affordable to a household earning about $26,000. Current median household income for renters in Green Bay is $40,348. Thus, for a hypothetical household earning median income could afford more than 50% of the rental units available in Green Bay. Despite Green Bay having relatively low housing costs compared to surrounding communities, there is a concern of quality of units due to age. This was something that came up in both focus group interviews and the community survey.

Median rents by bedroom also indicate that Green Bay is relatively less expensive than surrounding communities. Ranges of rental unit price show that most units rent for between $500 and $999. A $1,000 price point for rental units is the limit of affordability for a household earning $40,000 annually. A very small number of units rent for $1,500 or higher, a reflection of the aging housing stock and lack of new units that have been built recently.

It is important to note that these rental figures are 2023 American Community Survey 5-year estimates (average over 5 y-ears). Actual rental rates in Green Bay and the secondary market in 2025 are likely to be higher.

Figure 39. Median Rent by Bedroom in Green Bay
Source: 2023 5-Year ACS Estimates

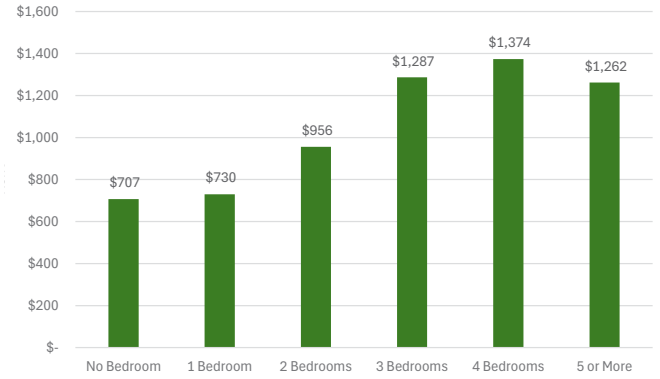
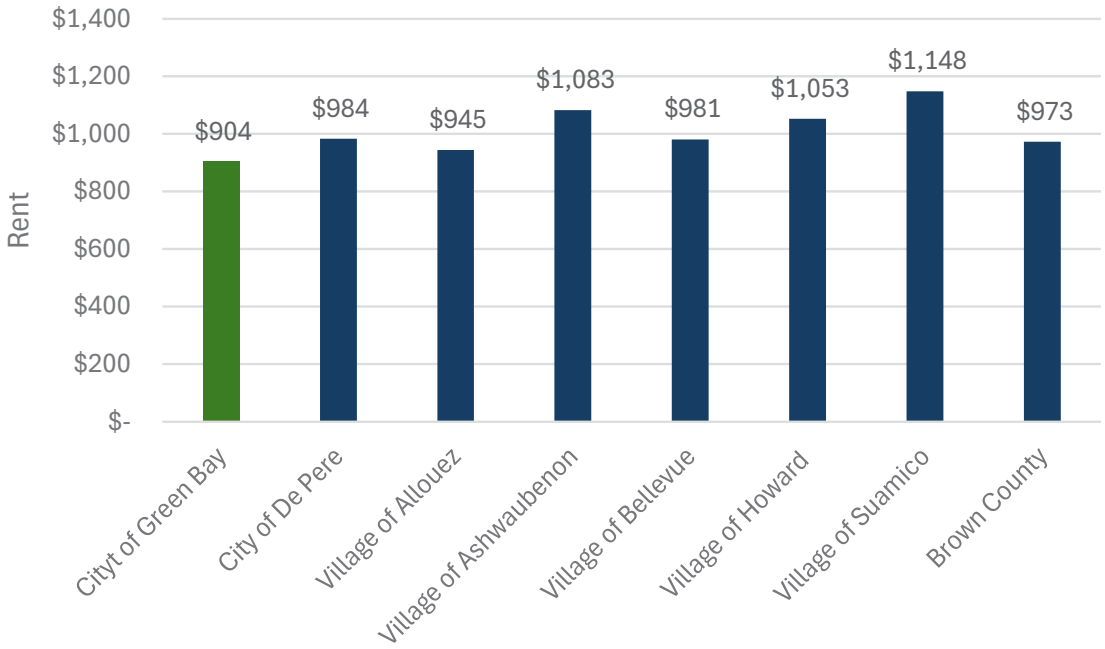


Figure 40. Current Unit Rents in Green Bay
Source: 2023 5-Year ACS Estimates



Figure 38. Median Rent in Green Bay and Surrounding Communities
Source: 2023 5-Year ACS Estimates

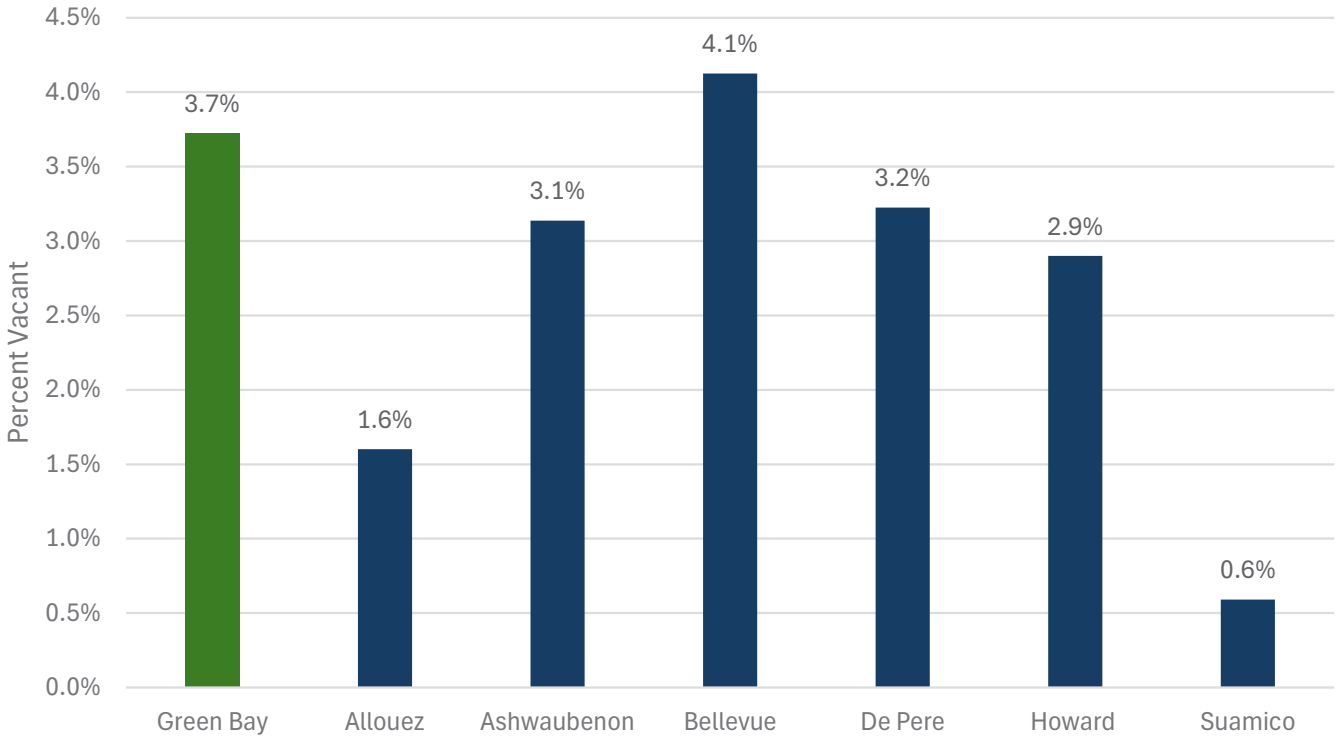


VACANCY

Vacancy rates are an important measure of the balance between housing demand and supply in a community. A typical healthy vacancy rate for renters is around 5%. This number is typically higher than the homeowner vacancy rate because rental units are more likely to sit vacant between renters. A rental vacancy rate around 5% is an appropriate balance between supply and demand, with enough available units to offer renters choice and the ability to move in somewhere right away. If the rental vacancy rate falls, it is harder for renters to find units and easier for landlords to raise rents.

The 5-Year ACS estimates for vacancy rates contain a significant margin of error (greater than 20% for Green Bay and secondary market communities), so numbers should be reviewed cautiously. Green Bay's rental vacancy rate is 3.7%, which is slightly lower than desirable. This estimate might not be too far off; a number of focus group participants noted that supply for rental units is tight and its hard for renters to find desirable units. Increasing supply and increasing the rental vacancy rate in Green Bay would be healthy for the housing market—this would give more choices for potential residents who are looking to move to the City, and provide more options for current and future residents to self-select into housing that is appropriate in size and price point.

Figure 41. Rental Vacancy Rates
Source: 2023 5-Year ACS Estimates



Note: The 5-Year ACS estimates for vacancy rates contain a significant margin of error (greater than 20% for Green Bay and secondary market communities), so numbers should be reviewed cautiously.

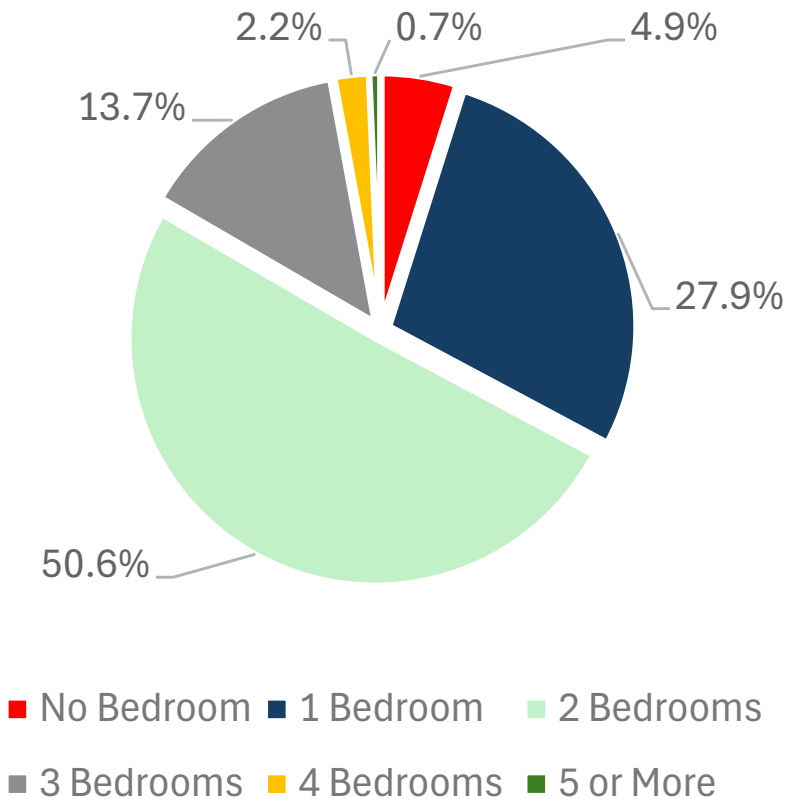
SIZE

Household size is important to the housing market, as larger households require units with more bedrooms so as not to be overcrowded (more than one person per room). Smaller units, efficiencies and one-bedroom units, serve to provide the most affordable option for households with one to two people. Currently, 5% of rental units in Green Bay are considered crowded. While renter households generally have smaller household sizes, Green Bay growth trends have shown increasing household sizes over recent years. The size of renter households decreased slightly from 2.39 (2018 5-Year ACS) to 2.35 (2023 5-Year ACS) in the 6-year timeframe.

The continued need for larger apartment units is reinforced by focus group participants who noted there is a lack of units with three or more bedrooms in Green Bay.

Within the City, about 17% (3,234) of rental units contain three or more bedrooms. Considering the current household sizes, this submarket will remain an important component to new development in the City. According to 2023 5-Year ACS estimates, 24% (4,720) of renter-occupied housing units have household sizes of three people or more. This indicates there is a shortage of approximately 1,486 units with three or more bedrooms. This shortage of "family units" is further reinforced by the 24% of renter family households who have at least one child under the age of 18 (2023 ACS).

Figure 42. Renter Occupied Units by Bedroom in Green Bay
Source: 2023 5-Year ACS Estimates

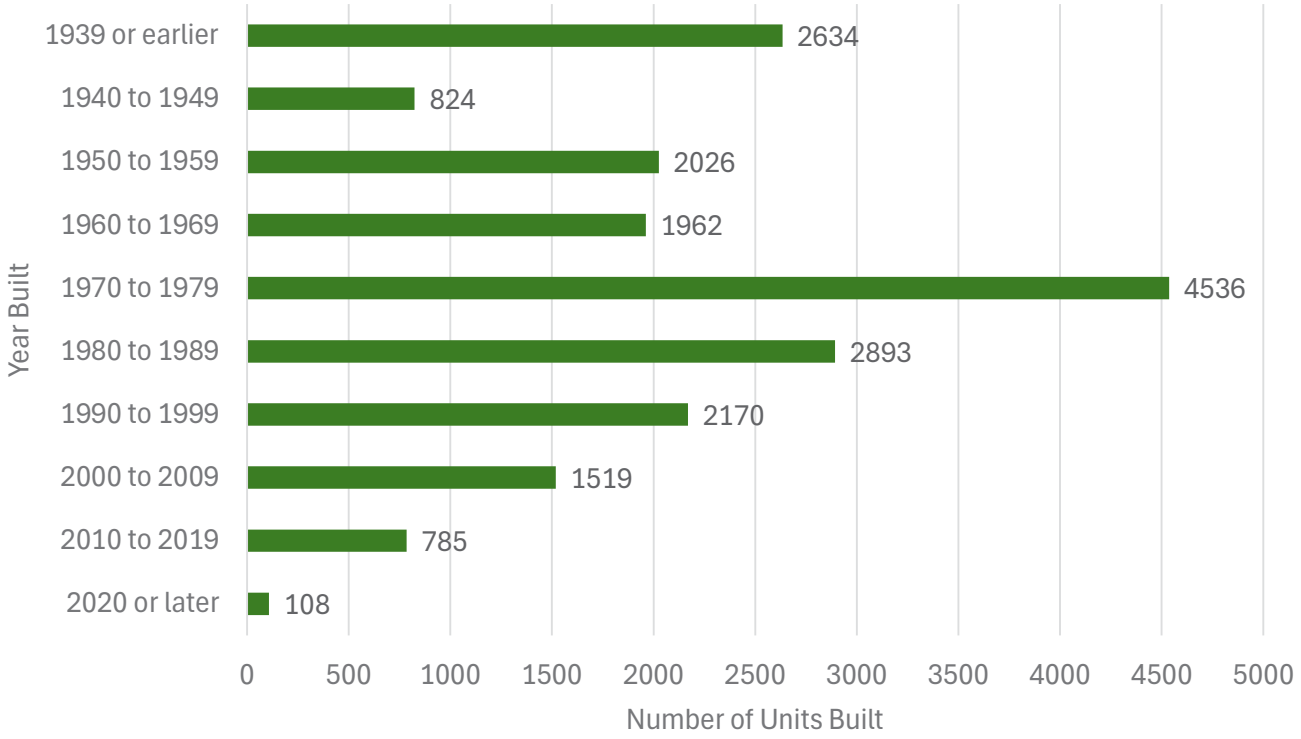


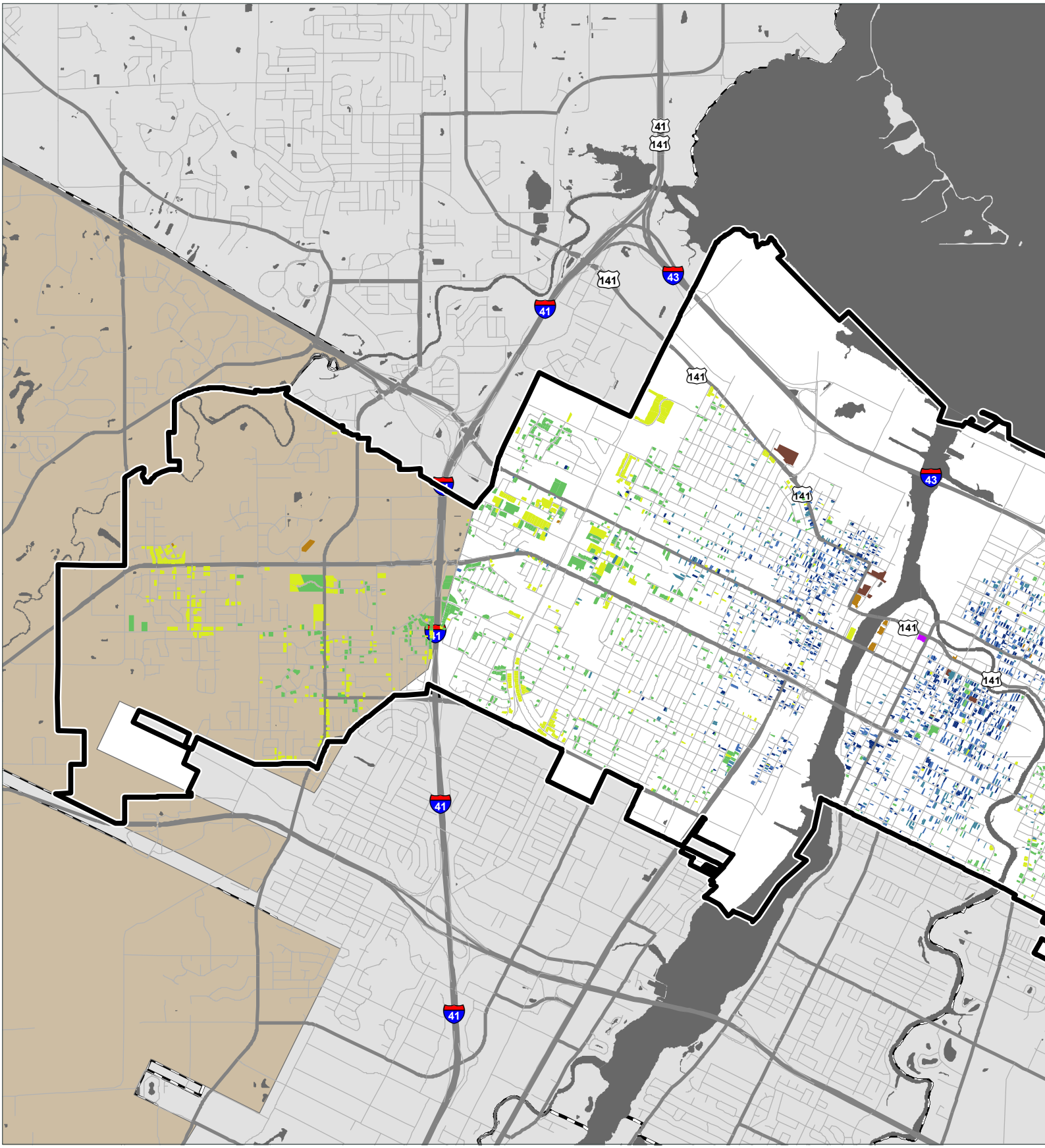
AGE OF STOCK

Green Bay's rental market consists of a variety of housing types with different time periods of construction. Approximately 62% of the City's rental housing stock was built before 1980, and 14% was built 1939 or earlier. Older units are typically more affordable to renters, while newer units offer opportunities to rent at a higher price point. See the following page for location of multi-family units by age. The majority of the oldest units are located near downtown, while the newer units are located further out.

Older units in the City that are rental units have limited risk of contaminants such as lead-based paint, however other health concerns come with age and compounded disrepair. Of respondents who took the survey, 63% of renters viewed their rental units as in either "excellent" or "good" condition. Although only 9% of renters stated the condition of their units was "poor", anecdotal evidence from focus groups supported the idea that there is a lack of desirable rental units in the City. In particular, concerns about quality and livability of units is greatest for households who are low income and have few rental options available/landlords who are willing to rent to them.

Figure 43. Year Built for Rental Units in Green Bay
Source: 2023 5-Year ACS Estimates

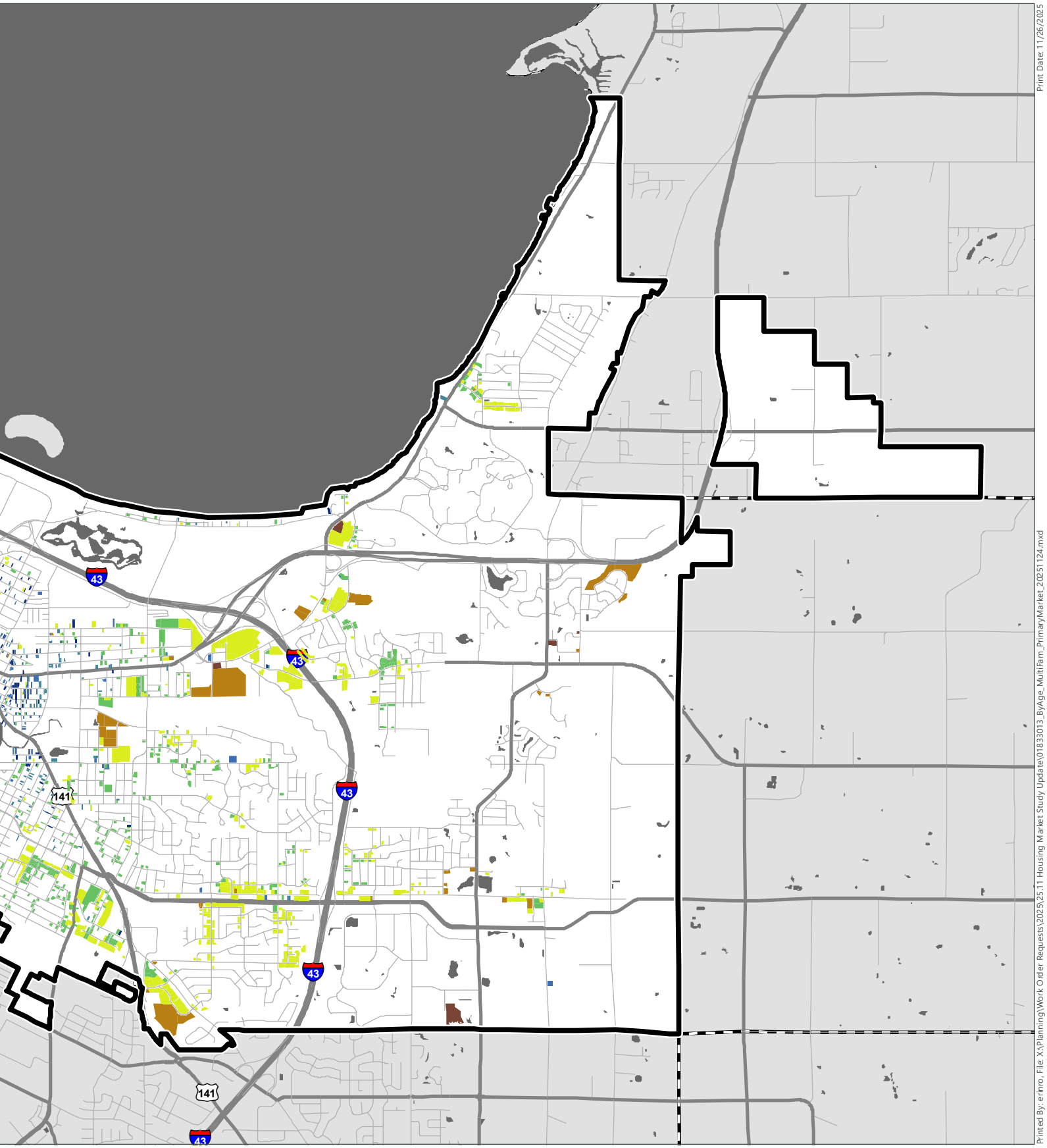




MSA

Data Sources:
Brown County GIS (2025)

0 1 2 Miles



No Building Data Available

Multi Family Residential Properties by Age

City of Green Bay Housing Study

City of Green Bay
Brown County, WI

DEVELOPMENT EXAMPLE

The following analysis shows estimated costs for a new one-bedroom apartment in Green Bay. Costs include construction costs, taxes, operating expenses and reserves for maintenance and vacancies. A break even monthly rent for this unit would be $1,870-- an increase of 46% since 2020. The table at the bottom of the page shows that this unit would not be considered affordable for very low and extremely low-income households in Green Bay. This is not considered affordable for any low-income household.

If not subsidized to lower rents, new construction can offer expanded housing opportunities for those with higher levels of income, which can free up housing at lower price points.

Figure 44. 1-Bedroom Rental (New Construction)
Source: MSA Calculations

Typical 1-Bedroom Rental Construction & Land Cost = $185,000			
Equity to Cost Ratio	20%	**Loan to Cost Ratio**	80%
Required Equity	$37,000	**Mortgage Loan**	$148,000
Annual Pre-tax Distribution Rate	10%	**Mortgage Interest Rate**	7%
Cash Payments for Equity	$3,700	**Debt Service**	$10,360
Net Operating Income		$14,060	
Operating Expenses (2%)		$3,700	
Real Estate Taxes ((2024 Effective Tax Rate of 0.019888)		$3,679	
Replacement Reserve		$300	
Effective Gross Value		$21,739	
Vacancy (5% required assumption)		$703	
Gross Potential Income		$22,442	
Breakeven Annual Rent		**$22,442**	
Breakeven Monthly Rent		**$1,870**	

Figure 45. Affordability for 1-Bedroom Rental New Construction
Source: HUD 2025 Income Limits

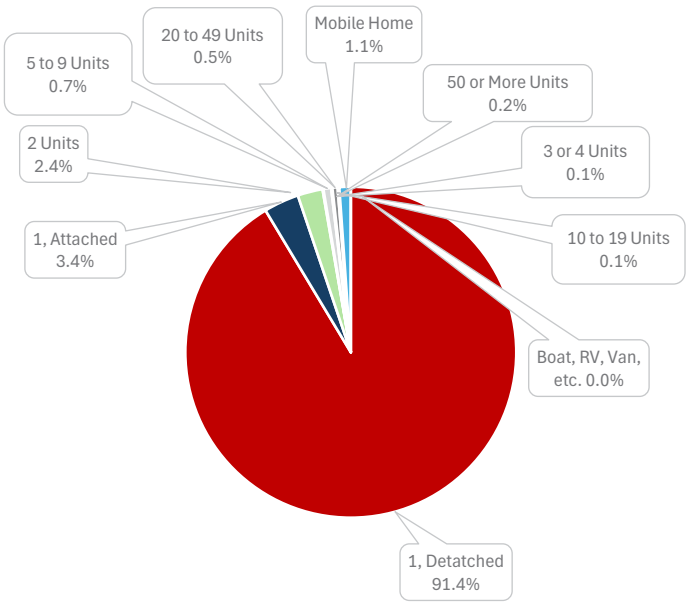
FY 2025 Income Limit Area	Maximum Monthly Housing Cost for Family of 4 (100% Median Income)	FY 2025 Income Limit Category	Persons in Family					
			1	2	3	4	5	6
Green Bay, WI HUD Metro Fair Market Rent Area	$2,763	Extremely Low Income 30% AMI	**$563**	**$643**	**$723**	**$804**	**$941**	**$1,079**
		Very Low Income 50% AMI	**$936**	**$1,070**	**$1,204**	**$1,338**	**$1,445**	**$1,551**
		Low Income 80% AMI	**$1,499**	**$1,713**	$1,926	$2,125	$2,311	$2,483

OWNERSHIP MARKET

OVERVIEW

Owner-occupied units comprise 56% of all units within Green Bay. The most common type of ownership property is single-family homes (91% of all owner occupied units). Other less common owner-occupied unit types include duplexes, townhomes (often condominiums) and mobile homes.

Figure 46. Owner-Occupied Housing Units by type for Green Bay
Source: 2023 5-Year ACS Estimates



Condominium Ownership:
A group of housing units where homeowners all own their individual unit space and share ownership of common use areas and/or building elements. The individual units typically share a wall.

AFFORDABILITY

Household income is key to discussions about housing affordability, as income determines purchasing power Using HUD's income limits, the table below shows the general purchase price a household could afford without becoming housing cost burdened (more than 30% of gross income paid toward housing). These amounts vary based on household income and household size. For a household of four earning 100% median income, $110,500, a purchase limit of $313,941 is considered affordable. Assumptions under this scenario are for a 30-year fixed mortgage and $13,500 down payment, a 7.07% interest rate, home insurance, PMI (private mortgage insurance), and a 1.56% property tax. A major change in the post-pandemic housing market is the significant increase in interest rates following historic lows in 2020 and 2021; this table in 2020 assumed a 3.9% interest rate.

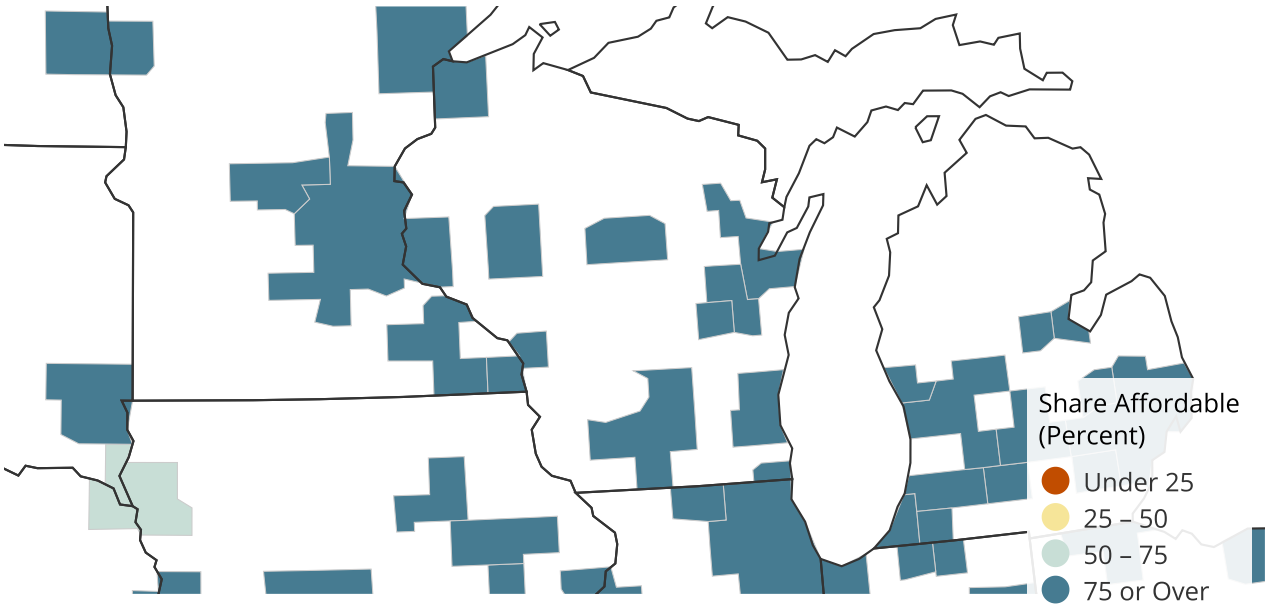
The majority of owner-occupied homes in the City are occupied by households earning above the area median income. This is not an uncommon occurrence, as increased income opens up increased ownership opportunities and eases costs associated with homeownership. Figure 48 shows that the majority of homes sold in Green Bay in 2019 were affordable to median income households, again confirming a generally older, more affordable housing stock.

While a majority of homeowners earn more than 100% median income, 34% of home owners are considered low-, very low-, or extremely low-income. Often these populations are aging homeowners who have entered retirement and have seen significant loss in income, which brings new challenges. Although these owners may own their homes free and clear, they often struggle with property tax payments, upkeep and other factors of homeownership that require continual maintenance funds and/or physical requirements.

Figure 47. Affordability Limits in the Ownership Market in the Green Bay Area
Source: HUD 2025 Income Limits

Green Bay, WI HUD Metro FMR Area	Purchase Limit (100% Area Median Income)	FY 2025 Income Category	Persons In Family					
			1	2	3	4	5	6
	$313,941	Extremely Low (30%) Income	$ 67,500	$ 76,627	$ 86,056	$ 94,488	$ 121,764	$ 137,285
		Very Low (50%) Income	$ 110,091	$ 125,842	$ 139,269	$ 154,761	$ 183,950	$ 197,487
		Low (80%) Income	$ 173,438	$ 198,197	$ 222,955	$ 245,976	$ 288,200	$ 309,566

Figure 48. Recently Sold Homes Affordable to Median Income Homeowners
Source: Joint Center for Housing Studies of Harvard University *(2019)*



HOUSING STRESS

Generally when a housing market is "tight", or competitive, this drives costs up for consumers and makes it harder for households without down payment savings. As compared to renter households, owner-households typically experience cost burden less frequently. This can be explained by a couple of factors—including homeowners earning higher incomes and 32% of homes being owned free and clear (no mortgage). Homeownership also has barriers to entry, so people must qualify to buy by meeting underwriting standards. These standards serve to minimize risk by ensuring adequate income, increased access to credit, etc.

When compared to the secondary market, Green Bay experiences higher cost burden among homeowners (16%) than all communities with the exception of the City of De Pere (17%). Of those experiencing cost burden in the City, 5% are severely cost burdened (greater than 50% of income toward housing costs).

Cost burden in the City exists primarily with owner households at or below 50% median income, those considered very low or extremely low-income. Although cost burden is more prevalent for these lower-income households, there is an oversupply of 8,735 homes available at the 0-50% median income threshold, likely due to the age of the housing stock.

There is a significant shortage at the upper end of the owner market, an undersupply of 12,385 units for those at or greater than 80% of the median income. This indicates an opportunity to provide more moderately- and higher-priced housing that is affordable and desirable to these income groups. Those homebuyers with higher incomes are therefore competing with lower-income households for homes that those with lower incomes could otherwise afford. When higher-income households compete with lower-income households, they have the financial flexibility to offer more money or better terms to sellers, forcing lower-income households to look elsewhere or to rent housing instead. The competition for units and lesser options at lower incomes can be a frustration for renter households who are hoping to buy into owner-occupied housing.

Of the renters who took the community survey in 2020, 39% said they were planning on purchasing a home somewhere in the next 2-3 years and 28% were unsure whether they would. Most respondents who said they would likely purchase a home had down payments of no more than $20,000. This further emphasizes the importance of having affordable homes ready for when renters decide to move into owner-occupied housing.

Figure 49. Cost Burdened Homeowners in Green Bay and Surrounding Communities

Source: 2017-2021 CHAS

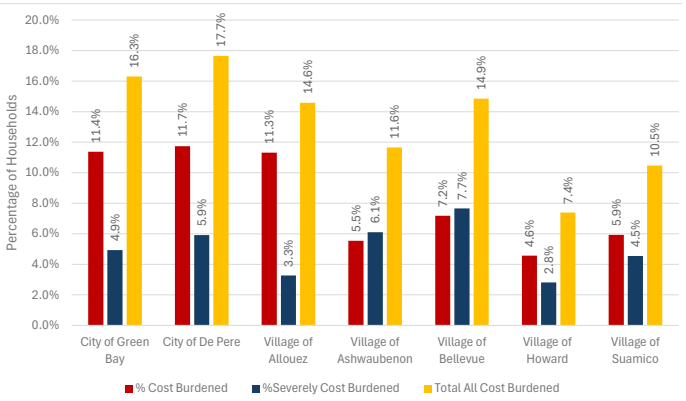


Figure 50. Owner Cost Burden by Household Income

Source: 2017-2021 CHAS

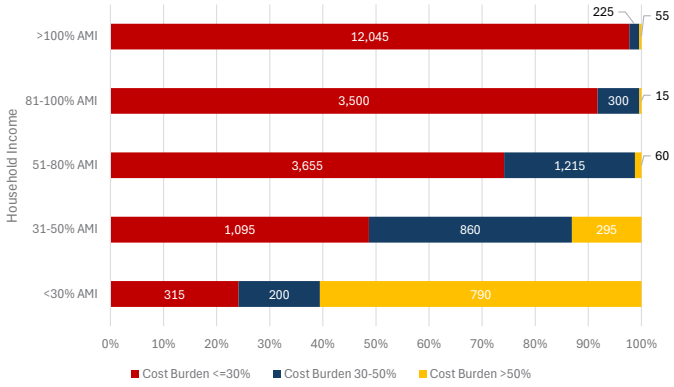


Figure 51. Ownership Unit Mismatch in Green Bay

Source: 2017-2021 CHAS

	Owner-Occupied Stock	Owner Households	Over/Under Supply
0-50% AMI	12,290	3,555	8,735
50-80% AMI	8,685	4,930	3,755
80-100% AMI	1,885	3,815	(1,930)
>100% AMI	1,870	12,325	(10,455)

HOMEOWNERSHIP UNIT CONSUMPTION

The US Census and HUD assess how many households are over- and under-consuming housing. The previous graphs and tables in this chapter have suggested that higher-income households have been purchasing down in the market or looking outside of Green Bay when securing housing, but what units are they actually occupying? Figure 52 shows that 9% of units affordable at 50% median income are occupied by households earning greater than 80% median income. These homes are affordable to higher-income households and provide desirable ownership options for high-income earners. However, it does provide increased competition that precludes lower-income earners from entering the ownership market.

Green Bay also has the reverse happening, households at lower incomes are purchasing beyond what is considered affordable to them. 39% of units affordable at 100% median income or greater are being purchased by households at or below 50% median income. However, the ownership market is primarily dominated by households earning over 100% median income. These households are generally under consuming in the housing market—the percentage of their income spent on housing costs is extremely low. While this is beneficial to individual households, it strains the market and ultimately increases sale prices in all housing price ranges and removes more affordable housing options for lower-income households. Affordable home ownership was confirmed as one of the top unmet housing needs in Green Bay right now in the community survey and focus groups.

Overall, 66% of ownership units in Green Bay are units without a mortgage (assumed to have been purchased 15 or more years ago). Of the 66%, 29% of these units are owned by households considered low-income. This reflects the prevalence of low-/fixed-income retirees among those who own a home without a mortgage. A number of these aging homeowners are staying in place, at least for the time being, which puts a strain on the available housing stock as new residential construction has lagged behind demand.

Figure 52. Homeownership Unit Consumption by Household Income in Green Bay
Source: 2017-2021 CHAS

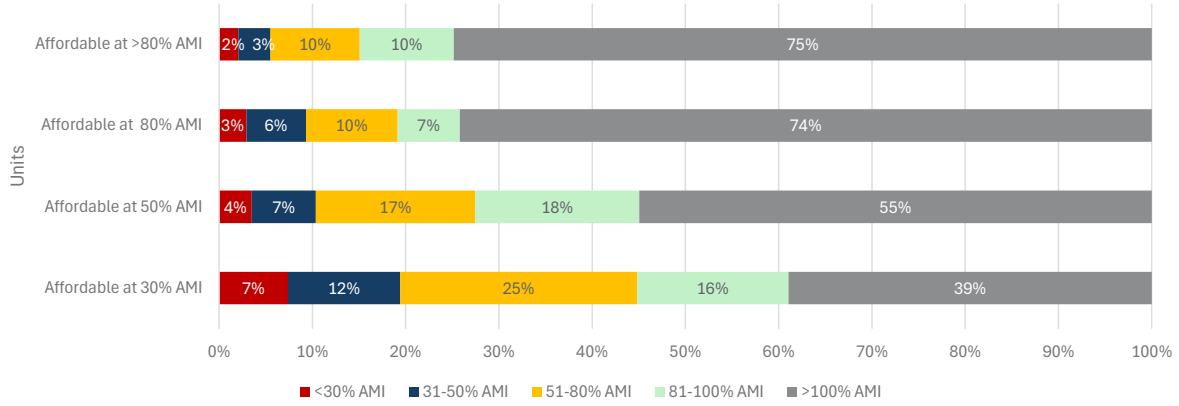


Figure 53. Ownership Unit Household Occupancy by Mortgage Status
Source: 2017-2021 CHAS

		Households by Income				
		<30% AMI	31-50% AMI	51-80% AMI	81-100% AMI	>100% AMI
Units With a Mortgage	Affordable at 50% AMI	635	650	1170	525	1255
	Affordable at 80% AMI	80	355	490	620	1215
	Affordable at 100% AMI	45	60	80	50	420
	Affordable above 100% AMI	35	25	90	100	475
Units Without a Mortgage	Affordable at 50% AMI	265	820	1925	1455	3495
	Affordable at 80% AMI	225	240	995	905	3555
	Affordable at 100% AMI	10	60	105	75	975
	Affordable above 100% AMI	4	40	90	90	935

HOUSING COST

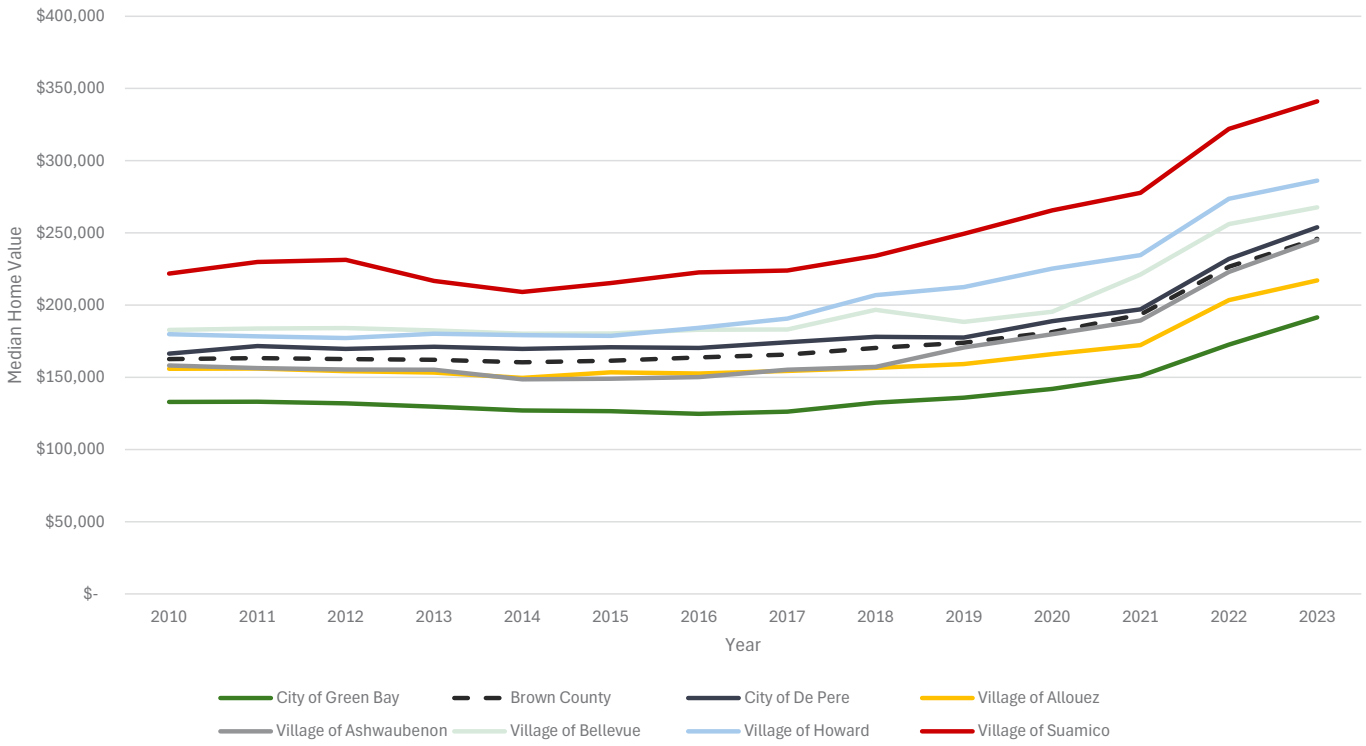
An important aspect of the housing market study is the cost of supply. The figure below indicates the median value for owner-occupied units, as estimated by the ACS. While cost and value are not strictly synonymous, in the housing market they are typically aligned. This figure shows that compared to the secondary market, housing in the City is relatively affordable at the low end of the regional market. Median home value is expected to increase as the city adds newer housing units to the ownership market.

Green Bay's housing values decreased by approximately 5% between 2010 and 2017 and finally increased in 2018 back to just below what the median value was in 2010 ($132,900 compared to $132,500). Since 2017, the city has seen stronger annual increases. From 2021 to 2022, the city had the highest increase in annual change of home values in over a decade (14%).

Increasing housing value despite an aging housing stock was something that was discussed as a housing issue in several of the focus groups. Cost was also the number one response when homeowners were asked in the community survey what the most important factors were in the decision to live at their current residence.

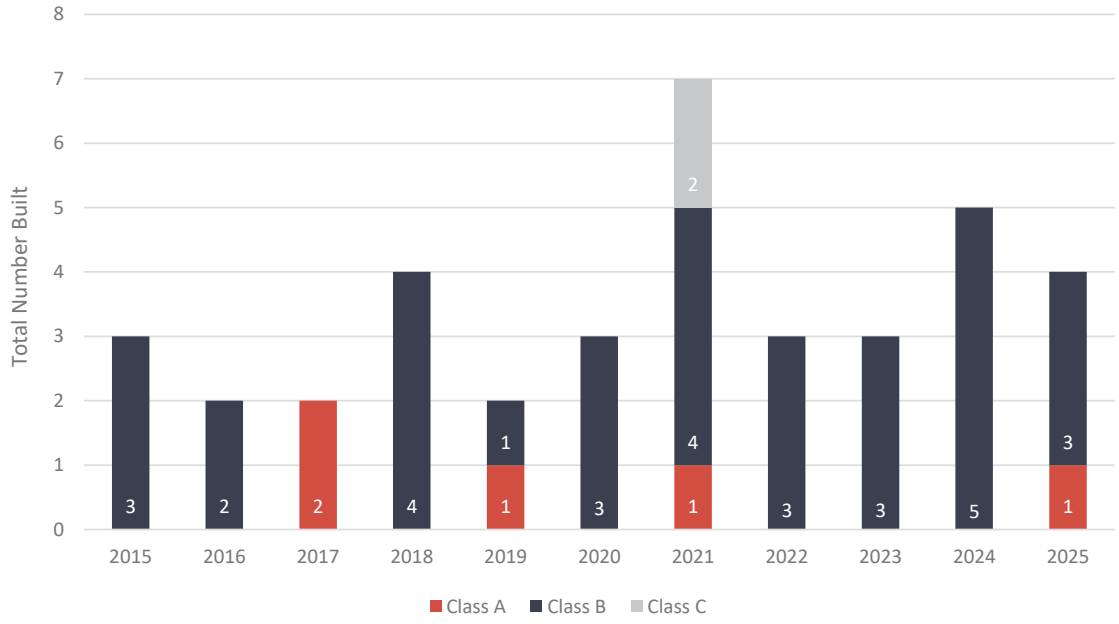
Note: ACS estimates are based on a sample polling of homeowners, so these estimates do include error.

Figure 54. Median Value of Owner Occupied Housing Units in Green Bay and Surrounding Communities
Source: 2010-2024- 5-Year ACS Estimates



MARKET TRENDS

Figure 55: Multifamily Developments in Green Bay 2015-2025
Source: 2015-2025 CoStar



Multi-Family Development Trends

CoStar real estate data tracks the commercial and multi-family market for trends and market forecasts. According to CoStar, the use of building class allows for comparison between the same building types on the basis of quality. Per the CoStar glossary, "The options are Class A, B, C, or F, with assignment depending on a variety of building characteristics, such as total rentable area, age, building finishes and materials, mechanical systems standards and efficiencies, developer, architect, building features, location/accessibility, property manager, design/tenant layout, and much more."

There are no Class F developments since 2015 in Green Bay, and 82% of the multi-unit developments collected by CoStar were classified as Class B. Only 13% ranked as Class A, and there were only two developments built in 2021 that are rated as Class C. The high share of A and B buildings may be largely attributed to the fact that these properties were built recently.

MARKET TRENDS

Detached Single-Family Homes

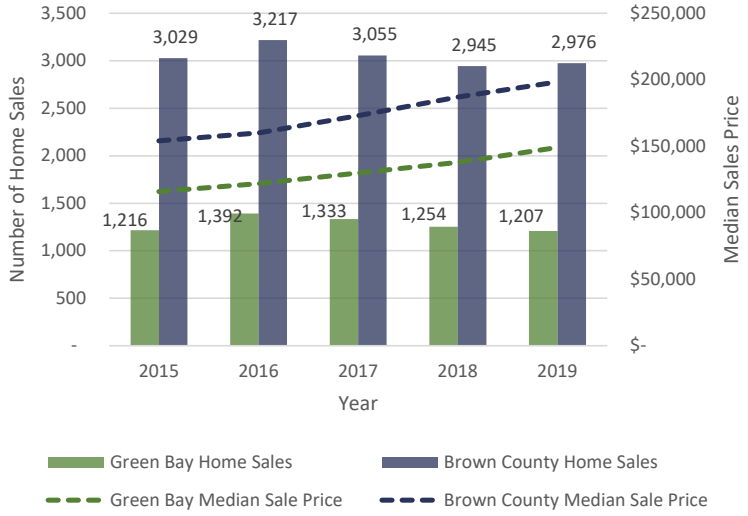
When comparing housing values to sale prices of detached single-family homes on the Multiple Listing Service (MLS), these trends also show that the median sale price for homes in Green Bay increased by 28% in Green Bay. This closely tracks the increase in Brown County during the same time period (29%). Despite the increase in median sale price, the total number of sales for single family homes has remained relatively constant (a decrease of 1% between 2015 and 2019).

The average days on the market for homes in Green Bay between 2015 and 2019 decreased from 99 to 67, reinforcing the tight supply that is occurring. With a tight supply, homes are typically not on the market for long and multiple buyers often put in offers on the same home.

Average months of supply is a good indicator of how balanced the housing market is. Six months of inventory is generally considered a balanced housing market. In 2019 Green Bay had three months of inventory, the same as Brown County.

Figure 56. Detached Single-Family Home Sales in Green Bay and Brown County

Source: Multiple Listing Service (Unchanged since 2020 study)

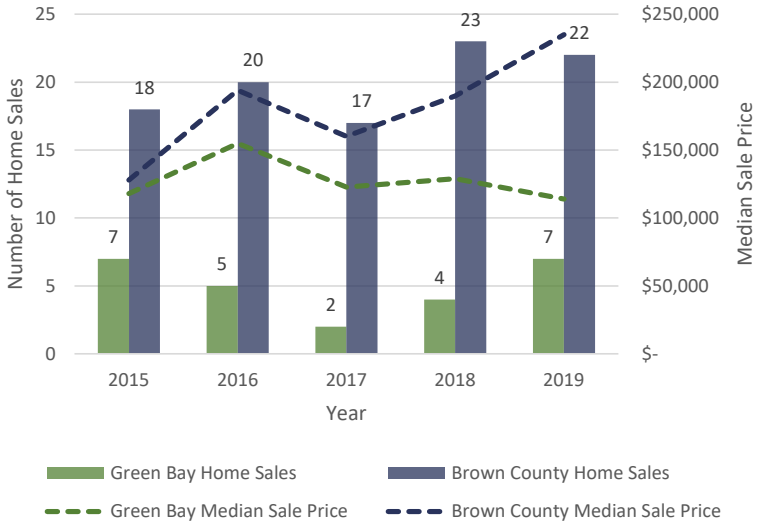


Attached Single-Family Homes

Attached single-family housing is single family housing that shares a wall or walls with another homes (e.g. townhomes and rowhouses). This type of housing makes up only about eight percent of Green Bay's housing stock. Consequently, attached single-family home sales are low. Only 27% of the existing attached single-family stock is currently owner-occupied, this is also a contributing factor to low turnover. Total sales of attached single family units between 2015 and 2019 was just 25 sales, though sales did decrease to only two units in 2017. The median sale price has also remained unchanged in Green Bay between 2015 and 2019. The median sale price in the County increased by 83.7% during this time period. This is likely due to the relatively large impact new units have on the small pool of this unit type, but could also be due to increased demand. Responses to the community survey indicated that 7% of respondents would be interested in attached townhouses/ rowhouses if they were to move in the future.

Figure 57. Attached Single-Family Home Sales in Green Bay and Brown County

Source: Multiple Listing Service (Unchanged since 2020 study)



MARKET TRENDS

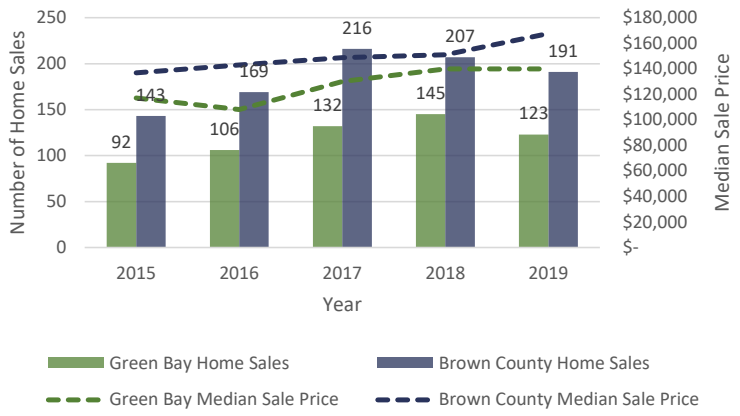
Duplex/Twin Homes

Duplex/twin homes comprise about 15% of Green Bay's housing stock. Accordingly, they also make up a small number of home sales in the City, though the total sales has increased in recent years. Between 2015 and 2019 the number of duplex sales increased from 92 to 123 (an increase of 34%). During the same time period, median sale price increased by 20% (from $117,100 to $139,900).

Other indicators of balance in the market for these types of unit include days on market which decreased from 96 in 2015 to 76 in 2019. Total months of supply remained unchanged during this time period.

Although this is a relatively small percentage of the housing stock, real estate data indicate that there is increasing demand for these types of units. Eight percent of respondents to the community survey indicated they would be interested in living in a duplex if they were to move in the future.

Figure 58. Duplex Home Sales in Green Bay and Brown County
Source: Multiple Listing Service (Unchanged since 2020 study)



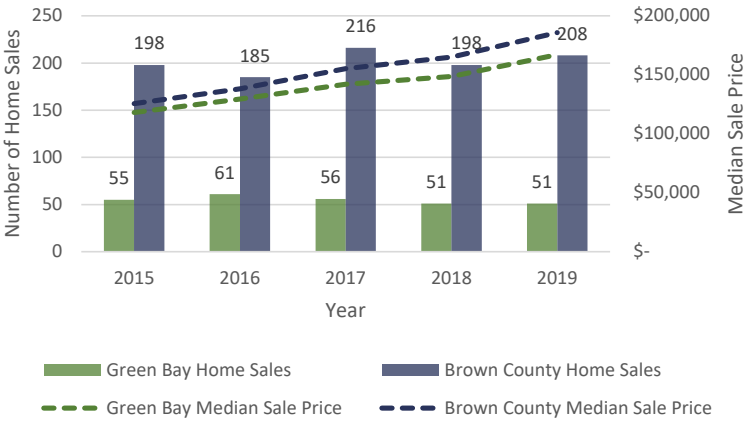
Condos

Condominium is a type of ownership. It's similar to a traditional single-family home in that the owner owns the individual unit, however there is joint ownership with other condo owners for common grounds, hallways, etc. The physical type of structure where condominium ownership is most commonly found is in attached single-family homes and multi-family buildings.

Between 2015 and 2019, condo sales in Green Bay remained relatively stable (55 in 2015 and 51 in 2019). Despite a stable number of sales, prices have gone up 42 % between 2015 and 2019. Average days on market also significantly decreased from 171 to 82 days (52% decrease) from 2015 to 2019. This was more severe than the decrease in Brown County (120 to 86 days, a decrease of 28%). Months of inventory was six in 2015 and then decreased to three in 2016/2017 but went back up to six in 2019. Months of supply is slightly lower in Brown County (five months).

These indicators in the condo home sales market indicate that there has been increased interest in condos in recent years. Responses to the community survey confirm this finding—16% of respondents said if they were to move in the future they would be interested in condo ownership.

Figure 59. Condo Home Sales in Green Bay and Brown County
Source: Multiple Listing Service (Unchanged since 2020 study)

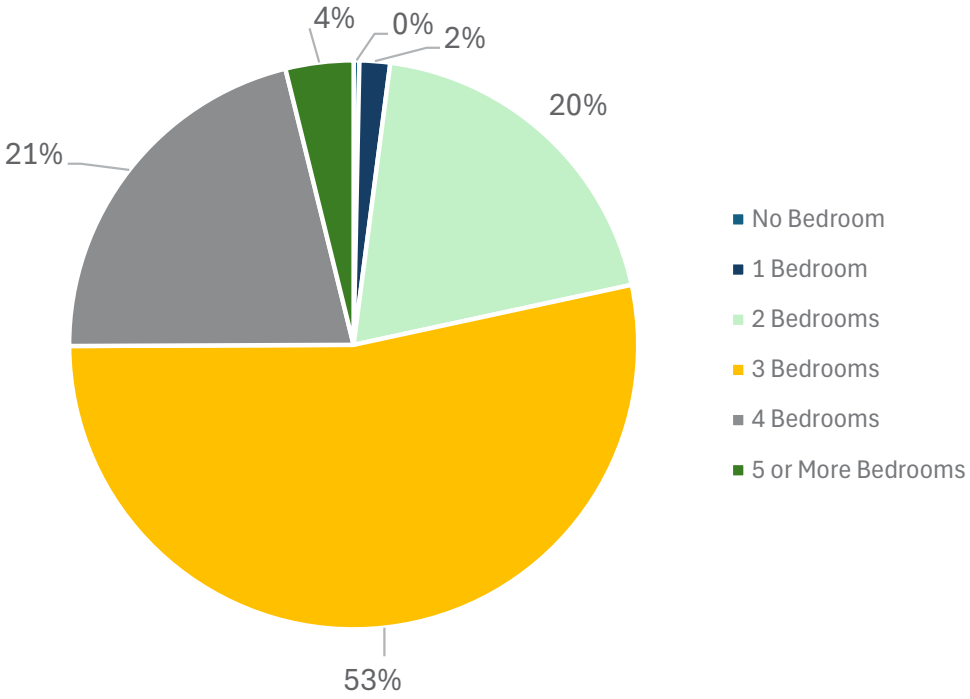


OWNERSHIP UNIT SIZE

The most common bedroom size for owner-occupied units within the City is three bedrooms (53%), followed by two bedroom (20%) and four bedroom (21%) units. Ownership units are typically larger in size than rental units, which is a large part of their appeal to families. Of those homeowners who took the community survey, 34% said they have one or more children under the age of 18 living in their household, and 18% said they have children or dependent adults over age 18 living in their household, this is actually 2% less than renters who responded to the survey. It's important the City provides ownership housing that can support both families with children and without.

Figure 60. Owner-Occupied Units by Bedrooms

Source:2023 5-Year ACS Estimates



HOUSING FOR SPECIAL POPULATIONS

OVERVIEW

This section further investigates the special populations of Green Bay and the secondary market — the student population, disabled population, homeless and the elderly. Ensuring adequate housing for all of these groups is important to the overall health of the housing market in Green Bay. The unique housing needs of these populations are often overlooked, yet these needs grow in proportion to overall population growth.



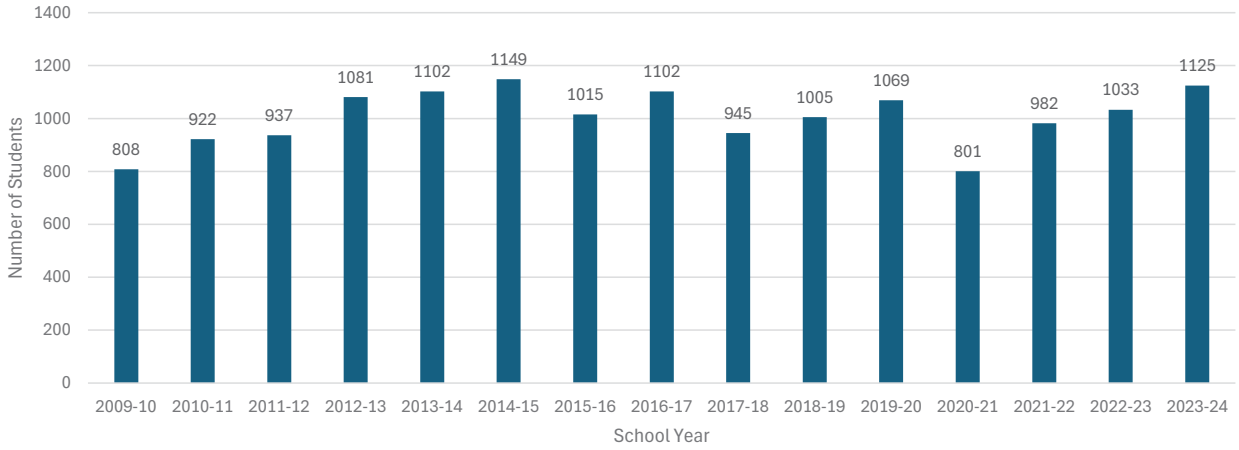
Woodfield Village Senior Apartments



Northeast Wisconsin Technical College Housing

HOMELESSNESS

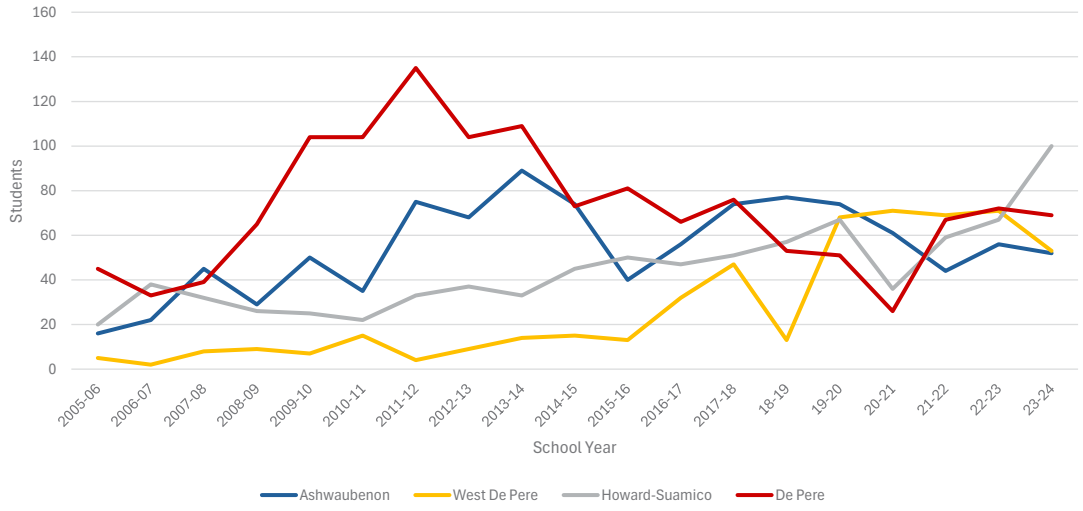
Figure 61. Green Bay School District Homeless Student Enrollment
Source: Wisconsin Department of Public Instruction



Youth Homelessness is tracked at family level by school districts in Wisconsin and the Wisconsin Department of Public Instruction. Different than traditional measures of homelessness which look at individuals both unsheltered and in transitional or emergency shelter, youth homelessness is a measure of housing instability. The definition of homelessness as tracked by educational institutions includes students who lacked a permanent nighttime residence. While these students are often not in the shelter system, they have an unknown place of residence on a nightly basis, often staying in hotels on a temporary or permanent basis or "doubling up" with other families temporarily.

The number of homeless students in the Green Bay School District has, overall, risen in the past eight years. This is an indicator of a tight housing market as instability, especially inability to find and afford rental units often forces individuals to find shorter-term options for their families. This is often temporary until more secure housing is located. The school district serves the City of Green Bay, Village of Allouez, Village of Bellevue, Town of Scott, parts of Ledgeview, Eaton and Humboldt. Howard-Suamico has seen consistent increases in homeless student enrollment, while other communities have started to see a decline in enrollment in recent years.

Figure 62. Surrounding Community Homeless Student Enrollment
Source: Wisconsin Department of Public Instruction



Anecdotal feedback from the 2020 focus groups indicates that organizations working with the homeless are seeing an increase in young adults (age 17-30) because homelessness is cyclical. Children growing up in homeless households often don't know how to sustain stable housing once they transition from a homeless shelter into housing because they have not grown up in a household with stable housing.

When looking at the wider population, the Brown County Homeless and Housing Coalition has the greatest wealth of data for homelessness in the region. According to the Point-in-Time data captured annually of those in Emergency Shelters/Motel Vouchers, in Transitional Housing, and Unsheltered, while 2013-2019 showed marginal growth and some decline, since 2019 the total number of homeless counted has increased about 68%.

It is important to note that part of increased counts in homeless populations served could be due to increased capacity for services, meaning that Brown Coalition may have increases, at least in part, due to the ability to service more people. In 2024, 84 per 10,000 residents experienced homelessness in the Brown Coalition service area, compared to 36 per 10,000 for the state.

There are a variety of reasons a person may be homeless, many of which are not directly tied to housing availability, such as poverty, unemployment, physical or mental health issues, drug or alcohol abuse, domestic violence and abuse. However lack of affordable housing can contribute to homelessness, so it is important to consider the homeless population in Green Bay.

Figure 63. Brown County Total Homeless Clients Served, 2013-2024
Source: Point-In-Time Data 2013 - 2024 — Institute for Community Alliances

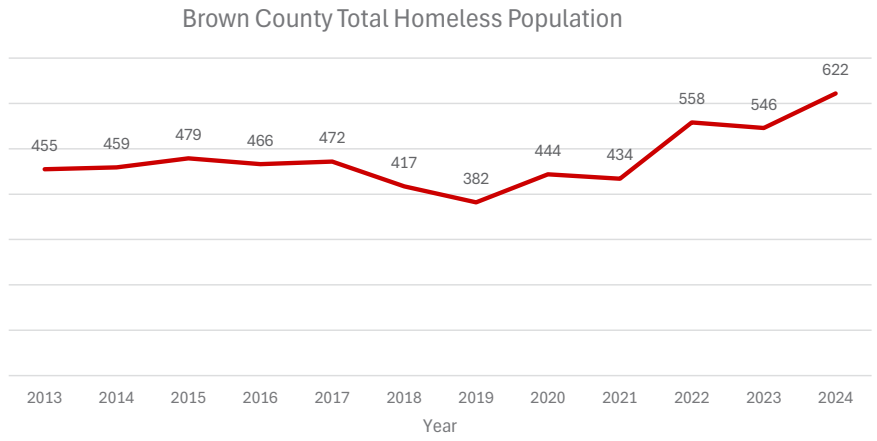
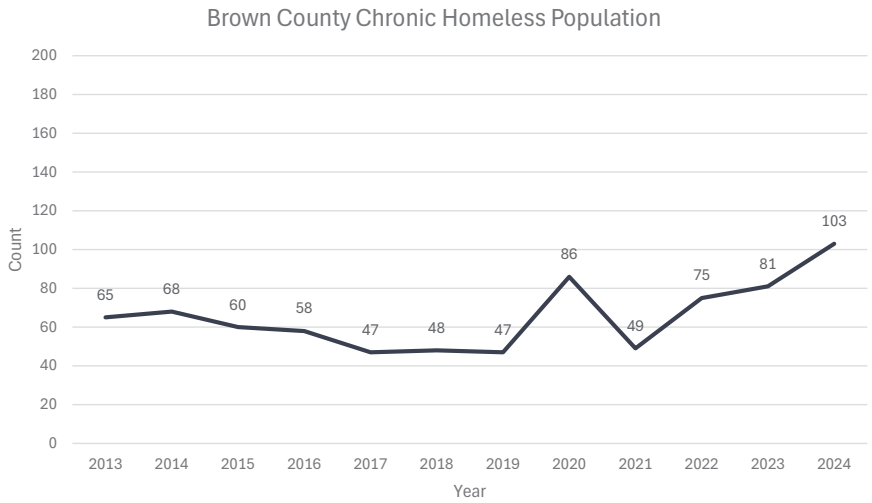


Figure 64. Brown County Total Chronic Homeless, 2013-2024
Source: Point In Time Data 2013 - 2024 — Institute for Community Alliances



A chronically homeless person costs the taxpayer an average of $35,578 per year. Costs on average are reduced by 50% when homeless are placed in supportive housing. Supportive housing costs on average $12,800 per year.

-National Alliance to End Homelessness

AGING POPULATIONS

The elderly population is an important factor in housing as many are current homeowners, and some will require different accommodations, specialized housing, or programming to assist aging-in-place. Senior housing generally refers to the combination of services and housing that allow them to continue to live comfortably. This ranges from continuing to live in their own home with virtually no services, to townhomes and apartments that offer the ability to "downsize" their residence, specialized housing units with limited services, and different types of assisted living facilities.

There are three popular types of senior-specific housing: 1) Nursing Homes—primarily for adults with serious medical needs. 2) Assisted Living facilities—offer residents the ability to live a free and independent lifestyle, but they also receive regular support for a range of daily activities, from cleaning to meal preparation to medication management. Residents are also offered a calendar of special events, activities, trips, and many opportunities for social engagement. 3) Independent living facilities—ideal for individuals who can still live independently but enjoy having access to assistance when needed/desired such as dining, medical care and entertainment.

Within the greater Green Bay area as of 2020, there are five nursing homes offering 405 beds, 12 assisted living facilities offering 749 beds and 12 independent living complexes (5 are income restricted). Rents at the independent living complexes fall into the following ranges :

- Studio: $890–$2,050
- One Bedroom: $345–$2,500
- Two Bedroom: $585–$2,850

As varying levels of services are included with different types of housing for aging populations, typical affordability standards do not apply. Often senior households will pay up to 50% of their income for market rate senior housing, up to 90% of their income for specialized and assisted living, often funded in part through sales of an owned home. Many households age 62+ in the City are still homeowners (56%). Over the next 20 years, nearly 15,000 residents will age into the 80+ age category, and may look to sell their housing for other living options. Selling homes as people age is not an easy task. As the housing tenure data on the next page shows, home ownership peaks around age 70 and many desire to stay in their current home as long as possible. This suggests a need for services to enable that objective while maintaining and adapting existing housing.

Figure 65. Housing Income and Tenure Aging Population
Source: HUD CHAS 2017-2021 62+ Household Income and Tenure

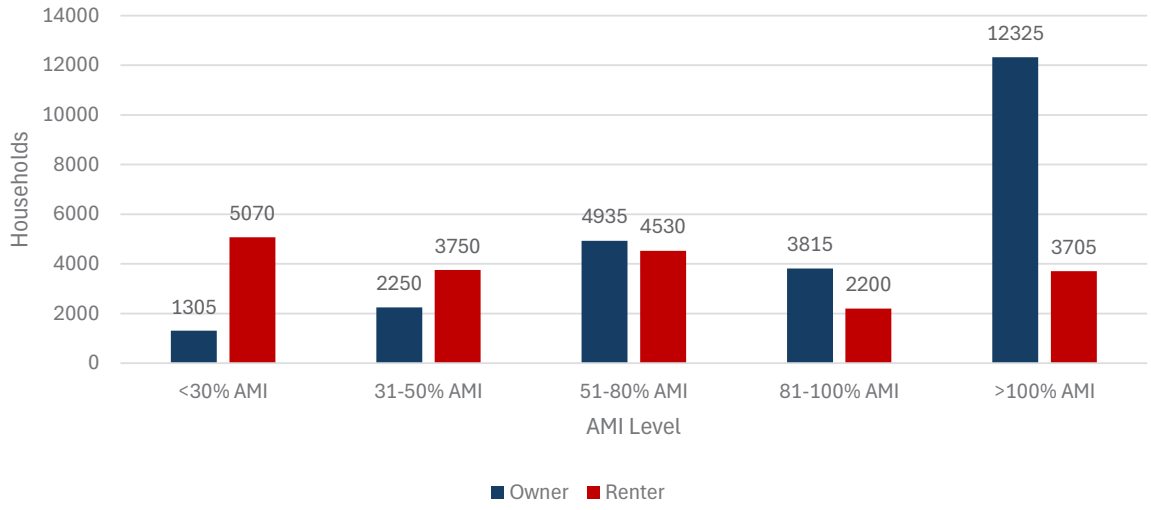


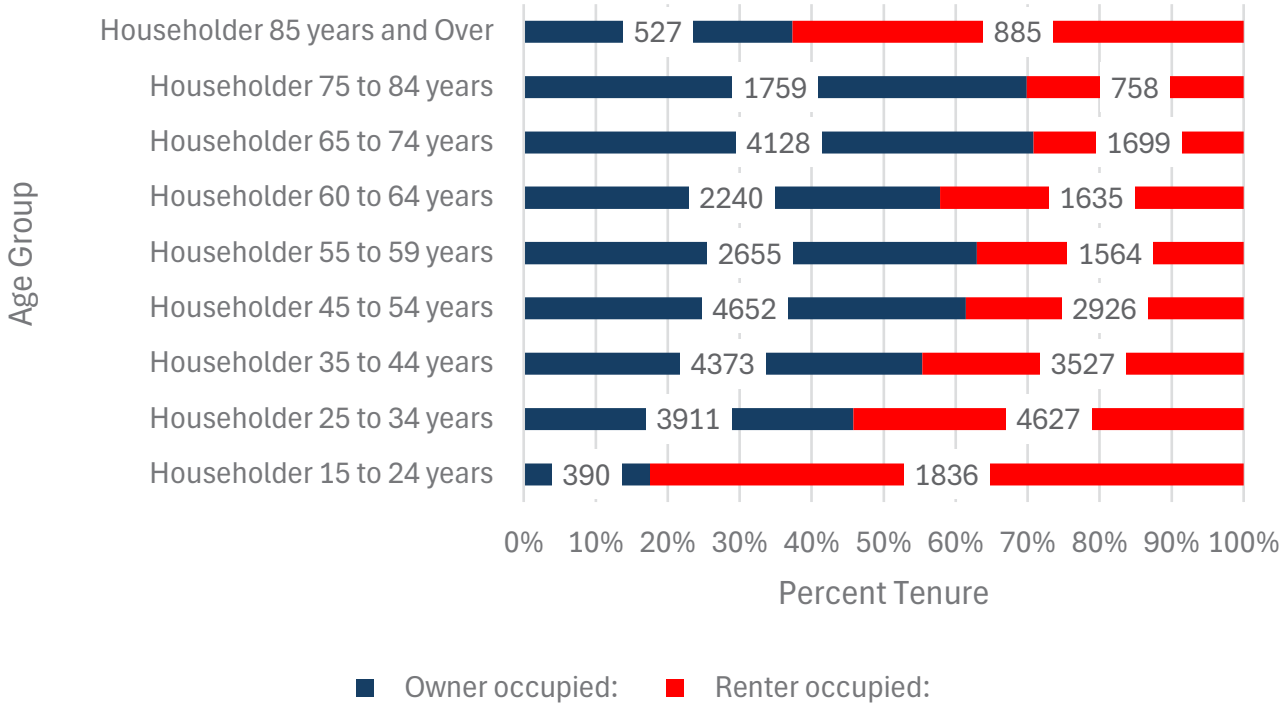
Figure 66. Housing Income and Tenure Aging Population
Source: HUD CHAS 2017-2021 62+ Household Income and Tenure

62+ Household Income and Tenure		
	Owner	**Renter**
<30% AMI	670	1,511
31-50% AMI	1,355	1,085
64-80%	1,905	760
81-100%	1,445	355
>100%	3,375	650

77% of respondent to the 2018 AARP Home and Community Preferences Survey (age 50+) state they would like to remain in their community for as long as possible.

76% would like to remain in their current residence for as long as possible.

Figure 67. Housing Tenure by Age in Green Bay
Source: 2023 5-Year ACS Estimates



DISABLED POPULATIONS

Persons with a disability do not inherently require access to specific housing types or accommodations. It is dependent on the type and severity of the disability. More commonly persons with a disability receive services and accommodations as they continue to age and require more specialized forms of housing. This is due to the percentage of population by age, that experience a disability being disproportionately higher in aging and senior housing holds which is not fully the case in Green Bay, as a higher portion of younger and middle age adults have a disability.

Wisconsin DOA projections for Brown County project that there will be a 37% increase in those age 70-79 by 2040, and a 127% increase in those aged 80 and older. A 2007 study by Smith et. al. published in the Journal of the American Planning Association projects that due to the aging population, 21% of all households will have at least one disabled resident in 2050. They also estimate there is a 60% likelihood that a newly built single-family detached unit will house at least one disabled resident during its expected lifetime. Because many seniors desire to live independently for as long as possible, this suggests a growing need for housing that is accessible.

When most housing units are constructed, they are not traditionally built using methods that easily accommodate aging populations and often require renovation such as wider doorways, lower counter tops, zero entry shower/ baths. However, many municipalities have requirements that mandate a percent of new construction be built using universal design standards. These standards often not only provide access to persons with and without disability, but are cheaper to construct on a per unit basis.

Figure 68. Disabled Population by Age
Source: 2023 ACS 5- Year Estimates

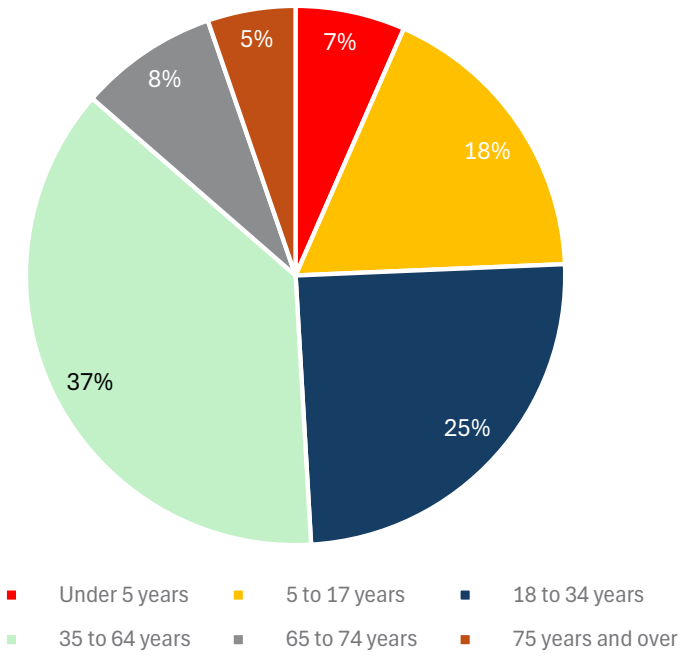


Figure 69. Age Projections for Brown County
Source: Wisconsin Department of Administration

Green Bay	2020	Projected 2050	Projected Percent Increase
0-9	33,349	34,235	2.7%
10-19	36,939	38,215	3.5%
20-29	35,205	37,250	5.8%
30-39	36,097	37,335	3.4%
40-49	32,279	38,730	20.0%
50-59	35,484	35,105	-1.1%
60-69	31,670	32,255	1.8%
70-79	18,123	24,815	36.9%
80+	95,94	21,800	127.2%

**Based on WI DOA age cohort projections for Brown County*

ACCESSIBILITY

Current trends indicate that households including individuals with disabilities span all income levels, including those capable of affording market-rate housing. However, lower-income households are more likely to experience under-reporting or undiagnosed disabilities due to limited access to affordable healthcare services. Reliable local data on the availability of accessible housing units is lacking. National estimates suggest that only about 1% of single-family homes are considered accessible, highlighting a significant gap in the housing stock.

Of particular concern is the high number of individuals with hearing or vision disabilities within the 0–30% area median income (AMI) bracket. While these disabilities may not always require structural housing modifications, they still present unique challenges.

The most critical concern lies with the 2,455 households earning below 50% AMI and living with ambulatory disabilities. These households face the dual challenge of extremely limited income and a heightened need for physical accessibility features— features that are often unavailable in existing housing. This combination places them at an elevated risk of housing instability and homelessness.

Figure 70. Disabled Population Independent Living Ability

Source: 2023 ACS 5- Year Estimates

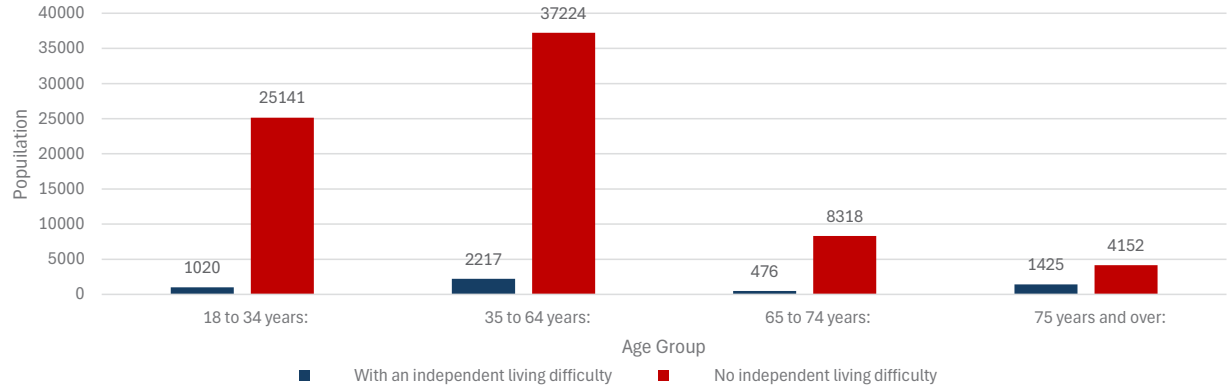
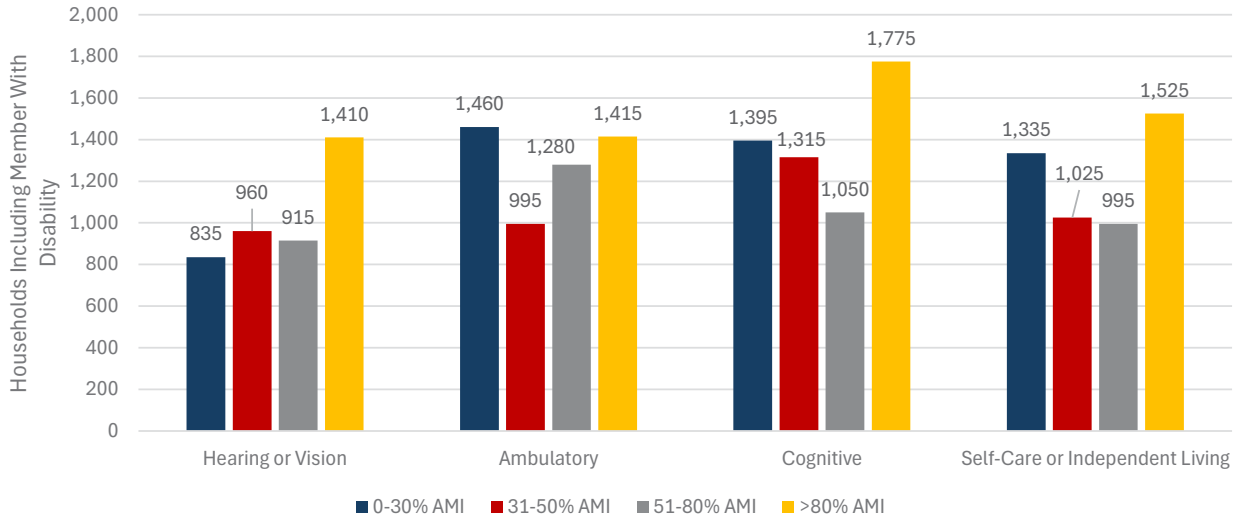


Figure 71. Disability and Income for Green Bay

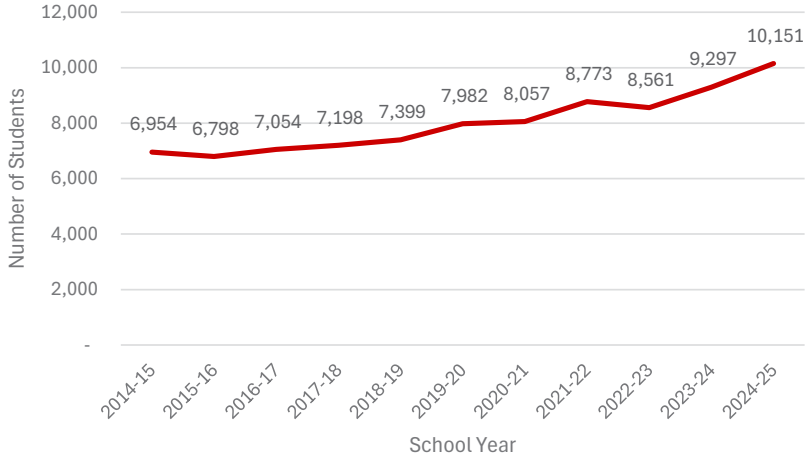
Source: HUD CHAS 2017-2021



STUDENT POPULATION

Figure 72. UW Green Bay Student Enrollment

Source: University of Wisconsin Green Bay





University of Wisconsin Green Bay

Green Bay is home to several universities and a technical college. We only include three in our discussion below because they have the greatest impact on Green Bay's housing market, particularly when students live off-campus. There are both positive and negative impacts on the housing market when college students live off-campus within a community. Firstly, they increase demand for homes within walking distance of the campus, which can be positive. On the other hand, they also place additional pressure on a tight affordable housing market. Student housing can also aid in driving rent up as landlords can charge more, especially when homes are rented by the room, and most students sign a one-year lease so landlords can raise rents every year if the market will allow it.

University of Wisconsin - Green Bay

The University Wisconsin Green Bay has experienced enrollment growth in the past 10 years. Their most recent enrollment number for the 2024-25 school year was 10,151. UW Green Bay has Resident Halls, Private Room Apartments and Shared Room Apartment options for its students on-campus. As of 2020, the residence halls housed 794 students, the private room apartments housed 716 and the shared room apartments housed 567. According to the university, nearly 80% of students at UW Green Bay live off campus and commute for class, which is just over 8,000 students. The University has no way of comprehensively analyzing where these students live, because they often have on file only a "home" address which may be their parents' home. It is presumed a sizable majority of those living off-campus live in the City of Green Bay.

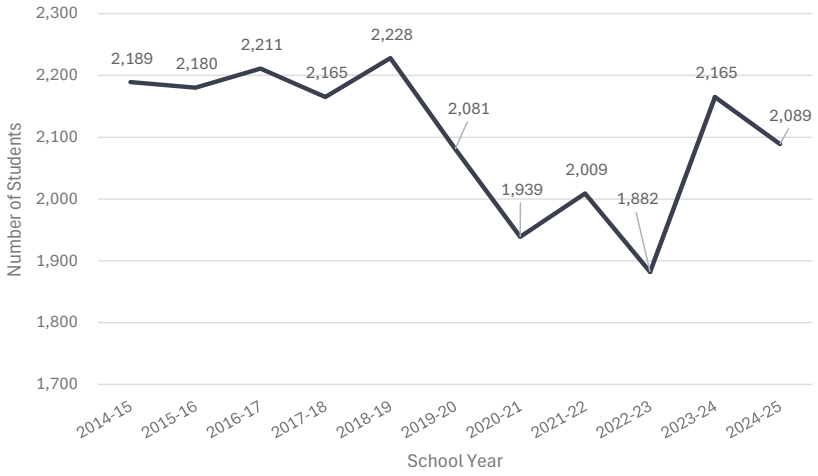
There were 11 UW-GB students who responded to the community survey, 73% said they live in Green Bay, the remainder live in Allouez, Bellevue and Howard. For those who do not live in Green Bay, the reason is because they couldn't find the housing they wanted, housing prices are too high or they were looking for a more desirable neighborhood character. These students live in a mix of detached single family homes, duplexes and larger apartment complexes (5 or more units per building).

Cost is by far the most important factor for these students when they chose where to live. Half of these students have had to forego other needs such as food, healthcare or childcare to continue to pay for housing. As is true in most places with a large off-campus student population, the high percentage of cost burdened renters (38% of renters) in the City is at least somewhat due to off-campus students.

St. Norbert

Saint Norbert's total enrollment has been trending downward, most recently at 2,089 students in 2024. The school provides different options for first year students which are more dorm style and upperclassmen can choose from apartments, single family detached homes and townhomes, all owned by the college. The school expects students to live on campus all four years and so there are very few commuter students.

Figure 73. St. Norbert College Enrollment
Source: St. Norbert College

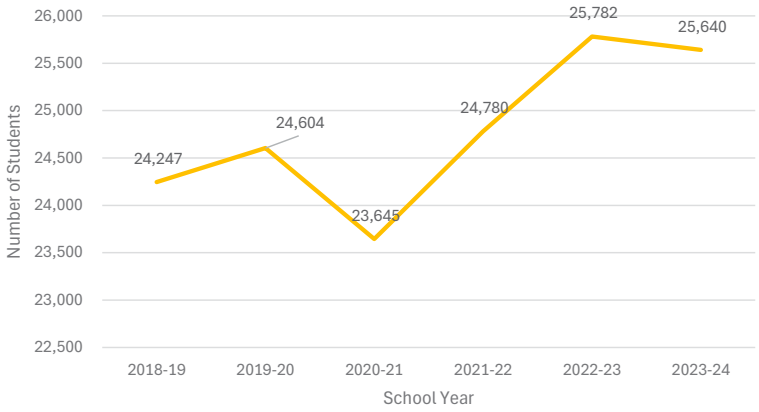


Northeast Wisconsin Technical College

Northeast Wisconsin Technical College's (NWTC's) enrollment has fluctuated, and saw a decline during the COVID-19 pandemic. The Green Bay Campus has very limited student housing options and the majority of students are commuters. In 2018, a private developer built a new 100-student resident hall that is now open for NWTC students. This is the only option for students to live on campus. Students living off campus live in other housing within the City or in other communities.

There were 20 full-time NWTC students who took the survey. 75% said they live in Green Bay while the others live in De Pere, Ashwaubenon, Howard and Suamico. The top reasons people chose to live outside of Green Bay were the housing cost, school district and to live closer to family. These students live primarily in detached single-family homes and duplexes, several live in larger apartment complexes (5 or more units). Cost was the most important factor for nearly all students in deciding where they live. Half of NWTC students have had to forego other needs such as food, healthcare or childcare to continue to pay for housing.

Figure 74. Northeast Wisconsin Technical College Enrollment
Source: Northeast Wisconsin Technical College



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OTHER HOUSING MARKET FORCES

The housing market is impacted by a variety of local and national forces, including trends and public policy and regulation. This section describes some of those forces.

TAXES

A common theme that came up in the community survey and focus groups is the impact taxes have on a household's decision to live in Green Bay or in another community with lower tax rates.

Based on 2024 data from the Wisconsin Department of Revenue, Green Bay's mill rate is higher than neighboring communities. It's generally expected that cities will have higher tax rates than towns and villages because they maintain more infrastructure and offer more services per capita. The City's infrastructure is also generally older and has more repair costs than in most of the secondary market. Green Bay is between four and eight times larger than all of the communities in Figure 74. The Village of Ashwaubenon has the lowest mill rate at 0.0149. Green Bay's mill rate is 25% higher than Ashwaubenon's. Twelve percent of community survey respondents noted that taxes were an important factor in deciding to live at their current residence.

Figure 75. 2024 Mill Rate Comparison

Source: Wisconsin Department of Revenue

**The median home value in Green Bay is based on 2023 5-Year ACS estimates*

Municipality	2024 Mill Rate	Taxes on $191,500 home	Difference vs. Green Bay	2023 Population
City of Green Bay	0.0198875	$ 3,808	$ -	106,585
City of De Pere	0.014656566	$ 2,807	$ (1,001.72)	25,368
Village of Allouez	0.018921053	$ 3,623	$ (185.07)	14,023
Village of Ashwaubenon	0.014888889	$ 2,851	$ (957.23)	16,931
Village of Bellevue	0.01584	$ 3,033	$ (775.10)	16,255
Village of Howard	0.015626506	$ 2,992	$ (815.98)	20,261
Village of Suamico	0.017680556	$ 3,386	$ (422.63)	13,003

ASSESSED PROPERTY VALUE

Another method of evaluating housing conditions is to consider the value per square foot of homes. In the maps on the following 4 pages, value per square foot is made up of land and improvement values. While both land and improvements (buildings) generally appreciate over time, development and use trends can drastically shift associated land values over the course of decades. In practice, this means that very desirable areas can have a larger increase in land value, while other areas grow at rates more consistent with overall inflation. This will be something to stay aware of especially as Green Bay's downtown is redeveloped and becomes an increasingly desirable place for businesses to locate and people to live.

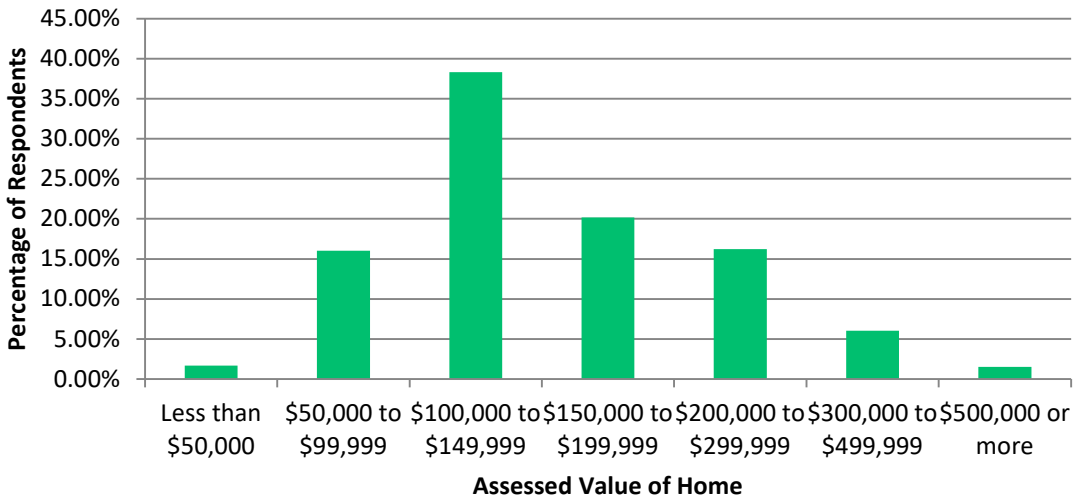
In general, single-family home values near the edges of the City are higher ($100/SF or greater), while homes near the center of the City are lower in value ($75/SF or less) (see map on the following page). Value per square foot often correlates to housing age, which appears to be the case here.

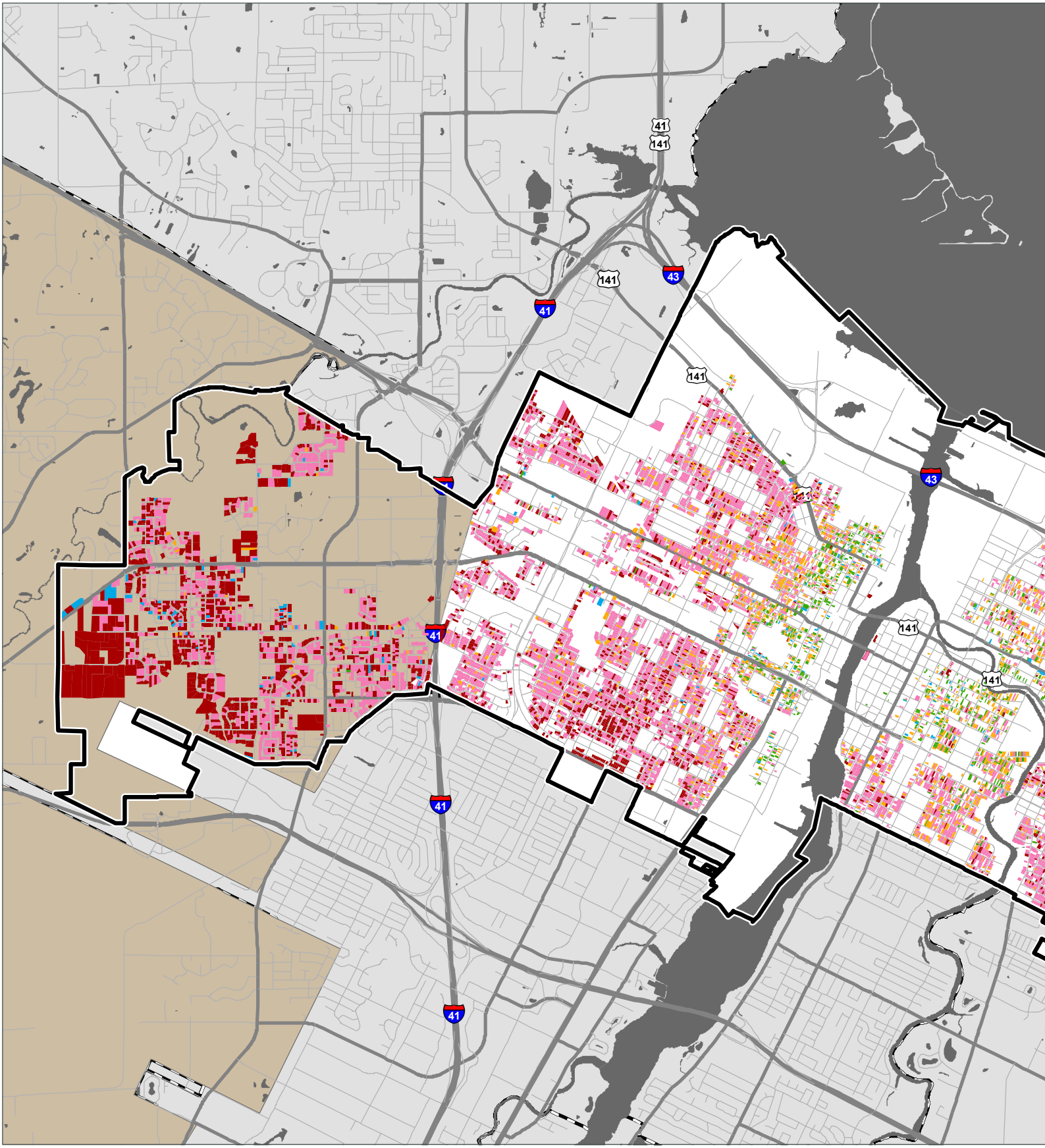
A map of value per square foot for multi-family structures follows the single-family map. In general, value per square foot of multi-family dwellings is lower than that of single family homes, but the geographic trend is consistent, with lower-value, older units near the City center.





Figure 76. Community Survey Responses - (Homeowners) What is the approximate assessed value of your home?
Source: Community Survey

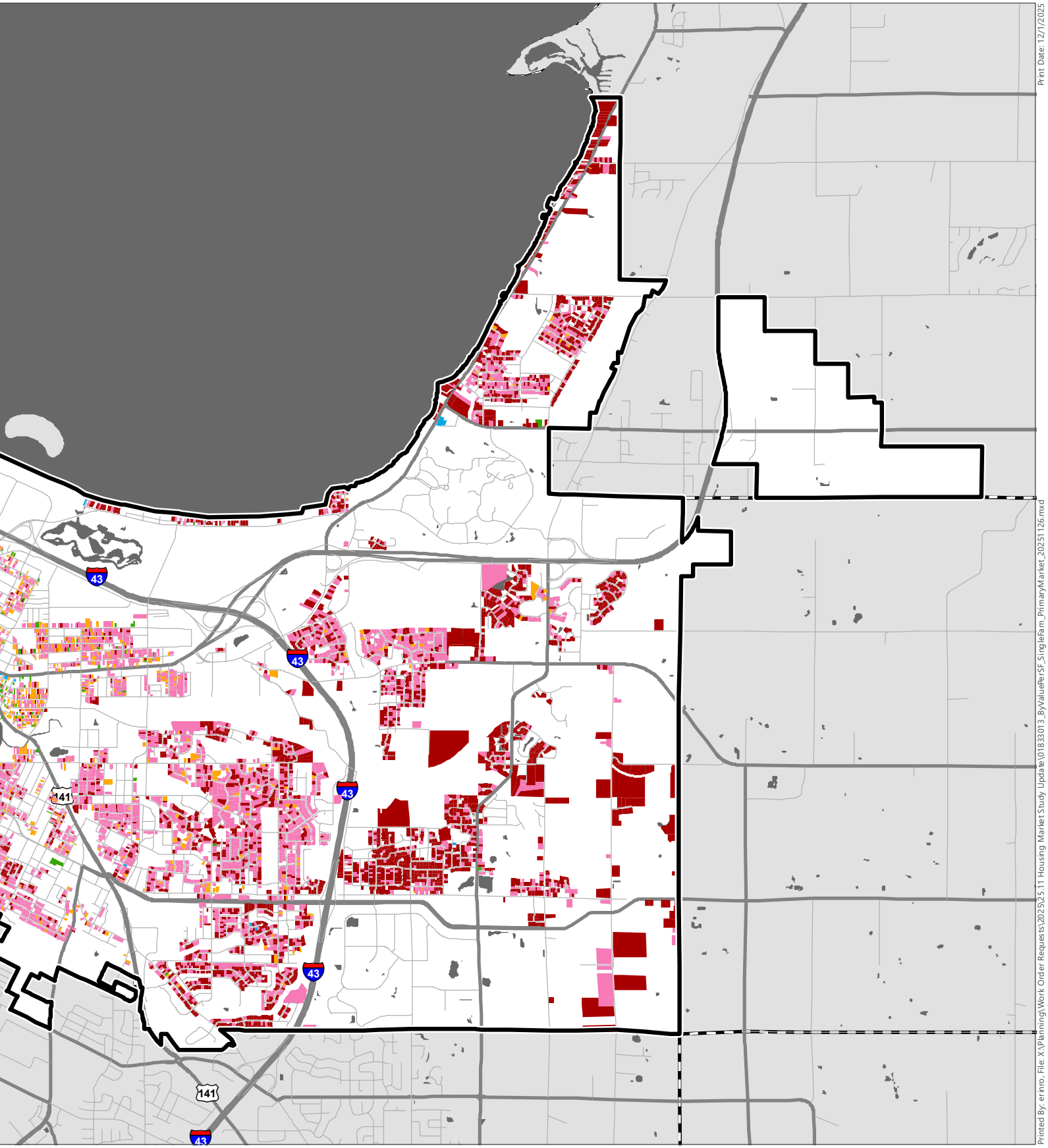




MSA

Data Sources:
Brown County GIS (2025)

0 1 2 Miles



01 - $100

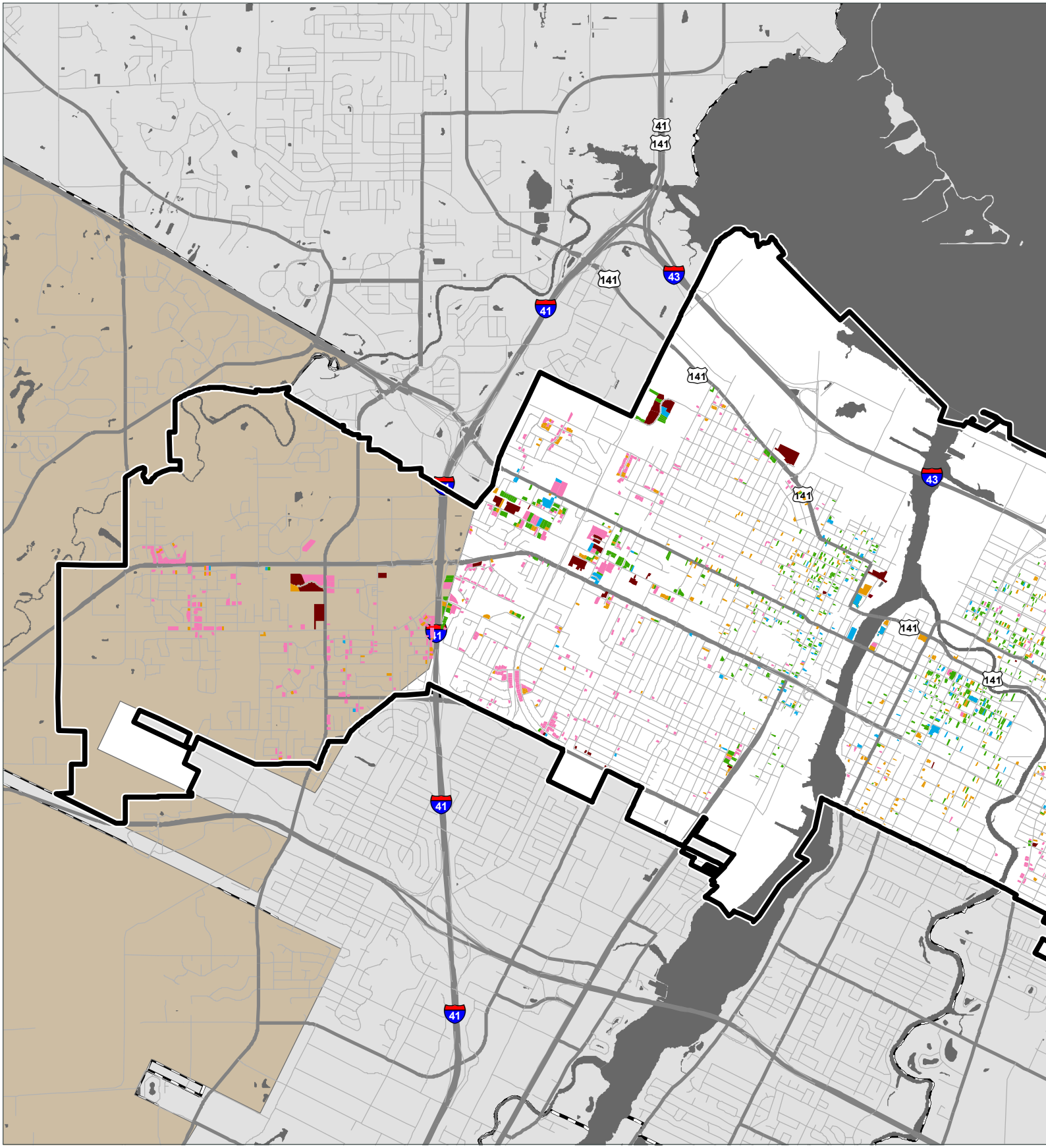
0.01 - $150

ater than $150

Single Family Residential Properties by Value per Square Foot

City of Green Bay Housing Study

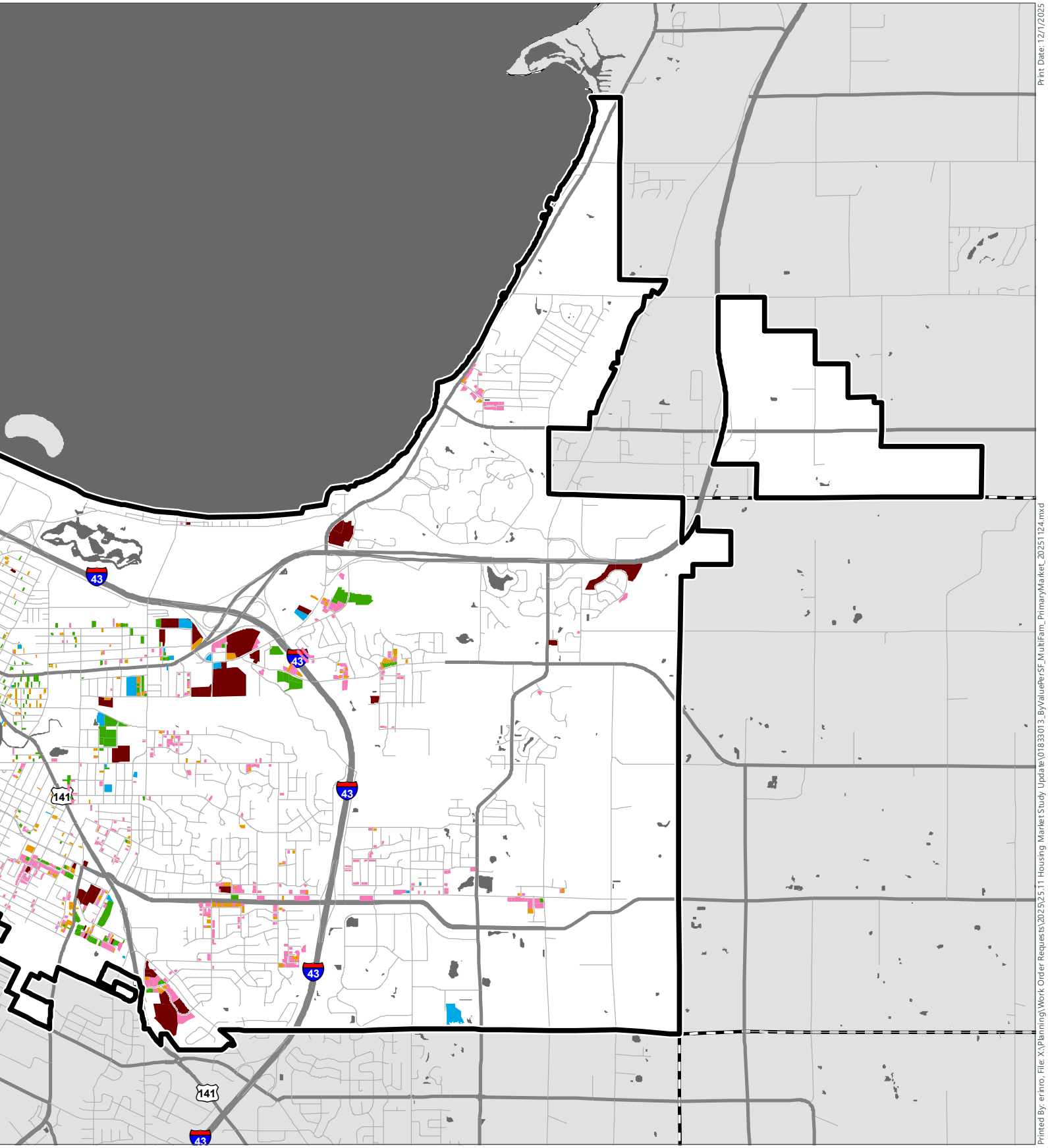
City of Green Bay
Brown County, WI



MSA

Data Sources:
Brown County GIS (2025)

0 1 2 Miles



- $100

1 - $200

r than $200

Multi Family Residential Properties by Value per Square Foot

City of Green Bay Housing Study

City of Green Bay

Brown County, WI

INFILL REDEVELOPMENT HOUSING OPPORTUNITIES

The City's priority focus for infill redevelopment is parking lots downtown. The City has added structured ramp parking downtown which addresses the need for parking downtown and is an acknowledgment that space is limited, and the trade-off for parking is not constructing another commercial or residential building that could stimulate economic growth and add to the vibrancy downtown. The only issue is that many of these parking lots shown below are privately owned.

The City recently purchased Associated Bank's parking lot, and put out a request for proposals for what they would like to see a developer propose on the site. This approach was successful for Green Bay because it was able to identify specifically what type of development was desired in that location (mixed use with affordable and market rate housing). The developer also saw this approach as favorable because it told them exactly what the City wants and where they want it.

The City maintains a website of for-sale City-owned properties with details and any eligible funding programs. RFPs are included for some of the large development sites: https://greenbaywi.gov/332/Available-Properties. This information is something the City should continue to focus on to communicate to developers what they want and where they want it.

Redevelopment of commercial areas was also discussed in focus groups. These site are typically near amenities and have good access to transit making them ideal locations for workforce housing. Military Avenue was one specific location that was suggested.



Parking in Downtown Green Bay

City of Green Bay Housing Study

City of Green Bay

Brown County, WI

Surface Lot

Parking Garage

N

SUPPLY OF AVAILABLE LOTS

In addition to redevelopment opportunities, there are parcels in the City that are zoned for residential use, but remain vacant. Figure 77 shows where these parcels are located.

In 2020, there were around 100 parcels considered vacant residential properties. Of these, 57% are under development. The remaining 45 lots are owned by the City. These City lots range in size from 0.03 to 0.96 acres. Of these properties, 31% are zoned D2 (Downtown 2), 27% are zoned R1 (low density residential), 20% are zoned OR (office residential), 11% are zoned C1 (Commercial 1), 9% are zoned R3 (Varied Density Residential) and 2% are zoned R2 (Medium Density Residential).

Development in the City is limited by the location of wetland, floodplain and steep slopes as shown on the following page. All of these development limitations are found adjacent to Lake Michigan, the Fox River, East River and Baird Creek. While these water features add to the vibrancy of the community they also prevent or increase the cost of development in certain areas within Green Bay.

Figure 77. Vacant Properties
Source: City of Green Bay

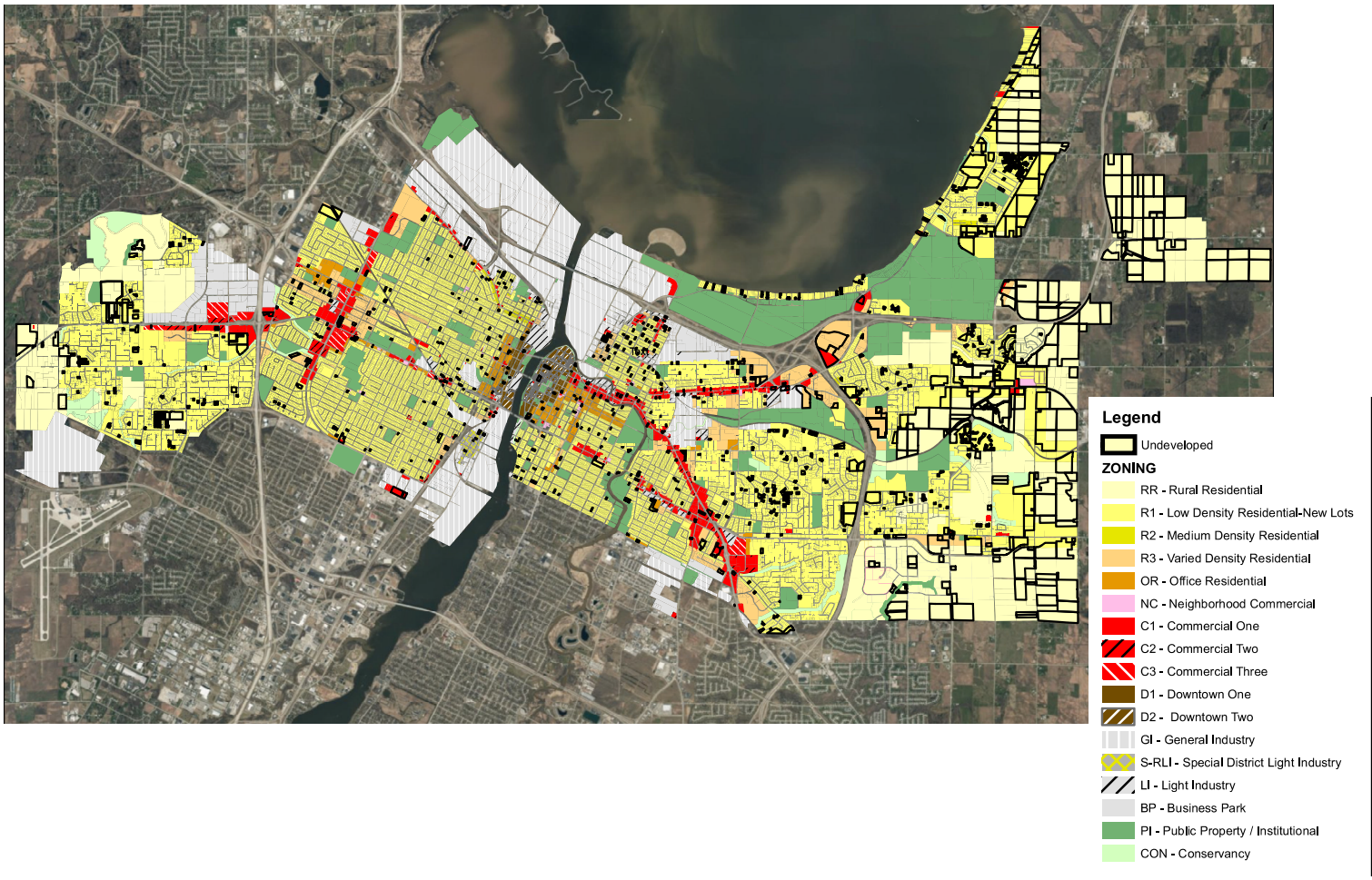


Figure 78. Development Limitations

Source: MSA Professional Services

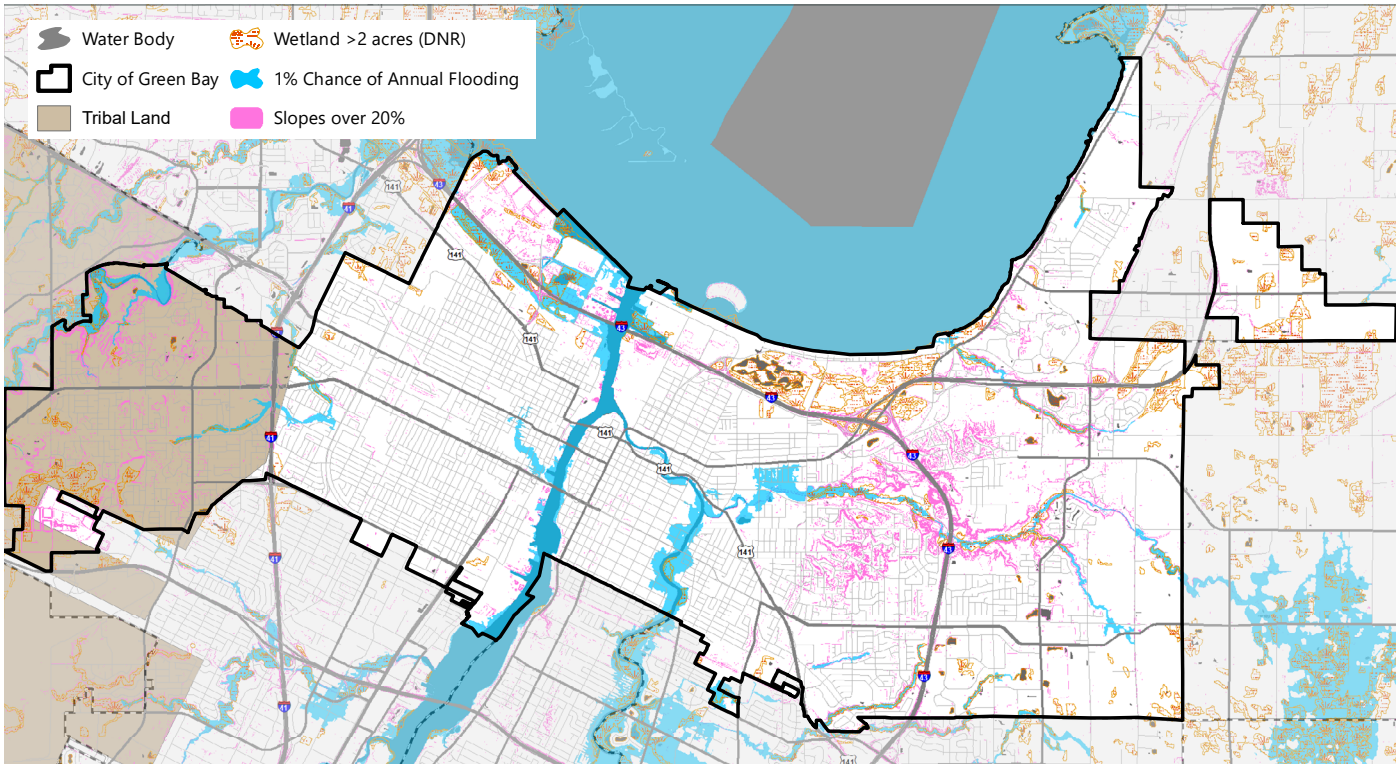


Figure 79. Green Bay Zoning Ordinance Use Matrix

Source: City of Green Bay Ordinances (Chapter 44)

Dwelling Type	R-1	R-2	R-3	RR	OR	NC	D	C1	C2	C3	LI	GI	BP	BP
	Low Density Res - New Lots	Medium Density Res	Varied Density Res	Rural Residential	Office Residential	Neighborhood Commercial	Downtown	Commercial One	Commercial Two	Commercial Three	Light Industry	General Industry	Business Park	Special District Light Industry
Single-family dwelling, detached	P	P	C	P	C									
Two-family dwelling - duplex	C	P	P		C									C
Two-family dwelling - semi-detached	C	P	P		C									C
Single-family attached dwelling, townhouse	C	P	P		P	P	P							C
Multiple-family dwelling, 3 or 4 units		C	P		P	P	P	P	P	P				C
Multiple-family dwelling, more than 4 units	C			C	P	P								
Carriage house	C			C	P	P								P
Short-term rentals (STRs)	P	P		P										
Live-work Unit	C	C	C	P	P	P	P	P	P	P	C	C	C	P
Rooming house, boarding housing			P		C	C	C							
Community living arrangement: Serving up to 8 persons	P*	P*	P*	P*	P*	P*								
Community living arrangement: Serving up to 15 persons			P*		C	C	C	C						
Community living arrangement: Serving up to more persons			C		C	C	C	C						
Dormitory			C		C	C		C	C					
Fraternity, sorority house	C	C	C		C	C								
Convent, monastery, seminary	C	P	P		C		C							
Nursing home assisted living			C		C	C	C	C	C					
Transitional facility			C				C							

*A conditional use permit may be required for community living arrangement uses per the development standards (Section 44-1581)

REGULATIONS

Zoning

Green Bay's Zoning Ordinance has four traditional residential zoning districts:

- "RR" Rural Residential
- "R-1" Low Density Residential - New Lots
- "R-2" Medium Density Residential
- "R-3" Varied Density Residential

Of these four residential zoning districts, the R-3 district is the only one that allows multi-family housing (3 or more units) by right. Townhome style homes (single-family attached) are permitted by right only in the R-3 district. Single-family is allowed by right in all residential districts, with the exception of the R-3 district. There are also mixed-use and commercial districts that allow residences either by right or as conditional uses (see table on the prior page).

Currently the mixed use districts in the City (OR, NC and D) allowed attached single-family and multi-family by right, which promotes the development of housing types that are generally more affordable. Residential development by right within the zoning code reduces unpredictability and helps to ease the procedural costs of housing development. Carriage houses (accessory dwelling units) are permitted by right only in the OR and NC districts. These are a conditional use in the R-1 and RR districts. Accessory dwelling units (ADUs) offer another opportunity to create affordable housing. When renters in the community survey were asked if they would consider living in an ADU, 66% said they would consider it. When homeowners were asked if they would be willing to add an ADU to their property, 20% said yes.

One part of Green Bay's ordinance that offers increased flexibility to accommodate a variety of needs and uses is the planned unit development (PUD). This type of zoning allows for a mixture of residential, commercial and public facilities along corridors. The purpose of the PUD is to encourage alternative designs that allow a mix of uses in one area and better use and integrate the site's natural characteristics as well as the existing built environment's characteristics. Approval of a PUD results in the creation of an overlay to the base zoning district. Many of the City's new multi-family and transitional/shelter developments go through the PUD process (though they do not readily show up on the zoning map).

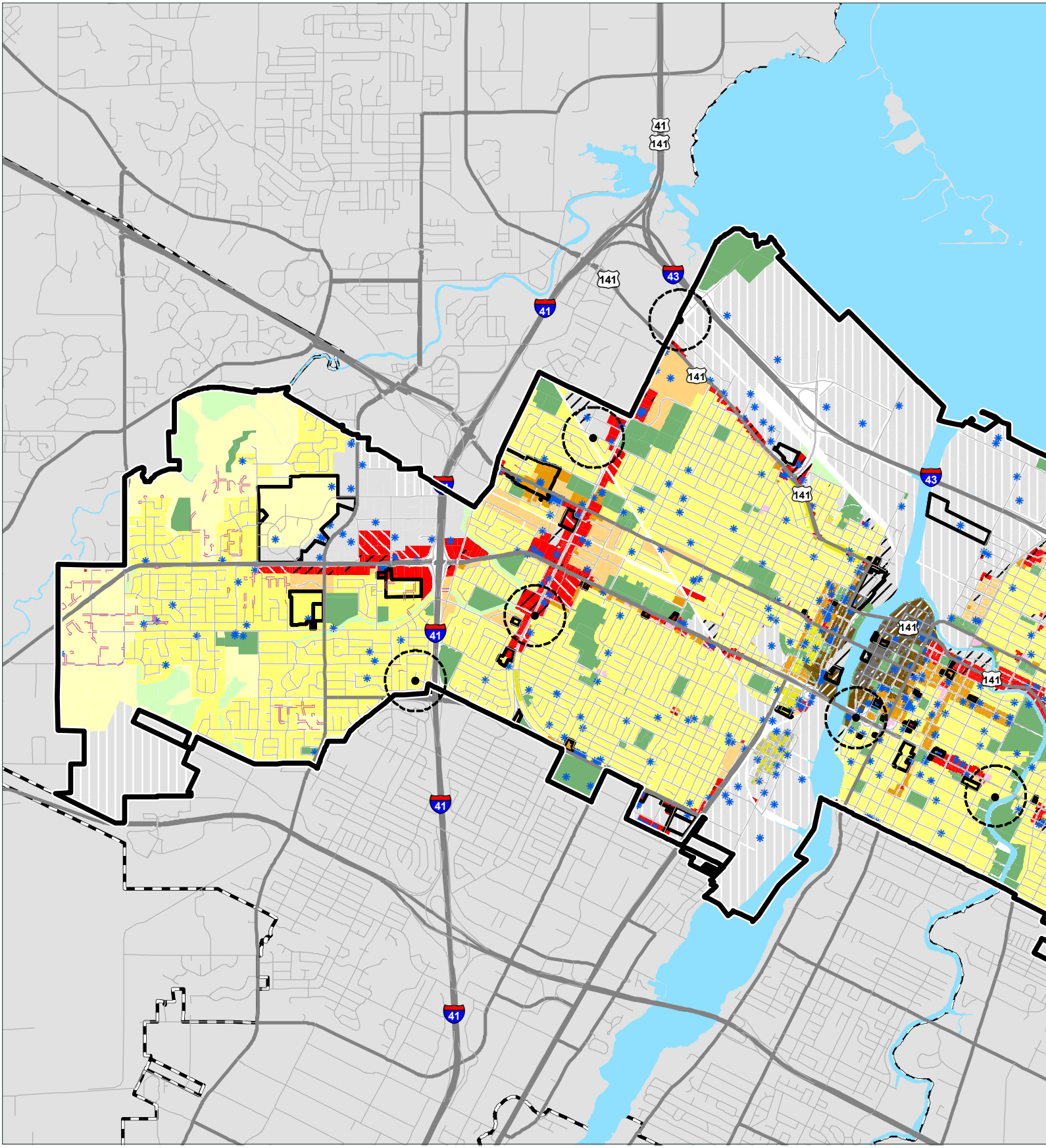
Minimum lot sizes vary from 10,000 square feet in the RR (Residential District) to 5,000 square feet in the R-2 (Medium Density) and R-3 (Varied Density) districts. The RR district comprises 35% of all residentially-zoned parcels within the City. The intent of this district is to provide for limited large-lot development in areas of the City not yet served by public utilities. For areas served by public utilities this district allows for the option of conservation subdivision design. The use of this district is intended to be limited, while it currently makes up a sizeable portion of the residential acreage in the City (see map on the following page). Anecdotal information from one focus group suggests new lots in the community tend to be large and it is often expensive to get infrastructure to these places, which can drives up cost for developers which then is passed on to homebuyers.

Development Fees & Process

Some of the costs directly passed on to consumers from developers in both ownership and rental markets are fees associated with development. Development review fees are assessed by the City in order to ensure the quality of development. Impact fees are assessed to cover the incremental cost of City facilities needed to accommodate new housing.

The development example on page 66 shows total development fees for a hypothetical subdivision of 30 (2,500 sq. ft.) single-family homes, eight (1,500 sq. ft.) duplexes and one apartment complex with 60 units. Fees for this 106-unit development would add a total of $360,865 to the project (an average of $3,682 per unit). These fees are typically passed on to buyers and renters through purchase price/rents. It is important that fees be reassessed periodically to ensure they are appropriately reflecting the City's costs and not dramatically out of step with fees charged by other communities in the region.

Focus group participants included several developers who stated that generally development fees in Green Bay are reasonable. The only concern about high fees was in relation to the stormwater management; some developers believe that stormwater requirements are too onerous, though they understand this is something that is passed down from the Wisconsin Department of Natural Resources. The other concern developers had was in regards to the length of time it takes for applications and approvals in the City. They felt it takes too long to get approvals in the City which costs them more money as they wait to start development.



MSA

Data Sources:
Green Bay GIS (2025)

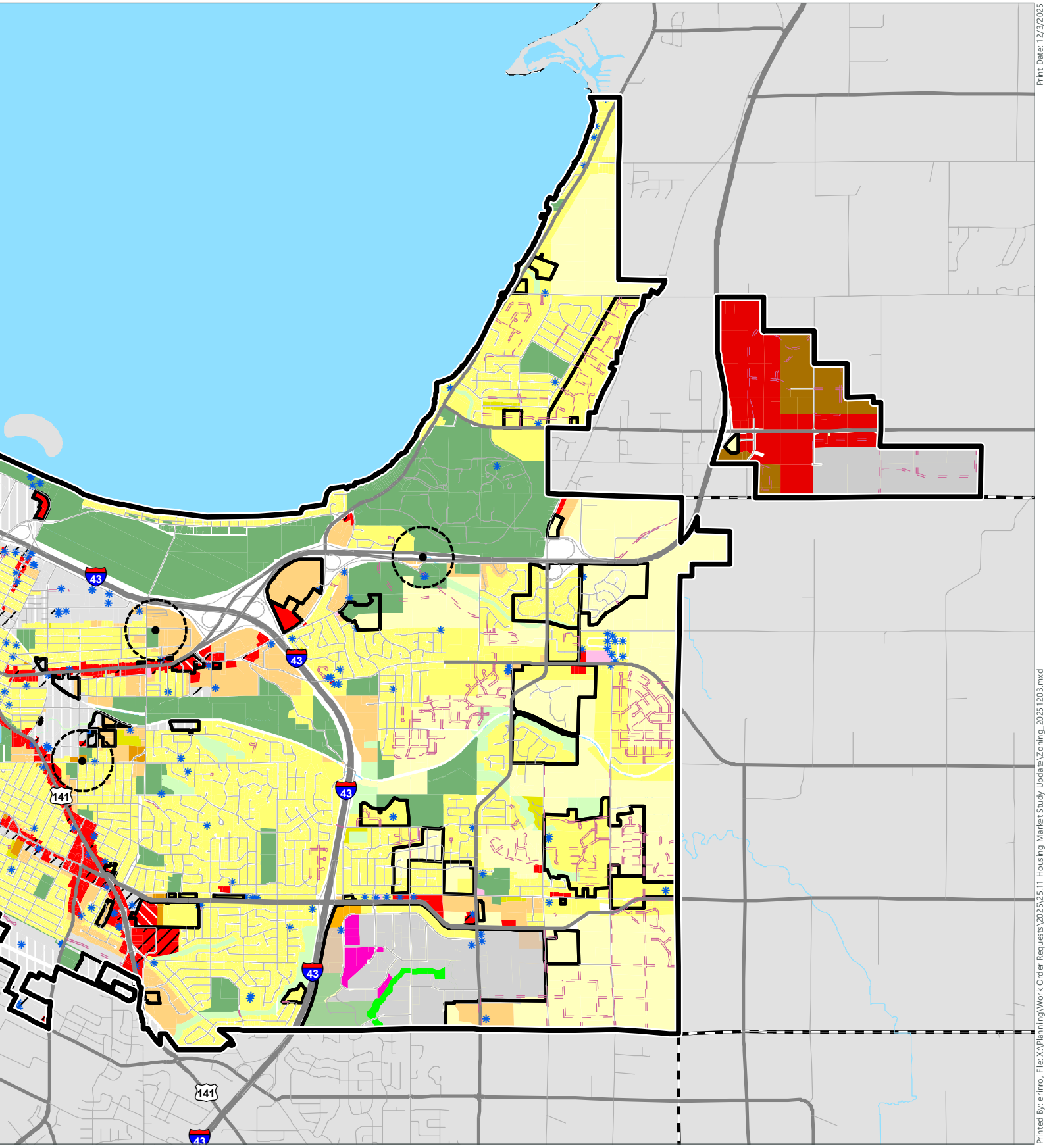
City of Green Bay
Official Map Line
Planned Unit Development
Conditional Use Permit

Zoning

RR - Rural Residential
R1 - Low Density Residential-New Lots
R2 - Medium Density Residential
R3 - Varied Density Residential
OR - Office Residential
NC - Neighborhood Commercial
C1 - Commercial One
C2 - Commercial Two
C3 - Commercial Three
D1 - Downtown One
D2 - Downtown Two
GI - Ger
S-RLI -
LI - Ligh
BP - Bus
PI - Pub
CON -

N

0 1 2 Miles



eral Industry
Special District Light Industry
t Industry
siness Park
lic Property / Institutional
Conservancy

54/57 Zoning
- Commercial
- Light Manufacturing
- Mixed Use

I-43 Zoning
- Business Related Retail
- Conservancy
- Entertainment District

- Executive Office A
- Executive Office B
- Light Manufacturing
- Lodging

Zoning

City of Green Bay Housing Study

City of Green Bay
Brown County, WI

Print Date: 12/3/2025

Printed By: erinro, File: X:\Planning\Work Order Requests\2025\25.11 Housing Market Study Update\Zoning_20251203.mxd

Example Development Scenario: 30 Single Family Homes, 16 Duplex Units, 60 Apartment Units (1 building)				
Fee Type	**Amount**	**Unit**	**Quantity**	**Total**
Site Plan Approval - All	$50	EA	39	$1,950
Site Plan Approval - MF	$5	1,000 SF	1,440	$7,200
Construction Plan Approval - SF and Duplex	$50	EA	38	$1,900
Construction Plan Approval - MF	$100	EA	1	$100
Erosion Control Permit - SF	$100	EA	38	$3,800
Erosion Control Permit - MF	$150	EA	1	$150
Building Permits - SF and Duplex	$0.01	SF	99,000	$990
Building Permit - MF	$0.14	SF	72,000	$10,080
Electrical Permits - SF and Duplex	$0.05	SF	99,000	$4,950
Electrical Permits - SF/Duplex Air Conditioning	$70	EA	38	$2,660
Electrical Permits - MF	$0.09	SF	72,000	$6,480
Electrical Permits - MF Air Conditioning	$70	EA	60	$4,200
HVAC Permits - SF and Duplex	$0.05	SF	99,000	$4,950
HVAC Permit - MF	$0.09	SF	72,000	$6,480
Sewer, Water, Stormwater Connections - All	$90	EA	39	$3,510
Plumbing Permits - SF and Duplex	$50	Min.	38	$1,900
Plumbing Permit - MF	$70	Min.	60	$4,200
Preliminary Subdivision Review - Flat Fee	$150	EA	1	$150
Preliminary Subdivision Review - Per Lot	$35	EA	39	$1,365
Final Subdivision Review	$50	EA	1	$50
Park Fee-in-Lieu	$350	Unit	106	$37,100
Street Tree Fee	$100	Tree	89	$8,900
Stormwater Management	$4,200	Run-off unit	59	$247,800
TOTAL FOR DEVELOPMENT				**$360,865**

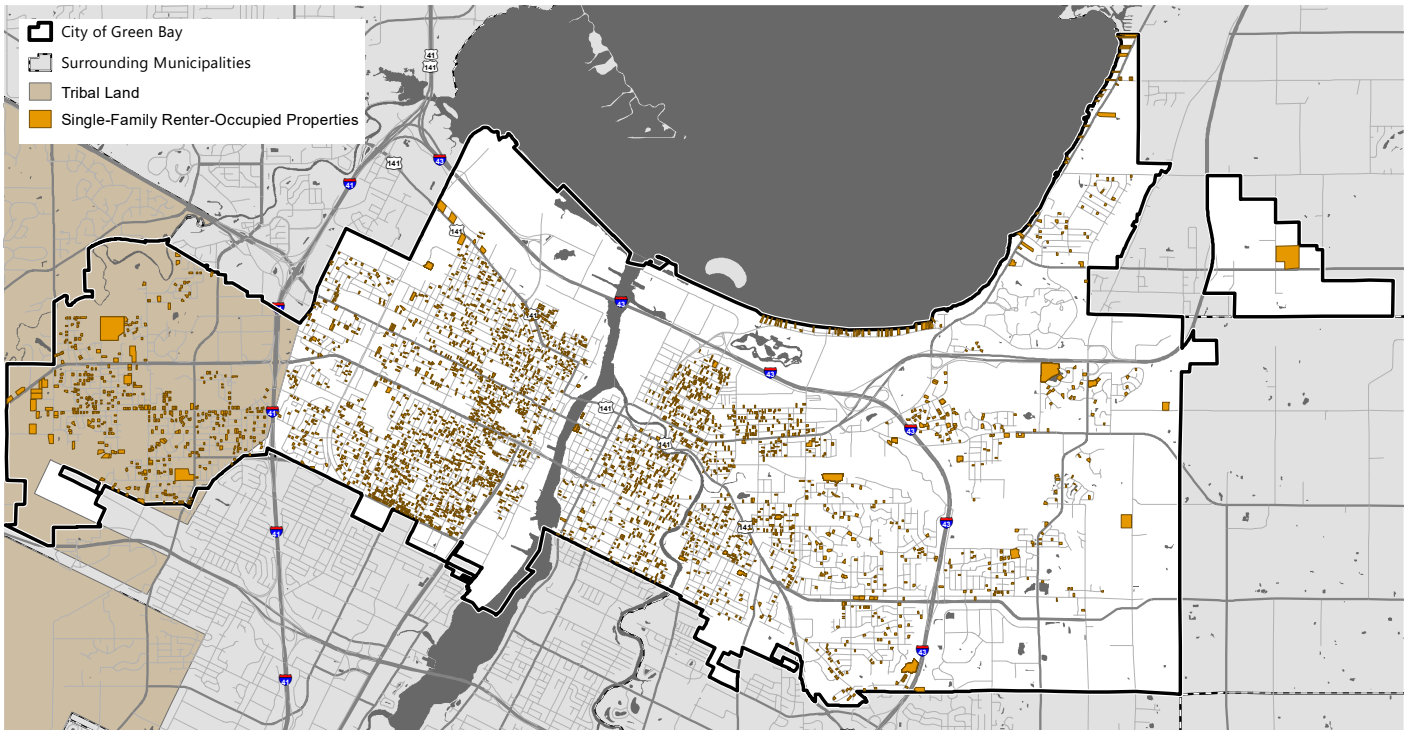
Note: SF=single family, MF=multi-family
**A run-off unit is approximately 3,000 square feet of impervious area*

SINGLE-FAMILY CONVERSION

As with many college towns in Wisconsin, Green Bay has many owner-occupied homes that were converted to renter-occupied homes. Property owners either rent out the entire home, or create multiple rental units within the home. Green Bay's zoning ordinance allowed people to convert single-family units into multi-family units until the 1990s. This is not an entirely undesirable occurrence except these units can create concern about noise and parking among nearby owner-occupants when the home is divided up into multiple rental units. A positive aspect of single-family conversion is that it does provide affordable rental housing stock. The map below shows the likely location of single-family homes that were converted to rentals. Note, this data is not able to differentiate between entire single family homes that are rented out and single family homes that include multiple rental units. These parcels were identified because they are single family homes and the property address does not match the owner address in the City Assessor's data. There are approximately 3,410 single family rental conversions in Green Bay.

Figure 80. Single-Family Renter Occupied Properties

Source: MSA Professional Services and Brown County



LIVABILITY

Green Bay attracts residents for numerous reasons. In 2020, survey respondents were asked which factors had the most positive impact on their decision to move to Green Bay, the factors that were considered to have the most positive impact were access to amenities and neighborhood character.

Amenities

Green Bay offers unique amenities that attract visitors, businesses and residents:

- Lake Michigan
- College/Universities/Technical College (UW - Green Bay, St. Norbert, Northeast Wisconsin Technical College)
- Entertainment (Resch Center, Meyer Theatre, etc.)
- Wineries & Vineways (Capitain's Walk, Duck Creek Vineyard, Ledgestone Vineyards, etc.)
- Breweries (Badger State Brewing, Copper State Brewing, etc.)
- Museums/Historical Sites (Astor Historic District, Green Bay Packers Hall of Fame, etc.)
- Farmers Markets
- Recreation (Trails, Parks)
- Home of the Green Bay Packers

Green Bay's downtown is changing as the City seeks to attract people to downtown living and events One critical project in this transformation is the Shipyard Redevelopment located along the Fox River, which will turn a brownfield into a destination for recreation, tourism and living. This will serve as a catalyst for other projects downtown and has the potential to increase demand for housing in and near downtown.

Neighborhood Associations

Neighborhood associations were a positive aspect of Green Bay that was brought up in focus groups. Green Bay has 43 neighborhood associations which engage in a variety of activities from organizing block parties/picnics, to conducting traffic studies or educating residents about zoning issues and new developments that might impact the area. Neighborhood associations in Green Bay receive City funding and the presidents of all of Green Bay's Neighborhood Associations meet at a monthly meeting of the Green Bay Neighborhood Leadership Council. These meetings provide a formal link between the neighborhoods and City government.

According to focus group participants, neighborhood associations in Green Bay do a good job of building cohesiveness between renters and homebuyers. One wish that came up in focus groups was for more neighborhood associations to get involved in advocating for low-income residents and directing people to help when they need it—whether this be treatment, tenant resources, or programming for children. It is also important that as new neighborhoods are developed, new neighborhood associations continue to be developed as well.

Transportation

The City is well-served by public transit. The primary issue that came up in regards to transportation during focus groups was the lack of bus connections to surrounding communities. Currently the Green Bay Metro provides bus service to Green Bay, De Pere and the Villages of Allouez, Ashwaubenon and Bellevue. Service includes 17 buses on a fixed route schedule that operate Monday through Friday, 5:15 AM to 9:45 PM, Saturday from 7:15 AM to 6:45 PM, and Sunday service when the Green Bay Packers have home games. Bus service is strongest in areas with public housing and jobs that pay the lowest wages, indicating an active effort to match transit supply and demand. Based on hours of operation, public transit is hard to use for 2nd and 3rd shift workers.

Trails were brought up in one focus group as something that makes Green Bay a desirable place to live. Walking/hiking is the most popular recreation activity for Wisconsin residents, according to the WDNR's Wisconsin Statewide Comprehensive Outdoor Recreation Plan. As such, it will be important for the City to continue to plan for hiking/walking/running trails within the City. The City currently has approximately 22 miles of shared-use/informal trails within the City.

School District

The Green Bay Area Public School District had a total enrollment of 20,248 for the 2019/2020 school year. This is a decrease of 4.2% from the 2016-2017 school year. When looking at rankings by US News, the Green Bay Area Public School District ranked 14th in the Green Bay Area. US News ranks high schools on six factors based on their performance on state assessments and how well they prepare students for college. The graduation rate for the school district is 86%, lower than in the surrounding districts of: Ashwaubenon, (91%), De Pere (96-97%), Howard-Suamico (91%) and Pulaski (98%).

Stakeholder engagement during this study revealed mixed reactions regarding the school district. Some focus group participants felt that Green Bay schools are a draw, while some felt it pushed people to look for housing in surrounding communities. Of survey respondents, 32% said the school district positively impacted people's decisions to live in Green Bay and 20% felt the school district had a negative impact on people's decisions to live

Figure 81. Green Bay Neighborhood Associations

Source: City of Green Bay

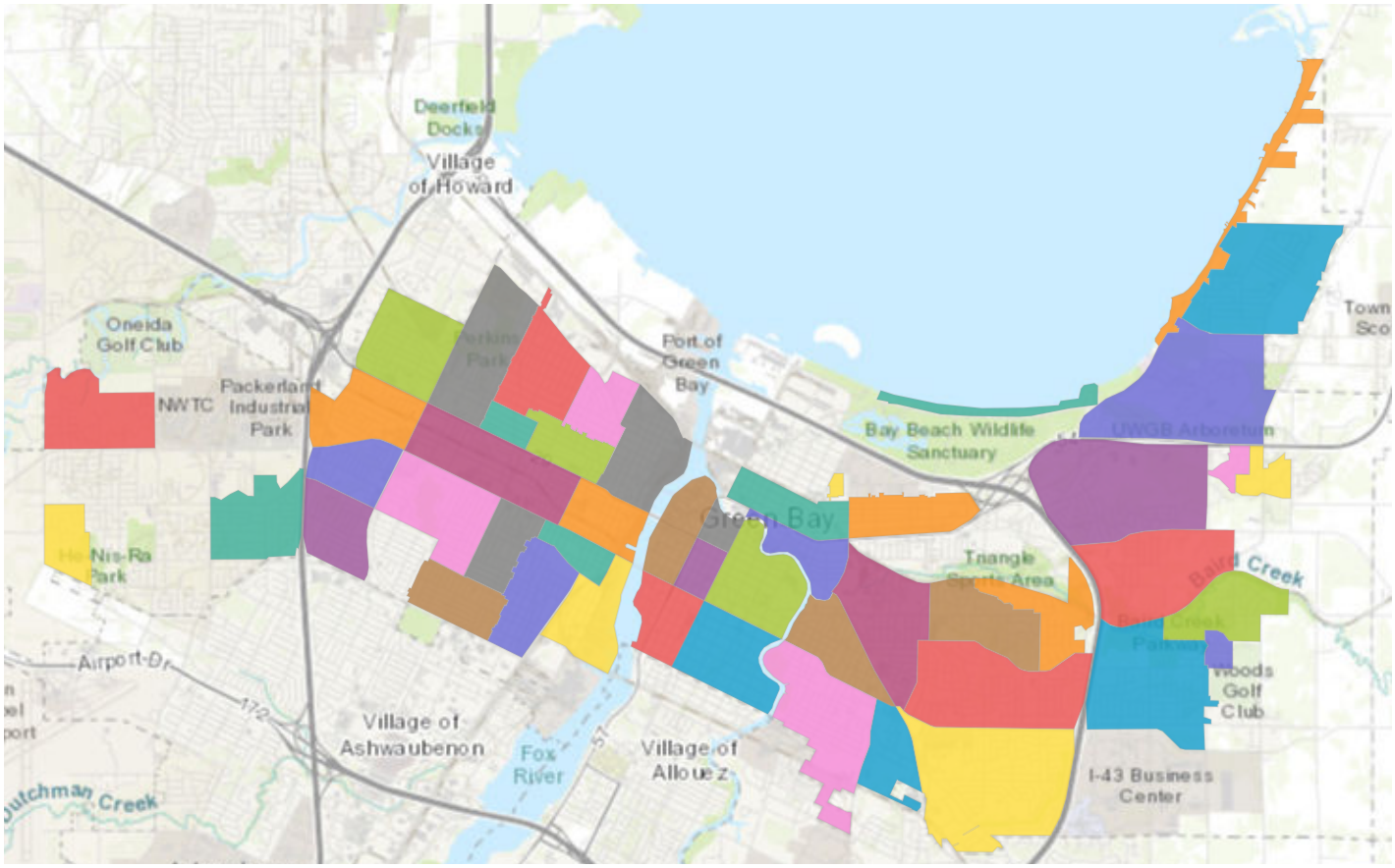
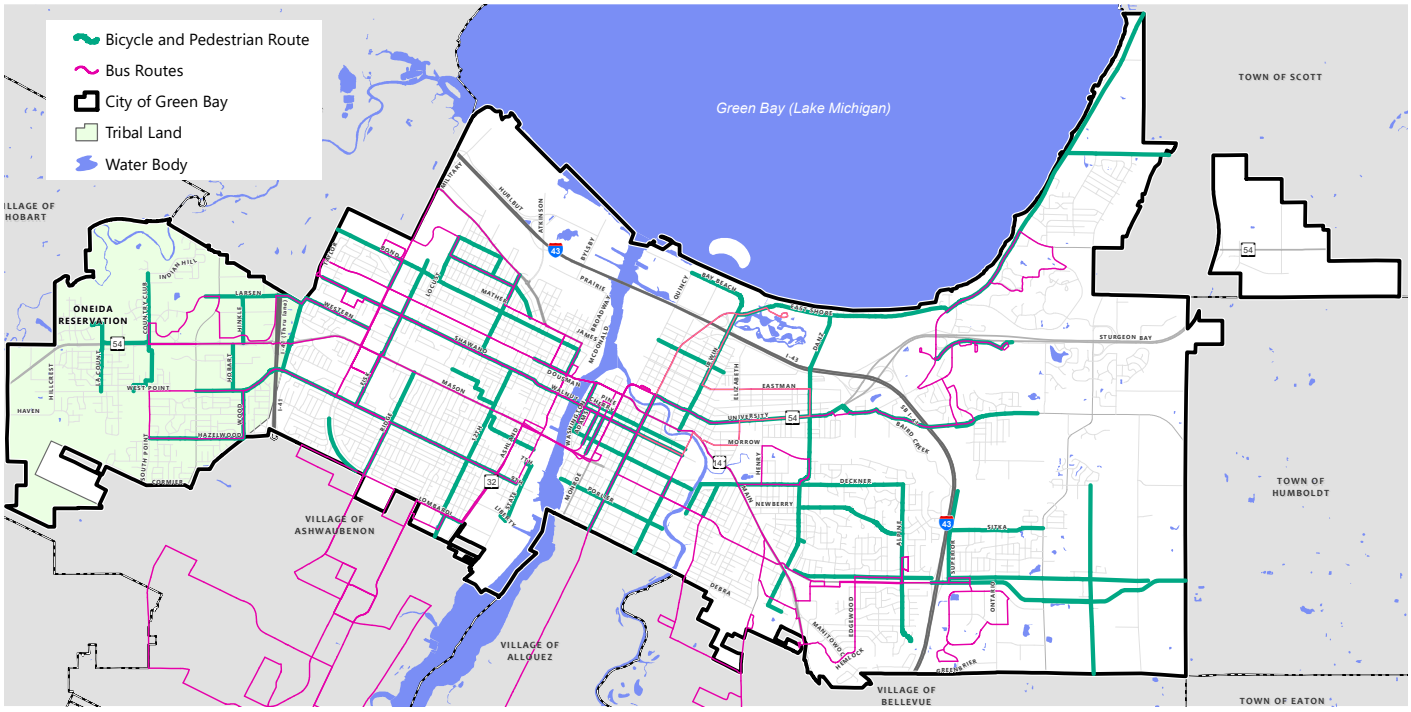


Figure 82. Green Bay Trail Systems

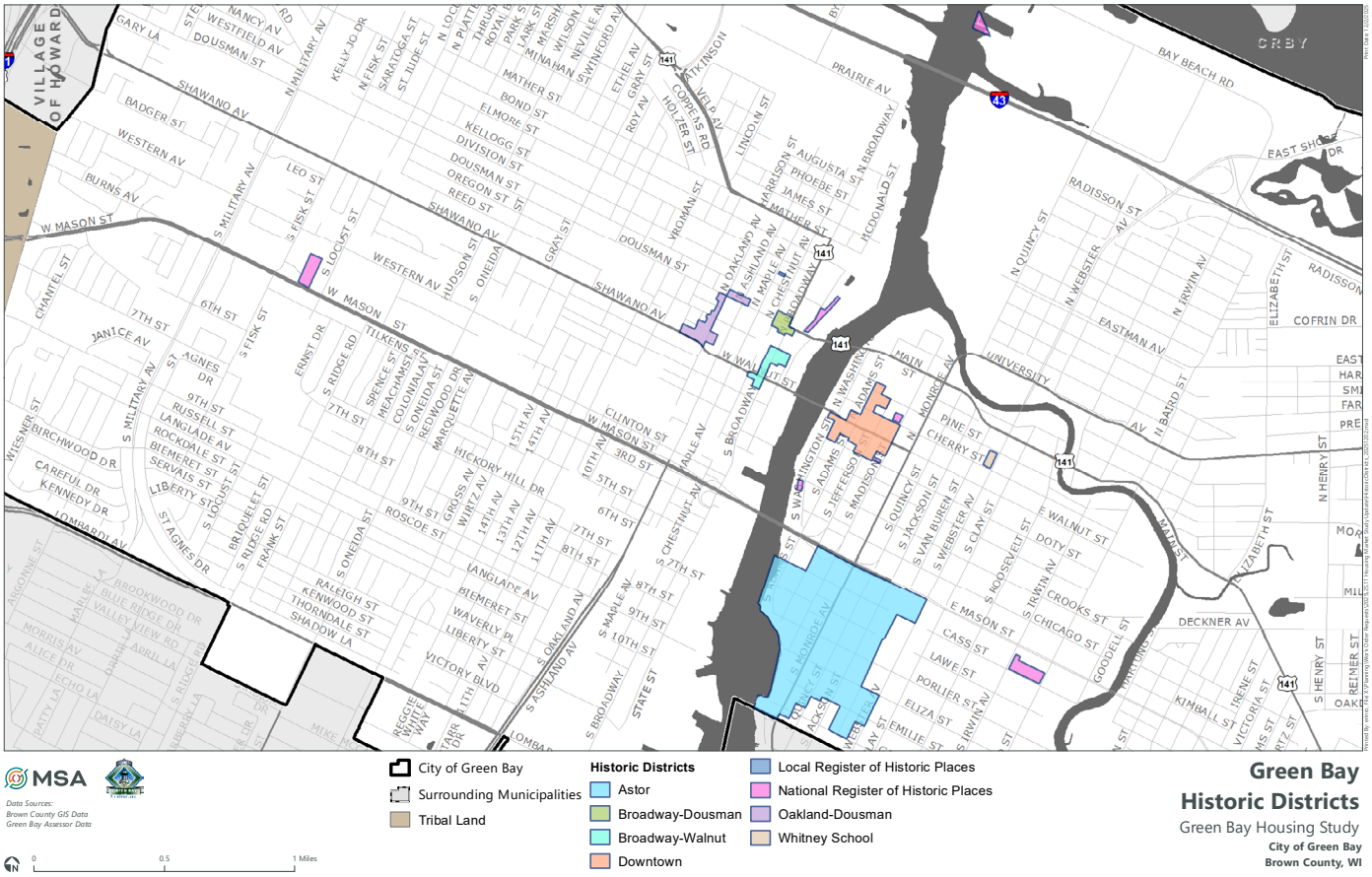
Source: MSA Professional Services



HISTORIC HOUSING

Green Bay has six historic districts: Astor, Broadway-Dousman, Broadway-Walnut, Downtown, Oakland-Dousman and Whitney School. These districts exist to ensure new construction and remodeling projects are consistent with the historic character of the existing buildings (Chapter 13 of the City's Ordinances). Those requirements are a long-term benefit to the character and quality of the community but they can also become a short-term impediment to investment. In Green Bay, historic districts are overlay districts. Specific guidelines for design exist in each district's historic preservation plan. All applications for new construction or remodeling are reviewed by the Landmarks Commission.

Figure 83. Green Bay Historic Districts
Source: City of Green Bay



NATIONWIDE TRENDS

Green Bay is connected to and affected by trends affecting housing across the country, including changes in financial regulation, demographics, development practices and cultural norms. These are some of the most relevant changes affecting housing demand in the Green Bay area:

1. Household size and house size

Household size – the number of people living together – has been in decline for more than 50 years due to multiple related trends, though this has not been the case recently in Green Bay. In 1960 the average U.S. household size was 3.35 people, and by 2010 it was 2.59. Causes include declining birthrates, declining marriage rates and increasing age of first marriage, and increased longevity. In other words, people are spending more of their lives single, and those that choose to be parents are having fewer kids.

The effects of these changes on housing are varied, and not always predictable. The size of new houses has increased more or less steadily over the past 40 years, from an average of 1,400 SF in 1970 to an average of 2,600 SF in 2013. While households have been shrinking, families have been giving children their own rooms and designating separate spaces for things like home offices. There has been a modest trend back toward smaller units, even "tiny house" living, but these are not visible in the continuing overall growth of the average home size. A more predictable trend is the growth of retirement housing to accommodate the needs and interests of older people, many of whom live for years as one-person households. National data on apartment size suggest they too have grown, though not as dramatically, to an average of about 1,000 SF.

2. Aging Population

Trends in US Census data show that the segment of the population age 65 or older is increasing across the nation. The Population Reference Bureau (PRB) estimates that the number of Americans age 65 and older is projected to more than double between 2014 and 2060. As Baby Boomers age, we expect the number of seniors in Green Bay to continue to rise.

PRB notes that, especially in the Midwest, those age 65 and older are choosing to age in place, or stay in their homes as long as possible The community survey also found that most older residents prefer to stay in their current housing as long as possible. The second most common type of unit for this age cohort is within apartment complexes containing 20 or more units (19%). Due to the high number of seniors aging in place, accessibility improvements are critical as is offering senior apartments.

Housing Affordability

Large-scale economic trends are bringing housing affordability into focus as a prominent issue across the country. While the household income of the top 5% of US households has more than doubled in the past 50 years, middle income households have seen only about a 10% increase in that period. Meanwhile, inflation-adjusted housing costs have risen roughly 50% for rental housing and 70% for home ownership in that period. The result of these trends is that housing is requiring a bigger portion of household incomes. Thirty percent of income has long been viewed as the standard threshold for "affordable", as defined by the federal government. Twenty percent of owners and 43% of renters in the City currently pay more than 30% of their income for housing.

Local governments are now stepping in to address the challenges around affordability. Spurred by businesses concerned about hiring needs, complaints from residents who can't find desirable housing within their budgets, and community concerns about declining conditions due to lack of reinvestment in housing, communities are coming forward with policies and initiatives to address this challenge.

3. Stricter Lending Regulation, More Student Loan Debt, and Delayed Home Ownership

Lender underwriting requirements have stiffened considerably in the wake of the housing crisis that caused the Great Recession. In January 2014, provisions of the Dodd-Frank Act kicked in that establish standards for a "qualified mortgage" that can be purchased by Fannie Mae or Freddie Mac. The standards compel banks to verify that borrowers' debt-to-income ratio doesn't exceed 43 percent of their gross income, part of an effort to prevent people from overexposing themselves to the risk of foreclosure. Banks that fail to verify this debt ratio can be sued by the borrower if he or she later defaults on the loan. The long-term effects of this regulation are uncertain, but it is fair to assume that some aspiring homeowners will be protected from foreclosure by being denied a mortgage in the first place.

With the rise in housing costs and stricter borrower protections, this also means that first-time homeownership is more difficult to accomplish due to rising down payment and closing costs. According to the State of the Nation's Housing Report 2019 (Joint center for Housing Studies of Harvard University), as the large millennial generation ages into their 30's, when home buying peaks, there should be a growing demand for homeownership. If age-specific

homeownership rates remained at the same level in 2018, household growth alone would add roughly 8.0 million homeowners between 2018 and 2028.

The combined effect of increased student loan debt, increased ownership costs, and stricter borrowing rules is a delay in the average age of first-time home ownership. The National Association of Real Estate found that between 1993 and 2018 the average age of first-time home buyers rose from 26 to nearly 34.

4. Planning and Development Practices

The dominant trend in community planning and development after World War II was the segregation and concentration of uses and housing types – stores here, single family homes there, apartments somewhere else. This pattern has been shown to weaken neighborhoods and communities by isolating people and building in a dependence on car use. It is now generally recognized that healthy neighborhoods are those that people can stay in over time as their needs and interests change. Healthy neighborhoods include a mix of housing types, sizes, and price points, and they often include or are near to stores and restaurants. Healthy neighborhoods are also walkable, enabling anyone unable to drive—kids, seniors—the ability to get around safely.

5. The Post-COVID Housing Market

At the time of this study's original publication in the fall of 2020, the full scope of the COVID-19 pandemic's influence on the housing market was unclear. Now five years on, it's clear that the pandemic significantly affected the housing market across the United States. Across the board both rental and home prices have increased significantly over the last five years. In June 2025, the Wisconsin Realtors Association reported that the median home price in the state reached nearly $340,000, up from just under $200,000 in 2019. Nationally, rental prices increased on average 23% between 2023 and 2025 alone.

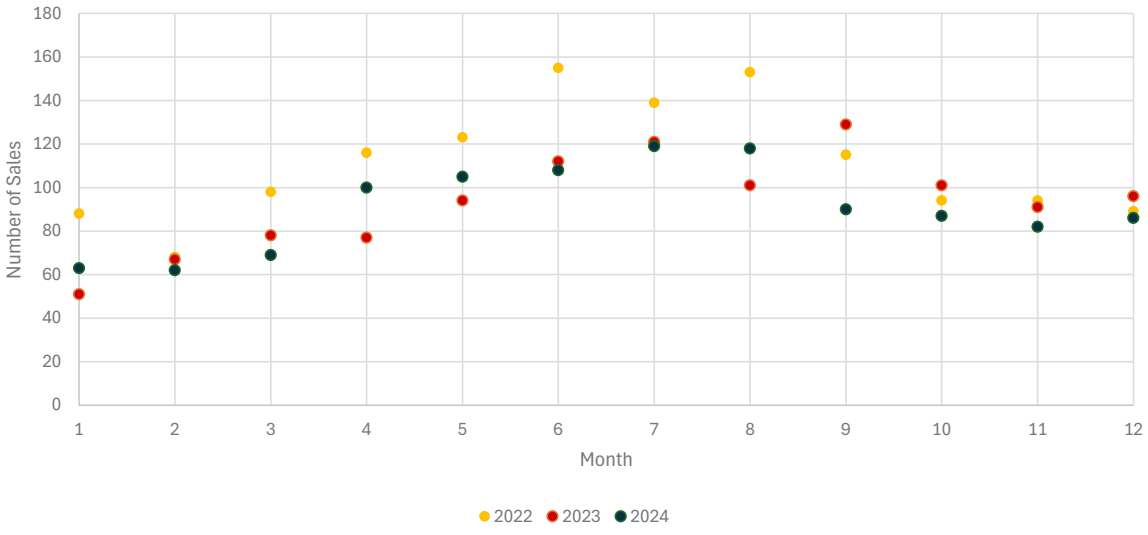
During the immediate fallout of the pandemic home buying competition increased dramatically as many Americans sought our larger living spaces in less dense areas. This demand in 2020 and 2021 was also supercharged as interest rates briefly dropped below 3%. By mid-2022 mortgage interest rates increased as high as 7% in an attempt to curb inflation and have remained in the 6-7% range ever since. High home prices and low inventory—fueled by pandemic induced demand; increasing labor, material, and construction costs; and global supply chain disruption—combined with 30-year high interest rates continue to push homeownership out of reach for many Americans and Wisconsinites, especially first-time homebuyers.

"THE REAL MEDIAN GROSS COST OF RENTING — RENT PLUS THE AVERAGE MONTHLY COST OF UTILITIES AND FUELS ADJUSTED FOR INFLATION — GREW FASTER ANNUALLY (3.8%) THAN REAL MEDIAN HOME VALUES (1.8%) IN 2023 FOR THE FIRST TIME IN 10 YEARS, ACCORDING TO THE 2023 AMERICAN COMMUNITY SURVEY (ACS). THIS MARKED THE LARGEST ANNUAL REAL INCREASE IN RENTAL COSTS SINCE AT LEAST 2011."

– U.S. Census Bureau https://www.census.gov/library/stories/2024/09/acs-rent-burden.html

Figure 84. Green Bay Total Home Sales 2022-2023

Source: Zillow



HOUSING GAPS AND OPPORTUNITIES

UNITS NEEDED

Overall

This chapter includes unit recommendation under two projection methods, identified as "Conservative" and "High Growth". Because the updated DOA population projections no longer include households, updated forecasts use a 95% confidence interval using historical data trends which provide a forecast range instead of a singular number. Conservative estimates will use the baseline estimate between the upper and lower bounds of the range, while the High Growth scenario utilizes the upper bound to project the number of households in the City of Green Bay. It is useful to have multiple growth scenarios to allow for some flexibility as to what the future might hold for Green Bay. The City is not limited to a continuation of what past growth has been - and has an opportunity to pull in new residents who are coming to live in the region.

Utilizing these household forecasts, it is estimated that the total number of households will increase in Green Bay to approximately 50,232 in 2030 and 52,586 in 2040 under the high-growth scenario. The growth in housing units should exceed the growth in households, to accommodate 1% vacancy of owner-occupied units and 5% vacancy of renter-occupied units.

Market conditions support the continued growth of all types of housing, including both renter- and owner-occupied units. Under the high growth scenario, the City of Green Bay will see approximately 9,975 total households added between 2020 and 2040. Factoring in healthy vacancy rates, this equates to a high growth scenario of about **4,575 renter-occupied units (229/year) and 5,072 owner-occupied units (254/year).** These projected needs are based on the assumption that the current balance of 44% rental units and 56% ownership units is maintained.

The conservative growth scenario estimates an additional 4,731 new households added to the City of Green Bay between 2020 and 2040, translating to approximately **2,100 renter-occupied units (108/year) and 2,159 owner-occupied units (105/year)**.

This equates to approximately the following per year, based on current **rental** price points and HUD FY2025 income categories:

- 49-105 units with monthly rent up to $1,340
- 25-54 units with monthly rent between $1,500-$2,125
- 33-70 units with monthly rent greater than $2,700

This includes attached and detached units and equates to approximately the following per year, based on current **ownership** price points and HUD FY2025 income categories:

- 15-37 units priced up to $155,000
- 21-51 units priced between $173,000-$246,000
- 69-166 units priced greater than $314,000

Figure 85. Rental Unit Need Projection for Green Bay (High Growth Scenario)
Source: HUD CHAS, MSA Professional Services

Income Thresholds	Current Unit Oversupply (Undersupply)	2030 Total Renter Households	2030 Oversupply (Undersupply)	2040 Total Renter Households	2040 Oversupply (Undersupply)
0-30% AMI	(2,648)	5,803	(3,528)	6,075	(3,800)
31-50% AMI	8,329	4,298	7,677	4,499	7,476
51-80% AMI	682	5,191	(106)	5,434	(349)
>80% AMI	(5,404)	6,753	(6,428)	7,070	(6,745)

Figure 86. Rental Unit Need Projection for Green Bay (Conservative Growth Scenario)
Source: HUD CHAS, MSA Professional Services

Income Thresholds	Current Unit Oversupply (Undersupply)	2030 Total Renter Households	2030 Oversupply (Undersupply)	2040 Total Renter Households	2040 Oversupply (Undersupply)
0-30% AMI	(2,648)	5,262	(2,987)	5,469	(3,194)
31-50% AMI	8,329	3,897	8,078	4,051	7,924
51-80% AMI	682	4,706	379	4,892	193
>80% AMI	5,404)	6,123	(5,798)	6,365	(6,040)

These calculations are based on the assumption that the percentage of renters vs. owners in the City, and the percentage of households that fall into each income bracket, remain constant.

Rental Units

When looking at specific price/affordability tiers within the rental market, the largest gaps exist at the highest and lowest levels of rent. Green Bay's existing rental stock is relatively old, making it more affordable as compared to surrounding communities. However, there is still an undersupply of 2,648 units affordable to households earning 30% median income or less. Under the conservative growth scenario, if no new units are added, by 2030 there will be an undersupply of 2,987 rental units affordable at 0-30% median income. By 2040 there will be an undersupply of 3,194 of these units. These units currently fall within the $563-$804 rent category (note: this includes utilities). There is also a current undersupply of 5,404 rental units affordable to households earning greater than 80% median income. If no new units are added, conservative estimates state that by 2030 this will be an undersupply of 5,798 units and 6,040 units by 2040. These units currently fall within the $1,499-$2,125 price range. There is also a shortage of 3,385 rental units for those households earning greater than 80% AM.

The oversupply of rental housing is currently for households earning 30-80% median income. There is a current oversupply of 8,329 units at 30-50% AMI and an oversupply of 682 at 50-80% AMI. These units currently fall into the $563-$2,125 price range. If no new units are added, both AMI groups will maintain an oversupply through 2040 under the conservative scenario.

When looking at the high growth scenario, these numbers change to even greater under supplies in most categories and units at 50-80% AMI will no longer maintain an oversupply.

It is important to note that some of the shortages at specific price points can be filled by means other than construction of new units. Some of those units abundant at the 31-50% median income affordability tier can be made affordable to households earning below 30% median income, and others can be renovated and upgraded to respond to the gaps at higher price points.

Ownership Units

A similar breakdown of the ownership housing stock by affordability tiers shows an oversupply of units available at the lowest price points and an undersupply of units available at higher price points. Specifically, under the conservative growth scenario there is an oversupply of 11,023 units available to households earning up to 30% AMI. These homes are currently priced $67,500-$94,488. If no new homes are added, that surplus will drop to 10,936 homes by 2030 and 10,882 by 2040. There is also an oversupply of 6,500 units that are affordable to households earning 30-50% AMI. If no new units are added, the oversupply will drop to a surplus of 6,350 units by 2030 and 6,258 units by 2040. These homes are currently priced $110,091- $154,761.

At 50-80% AMI there is an undersupply of 2,902 units and an undersupply of 13,801 units at the >80% AMI which is conservatively projected to grow to a demand of 14,880 units by 2030 and 15,541 units by 2040 . The undersupply of higher-priced homes is also not surprising as only 2% of the City's single-family housing stock has been built since 2010. Focus groups in 2020 also confirmed there is a need for moderately priced housing, up to $250,000.

Secondary Market

These housing demand projections do not account for the potential to capture anticipated growth to the secondary market. Household growth projections using CHAS and rental and ownership units using ACS data conservatively estimate that the sum total deficit in housing units for the secondary market is approximately 7,700 ownership units and 3,000 rental units needed by 2040. This demand could be captured by the City of Green Bay if housing supply is added at a rate that can meet the anticipated demand for housing.

Figure 87. Ownership Unit Need Projection for Green Bay (High Growth Scenario)

Source: HUD CHAS, MSA Professional Services

Income Thresholds	Current Unit Oversupply (Undersupply)	2030 Total Owner Households	2030 Oversupply / Undersupply	2040 Total Owner Households	2040 Oversupply / Undersupply
0-50% AMI	11,023	1,494	10,796	1,564	10,726
51-80% AMI	6,500	2,575	6,110	2,696	5,989
81-100% AMI	(2,902)	5,643	(3,758)	5,907	(4,022)
>100% AMI	(13,801)	18,474	(16,604)	19,340	(17,470)

Figure 88. Ownership Unit Need Projection for Green Bay (Conservative Growth Scenario)

Source: HUD CHAS, MSA Professional Services

Income Thresholds	Current Unit Oversupply (Undersupply)	2030 Total Owner Households	2030 Oversupply (Undersupply)	2040 Total Owner Households	2040 Oversupply (Undersupply)
0-50% AMI	11,023	1,354	10,936	1,408	10,882
51-80% AMI	6,500	2,335	6,350	2,427	6,258
81-100% AMI	(2,902)	5,116	(3,231)	5,318	(3,433)
>100% AMI	(13,801)	16,750	(14,880)	17,411	(15,541)

These calculations are based on the assumption that the percentage of renters vs. owners in the City, and the percentage of households that fall into each income bracket, remain constant.

Senior Units

From 2013 to 2023, the population of Green Bay residents over the age of 55 has grown by 15%. While the updated DOA projections do not include municipal age cohort projections any longer, Brown County as a whole projects a 23% increase in residents over the age of 55. Some in this age cohort will continue to live in their current homes, but others will look for dedicated housing for seniors. The projections for senior units needed in Green Bay are into two categories: those requiring Assistance with Daily Living (ADL), and those not requiring ADL. Examples of ADL include meal preparation, assistance with taking medication or bathing, which are part of assisted living and nursing home facilities.

For Independent living facilities (ADL not required), there is a current estimated demand for 2,846 subsidized units and 1,533 market rate units. This need decreases to 1,242 subsidized and increases 3,042 market rate units in 2030 and 1,320 subsidized and 3,232 market rate units in 2040. These numbers do not include the number of units that currently exist in the City, and do not include need from communities outside the City.

For assisted living facilities/nursing homes/memory care units, there is a current estimated need for 2,614 beds in Green Bay. By 2030 this increases to a need for 2,518 additional beds and 2,787 additional beds in 2040. This does include the existing supply of assisted living/CBRF/nursing home facilities currently found in Green Bay. This does not include need from communities outside the City.

Figure 89. Independent Living Demand Projection for Green Bay (Low Growth Scenario)

Source: See below

Age Cohort of Household	Assumptions	2020 Households	2030 Households (projected)	2040 Households (projected)
55-64	-	7,598	7,606	7,906
65-74	-	7,117	7,105	7,385
75+	-	3,231	2,505	3,361
Assistance with Daily Living (ADL) NOT Required*				
55-64	93%	7,066	7,073	7,353
65-74	69%	4,911	4,902	5,096
75+	40%	1,292	1,002	1,345
% Renter Households**		33%	33%	33%
Total Potential Market		4,379	4,283	4,552
% Subsidized**		65%	29%	29%
Projected Demand - Subsidized*		**2,846**	**1,242**	**1,320**
Projected Demand - Market Rate*		**1,533**	**3,041**	**3,232**

**Estimates from the Agency for Healthcare Policy and Research*

***FY2025 HUD CHAS data for 62+ households*

****This does not include existing units*

Figure 90. Assisted Living Demand Projection for Green Bay (Low Growth Scenario)
Source: HUD CHAS, MSA Professional Services

Age Cohort of Household	Assumptions	2020 Households	2030 Households (projected)	2040 Households (projected)
55-64	-	7,066	7,073	7,353
65-74	-	4,911	4,902	5,096
75+	-	1,292	1,002	1,345
Assistance with Daily Living (ADL) REQUIRED*				
55-64	7%	7,066	7,073	7,353
65-74	31%	4,911	4,902	5,096
75+	60%	1,292	1,002	1,345
% Renter Households (not homeowners**		33%	33%	33%
Total Potential Market		**1,781**	**2,565**	**3,102**
Minus Existing Supply of Assisted Living/CBRF/ Nursing Home Beds		1,765	1,765	1,765
Projected Demand		**2,614**	**2,518**	**2,787**

**Estimates from the Agency for Healthcare Policy and Research*
***FY2025 HUD CHAS data for 62+ households*

WHERE UNITS ARE NEEDED

Affordable Housing

Affordable rental housing often faces two challenges: local opposition ("Not in my Backyard") and financial feasibility. Affordable housing is almost always subsidized in some way. Common methods for subsidizing affordable housing include Low Income Housing Tax Credits (LIHTC) and local funding through active Tax Incremental Finance District or an affordable housing fund. Applications for 9% LIHTC are competitive and applications receive points based on a number of criteria they can meet in the following areas: higher incomes and lower unemployment (by census tract); being in a high-performing school district; and being near amenities such as schools, parks, grocery stores, libraries, etc.

The map on pages 78-79 show priority areas for affordable housing based on funding criteria for LIHTC. Lighter areas are the highest priority areas for housing. The map also shows a quarter-mile buffer around current bus lines, to aid local discussions in prioritizing assistance in areas served by transit. In addition to the benefits of increasing a potential housing project's LIHTC application scoring, building housing near parks, schools, transportation and other amenities is good planning practice. In the community survey, over 50% of respondents said access to amenities positively influenced their decisions to live in the community, more than any other factor.

A benefit to Green Bay's older housing stock is that it provides naturally occurring affordable housing. For this reason, ownership affordability is considered a low priority. Of greater issue is the quality/desirability of homes and barriers to homeownership such as lack of down payment, credit history, and low income levels.

Target Redevelopment Area

The City has a number of catalytic development projects occurring downtown:

- **The Shipyard Project**—renovating brownfields and constructing a signature outdoor public recreation and entertainment facility and multi-family housing.
- **Rail Yard Innovation District**—22-acre historic redevelopment/development, including condominiums, located between Broadway, Bond St., Donald Driver Way and Dousman St.
- **901 Main**—three-story, mixed-use urban development with multi-family units.
- **Whitney Park Townhomes**—located in the 200 block of N. Van Buren Street, adjacent to the future Whitney School redevelopment.

These projects will make the downtown a more vibrant and attractive place to live. The downtown has a significant amount of surface parking which could be converted into housing, commercial or something else that would increase the taxable value of the property and the vitality of the area. The City has consolidated some of its parking into ramps downtown, but could continue to do so. New and existing ramps could serve the parking needs of new housing and other businesses downtown.

Any housing that is added downtown should be in some multi-family or townhome format, though the specific design and density could vary depending on the site. There is no building height restriction in the D2 zoning district; height is restricted to approximately 3 stories within the D1 district. Building heights may, and should, be increased with a conditional use permit, especially when a taller building is proposed near buildings of similar size.

Senior Housing

Downtown is also an ideal location for active living senior housing. Although many seniors prefer to age in place in their existing homes, there is a movement of retirees and empty nesters moving downtown. The appeal of downtown is being closer to services and amenities - public transit, health care, pedestrian-friendly streets, arts culture, libraries, stores and human interaction - all things that are also attracting younger residents to live downtown. The preferred location for assisted living facilities and nursing homes is more flexible, though proximity to a health care facility can be advantageous.

New Owner-Occupied Housing

New owner-occupied housing should be part of balanced neighborhoods—neighborhoods that include a mix of housing types and price points with convenient access to daily needs, goods and services . Balanced neighborhoods have a mix of attached and detached housing formats and a range of sizes and price points. Balanced neighborhoods with good urban design can not only lead to long term quality and comfort in neighborhoods, but can also serve to improve equity in education environments.

Federal Low Income Affordable Housing Tax Credits (LIHTC) - Section 42 Housing

LIHTC (or Section 42) is a federal program which gives the Wisconsin Housing and Economic Development Authority (WHEDA) the authority to issue tax credits for acquisition, rehabilitation, or new construction of rental housing for low-income households. When a project is completed, investors can deduct from their taxes about 4% or 9% of their investment in the project each year for ten years. LIHTC developments must continue to meet the established affordability requirements for 30 years, with either 20% of units affordable at 50% of the Area Median Income or 40% of the units at 60% of median income. WHEDA monitors the condition of each project awarded with credits to ensure they stay in good repair, have acceptable management practices and maintain affordability. There are two types of tax credits available within the LIHTC program:

Federal 9% Tax Credit - Competitive

The 9% tax credit is available for new construction and rehabilitation projects that do not have other federal funds. Nine percent (9%) tax credits are received through a competitive application process with WHEDA. Per WHEDA guidelines, Projects require a local funding match in order to score well.

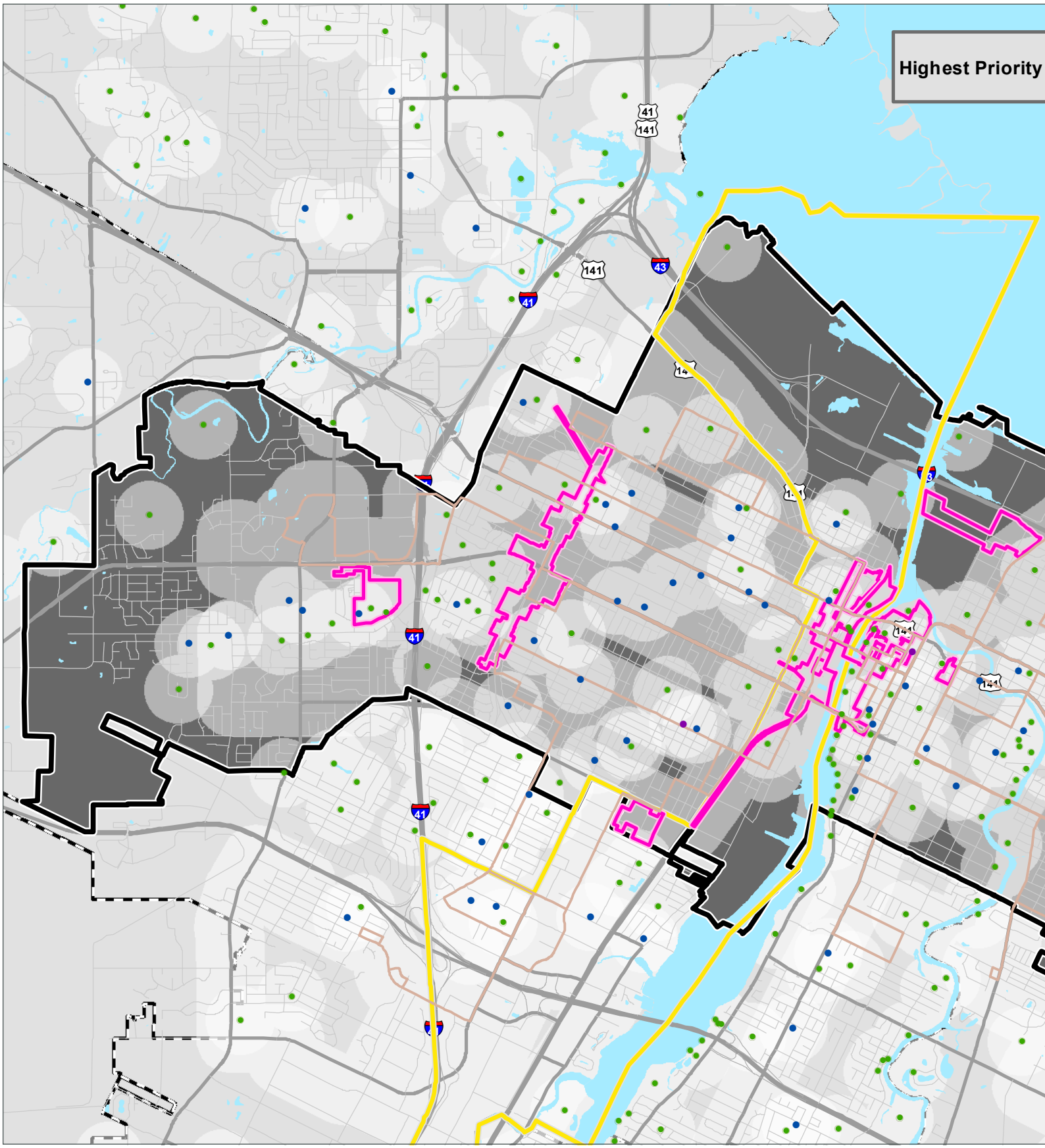
Federal 4% Tax Credit - Non-competitive

The federal 4% tax credit is available for acquisition, new construction and rehabilitation projects, and is often used for rehabilitation. These funds can be used with other federal funds. Four percent (4%) tax credits are received through a non-competitive application process with WHEDA. Four percent (4%) tax credit projects are often more difficult to use because they require a mixture of funding sources, of which local funding is important.

Wisconsin Low Income Housing Tax Credit (LIHTC)

State of Wisconsin 4% Tax Credit - Non-competitive

The state 4% tax credit is available for acquisition, new construction and rehabilitation projects. These state credits can be used to match the 4% federal funds. The state 4% tax credits are received through a non-competitive application process with WHEDA. The credits are awarded only if they are necessary for the financial feasibility of the property. A preference is given to developments located in municipalities with fewer than 150,000 people.

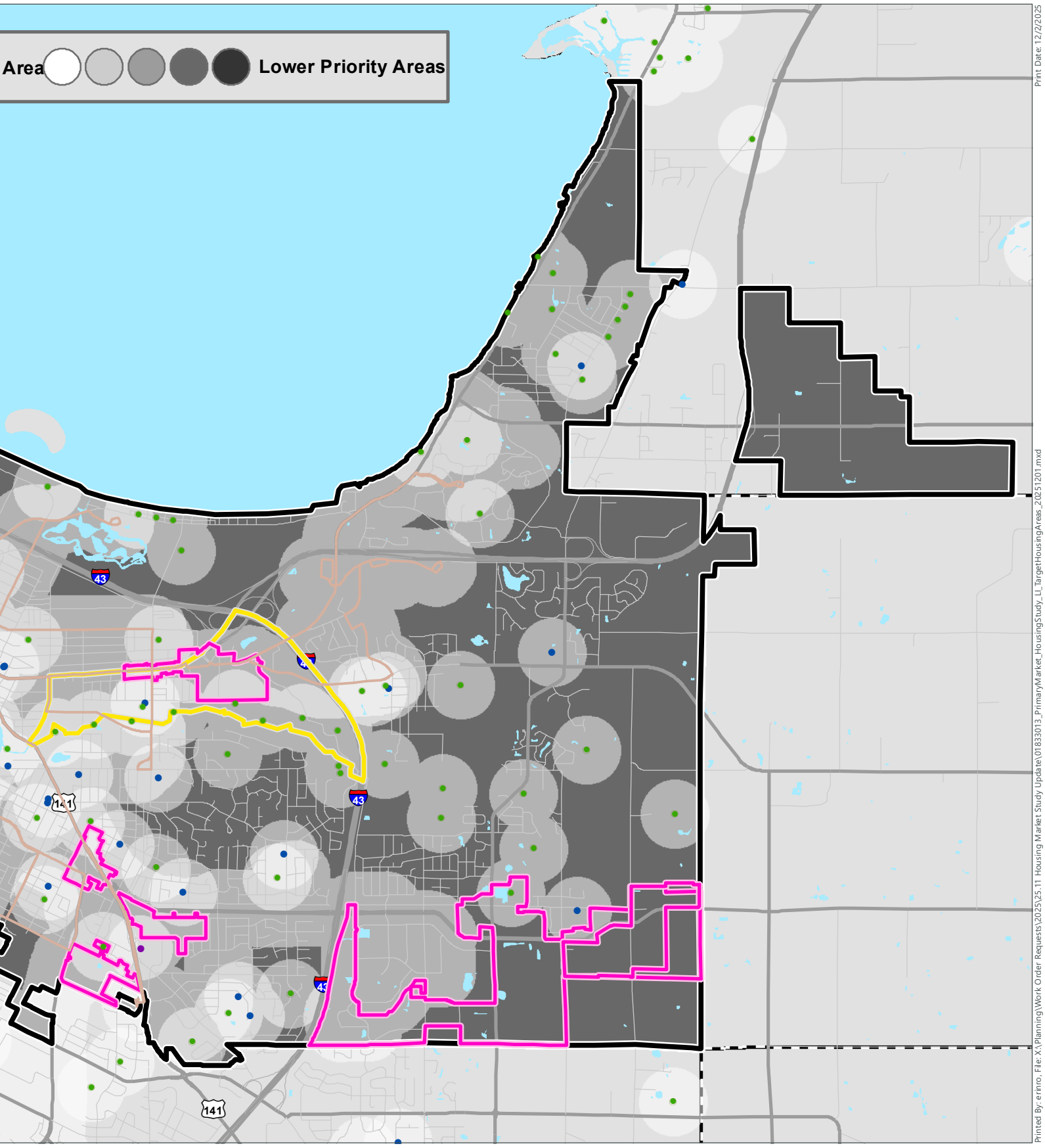


MSA

Data Sources:
Brown County GIS Data
City of Green Bay GIS Data
Green Bay Assessor Data
TIF District resolutions date from 1998 - 2025; data shown as currently adopted in 2025

0 1 2 Miles

Bus Route
City of Green Bay
Surrounding Municipalities
Library
Park
School



Opportunity Zone

TIF District (as of 2025)

Within 0.25 miles of Park, Library, or School

Affordable Housing Target Growth Areas

Green Bay Housing Study

City of Green Bay
Brown County, WI

IMPLEMENTATION

GOAL

Build Healthy Neighborhoods

The one fundamental goal that every strategy within this plan supports is healthy neighborhoods. Policies and investment in housing should not only diversify housing stock within the community, but should lead to healthy neighborhoods that are more likely to attract residents and reinvestment in the future. Healthy neighborhoods have:

1. Varied housing types, size and price points, including both owner- and renter-occupied units. This enables more people to stay in the neighborhood through shifting housing needs, and it limits future instability due to changes in the housing market.
2. Sidewalks and urban design features that make walking pleasant and safe (whether for transportation or for pleasure).
3. Convenient access to public transit and daily needs retail and services.
4. Quality parks and open space.
5. Community gathering places, including both public venues (e.g. community center) and private venues (e.g. coffee shops).
6. Active neighborhood associations and public or quasi-public places to meet within or near the neighborhood.

The City should prioritize projects that address both a market gap and criteria for healthy neighborhoods.

STRATEGIES FOR IMPLEMENTATION

Communication

Housing Committee

A Housing Committee or Subcommittee can be the driving force to implement this plan, including providing oversight on the development and administration of funding programs, supporting public outreach about the City's housing needs and programs, and supporting updates to this Plan as the market shifts and outside funding programs change year by year.

There is a wealth of housing experts within the community who have a good pulse on the type of housing needed in the City, barriers to development, incentives developers need for affordable housing, and other issues related to housing development, renting and owning. The Housing Committee should at least annually convene a meeting with these housing experts to discuss what is going on the market and any new issues that may be facing the community. One option would be to create a sub-committee under the Redevelopment Authority.

Staff & Developer Communications & Processes

Development projects require collaboration with multiple City departments. Getting feedback and sign-off from each department in an efficient manner is a challenge in many

communities, including Green Bay. It will improve the experience for developers and outcomes for all if the City is able to improve the process in the following ways:

1. Assign a City staff person as a single point of contact for each project who will help the applicant navigate the process. This person should be a part of all project communications and willing to resolve problems that may arise in the review and approval process.
2. Ensure reviews and inspections are completed fully and in a timely manner, and include all pertinent feedback during the first review.

Initiatives

Neighborhood Associations

Continue promoting neighborhood identity and social cohesion through neighborhood associations. Active Neighborhood Associations within Green Bay are one positive element that is contributing to neighborhood satisfaction already, according to focus group participants. The City could also use Neighborhood Associations as a way to engage residents in neighborhood planning efforts and developments that might impact a particular area. For major developments in/near a neighborhood that may provoke some controversy, the City Council/ local alderperson should work with the appropriate neighborhood association(s) to host a neighborhood meeting where the developer can present to and seek feedback from the neighborhood.

City-Owned Properties

The City currently maintains a list of properties owned by the RDA for residential and other types of development. Incentives are offered for many of the lots and the City lists what type of development they would like to see. This program should continued.

Regulation

Comprehensive Plan

The City is updating its Comprehensive Plan following the housing study which will serve to implement/reinforce the policies in this plan. The Comprehensive Plan's Housing Element text should focus on flexibility for diverse housing formats and price points. The Future Land Use Map should include flexibility in residential and mixed use areas. To this end, the City could create the following districts:

- Low Density Housing: These areas include single-family and two-family units (both rental and owner-occupied), for various income levels.
- Low and Medium Density Housing:These areas include single-family and two-family units, townhomes and small apartment complexes (up to eight units per building).
- Medium Density Housing: These areas include a variety of attached housing types (townhomes, small and large multi-family buildings). These areas are generally close to major streets, mixed-use areas, or commercial/ complement areas to provide convenient, walkable access to transit, shopping, restaurants, and other amenities. Medium density housing should be used as a transition between high and lower density housing.

Figure 91. Online Matrix of Available City-Owned Properties

Source: www.greenbaywi.gov/332/Available-Properties

HOUSES | RESIDENTIAL LOTS | OTHER LOTS | LARGE DEVELOPMENT SITES

Address	Parcel ID	Lot Size / Square Feet	Plan	Asking Price
158 N. Maple Avenue	4-95	55' x 75' ~3,500 SF	**UPDATE**: The RDA has hired an architect to engineer plans for an attached garage to be placed within the footprint of the building. An architectural plan of the existing conditions will also be provided. This will be posted to the website as soon as they are completed with an anticipated release date of July 31st, 2020. Rehabilitate property by converting from multi-family to single-family for owner-occupancy.	Negotiable

- High Density Housing: These areas include larger multi-family buildings. These areas are also close to major streets, mixed-use areas, or commercial/ complement areas.
- Neighborhood Mixed Use: These areas should include relatively small existing and planned activity centers with retail, restaurant, service, institutional and civic uses primarily serving nearby residents. Residential should be included in mixed-use buildings and as standalone multi-unit residential developments.
- Community Mixed Use: These areas should include existing and planned areas supporting an intensive mix of residential, commercial and civic uses serving residents and visitors from the surrounding area and the community as a whole. These areas are generally located at major intersections and along relatively high-capacity transit corridors, providing more residential units and commercial space compared to Neighborhood Mixed Use Areas.

Consider Waiving or Reducing Fees

Affordable housing is the most challenging type of housing to develop, in part because it's challenging to make it financially feasible. To help encourage affordable housing and reduce costs to developers, Common Council could consider waiving or reducing fees on a case-by-case basis. In some cases, this type of assistance can be used as local match for grant programs. The City could also consider covering the cost of the fees with TIF funds. Fee reductions should only be for projects with income-qualified affordable units that have some sort of requirement in place to be income-qualified for 15 years (the same as LIHTC).

Streamline Approval Process for Affordable Housing

Expedited approval processes save time and ultimately reduce costs to developers. A streamlined approval process for housing projects that include affordable units would offer an incentive to include these types of units in development. The City could consider committing to having determinations on developments with affordable housing made within 60 or 90 days.

To aid with communication and streamlining the process, the City could consider moving its permitting and planning review services online for the benefit of staff and applicants. This allows applicants to view the status of their project and comments from staff review. On the staff end, this pushes reminders to staff to get reviews done in a timely matter and facilitates communication between staff about projects. Evolve, Powered by Infovision Software is one example of such a service.

Code Enforcement for Student Housing

The City could create rental inspection programs in areas with a prevalence of single-family/two-family homes converted to rentals. As many of UW Green Bay's students live in off-campus housing, there is a direct connection between the University and the City. The City should work with the University on creating and funding an inspection program in which the cost of salaries for code enforcers could be shared. The goal of the program being to ensure students are living in safe, healthy housing.

Reduce Parking Requirements for Affordable Housing

Parking is expensive, which adds to the cost of housing units. Lower-income households often have fewer vehicles and rely on public transit. Consider reducing parking requirements for all multi-family developments located within a certain distance (e.g. 1,000 to 1,500 feet) of a bus stop.

Review Requirements for Landscaping and Building Materials in Zoning Code

Design and landscaping requirements serve to preserve the quality and health of neighborhoods and communities, but they can also drive up developer costs, which is especially challenging for developers of affordable housing. The City should review its requirements for landscaping and hardscaping materials to see if any requirements can be softened or if there are materials that could be used to offer the same look at a lower price point. This issue was brought forward in focus groups as something that has deterred development of affordable housing in some areas of the city.

Zoning Code—Encourage Accessory Dwelling Units (ADUs)

An Accessory Dwelling Unit (ADUs) is a housing unit located on the same lot as a single-family home, commonly over a garage, in a basement or in its own structure. Attached ADUs are the most common since they are the least costly option for an ADU. Financing can be difficult (the average cost to develop a stand-alone ADU is $200,000), but these units allow homeowners to create an additional dwelling on their property for family members, caretakers, and friends in need of downsizing. Twenty percent (20%) of homeowners who took the Community Survey said they would be interested in developing an ADU on their property. Only two percent (2%) said they already have an ADU.

ADUs are currently permitted by right in the OR (Office Residential) and NC (Neighborhood Commercial Districts). ADUs are conditional uses within the R-1 (Low Density Residential-New Lots) and RR (Rural Residential) districts. Permitting ADUs by right in all residential areas would remove one hurdle for development. A requirement could be added that the property owner live on-site.

Enable Cottage Courts Through PUDs

The City's Planned Unit Development (PUD) zoning offers flexibility to accommodate a mixture of residential, commercial and public facilities along corridors. The PUD is meant to encourage alternative designs that allow a mix of uses in one area and better use and integrate the site's natural characteristics as well as the existing built environment's characteristics. One alternative design the City could seek to promote is the "cottage court." Cottage courts are small groupings of housing around a shared public space. These can be for-sale or rental units. They offer a cost savings to developers/owners because they offer a small lot and a small home.

The City should explore areas where implementation could be possible and assemble and promote these areas to developers through the RDA.

Funding

Create an Affordable Housing Trust Fund

The City could create an affordable housing trust fund as a general purpose funding vehicle that can serve various affordability initiatives anywhere in the City. This can be used for matching funds, land purchase, new construction, renovation and down payment assistance. Funds could come from the TIF Affordable Housing One-Year Extension, general obligation bonds, sale of surplus land, general fund budgeting and private contributions. This funding could be leveraged to make developers more competitive when applying for Low Income Housing Tax Credits (LIHTC).

Tax Increment Financing—Affordable Housing Incentives

The City should use TIF for the construction of infrastructure - water, roads, utilities, sewer - necessary to encourage the development of housing.

Tax Increment Financing - Affordable Housing One-Year Extension

A TIF district can be held open for one additional year beyond its planned or maximum duration to generate funds that will be used for affordable housing. 100% of the increment collected in that extra year can be used for housing anywhere in the City, with the stipulation that 75% must be used for affordable housing. More information can be found in section 66.1105(6)(g) of the State statutes.

Figure 92. Cottage Court in Overland Park, KS

Source: www.opkansas.org



Federal Low Income Housing Tax Credit (LIHTC) - Section 42 Housing

LIHTC (or Section 42) is a federal program which gives the Wisconsin Housing and Economic Development Authority (WHEDA) the authority to issue tax credits for acquisition, rehabilitation or new construction of rental housing for low-income households (see description on page 79). There are two type of tax credits available through this program: 1) Federal 9% Tax Credit (competitive) and 2) Federal 4% Tax Credit (non-competitive).

Wisconsin Low Income Housing Tax Credit (LIHTC)

Similar to the federal LIHTC program, Wisconsin offers a 4% non-competitive state tax credit which can be used as match for the federal 4% program (see page 79 for more detail).

Opportunity Zones

The Opportunity Zones Program encourages private investment in specific high-need areas. For census tracts to qualify for the program, they must meet one of five federal low-income criteria. If a census tract qualifies, a federal tax incentive is given to investors who bring private capital and jobs to the community. The incentive includes a permanent exclusion from capital gains if the property is held for at least ten years. Additionally, the investor can receive a tax deferral if the capital gains are reinvested in a state opportunity fund.

Four areas in the City qualify under this program . The City should continue to promote this program as these areas offer opportunity for private investment and development of workforce housing.

Down payment Assistance

WHEDA and the Federal Home Loan Bank of Chicago (FHLBC) already have down payment assistance programs which should be promoted. The FHLBC Down payment Plus program provides matching funds which could be matched from pools of local employers or from the City.

Partnerships

Habitat for Humanity

Habitat for Humanity in Brown County uses volunteer labor and donations to build and renovate affordable housing. The City should continue the partnership with Habitat by working to maintain a supply of lots for new Habitat home construction. This will require a collaboration with various developers to arrange potential sites.

NeighborWorks

NeighborWorks Green Bay provides homeownership preparation services, down payment and closing cost assistance, and affordable homes for sale and rent. The City should continue to partner with NeighborWorks to promote the services it offers and help it maintain a supply of existing owner/rental homes for renovation and lots for new owner/rental homes.

Major Employers

Major employers play an important role in the housing market in a community by bringing new people into the community or areas nearby. Employers have the best pulse on how many people they plan to hire, what their salaries (and budgets) will be, and what types of housing they may be looking for. The City should convene major employers in the community at least annually to discuss housing issues and initiatives in the City. The goal of the meeting should be a better understanding about changes in housing demand in the region. By discussing housing initiatives with employers, the City could help gain private sector support for developments which might be more prone to “not in my back yard” (NIMBY) sentiments. Major employers could be a strong partner in advocating for new developments and for advocating for changes in policies and regulations that support the development of affordable housing.

University of Wisconsin - Green Bay

The City should work with the University to update its campus plan every 5-10 years discussing physical enrollment and growth and that addresses any “objectionable impacts” the University might have on surrounding neighborhoods. A big component of this plan should be the University’s plans to house students within the community.

Northeast Wisconsin Technical College

The City should explore a partnership with NWTC and the Department of Workforce Development (DWD) to expand training programs for the unemployed or those seeking higher paid jobs in skilled trades. In particular, programs offering training in construction and rehabilitation of housing would be key areas for partnership. The City could consider partnering to provide financial assistance for people training in building trades.

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
March 17, 2026	Cheryl Renier-Wigg, Staff, Matthew Buchanan, Staff

AGENDA ITEM # J.2

To approve Amendment 3 to Development Agreement 2021-01 with Merge, LLC for the redevelopment of 236 Arndt Street and 101 Bridge Street (Tax Parcels 3-551 and 3-556) with conditions.

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

BACKGROUND

In May 2021, the Redevelopment Authority (RDA) and the City of Green Bay entered into Development Agreement 2021-01 with Merge, LLC (Developer) for the redevelopment of 236 Arndt Street and 101 Bridge Street. The Agreement authorized Tax Increment Financing (TIF) assistance to support construction of:

- A four-story residential building consisting of two wings connected on the west side (Building One) with approximately 109 market-rate rental units; and
- A separate four-story mixed-use building consisting of two wings connected on the north side (Building Two) with approximately 129 market-rate rental units and approximately 4,000 square feet of restaurant and/or retail space.

Under the Agreement, the City and RDA committed to selling the properties to the Developer for $1.00 and providing Pay-As-You-Go (PAYGO) TIF reimbursement equal to between 56 percent and 70 percent of available tax increment, based on the aggregate assessed value achieved in the first year following occupancy.

The Developer must achieve a minimum assessed value of $15,000,000 to qualify for 56 percent PAYGO reimbursement and $18,750,000 to qualify for 70 percent. If the assessed value falls between those thresholds, the reimbursement percentage will be prorated on a straight-line basis between 56 percent and 70 percent. The Agreement also establishes a Tax Incentive Cap equal to the lesser of $7,500,000 or the total qualified project costs incurred and paid by the Developer.

Although the Agreement was executed in May 2021, the project has not advanced according to the original schedule. To address delays, the parties approved a First Amendment in January 2022 and a Second Amendment in June 2023 extending certain performance deadlines. The Developer has since worked with City staff to establish a revised project schedule and is requesting approval of a Third Amendment to modify key performance dates. The draft Amendment Three includes the following key changes to Development Agreement 2021-01.

- Proof of equity and financing by May 1, 2026
- Commencement of vertical construction no later than June 1, 2026
- Completion of Arndt Street and Bridge Street improvements by the City by December 31, 2026
- Project completion by July 1, 2027
- Achievement of a minimum assessed value of $15,000,000 by January 1, 2028
- Granting the RDA a conditional option to repurchase the properties for $1.00 if vertical construction has not commenced by June 1, 2026

The proposed Third Amendment does not modify the City's previously approved financial participation in the project.

The RDA held a special meeting on Feb. 24 to discuss this amendment and asked the developer to provide the following: Developers' responses are in Bold and underlined.

- The current status of construction documents: **Construction documents are approximately 90% complete at this time.**
- A schedule or date of when you will provide proof of financing along with a full development schedule: **Please see the attached documentation for proof of financing**.
- A start of construction date: **Construction is anticipated to begin this summer, contingent upon receipt of required permitting approvals.**
- Developer's proposal on increment to be paid to the City of Green Bay if the project is not completed by 12/31/27: **Merge proposes to pay the difference between the completed project tax value and the TIF reimbursement amount until the project is fully completed, should completion extend beyond December 31, 2027.**

The developer provided a letter from his financial institution which is included in this report.

RECOMMENDATION

FISCAL IMPACT

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

ATTACHMENTS

1. Third Amendment to DA 2021-01 Merge RDA.3.11.2026
2. REDLINE 3rd Amendment to Merge Shipyard DA 20260311
3. Exhibit A Third Amendment
4. Option to Purchase Merge RDA.3.11.2026
5. West Bank Financial Commitment Letter -Merge

THIRD AMENDMENT TO DEVELOPMENT AGREEMENT 2021-01

MERGE @ THE SHIPYARD

This Development Agreement is made this _____ day of February, 2026,
by THE CITY OF GREEN BAY, a Wisconsin municipal corporation ("City"),
THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY ("RDA"),
and MERGE, LLC, an Iowa limited liability company ("Developer").

RECITALS

WHEREAS, Developer has agreed to acquire and develop certain real property located at 236 Arndt Street, 101 Bridge Street, and 119 Bridge Street (Tax Parcel No.'s 3-551, 3-554-A, and 3-556, respectively), hereinafter defined as the "Project Site"; and

WHEREAS, the Parties entered into a Development Agreement 2021-01 dated May 18, 2021, relating to the Project Site; and

WHEREAS, the Parties entered into a First Amendment to Development Agreement 2021-01 Merge @ Shipyard, dated January 11, 2022; and

WHEREAS, the Parties entered into a Second Amendment to Development Agreement 2021-01 Merge @ Shipyard, dated June 13, 2023; 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, the Parties 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:

I. Amendments. The Development Agreement as previously amended is hereby amended as follows:

   a. Recital A., amended to strike 3-55A, 101 Bridge St, from the list of parcels, and add following the Table "Tax parcels Tax Parcels 3-551 and 3-556 were transferred to the Developer on May 14, 2024. As of January 1, 2026, Tax Parcel 3-551 has an assessed value of $638,800, and Tax Parcel 3-556 has an assessed value of $530,000. Developer is responsible for all property tax payments."

   b. Recital B., Exhibit A, as referenced and attached, is replaced with new Exhibit A, attached herein.

   c. Section III.B.1.e) is created to read "The RDA conveyed the property to the

Developer on May 14, 2024."

d. III.B.2.a) replace 2024 with 2026.

e. III.B.2.b) replace June 30, 2026 with December 31, 2026.

f. III.B.2.c)(I) is amended to add "Phase 1 was completed October 2024."

g. III.B.2.c)(II) is amended to "Phase 2-June 1, 2026. A great lawn for concerts, festivals, and other events; a dog park; an urban beach, playground, play fountain or splash pad, and/or similar amenities."

h. III.B.2.d) is amended to "The Shipyard Phase 3-December 31, 2028. The City and/or RDA shall seek a development agreement with a private partner to design and construct a commercial plaza with permanent and/or seasonal structures for food, beverage, retain, and recreation at 100 W. Mason St. (Tax Parcel 2-78)."

i. III.B.4.a) delete 2026 and replace with 2028.

j. III.B.4.e) delete all three occurrences of 2026 and replace with 2028.

k. III.B.6. Is amended to "Assignment. Developer may assign any of its payment rights hereunder to any lender, 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. Notwithstanding the foregoing, Developer may sell or assign its payment rights hereunder to any party without the consent or the City or the RDA following the Completion Date, provided that the Developer provides the RDA and the City with timely written notice and a copy of such fully executed sale or assignment instrument."

l. In Section IV.B, the word pya is corrected to pay.

m. In Section IV.G, delete July 31, 2023 and replace with May 1, 2026.

n. In Section IV.H, delete July 31, 2023 and replace with May 1, 2026.

o. In Section IV.L., is amended to read, "Improvement of Property. Developer shall promptly design and substantially complete the project by July 1, 2027. Construction of footings and foundations shall commence no later than June 1, 2026. Vertical construction shall commence no later than September 30, 2026. Developer shall file with the RDA copies of the detailed construction plans within ninety (90) days after the Completion Date."

p. Section IV. P. 3. is created to read "Developer shall grant to the RDA and City a

Conditional Option to Purchase Real Estate, for tax parcels 3-551 and 3-556 ("Option"). The Option shall be hereby added to incorporated as Exhibit E."

q. Section IX. is amended to read, "Survival of Certain Provisions. Sections III.B.1.d), IV.O., IV.P., IV.Q., IV.R., IV.S., IV.T., V.A., V.B., V.C., V.D., V.E., VII.C., VII.D. VII.E., VII.F., VII.J., VII.K., VII.L., VII.M., VIII.A., VIII.B., VIII.C.,VIII.D., VIII.E., VIII.F., IX.A., IX.B., IX.C., X.B., X.C., X.D., X.G., X.H., X.J., X.K., X.L., X.N., X.P., X.Q., X.R., X.T., shall survive the termination of this Agreement for a period of five (5) years."

r. Section X.H. is amended to read "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. Notwithstanding IX.C., all representations and covenants in this Agreement shall remain operative and in full force and effect until fulfilled and shall survive termination."

s. Section X.J. Notices. is amended as follows:

To the City: City of Green Bay
Attn: Law Department
100 North Jefferson Street
Green Bay, WI 54301
Email: Law@greenbaywi.gov

To the RDA: Redevelopment Authority of the City of Green Bay
Attention: Executive Director
100 North Jefferson Street, Room 608
Green Bay, WI 54301
Email: Cheryl.Renier-Wigg@greenbaywi.gov

t. Section X.T is created to read "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 and Second Amendments shall remain in full force and effect.

[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: MERGE, LLC

By: _____

_____
Print Name and Title

ACKNOWLEDGMENT

STATE OF)
) SS
COUNTY OF)

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

_____
*_____
Notary Public, _____ County,
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 Eric Genrich, 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 Gary J. Delveaux and Cheryl Renier-Wigg, 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 _____

REDLINE VERSION FOR THIRD AMENDMENT: FOR READABILIY ONLY

City of Green Bay
Department of Community and Economic Development

DEVELOPMENT AGREEMENT 2021-01
MERGE @ THE SHIPYARD

This Development Agreement is made this 18 day of May, 2021,
by THE CITY OF GREEN BAY, a Wisconsin municipal corporation ("City"),
THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY ("RDA"),
and MERGE, LLC, an Iowa limited liability company ("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
3-551	239 Arndt St.	4.67	$0.00
~~3-554-A~~	~~101 Bridge St.~~	~~0.29~~	~~$0.00~~
3-556	119 Bridge St.	0.70	$0.00

Tax Parcels 3-551 and 3-556 were transferred to the Developer on May 14, 2024. As of January 1, 2025, Tax Parcel 3-551 has an assessed value of $638,800, and Tax Parcel 3-556 has an assessed value of $530,000. Developer is responsible for all property tax payments.

B. The parcels listed above shall be referred to as the "Property." The Property comprises approximately five and sixty-six hundredths acres (5.66) of land. A map of the Property is herein attached as EXHIBIT A (Replaced with Third Amendment); a legal description of the Property is herein attached as EXHIBIT B. The City and/or RDA and/or Developer shall cause a Certified Survey Map ("CSM") to be prepared, approved, and recorded with the Brown County Register of Deeds, which shall illustrate all new parcels created through the actions of Section III. B. 1., and which is herein attached as EXHIBIT C.

C. Developer intends to complete a Project, which involves the construction of a four (4)-story residential structure with two wings connected on the west side of the building (Building One) with approximately one hundred nine (109) market-rate rental units; and a separate four (4)-story mixed-use structure with two wings connected on the north side of the building (Building Two) with approximately one hundred twenty-nine (129) market-rate rental units and approximately four thousand (4,000) square feet of restaurant and/or retail space; and related improvements. The Proposed Project improvements are shown on a Preliminary Concept Plan, which is herein attached as EXHIBIT D.

D. As of January 1, 2020, the Property has an aggregate assessed value of zero dollars ($0.00), which based on the assessed tax rates in effect as of January 1, 2020, the Property yields approximately:

1. Zero dollars ($0.00) in total real estate taxes annually (assessed mill rate of $24.80);

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2. Zero dollars ($0.00) in real estate taxes to the local taxing jurisdictions (total real estate taxes less real estate taxes to the State of Wisconsin) annually (assessed mill rate of $24.80; and

3. Zero dollars ($0.00) in real estate taxes to the City of Green Bay annually (assessed mill rate of $9.80.

E. Upon completion of Proposed Project, the City estimates the aggregate assessed property value of the Property to be twenty-one million dollars ($21,000,000.00) which is anticipated to yield approximately:

1. Five hundred five thousand, four hundred seventy dollars ($505,470.00) in total real estate taxes annually (assessed mill rate of $18.68);

2. Five hundred five thousand, four hundred seventy dollars ($505,470.00) in real estate taxes to the local taxing jurisdictions (total real estate taxes less real estate taxes to the State of Wisconsin) annually (assessed mill rate of $18.68; and

3. One hundred ninety-eight thousand, six hundred sixty dollars ($198,660.00) in real estate taxes to the City of Green Bay annually (assessed mill rate of $7.58).

F. Pursuant to the provisions of §66.1105, Wis. Stats. (the "Tax Increment Law"), the City has included the Property within Tax Increment District Number Twenty-Two: The Shipyard ("TID 22" or the "TID"), which will provide part of the financing for certain costs of the Project.

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

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 by the Developer 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 upon receipt of complete and accurate application materials. 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 as part of the City's customary processes.

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. "Affiliate" means any entity majority owned or controlled by, in control of, or under common control with Developer, or is a subsidiary of which Developer is a member.

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

C. "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.

D. "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.

E. "Base Value" means the aggregate assessed value of the Property when the TID was created, which shall be zero dollars ($0.00).

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

G. "Completion Date" means the substantial completion of both Building One and Building Two, as evidenced by issuance of certificates of occupancy for those buildings.

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

I. "Developer" means MERGE, LLC, or any assignee of the same.

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

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

L. "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.

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

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

O. "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.

P. "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.

Q. "Qualified Expenditures" means any expenditures of Developer for the Project that are eligible for TIF Incentives as defined in Section III. B. 5.

R. "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.

S. "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.

T. "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.

U. "TID" means Tax Increment District Number Twenty-Two: The Shipyard ("TID 22" or the "TID"), of the City of Green Bay, which has been established and is in good standing by the City of Green Bay, Wisconsin. The City created TID 22 in 2019; TID 22 terminates in 2046.

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

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

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. The Developer's out of pocket costs for any such independent analysis requested by the City or RDA shall be a Qualified Expense reimbursable to the Developer notwithstanding the limitations in Section III.C.2.

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

1. Property Transfer. The City and/or RDA shall convey the Property to the Developer no later than December 31, 2023 through the following process:

a) The City and/or RDA shall contribute the Property to Developer or, upon Developer's request, to Developer's Affiliate, free and clear of liens and encumbrances that materially prohibit development of the Property as herein proposed, via warranty deed, in exchange for an interest in transferee with a percentage interest and capital account commensurate with its proportionate value, as agreed by the parties, and shall provide an owner's policy of title insurance at the time of conveyance.

b) The City and/or RDA shall prepare and obtain approvals for a CSM, for which desired parcel boundaries are herein attached on the Preliminary Concept Plan (EXHIBIT C), which shall include:

(I) The creation of a new right-of-way and/or City and/or RDA-owned parcel that extends fifty (50) feet in width from the existing eastern Fox River shoreline of 101 Bridge Street, 119 Bridge Street, and 239 Arndt Street (Tax Parcels 3-554-A, 3-556, 3-551) and the existing southern Fox River shoreline of the 239 Arndt Street (Tax Parcel 3-551); and

(II) The creation of a new right-of-way and/or City and/or RDA-owned parcel, south of the existing Arndt Street right-of-way, which extends fifty (50) feet from the western boundary of 239 Arndt Street (Tax Parcel 3-551) to the eastern terminus of the existing Arndt Street right of way; and

(III) The City and/or RDA will, as required, grant the Developer easements to permit the construction, operation, and maintenance of a permanent patio, landscaping, berms and/or retaining walls as required by federal, state, and local floodplain regulations within the new right-of-way and/or City and/or RDA-owned parcel(s) described above in (I) and (II).

c) Upon recording of such CSM with the Brown County Register of Deeds, all references to Property shall include all such new parcels created through the actions of this Section III. B. 1.

d) The RDA shall have a right to put its interest in the Developer or, upon Developer's request, to Developer's Affiliate, (as referenced in section III.B.1.a)) to an Affiliate of Developer (as specified by Developer) for the purchase price of $1,000 at any time after the aggregate assessed value of the Property is equal to or greater than $18,750,000.

e) The RDA conveyed the Property to the Developer on May 14, 2024.

2. Public Improvements. Prior to the dates or timelines specified below, the City and/or RDA shall, at their expense, complete the following Public Improvements in accordance with all applicable codes and ordinances:

a) Bridge Street. By December 31, ~~2024~~2026, design and construct appropriate paving, landscaping, lighting, and other improvements required to ensure safe, comfortable crossing of the CN railroad tracks for both motorized and non-motorized users in compliance with current industry standards.

b) Arndt Street. , By ~~June 30, 2026~~ December 31, 2026, design and construct appropriate paving, landscaping, lighting, controls, and other improvements required to ensure a safe, comfortable crossing of the CN railroad tracks for both motorized and non-motorized users, in compliance with current industry standards. The RDA and/or City shall take steps in accordance with all applicable codes and ordinances to rename the segment of Arndt Street east of Broadway to a new name agreeable to the parties.

c) The Shipyard. The City and/or RDA shall construct a signature public recreation and entertainment facility at 100 W. Mason St. (Tax Parcel 2-78) and surrounding

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property, in accordance with all applicable codes and ordinances, which includes the following phases and timelines:

(I) Phase 1 - December 31, 2023. A multi-modal public path and/or boardwalk along the entire waterfront boundaries of the slip (cove); a floating dock for transient boaters; and an accessible kayak launch. Phase 1 was completed October 2024.

(II) Phase 2 – ~~One year after a certificate of occupancy is issued for Building One~~June 1, 2027. A great lawn for concerts, festivals, and other events; a dog park; an urban beach, playground, play fountain or splash pad, and/or similar amenities.

d) The Shipyard Phase 3. December 31, 2028. The City and/or RDA shall seek a development agreement with a private partner to design and construct a commercial plaza with permanent and/or seasonal structures for food, beverage, retail, and recreation at 100 W. Mason St. (Tax Parcel 2-78) ~~by May 31, 2027~~.

e) Environmental Remediation: The City and/or RDA shall submit and obtain a post closure modification request in accordance with requirements of the Wisconsin Department of Natural Resources (herein "WDNR") which allows for modification of the existing cap. The City will take necessary action to provide a site that has obtained WDNR closure with continuing obligations. The City and/or RDA will utilize City's environmental consultant (currently Stantec) to perform this work. Any further work warranted by the WDNR during site development, such as WDNR approvals, excavation and proper disposal of residual contamination, cap replacement, and installation of a vapor mitigation system, and associated costs is the responsibility of the Developer.

3. Off-Street Public Parking. In the event the City constructs off-street public parking improvements on properties located at 401 S. Broadway (Tax Parcel 3-568), 511-513 S. Broadway (Tax Parcel 2-949-A), 515 S. Broadway (Tax Parcel 2-70), 517 S. Broadway (Tax Parcel 2-71) and S. Broadway (Tax Parcel 3-568-1), the City will make parking available to the Developer on an as-available basis, for as long as such property remains undeveloped.

4. 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 of fifteen million dollars ($15,000,000.00) 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.

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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) Provided the aggregate assessed Property value meets or exceeds eighteen million, seven hundred fifty thousand dollars ($18,750,000.00) on or before January 1, ~~2026~~2028, the City shall make available seventy percent (70%) of the remaining TIF Increment to the Developer until all Qualified Expenditures have been repaid. Developer shall not be entitled to any TIF Increment unless the aggregate assessed Property value meets or exceeds fifteen million dollars ($15,000,000.00). In the event the aggregate assessed Property value is between fifteen million dollars ($15,000,000.00) and eighteen million seven hundred fifty thousand ($18,750,000.00) on or before January 1, ~~2026~~2028, the City shall prorate the remaining TIF Increment available to the Developer, based on a percentage of fifty-six percent (56%) for an amount equal to fifteen million dollars ($15,000,000.00), and seventy percent (70%) for an amount equal to eighteen million seven hundred fifty thousand ($18,750,000.00). For example, if the aggregate assessed Property value is sixteen million eight hundred seventy-five thousand dollars ($16,875,000.00) on January 1, ~~2026~~2028, the City shall make available sixty-three percent (63%) of the remaining TIF Increment to Developer.

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f) 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.

g) The City shall take all actions necessary to continue the existence of the TID in good standing through its current 2046 termination date.

h) Upon the request of the Developer or an assignee of the Developer's payment rights hereunder, the City or RDA shall provide a written certification of facts regarding the current amount due to the Developer or assignee pursuant to Section III.B.4, the current Available TIF Increment, and a confirmation of the person or location to which the City will make payments.

i) The PAYGo Reimbursement shall be available to Developer unless and until Developer challenges any of its real or personal property taxes for the Project below twenty-two million dollars ($22,000,000.00).

5. Qualified Expenditures. The TIF Incentive available to Developer under this Agreement shall be disbursed in the following priority, and only fund:

a) Public Improvements, as defined in Section II. P., 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.

6. Assignment. Developer may assign any of its payment rights hereunder to any lender, 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. Notwithstanding the foregoing, Developer may sell or assign its payment rights hereunder to any party without the consent or the City or the RDA following the Completion Date, provided that the Developer provides the RDA and the City with timely written notice and a copy of such fully executed sale or assignment instrument.

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 seventy percent (70%) of the Available Tax Increment for the Property.

2. Tax Incentive Cap. Subject to Section III.A., the City shall not be obligated to pay TIF Incentive in excess of the lesser of seven million five hundred thousand dollars ($7,500,000.00) or the total amount of Qualified Expenses incurred and paid by Developer.

3. 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.

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

E. Other Grants and Credits. The 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. Reporting of Progress on Building Architecture. Upon the execution of this Agreement, Developer shall provide in writing monthly updates to the City due the first of each month regarding progress of

architecture. These updates shall include copies of invoices and payment to the Developer's Architect. Developer must demonstrate that at least $300,000 in fees have been paid to Developer's Architect for the project described in this Agreement by September 1, 2023. In the event that any such requirements as set forth in this section are not fully met, the Developer shall be responsible for projected debt service costs and shall pay a fee in an amount to not exceed the projected debt service costs for 2024 related to Phase I of the City's improvements related to the project.

B. Updated Site Plan and Building Architecture. Prior to July 1, 2023, Developer shall submit an Updated Site Plan and Building Architecture to RDA for approval, which shall be based on, but may differ in minor respects from the Concept Plan presented in the Original Development Agreement In the event that such requirement as set forth in this section is not fully met, the Developer shall be responsible for projected debt service costs and shall ~~y~~ay a fee in an amount to not exceed the projected debt service costs for 2024 related to Phase I of the City's improvements related to the project. The Updated Site Plan and Building Architecture shall clearly identify:

   1. The new boundaries of the Property as described in Section III. B. 1.; and

   2. The approximate location of any Future Projects proposed on the Property.

C. 100% Design Development Plan Set. Prior to July 31, 2023, 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. The 100% Design Development Plan Set shall include:

   1. Plans and specifications for structural, mechanical and electrical systems, materials; and

   2. Full-color elevations for all sides of all proposed structures; and

   3. Descriptions and actual samples of all exterior building materials; and

   4. Descriptions and photographic examples of interior finishes; and

   5. Other such essential items as may be reasonably determined by the RDA to be appropriate.

D. Development Budget. Prior to July 31, 2023, 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 twenty million dollars ($25,000,000) in "hard" construction costs for the entire Project; and

   2. A line item of not less than ten percent (10%) 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, as identified in Section III.

E. 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, 100% Design Development Plan Set, or Development Budget, or any revisions; provided, however, that the RDA shall approve such revised Concept Plan, 100% Design Development Plan Set, or Development Budget unless it determines such revisions would materially impair the objectives of this Agreement, impose substantial financial burdens on the City or the RDA, or adversely affect the Concept Plan or not be consistent with adopted plans or applicable zoning districts for the area. 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, 100% Design Development Plan Set, or Development Budget in order to enhance the achievement of the objectives of this Agreement and to improve and refine the approved Concept Plan.

F. 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.

G. Proof of Equity. Developer shall have in place and shall provide the City and RDA no later than May 1, 2026~~July 31, 2023~~, 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 costs for the Project. 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.

H. Proof of Financing. By no later than May 1, 2026~~July 31, 2023~~, Developer shall have delivered proof reasonably 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.

I. Acquisition of Property. The City and/or RDA shall transfer all of the parcels comprising the Property and all of the necessary rights of way required for the Project in accordance with Section III. B. 1.

herein. Each of the City, RDA and Developer shall provide copies of deeds and such other closing documents as requested by the other party regarding the purchase of the Property and rights of way. The Property and rights of way shall be owned in the name of the Developer.

J. Certified Survey Map. The City and/or RDA shall prepare and obtain approvals for a CSM in accordance with Section III. B. 1. herein.

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

L. Improvement of Property. Developer shall promptly design and substantially complete the project by July 1, ~~2025~~2027. ~~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, transfer of the Property as described in Section IV.H. and/or issuance of a building permit and all other permits or licenses required to commence construction, provided the Public Improvements described in Section III.B.2. are substantially completed by the City by the dates set forth herein.~~ Construction of footings and foundations shall commence no later than June 1, 2026. Vertical construction shall commence no later than September 30, 2026. Developer shall file with the RDA copies of the detailed construction plans within ninety (90) days after the Completion Date.

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1. Temporary Fire Access. Developer shall install and maintain a temporary gravel drive lane for fire access extending east from the Arndt Street terminus to the Riverwalk promenade. The installation of the fire access will be required prior to issuance of a certificate of occupancy for Building One and remain in place until a permanent fire access lane is constructed with Building Two. The temporary fire access lane shall be maintained year-round and kept clear of snow.

M. Reports and Information. During the period before the commencement of construction, Developer shall, upon request, 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, prior to the Completion Date, submit a copy of annual, unaudited financial statements for Developer.

N. Copies of Documents. All documents from Developer to the City or RDA shall be submitted as hard copies shall be submitted in triplicate if so requested by the City or RDA. Documents may also be submitted electronically.

O. Maintenance and Repair. Developer shall at all times following conveyance of the Property as described in Section 4.H., keep and maintain, or cause to be kept and maintained, the Property in good condition and repair, in a safe and clean condition, and free of all trash, litter, refuse, and waste, subject only to demolition and construction activities contemplated by this Agreement.

P. Transfer or Sale of Project Property.

1. Notice of Intent to Transfer. If Developer intends to sell, transfer or convey the Property or any part thereof to a party other than an Affiliate before termination of this Agreement, the 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. Upon notice to the City and RDA, Developer may assign all rights and obligations under this Agreement only to an Affiliate to own, manage and operate

the Property. 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.

~~2.~~3. Developer shall grant to the RDA and City a Conditional Option to Purchase Real Estate, for parcels 3-551 and 3-556 ("Option"). The Option shall be hereby added to incorporated as Exhibit E.

Q. Easements. Developer, its Affiliates, and/or its assignees or transferees, as applicable shall grant to the City such easements over the Property as are reasonably necessary for public improvements, infrastructure, ingress or egress, utilities, lighting or landscaping or any other access necessary to effectuate this Agreement, provided that the parties agree to work together in granting easements so that all such easements do not materially adversely affect the value or functionality of the Project.

R. Environmental.

1. Presence of Hazardous Materials and Compliance with Environmental Laws. Before acquiring the Property, 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 compliance with all Environmental Laws. Developer, City and RDA shall all share with each other copies of all environmental reports pertaining to the Property no later than ten (10) days after receiving the same, which each party may have or obtain.

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 occurring during the Developer's period of ownership of 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.

   Notwithstanding any of the foregoing, Developer shall not have any obligation under this Section if the loss, damage, claim, fine, penalty, assessment, liability or other charge or claim results from the direct or indirect actions of the City or RDA or arises from conditions present or events occurring prior to the Developer's acquisition of the Property.

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 applicable 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.

5. Soil Conditions. The Developer acknowledges that they have done their due diligence on evaluating soil conditions at the project site, and that they are responsible for any further testing or mitigation measures they deem necessary to complete the project.

S. Insurance. Before commencement of construction activities on the Property, Developer shall deliver to the City and RDA certificates of insurance, copies of endorsements, and other evidence of insurance requested by the City or RDA, which Developer is required to purchase and maintain until the Completion Date, 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 and subject to any requirements of a mortgage on the Property or Project, Developer shall use the proceeds of such insurance to promptly reconstruct the damaged or lost improvements.

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

T. General Indemnity.

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

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

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

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

2. Indemnification Procedures. Developer shall promptly assume full and complete responsibility for the investigation, defense, compromise and settlement of any claim, suit or action arising out of or relating to the indemnified matters following written notice thereof from the City or RDA, which notice shall be given by the City or RDA within ten (10) days of their knowledge of such claim, suit or action. Failure to provide such timely notice shall not eliminate Developer's indemnification obligations to the City and RDA unless, and only to the extent to which, such failure has substantially prejudiced Developer. Notwithstanding the foregoing, in its sole discretion and at its expense, the City and RDA may participate in or defend or prosecute, through their own counsel(s), any claim suit or action for which either of them is entitled to indemnification by Developer; provided, however, that if the City or RDA is advised in writing by its legal counsel that there is a conflict between the positions of Developer and City or RDA, as appropriate, in conducting the defense of such action or that there are legal defenses available to the City or RDA different from or in addition to those available to Developer, then counsel for the City or RDA, at Developer's expense, shall be entitled to conduct the defense only to the extent necessary to protect the interests of the City or RDA. Developer shall not enter into any compromise or settlement without the prior written consent of the City or RDA, as appropriate, which consent shall not be unreasonably withheld. The absence of a complete and general release of all claims against the City or RDA shall be reasonable grounds for the City or RDA to refuse to provide written consent to a compromise or settlement. If Developer does not assume the defense of such claim, suit or action, Developer shall reimburse the City and RDA for the reasonable fees and expenses of counsel(s) retained by the City and by RDA, and shall be bound by the results obtained by the City and RDA; provided, however, that no such claim, suit or action shall be settled without Developer's prior written consent, which consent shall not be unreasonably withheld. The absence of a complete and general release of all claims against Developer shall be reasonable grounds for Developer to refuse to provide written consent to a compromise or settlement.

V. CONDITIONS PRECEDENT TO OBLIGATIONS OF CITY AND RDA

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

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

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

E. TID District. TID shall be in effect and in good standing certified by the Wisconsin Department of Revenue. The City and RDA represent that as of the date of this Agreement, each has taken all of the actions required by the Wisconsin Department of Revenue in with regarding to the TID, is aware of no issues which could affect the good standing of the TID with the Wisconsin Department of Revenue, and no major changes to the TID which could affect its good standing are anticipated.

VI. CONDITIONS PRECEDENT TO OBLIGATIONS OF DEVELOPER

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

A. TID. The TID shall remain in effect and in good standing as 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.

C. City/RDA Approvals. The City, the RDA or other applicable governmental bodies have provided all approvals contemplated by Sections IV.A. through IV.E. hereof,

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, by the Developer 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 that would adversely affect the ability of the Developer to perform its obligations hereunder.

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

D. Payment. Developer shall pay for all work performed or materials furnished for the Project when and as the same become due and payable. Developer shall not suffer any construction or other involuntary lien to be imposed upon the Property prior to the Completion Date, except for liens for claims to payment that are subject to a bona fide dispute, and, in that case, 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 prior to the Completion Date, 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 Iowa, is duly qualified to conduct business in 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, the development company, and all principals of the development company 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, to the knowledge of the officer of the Developer signing this Agreement, upon a due diligence evaluation, 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. To the knowledge of the officer of the Developer signing this Agreement upon a due diligence evaluation, 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 at all times during its period of ownership of the Project.

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 that, if successful, would reduce the aggregate assessed value of the Property to less than $22,000,000

VIII. DEFAULT

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

1. Failure to Meet Required Performance Deadlines. Developer fails to perform in any way related to required dates and deadlines listed in this Agreement.

2. Failure to Make Payment. Developer fails to make any payment required and such failure continues for a period of thirty (30) days after invoice due date;

3. 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 thereafter diligently and continuously takes action to complete such cure, then the failure to perform shall not be an Event of Default;

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

5. 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;

6. Insolvency. Prior to the Completion Date, the Developer or any guarantor of the obligations of Developer 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 one hundred eighty (180) days of the date of filing;

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

2. Witholding of PayGo Payments. If an Event of Default occurs which remains uncured after any applicable cure period as provided in VIII. A. 3, the City may withhold annual TIF payments until the Event of Default is cured and, upon such cure, the TIF payments shall resume in full.

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;

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 owed to the City or RDA at the rate of eight percent (8%) 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. Except for Event of Defaults caused by the failure to make payments to the Developer, 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

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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 the earliest of:

1. The year in which the TIF Incentive equals the lesser of seven million five hundred thousand dollars ($7,500,000.00)(plus costs of any independent analysis as provided in Section III.A.) or the total amount of Qualified Expenses incurred and paid by Developer as indicated by the Tax Incentive Cap in Section III. C. 2.;
2. Twenty-two (22) years after the date of execution of this Agreement, which is 2042.

C. Survival of Certain Provisions. Sections III.B.1.d), IV.O., IV.P., IV.Q., IV.R., IV.S., IV.T., V.A., V.B., V.C., V.D., V.E., VII.C., VII.D. VII.E., VII.F., VII.J., VII.K., VII.L., VII.M., VIII.A., VIII.B., VIII.C.,VIII.D., VIII.E., VIII.F., IX.A., IX.B., IX.C., X.B., X.C., X.D., X.G., X.H., X.J., X.K., X.L., X.N., X.P., X.Q., X.R., X.T., ~~Sections III. B. 1. d), IV.J., IV.O.2., IV. Q.2., IV. S, V.A., V.B., V.C.,V.D., V.E., VII.E., VII.G., VII.L., VIII.A., VIII. B., VIII.C., VIII. D., VIII. E., VIII. F., X.B., X.C., X.G., X. J., X.N., X.O., X.P., and X. R.~~ shall survive the termination of this Agreement for a period of five (5) years.

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X. MISCELLANEOUS PROVISIONS

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

B. Assignment. Except as provided below, prior to the Completion Date, Developer may not assign its rights or obligations under this Agreement without the express prior written consent of the City and RDA (other than to an Affiliate or Affiliates). 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. Notwithstanding the foregoing:

a) Permitted Assignment: Developer may assign all of its rights and obligations with respect to a portion of the Property to one or more Affiliates, without prior approval of the City or RDA, so long as the proposed Affiliate assignee (i) agrees in writing to assume all of Developer's rights and obligations under this Agreement with respect to the portion of the Property transferred to the Affiliate, (ii) the Developer conveys all or a portion of the Property to the Affiliate assignee, (iii) the Developer provides

the RDA and the City with timely written notice and a copy of such fully executed assignment and assumption agreement, and (iv) Developer directly or indirectly manages the Affiliate assignee.

b) Collateral Assignment of Development Agreement. Developer may assign its rights and obligations under this Agreement with respect to all or a portion of the Property to a lender or lenders, solely for the purposes of providing collateral security for a loan issued to Developer for the purposes of the construction and development of the Project or any portion thereof. Any such assignment shall become effective only following an event of default by Developer under the terms of the loan. No such assignment shall relieve Developer of any of its obligations hereunder.

c) Transfers of Equity Interests. Nothing herein shall prevent, and RDA and City consent shall not be required for, the transfer of equity interests in Developer or in any direct or indirect owner thereof, any portion thereof among family members, or trusts for the benefit of family members for estate planning purposes.

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, pandemics, adverse weather conditions, legally required environmental remedial actions, industry-wide shortage of materials or labor, 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 one hundred and eighty (180) 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. Notwithstanding IX.C, aAll representations and ~~agreements~~ covenants in this Agreement shall remain operative and in full force and effect until fulfilled and shall survive termination~~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 ~~June 30, 2023~~ March 30, 2026, any and all approvals granted pursuant hereto or in conjunction herein by the City and/or RDA 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
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~~Law Department
100 North Jefferson Street
Green Bay, WI 54301
e-mail: ~~Clerkinquiries~~Law@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: ~~Neil.Stechschulte@greenbaywi.gov~~Cheryl.Renier-Wigg@greenbaywi.gov

To the Developer: MERGE, LLC
Attention: Brent Dahlstrom, Principal
604 Clay Street
Cedar Falls, IA 50613
e-mail: brent@mergeurbandevelopment.com

With a copy to: Squire Patton Boggs (US) LLP

Attention: Steven F. Mount
41 South High Street, Suite 2000
Columbus, OH 43215
e-mail: steven.mount@squirepb.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. Following termination of this Development Agreement and upon the request of an owner of any portion of the Property, the City and the RDA shall execute and record a memorandum indicating that this Development Agreement has been terminated and this Development Agreement no longer runs with the land nor binds owners of the Property (other than the Developer).

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. The Developer warrants and represents that there will not be any mortgage or any other lien against the Property created by the Developer 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) ; provided, however, that upon request of the Developer, the City and RDA shall execute such subordinations of this Development Agreement as may be reasonably required by a mortgagee providing financing for the Project.

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.

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.

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[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:
MERGE, LLC

By: _____

_____
Print Name and Title

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this _____ day of _____ 2020, the above named _____ , a member of MERGE, LLC, an Iowa 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 MERGE, LLC

THE CITY OF GREEN BAY

By: _____
Eric Genrich, Mayor

By: _____
Celestine Jeffreys, Clerk

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this _____ day of _____ 2021, 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 MERGE, LLC

REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

By: _____
Gary J. Delveaux, Chair

Attest: _____
Neil Stechschulte, Executive Director

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this _____ day of _____ 2020, 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

239 Arndt Street – Tax Parcel 3-551

Block 1, Arndt's Addition to Fort Howard, now part of the City of Green Bay and that part of the unsurveyed part of Private Claim No. 2, West side of Fox River, in the City of Green Bay, Brown County, Wisconsin, described as follows:

Commencing at a point where the Northerly line of the surveyed part of Private Claim No. 2 West intersects the Westerly line of Pearl Street extended which point is located 248.3 feet Southerly along said Westerly line of Pearl Street from the Southerly line of Arndt Street; thence North 24° 42' 39" East along the Westerly line of Pearl Street extended 248.3 feet to the Northeast corner of Block 5, Arndt's First Addition to Fort Howard; thence South 64° 6' 21" East along the Southerly line of Arndt Street 573.01 feet more or less to the West government dock line Fox River; thence South 12° 35' 14" West along said government dock line 255.1 feet to the Northerly line of the surveyed part of said Private Claim No. 2 West; thence North 64° 6' 21" West along said Northerly line of the surveyed part of Private Claim No. 2 West 627.34 feet to the point of beginning; EXCEPT that part thereof that lies West of the center line of Pearl Street produced Southerly.

Lots 1 and 2, including the East ½ of Water Street vacated, Block 2, Arndt's Addition to Fort Howard now a part of the City of Green Bay.

Lot 3, Block 2 Arndt's Addition to Fort Howard now a part of the City of Green Bay, except the part thereof described in Volume 241 Deeds, page 234.

The vacated portion of Arndt Street extending Easterly from the Easterly line of Water Street (vacated) to the Fox River.

EXCEPTING THEREFROM:

(a) The 20 foot main line right of way of the (former) C&NW RR Co., described at 4 Deeds 462.
(b) The side track easement of the (former) C&NW RR Co., described at 90 Deeds 167

101 Bridge Street – Tax Parcel 3-554-A

That part of Lot Five (5), Block Two (2), according to the recorded Plat of Arndt's First Addition to the City of Fort Howard, now a part of the City of Green Bay, West side of Fox River, Brown County, Wisconsin, bounded on the West by a line 280 feet Easterly from and parallel to the Easterly line of Pearl Street and bounded on the East by the channel bank of Fox River, on the North by the Southerly line of Bridge Street, and on the South by the Southerly line of said Lot 5, Block 2, Arndt's First Addition.

119 Bridge Street – Tax Parcel 3-556

Part of Lots 3, 4 and 5, Block 2, Arndt's First Addition to Fort Howard, in the City of Green Bay, Brown County, Wisconsin, described as follows:

All that part of Lot 3, Block 2, lying Westerly of the West line of the premises conveyed to Fort Howard Paper Company as described in Jacket 38 Image 34, also the East 5 feet of vacated Water Street lying between the North and South lines of said Lot 3, Block 2, extended Westerly.

All that part of Lot 4 Block 2, lying between the East line of vacated Water Street and the Channel Bank of Fox River.

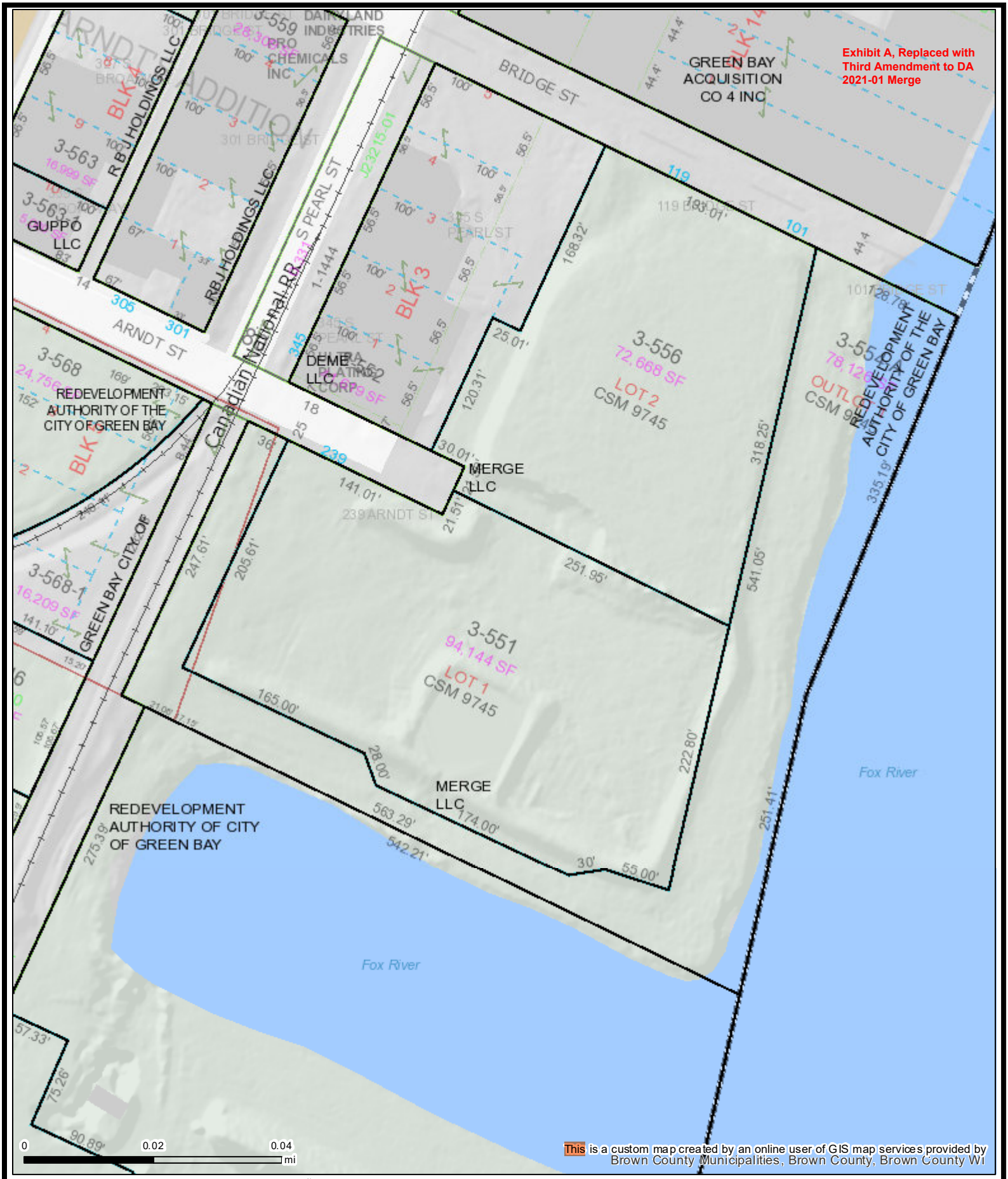
The Westerly 120 feet of Lot 5, Block 2; the easterly 5 feet of vacated Water Street lying between the North line of the aforesaid Lot 5 and the South line of the aforesaid Lot 4, Block 2 extended westerly.

EXHIBIT C
Certified Survey Map ("CSM")

[to be inserted]

EXHIBIT D
Preliminary Concept Plan

[to be inserted]



This is a custom map created by an online user of GIS map services provided by Brown County Municipalities, Brown County, Brown County WI

Merge Property Map

Map printed on 2/17/2026

1:1,200
1 inch = 100 feet*
1 inch = 0.0189 miles*
original page size: 8.5"x11"
Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap

"hooks" indicate parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

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

Brown County Planning & Land Services
(920) 448-6480
www.browncountywi.gov

Exhibit E (Added with Third Amendment to DA 2021-01 Merge at Shipyard

CONDITIONAL OPTION TO PURCHASE REAL ESTATE

THIS CONDITIONAL OPTION TO PURCHASE REAL ESTATE (the "Option Agreement") is entered into as of March ___, 202**6**, by and between THE CITY OF GREEN BAY, a Wisconsin municipal corporation ("City"),

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

and MERGE, LLC, an Iowa limited liability company ("Developer").

RECITALS

The Parties acknowledge the following:

A. Developer is the owner of certain real property located in the City of Green Bay, Brown County, State of Wisconsin and known as Tax Parcel Nos. 3-551, 3-554-A, and 3-556, collectively (the "Property"), as legally described on Exhibit A attached hereto and incorporated herein.

B. The Parties entered into Development Agreement 2021-01, Merge @ Shipyard, dated as of January 2025 (the "Development Agreement") and subsequently entered into First Amendment dated January 11, 2022, Second Amendment dated June 13, 2023, and Third Amendment dated February ____, 2026, whereby, Developer intends to construct a multi-family housing development on the Property, subject to the terms and conditions of the Development Agreement (the "Project"). Capitalized terms not defined in this Option Agreement shall have the meaning ascribed to them in the Development Agreement.

C. In furtherance of the Development Agreement, RDA desires to obtain from Developer, and Developer desires to grant to the RDA, an option to purchase the Property for the consideration and upon and subject to the terms, provisions, and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the sum of $1.00 and other good and valuable consideration, lawful money of the United States in hand paid, each to the other, the receipt and sufficiency whereof is hereby acknowledged, the Parties hereby agree as follows:

1. **CONDITIONAL GRANT OF OPTION TO PURCHASE**. Subject to the terms of Paragraph 3 herein, if Developer fails to commence construction of footings and foundations of the Project by June 1, 2026 (the "Option Effective Date"), then the RDA shall have an option to purchase the Property (the "Option") together with all structures and improvements located thereon and with the benefit of all rights appurtenant thereto, free of all liens, and free of all encumbrances other than those encumbrances existing on May 14, 2024 when the RDA transferred the Property to the Developer, for One Dollar ($1.00) within the Option Period (as defined herein). By way of clarification, the Developer's grant to the RDA of an option to purchase the Property pursuant to the terms of this Option Agreement is specifically conditioned up and shall not take effect unless and until Developer fails to commence construction of the footings and foundations of the Project by June 1, 2026. For purposes of this Option Agreement, " construction of footings and foundations" shall mean commencement of the permanent construction of footings and foundations as identified in the permit issued March 4, 2026, by the City of Green Bay. Commencement of construction does not include the following: land preparation, such as clearing, grading, filling, or excavation for a basement, erection of temporary forms; acquisition or approval of applicable approvals, permits, or contracts; or the inspection, testing, or environmental remediation of the Property. In the event construction of the Project is commenced by June 1, 2026, the RDA, upon request from the Developer, shall record a release of its Option to Purchase with the Brown County Register of Deeds.

2. **OPTION PERIOD**. To exercise the Option, the RDA must deliver to Developer written notice specifying RDA's exercise of the Option (the "RDA Notice") within twelve (12) months after the Option Effective Date (the "Option Period"). The parties shall close on the sale of the Property via escrow with a mutually agreed upon title company within thirty (30) days after Developer's receipt of the City Notice. Developer and the City agree to cooperate in finalizing and executing any documents reasonably appropriate or necessary for the consummation of the transactions contemplated by this Option Agreement.

3. **TERMINATION OF OPTION**. Notwithstanding anything to the contrary herein, this Option shall immediately terminate and be of no further force or effect upon the earlier of (i) the date Developer commences construction of the Project if commenced by June 1, 2026; (ii) the date Developer commences construction of the Project if commenced during the Option Period, but prior to the RDA delivering the RDA Notice to Developer; (iii) the date Developer and RDA mutually agree in writing to terminate the Option; or (iv) if this Option is not exercised prior to expiration of the Option Period, the day immediately following the expiration of the Option Period.

4. **MISCELLANEOUS.**

A. This Option Agreement shall be construed under and in accordance with the laws of the State of Wisconsin. The parties hereto agree that Brown County, Wisconsin, shall have exclusive jurisdiction over any and all matters arising under this Option Agreement or relating to this Option Agreement.

B. The parties hereto agree that this Option Agreement shall be recorded in the office of the Register of Deeds of Brown County, Wisconsin, it being understood by the parties that this Option Agreement will run with the land and will be binding upon the Property; provided, however, upon termination of this Option, RDA and City shall cooperate with Developer or its successors and/or assigns to promptly remove any such recorded memorandum from title to the Property upon Developer's reasonable request therefor.

C. This Option Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and permitted assigns, and shall take priority over any lien on the Property.

D. This Option Agreement may be executed in one or more counterparts, all of which taken together shall constitute one and the same agreement.

E. Time is of the essence as to the exercise or termination of this Option.

F. Unless otherwise specifically provided herein, in the computation of any period of time which shall be required or permitted hereunder or under any law for any notice or other communication or for the performance of any term, condition, covenant or obligation, the day from which such period runs shall be excluded and the last day of such period shall be included unless it is a Saturday, Sunday or legal holiday, in which case the period shall be deemed to run until the end of the next day which is not a Saturday, Sunday or legal holiday.

SIGNATURES ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, RDA, City, and Developer have executed this Option Agreement as of the date above indicated..

CITY:

City of Green Bay, a Wisconsin municipal corporation

By:_____
Eric Genrich, Mayor

STATE OF WISCONSIN)
) ss.
COUNTY OF BROWN)

Personally came before me this ____ day of _____, 2026 the above-named Eric Genrich, to me known to be the Mayor of Green Bay, Wisconsin, respectively, who executed the foregoing instrument and acknowledged the same on behalf of said municipal corporation.

_____
Notary Public,
_____ County, _____
Commission:_____

This instrument was drafted by
and upon recording return to:
City of Green Bay
Law Department
100 N. Jefferson
Green Bay, WI 54301

DEVELOPER:

MERGE, LLC

By:_____
_ Print Name and Title

ACKNOWLEDGMENT

STATE OF)
) SS
COUNTY OF)

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

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

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 Gary J. Delveaux and Cheryl Renier-Wigg, 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

November 18, 2025

Green Bay Shipyard
Attention: Brent Dahlstrom
PO Box 128
Cedar Falls, IA 50613

RE: Green Bay Shipyard Building 1- Project at 239 Arndt Street, Green Bay WI 54301

Dear Brent:

We are pleased to inform you that your initial loan application is approved for Green Bay Shipyard Building 1- Project at 239 Arndt Street, Green Bay WI 54301 to construct an approximately. 61,000 SF, 4-story building for 106 residential units at a project cost of $22,100,000 total with $20.1 million in hard costs. This is your written commitment from us to provide financing for your project. This commitment is subject to the following conditions:

Prior to the release of any funds in this commitment, the final loan application will be reviewed to see that we received proper documentation. If all conditions of the loan requirements are not met, this commitment will be null and void. If any facts not previously revealed come to our attention which have substantial bearing on the security or quality of the loan, we reserve the right to cancel this commitment.

If you have questions concerning this commitment, please contact me at 515-222-5758 or via email at djergenson@westbankstrong.com.

Sincerely,

Dana Jergenson
Commercial Banker, Senior Vice President
West Bank
3330 Westown Parkway
West Des Moines, IA 50266

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
March 17, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # J.3

To approve up to $500,000 in funding from the Downtown TIF 13 account for contingency, if needed, for the Leicht Park shelter project.

BACKGROUND

The Redevelopment Authority and City Council recently approved awarding the bid for the construction of the Leicht Park Shelter, along with hiring a consultant for construction observation services through the duration of construction activities. As mentioned at the last RDA meeting, there is enough money in the account to cover the costs of these approvals, but it would leave very little left in the budget to cover any unanticipated construction change orders that might arise.

Staff is requesting approval to use up to $500,000 of Downtown TIF 13 funding to cover the costs of possible change orders that might come up as construction proceeds. This preliminary approval will avoid any construction delays that might be caused if funding is not available at the time of the change order request.

RECOMMENDATION

To approve up to $500,000 in funding from the Downtown TIF 13 account for contingency, if needed, for the Leicht Park shelter project.

FISCAL IMPACT

ATTACHMENTS

1. Leicht Park Shelter Budget Summary

Leicht Park Shelter -Budget Summary

Project Funding

$	5,585,000	Approved Available TID Funding
$	250,000	DNR Stewardship Grant
$	**5,835,000**	**Total Funding Available**

Project Expenses

$	505,000	Architectural Fees
$	230,000	Estimated Construction Observation Consultant Fees
$	43,305	Additonal Specialized Inspection Fees for Soil Contamination and State Required Structural Inspections
$	4,864,186	Construction Bid Award
$	94,470	Approved Alternate Adds Approved at Bid Award
$	50,000	Estimated Cost for WPS Electric Service
$	**5,786,961**	**Total Project Expenses to Date**

Budget Summary

$	5,835,000	Total Funding Available
$	5,786,961	Total Project Expenses to Date
$	**48,039**	**Remaining Funding Available**

PAVEMENT 1-26 FOURTH STREET RECONSTRUCTION

Quest Number: 10022405

Closing Date: Tue, 02/03/2026 09:00 AM CST
Posting Type: Construction Project
Owner: Green Bay WI, City of
Solicitor: Green Bay WI, City of

Owner Name:	Green Bay WI, City of
Owner Contact:	Chuck Yang
Owner Phone:	920-448-3100
Solicitor Name:	Green Bay WI, City of
Contact:	Dylan Ferron
Email:	dylan.ferron@greenbaywi.gov
Phone:	920-448-3096
Award Date:	
Comments:	
Award Status:	Pending
Letting Bid Tabulation:	View on vBid

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
David Tenor Corporation	David Tenor	920-360-9246	david.tenor.dtc@gmail.com	$ 578,163.32		
Advance Construction Inc.	Paul Kultgen	920-434-3978	pkultgen@advconst.net	$ 614,696.80		
Peters Concrete Company	Duke Peters	920-494-3700	quote@petersconcrete.com	$ 615,898.87		
PTS Contractors, Inc	Jeannie Petasek	920-468-5217	JPetasek@PTSContractors.net	$ 649,589.60		
DE GROOT, INC.	MARK DE GROOT	920-866-2348	mark@degrootinc.com	$ 666,614.13		
Jossart Brothers, Inc.	Jason Hermsen	920-339-8500	jasonh@jossartbrothers.com	$ 668,976.45		
Dorner Inc.	Tina Aschenbrenner	920-845-2442	tina.asch@dornerinc.com	$ 691,002.65		

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

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # K.2

To approve the request by Department of Public Works to accept a National Fish and Wildlife Foundation – National Coastal Resilience Fund grant for Final Design for Community Coastal Hazard Risk Reduction and Restoration in the Fox River (Connect the Bay project) in the amount of $913,482.15. (March 11, 2026)

BACKGROUND

- National Fish and Wildlife Foundation has awarded the City of Green Bay a $913,482.15 grant through the National Coastal Resilience Fund.
- Grant funds will be used to support the *Final Design for Community Coastal Hazard Risk Reduction and Restoration in the Fox River (WI)* project, aka **Connect the Bay**.

- The project area is approximately ½ square mile located along the lower Bay of Green Bay shoreline and waterfront, east of the Fox River and south of Renard Island.
- Coordination will occur throughout the project between the City and adjacent property owners, McDonald Companies and Brown County Harbor Commission, who is responsible for the lakebed grant area around Renard Island.
- The grant has a local match of $65,000, with a $50,000 cash contribution by McDonald Companies, and $15,000 in-kind by City of Green Bay Public Works and Parks staff.
- City staff are working to develop a memorandum of understanding between the City and McDonald companies to address the cash match commitment, public access and future maintenance responsibilities.
- City staff are working with a consulting company regarding a proposal for the consultant portion of project, which will be brought to future Committee and Council meetings for approval.
- City staff from the Public Works Department will be responsible for grant administration and reporting.

RECOMMENDATION

To accept a National Fish and Wildlife Foundation – National Coastal Resilience Fund grant for Final Design for Community Coastal Hazard Risk Reduction and Restoration in the Fox River (Connect the Bay project) in the amount of $913,482.15.

FISCAL IMPACT

$15,000 in-kind services by City DPW staff as part of the total $65,000 grant match required. City will receive $43,499.15 for indirect costs under the grant.

ATTACHMENTS

1. 2026 NFWF 87571 Grant Agreement

2. Award notice email_National Fish and Wildlife Foundation Award Agreement #87571
3. Map 1 - Site Location

NFWF	**NATIONAL FISH AND WILDLIFE FOUNDATION GRANT AGREEMENT**	**1. NFWF PROPOSAL ID:** 87571	**2. NFWF GRANT ID:** 0318.26.087571
		3. UNIQUE ENTITY IDENTIFIER (UEI) ZCUZDCHFP7C6	**4. INDIRECT COST RATE (REFERENCE LINE 17 for RATE TERMS)** 5%

5. SUBRECIPIENT TYPE State or Local Government	**6. NFWF SUBRECIPIENT** City of Green Bay
7. NFWF SUBRECIPIENT CONTACT	**8. NFWF GRANTS ADMINISTRATOR/NFWF CONTACT INFORMATION**
Melissa Schmitz City of Green Bay 100 N. Jefferson Street #300 Green Bay, WI 54301-5026 Tel: 920-448-3040 melissa.schmitz@greenbaywi.gov	Eric Schertler National Fish and Wildlife Foundation 1625 Eye Street, N.W. Suite 300 Washington, D.C. 20006 Tel: 202-857-0166 Eric.Schertler@nfwf.org

9. PROJECT TITLE
Final Design for Community Coastal Hazard Risk Reduction and Restoration in the Fox River (WI)

10. PROJECT DESCRIPTION
Finalize designs that will reduce wave impacts, mitigate flooding, create wildlife habitat, and improve public access to the shoreline at the mouth of the Fox River. Project will expand engagement with regulatory agencies, conduct additional outreach to stakeholders, conduct a benefit cost analysis, and finalize construction documents.

11. PERIOD OF PERFORMANCE January 2, 2026 to December 31, 2026	**12. TOTAL AWARD TO SUBRECIPIENT** $913,482.15	**13. TOTAL FED. FUNDS** $913,482.15	**14. TOTAL NON-FED. FUNDS** N/A

15. FEDERAL MATCH REQUIREMENT N/A	**16. NON-FEDERAL MATCH REQUIREMENT** $65,000

17. SUBRECIPIENT INDIRECT COST RATE TERMS

The rate specified in Line 4 reflects the de minimis indirect cost rate that the Subrecipient has elected for which the Subrecipient is eligible pursuant to the Uniform Guidance. The applicable base/modified total direct cost (MTDC) for the rate in Line 4 shall be defined in Section B.4 - Rate Application, of NFWF's Indirect Cost Policy (http://www.nfwf.org/whatwedo/grants/applicants/Pages/indirect-policy.aspx), consistent with the definition of MTDC in the Uniform Guidance §200.68.

18. TABLE OF CONTENTS

SEC.	DESCRIPTION
1	**NFWF Agreement Administration**
2	**NFWF Agreement Clauses**
3	**Representations, Certifications, Obligations, and Other Statements – General**
4	**Representations, Certifications, and Other Statements Relating to Federal Funds- General**
5	**Representations, Certifications, and Other Statements Relating to Federal Funds – Funding Source Specific**
6	**Other Representations, Certifications, Statements and Clauses**

19. FUNDING SOURCE INFORMATION/FEDERAL AND NON-FEDERAL							
A. FUNDING SOURCE (FS)	**B. NFWF FS ID**	**C. FS AWARD DATE TO NFWF**	**D. FAIN**	**E. TOT FED. AWARD TO NFWF**	**F. TOT OBLG. TO SUBRECIPIENT**	**G. FS END DATE**	**H. CFDA**
National Oceanic And Atmospheric Administration	FC.A087	01/14/2025	NA25NOSX473C0139	$95,646,313	$274,044.65	12/31/2029	11.473
National Oceanic And Atmospheric Administration	FC.R537	07/21/2022	NA22NOS4730208	$96,820,677	$639,437.50	05/31/2027	11.473

20. NOTICE OF AWARD

The National Fish and Wildlife Foundation (NFWF) agrees to provide the NFWF Award to the NFWF Subrecipient for the purpose of satisfactorily performing the Project described in a full proposal as identified on line 1 and incorporated into this Agreement by reference. The NFWF Award is provided on the condition that the NFWF Subrecipient agrees that it will raise and spend at least the amount listed on lines 15 and 16 in matching contributions on the Project, as applicable. The Project must be completed, with all NFWF funds and matching contributions spent, during the Period of Performance as set forth above. All items designated on the Cover Page and the Table of Contents are incorporated into this Agreement by reference herein. NFWF Subrecipient agrees to abide by all statutory or regulatory requirements, or obligations otherwise required by law. Subrecipient is obligated to notify NFWF if any of the information on the Cover Page changes in any way, whether material or immaterial.

A. NAME AND TITLE OF AUTHORIZED SUBRECIPIENT SIGNER (*Type or Print*)		**D. NAME AND TITLE OF NFWF AWARDING OFFICIAL** Holly A. Bamford, PhD, Chief Conservation Officer	
B. SUBRECIPIENT **BY**	**C. DATE**	**E. NATIONAL FISH AND WILDLIFE FOUNDATION** **BY**	**F. DATE**

NFWF prohibits discrimination in all its programs and activities on the basis of race, color, religion, age, sex, national origin, ancestry, marital status, personal appearance, citizen status, disability, sexual orientation, gender identity or expression, pregnancy, child birth or related medical conditions, family responsibilities, matriculation, genetic information, political or union affiliation, veteran status or any other status protected by applicable law ("Protected Categories"). In addition, NFWF prohibits retaliation against an individual who opposes an unlawful educational practice or policy or files a charge, testifies or participates in any complaint under Title VI. NFWF complies with all applicable federal, state and local laws in its commitment to being an equal opportunity provider and employer; accordingly, it is NFWF's policy to administer all employment actions, including but not limited to, recruiting, hiring, training, promoting, and payment of wages, without regard to any Protected Category(ies).

See Reporting Schedule on the following page.

21. REPORTING DUE DATES/SUBRECIPIENT REPORTING SCHEDULE

Reporting Task	Task Due Date
Interim Financial Report	April 2, 2026
Interim Financial Report	July 2, 2026
Interim Programmatic Report	July 2, 2026
Annual Financial Report	July 2, 2026
Interim Financial Report	October 2, 2026
Interim Financial Report	December 15, 2026
Final Programmatic Report	March 31, 2027
Final Financial Report	March 31, 2027

SECTION 1 NFWF AGREEMENT ADMINISTRATION

1.1. Amendments.

During the life of the Project, the NFWF Subrecipient is required to immediately inform in writing the NFWF Grants Administrator of any changes in contact information, Key Personnel, scope of work, indirect cost rate, as well as any difficulties in completing the performance goals articulated in the Project description. NFWF Subrecipients must request an amendment from NFWF upon determination of a deviation from the original Grant Agreement as soon as such deviation is detected. NFWF reserves the right to approve, deny and/or negotiate any such request. Alternatively, NFWF may initiate an amendment if NFWF determines an amendment is necessary at any time. Amendment requests are to be submitted via NFWF's grants management system.

1.1.1. Budget Amendment Request.

If the NFWF Subrecipient determines that: 1) the amount of the budget is going to change in any one direct cost category by an amount that exceeds 10% of the Award, or 2) there is a need to increase indirect costs, the NFWF Subrecipient must seek prior written approval via an amendment request in NFWF's grants management system.

1.1.2. Extension of Performance Period.

If additional time is needed to complete the approved Project, the NFWF Subrecipient should contact the NFWF Grants Administrator at least 45 calendar days prior to the project period expiration date to initiate the no-cost extension request process in NFWF's grants management system. In addition, if there are overdue reports required, the NFWF Subrecipient must ensure that they are submitted along with or prior to submitting the no-cost extension request.

1.2. Matching Contributions.

Matching Contributions consist of cash, contributed goods and services, volunteer hours, and/or property raised and spent for the Project. Matching Contributions for the purposes of this Project must meet the following criteria: (1) Are verifiable from the NFWF Subrecipient's records; (2) Are not included as contributions for any other federal award; (3) Are necessary and reasonable for the accomplishment of project or program objectives; (4) Are allowable under OMB Cost Principles; (5) Are not paid by the U.S. Government under another federal award except where the federal statute authorizing a program specifically provides that federal funds made available for such program can be applied to matching or cost sharing requirements of other federal programs when authorized by federal statute; (6) Are provided for in the approved budget when required by the federal awarding agency; (7) Are committed directly to the project and must be used within the period of performance as identified in this Agreement; (8) Otherwise conform to the law; and, (9) Are in compliance with the requirements of Section 3.3 of this Agreement concerning Compliance with Laws.

1.2.1. Documentation and Reporting of Matching Contributions.

The NFWF Subrecipient must retain supporting documentation, including detailed time records for contributed services, original receipts, appraisals of real property, and comparable rentals for other contributed property, at its place of business in the event of an audit of the NFWF Subrecipient as required by applicable federal regulations. The NFWF Subrecipient must report match progress in Payment Requests and Financial Reports.

1.2.2. Assessing Fair Market Value.

Fair market value of donated goods, services and property, including volunteer hours, shall be computed as outlined in §200.306 of 2 CFR Subtitle A, Chapter II, Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, (hereinafter "OMB Uniform Guidance"), regardless of whether this Agreement is federally funded.

1.3. Payment of Funds.

To be eligible to receive funds, NFWF Subrecipient must submit to NFWF (1) an original executed copy of this Agreement for the Project; (2) any due financial and programmatic reports; and (3) a complete and accurate Payment Request via NFWF's grants management system. At any time, NFWF reserves the right to require submission of source documentation, including but not limited to timesheets, cash receipts, contracts or subaward agreements, for any costs where the NFWF Subrecipient is seeking reimbursement by NFWF. NFWF reserves the right to retain up to ten percent (10%) of funds until submission and acceptance of final reports.

1.3.1. Reimbursements.

NFWF Subrecipient may request funds on a reimbursable basis. Reimbursement requests must include expenditures to date and an explanation of any variance from the approved budget.

1.3.2. Advances.

NFWF Subrecipient may request advance payment of funds prior to expenditure provided that the NFWF Subrecipient: (1) demonstrates an immediate need for advance payment; (2) documents expenditure of advanced funds; 3) maintains written procedures that minimize the time elapsing between the transfer of funds and disbursement; and (4) has established appropriate financial management systems that meet the needs and standards for fund control and accountability. Approval of any advance payment of funds is made at the sole discretion of NFWF, based on an assessment of the NFWF Subrecipient's needs.

1.3.3. Interest.

Any interest earned in any one year on funds advanced to the NFWF Subrecipient that exceeds $500 must be reported to NFWF, and the disposition of those funds negotiated with NFWF. Interest amounts up to $500 per year may be retained by the NFWF Subrecipient for administrative expense.

1.4. Reports.

1.4.1. Interim Programmatic Reports.

The NFWF Subrecipient will submit interim programmatic reports to NFWF based on the reporting schedule in Line 21 of the Cover Sheet to this Agreement, as may be amended at NFWF's sole discretion. The interim programmatic report shall consist of written statements of Project accomplishments and updated metric values since Project initiation, or since the last reporting period, and shall be submitted via NFWF's grants management system. NFWF may require specific formatting and/or additional information as appropriate.

1.4.2. Interim Financial Reports.

The NFWF Subrecipient will submit interim financial reports to NFWF based on the reporting schedule in Line 21 of the Cover Sheet to this Agreement, as may be amended at NFWF's sole discretion. The interim financial report shall consist of financial information detailing cumulative expenditures made under this Project since Project initiation and shall be uploaded via NFWF's grants management system. NFWF may require specific formatting and/or additional information as appropriate.

1.4.3. Annual Financial Report.

The NFWF Subrecipient will submit annual financial reports to NFWF based on the reporting schedule in Line 21 of the Cover Sheet to this Agreement, as may be amended at NFWF's sole discretion. The NFWF Subrecipient must enter a justification when there is a difference between the amount disbursed by NFWF and the amount expended by the grantee. Failure to submit an annual financial report in a timely manner will delay payment of submitted payment requests.

1.4.4. Final Reports.

Based on the reporting schedule in Line 21 of the Cover Sheet to this Agreement, the NFWF Subrecipient will submit (1) a Final Financial Report accounting for all Project funds received, Project expenditures, and budget variances (if any) compared to the approved budget; (2) a Final Programmatic Report summarizing and documenting the accomplishments and metric values achieved during the Period of Performance; (3) copies of any publications, press releases and other appropriate products resulting from the Project; and (4) photographs as described in Section 1.4.4.1 below. The final reports and digital photo files should be uploaded via NFWF's grants management system. Any requests for extensions of final report submission dates must be made in writing to the NFWF Grants Administrator and approved by NFWF in advance. NFWF may require specific formatting and/or additional information as appropriate.

1.4.4.1. Photographs.

NFWF requests, as appropriate for the Project, a representative number of high-resolution (minimum 300 dpi) photographs depicting the Project (before-and-after images, images of species impacted, and/or images of staff/volunteers working on the Project). Photographs should be uploaded with the Final Programmatic Report via NFWF's grants management system as individual .jpg files. The Final Programmatic Report narrative should list each photograph, the date the photograph was taken, the location of the photographed image, caption, photo

credit, and any other pertinent information (e.g., species, activity conducted)describing what the photograph is depicting. By uploading photographs to NFWF's grants management system the NFWF Subrecipient certifies that the photographs are unencumbered and that NFWF and Project Funders have a fully paid up non-exclusive, royalty-free, irrevocable, perpetual, worldwide license for posting of Final Reports and for any other purposes that NFWF or the Project Funder determines appropriate.

1.4.4.2. Spatial Data.

The NFWF Subrecipient will submit accurate spatial data with the final report at a resolution that allows NFWF to know exactly where individual on-the-ground project activities occurred. Accurate spatial data are defined as polygon(s) depicting the exact location and boundaries of each on-the-ground conservation practice implemented within the Period of Performance. For projects where the location of activities has changed or was only known approximately at the full proposal stage, grantees will update the spatial data given with the exact location of activities. Updates to spatial data depicting project activities will be submitted through NFWF's online mapping tool. The polygon(s) name(s) shall include the conservation actions that have been completed within that project area. NFWF retains the right to use the spatial data in order to perform spatial analyses and depict the generalized project location on public maps.

1.4.4.3. Monitoring and Other Project Data.

Upon request by NFWF, the NFWF Subrecipient will provide to NFWF raw and/or summary data collected or analyzed as part of the project, for NFWF's use in analyses of program outcomes. The Subrecipient will submit these data, either when available or at project completion, through a cloud-based data sharing platform or another agreed-upon mechanism.

1.4.5. Significant Developments.

The NFWF Subrecipient shall report on events that may occur between the scheduled performance reporting dates that have a significant impact on the Project. Such reporting shall be made as soon as the following conditions become known:

1.4.5.1. Problems, delays, or adverse conditions which will materially impair the ability to meet the Project objective, including but not limited to the objective itself, its schedule and/or the budget. This disclosure must include a statement of the action taken, or contemplated, and any assistance needed to resolve the matter; and/or,

1.4.5.2. Favorable developments which enable meeting time schedules and objectives sooner or at less cost than anticipated or produce more or different beneficial results than originally planned.

1.5. Reports and Payment Requests.

All reports, financial, programmatic, or otherwise, or payment requests under a federal award must be submitted by a representative of the NFWF Subrecipient who has the NFWF Subrecipient's full authority to render such reports and requests for payment and to provide required certifications as set forth in 2 CFR 200.415, as applicable.

1.6. Record Retention and Access.

1.6.1. Retention Requirements for Records.

NFWF Subrecipient shall maintain all records connected with this Agreement for a period of at least three (3) years following the latest end date of the funding source(s) referenced above in line 19. FUNDING SOURCE INFORMATION/FEDERAL AND NON-FEDERAL or the close-out of all pending matters or audits related to this Agreement, whichever is later. As funding source end dates may be extended over time, the NFWF Subrecipient will be notified of the most up-to-date record retention requirements upon closure of this Award. If any litigation, claim, or audit is started (irrespective of the NFWF Subrecipient's involvement in such matter) before the expiration of the 3-year period, the records shall be retained until all litigation, claims or audit findings or pending matters involving the records have been resolved and final action taken. NFWF shall notify NFWF Subrecipient if any such litigation, claim or audit takes place or if funding source end date(s) is extended so as to extend the retention period. Records for real property and equipment acquired with federal funds must be retained for at least three (3) years following disposition of such real property. For awards solely funded with funding sources with "N/A" listed as the end date, NFWF Subrecipient shall maintain all records connected with this Agreement for a period of at least three (3) years following the date of final payment or the Period of Performance end date, whichever is later.

1.6.2. Access to Records.

NFWF or any of its authorized representatives shall have access to such records and financial statements upon request, as shall Inspectors General, the Comptroller General of the United States or any of their authorized representatives if the Funding Source or any funding entity (*i.e.,* a secondary funding source) is a federal agency and/or any portion of the Project provided herein is paid with federal funds. The rights of access in this section are not limited to the required retention period but last as long as the records are retained.

SECTION 2 NFWF AGREEMENT CLAUSES

2.1. Restrictions on Use of Funds.

The NFWF Subrecipient agrees that any funds provided by NFWF and all Matching Contributions will be expended only for the purposes and programs described in this Agreement. No funds provided by NFWF pursuant to this Agreement or Matching Contributions may be used to support litigation expenses, lobbying activities, or any other activities not authorized under this Agreement or otherwise unallowable under the Federal Cost Principles set forth in the OMB Uniform Guidance.

2.2. Assignment.

The NFWF Subrecipient may not assign this Agreement, in whole or in part, to any other individual or other legal entity without the prior written approval of NFWF.

2.3. Subawards and Contracts.

When making subawards or contracting, NFWF Subrecipient shall:(1) abide by all applicable granting and contracting procedures, including but not limited to those requirements of the OMB Uniform Guidance (2 C.F.R. Part 200); (2) ensure that all applicable federal, state and local requirements are properly flowed down to the subawardee or contractor, including but not limited to the applicable provisions of the OMB Uniform Guidance (2 C.F.R. Part 200); and (3) ensure that such subaward or contracting complies with the requirements in Section 3.3 of this Agreement concerning Compliance with Laws. NFWF Subrecipient shall also include in any subaward or contract a similar provision to this, requiring the use of proper grant and contracting procedures and subsequent flow down of federal, state, and local requirements to lower-tiered subawardees and contractors.

2.4. Unexpended Funds.

Any funds provided by NFWF and held by the NFWF Subrecipient and not expended at the end of the Period of Performance will be returned to NFWF within ninety (90) days after the end of the Period of Performance.

2.5. Publicity, Acknowledgment of Support, and Disclaimers.

2.5.1. Publicity.

The NFWF Subrecipient gives NFWF the right and authority to publicize NFWF's financial support for this Agreement and the Project in press releases, publications, and other public communications.

2.5.2. Acknowledgment of Support.

The NFWF Subrecipient agrees to: (1) give appropriate credit to NFWF and any Funding Sources identified in this Agreement for their financial support in any and all press releases, publications, annual reports, signage, video credits, dedications, and other public communications regarding this Agreement or any of the project deliverables associated with this Agreement, subject to any terms and conditions as may be stated in Section 5 and Section 6 of this Agreement; and (2) include the disclaimer provided at Section 2.5.4.

2.5.3. Logo Use.

The NFWF Subrecipient must obtain prior NFWF approval for the use relating to this Award of the NFWF logo or the logo or marks of any Funding Source.

2.5.4. Disclaimers.

Payments made to the NFWF Subrecipient under this Agreement do not by direct reference or by implication convey NFWF's endorsement nor the endorsement by any other entity that provides funds to the NFWF Subrecipient through this Agreement, including the U.S. Government, as applicable, for the Project. All information submitted for publication or other public releases of information regarding this Agreement shall carry the following disclaimer, which NFWF may revise at any time at its sole discretion:

For Projects funded in whole or part with federal funds: "The views and conclusions contained in this document are those of the authors and should not be interpreted as representing the opinions or policies of the U.S. Government or the National Fish and Wildlife Foundation and its funding sources. Mention of trade names or commercial products does not constitute their endorsement by the U.S. Government, or the National Fish and Wildlife Foundation or its funding sources."

For Projects not funded with federal funds: "The views and conclusions contained in this document are those of the authors and should not be interpreted as representing the opinions of the National Fish and Wildlife Foundation or its funding sources. Mention of trade names or commercial products does not constitute their endorsement by the National Fish and Wildlife Foundation or its funding sources."

2.6. Posting of Final Reports.

The NFWF Subrecipient hereby acknowledges and consents for NFWF and any Funding Source identified in this Agreement to post its final programmatic reports and deliverables on their respective websites. In the event that the NFWF Subrecipient intends to claim that its final report contains material that does not have to be posted on such websites because it is protected from disclosure by statutory or regulatory provisions, the NFWF Subrecipient shall so notify NFWF and any Funding Source identified in this Agreement and clearly mark all such potentially protected materials as "PROTECTED," providing an accurate and complete citation to the statutory or regulatory source for such protection.

2.7. Website Links.

The NFWF Subrecipient agrees to permit NFWF to post a link on any or all NFWF websites to any websites created by the NFWF Subrecipient in connection with the Project.

2.8. Evaluation.

Throughout a program or business plan, NFWF engages in monitoring and evaluation to assess progress toward conservation goals and inform future decision-making. These efforts use both data collected by grantees as part of their NFWF grant as well as post-award project data collected by third-party entities commissioned to conduct a program evaluation. The NFWF Subrecipient agrees to cooperate with NFWF by providing timely responses to all reasonable requests for information

to assist in evaluating the accomplishments of the Project period of five (5) years after the project end date.

2.9. Intellectual Property.

Reports, materials, books, databases, monitoring data, maps and spatial data, audio/video, and other forms of intellectual property created using this grant may be copyrighted or otherwise legally protected by the NFWF Subrecipient or by the author. The NFWF Subrecipient agrees to provide to NFWF and any Funding Source identified in this Agreement a non-exclusive, royalty-free, irrevocable, perpetual, worldwide license to use, publish, copy and alter the NFWF Subrecipient's intellectual property created using this award for non-commercial purposes in any media – whether now known or later devised – including posting such intellectual property on NFWF's or Funding Source websites and featuring in publications. NFWF retains the right to use project metrics and spatial data submitted by the NFWF Subrecipient to estimate societal benefits that result and to report these results to funding partners on a case-by-case basis as determined by NFWF. These may include but are not limited to: habitat and species response, species connectivity, water quality, water quantity, risk of detrimental events (e.g., wildfire, floods), carbon accounting (e.g., sequestration, avoided emissions), environmental justice, and diversity, equity, and inclusion.

2.10. System for Award Management (SAM) Registration.

The NFWF Subrecipient must maintain an active SAM registration at www.SAM.gov until the final financial report is submitted or final payment is received, whichever is later. If the NFWF Subrecipient's SAM registration expires during the required period, NFWF will suspend payment to the NFWF Subrecipient until the SAM registration is updated.

2.11. Arbitration.

All claims, disputes, and other matters in question arising out of, or relating to this Agreement, its interpretation or breach, shall be decided through arbitration by a person or persons mutually acceptable to both NFWF and the NFWF Subrecipient. Notice of the demand for arbitration shall be made within a reasonable time, not to exceed three years, after the claim, dispute, or other matter in question has arisen. The award rendered by the arbitrator or arbitrators shall be final. The terms of this provision will survive termination of this Agreement.

2.12. Indemnity.

The NFWF Subrecipient shall indemnify and hold harmless NFWF, any Funding Source identified in this Grant Agreement, their respective officers, directors, agents, and employees in respect of any and all claims, injuries, losses, diminution in value, damages, liabilities, whether or not currently due, and expenses including without limitation, settlement costs and any legal or other expenses for investigating or defending any actions or threatened actions or liabilities arising from or in connection with the Project. The terms of this provision will survive termination of this Agreement.

2.13. Insurance.

The NFWF Subrecipient agrees to obtain and maintain all appropriate and/or required insurance coverages against liability for injury to persons or property from any and all activities undertaken by the NFWF Subrecipient and associated with this Agreement in any way. NFWF reserves the right to require additional insurance limits and policies based on specific activities under this Agreement, that NFWF be named insured on all applicable insurance policies, and that the NFWF Subrecipient

provide a certificate of insurance and/or copies of applicable insurance policies as requested by NFWF. The terms of this provision will survive termination of this Agreement.

2.14. Choice of Law/Jurisdiction.

This Agreement shall be subject to and interpreted by the laws of the District of Columbia, without regard to choice of law principles. By entering into this Agreement, the NFWF Subrecipient agrees to submit to the exclusive jurisdiction of the courts of the District of Columbia. The terms of this provision will survive termination of this Agreement.

2.15. Stop Work.

NFWF may, at any time, by written order to the NFWF Subrecipient, require the NFWF Subrecipient to stop all, or any part, of the work called for by this Agreement for a period of 90 days after the order is delivered to the NFWF Subrecipient. The order shall be specifically identified as a stop-work order issued under this section. Upon receipt of the order, the NFWF Subrecipient shall immediately comply with its terms and take all reasonable steps to minimize the incurrence of costs allocable to this Agreement covered by the order during the period of work stoppage. Within a period of 90 calendar days after a stop-work order is delivered to the NFWF Subrecipient, or within any extension of that period to which the parties shall have agreed, NFWF shall either cancel the stop-work order or terminate the Agreement under section 2.16.

2.16. Termination.

2.16.1. Upon the occurrence of any of the following enumerated circumstances, NFWF may terminate this Agreement, or any portion thereunder, upon receipt by the NFWF Subrecipient of NFWF's written notice of termination, or as otherwise specified in the notice of termination:

2.16.1.1. the NFWF Subrecipient is adjudged or becomes bankrupt or insolvent, is unable to pay its debts as they become due, or makes an assignment for the benefit of its creditors; or,

2.16.1.2. the NFWF Subrecipient voluntarily or involuntarily undertakes to dissolve or wind up its affairs; or,

2.16.1.3. suspension or debarment by the Government of the NFWF Subrecipient; or,

2.16.1.4. any breach of the requirements set forth in Section 3.3 of this Agreement concerning Compliance with Laws; or,

2.16.1.5. NFWF learns that NFWF Subrecipient has an organizational conflict of interest, or any other conflict of interest, as determined in the sole discretion of NFWF, that NFWF believes, in its sole discretion, cannot be mitigated; or,

2.16.1.6. after written notice and a reasonable opportunity, the NFWF Subrecipient is unable to cure a perceived non-compliance with any material term (other than those enumerated at 2.16.1.1 – 2.16.1.5) of this Agreement. The cure period shall be considered the timeframe specified by the Funding Source(s), if

any, minus one (1) to five (5) days or as agreed upon by the Parties in writing, or if no time is specified by the Funding Source(s), ten (10) days or as otherwise agreed upon by the Parties. Within this time period the NFWF Subrecipient shall, as determined by NFWF, (a) satisfactorily demonstrate its compliance with the term(s) originally believed to be in non-compliance; or (b) NFWF, at its sole discretion, may determine that NFWF Subrecipient has satisfactorily demonstrated that reasonable progress has been made so as not to endanger performance under this Agreement; or,

2.16.1.7. if the Funding Source issues an early termination under the funding agreement(s) covering all or part of the Project at issue hereunder.

2.16.2. Either Party may terminate this Agreement by written notice to the other Party for any reason by providing thirty (30) days' prior written notice to the other Party.

2.16.3. In the event of termination of this Agreement prior to Project completion, the NFWF Subrecipient shall immediately (unless otherwise directed by NFWF in its notice if NFWF initiated the termination) undertake all reasonable steps to wind down the Project cooperatively with NFWF, including but not limited to the following:

2.16.3.1. Stop any portion of the Project's work that is incomplete (unless work to be completed and a different date for termination of work are specified in NFWF's notice).

2.16.3.2. Place no further work orders or enter into any further subawards or contracts for materials, services, or facilities, except as necessary to complete work as specified in NFWF's notice.

2.16.3.3. Terminate all pending Project work orders, subawards, and contracts for work that has not yet commenced.

2.16.3.4. With the prior written consent of NFWF, promptly take all other reasonable and feasible steps to minimize and/or mitigate any damages that may be caused by the failure to complete the Project, including but not limited to reasonable settlements of any outstanding claims arising out of termination of Project work orders, subawards, and contracts. NFWF will reimburse the NFWF Subrecipient for non-cancelable allowable costs incurred by the NFWF Subrecipient prior to termination that cannot be mitigated. However, the foregoing is subject to the complete reimbursement of such costs by the Funding Source; accordingly, any amounts ultimately not paid, or which are recouped by the Funding Source, are subject to recoupment by NFWF.

2.16.3.5. Deliver or make available to NFWF all data, drawings, specifications, reports, estimates, summaries, and such other information and material as may have been accumulated by the NFWF Subrecipient under this Agreement, whether completed or in progress.

2.16.3.6. Return to NFWF any unobligated portion of the Award.

2.17. Entire Agreement.

These terms and conditions, including the Attachments hereto, constitute the entire agreement between the Parties relating to the Project described herein and supersede all previous communications, representations, or agreements, either oral or written, with respect to the subject matter hereof. No representations or statements of any kind made by any representative of a Party, which are not stated herein, shall be binding on said Party.

2.18. Severability.

Each provision of this Agreement is distinct and severable from the others. If one or more provisions is or becomes invalid, unlawful, or unenforceable in whole or in part, the validity, lawfulness and enforceability of the remaining provisions (and of the same provision to the extent enforceable) will not be impaired, and the Parties agree to substitute a provision as similar to the offending provision as possible without its being invalid, unlawful or unenforceable.

2.19. Interpretation and Construction.

2.19.1. This Agreement shall be interpreted as a unified contractual document with the Sections and the Attachments having equal effect, except in the event of any inconsistency between them. In the event of a conflict between any portion of this Agreement and another portion of this Grant Agreement, first the Sections will apply in the following order of precedence: 5, 4, 3, 1, 2 and 6, and then any supplemental attachments.

2.19.2. The title designations of the provisions to this Agreement are for convenience only and shall not affect the interpretation or construction of this Agreement.

2.19.3. Every right or remedy conferred by this Agreement upon or reserved to the Parties shall be cumulative and shall be in addition to every right or remedy now or hereafter existing at law or in equity, and the pursuit of any right or remedy shall not be construed a selection.

2.19.4. The failure of NFWF to exercise any right or privilege granted hereunder or to insist upon the performance and/or compliance of any provision of this Agreement, a referenced contractual, statutory or regulatory term, or an Attachment hereto, shall not be construed as waiving any such right, privilege, or performance/compliance issue, and the same shall continue in full force and effect.

2.19.5. Notwithstanding any express statements regarding the continuation of an obligation beyond the expiration or termination of this Agreement, the rights and obligations of this Agreement, which by their nature extend beyond its expiration or termination, shall remain in full force and effect and shall bind the Parties and their legal representatives, successors, heirs, and assigns.

SECTION 3 REPRESENTATIONS, CERTIFICATIONS, OBLIGATIONS AND OTHER STATEMENTS – GENERAL

3.1. Binding Obligation.

By execution of this Agreement, NFWF Subrecipient represents and certifies that this Agreement has been duly executed by a representative of the NFWF Subrecipient with full authority to execute this Agreement and binds the NFWF Subrecipient to the terms hereof. After execution by the representative of the NFWF Subrecipient named on the signature page hereto, this Agreement represents the legal, valid, and binding obligation of the NFWF Subrecipient, enforceable against the NFWF Subrecipient in accordance with its terms.

3.2. Additional Support.

In making this Award, NFWF assumes no obligation to provide further funding or support to the NFWF Subrecipient beyond the terms stated in this Agreement.

3.3. Compliance with Laws.

3.3.1. In General.

By execution of this Agreement and through its continued performance hereunder, the NFWF Subrecipient represents, certifies and agrees that it is and shall continue to conduct all such activities in compliance with all applicable federal, state, and local laws, regulations, and ordinances and to secure all appropriate necessary public or private permits and consents. The terms of this provision will survive termination of this Agreement and must be flowed down to any and all contractors, subcontractors or subrecipients entered into by NFWF Subrecipient in the performance of this Agreement.

3.3.2. Compliance with Anti-Corruption Laws.

The NFWF Subrecipient represents, certifies and agrees to ensure that no payments have been or will be made or received by the NFWF Subrecipient in connection with this Agreement in violation of the U.S. Foreign Corrupt Practices Act of 1977, as amended (15 U.S.C. §dd-1 *et seq*.), or any other applicable anti-corruption laws or regulations (e.g., UK Bribery Act 2010) in the countries in which the NFWF Subrecipient performs under this Agreement.

3.3.3. Compliance with Anti-Terrorism Laws.

The NFWF Subrecipient represents, certifies and agrees not to provide material support or resources directly or indirectly to, or knowingly permit any funds provided by NFWF pursuant to this Agreement or Matching Contributions to be transferred to, any individual, corporation or other entity that the NFWF Subrecipient knows, or has reason to know, commits, attempts to commit, advocates, facilitates, or participates in any terrorist activity, or has committed, attempted to commit, advocated, facilitated or participated in any terrorist activity, including, but not limited to, the individuals and entities (1) on the master list of Specially Designated Nationals and Blocked Persons maintained by the U.S. Department of Treasury's Office of Foreign Assets Control, which list is available at www.treas.gov/offices/enforcement/ofac; (2) on the consolidated list of individuals and entities maintained by the "1267 Committee" of the United Nations Security Council at http://www.un.org/sc/committees/1267/aq_sanctions_list.shtml; (3) on the consolidated

list maintained by the U.S. Department of Commerce at http://export.gov/ecr/eg_main_023148.asp, or (4) on such other list as NFWF may identify from time to time.

3.3.4. Compliance with Additional Laws and Restrictions.

The NFWF Subrecipient represents, certifies and agrees to ensure that its activities under this Agreement comply with all applicable U.S. laws, regulations and executive orders regarding money laundering, terrorist financing, U.S. sanctions laws, U.S. export controls, restrictive trade practices, boycotts, and all other economic sanctions or trade restrictions promulgated from time to time by means of statute, executive order, regulation or as administered by the U.S. Department of State, the Office of Foreign Assets Control, U.S. Department of the Treasury, or the Bureau of Industry and Security, U.S. Department of Commerce.

3.4. Subrecipient Debarment and Suspensions.

By and through NFWF Subrecipient's execution of this Agreement, NFWF Subrecipient warrants and represents its initial and continued compliance that it is not listed on the General Services Administration's, government-wide System for Award Management Exclusions (SAM Exclusions), in accordance with the OMB guidelines at 2 C.F.R Part 180 that implement E.O.s 12549 (3 C.F.R., 1986 Comp., p. 189) and 12689 (3 C.F.R., 1989 Comp., p. 235), "Debarment and Suspension." The NFWF Subrecipient further provides that it shall not enter into any subaward, contract or other agreement using funds provided by NFWF with any party listed on the SAM Exclusions in accordance with Executive Orders 12549 and 12689. The SAM Exclusions can be found at https://www.sam.gov/portal/public/SAM/.

3.5. Conflicts of Interest.

By execution of this Agreement, NFWF Subrecipient acknowledges that it is prohibited from using any Project funds received under this Agreement in a manner which may give rise to an apparent or actual conflict of interest, including organizational conflicts of interest, on the part of the NFWF Subrecipient. Such a conflict of interest would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract. The officers, employees, and agents of NFWF Subrecipient may neither solicit nor accept gratuities, favors, or anything of monetary value from contractors or parties to subcontracts. An organizational conflict of interest is defined as a relationship that because of relationships with a parent company, affiliate, or subsidiary organization, the non-federal entity is unable or appears to be unable to be impartial in conducting a procurement action involving a related organization. The NFWF Subrecipient represents and certifies that it has adopted a conflict of interest policy that, at a minimum, complies with the requirements of the OMB Uniform Guidance, and will comply with such policy in the use of any Project funds received under this Agreement. NFWF Subrecipient may set standards for situations in which the financial interest is not substantial or the gift is an unsolicited item of nominal value. The standards of conduct must provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents of NFWF Subrecipient. If NFWF Subrecipient becomes aware of any actual or potential conflict of interest or organizational conflict of interest, during the course of performance of this Agreement, NFWF Subrecipient will immediately notify NFWF in writing of such actual or potential conflict of interest, whether organizational or otherwise.

SECTION 4 REPRESENTATIONS, CERTIFICATIONS, AND OTHER STATEMENTS RELATING TO FEDERAL FUNDS – GENERAL

4.1. If the Funding Source or any funding entity (*i.e.,* a secondary funding source) is a federal agency and/or any portion of the Project provided herein is paid with federal funds, the NFWF Subrecipient must read and understand certain applicable federal regulations, including but not limited to, the following in Sections 4 and 5 of this Agreement as set forth herein.

The NFWF Subrecipient will need to understand and comply with the OMB Uniform Guidance (including related Supplements as may be applicable to a specific federal funding source(s), and Appendices as may be applicable), in addition to other applicable federal regulations. This includes, but is not limited to, the provisions of the Federal Funding Accountability and Transparency Act (FFATA), which includes requirements on executive compensation, and also requirements implementing the Act for the non-federal entity at 2 CFR part 25 Financial Assistance Use of Universal Identifier and System for Award Management and 2 CFR part 170 Reporting Subaward and Executive Compensation Information. The most recent version of the Electronic Code of Federal Regulations can be found at https://www.ecfr.gov/.

4.2. 2 CFR § 200 Subpart F Audits.

It is the responsibility of the NFWF Subrecipient to arrange for audits as required by 2 CFR Part 200, Subpart F – Audit Requirements. The NFWF Subrecipient shall notify NFWF in writing about 2 CFR Subpart F audit findings related to projects funded by NFWF pass-through funds. The NFWF Subrecipient understands that NFWF may require the NFWF Subrecipient to take corrective action measures in response to a deficiency identified during an audit.

4.3. Real and Personal Property.

In accordance with 2 C.F.R. § 200.316 (Property trust relationship), real property, equipment, and intangible property acquired or improved with federal funds must be held in trust by the NFWF Subrecipient as trustee for the beneficiaries of the project or program under which the property was acquired or improved. This trust relationship exists throughout the duration of the property's estimated useful life during which time the Federal Government retains an undivided, equitable reversionary interest in the property (Federal Interest). During the duration of the Federal Interest, the NFWF Subrecipient must comply with all use, reporting, and disposition requirements and restrictions as set forth in 2 C.F.R. §§ 200.310 (Insurance coverage) through 200.316 (Property trust relationship) and 200.329 (Reporting on real property), as applicable.

4.4. Mandatory Disclosure.

NFWF Subrecipient must disclose, in a timely manner, in writing to NFWF all violations of federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the federal award. Failure to make required disclosures can result in any of the remedies described in this Agreement, including termination, and any remedies provided under law, including suspension or debarment by cognizant federal authorities.

4.5. Trafficking in Persons.

Pursuant to section 106(a) of the Trafficking Victims Protection Act of 2000, as amended (22 U.S.C. 7104(g)) (codified at 2 C.F.R. Part 175), NFWF Subrecipient shall comply with the below provisions. Further, NFWF Subrecipient shall flow down these provisions in all subawards and contracts, including a requirement that Subrecipients similarly flow down these provisions in all lower-tiered subawards and subcontracts. The provision is cited herein:

I. Trafficking in persons.

a. *Provisions applicable to a recipient that is a private entity*.

1. You as the recipient, your employees, subrecipients under this award, and subrecipients' employees may not—

i. Engage in severe forms of trafficking in persons during the period of time that the award is in effect;

ii. Procure a commercial sex act during the period of time that the award is in effect; or

iii. Use forced labor in the performance of the award or subawards under the award.

2. We as the federal awarding agency's pass-through entity may unilaterally terminate this award, without penalty, if you or a subrecipient that is a private entity —

i. Is determined to have violated a prohibition in paragraph a.1 of this award term; or

ii. Has an employee who is determined by the agency official authorized to terminate the award to have violated a prohibition in paragraph a.1 of this award term through conduct that is either—

A. Associated with performance under this award; or

B. Imputed to you or the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR part 180, "OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement),".

b. *Provision applicable to a recipient other than a private entity*. We as the federal awarding agency's pass-through entity may unilaterally terminate this award, without penalty, if a subrecipient that is a private entity-

1. Is determined to have violated an applicable prohibition in paragraph a.1 of this award term; or

2. Has an employee who is determined by the agency official authorized to terminate the award to have violated an applicable prohibition in paragraph a.1 of this award term through conduct that is either—

i. Associated with performance under this award; or

ii. Imputed to the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR part 180, "OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement),".

c. *Provisions applicable to any recipient*.

1. You must inform us immediately of any information you receive from any source alleging a violation of a prohibition in paragraph a.1 of this award term.

2. Our right to terminate unilaterally that is described in paragraph a.2 or b of this section:

i. Implements section 106(g) of the Trafficking Victims Protection Act of 2000 (TVPA), as amended (22 U.S.C. 7104(g)), and

ii. Is in addition to all other remedies for noncompliance that are available to us under this award.

3. You must include the requirements of paragraph a.1 of this award term in any subaward you make to a private entity.

d. *Definitions*. For purposes of this award term:
   1. "Employee" means either:
      i. An individual employed by you or a subrecipient who is engaged in the performance of the project or program under this award; or
      ii. Another person engaged in the performance of the project or program under this award and not compensated by you including, but not limited to, a volunteer or individual whose services are contributed by a third party as an in-kind contribution toward cost sharing or matching requirements.
   2. "Forced labor" means labor obtained by any of the following methods: the recruitment, harboring, transportation, provision, or obtaining of a person for labor or services, through the use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery.
   3. "Private entity":
      i. Means any entity other than a State, local government, Indian tribe, or foreign public entity, as those terms are defined in 2 CFR 175.25.
      ii. Includes:
         A. A nonprofit organization, including any nonprofit institution of higher education, hospital, or tribal organization other than one included in the definition of Indian tribe at 2 CFR 175.25(b).
         B. A for-profit organization.
   4. "Severe forms of trafficking in persons," "commercial sex act," and "coercion" have the meanings given at section 103 of the TVPA, as amended (22 U.S.C. 7102).

4.6. 41 United States Code (U.S.C.) 4712, Enhancement of Recipient and Subrecipient Employee Whistleblower Protection:

(a) This award, related subawards, and related contracts over the simplified acquisition threshold and all employees working on this award, related subawards, and related contracts over the simplified acquisition threshold are subject to the whistleblower rights and remedies established at 41 U.S.C. 4712.

(b) Recipients, their subrecipients, and their contractors awarded contracts over the simplified acquisition threshold related to this award, shall inform their employees in writing, in the predominant language of the workforce, of the employee whistleblower rights and protections under 41 U.S.C. 4712.

(c) The recipient shall insert this clause, including this paragraph (c), in all subawards and contracts over the simplified acquisition threshold related to this award.

4.7. 41 USC §6306, Prohibition on Members of Congress Making Contracts with Federal Government.

No member of or delegate to Congress or Resident Commissioner shall be admitted to any share or part of this award, or to any benefit that may arise therefrom; this provision shall not be construed to extend to an award made to a corporation for the public's general benefit. NFWF Subrecipient shall flow down this provision in all subawards and contracts, including a requirement that subrecipients similarly flow down this provision in all lower-tiered subawards and subcontracts.

4.8. Executive Order 13513, Federal Leadership on Reducing Text Messaging while Driving.

(Sub)Recipients are encouraged to adopt and enforce policies that ban text messaging while driving, including conducting initiatives of the type described in section 3(a) of the order. NFWF Subrecipient shall flow down this provision in all subawards and contracts, including a requirement that subrecipients similarly flow down this provision in all lower-tiered subawards and subcontracts.

4.9. 43 CFR §18 New Restrictions on Lobbying.

By execution of this Agreement, the NFWF Subrecipient agrees to comply with 43 CFR 18, New Restrictions on Lobbying, and certifies to the following statements:

(a) No federal appropriated funds have been paid or will be paid, by or on behalf of the NFWF Subrecipient, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

(b) If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying" in accordance with its instructions.

(c) The NFWF Subrecipient shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all Subrecipients shall certify accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification, as represented by execution of this Agreement, is a prerequisite for making or entering into this transaction imposed by Section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure. All liability arising from an erroneous representation shall be borne solely by the entity filing that representation and shall not be shared by any entity to which the erroneous representation is forwarded. Submitting an erroneous certification or disclosure constitutes a failure to file the required certification or disclosure, respectively. If a person fails to file a required certification or disclosure, the United States may pursue all available remedies, including those authorized by section 1352, title 31 of the U.S. Code.

4.10. Prohibition on Issuing Financial Assistance Awards to Entities that Require Certain Internal Confidentiality Agreements.

The NFWF Subrecipient must not require their employees, subrecipients, or contractors seeking to report fraud, waste, or abuse to sign internal confidentiality agreements or statements prohibiting or otherwise restricting such employees, subrecipients, or contractors from lawfully reporting such

waste, fraud, or abuse to a designated investigative or law enforcement representative of a federal department or agency authorized to receive such information. The NFWF Subrecipient must notify their employees, subrecipients, or contractors that existing internal confidentiality agreements covered by this condition are no longer in effect.

4.11. Drug-Free Workplace.

The NFWF Subrecipient must make an ongoing, good faith effort to maintain a drug-free workplace pursuant to the specific requirements set forth in 41 USC Chapter 81 Drug-Free Workplace.

4.12. Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment. (Effective 8/13/2020)

As required by 2 CFR 200.216, the NFWF Subrecipient is prohibited from obligating or expending funds awarded under this Agreement to procure or obtain; extend or renew a contract to procure or obtain; or enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that use covered telecommunications equipment or services from Huawei Technologies Company, ZTE Corporation, Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, and Dahua Technology Company, or any other company, including affiliates and subsidiaries, owned or controlled by the People's Republic of China, which are a substantial or essential component of any system, or as critical technology as part of any system. By and through the NFWF Subrecipient's execution of this Agreement, the NFWF Subrecipient warrants and represents that the NFWF Subrecipient will not obligate or expend funds awarded under this Agreement for "covered telecommunications equipment or services" (as this term is defined and this restriction is imposed under 2 CFR 200.216).

4.13 Prohibition on Certain Drones and Uncrewed Aerial Systems.

Pursuant to the American Security Drone Act (ASDA), effective December 22, 2025, and implementing guidance or regulations, the NFWF Subrecipient is prohibited from obligating or expending funds awarded under this Agreement to use, operate, purchase, procure, or otherwise acquire any drone or uncrewed aerial systems (UAS) included on the Covered Foreign Entities (CFE) List.

This prohibition applies to both newly acquired UAS and any existing UAS used in connection with activities funded under this Agreement, regardless of whether such systems were acquired prior to the effective date of this provision.

By execution of this Agreement, the NFWF Subrecipient warrants and represents that it has reviewed, or will review, its UAS inventory and any planned acquisitions to ensure compliance with the ASDA and shall take appropriate corrective action if any noncompliant systems are identified.
The NFWF Subrecipient shall flow down the requirements of this provision to all subawards, subcontracts, and other lower-tier agreements funded in whole or in part with federal funds under this Agreement.

4.14. Domestic Preference for Procurements.

a) Under this Agreement and in accordance with 2 C.F.R. § 200.322, the NFWF Subrecipient shall to the greatest extent practicable, provide a preference for the purchase, acquisition, or use of goods, products or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products).

b) For purposes of this agreement, the following definitions apply:

i. “Produced in the United States” means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States; and
ii. “Manufactured products” means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

SECTION 5 REPRESENTATIONS, CERTIFICATIONS, AND OTHER STATEMENTS RELATING TO FEDERAL FUNDS – FUNDING SOURCE SPECIFIC

NFWF Subrecipient acknowledges that when all or part of this Agreement is funded by a federal award that certain representations, certifications, and other statements relating to the use of such funds or performance of the Project may be necessary. These representations, certifications and other statements are set forth below. Unless otherwise stated in this Agreement, the execution and submission of this Agreement serves as affirmative acknowledgement of an agreement with the below representations, certifications, and other statements. Further, should circumstances of the NFWF Subrecipient change during the performance of this Agreement that would render one of these representations, certifications and/or other statements inaccurate, invalid or incorrect, the NFWF Subrecipient shall promptly notify NFWF of such change in circumstance. Finally, NFWF reserves the right to update and require subsequent acknowledgement of an agreement with new or revised representations, certifications, and other statements at no additional cost under this Agreement.

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Grant Terms

Department of Commerce (DOC) Compliance Requirements.

The NFWF Subrecipient must comply with the terms and conditions of a DOC financial assistance award, including applicable provisions of the OMB Uniform Guidance (2 C.F.R. Part 200), and all associated Terms and Conditions set forth in the Department of Commerce Financial Assistance Standard Terms and Conditions Dated October 1, 2024, available at https://www.commerce.gov/sites/default/files/2024-09/Department%20of%20Commerce%20Federal%20Financial%20Assistance%20Manual%202024-vF.pdf. See 2 C.F.R. § 200.101(b)(1) (Applicability), which describes the applicability of 2 C.F.R. Part 200 to various types of Federal awards and §§200.331-333 (Subrecipient monitoring and management). Additionally, the NFWF Subrecipient must flow these requirements down to all subrecipients and contractors, including lower tier subrecipients.

Foreign Air Carrier.

The recipient shall comply with the provisions of the Fly America Act (49 U.S.C. 40118). The implementing regulations of the Fly America Act are found at 41 C.F.R. 301-10.131 through 301-10.143. If a foreign air carrier is anticipated to be used for any portion of travel under this award the recipient must receive prior approval from NFWF.

Required Use of American Iron, Steel, Manufactured Products, and Construction Materials.

If applicable, and pursuant to the Infrastructure Investment and Jobs Act ("IIJA"), Pub.L. No. 117-58, which includes the Build American, Buy American (BABA) Act, Pub. L. No. 117-58, §§ 70901-52 and OMB M-22-11, recipients of an award of Federal financial assistance from the Department of Commerce (DOC) are hereby notified that none of the funds provided under this award may be used for a project for infrastructure unless: (1) all iron and steel used in the project are produced in the United States–this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States; (2) all manufactured products used in the

project are produced in the United States—this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and (3) all construction materials are manufactured in the United States—this means that all manufacturing processes for the construction material occurred in the United States. The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project. This requirement also applies to subrecipients.

Waivers: When necessary, recipients may apply for, and DOC may grant, a waiver from these requirements. DOC will notify the recipient for information on the process for requesting a waiver from these requirements. When DOC has made a determination that one of the following exceptions applies, the awarding official may waive the application of the domestic content procurement preference in any case in which DOC determines that: a. applying the domestic content procurement preference would be inconsistent with the public interest; b. the types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality; or c. the inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25 percent. A request to waive the application of the domestic content procurement preference must be in writing. DOC will provide instructions on the format, contents,
and supporting materials required for any waiver request. Waiver requests are subject to public comment periods of no less than 15 days and must be reviewed by the Made in America Office. There may be instances where an award qualifies, in whole or in part, for an existing waiver described at whitehouse.gov/omb/management/made-in-america.

Definitions: “Construction materials” includes an article, material, or supply—other than an item of primarily iron or steel; a manufactured product; cement and cementitious materials; aggregates such as stone, sand, or gravel; or aggregate binding agents or additives —that is or consists primarily of: non-ferrous metals; plastic and polymer-based products (including polyvinyl chloride, composite building materials, and polymers used in fiber optic cables); glass (including optic glass); lumber; or drywall. “Domestic content procurement preference’’ means all iron and steel used in the project are produced in the United States; the manufactured products used in the project are produced in the United States; or the construction materials used in the project are produced in the United States. “Infrastructure” includes, at a minimum, the structures, facilities, and equipment for, in the United States, roads, highways, and bridges; public transportation; dams, ports, harbors, and other maritime facilities; intercity passenger and freight railroads; freight and intermodal facilities; airports; water systems, including drinking water and wastewater systems; electrical transmission facilities and systems; utilities; broadband infrastructure; and buildings and real property. Infrastructure includes facilities that generate, transport, and distribute energy. ‘‘Project’’ means the construction, alteration, maintenance, or repair of infrastructure in the United States. -- 1 Excludes cement and cementitious materials, aggregates such as stone, sand, or gravel, or aggregate binding agents or additives. 2 IIJA, § 70917(c)(1).

Implementation of Domestic Sourcing Requirements

Prior to initiation of any construction that may arise in this award, the NFWF Subrecipient is required to inform NFWF whether it is using iron, steel, manufactured products, or construction materials as described in "Required Use of American Iron, Steel, Manufactured Products, and Construction Materials" above. In addition, the NFWF Subrecipient is required to inform the NFWF whether those materials are produced or manufactured in the United States, or alternatively, it is requesting one or more waivers, as described in the award condition.

Field Work.

The NFWF Subrecipient is required to follow recognized best practices for minimizing impacts to the human and natural environment when applicable and will provide for safety in their projects as needed, including addressing the safety of personnel, associates, visitors, and volunteers in their projects. In addition, any use of unoccupied aircraft systems in projects under this award must be in compliance with all applicable Federal Aviation Administration regulations, and any other applicable federal, state, or local regulations.

In addition, for any Self-Contained Underwater Breathing Apparatus (SCUBA) diving activities in a project, it is the responsibility of the NFWF Subrecipient to ensure that SCUBA divers are certified to a level commensurate with the type and conditions of the diving activity being undertaken. Furthermore, it is the responsibility of the NFWF Subrecipient to ensure that any SCUBA diving activities under this award meet, at a minimum, all applicable Federal, State, and local laws and regulations pertaining to the type of SCUBA diving being undertaken.

Equipment Reporting.

Equipment or supplies (aggregate supplies, not per unit) at a cost of $10,000 or greater per unit value, including its fair market value, must be inventoried at least once every two years and at award closeout (2 CFR 200.313). NFWF Subrecipients may use the outdated SF-428 form series to report on tangible property or submit their own customized report including a description of federally owned equipment, identification information, acquisition cost, and acquisition date. More guidance on property definitions and forms is posted online at coast.noaa.gov/funding/forms.html.

Data Sharing Directive.

The Data and Publication Sharing Directive for NOAA Grants, Cooperative Agreements, and Contracts ensures that environmental data funded extramurally by NOAA are made publicly accessible in a timely fashion (typically within two years of collection), and that final manuscripts of peer-reviewed research papers are deposited with the NOAA Central Library (upon acceptance by the journal, or no later than at time of publication). Therefore, non-Federal entities, or recipients, must make data produced under financial assistance publicly accessible in accordance with the Data Management Plan included with the Proposal, unless the grant program grants a modification or an exemption. The text of the Directive is available at https://nosc.noaa.gov/EDMC/PD.DSP.php.

a) Data Sharing: Environmental data collected or created under this Grant, Cooperative Agreement, or Contract must be made publicly visible and accessible in a timely manner, free of charge or at minimal cost that is no more than the cost of distribution to the user, except where limited by law, regulation, policy, or national security requirements. Data are to be made available in a form that would permit further analysis or reuse: data must be encoded in a machine-readable format, preferably using existing open format standards;

data must be sufficiently documented, preferably using open metadata standards, to enable users to independently read and understand the data. The location (internet address) of the data should be included in the final report. Pursuant to NOAA Information Quality Guidelines, data should undergo quality control (QC) and a description of the QC process and results should be referenced in the metadata. Failure to perform quality control does not constitute an excuse not to share data. Data without QC are considered "experimental products" and their dissemination must be accompanied by explicit limitations on their quality or by an indicated degree of uncertainty.

b) Timeliness: Data accessibility must occur no later than publication of a peer-reviewed article based on the data, or two years after the data are collected and verified, or two years after the original end date of the grant (not including any extensions or follow-on funding), whichever is soonest, unless a delay has been authorized by the NOAA funding program.

c) Disclaimer: Data produced under this award and made available to the public must be accompanied by the following statement: "These data and related items of information have not been formally disseminated by NOAA, and do not represent any agency determination, view, or policy."

d) Failure to Share Data: Failing or delaying to make environmental data accessible in accordance with the submitted Data Management Plan, unless authorized by the NOAA Program, may lead to enforcement actions, and will be considered by NOAA when making future award decisions. Funding recipients are responsible for ensuring these conditions are also met by sub-recipients and subcontractors.

e) Funding acknowledgement: Federal funding sources shall be identified in all scholarly publications. An Acknowledgements section shall be included in the body of the publication stating the relevant Grant Programs and Award Numbers. In addition, funding sources shall be reported during the publication submission process using the FundRef mechanism (http://www.crossref.org/fundref/) if supported by the Publisher.

f) Manuscript submission: The final pre-publication manuscripts of scholarly publications produced with NOAA funding shall be submitted to the NOAA Institutional Repository at http://library.noaa.gov/repository after acceptance, and no later than upon publication, of the paper by a journal. NOAA will produce a publicly-visible catalog entry directing users to the published version of the article. After an embargo period of one year after publication, NOAA shall make the manuscript itself publicly visible, free of charge, while continuing to direct users to the published version of record.

g) Data Citation: Publications based on data, and new products derived from source data, must cite the data used according to the conventions of the Publisher, using unambiguous labels such as Digital Object Identifiers (DOIs). All data and derived products that are used to support the conclusions of a peer-reviewed publication must be made available in a form that permits verification and reproducibility of the results.

Scientific Integrity.

a) *Maintaining Integrity.* The NFWF Subrecipient shall maintain the scientific integrity of research performed pursuant to this grant or financial assistance award including the prevention, detection, and remediation of any allegations regarding the violation of

scientific integrity or scientific and research misconduct, and the conduct of inquiries, investigations, and adjudications of allegations of violations of scientific integrity or scientific and research misconduct. All the requirements of this provision flow down to subrecipients.

b) *Peer Review.* The peer review of the results of scientific activities under a NOAA grant, financial assistance award, or cooperative agreement shall be accomplished to ensure consistency with NOAA standards on quality, relevance, scientific integrity, reproducibility, transparency, and performance. NOAA will ensure that peer review of "influential scientific information" or "highly influential scientific assessments" is conducted in accordance with the Office of Management and Budget (OMB) Final Information Quality Bulletin for Peer Review and NOAA policies on peer review, such as the Information Quality Guidelines.

c) In performing or presenting the results of scientific activities under the NOAA grant, financial assistance award, or cooperative agreement and in responding to allegations regarding the violation of scientific integrity or scientific and research misconduct, the NFWF Subrecipient and all subrecipients shall comply with the provisions herein and NOAA Administrative Order (NAO) 202-735D, Scientific Integrity, and its Procedural Handbook, including any amendments thereto. That Order can be found at https://nrc.noaa.gov/ScientificIntegrityCommons.aspx.

d) *Primary Responsibility.* The NFWF Subrecipient shall have the primary responsibility to prevent, detect, and investigate allegations of a violation of scientific integrity or scientific and research misconduct. Unless otherwise instructed by the grants officer, the recipient shall promptly conduct an initial inquiry into any allegation of such misconduct and may rely on its internal policies and procedures, as appropriate, to do so.

e) By executing this grant, financial assistance award, or cooperative agreement the NFWF Subrecipient provides its assurance that it has established an administrative process for performing an inquiry, investigating, and reporting allegations of a violation of scientific integrity or scientific and research misconduct; and that it will comply with its own administrative process for performing an inquiry, investigation, and reporting of such misconduct.

f) The NFWF Subrecipient shall insert this provision in all subawards at all tiers under this grant, financial assistance award, or cooperative agreement.

Invasive Species Control.

Pursuant to Executive Order # 13112, recipients of NOAA funding cannot implement any actions that are likely to cause or promote the introduction or spread of invasive species, and should provide for restoration of native species and habitat conditions in ecosystems that have been invaded. The NFWF Subrecipient is expected to take positive steps to prevent the introduction of invasive species, provide for control of invasive species, and minimize the economic, ecological, and human health impacts that invasive species cause. Where possible and/or practicable, the NFWF Subrecipient should also respond rapidly to and control populations of invasive species in an environmentally sound manner, promote public education on invasive species, and conduct post-construction monitoring to ensure that impacts on native species did not occur (as applicable). NOAA can provide additional guidance on the detection, control and prevention of invasive species impacts upon request.

FC.R537

Grant Terms

Department of Commerce (DOC) Compliance Requirements.

The NFWF Subrecipient must comply with the terms and conditions of a DOC financial assistance award, including applicable provisions of the OMB Uniform Guidance (2 C.F.R. Part 200), and all associated Terms and Conditions set forth in the Department of Commerce Financial Assistance Standard Terms and Conditions Dated November 12, 2020, available at http://www.osec.doc.gov/oam/grants_management/policy/. See 2 C.F.R. § 200.101(b)(1) (Applicability), which describes the applicability of 2 C.F.R. Part 200 to various types of Federal awards and §§200.331-333 (Subrecipient monitoring and management). Additionally, the NFWF Subrecipient must flow these requirements down to all subrecipients and contractors, including lower tier subrecipients.

Field Work.

The NFWF Subrecipient is required to follow recognized best practices for minimizing impacts to the human and natural environment when applicable and will provide for safety in their projects as needed, including addressing the safety of personnel, associates, visitors, and volunteers in their projects. In addition, any use of unoccupied aircraft systems in projects under this award must be in compliance with all applicable Federal Aviation Administration regulations, and any other applicable federal, state, or local regulations.

Required Use of American Iron, Steel, Manufactured Products, and Construction Materials.

If applicable, and pursuant to the Infrastructure Investment and Jobs Act ("IIJA"), Pub.L. No. 117-58, which includes the Build American, Buy American (BABA) Act, Pub. L. No. 117-58, §§ 70901-52 and OMB M-22-11, recipients of an award of Federal financial assistance from the Department of Commerce (DOC) are hereby notified that none of the funds provided under this award may be used for a project for infrastructure unless: (1) all iron and steel used in the project are produced in the United States–this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States; (2) all manufactured products used in the project are produced in the United States—this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and (3) all construction materials are manufactured in the United States—this means that all manufacturing processes for the construction material occurred in the United States. The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an

integral part of the structure or permanently affixed to the infrastructure project. This requirement also applies to subrecipients.

Waivers: When necessary, recipients may apply for, and DOC may grant, a waiver from these requirements. DOC will notify the recipient for information on the process for requesting a waiver from these requirements. When DOC has made a determination that one of the following exceptions applies, the awarding official may waive the application of the domestic content procurement preference in any case in which DOC determines that: a. applying the domestic content procurement preference would be inconsistent with the public interest; b. the types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality; or c. the inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25 percent. A request to waive the application of the domestic content procurement preference must be in writing. DOC will provide instructions on the format, contents,

and supporting materials required for any waiver request. Waiver requests are subject to public comment periods of no less than 15 days and must be reviewed by the Made in America Office. There may be instances where an award qualifies, in whole or in part, for an existing waiver described at whitehouse.gov/omb/management/made-in-america.

Definitions: “Construction materials” includes an article, material, or supply—other than an item of primarily iron or steel; a manufactured product; cement and cementitious materials; aggregates such as stone, sand, or gravel; or aggregate binding agents or additives —that is or consists primarily of: non-ferrous metals; plastic and polymer-based products (including polyvinyl chloride, composite building materials, and polymers used in fiber optic cables); glass (including optic glass); lumber; or drywall. “Domestic content procurement preference’’ means all iron and steel used in the project are produced in the United States; the manufactured products used in the project are produced in the United States; or the construction materials used in the project are produced in the United States. “Infrastructure” includes, at a minimum, the structures, facilities, and equipment for, in the United States, roads, highways, and bridges; public transportation; dams, ports, harbors, and other maritime facilities; intercity passenger and freight railroads; freight and intermodal facilities; airports; water systems, including drinking water and wastewater systems; electrical transmission facilities and systems; utilities; broadband infrastructure; and buildings and real property. Infrastructure includes facilities that generate, transport, and distribute energy. ‘‘Project’’ means the construction, alteration, maintenance, or repair of infrastructure in the United States. -- 1 Excludes cement and cementitious materials, aggregates such as stone, sand, or gravel, or aggregate binding agents or additives. 2 IIJA, § 70917(c)(1).

Implementation of Domestic Sourcing Requirements

Prior to initiation of any construction that may arise in this award, the NFWF Subrecipient is required to inform NFWF whether it is using iron, steel, manufactured products, or construction

materials as described in "Required Use of American Iron, Steel, Manufactured Products, and Construction Materials" above. In addition, the NFWF Subrecipient is required to inform NFWF whether those materials are produced or manufactured in the United States, or alternatively, it is requesting one or more waivers, as described in the award condition.

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b. Timeliness: Data accessibility must occur no later than publication of a peer-reviewed article based on the data, or two years after the data are collected and verified, or two years after the original end date of the grant (not including any extensions or follow-on funding), whichever is soonest, unless a delay has been authorized by the NOAA funding program.

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e. Funding acknowledgement: Federal funding sources shall be identified in all scholarly publications. An Acknowledgements section shall be included in the body of the publication stating the relevant Grant Programs and Award Numbers. In addition, funding sources shall be reported during the publication submission process using the FundRef mechanism (http://www.crossref.org/fundref/) if supported by the Publisher.

f. Manuscript submission: The final pre-publication manuscripts of scholarly publications produced with NOAA funding shall be submitted to the NOAA Institutional Repository at http://library.noaa.gov/repository after acceptance, and no later than upon publication, of the paper by a journal. NOAA will produce a publicly-visible catalog entry directing users to the published version of the article. After an embargo period of one year after publication, NOAA shall make the manuscript itself publicly visible, free of charge, while continuing to direct users to the published version of record.

g. Data Citation: Publications based on data, and new products derived from source data, must cite the data used according to the conventions of the Publisher, using unambiguous labels such as Digital Object Identifiers (DOIs). All data and derived products that are used to support the conclusions of a peer-reviewed publication must be made available in a form that permits verification and reproducibility of the results.

Scientific Integrity.

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b. *Peer Review.* The peer review of the results of scientific activities under a NOAA grant, financial assistance award, or cooperative agreement shall be accomplished to ensure consistency with NOAA standards on quality, relevance, scientific integrity, reproducibility, transparency, and performance. NOAA will ensure that peer review of "influential scientific information" or "highly influential scientific assessments" is conducted in accordance with

the Office of Management and Budget (OMB) Final Information Quality Bulletin for Peer Review and NOAA policies on peer review, such as the Information Quality Guidelines.

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d. *Primary Responsibility.* The NFWF Subrecipient shall have the primary responsibility to prevent, detect, and investigate allegations of a violation of scientific integrity or scientific and research misconduct. Unless otherwise instructed by the grants officer, the recipient shall promptly conduct an initial inquiry into any allegation of such misconduct and may rely on its internal policies and procedures, as appropriate, to do so.

e. By executing this grant, financial assistance award, or cooperative agreement the NFWF Subrecipient provides its assurance that it has established an administrative process for performing an inquiry, investigating, and reporting allegations of a violation of scientific integrity or scientific and research misconduct; and that it will comply with its own administrative process for performing an inquiry, investigation, and reporting of such misconduct.

f. The NFWF Subrecipient shall insert this provision in all subawards at all tiers under this grant, financial assistance award, or cooperative agreement.

SECTION 6 OTHER REPRESENTATIONS, CERTIFICATIONS, STATEMENTS AND CLAUSES

NFWF Subrecipient acknowledges that all or part of this Agreement may be funded by a non-federal source that requires certain representations, certifications, and other statements relating to the use of such funds or performance of the Project. These representations, certifications and other statements are set forth below. Unless otherwise stated in this Agreement, the execution and submission of this Agreement serves as affirmative acknowledgement of an agreement with the below representations, certifications, and other statements. Further, should circumstances of the NFWF Subrecipient change during the performance of this Agreement that would render one of these representations, certifications and/or other statements inaccurate, invalid or incorrect, the NFWF Subrecipient shall promptly notify NFWF of such change in circumstance. Finally, NFWF reserves the right to update and require subsequent acknowledgement of an agreement with new or revised representations, certifications, and other statements at no additional cost under this Agreement.

None.

From: easygrants@nfwf.org
To: Melissa Schmitz
Subject: [EXTERNAL] National Fish and Wildlife Foundation Award Agreement #87571
Date: Monday, February 2, 2026 2:59:19 PM
Attachments: NFWF Subrecipient FFATA Form.docx
NFWF Vendor Setup Form with Instructions.pdf

Caution: This email originated from a sender outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Melissa Schmitz:

We are pleased to advise you that the Board of Directors of the National Fish and Wildlife Foundation has approved an award of $913,482.15 to your organization to support the Final Design for Community Coastal Hazard Risk Reduction and Restoration in the Fox River (WI) project.

You can review and print your agreement by logging into Easygrants at easygrants.nfwf.org. If you have forgotten your login credentials, you can request them from the login page. The "Execute Award Agreement" task and its due date will appear on your home page. Click the “Execute Award Agreement” task link to begin.

Once an authorized representative of your organization/entity has signed and dated the agreement, return the signed copy to NFWF by scanning and emailing it to the Grant Administrator at the email address indicated in the agreement. Upon countersignature, we will email you a scanned copy of the fully executed original award agreement. Any performance or costs incurred prior to the execution of the Award Agreement are done at your organization's own risk.

In addition, note two documents attached to this email that may require your attention. First, if you have not already done so, please complete the attached NFWF New Vendor Setup Form and email it back to your Grant Administrator with the signed agreement. Note that you must include a copy of your most recent W-9 or W-8 with your New Vendor Setup Form.

Lastly, **if your award includes $30,000 or more in federal funds,** NFWF requires additional information to satisfy the requirements of the Federal Funding Accountability and Transparency Act of 2006. Please complete, sign, and return the attached NFWF Subrecipient FFATA Form with your signed agreement.

If you have any questions regarding the agreement or attached documentation, please contact the Grants Administrator listed in the agreement.

Thank you,
National Fish and Wildlife Foundation



GEI Consultants
3159 Voyager Drive
Green Bay, WI 54311
www.geiconsultants.com

SITE LOCATION AND AERIAL IMAGERY

CITY OF GREEN BAY
COMMUNITY COASTAL HAZARD RISK REDUCTION
MOUTH OF FOX RIVER, BROWN COUNTY, WISCONSIN

Drawn: RCS 5/5/2025	
Approved: ACT 5/5/2025	
Scale: As Shown	
Project Number: 2400860	
Page 1 of 1	

Document Path: B:\Working\GREEN BAY WI, CITY OF\2400860 McDonald NCRF Restoration\05_GIS\ArcGIS_Pro\McD Project Area\McD Project Area.aprx

Source Credits: USGS The National Map. Data refreshed August 2021

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

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # K.3

To approve the request by Department of Public Works to purchase yearly structure cast iron castings from Neenah Foundry in the amount of $74,028.00 for the Sewer Section. (March 11, 2026)

BACKGROUND

This is an annual purchase that the Department of Public Works requests so cast iron castings are available throughout the year for sewer maintenance and projects. A five year contract was awarded by council on December 6, 2022 and is valid until December 2027.

RECOMMENDATION

To approve a recommendation from the Department of Public Works to purchase yearly structure cast iron castings from Neenah Foundry in the amount of $74,028.00.

FISCAL IMPACT

$74,028.00, the items are included in the Stormwater Utility and Sanitary Sewer Utility Materials and Supplies budget.

ATTACHMENTS

1. Q00232770

QUOTATION

Q00232770

NEENAH FOUNDRY
EST. 1872

CITY OF GREEN BAY
100 N JEFFERSON ST
GREEN BAY, Wisconsin 543015006
United States

PHONE: | FAX:
darik.buss@neenahfoundry.com

Attn:	Scott LeGrave
Phone:	920-609-6331
Mobile Phone:	
Email:	scott.legrave@greenbaywi.gov

Date:	Feb 18, 2026
Job Name:	City Stock Order Feb 2026
Job Location:	Green Bay, WI
Expiration Date:	Feb 25, 2026
Bid Date:	Feb 18, 2026

We are pleased to submit the following quotation in accordance with your request.

Line	Quantity	Catalog	Description	Sales Price	Total Price
1	1 EA	1689-W	FRAME--TYPE-A--NON-ROCKING SEAT--GI CLASS 35B--AA 23-3/8, BB 1-1/2, LTRD. 'NEENAH FOUNDRY CO'--'AASHTO M306 CLASS 35B', 'MADE IN USA'	$245.00	$245.00
			R-1550 Storm Cover: 1050-0009		
2	1 EA	1050	SOLID LID--TYPE-B--NON-ROCKING SEAT--GI CLASS 35B--23 X 1-1/2	$160.00	$160.00
			R-1550 NonRocking Gasketed Lid: 1550-0050		
3	3 EA	1550	SOLID LID--TYPE-B--NON-ROCK T-SEAL,AC--GI CLASS 35B--23 X 1-13/32 PLUS 3/32 GSKT., FINAL B DIM 1-1/2	$179.00	$537.00
			R-1110 NonRocking Frame: 1110-0003		
4	15 EA	1110	FRAME--TYPE-A--NON-ROCKING SEAT--GI CLASS 35B--AA 22-1/4, BB 1-1/2	$474.00	$7,110.00
			R-1090 NonRocking Gasketed Lid: 1090-0084		
5	173 EA	1090	SOLID LID--TYPE-B--NON-ROCK MACH SELF-SEAL--GI CLASS 35B--22 X 1-1/2	$189.00	$32,697.00
			R-3067 Inlet Frame: 3067-2000		
6	2 EA	3067	INLET FRAME--TYPE-N--REGULAR SEAT--GI CLASS 35B--AA 18 X 35-3/4, BB 2, FOUR SIDED SEAT SUPPORT	$286.00	$572.00
			R-3067 Grate Type R: 3067-0004		
7	12 EA	3067	GRATE--TYPE-R--REGULAR SEAT--GI CLASS 35B--17-3/4 X 35-1/4 X 2, DIAGONAL BAR	$208.00	$2,496.00
			R-3237 Curb Box: 3237-0001		
8	5 EA	3237	CURB BOX--TYPE-N--GI CLASS 35B--ROLL CURB TYPE	$312.00	$1,560.00
			R-3236 Grate Type C: 3236-0002		
9	5 EA	3236	GRATE--TYPE-C--REGULAR SEAT--GI CLASS 35B--18-5/8 X 22-1/4 X 2	$623.00	$3,115.00

QUOTATION

NEENAH FOUNDRY
EST. 1872

Q00232770

Line	Quantity	Catalog	Description	Sales Price	Total Price
			R-3070 Standard Inlet Frame: 3070-0010		
10	27 EA	3070	INLET FRAME--TYPE-N--REGULAR SEAT--GI CLASS 35B--AA 17-3/8 X 20-1/4, BB 2, 4 SIDED SEAT SUPPORT	$308.00	$8,316.00
			R-3075 Curb Box: 3070-0007		
11	26 EA	3070	CURB BOX--TYPE-N--3 INCH RADIUS - OPEN--GI CLASS 30	$195.00	$5,070.00
			R-1979 3" Adjusting Ring: 1979-0119		
12	5 EA	1710	ADJUSTING RING--TYPE-N--NON-ROCKING SEAT--GI CLASS 35B--AA 22-1/4, BB 1-1/2, F 4-1/2, M 3, N 22	$490.00	$2,450.00
			R-3501 Roll Frame and Roll Grate		
13	5 SETS	3501-P	ROLL FRAME--TYPE-N--REGULAR SEAT--GI CLASS 35B--AA 19-3/8 X 26, BB 1-3/4 ROLL GRATE--TYPE-C--REGULAR SEAT--GI CLASS 35B--19 X 25-3/4 X 1-3/4--'DUMP NO WASTE' 'DRAINS TO WATERWAY'	$540.00	$2,700.00
			1100-0003 8" NonRocking Lid		
14	25 EA	1100	FRAME--TYPE-A--NON-ROCKING SEAT--GI CLASS 35B--AA 22-3/8, BB 1-1/2	$280.00	$7,000.00

Quotation Comments:

TOTAL ESTIMATED WEIGHT: 37,161 lbs (Excluding Skids)

TOTAL QUOTATION VALUE: (Freight Included) **$74,028.00**

TERMS & CONDITIONS

SELLER'S ACCEPTANCE OF ANY ORDER BY BUYER IS EXPRESSLY CONDITIONED ON BUYER'S ACCEPTANCE OF THE TERMS SET FORTH IN THE NEENAH FOUNDRY COMPANY TERMS & CONDITIONS OF SALE (available at https://neenahfoundry.com/legal/ ("T&Cs")). The Parties agree that the T&Cs are hereby incorporated herein by reference with the same force and effect as though fully set forth herein.

Notwithstanding any contrary provision in the incorporated Terms and Conditions, this quote shall expire after 7 days from the date of issuance. All orders are subject to review of buyer's credit status. Standard terms for qualified customers are Net 30 Days. Prices do not include tax. If tax exempt, please provide a sales tax exemption certificate at time of order or any applicable tax will be charged.

Orders of 10,000 lbs or more ship FFA. Jobsite Deliveries may incur additional fees.

FOB Origin Pre-pay & Allow

NEENAH FOUNDRY COMPANY

BY _____

Darik Buss
Inside Sales Representative

QUOTATION

Q00232770

NEENAH FOUNDRY

EST. 1872

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

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # K.4

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 6 HVAC, windows, and SCBA room improvements for an estimated cost of $75,000.00. (March 11, 2026)

BACKGROUND

Fire Station 6 windows and doors are beyond their useful life and in need of replacement. Improper door types are also contributing to balancing issues with the HVAC system. In conjunction with addressing the HVAC balancing issues, modifications to the existing HVAC system to address humidy issues are included in the project. Further, a new SCBA washer will be purchased for Station 6; this project includes design of modifications to the existing spaces to accomodate the new equipment.

RECOMMENDATION

1. DPW recommends using the master agreement with Berners-Schober and Associates for these professional services.

FISCAL IMPACT

Bonded monies will be used for this contract.

ATTACHMENTS

1. 26CGB0100_B221_SO_2026-02-09

AIA® Document B221™ – 2018

Service Order for use with Master Agreement Between Owner and Architect

SERVICE ORDER number 001 made as of the Ninth day of February in the year Two Thousand Twenty-Six
(In words, indicate day, month, and year.)

BETWEEN the Owner:
(Name, legal status, address, and other information)

CITY OF GREEN BAY
100 North Jefferson Street
Green Bay, WI 54301
920-448-3000

and the Architect:
(Name, legal status, address, and other information)

BERNERS-SCHOBER ASSOCIATES, INC.
310 Pine Street
Green Bay, WI 54301
9204324865

for the following **PROJECT**:
(Name, location, and detailed description)

Fire Station 6 Remodel
1701 W Mason St
Green Bay, WI 54303

THE SERVICE AGREEMENT
This Service Order, together with the Master Agreement between Owner and Architect dated the First day of January in the year Two Thousand Twenty-Five
(In words, indicate day, month, and year.)

form a Service Agreement.

The Owner and Architect agree as follows.

ADDITIONS AND DELETIONS:
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document provides the Architect's scope of services for the Service Order only and is intended to be used with AIA Document B121™–2018, Standard Form of Master Agreement Between Owner and Architect

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TABLE OF ARTICLES

1 INITIAL INFORMATION

2 SERVICES UNDER THIS SERVICE ORDER

3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

4 COMPENSATION

5 INSURANCE

6 PARTY REPRESENTATIVES

7 ATTACHMENTS AND EXHIBITS

ARTICLE 1 INITIAL INFORMATION

§ 1.1 Unless otherwise provided in an exhibit to this Service Order, this Service Order and the Service Agreement are based on the Initial Information set forth below:
(State below details of the Project's site and program, Owner's contractors and consultants, Architect's consultants, Owner's budget and schedule, anticipated procurement method, Owner's Sustainable Objective, and other information relevant to the Project.)

Construction drawing package to include the following: Code Review of windows necessary for sleeping quarters, replacement of exterior wall vision windows as they exist 2.9.2026, replacement of patio door, replacement of (4) aluminum framed exterior entry doors, replacement of fire separation doors between the apparatus room and the living areas, replacement of (2) interior toilet room doors from meeting room to park shelter toilets, design of reheat system for kitchen/dormitory, study of layout of apparatus room including possible extension into south side equipment room and storage areas as required to fit the new owner purchased equipment Air_One_Washer. Redesign includes minor mechanical systems relocations. Overall scope opinion of probable cost is $490,000.00.

§ 1.2 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that such information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the schedule, the Architect's services, and the Architect's compensation. The Owner shall adjust the Owner's budget for the Cost of the Work and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

ARTICLE 2 SERVICES UNDER THIS SERVICE ORDER

§ 2.1 The Architect's Services under this Service Order are described below or in an exhibit to this Service Order, such as a Scope of Architect's Services document.

§ 2.1.1 Basic Services

(Describe below the Basic Services the Architect shall provide pursuant to this Service Order or state whether the services are described in documentation attached to this Service Order.)

Opinion of probable cost of construction at complete CDs
Matterport scanning of apparatus room
Facilitating "Page Turn" Review meeting of final drawings/specs - virtual or in-person
Attending Pre-Bid Tour
Attending Pre-Construction meeting final Inspection at completion of construction work
Bid Drawings will be produced, including a Project Manual utilizing typical City Front-End documents and necessary technical sections as well as drawings
DPW will facilitate public bidding. Berners-Schober will write Owner-Contractor agreement and turn over to DPW for obtaining signatures
Pre-Design services will include vetting minimum requirements for code compliance and meeting the intent of the AHJ

Construction administration services will include shop-drawing review and conflict resolution as needed. City Services typically do not include during-construction site visits; this is available upon request.

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§ 2.1.2 Additional Services

(Describe below the Additional Services the Architect shall provide pursuant to this Service Order or state whether the services are described in documentation attached to this Service Order.)

N/A

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 Unless otherwise provided in an exhibit to this Service Order, the Owner's anticipated dates for commencement of construction and Substantial Completion of the Work are set forth below:

.1 Commencement of construction date:

January 04, 2027

.2 Substantial Completion date:
TBD

.3 Schedule:
Design Development Touch-base - June 1, 2026
Owner Review and walk through of drawings - August 4, 2026
Bid Documents ready for release - September 15, 2026
Commencement of Construction - TBD (January 3, 2027)

ARTICLE 4 COMPENSATION

§ 4.1 For Basic Services described under Section 2.1.1, the Owner shall compensate the Architect as follows:

.1 Stipulated Sum
(Insert amount)

.2 Percentage Basis
(Insert percentage value)

( ) % of the Owner's budget for the Cost of the Work, as calculated in accordance with Section 4.4.

.3 Other
(Describe the method of compensation)

Professional services shall be billed hourly with and estimated cost of $75,000.00

§ 4.2 For Additional Services described under Section 2.1.2 or in the Master Agreement, the Architect shall be compensated in accordance with the Master Agreement unless otherwise set forth below:
(Insert amount of, or basis for, compensation if other than as set forth in the Master Agreement. Where the basis of compensation is set forth in an exhibit to this Service Order, such as a Scope of Architect's Services document, list the exhibit below.)

§ 4.3 For Reimbursable Expenses described in the Master Agreement, the Architect shall be compensated in accordance with the Master Agreement unless otherwise set forth below:
(Insert amount of, or basis for, compensation if other than as set forth in the Master Agreement. Where the basis of compensation is set forth in an exhibit to this Service Order, such as a Scope of Architect's Services document, list the exhibit below.)

Reimbursable expenses will be invoiced in addition to professional fees. We recommend an allowance of $3,000 to be budgeted for such expenses. These expenses include, but are not limited to instruments of service, printing/handling/postage, approval fees, travel and subsistence.

§ 4.4 When compensation identified in Section 4.1 is on a percentage basis, progress payments for each phase of Basic Services shall be calculated by multiplying the percentages identified in this Article by the Owner's most recent budget

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for the Cost of the Work. Compensation paid in previous progress payments shall not be adjusted based on subsequent updates to the Owner's budget for the Cost of the Work.

ARTICLE 5 INSURANCE

§ 5.1 Insurance shall be in accordance with section 3.3 of the Master Agreement, except as indicated below:
(Insert any insurance requirements that differ from those stated in the Master Agreement, such as coverage types, coverage limits, and durations for professional liability or other coverages.)

N/A

§ 5.2 In addition to insurance requirements in the Master Agreement, the Architect shall carry the following types of insurance.
(List below any other insurance coverage to be provided by the Architect, not otherwise set forth in the Master Agreement, and any applicable limits.)

Coverage	Limits

ARTICLE 6 PARTY REPRESENTATIVES

§ 6.1 The Owner identifies the following representative in accordance with Section 1.4.1 of the Master Agreement:
(List name, address, and other information.)

Trista Hobbs
100 N Jefferson St, Rm 300
Green Bay, WI 54301
(920) 448-3114
trista.hobbs@greenbaywi.gov

§ 6.2 The Architect identifies the following representative in accordance with Section 1.5.1 of the Master Agreement:
(List name, address, and other information.)

Steve Srubas
310 Pine Street
Green Bay, WI 54301
9204324865
ssrubas@bsagb.com

ARTICLE 7 ATTACHMENTS AND EXHIBITS

§ 7.1 The following attachments and exhibits, if any, are incorporated herein by reference:

.1 AIA Document, B121™-2018, Standard Form of Master Agreement Between Owner and Architect for Services provided under multiple Service Orders;

.2 Other Exhibits incorporated into this Agreement:
(Clearly identify any other exhibits incorporated into this Agreement.)

.3 Other documents:
(List other documents, if any, including additional scopes of service forming part of this Service Order.)

This Service Order entered into as of the day and year first written above.

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OWNER *(Signature)*	**ARCHITECT** *(Signature)*
BY: James Burnette, City Engineer	BY: Ian W. Griffiths, President
(Printed name and title)	*(Printed name, title, and license number if required)*

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

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # K.5

To approve the request to authorize the Director of Public Works to sign and submit the 2025 Annual Municipal Separate Storm Sewer System (MS4 Report) to Wisconsin Department of Natural Resources. (March 11, 2026)

BACKGROUND

The City of Green Bay is required to submit an annual report to Wisconsin Department of Natural Resources by March 31 of each year to report on compliance activities relevant to the City's municipal separate storm sewer system. A complete copy of the Draft 2025 Annual MS4 Report can be found on the City's website by searching for MS4 Annual Report. The City is accepting public comment on the draft annual MS4 report and the City's stormwater management program in accordance with the City's MS4 permit.

RECOMMENDATION

To approve the Director of Public Works to sign and submit the 2025 Annual MS4 Report to Wisconsin Department of Natural Resources in accordance with the WDNR MS4 Permit requirements.

FISCAL IMPACT

None. The work to complete the annual MS4 report is included within the Stormwater Utility budget.

ATTACHMENTS

1. 2025 MS4 Annual Report Highlights

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 – Director of Public Works

FROM: Adam Meade – Stormwater Engineering Technician

DATE: March 3, 2026

RE: 2025 MS4 Annual Report Highlights

The City of Green Bay is required to submit an annual Municipal Separate Storm Sewer System (MS4) report to the Wisconsin Department of Natural Resources (WDNR) by March 31 each year to remain in compliance with its MS4 permit. The current MS4 General Permit, originally set to expire on April 30, 2024, has been administratively extended until Spring 2026 pending WDNR issuance of a new permit. This memorandum summarizes key MS4 activities completed in 2025, as documented in the 2025 MS4 Annual Report.

- **Illicit Discharge Detection and Elimination (IDDE):**
  - In 2025, the City completed its sixteenth year of outfall field screening. A total of 114 major and minor outfalls were inspected out of the City's 358 total outfalls. An attached map shows outfall sampling locations from 2019–2025, with detailed inspection reports maintained in DPW files. No illicit discharges were found during outfall screening.
  - One illicit discharge was identified at a Village of Bellevue stormwater pond following notification from the Village of Bellevue regarding an odor and greyish discharge from the City's storm sewer, The greyish discharge was found to be coming from grease buildup in a private storm sewer lateral connection. WDNR and the responsible business were notified, and corrective action was taken to eliminate the issue. No cross connections were found so the City suspects the grease was historical build-up.

- **Adopt a Pond & Inlet Program:**

  In 2025, the City enhanced both programs to strengthen community involvement in stormwater stewardship. A GIS StoryMap was developed for the Adopt-a-Pond program, allowing residents to view available ponds within their neighborhoods. In addition, online registration and reporting portals were created for both programs to streamline enrollment and improve tracking of cleanup efforts.
  - Three families enrolled in the Adopt-a-Pond program and two families participated in the Adopt-an-Inlet program. Volunteers remained active throughout the year, and both programs will continue to be promoted in 2026 in increase participation and community engagement.

- **Public Education & Outreach:**
  - The City of Green Bay partnered with the City of De Pere Department of Public Works and NEWSC to host a winter educational webinar focused on salt use, brine application, and best

management practices to minimize chloride impacts on water quality. The webinar was attended by 30 residents.
    - DPW staff also participated in the Broadway Farmers Market, where staff engaged residents in discussions about stormwater runoff, pollution prevention practices for homeowners, and promoted the Adopt-an-Inlet and Adopt-a-Pond programs.

- **Stormwater Best Management Practices (BMPs):**
    - The City owns and manages 62 structural stormwater BMPs designed to reduce pollutant loading and mitigate localized flooding. These facilities include dry and wet detention ponds, proprietary sedimentation devices, permeable pavers, underground storage, and vegetated swales. Annual inspections are conducted to ensure proper function, with City staff performing routine maintenance such as mowing, trash removal, and tree removal as needed. Additionally, the City contracted with McMahon and NES to manage vegetation—including mowing, herbicide application, native plantings, and prescribed burns—at 24 stormwater facilities. The City contracted with a trapper to manage muskrats, which can damage a ponds liner.

- **Street Sweeping & Leaf Collection:**
    - DPW operations continued street sweeping and spring/fall leaf collection programs in 2025 to improve street cleanliness and reduce stormwater pollution. The street sweeping program removed a total of 2,109 tons of material, while the leaf collection program collected 82,770 cubic yards of leaf and yard waste over the course of the year.

- **Sediment & Erosion Control:**
    - The City conducted 131 sediment and erosion control inspections in 2025. In 2024, the City developed a GIS based erosion control inspection tracking program, which was used in 2024 to record and track inspections ensuring all construction projects were inspected within regulatory timeframes.

- **Private Stormwater Facility Inspections:**
    - Utility Division staff completed 46 inspections of privately owned stormwater management practices, with many properties containing multiple BMPs. As a result of these inspections, six corrective action letters were issued to property owners. While the City has authority to perform maintenance when property owners fail to comply, this enforcement measure was not required in 2025. Staff continue to work cooperatively with property owners to ensure maintenance needs are addressed.

- **Illicit Discharge Complaints:**
    - City staff responded to 10 illicit discharge complaints in 2025. Reported discharges included fats, oils, and grease (FOG), chlorine, hydraulic fluid, and motor oil. All reported incidents were investigated and resolved.

- **Training & Professional Development:**

- City staff attended the Fox-Wolf Watershed Alliance Conference on March 4–5, 2025. Conference topics included stormwater management, green infrastructure, sustainability, permitting, and legislation. Additionally, DPW staff presented on erosion control tracking using GIS, the MS4 Audit, and the Seymour Park flood mitigation project.

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

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # K.6

To approve the request by Department of Public Works to award Facility Capital Planning Services to Berners Schober in the amount of $164,000.00. (March 11, 2026)

BACKGROUND

The City solicited proposals from six firms to provide Facilities Capital Planning Services and received two proposals. Proposed services include evaluation of facility condition, functionality, and lifecycle needs to support budgeting, prioritization, and long-range planning. The project will develop a prioritized, multi-year Capital Improvement Plan (CIP) to include 5-year, 10-year, and 20-year planning horizons for key City facilities.

a. The qualifications and experience of the proposed team more closely aligned with the scope of work and included representation from all major building disciplines.
b. BSA's team includes a broader range of specialty disciplines including structural, plumbing, and mechanical expertise.
c. BSA's proposed schedule allotted time for both a draft and final report; allowing for City review and input prior to finalization.
d. While BSA's total proposed fee is higher than the competing proposal, the total number of hours allocated to the project is significantly greater and includes participation from all relevant building disciplines. The average hourly cost is approximately 60% of the hourly rate proposed by ISG. In addition, the absence of structural, plumbing, and mechanical disciplines in ISG's proposal raises concerns regarding the thoroughness of the evaluation and the potential for additional costs associated with "as-needed" services.

RECOMMENDATION

The Department of Public Works recommends awarding the contract for Facilities Capital Planning Services to Berners Schober.

FISCAL IMPACT

Funding for this project is available within the 2026 Facilities & Bridges Consultant Services budget.

ATTACHMENTS

1. Berners Schober_CITYGB Facilities Planning Services

bernerssch▪ber

COVER LETTER

Dear Ms. Hobbs and Selection Committee,

Berners Schober (BSA) is pleased to submit our proposal to provide Facilities Capital Planning Services for the City of Green Bay. We sincerely appreciate the opportunity to continue supporting you and your team in the thoughtful stewardship of the City's facilities.

Since our initial Evaluation of City-Owned Facilities in 2015 — and subsequent updates in 2022 — we have had the privilege of working alongside City staff on numerous projects. Through our work, we have gained a strong understanding of the buildings themselves, as well as the operational realities and expectations placed on them. At the same time, we recognize that facilities, staffing needs, funding priorities, and community expectations evolve. This Facilities Capital Plan represents an important opportunity to reassess, validate, and strategically prioritize the City's investments for the years ahead.

Our approach builds upon prior assessments while conducting updated evaluations of facility condition and functional adequacy. We will engage City stakeholders to confirm current needs, identify emerging challenges, and ensure the resulting plan reflects how these facilities truly function today. The final document will provide a clear, defensible, and implementable framework to guide 5-, 10-, and 20-year planning, aligned with the City's mid-July budget and Capital Improvement Plan process.

Berners Schober brings a fully integrated in-house architecture and engineering team experienced in municipal facility assessments and capital planning. Our familiarity with the City's facilities allows us to work efficiently and responsibly, while our structured methodology ensures a fresh, objective, and data-driven analysis. Capital planning data developed through this process can be formatted to align with the City's existing FaciliCAD platform, maintaining continuity between planning and long-term asset management. FaciliCAD licensing and maintenance services will remain separate from this proposal in accordance with the City's existing agreement.

We value the trust the City has placed in our team over the years and welcome the opportunity to continue earning that trust through this effort. Thank you for your consideration. We look forward to working with you to develop a practical and actionable Facilities Capital Plan that serves City staff and residents well into the future.

Sincerely,

Steve Srubas AIA
DIRECTOR OF DESIGN / ARCHITECT
D 920.569.8664
ssrubas@bsagb.com

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FIRM OVERVIEW



WHO WE ARE

Berners Schober is a full-service architectural, engineering, and interior design firm, founded in 1898. Today, we have offices in both Illinois and Wisconsin and an integrated team of over 60. Our skilled personnel and breadth of experience enables us to tackle projects of various sizes and complexity. We regularly serve medical, educational, municipal, recreational, religious and commercial clients.

125+
YEARS IN BUSINESS

CREATE SPACES THAT INSPIRE

We believe originality and functionality are always required, knowing that stability is the true driver of innovation. We proudly stand behind every building, every structure, and every detail of our work, cherishing the responsibility to create memorable, long-lasting, and engaging buildings. Our structures are timeless, often becoming landmarks beloved by the communities, organizations, and companies they serve.

60+
EMPLOYEES

DESIGN WITH INTEGRITY & PURPOSE

Good architecture is designed for the past, present and future. It enhances its surroundings. It brings out the best in its occupants. And it lasts through unlimited uses. We hold ourselves to the highest standards because good architecture pushes boundaries. It takes the right risks, and it changes the way we think about a building. That being said, cleverness and ingenuity are only possible when they grow from a solid foundation. Knowing what's realistic, what people want, and what will help them thrive drives every decision we make.

2
STATES

DESIGN TO ADAPT, BUILD TO LAST

We measure our success on the impact our buildings have in their communities. They are places to heal. Places to worship. Places to socialize. Places to work. Places to learn. Our greatest honor is being able to positively impact people's lives through architecture.

1
INTEGRATED TEAM

RELEVANT EXPERIENCE

Client Name	Project Name
Dept. of Veterans Affairs Great Lakes Health System	Update Facility Master Plan
The Salvation Army (Green Bay)	Union Court Replacement Building Study
YMCA (Green Bay)	Facility Assessments
University Village Housing, Inc.	UWGB Building Assessments
Wisconsin Public Service Corporation	Wausau Building Assessment
The Salvation Army (Manitowoc)	Prototype Facility Study
The Salvation Army (Green Bay)	Facilities Assessment and Space Needs Study
Holy Cross Church	Holy Cross Church Facility Assessment
Door County Medical Center	Facility Assessment
HSHS St. Mary's Hospital (SMGB)	Liebertas Facility Assessment
Unified School District of De Pere	High School Interior Design Master Plan
HSHS St. Francis Hospital (SFL)	MEP Facility Assessment
Shelby Memorial Hospital	Shelbyville Facility Assessment
National Railroad Museum	National Railroad Museum Master Plan
HSHS St. John's Hospital (SJS)	MEP Facility Assessment
University of Wisconsin-Madison	Athletics Facility Master Plan Update
Market & Johnson, Inc.	Tomah School Facility Assessment
Market & Johnson, Inc.	Multi-school Facility Assessment
Odd Fellow Rebekah Home Association	Master Plan
HSHS St. John's Hospital (SJS)	Interior Finishes Master Plan
HSHS St. John's Hospital (SJS)	WCC Interior Finishes Master Plan
Hospital Sisters Health System	Greenville Facility Assessment
Door County Medical Center	Facility Assessment
Odd Fellow Rebekah Home Association	Facility Assessment
Kahler Slater	St. Nicholas Hospital Sheboygan Master Plan
HSHS St. Mary's Hospital (SMGB)	MEP Facility Assessment
HSHS St. Vincent Hospital (SVGB)	MEP Facility Assessment
HSHS St. Nicholas Hospital (SNS)	MEP Facility Assessment
HSHS St. Clare Memorial Hospital (SCO)	MEP Facility Assessment
Kahler Slater	SMGB Facility Assessment
HSHS St. John's Hospital (SJS)	PHI Interior Finishes Master Plan
HSHS St. John's Hospital (SJS)	Prairie Heart Interior Finishes Master Plan
Central Illinois Division	Central Illinois Division Facility Assessment
HSHS Sacred Heart Hospital (SHEC)	First Floor Public Space Master Plan Study
Secura Insurance Companies	Building Assessment Study
Hospital Sisters Health System	Facility Assessment
HSHS Sacred Heart Hospital (SHEC)	Facility Assessment Study
HSHS St. Joseph's Hospital (SJCF)	Facility Assessment Study
HSHS St. Anthony's Memorial Hospital (SAE)	Existing Medical Office Building Facility Assessment

TEAM ORGANIZATION



Principal-In-Charge
Steve Srubas
AIA

Mechanical Engineer
Matt Veriha
PE

Fire Protection & Plumbing
Bob Van Lanen
RD

Electrical Engineer
Tim Schuettpelz
PE

Structural Engineer
Jamie White
PE

Code Specialist
Denise Dauplaise
AIA

Comprehensive Planning
Stephen Siegle
AIA, LEED AP BD+C

Design Tech Quality Leader
Nic Kaufmann

KEY TEAM MEMBERS



Steve Srubas AIA

DIRECTOR OF DESIGN | ARCHITECT

Steve is an architect and project manager who joined Berners Schober in 2002. Working to organize all phases of projects from concept to close-out, he plays a major role in our public and privately funded projects. Steve is well-versed in space planning, building design, and project architecture. Some of his recent work includes projects for the University of Wisconsin, multiple healthcare systems throughout the Midwest, and several local community organizations.

REGISTRATION

Registered Architect:
Wisconsin

PROJECT EXPERIENCE

Evaluation of City-Owned Facilities -
City of Green Bay
Green Bay, Wisconsin

Facility Assessment & Planning Study -
Shawano Municipal Utilities
Shawano, Wisconsin

Facilities Assessment -
Wisconsin Dept. of Veterans Affairs
King, Wisconsin

Facility Assessments -
Greater Green Bay YMCA
Green Bay, Wisconsin

City Hall Sixth Floor Remodel -
City of Green Bay
Green Bay, Wisconsin

UWGB Building Assessments -
University Village Housing, Inc.
Green Bay, Wisconsin

Hospital Facility Assessment -
Hospital Sisters Health System
Oconto Falls, Wisconsin

Main & Pine Parking Ramp Recladding -
City of Green Bay
Green Bay, Wisconsin



Stephen Siegle AIA, LEED AP BD+C

SENIOR PROJECT ARCHITECT

Steve is an architect and planner with 35 years of experience. His career includes the development of future facility improvement strategies for cultural, institutional, and residential clients. His viable and flexible master plans are developed following thorough analysis of existing conditions and focused dialogue with stakeholders. As a senior project architect, he enjoys working closely with clients and colleagues to design unique solutions tailored to the owners' aspirations and functional objectives.

EDUCATION

Master of Architecture
Bachelor of Science,
Architectural Studies
University of Illinois
Urbana-Champaign

REGISTRATION

Registered Architect:
Illinois

PROJECT EXPERIENCE

Master Plan -
Oscar G. Johnson VA Medical Center
Iron Mountain, Michigan

Campus Master Plan -
Moody Bible Institute
*Chicago, Illinois**

Campus Master Plan -
William Rainey Harper College
*Palatine, Illinois**

Museum Master Plan -
National Railroad Museum
*Green Bay, Wisconsin**

Campus Master Plan -
St. Ambrose University
*Davenport, Iowa**

Master Plan -
Kendall College of Art and Design
*Grand Rapids, Michigan**

Master Plan -
Cantigny Park
*Wheaton, Illinois**

Campus Master Plan & Renovations -
Illinois College
*Jacksonville, Illinois**

*completed at another firm

KEY TEAM MEMBERS



Nic Kaufmann

DESIGN TECHNOLOGY QUALITY LEADER | ASSOCIATE

Nic joined Berners Schober in 2005, and leads our quality control team. He focuses on cross discipline coordination and team communication throughout the design process from schematic design thru the final record drawings of the completed building. Nic places a strong focus on building code and building envelope design concerns.

EDUCATION

Associate Degree, Architectural Technology
Northeast Wisconsin Technical College

PROJECT EXPERIENCE

Northern WI Facility Assessment - Rusk County Memorial Hospital
Ladysmith, Wisconsin

Water Treatment Plant Assessment - City of Garnett
Garnett, Kansas

West Side Garage Masonry Repairs - City of Green Bay
Green Bay, Wisconsin

Park Shelter Renovations - City of Green Bay
Green Bay, Wisconsin

Bay Beach Pavilion Mech Upgrades - City of Green Bay
Green Bay, Wisconsin

Code Compliance Upgrade - HSHS St. Elizabeth's Hospital
Breese, Illinois

City Hall 6th Floor Remodeling - City of Green Bay
Green Bay, Wisconsin

KICC Emergency Repairs - City of Green Bay
Green Bay, Wisconsin



Matt Veriha PE

VICE PRESIDENT ENGINEERING | MECHANICAL ENGINEER

Matt is a mechanical engineer and the Vice President of Engineering. He has been with Berners Schober since 1995. He specializes in HVAC design, with a focus on optimization of energy efficiency payback. Matt strives for dependable and sustainable systems with user-friendly interfaces. Heat recovery chillers, domestic water preheat, heat wheels, radiant heating/cooling slabs, variable primary flow chillers, and condensing boilers are routinely used in his sustainable HVAC designs.

REGISTRATION

Professional Engineer: Wisconsin, Illinois, Missouri, Michigan

PROJECT EXPERIENCE

Evaluation of City-Owned Facilities - City of Green Bay
Green Bay, Wisconsin

Facility Assessments Update - City of Green Bay
Green Bay, Wisconsin

Facility Assessment - Shawano Municipal Utilities
Shawano, Wisconsin

Facilities Assessment - Wisconsin Dept. of Veterans Affairs
King, Wisconsin

Physical Building Assessment - Manitowoc Public Utilities
Manitowoc, Wisconsin

Green Bay Facility Assessment - HSHS St. Mary's Hospital
Green Bay, Wisconsin

Building Assessment Study - Secura Insurance
Appleton, Wisconsin

Facility Assessments - Greater Green Bay YMCA
Green Bay, Wisconsin

KEY TEAM MEMBERS



Tim Schuettpelz PE

LEAD SENIOR ELECTRICAL ENGINEER

Tim joined the firm in 2024 and brings 20 years of diverse electrical engineering and consulting experience. His background includes lighting, power, and systems design work in commercial, government, healthcare, and industrial projects. Tim is an energetic team player, an active listener, and works tirelessly to achieve successful projects. His ability to transform complex engineering problems into thoughtful solutions makes him a valuable technical resource.

REGISTRATION

Professional Engineer:
Wisconsin, Missouri, Michigan

PROJECT EXPERIENCE

Fox River Expansion -
National Railroad Museum
Green Bay, Wisconsin

Sports Center Replacement -
University of Wisconsin-Madison
Madison, Wisconsin

West Side YMCA -
Greater Green Bay YMCA
Green Bay, Wisconsin

3rd Floor Lighting Renovation -
City of Green Bay
Green Bay, Wisconsin

Multi-Building Renovation & Repair -
University of Wisconsin-Madison
Madison, Wisconsin

Bay Beach Pavilion Mech Upgrades -
City of Green Bay
Green Bay, Wisconsin

Server Room UPS Replacement -
Wisconsin Dept. of Veterans Affairs
King, Wisconsin

City Hall Renovations -
City of Green Bay
Green Bay, Wisconsin



Bob Van Lanen DES

LEAD SENIOR FIRE PROTECTION & PLUMBING DESIGNER | ASSOCIATE

Bob is a plumbing and fire protection designer responsible for code compliance, specification writing, and coordination. He has been with Berners Schober since 1987 and draws from a diverse range of project types to help design teams find the best plumbing-related solutions. Bob's plumbing design experience includes medical gas system design, piping, specialty systems, storm water, sanitary, and facility planning.

REGISTRATION

Designer of Engineering Systems - Plumbing:
Wisconsin

PROJECT EXPERIENCE

Facility Assessments Update
City of Green Bay
Green Bay, Wisconsin

Physical Building Assessment -
Manitowoc Public Utilities
Manitowoc, Wisconsin

Northern WI Facility Assessment -
Rusk County Memorial Hospital
Ladysmith, Wisconsin

Building Assessment Study -
Secura Insurance
Appleton, Wisconsin

Facility Assessments -
Greater Green Bay YMCA
Green Bay, Wisconsin

Facility Assessment -
Door County YMCA
Sturgeon Bay, Wisconsin

UWGB Building Assessments -
University Village Housing, Inc.
Green Bay, Wisconsin

Facility Assessment -
HSHS Holy Family Hospital
Greenville, Illinois

KEY TEAM MEMBERS



Jamie White PE

STRUCTURAL ENGINEER | ASSOCIATE

Jamie is an associate at Berners Schober, responsible for structural design and civil engineering for various projects. His experience involves all types of structural systems, including cast-in-place concrete, precast concrete, steel, and wood structures. He has been with Berners Schober since 1992 and also has experience as a field representative with the firm.

REGISTRATION

Professional Engineer:
Wisconsin, Missouri, Michigan

PROJECT EXPERIENCE

Facility Assessments Update -
City of Green Bay
Green Bay, Wisconsin

Facility Assessments Update -
City of Green Bay
Green Bay, Wisconsin

Green Bay Facility Assessment -
HSHS St. Mary's Hospital
Green Bay, Wisconsin

Physical Building Assessment -
Manitowoc Public Utilities
Manitowoc, Wisconsin

Facility Assessments -
Greater Green Bay YMCA
Green Bay, Wisconsin

Facility Assessment -
Odd Fellow Rebekah Home Association
Green Bay, Wisconsin

Building Assessment Study -
Secura Insurance
Green Bay, Illinois

Northern WI Facility Assessment -
Rusk County Memorial Hospital
Ladysmith, Wisconsin



Denise Dauplaise AIA, LEED AP

SPECIFICATION & CODE SPECIALIST | ARCHITECT

Denise is a registered architect who has moved into the role of specification writer. She oversees the firm's master specifications and works with project architects to ensure our documents represent the level of quality each client expects. Denise also serves as an in-house building code and ADA compliance resource, performing reviews and evaluations of many client facilities. She is also part of the Berners Schober team that monitors life safety plans for hospitals and healthcare facilities.

REGISTRATION

Registered Architect:
Wisconsin

PROJECT EXPERIENCE

Evaluation of City-Owned Facilities -
City of Green Bay
Green Bay, Wisconsin

Facility Assessments Update -
City of Green Bay
Green Bay, Wisconsin

Physical Building Assessment -
Manitowoc Public Utilities
Manitowoc, Wisconsin

UWGB Building Assessments -
University Village Housing, Inc.
Green Bay, Wisconsin

Facilities Assessment & Space Study -
The Salvation Army of Green Bay
Green Bay, Wisconsin

Facility Assessments -
Greater Green Bay YMCA
Green Bay, Wisconsin

Building Assessment Study -
Secura Insurance
Green Bay, Illinois

Facility Assessments -
Door County YMCA
Sturgeon Bay, Wisconsin

REFERENCES



Ryan Good
President | CEO
Foundations Health & Wholeness
920-437-8256 | rgood@foundationsgb.org
1061 W Mason Street | Green Bay, WI 54303

◄ **Central Office Renovation, 2017**



Jamie Hanner
President | CEO
Greater Green Bay YMCA
920-819-4523 | jamie.hanner@greenbayymca.org
235 N Jefferson Street | Green Bay, WI 54301

◄ **Downtown YMCA Renovation, 2017**



Barry Fox
Coordinator of Athletics Capital Projects
University of Wisconsin Athletics
608-262-3631 | blf@athletics.wisc.edu
1440 Monroe Street | Madison, WI 53711

◄ **Softball Locker Room Renovation, 2019**



Laura Colbert
Parks & Recreation Director
City of Waupaca
715-942-2731 | laura.colbert@waupacawi.gov
111 Main Street | Waupaca, WI 54981

◄ **Recreation Center Expansion, 2026**

SCOPE OF WORK & METHODOLOGY

PROJECT GOALS AND OBJECTIVES

The City of Green Bay's Facilities Capital Plan (FCP) will provide a structured, data-driven framework for evaluating facility condition, functional adequacy, and long-term capital investment needs. The objective is to support informed budgeting and Capital Improvement Plan (CIP) decisions across 5-, 10-, and 20-year planning horizons.

This effort will:

- Confirm and update facility condition data
- Evaluate functional adequacy for current and anticipated use
- Identify capital renewal, replacement, and modernization needs
- Establish remaining useful life projections for major systems
- Develop transparent cost opinions and prioritization criteria
- Provide an implementable, defensible capital roadmap aligned with the City's budget cycle

The resulting document will serve as a working capital planning tool — not simply a narrative report — and will support both internal decision-making and public communication.

SCOPE OF WORK & METHODOLOGY

APPROACH

Berners Schober will complete the work in alignment with the RFP's six defined tasks. Our methodology builds upon previous assessments while incorporating updated field verification, stakeholder engagement, and structured capital modeling.

Task 1: Project Initiation and Data Review

Following notice of award, we will conduct a kickoff meeting to confirm scope, schedule, assumptions, and coordination procedures. We will review:

- 2015 Evaluations of City-Owned Facilities
- 2022 Facility Assessment updates
- 2023 flow analysis documents
- Available drawings, maintenance records, and repair logs

This review establishes a verified baseline and identifies areas requiring focused re-evaluation.

Task 2: Facility Condition and Functional Assessments

Each facility will undergo updated on-site assessment by our architectural and engineering team. Assessment will include:

- Architectural, structural, mechanical, electrical, plumbing, and fire protection systems
- Code, life safety, and accessibility considerations
- Confirmation of major system age and remaining useful life
- Identification of observed deficiencies and risk conditions

Functional adequacy will be evaluated through structured discussions with facility representatives, focusing on:

- Alignment of existing space with departmental operations
- Adequacy of adjacencies and circulation
- Staff/public interface and operational efficiency
- Suitability of support spaces (storage, mechanical, IT, training, etc.)

The intent is not to re-program buildings comprehensively, but to determine where facility configuration materially impacts service delivery or long-term capital decisions.

Task 3: Capital Needs Identification

Based on updated assessments, we will identify capital repair, replacement, and modernization needs. Each capital item will include:

- Description of deficiency or improvement
- Recommended action
- Estimated timing (0–5, 6–10, 11–20 years)
- Remaining useful life where applicable

All findings will be compiled into a structured capital needs database to support prioritization and long-term forecasting.

SCOPE OF WORK & METHODOLOGY

Task 4: Project Initiation and Data Review

Order-of-magnitude cost opinions will be developed in collaboration with our cost estimator and engineering team. Escalation and inflation assumptions will be clearly documented. We will establish a transparent prioritization framework incorporating factors such as:

- Life safety and regulatory risk
- Operational impact
- Asset criticality
- Deferred maintenance risk
- Financial efficiency

This scoring framework will support defensible decision-making and provide clarity for staff, leadership, and governing bodies.

Task 5: Capital Plan Development

Capital needs will be organized into a structured, multi-year Capital Improvement Plan. The Facilities Capital Plan will:

- Summarize capital investment by facility and by system
- Provide phasing recommendations
- Identify potential funding strategies
- Include summary metrics such as Facility Condition Index (FCI)

The emphasis will be on clarity, implementation sequencing, and budget alignment rather than conceptual redevelopment planning.

Task 6: Reporting and Deliverables

Deliverables will include:

- Draft and final Facilities Capital Plan report
- Facility-level summaries
- System-level capital matrices
- Electronic spreadsheet/database of capital needs
- Presentation materials for staff and governing bodies

All capital data can be formatted to align with the City's existing FaciliCAD platform to maintain continuity between planning and asset management. FaciliCAD licensing and maintenance services will remain separate from this proposal per the City's current agreement.

QUALITY CONTROL

Prior to issuance of draft and final reports, our internal cross-discipline review process will ensure:

- Coordination between architectural and engineering findings
- Consistency of cost modeling assumptions
- Clear documentation of prioritization criteria

This structured review supports accuracy, clarity, and defensibility of the final capital plan.

LABOR HOURS

The following labor hour allocation reflects the level of effort required to update facility condition data, evaluate functional adequacy, develop structured capital modeling, and produce a defensible, implementable Facilities Capital Plan aligned with the City's budget cycle.

Because Berners Schober previously completed facility assessments for the City, baseline documentation is available. Field verification efforts will therefore focus on updated conditions and operational impacts rather than recreating historical data, allowing for efficiency while maintaining rigor.

HOURS BY TASK

Task #	Task Description	Hours
1	Project Initiation and Data Review	60
2	Facility Condition and Functional Assessments	480
3	Capital Needs Identification	170
4	Cost Opinions and Prioritization	140
5	Capital Plan Development	120
6	Reporting and Presentations	90
Total Estimated Hours		**1,060**

HOURS BY DISCIPLINE

Discipline	Hours
Architecture	350
Mechanical Engineering	220
Electrical Engineering	140
Structural Engineering	90
Plumbing / Fire Protection	80
Planning	60
Quality Control Review	40
Project Management & Administration	80
Total Estimated Hours	**1,060**

This allocation reflects a balanced and integrated effort across disciplines to ensure accuracy, coordination, and defensibility of the final Facilities Capital Plan.

LABOR HOURS

Below, please find our break-down of hours by discipline, by building and organized by Field and Office time. We have shown where we anticipate the hours and subsequently fee to be spent. If you see a preferred prioritization or adjustment of these hours we encourage your input.

SITE VISITS

Building	Arch	HVAC	Elec	Plumb	Struc	Scan	Total
City Hall	7	6	6	5	4	0	**28**
Fire Station 2	2	2	2	2	1	2	**11**
Fire Station 4	1	2	2	2	1	2	**10**
Fire Station 5	1	2	2	2	1	2	**10**
Fire Station 6	2	3	3	3	2	1	**14**
Fire Station 7	1	2	2	2	2	2	**11**
Fire Shop	1	1	1	1	1	1	**6**
Police Station	6	6	6	5	4	4	**31**
Municipal Court	1	2	2	2	2	0	**9**
Park Shop							
Main Building	2	3	3	3	2	2	**15**
SW Storage	1	1	1	1	1	1	**6**
SE Storage	1	1	1	1	1	1	**6**
Old Shop	1	1	2	1	1	1	**7**
N Storage	1	1	1	1	1	1	**6**
East Side Garage							
Main Building	2	3	3	2	2	2	**14**
Electrical Shop	1	1	2	1	1	1	**7**
ESG Salt Storage	1	0	1	0	1	0	**3**
West Side Garage							
Main Building	2	1	2	2	3	2	**12**
WSG Salt Shed	1	0	1	0	1	0	**3**
WSG Cold Storage	1	0	1	1	1	1	**5**
WSG Storage Shed	1	1	1	1	1	1	**6**
Lore Lane	1	1	1	1	1	1	**6**
							226

LABOR HOURS

REPORT

Building	Arch	HVAC	Elec	Plumb	Struc	Int	Exec Sum	Admin	Total	Data Processing & Initial Meeting
City Hall	28	24	24	20	8	8	4	2	**118**	7
Fire Station 2	12	6	6	6	3	2	2	1	**38**	3
Fire Station 4	12	6	6	6	3	2	2	1	**38**	3
Fire Station 5	12	6	6	6	3	2	2	1	**38**	3
Fire Station 6	12	6	6	6	3	2	2	1	**38**	3
Fire Station 7	12	6	6	6	3	2	2	1	**38**	3
Fire Shop	6	4	4	4	2	1	1	1	**23**	3
Police Station	28	24	24	24	8	8	4	2	**122**	3
Municipal Court	14	4	4	4	2	2	1	1	**32**	3
Park Shop										
Main Building	24	8	8	8	4	2	2	2	**58**	7
SW Storage	4	2	2	2	1	0	1	1	**13**	3
SE Storage	4	2	2	2	1	0	1	1	**13**	3
Old Shop	5	2	2	2	1	0	1	1	**14**	3
N Storage	4	1	1	1	1	0	1	1	**10**	3
East Side Garage										
Main Building	24	8	8	8	4	2	2	2	**58**	7
Electrical Shop	4	2	2	1	1	0	1	1	**12**	3
ESG Salt Storage	1	0	1	0	1	0	1	1	**5**	3
West Side Garage										
Main Building	22	4	8	4	8	2	2	2	**52**	7
WSG Salt Shed	1	0	1	0	1	0	1	1	**5**	3
WSG Cold Storage	1	0	1	1	1	0	1	1	**6**	3
WSG Storage Shed	1	1	1	1	1	0	1	1	**7**	3
Lore Lane	3	2	2	2	1	0	2	2	**14**	3
									752	**82**

SCHEDULE

Berners Schober understands the importance of completing the Facilities Capital Plan in advance of the City's mid-July Capital Improvement Plan and budget review process.

Upon Notice of Award in March 2026, the project will proceed according to the following schedule:

MILESTONES	MAR				APR				MAY				JUN			
WEEKS	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
NOTICE OF AWARD				✱												
PROJECT INITIATION & DATA REVIEW					■											
FACILITY CONDITION & FUNCTIONAL ASSESSMENTS						■	■	■								
CAPITAL NEEDS IDENTIFICATION									■	■						
COST OPINIONS AND PRIORITIZATION											■	■				
DRAFT FACILITIES CAPITAL PLAN													■	■		
FINAL FACILITIES CAPITAL PLAN															■	■

SCHEDULE ASSUMPTIONS

The above schedule assumes:

- Access to all facilities can be coordinated within the first four weeks of the project
- Relevant existing documentation (drawings, prior studies, maintenance data) is provided within five business days of Notice of Award
- Draft review comments from the City are returned within five business days of receipt

These assumptions allow for efficient completion of the final Facilities Capital Plan by June 30, 2026.

CONFLICT OF INTEREST DISCLOSURE

Berners Schober has reviewed the project scope and confirms that no conflicts of interest exist that would affect the performance of services for the City of Green Bay.

COST/FEES AND INVOICING

LUMP SUM FEE

We propose to complete the Facilities Capital Planning Services described here for a Lump Sum Fee of **$164,000.00**.

The fee is based on the scope of services outlined in Section 8 of the RFP and the labor hour allocation provided in this proposal. All professional services required to complete Tasks 1–6 are included.

Reimbursable expenses are included within the Lump Sum Fee and are anticipated to be minimal (estimated at approximately 1–2% of professional fees). These may include limited printing, meeting materials, and mileage for local site visits. Final deliverables are assumed to be provided in digital format.

FaciliCAD software licensing and maintenance services are not included in this proposal and will remain separate per the City's existing agreement.

Task #	Task Description	Fee
1	Project Initiation and Data Review	$ 10,000
2	Facility Condition and Functional Assessments	$ 74,000
3	Capital Needs Identification	$ 26,000
4	Cost Opinions and Prioritization	$ 21,000
5	Capital Plan Development	$ 18,000
6	Reporting and Presentations	$ 15,000
Total Lump Sum Fee		**$ 164,000**

INVOICING

Invoices will be submitted monthly and will reflect percentage of completion by task. Payment terms are net 30 days.

If services beyond the agreed scope are requested, additional work will be performed only upon written authorization from the City and billed in accordance with the hourly rates included in this proposal.

CONFLICT OF INTEREST DISCLOSURE

Berners Schober has reviewed the project scope and confirms that no conflicts of interest exist that would affect the performance of services for the City of Green Bay.

PROPOSAL EXCEPTIONS

The Consultant takes no exceptions to the requirements, terms, or conditions outlined in this Request for Proposal or the attached Agreement for Services.

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

ADDENDUM NO. 1

"FACILITIES CAPITAL PLANNING"
Engineering Division
Department of Public Works
City of Green Bay

"February 19, 2026"

RFP Due Date: 9:00 A.M., March 3, 2026

This Addendum is issued to modify, explain or correct the original Request for Proposals and is hereby made part of the Request for Proposals. This addendum must be signed and attached to the consultant's proposal.

(Pages: 2 including cover sheet)

Consultant's Signature

SIGN AND ATTACH THIS ADDENDUM TO THE PROPOSAL

Trista Hobbs, P.E.
Facilities Manager

thank you.

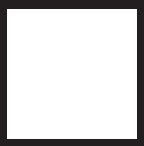
On behalf of the entire Berners Schober team, we thank you for taking the time to review our statement of qualifications.

To review our expanded portfolio and learn more about our firm, please visit our website at: **www.bernersschober.com**

bernersschober

Wisconsin:
310 Pine Street | Green Bay, WI 54301

Illinois:
1 N Old State Capitol #310 | Springfield, IL 62701



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

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # K.7

To approve the request by Department of Public Works to award the Annual Wastewater Monitoring services to Badger Laboratories, Inc. in the amount of $225,000.00. (March 11, 2026)

BACKGROUND

Badger Laboratories has provided annual wastewater monitoring services for industrial customers under a contract with the City for the last 5 years. The work involves regularly scheduled collection of samples from industrial customers and analysis of those samples for wastewater billing. Badger Laboratories contract expired in December 2025. However, DPW and Purchasing are recommending the City continue with Badger Laboratories because of institutional knowledge regarding the sample collection process and familiarity with the industrial facilities.

RECOMMENDATION

To approve the award of the Annual Wastewater Monitoring services to Badger Laboratories, Inc. in the amount of $225,000.00.

FISCAL IMPACT

This work is budgeted under the Sanitary Sewer Utility budget and costs are billed back to the monitored industrial customers.

ATTACHMENTS

1. Sole Source Wastewater Monitoring 2026
2. 2026 Green Bay Industrial Monitoring Charge Sheet
3. [EXTERNAL] 2026 Green Bay Industrial Monitoring Charge Sheet

City of Green Bay, Wisconsin
REQUEST FOR APPROVAL OF "NO SUBSTITUTE" PURCHASE SPECIFICATION

TO : **Purchasing Division/Administrative Services** **DATE**: 3-3-2026

FROM: Department of Public Works **REQUISITION #**

List "No Substitute" Item(s) here:

Select One:

1) One Time Purchase Estimated Cost: $

2) Annual Commodity purchase: Estimated annual cost: $

3) Item may be purchased again: Indicate term: Estimated Annual Cost: $ 204,000.00

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):

The City of Green Bay Department of Public Works currently retains Badger Labs for wastewater monitoring services. Badger Labs has served as the incumbent provider for the past five (5) years.

This service includes both laboratory testing and on-site water sample collection. Approximately 100-200 samples are drawn monthly from established sampling locations at industrial facilities. The samples are analyzed for a variety of wastewater parameters for purposes of billing the industrial monitored customers. The locations and methodology has been refined over time, and the current vendor has developed operational efficiencies and site familiarity that significantly streamline the sampling process.

While water sampling services could theoretically be publicly solicited, identifying a vendor willing and able to perform on-site sample collection at multiple industrial facilities on a regular basis and ensure timely delivery to a certified laboratory is a specialized and somewhat unique service. In 2021, this service was formally bid; Badger Labs was the only vendor to submit a response.

Based on the operational history, the specialized nature of the service, and the lack of competitive response in the previous solicitation, the Purchasing Department recommends entering into a new agreement with Badger Labs for continued wastewater monitoring services.

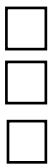
Approvals:

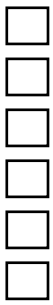
Requestor: Valerie Joosten Date: 3/3/2026

Department Head: Valerie Joosten Date: 3/3/2026

Purchasing Manager: Thomas Walenski Date: 3-4-2026

H:\Forms\No Substitute Approval form.doc





Green Bay Industrial Monitoring Program

2026 PO Location:_____ Month Invoiced:_____ Date:_____

Sample Collection Charges:

1.	Sample collection	_____ pickups	x $16.00 per sample	= _____
2.	Mileage	_____miles	x $0.60 per mile	=_____
3.	Sampler Rental	_____days	x $50.00 per day	=_____
4.	Equip. Setup & Main	_____hours	x $80.00 per hour	=_____
5.	Flow Meter Rental	_____days	x $50.00 per day	=_____

Total Sample Collection Charges = ☐

Other Engineering Service Charges:

1.	Professional Engineer	_____hours	x $175.00 per hour	=_____
2.	Field Engineer	_____hours	x $175.00 per hour	=_____
3.	Technician	_____hours	x $95.00 per hour	=_____
4.	Chemist	_____hours	x $85.00 per hour	=_____
5.	Other Services	_____hours	x $_____per hour	=_____

Total Other Services Charges = ☐

Laboratory Analytical Services:

1.	Regular Sample Analysis (pH, BOD, TSS, Phos, & TKN)	_____samples	x $60.75 per sample	=_____
2.	Oil & Grease Analysis	_____samples	x $55.00 per sample	=_____
3.	Other Analyses	_____samples	x $_____per sample	=_____

Total Lab Analysis Charges = ☐

Total Charges for the Month = ☐

From: John Larson
To: Mark Aerts; Valerie Joosten
Cc: Whitney Lechner
Subject: [EXTERNAL] 2026 Green Bay Industrial Monitoring Charge Sheet.pdf
Date: Tuesday, December 2, 2025 10:12:36 AM
Attachments: image001.png
2026 Green Bay Industrial Monitoring Charge Sheet.pdf

Caution: This email originated from a sender outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please see attached unit charge sheet for the Industrial Monitoring program. Let me know if you need it in another format or if you have any questions. Thank you.

Thank you,

John H. Larson
President/Owner
Badger Laboratories, Inc.
501 West Bell St., Neenah WI 54956
Ph: 920.729.1100 | 800.776.7196 | Cell: 920.915.9359

Holiday hours:

Closed Wednesday Dec. 24th and Thursday Dec 25th

Closed at noon on Wednesday Dec. 31st and all-day Thursday Jan. 1st

CONFIDENTIALITY NOTICE: This e-mail, including any attachments, may contain confidential, privileged and/or proprietary information which is solely for the use of the intended recipient(s). Any review, use, disclosure, or retention by others is strictly prohibited. If you are not an intended recipient, please contact the sender and delete this e-mail, any attachments, and all copies.

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

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # K.8

To approve the request by Department of Public Works to award contract BRIDGE 1-26 MAIN STREET BRIDGE B-5-311 (STRUCTURAL REHABILITATION PHASE 1) at a staff level and report the award at the next Improvement & Services Committee meeting. (March 11, 2026)

BACKGROUND

The bridge is approaching 30 years of age and is beginning to show its age. The work under this first phase of structural rehabilitation includes concrete deck repairs, replacement of expansion joints, and application of a methyl methacrylate sealer. This work will prolong the useful life of the structure and provide protection from water and chloride intrusion into and onto the deck and steel framing below.

Substantial questions and requests for clarifications were received on this contract late into the bid schedule. To provide time for bidders to incorporate these changes into their bid pricing and allow for competitive bids the bid due date has been extended. Contractual requirements require USCG coordination in advance of construction due to restriction of the navigable shipping channel. Therefore, DPW is recommending award at Staff Level to keep necessary coordination and construction on schedule following the award.

RECOMMENDATION

The Department of Public Works recommends awarding the work at Staff Level.

FISCAL IMPACT

Bonded funds are available for this work under the approved 2026 CIP.

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # K.9

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

1. Sidewalk Builder

    a. CO Contracting, LLC
    b. J&S Concrete Services, LLC
    c. RG Hendricks Concrete Construction
    d. Verheyen Construction Co.
    e. Dorner Equipment Sales and Service, LLC
    f. Weidner Concrete Construction, LLC

2. Tree & Brush Trimmer

    a. Highway Landscapers, Inc.

(March 11, 2026)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # K.10

To approve the request by Department of Public Works to award contract RAMPS 1-26 PARKING RAMP REPAIRS including all alternate bid items to Cy-Con, Inc. in the amount of $509,848.00. (March 11, 2026)

BACKGROUND

To City administers an annual parking ramp repair contract to maintain the safety of the structures. This contract includes concrete repairs, coatings, and joint maintenance.

RECOMMENDATION

DPW recommends awarding the contract, including alternate bid items, to the lowest responsive bidder, Cy-Con, Inc.

FISCAL IMPACT

Use of fund balance for this project was approved as part of the 2026 Capital Improvement Plan.

ATTACHMENTS

1. Bid Comparison

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
100 N. Jefferson Street, Room 300
Green Bay, WI 54301
Tel (920) 448-3100
Fax (920) 448-3102

BID COMPARISON

PROJECT #: RAMPS 1-26 PARKING RAMP REPAIRS

FUNDING #: 1

DATE: March 3, 2026

CONTRACT: RAMPS 1-26 PARKING RAMP REPAIRS

ITEM NO.	DESCRIPTION	Quantity	UNIT	Cy-Con, Inc.		Restoration Systems Inc.		Browning Chapman		Masonry Restoration Inc.		Central Restoration, LLC		BACR		Berglund Construction Company	
				UNIT BID PRICE	AMOUNT	UNIT BID PRICE	AMOUNT	UNIT BID PRICE	AMOUNT	UNIT BID PRICE	AMOUNT	UNIT BID PRICE	AMOUNT	UNIT BID PRICE	AMOUNT	UNIT BID PRICE	AMOUNT
PINE STREET PARKING RAMP																	
1000.01	Concrete Beam Column and Wall Repair - Depth	25.00	SF	$200.00	$5,000.00	$165.00	$4,125.00	$181.00	$4,525.00	$165.00	$4,125.00	$150.00	$3,750.00	$172.00	$4,300.00	$140.00	$3,500.00
1000.02	Concrete Beam Column and Wall Repair - Depth	25.00	SF	$225.00	$5,625.00	$185.00	$4,625.00	$186.50	$4,662.50	$205.00	$5,125.00	$200.00	$5,000.00	$233.00	$5,825.00	$390.00	$9,750.00
1000.03	Concrete Floor Repair - Depth ≤ 4 inch.	50.00	SF	$135.00	$6,750.00	$115.00	$5,750.00	$93.50	$4,675.00	$135.00	$6,750.00	$150.00	$7,500.00	$190.00	$9,500.00	$140.00	$7,000.00
1000.04	Concrete Floor Repair - Depth > 4 inch.	25.00	SF	$150.00	$3,750.00	$115.00	$2,875.00	$116.00	$2,900.00	$148.00	$3,700.00	$200.00	$5,000.00	$214.00	$5,350.00	$390.00	$9,750.00
1000.05	Curb Repair	25.00	LF	$150.00	$3,750.00	$135.00	$3,375.00	$142.00	$3,550.00	$90.00	$2,250.00	$125.00	$3,125.00	$211.00	$5,275.00	$140.00	$3,500.00
1000.06	Control Joint Repair	9600.00	LF	$10.00	$96,000.00	$8.50	$81,600.00	$5.75	$55,200.00	$9.50	$91,200.00	$11.00	$105,600.00	$14.10	$135,360.00	$13.00	$124,800.00
1000.07	Cove Sealant - New	2200.00	LF	$7.00	$15,400.00	$5.00	$11,000.00	$4.70	$10,340.00	$4.00	$8,800.00	$10.00	$22,000.00	$5.00	$11,000.00	$6.00	$13,200.00
1000.08	Cove Sealant - Remove and Replace	3200.00	LF	$9.00	$28,800.00	$12.50	$40,000.00	$8.40	$26,880.00	$9.00	$28,800.00	$13.50	$43,200.00	$11.80	$37,760.00	$13.00	$41,600.00
1000.09	Crack Repair	150.00	LF	$15.00	$2,250.00	$10.00	$1,500.00	$22.00	$3,300.00	$12.00	$1,800.00	$12.00	$1,800.00	$12.00	$1,800.00	$20.00	$3,000.00
1000.10	Polymer Concrete Overlay and Repairs	25.00	SF	$150.00	$3,750.00	$75.00	$1,875.00	$127.25	$3,181.25	$85.00	$2,125.00	$200.00	$5,000.00	$17.00	$425.00	$65.00	$1,625.00
1000.11	Traffic Bearing Membrane System	83050.00	SF	$3.00	$249,150.00	$3.25	$269,912.50	$3.85	$319,742.50	$4.65	$386,182.50	$4.00	$332,200.00	$4.40	$365,420.00	$4.80	$398,640.00
1000.12	Traffic Membrane Removal	25.00	SF	$50.00	$1,250.00	$25.00	$625.00	$33.00	$825.00	$14.50	$362.50	$140.00	$3,500.00	$48.00	$1,200.00	$65.00	$1,625.00
1000.13	Mobilization	1.00	LS	$76,938.00	$76,938.00	$63,900.00	$63,900.00	$95,502.70	$95,502.70	$25,000.00	$25,000.00	$35,000.00	$35,000.00	$100,839.00	$100,839.00	$132,010.00	$132,010.00
SUBTOTAL PINE STREET PARKING RAMP				**$498,413.00**		**$491,162.50**		**$535,283.95**		**$566,220.00**		**$572,675.00**		**$684,054.00**		**$750,000.00**	
ALTERNATE SPEED RAMP REPAIRS																	
1000.06	Control Joint Repair	245.00	LF	$10.00	$2,450.00	$15.00	$3,675.00	$7.54	$1,847.30	$9.75	$2,388.75	$11.00	$2,695.00	$14.10	$3,454.50	$30.00	$7,350.00
1000.08	Cove Sealant - Remove and Replace	450.00	LF	$9.00	$4,050.00	$20.00	$9,000.00	$7.63	$3,433.50	$9.25	$4,162.50	$13.50	$6,075.00	$11.80	$5,310.00	$3.00	$1,350.00
1000.11	Traffic Bearing Membrane System	1645.00	SF	$3.00	$4,935.00	$5.00	$8,225.00	$10.45	$17,190.25	$4.65	$7,649.25	$4.00	$6,580.00	$4.40	$7,238.00	$7.00	$11,515.00
SUBTOTAL ALTERNATE SPEED RAMP REPAIRS				**$11,435.00**		**$20,900.00**		**$22,471.05**		**$14,200.50**		**$15,350.00**		**$16,002.50**		**$20,215.00**	
			TOTALS:	**$509.848.00**		**$512,062.50**		**$557.755.00**		**$580.420.50**		**$588.025.00**		**$700.056.50**		**$770,215.00**	

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

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # K.11

To approve the request by Department of Public Works to award contract PARKS 2-26 "PERKINS PARK-PARKING LOT RESURFACING" to Northeast Asphalt, Inc. in the amount of $138,992.20. (March 11, 2026)

BACKGROUND

This project will resurface the existing lot at the park.

RECOMMENDATION

The Department of Public Works recommends awarding the contract to the lowest responsive responsible bidder.

FISCAL IMPACT

This project was part of the Departments CIP 2026 program.

ATTACHMENTS

1. Parks 2-26 Perkins Park Parking Lot Resurfacing Award Memo 3.10.26

Parks, Recreation & Forestry Department
100 North Jefferson Street • Room 510
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3365
Fax 920.448.3393

3/10/26

To: Valerie Joosten, P.E.

From: Emma Browne, P.E.

Re: Parks 2-26 Perkins Park Parking Lot Resurfacing

CC: Dan Ditscheit, PLA
James Brunette, PE
Chuck Yang
Kala Lardinois

The Parks, Recreation, and Forestry Department supports awarding Parks 2-26 Perkins Park Parking Lot Resurfacing to the lowest responsive and responsible Bidder, Northeast Asphalt, Inc., for the Base Bid amount of $138,992.20. Below is a summary of the bids received.

Bidder	Base Bid
Northeast Asphalt, Inc.	$138,992.20
MCC, Inc.	$158,694.00

Emma Browne, P.E.

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

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # K.12

To approve the request by Department of Public Works to award contract PAVEMENT 2-26 OAK STREET RECONSTRUCTION to David Tenor Corporation in the amount of $921,878.56. (March 11, 2026)

BACKGROUND

The project is part of the Departments CIP program and will include replacing the watermain, rehabilitating the sanitary and storm sewers and replacing the pavement. This project is unique in that we are also replacing the sanitary laterals for residents who signed up for the program in an effort to reduce infiltration of groundwater into the sanitary sewer system.

RECOMMENDATION

The Department of Public Works recommends awarding the contract to the lowest responsive responsible bidder.

FISCAL IMPACT

This project was included in the CIP for 2026.

ATTACHMENTS

1. Quest CDN Project Results Pavement 2-26 Oak Street Reconstruction

PAVEMENT 2-26 OAK STREET RECONSTRUCTION

Quest Number: 10082763

Closing Date: Tue, 03/10/2026 09:00 AM CDT
Posting Type: Construction Project
Owner: Green Bay WI, City of
Solicitor: Green Bay WI, City of

Owner Name:	Green Bay WI, City of
Owner Contact:	Chuck Yang
Owner Phone:	920-448-3094
Solicitor Name:	Green Bay WI, City of
Contact:	Keeshawn Katers
Email:	keeshawn.katers@greenbaywi.gov
Phone:	920-448-3371
Award Date:	
Comments:	
Award Status:	Pending
Letting Bid Tabulation:	View on vBid

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
David Tenor Corporation	David Tenor	920-360-9246	david.tenor.dtc@gmail.com	$ 921,878.56		
DE GROOT, INC.	MARK DE GROOT	920-866-2348	mark@degrootinc.com	$ 956,987.28		
PTS Contractors, Inc	Jeannie Petasek	920-468-5217	JPetasek@PTSContractors.net	$ 961,293.00		
Jossart Brothers, Inc.	Jason Hermsen	920-339-8500	jasonh@jossartbrothers.com	$ 1,024,978.37		
Dorner Inc.	Tina Aschenbrenner	920-845-2442	tina.asch@dornerinc.com	$ 1,041,948.00		
Advance Construction Inc.	Paul Kultgen	920-434-3978	pkultgen@advconst.net	$ 1,051,684.23		

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

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # K.13

To approve the request by Department of Public Works to award contract PAVEMENT REPAIR 2026 to Al Dix Concrete, Inc. in the amount of $1,487.835.00. (March 11, 2026)

BACKGROUND

RECOMMENDATION

To award contract

FISCAL IMPACT

ATTACHMENTS

1. Quest CDN Project Bid Results - Pavement Repair 2026

PAVEMENT REPAIR 2026

Quest Number: 10069283

Closing Date: Tue, 03/03/2026 09:00 AM CST
Posting Type: Construction Project
Owner: Green Bay WI, City of
Solicitor: Green Bay WI, City of

Owner Name:	Green Bay WI, City of
Owner Contact:	Chuck Yang
Owner Phone:	920-448-3094
Solicitor Name:	Green Bay WI, City of
Contact:	Robbie Woldt
Email:	robbie.woldt@greenbaywi.gov
Phone:	920-448-3109
Award Date:	
Comments:	
Award Status:	Pending
Letting Bid Tabulation:	View on vBid

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
Al Dix Concrete Inc	Dylan Dix	920-766-4344	dixconcrete@yahoo.com	$ 1,487,835.00		
Martell Construction	Ryan Everson	920-468-8071	Reverson@Martellco.com	$ 1,522,627.50		
Highway Landscapers, Inc.	Nick Wilfert	920-759-1701	nwilfert@highway.email	$ 1,621,400.00		

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

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # K.14

To approve the request by Department of Public Works to award contract SEWERS 2-26 MATHER STREET (INCLUDING WATERMAIN) to David Tenor Corporation in the amount of $1,429,870.56. (March 11, 2026)

BACKGROUND

The project is a precursor to the Wisdot project that will replace the pavement in 2027.

RECOMMENDATION

The Department of Public Works recommends awarding the contract to the lowest responsive responsible bidder.

FISCAL IMPACT

The project is funded as part of the Capital Improvement Program.

ATTACHMENTS

1. Quest CDN Project Results Sewers 2-26 Mather Street Including Water Main

SEWERS 2-26 MATHER STREET (INCLUDING WATERMAIN)

Quest Number: 10077508

Closing Date: Tue, 03/10/2026 09:00 AM CDT
Posting Type: Construction Project
Owner: Green Bay WI, City of
Solicitor: Green Bay WI, City of

Owner Name:	Green Bay WI, City of
Owner Contact:	Valerie Joosten
Owner Phone:	920-448-3100
Solicitor Name:	Green Bay WI, City of
Contact:	Dylan Ferron
Email:	dylan.ferron@greenbaywi.gov
Phone:	920-448-3096
Award Date:	
Comments:	
Award Status:	Pending
Letting Bid Tabulation:	View on vBid

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
David Tenor Corporation	David Tenor	920-360-9246	david.tenor.dtc@gmail.com	$ 1,429,870.56		
Peters Concrete Company	Duke Peters	920-494-3700	quote@petersconcrete.com	$ 1,497,721.25		
DE GROOT, INC.	MARK DE GROOT	920-866-2348	mark@degrootinc.com	$ 1,533,776.45		
PTS Contractors, Inc	Jeannie Petasek	920-468-5217	JPetasek@PTSContractors.net	$ 1,565,860.00		
Jossart Brothers, Inc.	Jason Hermsen	920-339-8500	jasonh@jossartbrothers.com	$ 1,590,837.00		
Carl Bowers & Sons Const. Co., Inc.	bill bowers	920-766-2629	billbowers@carlbowers.com	$ 1,676,006.05		
Advance Construction Inc.	Paul Kultgen	920-434-3978	pkultgen@advconst.net	$ 1,713,451.28		
Dorner Inc.	Tina Aschenbrenner	920-845-2442	tina.asch@dornerinc.com	$ 1,741,553.51		
Vinton Construction Company	Estimating at Vinton Construction	920-682-0375	quotes@vintonwis.com	$ 1,866,949.54		

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

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # K.15

To approve the request by Department of Public Works to award contract SIDEWALKS 2026 to Martell Construction, Inc. in the amount of $1,161,075.00. (March 11, 2026)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. QuestCDN Project Bid Results - Sidewalks 2026

SIDEWALKS 2026

Quest Number: 10069288

Closing Date: Tue, 03/03/2026 09:00 AM CST
Posting Type: Construction Project
Owner: Green Bay WI, City of
Solicitor: Green Bay WI, City of

Owner Name:	Green Bay WI, City of
Owner Contact:	Chuck Yang
Owner Phone:	920-448-3094
Solicitor Name:	Green Bay WI, City of
Contact:	Mark Wisneski
Email:	mark.wisneski@greenbaywi.gov
Phone:	920-448-3106
Award Date:	
Comments:	
Award Status:	Pending
Letting Bid Tabulation:	View on vBid

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
Martell Construction	Ryan Everson	920-468-8071	Reverson@Martellco.com	$ 1,161,075.00		
Al Dix Concrete Inc	Dylan Dix	920-766-4344	dixconcrete@yahoo.com	$ 1,166,100.00		
Highway Landscapers, Inc.	Nick Wilfert	920-759-1701	nwilfert@highway.email	$ 1,242,300.00		

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

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # L.1

To approve a "Class B" liquor and Class "B" beer license for Sushi Takumi Inc at 875 Lombardi with a premise description of "basement, walk-in cooler, behind bar, patio".

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 875 LOMBARDI LIQ


N Broadw
Copper State Brewing
BAR
table/seating
stage
211

Outlook

FW: Online Form Submittal: Limited Expansion of License Premise

From ClerksFrontDesk <clerk@greenbaywi.gov>
Date Mon 3/2/2026 3:46 PM
To Celestine Jeffreys <Celestine.Jeffreys@greenbaywi.gov>

Nathan Condon
Administrative Clerk II (Clerk's Office)
City of Green Bay
920-448-3011
https://greenbaywi.gov/Clerk

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, February 27, 2026 11:28 AM
To: ClerksFrontDesk <clerk@greenbaywi.gov>
Subject: Online Form Submittal: Limited Expansion of License Premise

Limited Expansion of License Premise

Licensed Premises Information

Liquor License Applicant	Shyloh Galiano
Business dba Name	Irish Temper
Licensed Address	240 N Broadway
City	Green Bay
State	WI
Zip Code	54303
Liquor/Beer Agent Name	Anthony Wiltgen
License Type	Class "B" Beer & "Class B" Liquor
E-mail	shyloh.galiano@gmail.com

Event Information

Date(s) of Events	March 17th
Is this Event in taking place during a Special Event?	Yes
Have you had this event in previous years?	No
Proposed License Premises:	adding a bar and seating area within a tent in our parking lot
Description of the Event:	tent with a bar and live music in our parking lot for St Patricks Day
Detailed Map for Event.	123.png
Security Plan	signs and staff maintaining any beverages within our building/tent
Next Steps	
The information on this form is true and correct to the best of my knowledge. I understand the temporary expansion of the license premises requires approval from Committee/Council and is subject to complaint.	Yes
Electronic Signature Agreement	I agree.
Electronic Signature	Shyloh Galiano
	Field not completed.

Email not displaying correctly? View it in your browser.

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

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # L.3

To hold until the next Protection and Policy committee meeting, an appeal for a denial of an excess animal permit, 2256 Remington Rd., Diana Krause and Dan Tilot.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 2026-03-09 Excess Dog Permit Appeal--2256 Remington

License Appeal

RECEIVED
MAR 02 2026

- Use this form to submit an appeal for a license which was either not renewed or revoked.
- Appeal up to 10 days after the date you received the non-renewal letter.
- Attach the denial letter you received.
- Appeal will be heard before the Common Council, as a quasi-judicial hearing.
- The Clerk's office will send you a notice regarding your quasi-judicial hearing.
- Provide verbal testimony and/or present evidence at your hearing.
- Attend the quasi-judicial hearing, in person only.

Appellant's Name: DAN TILOT / DIANA KRAUSE

License Address: 2566 Remington Ct Green Bay, WI 54302

dianaflagstad@gmail.com 920-838-6466 Diana

E-mail: dantilot@gmail.com Phone Number: 920-655-7197 DAN

License to Appeal: EXCESS DOG Permit

✓ I attached supporting documentation

The information on this form is true and correct to the best of my knowledge. I understand that this form and any attachments are public records and are provided to the Committee and Common Council.

Applicant Signature: Daniel R Tilot Diana Krause

1) DAISY IS LEASHED IN HOUSE BEFORE GOING OUTSIDE.

2) CHECKING INTO UNDERGROUND FENCING.

3) NEIGHBORHOOD COVENANTS DON'T ALLOW STRUCTURAL FENCES.

4) SPOKE TO VET ABOUT TRAINING AND MEDICATION.

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

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # L.4

To deny an appeal by Carl Kurowski regarding a dangerous dog declaration (referred back from 3/3/26 Common Council).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. KUROWSKI APPEAL
2. 2026-03-03 C. Kurowski Docs for Dangerous Dog Declaration
3. Kasper Letter

RECEIVED
FEB 16 2026

Dangerous Dog Declaration

Your dog has been declared dangerous per Green Bay Municipal Ordinance 6.13 by the Humane Officer of the Green Bay Police Department. You may, however, appeal the declaration with this form. Please turn over for more information.

Appellant's Name: Carl Kurowski

Dog's Name and breed Daisy American Bulldog

Green Bay Dog License number 5127

License Address: 1283 crooks Green Bay, WI 54301

E-mail: ckurawski96@gmail.com Phone Number: 920-371-2966

Dog declared dangerous on (date): 2/09/26

I attached supporting documentation

The information on this form is true and correct to the best of my knowledge. I understand that this form and any attachments are public records and are provided to the Committee and Common Council.

Applicant Signature:

You Honor, people of the committee,

Daisy dog does not attack people or show any kind of aggression towards anyone. To people she is shy and timid, the issue is other dogs that are aggressive toward her. Unfortunetly she is 90 pounds and can hold her own. Please don't take her size and your fear on her fate. I can prove without a reasonable doubt she's not aggressive. People are safe around her, it's just some dogs that are aggressive prevoke her.

In both occasions she was on her own property. In either case it has yet too be proven beyond a reasonable doubt that she did bite a human. In the first case no citation, nothing to fight against. I met with Ms. Skully and making payments to her and we are good.

This new accusation. I have not gotten any proof at all. My son heard a guy hollering outside so he ran out the house, I followed in stocking feet and saw a guy holding Daisy by her collar and she was sitting on her back haunches and he was reaching in his pocket for a knife threatening to stab my son, dog, then me. He wouldn't let go of Daisy until I threatened to hit him and he realized he had one hand in his pocket and one holding my dog, so he let go of Daisy. We got Daisy in the house so I went out to talk to him and he was on 911and he was yelling holding a pocket knife swinging it at me, I was backing up as he came towards me hollering that I was after him. I got in the house and shut the door. He continued hollering and swinging his knife, no dogs anywhere, his dogs were gone.

I have seen no pictures of statements or anything, just the cops come over in the middle of the night and demand I pull Daisy out of my son's bed and bring her to the Humane Society.

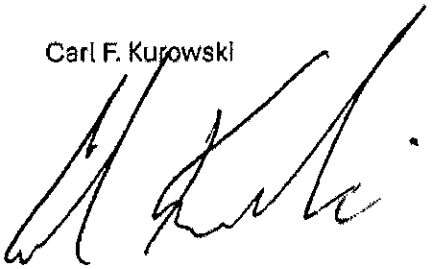
To sum it all up. Daisy is not aggressive. She will not attack people under any situation and is non aggressive. She was provoked on her property. Se was not running around loose. She was in her yard. I have family, friends, and neighbors who will testify she is not dangerous.

On Monday morning at 9:49 am the humane society called and left a message that I was free to pick Daisy up and quarnteen her at my home. An officer came to talk to me and I was unable to come to the door so I went downtown to pick up the report and talk to Humane Officer Mallory Meves. At that point she saw me and deemed my dog dangerous.

I am appealing the decision. I have witnesses to the incident and I a calling the police.

Sincerely

Carl F. Kurowski



173.21 Holding animals for cause.

(1) GROUNDS. A political subdivision may withhold, or direct a person contracting under s. 173.15 (1) to withhold, an animal in custody from an owner who makes an otherwise adequate claim for the animal under s. 173.23 (1) on any of the following grounds:

(a) There are reasonable grounds to believe that the owner has used the animal in a crime under s. 944.18 or ch. 951 or that the animal constitutes evidence of a crime under s. 944.18 or ch. 951.

(b) There are reasonable grounds to believe that the animal poses a significant threat to public health, safety or welfare.

174.02 Owner's liability for damage caused by dog; penalties; court order to kill a dog.

(1) LIABILITY FOR INJURY.

(a) *Without notice.* Subject to s. 895.045 and except as provided in s. 895.57 (4), the owner of a dog is liable for the full amount of damages caused by the dog injuring or causing injury to a person, domestic animal or property.

(b) *After notice.* Subject to s. 895.045 and except as provided in s. 895.57 (4), the owner of a dog is liable for 2 times the full amount of damages caused by the dog biting a person with sufficient force to break the skin and cause permanent physical scarring or disfigurement if the owner was notified or knew that the dog had previously, without provocation, bitten a person with sufficient force to break the skin and cause permanent physical scarring or disfigurement.

(2) PENALTIES IMPOSED ON OWNER OF DOG CAUSING DAMAGE.

(a) *Without notice.* The owner of a dog shall forfeit not less than $50 nor more than $2,500 if the dog injures or causes injury to a person, domestic animal, property, deer, game birds or the nests or eggs of game birds.

(b) *After notice.* The owner of a dog shall forfeit not less than $200 nor more than $5,000 if the dog injures or causes injury to a person, domestic animal, property, deer, game birds or the nests or eggs of game birds, and if the owner was notified or knew that the dog previously injured or caused injury to a person, domestic animal, property, deer, game birds or the nests or eggs of game birds.

Pet Licensing

Ascent Land Records Suite

User: BROWNCO_C_GREENBAY

Choose Product: Land Records Suite

Choose Category: Pet Licensing

What do you want to do? Owner Search

Help ?

Clear Search

Browser Setup Help

Owner Name: First Last

Address: Street Address

TagNum: 5127

Breed: <All> <All Breeds>

City/State/Zip: <All City/State/Zips>

Year: <All Years>

Find Now

Displaying 2 total records

Owner	Address	Tag #	Pet Name	Breed	Year	Inactive	Details
Richard Degroot	531 Zelas Dr Green Bay, WI 54311	5127	Omega	Labrador Retriever	2023		View
Carl Kurowski	1283 Crooks St Green Bay, WI 54301	5127	Daisy	Mixed	2025		View

My Profile Log out

View Disclaimer

Database Versions

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2026 Single Dog License

Subject to Wisconsin Statute, Chapter 174

City of Green Bay, Brown County COUNTY

Carl Kurowski
1283 Crooks St
Green Bay, WI 54301-

Pet Name:	Daisy	**Date Paid:**	02/16/2026
Breed:	Mixed	**Payment Type:**	Cash
Sex:	Female	**Check Number:**	
Spayed/Neutered:	Yes	**License Fee:**	15.00
Color:	white/grey	**Late Fee:**	0.00
Tag Number:	2657	**Total Paid:**	15.00
Replacement Tag:	No	**Veterinarian:**	WI Humane Society
Effective Date:	02/16/2026	**Vaccination Expiration:**	05/27/2026
Expiration Date:	12/31/2026	**Vaccination Mfr:**	Unknown
		Vaccination Serial #:	

My Name is Carl Kurowski
1283 crooks Ct. I guess my plea starts where officer Meves ends. N How she determined My dog Dangerous. NOT nessarly Municipal Ordinance 6.13.

NOTE: Officers Meves Time line.
N Pretty Much since She went to my house 10:45 AM whith the other Dog owner. N Since I was unable to answer phone. MR. Fletcher (Dog owner) N Officer Meves then talked N declared my dog dangerous. Pretty much as to her report, Due to my luck of curoperation.

~~My lack of coropa~~

OVER

1c

When I ~~w~~ went outside after my Son to c what was going on I come to the scene of my Son Kneeling ~~behind~~ behind Daisy Dog Dog was not being aggressive I Apperal Mr Fletcher was holding Daisy by the collar & was about to hit (Swing) with his other hand. I Stopped. ~~He~~ yelling to leave go. ~~The~~ Mr. Fletcher then started screaming He was going to Stabb us all Dog Me & wife He threatned my Son. That angred Me!! He was trying to get His hand in his pocket, He left dog go & we got dog into House! I went out to talk to him He ~~was~~ had his knife out

N swinging it around and
starts Advancing me quicker than
I was Able to back up. I turn
N Ran into house. ~~I Star~~

I was so Angry Starting a
12 pk of beer waiting for the police
was not the best way to deal w
This. I wish I could go back in time.

It was Late by the time officer
Buchmann got to me. 11 PM. 12 pk about
gone. Didn't think anybody was coming.
Officer Buck knew of prior incident
N that She was at the Pound. I didn't know
where paper work was. (neither did Mr.
Fletcher with his dogs.) Officer Buck
didn't give a care about the Threat

of A Knit from Mr. Fletcher.

And MR Fletcher did NOT Say anything about bits. Just your dog tried to attack my dog. So I was un-understanding and semi uncorperative. And very Disgruntled. But NEVER ~~DISRECPT~~ disrespectave! My Son took dog down to pound where Officer Buck confirmed she was up to date on everything. U Brought colton Home. (My Son) I talked When they got back it was very late, 12:30 ish. U feel aslep when he was done w the paper work, 1:15 AM. So they upset I didn't cooperate n feel asleep.

feb 6 ~~The~~ ~~I~~ went to Human Society with paper work. I was told I could ~~a~~ Have my Dog Daisy until I talk to officer Meyes.

feb 9 I wake up late. I dont sleep well at the time I was 30 days out of a major Shoulder Repair. ~~Right~~ Shoulder & 7 months ~~out~~ of ~~left.~~ Left. I was woke up missing a phone call I tried calling number she left & I didnt understan. I goggled it. & that number didnt go threw. I Called 911!! for police & ext 0113. 911 answer 0113 Badge number is off today. I hung up & drove to police Station where

I met Officer Meyes n now my Dog is dangerous!!!

IN conclusion. My Dog is NOT a threat to people or ~~any~~ dogs JUST aggressive ones. MR Fletchers Dogs were Beyond The 45 foot MARK IN MY ~~#~~ DRive Way. Daisy had to be prowlked. She never ~~jumped~~ fence MR. Fletcher hurd ~~wounds~~ wounds Are More likely from Hitting my dog. As he had a hold of her Right away Acordy to The Hulf of Statement Officer Meyes provided from MR Deangelo. I Asked him to call Officer Meyes as to what he seen n she twisted it around!

May of 25 The day of 1st Dog incident. I was Robbed n the gate was left open. I was out of town n a Roommate left The Dog out. I accepted Responsability n paid Vet bill n Making payments to Ms. Scully. City of Green Bay never Gave me any kind of notification OR citations. ~~At~~ I never seen any evidence of bite. NOR will Officer Meyers share Pictures ~~as~~ I put it Officer Buck Quote Very Minor cuts. ~~"~~UNQuote He didnt Say ~~Buzz~~ Bite. I corroperated with PD n ~~Giving~~ Sivins my Insurance to cover it.

Sg

Sorry if this got lengthly. I was denied my ~~RH~~ written Request from GBPD for Reports. At the committe Meeting I was unprepared. My Insurance gave me copies. ~~of fact~~ So I tells everything on how unprofessional Officer Meves is at making her ~~decision~~ decision.

Dangerous Dog Sec. 6-13 is not proven upon a Responsable doubt. Daisy was provoked By two Dogs. N MR fletcher yelling N screaming. ~~that is~~ at my Dog ~~that~~ it. Officer Meves ~~to~~ Addmitted to Deangelo a witness who called Daisy is NOT Dangerous to people ~~to~~ just other dogs.

Early

I tried to keep it short n sweet. I added Police Records Please Read Highlighted Areas of Importance

Please ask me to clarify Anything OR prove me wrong.

Sincerly

Colton n

Carl Kurowski

I was never allowed a chance to get Dusty, & she was on a hold n because I wasn't up for the suprise meeting my Dog is dead!!

Officer Meyers

She is ~~not~~ very unprofessional!!

To whom it my concern,

I am writing this in reference to Daisy, she's a good dog, I am 79 years old and have been around her quite a bit. She is a big dog but gentle. If I sit in her chair, she comes up to me and does a couple of little woofs for me to move, when that doesn't work, she slowly puts one big front pow on the chair then the other and slowly gently gets up on the chair and me… I do move over as to give her some room along side of me. I have never seen her aggressive even when my great grandchildren, Carl's grandchildren come to visit and the two-year-old sometimes can be a handful. I trust Daisy 100% with the kids, and my older sister who is 83 years old.

Please consider giving Daisy the benefit of the doubt, she is a loving dog. She does not go after people.

Trish Kurowski

920-857-4308

Trish Kurowski

The grandkids don't see Daisy very often just on big holidays but she is very good and gentle to all of the kids.

Trish

To whom it may concern,

Our names are Triston Pickard and Marcy Jordan, we live at 1301 Crooks upper apartment. We have been neighbors of Carl Kurowski's for 6 years. I Triston go by his house to borrow tools and hang out in the yard. My children play with Daisy. She is not an aggressive dog towards anybody I've seen.

Any questions please call me 920-360-2657

Sincerely,

Triston Pickard

Marcy Jordan MJ

Hello,

My name is Tom Hoppy, I live on 1230 Stuart Street. I met Carl and Daisy in the middle of last summer. When Carl would come over with Daisy to help in the garage fixing small engines. Daisy and my Jack Russel Terrier that weighs 20 pounds would run and play in my back yard. The terrier would chase Daisy around in the fenced in back yard. I've taken her to dog sit at night, people would come over and she never showed any signs of aggression. Daisy is not a dangerous dog.

Sincerely,

Tom Hoppy

920-480-8744 Tom Hoppy

To whom it may concern,

My name is Percy Lewis, I used to live at 1301 Crooks Street lower apartment. I got to know Carl I would borrow tools from him and I've been in his house. I did know he got a new dog and when I asked to borrow some tools Carl said come over. I walked in without knocking and a big dog gave me a friendly greeting. Daisy is not dangerous. She barks loud, but when you get to meet her she is very friendly.

Sincerely

Percy Lewis

239-758-2167





The fence IN Yard Before Daisy

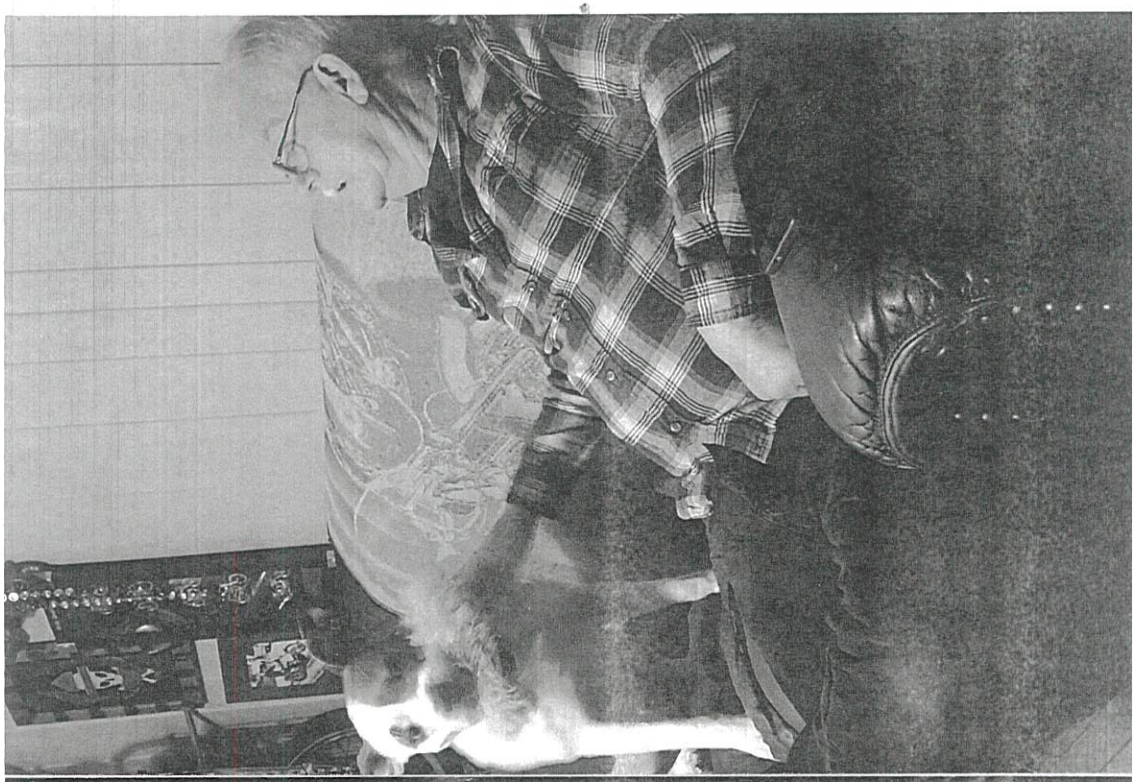


This section of fence
Has been built up.
So she can't jump it
Again. She never jumped
it before. So I got
More wood n built it up.
It was a gated area n now
Its unopenable.

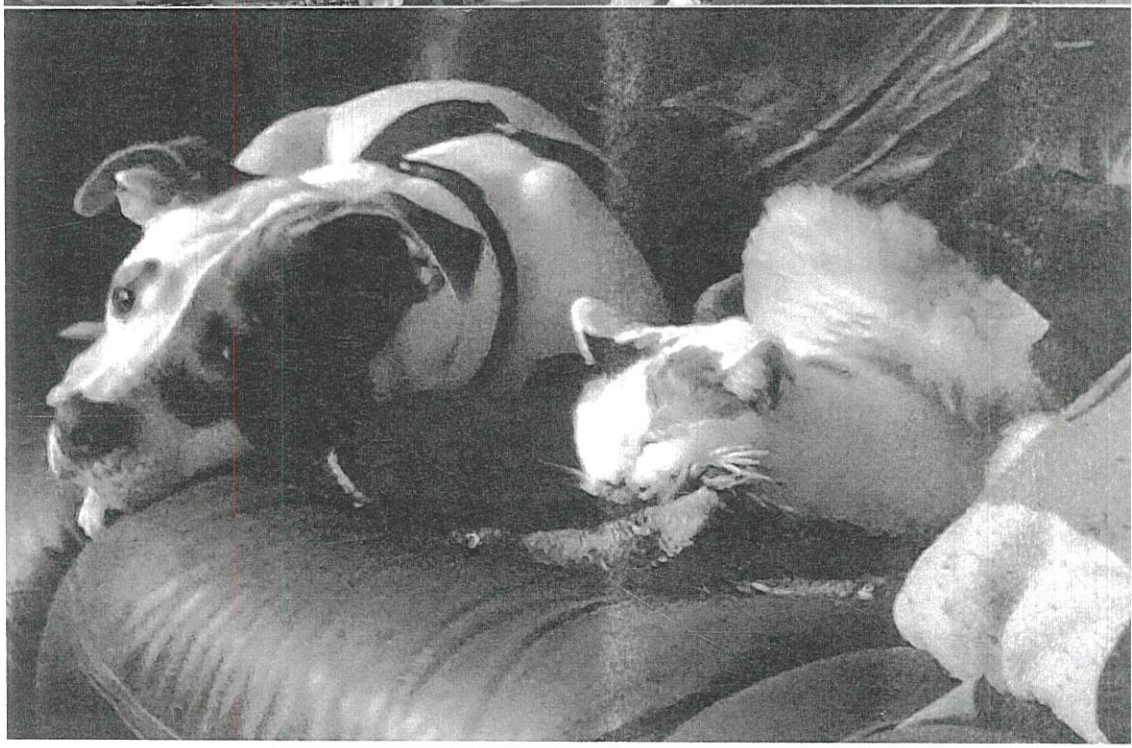
Play time

TOM
TERRIOR
N
DAISY
hangins out on
Daisys Chair

Visitors
Get All The
Attention.



Nap time.



Vaccination Certificate - May 27, 2025

Tel.: 920-469-3110

WISCONSIN humane society

Green Bay Campus
1830 Radisson Street
Green Bay, Wisconsin 54302 USA
info@wihumane.org
www.wihumane.org

Animal Information

Animal ID:	A0058525227	**Name:**	Daisy	**Types:**	Dog	**Gender:**	Female
ARN:	25-223128	**DOB:**	11/16/2021	**Breeds:**	Mixed Breed, Large (over 44 lbs fully grown)	**Altered:**	Unknown
Chip #:		**Current Age:**	3 y 6 m 11 d	**Colors:**	White/Grey	**Size:**	Large
Type:		**Age Group:**	Adult	**Pattern:**		**Weight:**	

Vaccination Certificate

Vaccine:	Rabies (Elanco)	**Status:**	Completed	**Status Date:**	May 27, 2025 01:33 PM	**Dose:**	1.00 vial
Length:	1 years	**Re-Vac Date:**	May 27, 2026 01:33 PM	**Body Part:**	Right thigh	**Route:**	Subcutaneous
Product:	Rabies	**Provider:**	Janel Holley	**Assistant:**		**Type:**	
Mfg:	Elanco Animal Health	**Serial / Lot #:**	E129300A	**Expiry Date:**		**Container #:**	
ID #:	47050-2025-G	**Issued:**	May 27, 2025	**ID Issuer:**		**Is License?**	
ID Type:	Rabies Tag	**Expires:**		**Issuer Phone:**	___-___-____		

Signature Janis Young, CVT Date 5/27/2025

2026 Single Dog License

Subject to Wisconsin Statute, Chapter 174

City of Green Bay, Brown County COUNTY

Carl Kurowski
1283 Crooks St
Green Bay, WI 54301-

Pet Name:	Daisy	**Date Paid:**	02/16/2026
Breed:	Mixed	**Payment Type:**	Cash
Sex:	Female	**Check Number:**	
Spayed/Neutered:	Yes	**License Fee:**	15.00
Color:	white/grey	**Late Fee:**	0.00
Tag Number:	2657	**Total Paid:**	15.00
Replacement Tag:	No	**Veterinarian:**	WI Humane Society
Effective Date:	02/16/2026	**Vaccination Expiration:**	05/27/2026
Expiration Date:	12/31/2026	**Vaccination Mfr:**	Unknown
		Vaccination Serial #:	



Green Bay Police Department
307 South Adams Street
Green Bay, Wisconsin 54301-4582
www.gbpolice.org

Phone 920.448.3200
Fax 920.448.3248

TITLETOWN, USA

Property Owner Notification Letter

Dear Property Owner,

Records indicate that you own/manage **1283 Crooks St** in the City of Green Bay. The following is informational only and being provided to you as a service of the Green Bay Police Department.

On **Thursday, February 05, 2026** at **7:14 PM**, Green Bay police officers responded to the above address **for an animal complaint**. As a result:

☒ **Male occupant was given a citation for an animal unattended w/in 5' of a public right of way, penalty for dog causing injury/damage no dog license.**

☐ No enforcement action was taken at this time.

Additionally, this property was referred to:

☒ City of Green Bay Inspection Department for possible code violations.

Property owner cited for animal unattended w/ in 5' of a public right of way, penalty for dog causing injury/damage and no dog license after a pitbull dog "daisy" un-provokingly attacked a passerby and their dog being walked on a public right of way while un-controlled causing injury /damage. Prior dog and human were un-provokingly bit on May 17, 2025, on a public right of way while daisy was un-controlled, off property. Ref. 25-223128. Daisy deemed dangerous per city ord. 6-13 criteria and to be removed from the green bay city limits or surrendered by 02/16/26. Misc. Junk on premises. Be advised that if the property is deemed a public/chronic nuisance, the owner may be subject to significant fines and assessed the costs for police services (see enclosed).

The police report number is **26-205634**. Copies of reports can be obtained from the Records Section. Requests can be made in person or by phone at (920) 448-3329. Fees may apply. Release of all information is subject to open records laws. Cases still under investigation or in litigation may not be immediately available. Requests are processed on a first come first served basis.

The City of Green Bay and the Green Bay Police Department are committed to developing cooperative relationships with landlords. Please visit **www.gbpolice.org – online services – landlord resources** for more information.

Community police (CP) officers are available to further assist you. This address is in **District C**. The CP officer(s) for this area is/are **officer C. Carlson** and can be reached at **(920) 492-3785**. Please contact the community police officer(s) to confirm receipt of this notice and further discuss issues regarding this property.

Sincerely,

Officer M. Meves
Patrol

Reading The Highlighted Green You can see how she changes the narrative That my Dog Attacks people and their dogs I want this corrected n changed Please

Narrative of Events (MEVES, M. A.) Submitted by MEVES, M. A.(2/9/2026 9:48:56 AM)

On February 9, 2026, at 8:38 a.m., I (716H) Sworn Humane Officer M. Meves, was contacted by the WI Humane Society inquiring if the Pitbull dog, Daisy on bite quarantine from an exposure on February 5, 2026, could be released back to its owner; **Carl F. Kurowski** [redacted], **M/W**, to satisfy the remainder of the quarantine at the owners site as they were able to supply a current rabies vaccine. I granted the reclaim and home quarantine only if Carl could satisfy the remainder of the 3 veterinary wellness checks and obtain a '26 dog license. I notified the investigating Officer T. Buchmann and the Brown Co. Health Department of the updated information.

On February 9, 2026, at 9:49 a.m., the victim, **William L. Fletcher** [redacted], **M/W**, advised he and his dog were bit while walking on a public right of way by an un-controlled dog on 2/5/26 at 6:50 p.m. causing injury. William requested an officer standby to keep the peace so he could inquire renters/home insurance for the incident and to verify the at-fault dog's rabies certificate with the owner. William said the investigating officer mentioned the dog had a prior history of attacking other dogs and people and requested I look into the dangerous dog concerns on the premises. Looking up prior call history I saw that the at-fault dog, Daisy was involved in an attack on May 17, 2025, where she was un-controlled and attacked and bit a passerby and their leashed dog being walked resulting in injury, ref. 25-223128. There was also no 2026 dog license for the animal which is required January 1st of any calendar year per city ord. 6-2(a)/WI ss174.07. Given the bite history while un-controlled and on a public right of way Daisy met criteria of the City of Green Bay's Dangerous Dog ordinance 6-13. I completed a written dangerous dog declaration order requiring the dog to be removed from the Green Bay City limits or be surrendered by February 16, 2026 upon satisfying the bite quarantine requirements per WI ss95.21, city ord. 6-12. Please refer to the attached documents. I also generated additional citations for No Dog License 6-2(a) and Penalty for Dog Causing Injury Damage 6-8(g) to be served to Carl.

On 2/9/26 at 10:45 a.m., Officer B. Prange and I attempted contact at Carl's residence at 1283 Crooks Street without success. A black pickup truck registered to Carl was parked in the driveway but there was no response at the front or side service doors. At 10:51 a.m., I attempted phone contact with Carl at [redacted] without success and a voicemail message was left. I supplied William my business card and WI ss174.02 verbiage on Owner Liability for Dogs Causing Injury/Damage, Holding a Dog for Cause ss 173.21, and the city ordinance 6-13 regarding Dangerous Dogs. William obtained veterinary medical treatment for his injured dog, Mercedes following the attack. I supplied him an AXON citizen link to upload photos and invoices as a result of the un-provoked dog attack. Please refer to my department issued AXON body worn camera documenting the contacts. I completed a property referral for the animal violations on the premises.

WI Humane Society staff said Carl did not supply confirmation of the remaining veterinary wellness checks to ensure the quarantine would be met and encouraged he contact myself. Per Officer Buchmann's details Carl was not cooperative with the investigation as he failed to supply the rabies vaccination certificate, was hesitant to turn over the dog for quarantine and refused to sign the Rabies Control Order form or accept the citation and locked the door without response. Given Carl's lack of cooperation I have requested Daisy remain at the isolation for quarantine due to the public health and safety concern.

On February 9, 2026 at 12:45 p.m., Carl showed up at the Green Bay Police Department lobby and met with myself and cover Officer E. Elbe. Carl was served the dangerous dog declaration order, 2 additional citations for No Dog License, and Penalty for Dog Causing Injury/Damage. I supplied him a copy of ord. 6-13 and explained the appeals process. I advised the dog Daisy would need to be removed from the city limits or surrendered by February 16, 2026. I offered if he surrendered the dog I would withdraw the 2 additional citations. Daisy would need to remain at the WI Humane Society (isolation facility) for quarantine due to public health and safety concerns and his prior lack of cooperation. I inquired if he had home owners insurance coverage and he mentioned he had McMillan but couldn't recall the spelling, contact information, policy, etc. I requested he follow up regarding the victim's request for a claim. Carl denied the insurance company knew of Daisy's bite/attack history. Carl said there wasn't blood everywhere and dismissed the severity of the incident. Carl appeared disgruntled, accepted the supplied documents and left without further contact. There is no further information at this time.

End of narrative.

Please See My Comment on Report Page.

Response to Officer Meves Incident Report. I didn't have a chance to answer about Quarter Feb 6 Daisy Dog was on a hold so I waited to talk to Officer Meves. ~~Daisy was on a hold~~ I provided paper work w vet Registration they had Daisy on file w didn't need it. Officer ~~Buck~~ Buchmann confirmed that when he checked ~~her ID.~~ Daisy Dog in that night of the 5th.

Narrative of Events (MEVES, M. A.) Submitted by MEVES, M. A.(2/16/2026 2:05:31 PM)

On February 16, 2026, at 12:55 p.m., I (716H) Sworn Humane Officer M. Meves, was dropping off a contained stray dog at the WI Humane Society(WHS) on an unrelated incident (26-207256), when I observed a dog owner, Carl F. Kurowski [redacted], M/W, attempting to reclaim Daisy from the facility, without supplying an alternative address outside the city per the Dangerous Dog (ord.6-13) declaration order which indicates the dog be taken outside the city limits or held at a designated holding facility during an appeal. Carl said he did not have an alternative address and planned to bring the dog home, and he got a voicemail from WHS that he could reclaim the dog. I reminded him the dog is on police hold and the animal cannot be released, and I informed WHS staff of the situation. I offered him the option to still supply an alternative address or have the dog boarded at his expense outside the city limits to avoid being held at WHS. Carl indicated he understood. Attorney Cochart confirmed the Clerk's office confirmed receipt of the filed appeal. Carl said he was given a hearing date on 2/23/26 at 4:00 p.m.

End of narrative.

Evidence Summary List

No Evidence Listed

I'm sure if officer Meves had any thing here. It would be here.. nothing.

Narrative of Events (BUCHMANN, T. J.) Submitted by BUCHMANN, T. J.(2/6/2026 1:28:11 AM)

On Thursday, 02/05/2026, at approximately 19:14 hours, GBPD Dispatch received a report of a dog attack and bite to both another dog and a human at the corner of Crooks and Irwin. GBPD Dispatch sent me to victim's home at 115 S. Irwin St. to investigate the incident.

Upon arrival, I met with the victim, identified as William L. Fletcher DOB: [redacted]. Fletcher told me that he was walking his dogs on leashes on the sidewalk at the intersection of Crooks and Irwin when a white Pitbull jumped the fence at 1283 Crooks St. and attacked his Black Lab/German Shepherd mix named Mercedes. He said that the Pitbull bit Mercedes on the neck, opening up a golf ball sized gash. Fletcher said he went to pry the Pitbull off his dog, and in the process, the Pitbull bit his ring and pinky fingers on his left hand, breaking the skin. Fletcher said the homeowners at 1283 Crooks St. came out and retrieved their Pitbull and brought it inside the house.

I photographed the very minor cuts on Fletcher's left hand. I also photographed the wound on Mercedes' neck. Fletcher said he spoke to a vet who will look at the wound in the morning. Fletcher did not have Mercedes' rabies vaccine information readily available, but I sent him an Axon link and told him to upload the rabies vaccine information and the vet bills after he visits the vet tomorrow morning.

I went to 1283 Crooks St. I looked up previous calls at this residence and discovered that Carl F. Kurowski DOB: [redacted] lived here and had a white Pitbull named Daisy that jumped the fence and attacked another dog in May of 2025. I calledCarl before approaching the house and he was expecting the police to arrive. Carl came outside to talk to me.

Carl told me that he did not know how Daisy got out of his fenced in yard, but it could have been that his son, later identified as [redacted] DOB: [redacted], was coming inside the house with several items in his hands and may not have closed the gate all the way. I asked Carl if Daisy was up to date on her rabies vaccine. Carl told me Daisy got her vaccine shot the last time she attacked in May of 2025. Carl said he did not know where the paperwork was to prove the vaccination. I told him that Daisy would have to be quarantined at the Humane Society since he can not prove her vaccination records. Since he was intoxicated, I told him he could not drive to the Humane Society himself. Instead, I told him to get into my squad car and I would drive him and Daisy to the Humane Society, drop off the dog and I would return him home. Carl refused to get Daisy and come with me or turn the dog over. Carl became verbally defiant. I informed Carl that he was impeding our investigation and official police duties and that if he did not produce the dog, I would cite or arrest him for obstructing an officer. After a couple of minutes, [redacted] came outside with Daisy on a leash. [redacted] agreed to ride with the dog to the Humane Society, secure it inside a cage and I would give him a ride back. We completed this task with no issues. While at the Humane Society, I did photograph a rabies control tag that Daisy was wearing (2025 Rabies Vacc from Humane Society #47050), but without the accompanying paperwork, I cannot confirm that that tag belongs on Daisy.

Once I returned [redacted] home, Carl met us on the porch. I told Carl to wait one moment while I print out the Rabies Control Order for him to sign and I was also giving Carl a citation for Animal Unattended Within 5 Feet of Right of Way. Carl huffed when I told him that and went inside the house and locked the door. Once the paperwork was printed out, I called Carl's phone and knocked on the door. Carl would not answer the door or the phone. I left him a voicemail telling him that his citation is in the door and that I put down that he refused to come to the door to sign the Rabies Control Order, especially considering his defiant nature earlier, I doubt he would have agreed to sign it anyway.

This ended my involvement in this incident at this time.

I fell asleep
It was 1:15 AM

END OF DETAILS

Narrative of Events (MEVES, M. A.) Submitted by MEVES, M. A.(2/13/2026 2:27:13 PM)

On February 13, 2026, at 12:13 p.m., I (716H) Sworn Humane Officer M. Meves, received a voicemail (audio attached) from Deangelo at [redacted], regarding a dog bite in the neighborhood. I returned the call at 2:19 p.m., to the male identified as **Deangelo Cortez Chappell** [redacted], **M/B**, who resides at 1301 Crooks Street in the City of Green Bay, Brown Co. WI. Deangelo heard someone shouting for help at the intersection of Crooks Street/Irwin Avenue on February 5, 2026, who was holding a dog by its collar while another dog was circling around him. Deangelo checked on the male holding the dog back when he learned the dog had just attacked his dog. The incident was reported so Deangelo left and he didn't think to follow up with police until the at-fault dog owner (Carl Kurowski) was going door to door after the attack to get character statements because of a dangerous dog declaration. Deangelo then notified me because he had knowledge of the incident. I documented his information and thanked him for his time. Please refer to my department issued AXON body worn camera documenting the call.

End of narrative.

This is only half of his statement. I know I ~~happ~~. Asked him to call & tell what he seen. MR Fletcher was hitting my dog while holding collar. Makes sence After you realize she don't share picture of his hands. DR. Bill was $150. Let that sink in. My Dog Did NOT Bit him.

2/5/2026 7:21:24 PM	ADDRESS CHANGE FROM 1314 CROOKS ST TO 1314 CROOKS ST ; COMP @ 115 S CLAY
2/5/2026 7:26:12 PM	ADDRESS CHANGE FROM 1314 CROOKS ST ; COMP @ 115 S CLAY TO 1283 CROOKS ST; COMP @ 115 S CLAY
2/5/2026 7:26:17 PM	NATURE CHANGE FROM DISTUR TO ANIMAL
2/5/2026 7:48:51 PM	WILLIAM CALLING BACK - SAYS HE'S WAITING FOR OFC TO COME OUT TO MEET HIM AT 115 S CLAY - THINKS HIS DOG NEEDS TO GO TO VET AND WANTS OFC TO SEE WOUND ON NECK
2/5/2026 9:25:46 PM	WILLIAM CALLED BACK AGAIN - ADVISED OFC HAS BEEN DISPATCHED
2/5/2026 9:59:21 PM	PRIORS W/ ADDR- OWNER OF DOG IS POSS CARL F KUROWSKI [redacted]
2/5/2026 10:00:14 PM	PRIORS W/ ADDR- OWNER OF DOG IS POSS CARL F KUROWSKI [redacted]- WAS CITED IN 5/2025 FOR HIS DOG BITING ANOTHER DOG AND OWNER.
2/5/2026 10:00:48 PM	PRIORS W/ ADDR- OWNER OF DOG IS POSS CARL F KUROWSKI [redacted]- IN 5/2025 HIS DOG BIT ANOTHER DOG AND OWNER.
2/5/2026 10:02:07 PM	RALLAIN CALLING AGAIN FOR ETA - REQ THAT OFFICERS CALL HIM WHEN ON THE WAY - DOES NOT WANT OFFICERS TO KNOCK SO HIS DOG DOESN'T BARK [redacted]
2/5/2026 10:15:58 PM	^^ WILL BE WILLIAM CALLING BACK IN, 21 MATCHES SAME 21 THAT WILLIAM CALLED IN FROM IN THE BEGINNING.
2/6/2026 12:09:02 AM	TAKE A SUP
2/6/2026 2:53:01 AM	DOG BIT ANOTHER DOG AND A HUMAN. TRANSPORTED TO HUMANE SOCIETY FOR QUARANTINE.
2/9/2026 9:33:38 AM	CALL TYPE L REOPENED BY ARS12 AT 09:33:38 02/09/26
2/9/2026 9:39:02 AM	ADDRESS CHANGE FROM 1283 CROOKS ST; COMP @ 115 S CLAY TO 1283 CROOKS ST; COMP @ 115 S CLAY; 716H
2/9/2026 9:48:48 AM	WILLIAM L FLETCHER DOB [redacted] CALLING FOR A KTP AT THIS ADDR SO HE CAN GET PAPERWORK FOR THE DOG BITE THAT HAPPENED ON FRIDAY, CAN BE THERE WITHIN 2 MINUTES, 21 [redacted], WILL BE ARRIVING IN A GREEN SUBARU OUTBACK PL AHW1358
2/9/2026 9:49:05 AM	*** MERGED A DUPLICATE CAD INCIDENT DURING ENTRY *** INCIDENT LOCATION: 1283 CROOKS ST, GREEN BAY
2/9/2026 10:01:32 AM	ON FEBRUARY 9, 2026, AT 8:38 A.M., I (716H) SWORN HUMANE OFFICER M. MEVES, WAS CONTACTED BY THE WI HUMANE SOCIETY INQUIRING IF THE DOG, DAISY ON BITE QUARANTINE FROM AN EXPOSURE ON FEBRUARY 5, 2026, COULD BE RELEASED BACK TO IT'S OWNER; CARL F. KUROWSKI [redacted], M/W, TO SATISFY THE REMAINDER OF THE QUARANTINE AT THE OWNERS SITE AS THEY WERE ABLE TO SUPPLY A CURRENT RABIES VACCINE. I GRANTED THE RECLAIM AND HOME QUARANTINE IF THEY COULD SATISFY THE REMAINDER OF THE 3 VETERINARY WELLNESS CHECKS AND OBTAIN A '26 DOG LICENSE. I NOTIFIED THE INVESTIGATING OFFICER T. BUCHMANN AND THE BROWN CO. HEALTH DEPARTMENT OF THE UPDATED INFORMATION.
2/9/2026 10:28:09 AM	PITBULL DOG DAISY HAS A HISTORY OF ATTACKING OTHER DOGS AND HUMANS 26-205634, 25-223128
2/9/2026 10:48:28 AM	12900HD
2/9/2026 11:00:10 AM	VICTIM WILLIAM ADVISED HE AND HIS DOG WERE BIT WHILE ON A PUBLIC RIGHT OF WAY ON 2/5/26 AT 6:50PM CAUSING INJURY. WILLIAM REQ AN OFFICER STANDBY TO KEEP THE PEACE SO HE COULD INQUIRE RENTERS/HOME INSURANCE FOR THE INCIDENT AND TO VERIFY RABIES CERT. OFFICERS STOOD BY WITHOUT RESPONSE ON 2/9/26 AT 10:45 AM. ACO LEFT VM WITH CARL AT 10:51AM. DOG WILL BE DEEMED DANGEROUS AND ORDERED OUT OF THE CITY LIMITS BY 02/16/26 GIVE HISTORY.

CAD Comments

Update Time:	Comment:
2/9/2026 11:47:50 AM	PER BROWN CO LAND RECORDS: CARL F KUROWSKI 1283 CROOKS ST GREEN BAY WI 54301-3818
2/9/2026 12:44:21 PM	CALL TYPE L REOPENED BY LIZKA AT 12:44:21 02/09/26
2/9/2026 12:45:53 PM	CARL IN GBPD LOBBY TO SPEAK TO 716H
2/9/2026 1:00:19 PM	ON 02/09/26 AT 12:45 P.M. CARL SHOWED UP AT THE PD LOBBY AND MET WITH ME. HE WAS SERVED THE DANGEROUS DOG DECLARATION ORDER, 2 ADDITIONAL CITATIONS AND EXPLAINED THE APPEALS PROCESS. I ADVISED THE DOG DAISY WOULD NEED TO BE REMOVED FROM THE CITY LIMITS OR SURRENDERED. I ADVISED IF HE SURRENDERED THE DOG I WOULD WITHDRAW THE 2 ADDTIONAL CITATIONS. CARL UNDERSTOOD AND APPEARED DISGRUNTLED AND LEFT. I SAID THE DOG WOULD REMAIN AT WHS FOR QUARANTINE DUE TO PUBLIC HEALTH AND SAFETY AND HIS PRIOR LACK OF COOPERATION.
2/12/2026 3:53:15 PM	CALL TYPE L REOPENED BY BMAIN BACK UP AT 15:53:15 02/12/26
2/12/2026 4:09:49 PM	CARL, CALLED ME TODAY AT 3:36 PM(VOICEMAIL ATTACHED) REGARDING THE DANGEROUS DOG ORDER. I RETURNED HIS CALL AT 3:55 P.M., AND ADVISED HE NEEDS TO FILE A WRITTEN APPEAL BY FRIDAY PER ORD. 6-13 TO CONTEST THE DECLARATION. AS FAR AS THE DOG GOES IT WILL REMAIN AT WI HUMANE SOCIETY (WHS) TO SATISFY ITS QUARANTINE UNTIL 2/15 AND BE ABLE TO BE RELEASED AND RELOCATED OUT OF THE CITY ON 2/16 OR SURRENDERED. CARL DOES NOT WISH TO SURRENDER THE DOG. I ADVISED HE WOULD NEED TO SUPPLY AN ADDRESS OUTSIDE THE CITY LIMITS WHICH WOULD BE APPROVED BY THAT JURISDICTION AS THE ANIMAL IS NOT WELCOME IN A JURISDICTION WHICH ADOPTS A DANGEROUS DOG ORD (ALLOUEZ, DE PERE, HOWARD, ETC..) OR THE ANIMAL COULD STAY AT WHS UNTIL A HEARING. THE ANIMAL IS ON POLICE HOLD AS IT CAUSED DAMAGE TO ANOTHER PERSON AND ANIMAL AND HAS A HISTORY. CARL WAS GETTING STATEMENTS TO THE INCIDENT, AND I TOLD HIM THAT WAS NOT NECESSARY BECAUSE IT WAS NOT NEEDED FOR THIS BUT RATHER HIM TO BRING TO MUNI COURT TO ADDRESS THE CITATIONS ISSUED. HE ALSO APOLOGIZED FOR HIS TERRIBLE BEHAVIOR TO OFFICER BUCHMANN.
2/13/2026 2:24:11 PM	CALL TYPE L REOPENED BY KAW13 AT 14:24:11 02/13/26
2/13/2026 2:37:51 PM	WITNESS : DEANGELO CORTEZ CHAPPELL [redacted] 1301 CROOKS ST. [redacted]
2/16/2026 1:41:40 PM	CALL TYPE L REOPENED BY JCR08 AT 13:41:40 02/16/26
2/16/2026 2:02:24 PM	CARL SHOWED UP TO RECLAIM DAISY AT WHS ON 02/16/26 AT 12:55PM, WITHOUT SUPPLYING AN ALTERNATIVE ADDRESS OUTSIDE THE CITY. CARL SAID HE DID NOT HAVE ONE. I EXPLAINED THE DOG WOULD NEED TO REMAIN AT THE DESIGNATED HOLDING FACILITY UNTIL THE HEARING. WHS WAS ADVISED OF THE SITUATION. I OFFERED HE COULD STILL SUPPLY AN ASSOC ADDRESS OR HAVE THE DOG BOARDED AT HIS EXPENSE TO AVOID BEING AT WHS BUT IT WAS ON POLICE HOLD AND COULD NOT BE LIFTED WITHOUT AUTHORIZATION FROM POLICE PERSONEL. CARL INDICATED HE UNDERSTOOD. THE CLERK'S OFFICE CONFIRMED AN APPEAL WAS FILED. PER CARL THE APPEAL DATE IS 2/23 AT 4PM.
2/18/2026 8:55:35 AM	CALL TYPE L REOPENED BY ARS12 AT 08:55:35 02/18/26

Green Bay Police Department

307 S. Adams St. Green Bay, WI 54301 (920) 448-3200

Calls For Service - 1283 CROOKS ST - (2/11/2025 - 2/11/2026)

Agency	Incident #	Date	Apt	Type	Case #	District	Beat
GB	**25-224274**	5/24/2025 1:26:14 PM		**CIVIL**		NAVA	GBC1
GB	**25-225830**	6/2/2025 10:28:00 AM		**CIVIL**		NAVA	GBC1
GB	**26-205634**	2/5/2026 7:14:50 PM		**ANIMAL**	26-205634	NAVA	GBC1
GB	**26-206129**	2/9/2026 12:27:07 PM		**911AST**		NAVA	GBC1

Total: 4

The first two calls was trying to get officers Assistance to help me with a theft from my house Day at day light Was caused By James Ward. Neither officer Really did any Thing. I wanted it in writing So I could go after in about 5 Thousand In dumages/theift. Nothing.

The 911 Call was me Deperetly trying to Get a hold of officer Meyes.

To whom it may concern:

My name is Lyn Kasper, my husband Jake Kasper, and I have had the pleasure of caring for Daisy for several days.

I would like to share with you the behavior I have personally witnessed from her.

1. Daisy is a very loving animal; she listens well in the house and when she is outside on her leash. I took her for several walks and even though she could overpower me she has not tried and listens to my directions. I was able to have her stop sit and wait, was able to redirect her easily if she got a smell of something new or interesting.
2. I tested her for food aggression, I was able to place my hand right in her food dish with no negative reaction, instead she very gently ate from my hand.
3. I have three labs – one is 12, one is 8, and one is a little over a year old. Please keep in mind that my two older labs are typically not fond of other dogs. My lab Harper that is only a little over year, still has not learned the meaning of personal space with people or other animals. Daisy and Harper get along and will play for hours at a time. Daisy will allow Harper to nibble and invade her personal space with no negative reactions. My 12-year-old Maggie did show her teeth and growl at Daisy and Daisy did not react aggressively back.

I have not seen any aggressive behavior from Daisy since she arrived at our home. She is not a dangerous dog and deserves another chance to be happy in her home with Carl and his son. I have not witnessed anything to justify her as being labeled highly aggressive as officer Meves stated to my husband Jake. When we took her in, we were prepared to handle a highly aggressive non obedient dog as this is how she described to Jake prior to her arrival from officer Meeves. The description given to us was not at all accurate. Daisy has been well behaved and a gentle girl even though she was in new surroundings with new humans, and other pets. Please feel free to contact myself or Jake if you have further questions or concerns.

Lyn Kasper
920-606-2647
Jake Kasper
920-606-8697

REPORT OF THE GREEN BAY POLICE DEPARTMENT
GRANTING OPERATOR LICENSES
March 17, 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

Castro-Lopez, Maria I
Dedie, Hunter J
DeGrave, William P
Diedrick, Ashley S
Finendale, Christopher A
Friday, Jaael A
Hazaert, Heather M
Joski, Kim M
Kope, Dana M
Lewis, Brooke M
McNeill, Jaclyn M
Mercado-Alvarez, Jalen W
Meyer, Kaylee M
Ortega, Isabella M
Stevens, Andrew J

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # N.1

To receive and place on file the communication from Ald. Galvin that was referred to staff on 1/13/2026 to explore funding sources to fund a second sworn animal control officer at the police department.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. m030526-Finance Committee(Animal Control Item)

INTEROFFICE MEMORANDUM
GREEN BAY POLICE DEPARTMENT

March 5, 2026

To: Common Council Finance Committee

From: Chief Chris Davis
Green Bay Police Department

Subject: Funding Sources to Fund a Second Animal Control Officer at the Police Department

GBPD staff has been unable to identify outside funding sources for an Animal Control Officer position. This position is specialized enough that common sources of outside funding for sworn positions, such as federal grants, would likely not cover it. We do have the option of applying for such grant funding, but I assess such a request as unlikely to be successful.

I have not been able to locate grants from private sources likely to fund an Animal Control Officer position. Animal welfare grants tend to focus on non-profit organizations, and typically fund projects related to shelter care, adoption, and basic needs rather than law enforcement.

If we were able to find an outside source of funding for a second Animal Control Officer position, at current staffing levels it would be challenging to fill the position without creating a shortage in another program, most likely patrol services.

In sum, it is unlikely that securing non-general fund money to expand capacity in the Animal Control program would be feasible. However, we have identified other potential ways to do so:

- With the addition of 3 full-time Community Service Officer (CSO) positions, some animal control work not requiring sworn peace officer authority could be delegated to those positions, although these positions' primary responsibility is City Hall security. Animal control work, including ride-alongs with our Animal Control Officer, is part of the training plan for the full-time CSOs.
- Council could approve funding for additional CSO positions beginning in 2027. We have entered a budget note to include this in our 2027 budget submission to the Mayor's Office. I would recommend that the CSO position remain generalist in nature, rather than focus specifically on animal control; however, any increase in CSO positions would increase capacity in the Animal Control program as this is one of their primary duties.
- Workload reduction measures could be implemented. For instance, GBPD has stopped sending officers to calls involving non-domestic animals absent an immediate public safety threat. Callers reporting these matters are referred to private pest control services.

Attached is a statistical analysis of 2024 and 2025 animal control calls.

File | Export | Share | Get insights | Subscribe to report | ...

Total Calls for Service
6,074

GBPD Responsible Calls
6,052

Calls with GBPD Response
5,605

Average Number of GBPD Personnel
1.12

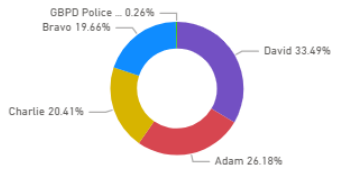
Median Open to Close (mins)
39

Call Type	Calls	% of Grand Total	Average Number of GBPD Personnel	Median Open to Close (mins)
ANIMAL	6074	100.00%	1.12	39
Total	**6074**	**100.00%**	**1.12**	**39**

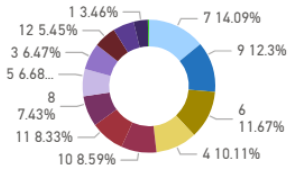
District	Calls	% of Grand Total	Average Number of GBPD Personnel	Median Open to Close (mins)	Most Frequent Call Type
David	2034	33.49%	1.10	39	ANIMAL
Adam	1590	26.18%	1.14	43	ANIMAL
Charlie	1240	20.41%	1.13	37	ANIMAL
Bravo	1194	19.66%	1.15	37	ANIMAL
GBPD Police Building	16	0.26%	1.00	25	ANIMAL
Total	**6074**	**100.00%**	**1.12**	**39**	**ANIMAL**

Alder District	Calls	% of Grand Total	Average Number of GBPD Personnel	Median Open to Close (mins)	Most Frequent Call Type
7	856	14.09%	1.14	37	ANIMAL
9	747	12.30%	1.13	36	ANIMAL
6	709	11.67%	1.10	33	ANIMAL
4	614	10.11%	1.11	44	ANIMAL
10	522	8.59%	1.17	40	ANIMAL
Total	**6074**	**100.00%**	**1.12**	**39**	**ANIMAL**

Calls by District



Calls by Alder District

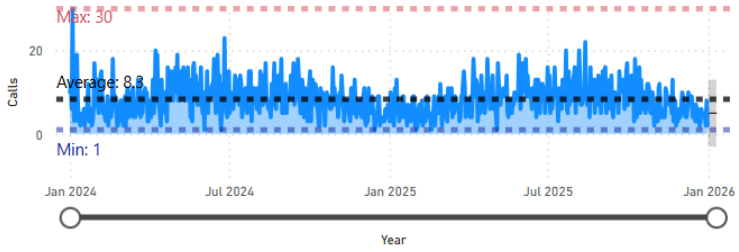


Day of Week-Hour of Day Breakdown

Day of Week	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	Total
Sunday	10	7	6	10	6	1	11	18	31	31	38	35	54	53	61	48	37	57	44	39	32	18	21	10	678
Monday	7	2	4	4	3	8	11	23	83	75	87	80	72	77	68	72	59	55	43	40	33	24	18	5	953
Tuesday	2	4	4	2	2	6	11	53	69	71	86	103	81	69	77	68	56	48	48	44	41	23	15	8	991
Wednesday	8	2	7	5	5	5	11	43	71	88	86	63	68	85	76	69	54	47	31	40	24	26	13	20	947
Thursday	12	8	4	3	2	5	23	46	95	67	66	80	75	69	76	64	70	39	45	27	39	31	21	10	977
Friday	6	7	8	7	4	6	17	40	71	70	77	62	67	68	45	66	55	52	49	40	34	30	13	13	907
Saturday	8	5	5	7	3	6	9	24	39	41	38	51	30	36	36	46	35	42	40	33	26	35	18	8	621
Total	**53**	**35**	**38**	**38**	**25**	**37**	**93**	**247**	**459**	**443**	**478**	**474**	**447**	**457**	**439**	**433**	**366**	**340**	**300**	**263**	**229**	**187**	**119**	**74**	**6074**

Dispatched
81.41%
Self-Initiat...

Count



Year	Calls	% of Grand Total	Daily Average
⊞ 2024	3067	50.49%	8.40
⊟ 2025	3007	49.51%	8.24
January	183	3.01%	5.90
February	143	2.35%	5.11
March	221	3.64%	7.13
April	274	4.51%	9.13
May	271	4.46%	8.74
June	312	5.14%	10.40
July	311	5.12%	10.03
August	327	5.38%	10.55
September	318	5.24%	10.60
October	283	4.66%	9.13
Total	**6074**	**100.00%**	**8.32**

GBPD Personnel Count	Calls	% of Grand Total	Median Open to Close (mins)
0	469	7.72%	13
1	4642	76.42%	39
2	761	12.53%	54
3	166	2.73%	63
4	24	0.40%	97
5	7	0.12%	75
6+	5	0.08%	141
Total	**6074**	**100.00%**	**39**

*Data Refreshed On: **2/2/2026 6:47:56 AM***

Filters

Opened Date
1/1/2024 — 12/31/2025

Quarter: All
Month: All
Coverage: All
Day of Week: All
Hour of Day: All
Responsible ...: All
Original Call o...: Original Call
How Received: All

GBPD Personnel Count
0 — 52

Opened to Closed (mins)
-54 — 77319

Call Type Groupin...: All Other Call T...
Priority: All

District, Beat, Crime Control Area
Multiple selections

Add. Areas: Alder District
Alder District: All

- + 97%

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # N.2

To approve the general fund overtime report for calendar year 2025 compared to the budget.

BACKGROUND

See the attachment of the general fund overtime actual for 2025 versus budget.

Admin Services
-Clerk/Treasurer – for 2025 had overtime due to staff vacancies.

Information Technology & Services
-Under budget by 25%

Community & ED
-Under budget by 39%

Police – report to follow

Fire – GBMFD Response to 2025 Overtime

1. (Sick Leave Use)-2026 Action Item-Reinstituted and focused application of Sick Leave Verification Policy
2. (Shift Balance)- 2026 Action Item-Continually assessing each shifts staff, and adjusting levels to decrease overtime as possible by using Live Roster Tracking Form
3. (Special Team Overtime Tracking Accountability)-2026 Action Item- Battalion Chief's given a defined budget and tracking spreadsheet for each specialty team.
4. (Prioritization of Overtime Importance)-2026 Action Item-Trainings and other overtime creating situations being evaluated individually to ensure best approach to each situation
5. (Military Leave)-2026 Action Item- Monitoring Return Dates and Discussing over hire
6. (FMLA/Injuries)-2026 Action Item- Workplace Movement Training, Assessing commonalities and trends with GB Safety Nick Wirgau
7. (FMLA-Family Bonding)-2026 Action Item- Workforce age trending more towards younger family
8. (Budget Trends)-2026 Action Item- Weekly Budget Reviews

Public Works

Division	Budget	Actual	Amount Over/Under budget

Engineering OT*	$ 2,500.00	$ 3,038.00	$ 538.0 0
(Operations OT	$264,000.00	426,935.31	$ 162,935.31
Traffic OT	$ 55,002.00	76,141.43	$ 21,139.43

*Some OT was also charged to capital funds.

Reason for the Overages: OT was higher across all areas of DPW Operations. This was in part due to mechanic shortages, limitations with equipment and an extended leaf season. However, we will continue to work on managing and reducing OT unrelated to Snow and Ice Events. DPW has limited control over OT for Snow and Ice Events and to some degree Barricading for Special Events because of limited staffing in the Sign Shop.

Changes to Reduce Overages in 2026: Managers are directed to evaluate the need for OT and manage staff time and schedules accordingly. We should be fully staffed with Mechanics soon.
OT will be limited to what is necessary. DPW is continuing to look for efficiencies with equipment, organizational structure and operations to minimize OT. Our Financial Supervisor sends quarterly status reports to managers to ensure we are on track with budgets.

Parks

City Hall - Weekend waxing of first floor – 1st quarter 2025 and Coverage after hour for Council Meeting – December 2025

Parks - Summer Pool Coverage – June thru August
Weekend Rental Coverage - June 10 thru October 29th
Tournament coverage for field facilities - Random dates from May – October
Completion of work started and response to Shelter rental - November
Snow Making at triangle hill – December

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

ATTACHMENTS

1. 2025 General fund overtime report through 12-31
2. Police 2025 Overtime Report

CITY OF GREEN BAY
YEAR-TO-DATE BUDGET REPORT

FOR 2025 13

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10 ADMINISTRATIVE SERVICES							
1011002 50501 OVERTIME	400	0	400	.00	.00	400.00	.0%
101101 50501 OVERTIME	500	0	500	2,576.28	.00	-2,076.28	515.3%
101104 50501 OVERTIME	2,000	0	2,000	2,513.70	.00	-513.70	125.7%
TOTAL ADMINISTRATIVE SERVICES	2,900	0	2,900	5,089.98	.00	-2,189.98	175.5%
TOTAL EXPENSES	2,900	0	2,900	5,089.98	.00	-2,189.98	
12 INFORMATION TECH AND SERVICES							
101120 50501 OVERTIME	4,000	0	4,000	2,983.68	.00	1,016.32	74.6%
TOTAL INFORMATION TECH AND SERVICES	4,000	0	4,000	2,983.68	.00	1,016.32	74.6%
TOTAL EXPENSES	4,000	0	4,000	2,983.68	.00	1,016.32	
18 HUMAN RESOURCES							
101180 50501 OVERTIME	0	0	0	78.06	.00	-78.06	100.0%
TOTAL HUMAN RESOURCES	0	0	0	78.06	.00	-78.06	100.0%
TOTAL EXPENSES	0	0	0	78.06	.00	-78.06	
25 COMMUNITY AND ECONOMIC DEVELOP							
101250 50501 OVERTIME	2,000	0	2,000	2,448.81	.00	-448.81	122.4%
101255 50501 OVERTIME	2,000	0	2,000	.00	.00	2,000.00	.0%
TOTAL COMMUNITY AND ECONOMIC DEVELOP	4,000	0	4,000	2,448.81	.00	1,551.19	61.2%
TOTAL EXPENSES	4,000	0	4,000	2,448.81	.00	1,551.19	
30 POLICE							
101300 50501 OVERTIME	1,189,000	351,018	1,540,018	-626,821.95	.00	2,166,839.62	-40.7%

CITY OF GREEN BAY
YEAR-TO-DATE BUDGET REPORT

FOR 2025 13

30 POLICE	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1013110 50501 OVERTIME	0	0	0	286,684.31	.00	-286,684.31	100.0%
1013115 50501 OVERTIME	0	0	0	2,796.08	.00	-2,796.08	100.0%
1013120 50501 OVERTIME	0	0	0	19,738.58	.00	-19,738.58	100.0%
1013130 50501 OVERTIME	0	0	0	84,178.57	.00	-84,178.57	100.0%
1013140 50501 OVERTIME	0	0	0	1,323.32	.00	-1,323.32	100.0%
1013150 50501 OVERTIME	0	0	0	16,885.96	.00	-16,885.96	100.0%
1013160 50501 OVERTIME	0	0	0	3,037.45	.00	-3,037.45	100.0%
1013190 50501 OVERTIME	0	0	0	2,743.73	.00	-2,743.73	100.0%
1013210 50501 OVERTIME	0	0	0	40,782.98	.00	-40,782.98	100.0%
1013220 50501 OVERTIME	0	0	0	14,477.97	.00	-14,477.97	100.0%
1013240 50501 OVERTIME	0	0	0	23,688.41	.00	-23,688.41	100.0%
1013250 50501 OVERTIME	0	0	0	23.42	.00	-23.42	100.0%
1013310 50501 OVERTIME	0	0	0	2,926.00	.00	-2,926.00	100.0%
1013330 50501 OVERTIME	0	0	0	22,714.94	.00	-22,714.94	100.0%
1013411 50501 OVERTIME	0	0	0	1,232.46	.00	-1,232.46	100.0%
1013412 50501 OVERTIME	0	0	0	13,816.59	.00	-13,816.59	100.0%
1013413 50501 OVERTIME	0	0	0	3,516.85	.00	-3,516.85	100.0%
1013420 50501 OVERTIME	0	0	0	5,446.58	.00	-5,446.58	100.0%
1013440 50501 OVERTIME	0	0	0	4,053.83	.00	-4,053.83	100.0%
1013450 50501 OVERTIME	0	0	0	50,271.75	.00	-50,271.75	100.0%
1013460 50501 OVERTIME	0	0	0	1,339,978.92	.00	-1,339,978.92	100.0%
1013470 50501 OVERTIME	0	0	0	1,947.08	.00	-1,947.08	100.0%
1013490 50501 OVERTIME	0	0	0	20,441.39	.00	-20,441.39	100.0%
101350 50501 OVERTIME	0	0	0	422.06	.00	-422.06	100.0%
1013615 50501 OVERTIME	0	0	0	5,678.11	.00	-5,678.11	100.0%
1013620 50501 OVERTIME	0	0	0	218,041.01	.00	-218,041.01	100.0%
1013625 50501 OVERTIME	0	0	0	5,423.68	.00	-5,423.68	100.0%
1013630 50501 OVERTIME	0	0	0	123,364.08	.00	-123,364.08	100.0%
1013635 50501 OVERTIME	0	0	0	4,220.38	.00	-4,220.38	100.0%
1013645 50501 OVERTIME	0	0	0	157,355.00	.00	-157,355.00	100.0%
1013650 50501 OVERTIME	0	0	0	48,744.53	.00	-48,744.53	100.0%
TOTAL POLICE	1,189,000	351,018	1,540,018	1,899,134.07	.00	-359,116.40	123.3%
TOTAL EXPENSES	1,189,000	351,018	1,540,018	1,899,134.07	.00	-359,116.40	
40 FIRE							
101400 50501 OVERTIME	0	189,537	189,537	1,018.94	.00	188,518.28	.5%
101410 50501 OVERTIME	1,165,000	0	1,165,000	1,651,851.35	.00	-486,851.35	141.8%
101410 50501 83108 OVERTIME	0	0	0	-6,490.43	.00	6,490.43	100.0%
101420 50501 OVERTIME	0	0	0	82,842.04	.00	-82,842.04	100.0%
101420 50501 83108 OVERTIME	0	0	0	-2,165.47	.00	2,165.47	100.0%

CITY OF GREEN BAY
YEAR-TO-DATE BUDGET REPORT

FOR 2025 13

40 FIRE	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL FIRE	1,165,000	189,537	1,354,537	1,727,056.43	.00	-372,519.21	127.5%
TOTAL EXPENSES	1,165,000	189,537	1,354,537	1,727,056.43	.00	-372,519.21	
50 DEPT OF PUBLIC WORKS							
101500 50501 OVERTIME	2,500	0	2,500	3,038.98	.00	-538.98	121.6%
101503 50501 OVERTIME	264,000	0	264,000	38,254.96	.00	225,745.04	14.5%
101504 50501 OVERTIME	55,002	0	55,002	.00	.00	55,002.00	.0%
1015200 50501 OVERTIME	0	0	0	971.69	.00	-971.69	100.0%
1015210 50501 OVERTIME	0	0	0	12,182.92	.00	-12,182.92	100.0%
1015210E 50501 OVERTIME	0	0	0	12,960.55	.00	-12,960.55	100.0%
1015210E 50501 83108 OVERTIME	0	0	0	2,504.73	.00	-2,504.73	100.0%
1015220 50501 OVERTIME	0	0	0	321.60	.00	-321.60	100.0%
1015220E 50501 OVERTIME	0	0	0	1,024.76	.00	-1,024.76	100.0%
1015230 50501 OVERTIME	0	0	0	11,865.37	.00	-11,865.37	100.0%
1015230E 50501 OVERTIME	0	0	0	150,254.91	.00	-150,254.91	100.0%
1015250E 50501 OVERTIME	0	0	0	53,392.46	.00	-53,392.46	100.0%
1015310 50501 OVERTIME	0	0	0	35,349.31	.00	-35,349.31	100.0%
1015310 50501 83108 OVERTIME	0	0	0	-1,457.28	.00	1,457.28	100.0%
1015320 50501 OVERTIME	0	0	0	1,737.80	.00	-1,737.80	100.0%
1015320 50501 83108 OVERTIME	0	0	0	113.93	.00	-113.93	100.0%
1015330 50501 OVERTIME	0	0	0	12,528.15	.00	-12,528.15	100.0%
1015330 50501 83108 OVERTIME	0	0	0	227.85	.00	-227.85	100.0%
1015340 50501 OVERTIME	0	0	0	88.49	.00	-88.49	100.0%
1015361 50501 OVERTIME	0	0	0	3,748.08	.00	-3,748.08	100.0%
1015362 50501 OVERTIME	0	0	0	4,180.36	.00	-4,180.36	100.0%
1015384 50501 OVERTIME	0	0	0	7,060.92	.00	-7,060.92	100.0%
1015384 50501 83108 OVERTIME	0	0	0	-1,389.23	.00	1,389.23	100.0%
1015410 50501 OVERTIME	0	0	0	47,417.09	.00	-47,417.09	100.0%
1015420 50501 OVERTIME	0	0	0	34,567.58	.00	-34,567.58	100.0%
1015710 50501 OVERTIME	0	0	0	889.53	.00	-889.53	100.0%
1015710E 50501 OVERTIME	0	0	0	8,224.00	.00	-8,224.00	100.0%
1015720 50501 OVERTIME	0	0	0	290.45	.00	-290.45	100.0%
1015720E 50501 OVERTIME	0	0	0	66,737.45	.00	-66,737.45	100.0%
15530501 50501 OVERTIME	0	0	0	15.57	.00	-15.57	100.0%
TOTAL DEPT OF PUBLIC WORKS	321,502	0	321,502	507,102.98	.00	-185,600.98	157.7%
TOTAL EXPENSES	321,502	0	321,502	507,102.98	.00	-185,600.98	
60 PARKS, REC AND FORESTRY							
101610 50501 OVERTIME	300	0	300	305.76	.00	-5.76	101.9%

CITY OF GREEN BAY
YEAR-TO-DATE BUDGET REPORT

FOR 2025 13

60 PARKS, REC AND FORESTRY	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
101630 50501 OVERTIME	22,400	0	22,400	17,470.42	.00	4,929.58	78.0%
TOTAL PARKS, REC AND FORESTRY	22,700	0	22,700	17,776.18	.00	4,923.82	78.3%
TOTAL EXPENSES	22,700	0	22,700	17,776.18	.00	4,923.82	
GRAND TOTAL	2,709,102	540,555	3,249,657	4,161,670.19	.00	-912,013.30	128.1%

** END OF REPORT - Generated by Diana Ellenbecker **

INTEROFFICE MEMORANDUM
GREEN BAY POLICE DEPARTMENT

February 25, 2026

To: Director Diana Ellenbecker
Finance Department

From: Chief Chris Davis
Police Department

Subject: 2025 GBPD Overtime Recap

The Green Bay Police Department overspent its 2025 budget for overtime by approximately $359,116.00. By far the largest driver of overtime spending was patrol shift backfill due to the use of accrued leave (vacation, comp time, sick leave, etc.). This expenditure was necessary to maintain contract-mandated minimum safety staffing levels in patrol when the use of leave pushed staffing below the minimum. This accounted for approximately $481,630.37.

Patrol shift backfill to cover for officers attending training accounted for approximately $180,275.81. Overtime for calls that kept officers at work past their scheduled end-of-shift time (late calls) amounted to approximately $126,160.61. Emergency call-ins for SWAT and CNT accounted for approximately $116,190.59.

Overall, the Department finished the year approximately 1.2% under budget; over-expenditure on overtime was mostly covered by salary savings from vacant positions.

Department command staff reviews budget-to-actual expenses bi-weekly. We continue to direct supervisors not to allow more than the maximum allotted number of officers off on vacation, and we continue to minimize spending on overtime that is not either revenue-backed or related to contractual requirements, court subpoenas, or other non-discretionary mandates.

Much of our overtime spending is an indirect result of sworn staffing shortages, which have become endemic in the police profession in the last several years. Beginning this year, we have significantly streamlined and improved our hiring process, which we hope will reduce the number of sworn vacancies in the Department.

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
March 17, 2026	

AGENDA ITEM # N.3

To approve the addition of the Designated Outdoor Refreshment Area (DORA) permit to the City of Green Bay Fee Schedule as 4-13 for $25.00.

BACKGROUND

Common Council approved General Ordinance 06-26.
The first reading was on 3/3/26 with the second reading going to Common Council on 3/17/26.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. Draft Resolution Fee Schedule 2026 (inclusion of DORA permit fee)

RESOLUTION AMENDING
CITY OF GREEN BAY 2026 FEE SCHEDULE

March 10, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That the City of Green Bay 2026 Fee Schedule, attached hereto as Exhibit A, is hereby adopted.

Adopted _____

Approved _____

_____
Eric Genrich, Mayor

law

Attachment – Exhibit A, City of Green 2026 Bay Fee Schedule

Exhibit A

CITY OF GREEN BAY

FEE SCHEDULE

Code Section	Description	2026 Fee
	Chapter 2—Administration	
2-217	Municipal vehicle registration fee	$25.00
	Exemption from the municipal vehicle registration fee for vehicles registered by the State of Wisconsin under Wis. Stats. § 341.26	$5.00
	Chapter 4—Alcohol Beverages	
4-6	License fees	
	Class "A" (beer)	$425.00
	Class "B" (beer)	$75.00
	Special event or picnic license	$10.00
	"Class A" (liquor)	$425.00
	"Class B" (liquor)	$475.00
	Operator's license (two-year license)	$50.00
	Initial issuance of a reserve "Class B" (liquor) license	$10,000.00
	"Class C" (wine)	$100.00
	Provisional retail license	$15.00
	Late Processing Fee	$100.00
	Publication fee	$25.00
	Background check fee	$25.00
	Limited Expansion of License Premise	$10.00
	Producer permittee for off the production premises	$25.00
4-13	**Designated Outdoor Refreshment Area**	
	Permit fee	**$25.00**
	Labels	**Actual cost**
	Chapter 6—Animals	
6-1	Animal establishment license fee	$100.00
	For each male breeding dog	$300.00
	For each female breeding dog	$250.00
6-2	Dog and cat license tax	
	For a neutered male dog or cat	$15.00
	For a spayed female dog or cat	$15.00
	For an unneutered male dog or cat	$30.00
	For an unspayed female dog or cat	$30.00
	Late fee	$5.00
	Duplicate collar tag fee	$1.00
6-3	License fee to keep hens	
	Initial license	$75.00
	Renewal license	$25.00
	Late fee	$5.00
6-4	Exotic animal permit	$30.00
	Excess animal permit	$30.00
6-11	Beekeeping annual permit fee	$25.00
	Chapter 8—Buildings and construction	
8-47	One- and two-family residential construction plan approval	
	Principal-use building plan	$75.00
	Accessory-use building plan	$50.00

8-47	HVAC plan – Energy (heat loss) calculations	$0.00
	Plumbing plan – Fixture list	$0.00
	Multi-family residential construction plan approval	
	Principal-use building plan	$125.00
	Accessory-use building plan	$125.00
	Sign structural plan	$75.00
	HVAC plan – Mechanical systems plan	$125.00
	Plumbing system plan	$125.00
	Commercial, educational, institutional, industrial plan approval	
	Principal-use building plan	$125.00
	Accessory-use building plan	$125.00
	Sign structural plan	$75.00
	HVAC plan – Mechanical systems plan	$125.00
	Plumbing system plan	$125.00
	One- and two-family residential construction permits	
	Principal or accessory building permits	
	New construction (per sq. foot)	$0.01
	Windows/doors	$75.00
	Move building	$75.00
	Raze/demolish building	$75.00
	Accessory structure building permits	
	Curb cut, culvert, driveway	$75.00
	Landscape structures	$75.00
	Fencing	$75.00
	Hot tub, swimming pool	$75.00
	Pond	$75.00
	Satellite receiver	$75.00
	Tower structure	$75.00
	Subdivision or neighborhood identification signage	
	Base fee	$50.00
	Additional fee per square foot	$0.50
	Multi-family residential construction permits	
	Principal or accessory building permits	
	General construction; new building (per sq. ft)	$0.14
	Roofing replacement	$100.00
	Built-up or membrane (per sq. ft.)	$0.01
	Siding	$100.00
	Brick veneer (per sq. ft.)	$0.01
	Move building	$100.00
	Base fee	$100.00
	Foundation area fee (per sq. ft.)	$0.14
	Raze/demolish building	$100.00
	Accessory structures	
	Curb cut, culvert, driveway	$100.00
	Landscape structures	$100.00
	Fencing	$100.00
	Hot tub, swimming pool	$100.00
	Pond	$100.00
	Satellite receiver	$100.00
	Tower structure	$100.00
	Subdivision or neighborhood identification signage	

8-47	Base fee	$50.00
	Additional fee per square foot	$0.50
	Commercial, educational, institutional, industrial use building permits	
	Principal or accessory building permits	
	General construction building group 1: New building, etc. (per sq. ft)	$0.07
	General construction building group 2: New building, etc. (per sq. ft)	$0.14
	Roofing replacement: building group 1 & 2	$100.00
	Built-up or membrane (per sq. ft.)	$0.01
	Siding	$100.00
	Brick veneer (per sq. ft.)	$0.01
	Move building: building group 1 & 2	
	Base fee	$100.00
	Foundation area fee (per sq. ft.)	$0.14
	Raze/demolish building	$100.00
	Accessory structures	
	Curb cut, culvert, driveway	$100.00
	Landscape structures	$100.00
	Fencing	$100.00
	Hot tub, swimming pool	$100.00
	Pond	$100.00
	Satellite receiver	$100.00
	Tower structure	$100.00
	Subdivision or neighborhood identification signage	
	Base fee	$50.00
	Additional fee per square foot	$0.50
	Temporary or mobile sign	$50.00
8-360	One- and two-family residential plumbing permit fees	
	General plumbing (per fixture)	$7.00
	Water service connection permit	$50.00
	Sanitary sewer connection	$50.00
	Storm sewer connection (each)	$50.00
	Fire suppression system (per head) ($70.00 minimum, increased per head, up to $200.00)	$2.50
	Lawn sprinkler system-reduced pressure valve	$75.00
	Water heater replacement	$50.00
	Palmer valve	$75.00
	Back water valve	$50.00
	Multi-family residential plumbing permit fees	
	General plumbing (per fixture)	$8.00
	Water service connection permit	$50.00
	Sanitary sewer connection	$50.00
	Storm sewer connection (each)	$50.00
	Fire suppression system (per head) ($70.00 minimum, increased per head, up to $200.00)	$2.50
	Lawn sprinkler system-reduced pressure valve	$100.00
	Water heater replacement	$100.00
	Commercial, educational, institutional, industrial use plumbing permits	
	General plumbing (per fixture)	$8.00

8-360	Water service connection permit	$50.00
	Sanitary sewer connection	$50.00
	Storm sewer connection (each)	$50.00
	Fire suppression system (per head) ($70.00 minimum, increased per head, up to $200.00)	$2.50
	Lawn sprinkler system-reduced pressure valve	$100.00
	Water heater replacement	$100.00
	Sewer cap	$100.00
8-369	Private well operation permit fee	$125.00
8-449	Reinspections of electrical wiring	$75.00
8-451	One- and two-family residential electrical permits	
	General electrical system (per sq. foot)	$0.05
	Electrical service	$50.00
	Air conditioning addition	$75.00
	Multi-family residential electrical permits	
	General electrical system (per sq. foot)	$0.09
	Electrical service – initial	$100.00
	Electrical service – each additional	$50.00
	Air conditioning addition	$100.00
	Commercial, educational, institutional, industrial electrical permits	
	General electric – building group 1 (per sq. foot)	$0.05
	General electric – building group 2 (per sq. foot)	$0.09
	Project cost $0-$10,000	$100.00
	Project cost $10,001-$50,000	$240.00
	Project cost $50,001-$100,000	$310.00
	Project cost $100,001-$200,000	$400.00
	Project cost $200,001-$300,000	$500.00
	Project cost greater than $300,000	$600.00
	Additional fee per $100,000 above $300,000	$100.00
	Internally or externally illuminated sign	$100.00
8-629	Roominghouse/shelter facility permit fee	$50.00
	Additional fee per dwelling unit or rooming unit	$10.00
8-671	Penalty fee for renewal mobile home park license applications postmarked after June 30	$50.00
8-478	One- and two-family residential mechanical (HVAC) permits	
	General HVAC system (per sq. foot)	$0.05
	Heating unit replacement	$75.00
	Air conditioning addition (per unit)	$75.00
	Multi-family residential mechanical (HVAC) permits	
	General HVAC system (per sq. foot)	$0.09
	Heating unit replacement	$100.00
	Air conditioning addition/replacement (per unit)	$100.00
	Commercial, educational, institutional, industrial use mechanical (HVAC) permits	
	General HVAC: ductless unit-heater systems only (per sq. foot)	$0.05
	General HVAC: ducted or hydronic (per sq. foot)	$0.09
	Heating unit replacement	$100.00
	Air conditioning addition/replacement (per unit)	$100.00
Chapter 10—Businesses		

10-19	License for the sale of each of the following or the conduct of the business or activity	
	Ambulances	
	Per vehicle for first vehicle licensed by any person	$50.00
	Per additional vehicle	$25.00
	Auto salvage	$100.00
	Billiard and pool tables, gamerooms, per table or gameroom	$5.00
	Cigarettes	$100.00
	Change of agent	$10.00
	Junk and secondhand dealers	
	For maintaining a building, warehouse, or yard	$50.00
	For each hand-drawn vehicle used for junk dealing	$1.00
	For each vehicle other than hand drawn	$3.00
	Secondhand article dealer permit	$27.50
	Secondhand jewelry dealer permit	$30.00
	Secondhand article dealer: mall/flea market permit	$165.00
	Parades	$0.00
	Pawn brokers	$210.00
	Residential building contractors	
	Initial	$25.00
	Renewal	$10.00
	Temporary permit	$0.00
	Taxicab business licenses	
	For an organization which is exempt from federal income tax under IRC § 501(c)(3)	$0.00
	For a nonprofit corporation under Wis. Stats. Ch. 181	$0.00
	For any other person	
	For each taxicab with a capacity of seven or fewer passengers, not including the driver	$25.00
	For each taxicab with a capacity of eight to 15 passengers, not including the driver	$50.00
	Taxicab operator’s licenses	
	For an operator employed by an organization which is exempt from federal income tax under IRC § 501(c)(3)	$0.00
	For an operator employed by a nonprofit corporation under Wis. Stats. Ch. 181	$0.00
	For any other person	$50.00
10-90	Auto salvage storage permit fee	$100.00
10-92	Newspaper vending machine permit fee	$50.00
10-93	Parklet permit fee	$200.00
10-95	Massage establishment license fee	
	Initial license	$150.00
	Renewal license	$75.00
	Amendment to application	$50.00
10-140	Temporary facility license fee	$25.00
10-142	Facility license fee	
	If the premises is not also licensed under Ch. 4, GBMC	$75.00
	If the premises is also licensed under Ch. 4, GBMC	$25.00
10-143	Facility operator's license fee	$10.00
10-203	Sexually-oriented adult entertainment establishment license fee	$750.00

10-205	Sexually-oriented adult entertainment establishment license renewal fee	$250.00
10-210	Sexually-oriented adult entertainment establishment employee registration fee	$30.00
10-238	Escort service application fee	$500.00
	Escort service license fee	$500.00
10-240	Escort service license renewal fee	$500.00
10-243	Escort registration fee	$25.00
10-274	Direct sales permit fee	$50.00
	Solicitor's permit fee	$50.00
10-342	Junk dealer annual fee	$50.00
10-344	Junk dealer daily reporting failure fee	$10.00
10-374	Junk collector annual fee	$3.00
10-428	Special event fee – Simple event	
	Neighborhood and non-profit event fee	
	Application fee	$25.00
	Late application fee	$25.00
	Special event fee – Small events	
	Athletic Event	
	Application fee	$100.00
	Late application fee	$50.00
	All other small events	
	Application fee	$50.00
	Late application fee	$25.00
	Special event fee – Medium events	
	Athletic Event	
	Application fee	$200.00
	Late application fee	$100.00
	All other medium events	
	Application fee	$175.00
	Late application fee	$88.00
	Special event fee – Large events	
	Athletic Event	
	Application fee	$300.00
	Late application fee	$150.00
	All other large events	
	Application fee	$275.00
	Late application fee	$138.00
	Special event fee - Small budget film/ photography	
	Application fee	$25.00
	Late application fee	$13.00
	Special event fee - Special hazard event	
	Application fee	$500.00
	Late application fee	$250.00
10-458	Public vehicle business license fee	$25.00
	Public vehicle business motor vehicle inspection fee	$25.00
10-459	Public vehicle business operator's license fee	$50.00
10-493	Commercial quadricycle business license fee	$25.00
	Commercial quadricycle inspection fee	$25.00
10-494	Commercial quadricycle operator's license fee	$50.00
10-514	Underground sprinkler license fee	$25.00
10-544	Lobbyist registration fee	$20.00

10-574	Mobile food establishment license to operate fee	
	If the license is not in connection with an existing City-based business that sells food-based products	$50.00
	If the license is in connection with an existing City-based	$50.00
10-574	business that sells food-based products	
	Mobile food establishment license to operate renewal fee	
	If the license is not in connection with an existing City-based business that sells food-based products	$50.00
	If the license is in connection with an existing City-based business that sells food-based products	$50.00
10-599	Tree and brush trimmer license fee	$25.00
10-634	Weights and measures fees	
	Annual processing fee	$30.00
	Product look-up (PLU) or scanner system	$100.00
	Electronic cash register (ECR) interfaced with other devices (per register)	$30.00
	Scales (1-50 lbs.) (per device)	$35.00
	Scales (>50 lbs. up to 1,000 lbs.) (per device)	$30.00
	Sensitive scale (prescription, jewelry, precious metal) (per device)	$60.00
	Vehicle scales (per device)	$100.00
	Livestock scales (per device)	$100.00
	Auto recycling machine (per device)	$100.00
	Vehicle tank meters, petroleum products (per device)	$35.00
	Vehicle tank meters, lubricant products (per device)	$35.00
	LMDs (per device or grade listed on dispenser)	$30.00
	LMDs high output device (per device)	$35.00
	LMDs marina fuel dispenser (per device)	$30.00
	Coin operated timer (per device)	$5.00
	Taxi cab meter (per device)	$25.00
	Miscellaneous device (per hour)	$50.00
	Reinspection after follow-up compliance inspection (per inspection)	$75.00
10-740	Alarm business permit fee	$50.00
10-741	Alarm user permit fee	
	For an alarm user who is residential obtaining a hold-up alarm or other burglar alarm system	$15.00
	For an alarm user who is not residential obtaining a hold-up alarm system or burglar alarm system, a fire alarm system, or both	$25.00
10-742	False alarm on hold-up alarms	
	Premises holding a permit	
	Second false hold-up alarm	$100.00
	Third false hold-up alarm	$200.00
	Fourth and subsequent false hold-up alarms	$350.00
	Premises without a permit	
	First false hold-up alarm	$100.00
	Second false hold-up alarm	$200.00
	Third and subsequent false hold-up alarms	$350.00
	False alarm on alarm systems other than hold-up alarms	

10-742	Premises holding a permit	
	Second false alarm	$50.00
	Third false alarm	$75.00
	Fourth false alarm	$125.00
	Fifth and subsequent false alarms	$250.00
	Premises without a permit	
	First false alarm	$50.00
	Second false alarm	$75.00
	Third false alarm	$125.00
	Fourth and subsequent false alarms	$250.00
Chapter 16—Environment		
16-40	Erosion control permit	
	One- and two-family residential	$100.00
	Multi-family residential	$150.00
	Commercial, educational, institutional, industrial uses	$150.00
	Underground utilities	$100.00
	Other construction sites commencing a land disturbing activity	$100.00
	Reinspection fee	$75.00
16-81	Fee in lieu of providing storm water management (per Equivalent Runoff Unit (ERU))	$4,200.00
16-82	Storm water management plan permit fee	$500.00
	Private storm water management practice inspection fee	$100.00
Chapter 18—Fire Prevention and Control		
18-65	Inspections and reinspection fee	$75.00
18-93	Permit fee for the purchase and use within the City of those classes of fireworks or pyrotechnics authorized by said statute	$200.00
18-93	Permit fee for the sale of fireworks within the City of those classes of fireworks authorized by statute	$600.00
Chapter 24—Nuisances		
24-84	Unmanaged vegetative growth removal	
	Administrative charge (per parcel)	$84.00
	Labor cost (per hour)	$89.00
	Equipment cost (per hour)	$83.00
	Minimum total charge (1/2 hour)	$171.00
Chapter 28—Parks and Recreation		
28-3	Protection of parks and greenways	
	Inspection fee	$75.00
28-7	Metro Boat Launch	
	Daily launch fee	$6.00
	Season launch pass	$60.00
	Seniors season launch pass	$50.00
	Commercial season launch pass	$75.00
Chapter 32—Solid Waste		
32-2	Yard waste collection	
	Hourly rate	$231.00
	Minimum fee (1/3 hour plus administrative fee)	$97.00
	Administrative fee	$20.00
	Bulk waste collection	
	0-3 cubic yards	$105.00

32-2	3-10 cubic yards	$210.00
	10+ cubic yards	$315.00
	Appliance collection	
	Refrigerators/Freezers (each)	$52.00
	Appliances with freon (each)	$52.00
	All other appliances	$35.00
	Electronics collection (each)	$65.00
	Tipper carts	
	Garbage – 96 gallon (plus sales tax)	$100.00
	Recycling – 96 gallon (plus sales tax)	$100.00
	Improper cart storage (per violation)	$39.00
	Early/Late setout (per violation)	$66.00
	Recycling in garbage cart (per violation)	$66.00
	Garbage in recycling cart (per violation)	$66.00
32-3	Solid Waste Disposal	
	Per vehicle for first vehicle licensed by any person	$25.00
	Per additional vehicle	$5.00
Chapter 34—Streets, Sidewalks, and Other Public Places		
34-5	Excavation/obstruction permit fee (base fee)	$75.00
	First 100 square feet of excavation	$38.00
	Each additional 100 square feet of excavation	$8.00
	Permanent repair of excavated pavement	
	Asphalt streets – Administrative fee (all streets)	$45.00
	Asphalt streets – Concrete base (sq yard)	$85.00
	Asphalt streets – Gravel base (sq yard)	$148.00
	Concrete streets – Administrative fee	$45.00
	Concrete streets (sq yard)	**
	**Actual Cost from Annual Pavement Repair Contract	
34-8	Sidewalk builder's license fee	$50.00
34-14	Sidewalk snow and ice management fees	
	Base fee (per instance)	$71.00
	Snow/Ice removal fee (per linear foot)	$0.28
34-64	Leicht park dock fee – Cruise ship dockage	
	Per day	$1,500.00
	Per day/evening	$2,000.00
Chapter 36—Subdivisions		
36-34	Review fees	
	Preliminary city/extraterritorial subdivision plat	$150.00
	Additional fee per lot/outlot	$35.00
	Preliminary city/extraterritorial certified survey map ("CSM")	$250.00
	Final city/extraterritorial subdivision plat	$150.00
	City/extraterritorial subdivision/CSM variance	$150.00
	Preliminary condominium plat	$250.00
	Additional fee per lot/outlot	$35.00
	Final condominium plat	$150.00
36-175	Subdivision Variance	$200.00
36-558	Parkland development fee	$400.00
36-580	Street tree fee (per tree, calculated at 1 tree per 50 linear feet of right-of-way frontage)	$150.00
36-581	Postponement of development fee	$100.00

Chapter 42— Utilities		
42-203	Equivalent runoff unit (ERU) credit application fee	$50.00
Chapter 44—Zoning		
44-82	Zoning amendment fee	$375.00
44-83	Conditional use permit fee	$375.00
44-112	Homebased occupation fee – Initial	$25.00
	Renewal – Annual	$10.00
44-1552	Work done without Certificate of Appropriateness (per day)	$50.00
44-1580	Short Term Rental Permit – Initial	$500.00
	Short Term Rental Permit – Annual Renewal	$250.00
44-1890	One- and two-family residential site plan approval	
	Principal use building & site development, area smaller than $1,000 square feet	$25.00
	Principal use building & site development, area $1,000 square feet or larger	$50.00
	Accessory use building, area larger than 150 square feet only	$25.00
	Fencing – new construction	$0.00
	Landscaping: land-disturbing activity or new structure	$25.00
	Tower structure – new construction	$25.00
	New construction or replacement of driveway, parking lot/spaces, curb cut, culvert, apron	$25.00
	New construction, addition, or alteration of water structure (swimming pool, hot tub, pond)	$25.00
	New or reconstructed subdivision or neighborhood identification signage	$25.00
	Floodplain land use approval	$50.00
	Shoreland/wetland land use approval	$50.00
	Board of Appeals application and hearing fee	$225.00
	Board of Appeals application and hearing fee for work already started or completed	$450.00
	Multi-family residential site plan approval	
	Principal use building & site development	
	Base Fee	$50.00
	Additional fee per 1,000 sq. feet	$5.00
	Accessory use building	
	Base Fee	$50.00
	Additional fee per 1,000 sq. feet	$5.00
	Fencing – new construction	$50.00
	Landscaping: land-disturbing activity or new structure	$50.00
	Tower structure – new construction	$50.00
	New construction or replacement of driveway, parking lot/spaces, curb cut, culvert, apron	
	Base Fee	$50.00
	Additional fee per 1,000 sq. feet	$5.00
	New construction, addition, or alteration of water structure (swimming pool, hot tub, pond)	
	Base Fee	$50.00
	Additional fee per 1,000 sq. feet	$5.00
	New or reconstructed subdivision or neighborhood identification signage	$25.00
	Floodplain land use approval	$50.00

44-1890	Shoreland/wetland land use approval	$50.00
	Board of Appeals application and hearing fee	$350.00
	Board of Appeals application and hearing fee for work already started or completed	$700.00
	Commercial, educational, institutional, industrial use site plan approval	
	Principal use building & site development	
	Base Fee	$50.00
	Additional fee per 1,000 sq. feet	$5.00
	Accessory use building	
	Base Fee	$50.00
	Additional fee per 1,000 sq. feet	$5.00
	Fencing – new construction	$50.00
	Landscaping: land-disturbing activity or new structure	$50.00
	Tower structure – new construction	$50.00
	New construction or replacement of driveway, parking lot/spaces, curb cut, culvert, apron	$50.00
	New construction, addition, or alteration of water structure (swimming pool, hot tub, pond)	$50.00
	New or reconstructed subdivision or neighborhood identification signage	$25.00
	Floodplain land use approval	$50.00
	Shoreland/wetland land use approval	$50.00
	Board of Appeals application and hearing fee	$350.00
	Board of Appeals application and hearing fee for work already started or completed	$700.00
44-2050	Planned Unit Development (new)	$600.00
	Planned Unit Development (amendment)	$250.00
Other services		
	One- and two-family residential	
	Certificate of occupancy	$75.00
	Floodplain certificate	$50.00
	Property compliance letter	$30.00
	Reinspection fee	$75.00
	Uniform dwelling code seal	$30.00
	Zoning certificate (initial letter)	$50.00
	Zoning certificate (reprinted)	$0.00
	Multi-family residential	
	Certificate of occupancy	$75.00
	Floodplain certificate	$50.00
	Property compliance letter	$30.00
	Reinspection fee	$75.00
	Zoning certificate (initial letter)	$100.00
	Zoning certificate (reprinted)	$0.00
	Commercial, educational, institutional, industrial uses	
	Certificate of occupancy	$75.00
	Business license compliance letter	$50.00
	Floodplain certificate	$50.00
	Property compliance letter	$30.00
	Reinspection fee	$75.00
	Zoning certificate (initial letter)	$100.00
	Zoning certificate (reprinted)	$10.00

Miscellaneous		
Other miscellaneous fees may also be established by policy approved by the Council from time to time		
	Development District Map Amendment	$200.00
	Official Map Amendment	$200.00
	Discontinuance of a Public Utility Easement	$200.00
	Declare City Property "City Surplus"	$200.00
	Street Name Change	$200.00
	Vacate Street/Alley/Pedestrian Way	$300.00
	Comprehensive Plan Amendment	$375.00
	Sign – Permanent (plus $.50 per square foot)	$40.00
	Sign – Temporary	$40.00
	Board of Appeals Initiation – All Other	$350.00
	Board of Appeals application and hearing fee for work already started or completed (including interpretation appeals where work has already been started or completed)	$700.00
	Land Use Permit	$50.00
	Temporary Use Permit	$25.00
	Annexation	$0.00
	Cell Tower – Buildings and Colocations	$500.00
	Cell Tower – New Towers	$1,000.00
	Public Utility Easement Acceptance	$200.00
	Plan Examination Special Consultation (two or more staff reviews)	$50.00
	Tax Incremental Financing fee	
	Projects less than $5 million dollars	$500.00
	Projects more than $5 million dollars but less than $10 million dollars	$1,000.00
	Projects more than $10 million dollars	$2,500.00

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
March 17, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # O.1

To approve General Ordinance No. 08-26, Amending Section 28-37 of the Green Bay Municipal Code, Relating to Parks and Recreation Violations.

BACKGROUND

This topic was last discussed at the September 10, 2025 Parks Committee meeting. The motion made was to refer to staff to review and update City Ordinance 28.37 related to violations for tree removal, and all correlating ordinances and adopted policies that impact the penalty for violating 28.34 or other unspecified ordinances related to public shrubs and trees.

This was reviewed with the Law Department. Staff and the Law Department are recommending that Ordinance Section 28-37 of the Green Bay Municipal Code Relating to Parks and Recreation Violations be modified to better clarify what the fine will be and how that fine is calculated if City trees are removed without approval or damaged.

RECOMMENDATION

To approve General Ordinance No. 07-26, Amending Section 28-37 of the Green Bay Municipal Code, Relating to Parks and Recreation Violations.

FISCAL IMPACT

None

ATTACHMENTS

1. 2025-07-15 Dist 9 to P and P--redirected to PRF
2. Draft G.O. 07-26 Related to Parks and Recreation Violations
3. Chapter 28 - Green Bay, WI Code of Ordinances A

Outlook

Online Form Submittal: Alders' Petitions and Communications

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

Date Tue 7/15/2025 8:25 PM

To Celestine Jeffreys <Celestine.Jeffreys@greenbaywi.gov>; Eric Genrich <Eric.Genrich@greenbaywi.gov>; Joseph Faulds <Joseph.Faulds@greenbaywi.gov>; Lindsey Belongea <Lindsey.Belongea@greenbaywi.gov>; Brian Johnson <Brian.Johnson@greenbaywi.gov>; Craig Stevens <Craig.Stevens@greenbaywi.gov>

Alders' Petitions and Communications

Name	Brian Johnson
Committee Name	Protection and Policy Committee
Text of Communication	For consideration and possible action to review and update city ordinance 28.37 related to violations for tree removal, and all correlating ordinances and adopted policies that impact the penalty for violating 28.34 or other unspecified ordinances related to public shrubs and trees. Staff is directed to further contemplate the best way to publicly share information related to calculating the value of damage to a public shrub or tree including adoption as an ordinance, annual review in the city's fee schedule, or some other mechanism deemed acceptable by legal and/or common council.

Email not displaying correctly? View it in your browser.

GENERAL ORDINANCE NO. 07-26

AN ORDINANCE
AMENDING SECTION 28-37,
GREEN BAY MUNICIPAL CODE,
RELATING TO PARKS AND RECREATION VIOLATIONS

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

SECTION 1. Section 28-37, Green Bay Municipal Code, is hereby amended to read:

(a) Any person found to disturb the root zone, prune, remove, or cause the removal or death of any public tree, shrub, or other plant without a permit shall be subject to a forfeiture of not less than $500.00 per incident nor ~~more than the greater of $1,500.00~~ **greater than** ~~or~~ the calculated value lost according to the latest edition of the Council of Tree and Landscape Appraisers "Guide for Plant Appraisal." **If the tree no longer exists for evaluation, tree data from the city tree inventory and images will be used to calculate the appraised value according to the CTLA appraisal guide.**

(b) Any person violating any other provision of this article shall be subject to a forfeiture of not less than ~~$25.00~~ **$75.00** per incident nor ~~more than the greater of $1,500.00~~ ~~or~~ **greater than** the calculated value lost according to the latest edition of the Council of Tree and Landscape Appraisers "Guide for Plant Appraisal." **If the tree no longer exists for evaluation, tree data from the city tree inventory and images will be used to calculate the appraised value according to the CTLA appraisal guide.**

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
3/17/2026

ARTICLE I. IN GENERAL

Sec. 28-1. Park district and jurisdiction.

The City shall constitute a single park district, and all City-owned parks shall be under the jurisdiction of the Park Committee. The jurisdiction of such Committee shall extend to all parks and greenways within the City. Park and greenway policies established by the Committee must be adhered to.
(Code 1984, § 25.01; Ord. No. 18-09)

Sec. 28-2. Director of Parks, Recreation and Forestry.

The Director of Parks, Recreation and Forestry (hereinafter "Director") shall be the same Director as appointed under section 2-79(7). The members of the Committee shall authorize this Director as the person skilled in the operation and management of parks, who shall administer and enforce the policies and regulations adopted by such Committee under Wis. Stats. Ch. 27. The Director shall administer the operation of the combined departments of parks, recreation, and forestry.
(Code 1984, § 25.02; Ord. No. 18-09; Ord. No. 21-22, § 1, 9-20-2022)

Sec. 28-3. Protection of parks and greenways.

(a) *General prohibitions.* No person shall play ball games, golf, archery, or paintball, or use any device which propels a projectile using the force of a compressed gas or a motorized toy in public parks and greenways, except in and upon areas designed for such purposes.

(b) *Damage to or removal of plants.* No person shall pluck or cause damage to any flowers, plants, fungi, shrubs, or trees growing in any public park or greenway. No person shall remove any plant, or parts of a plant, including fruit and seeds, without permission of park staff.

(c) *Care of or removal of any living bird, animal, animal parts, or non-living objects.* No person shall mistreat or collect, remove from or add to (release of animals on site) from any City park or greenway any bird, animal, mammal, fish (outside of urban fishing regulations for the lagoon at the Wildlife Sanctuary), reptile, amphibian or insect, nor remove nests, feathers, pellets, dens, antlers, and bones (including any approved research project) without permission of park staff.

(d) *Damage to or removal of property.* No person shall damage, deface, destroy, steal, take, or carry away any equipment used in or about the City parks and greenways. No person shall place equipment or items in parks and greenways (including, but not limited to, cameras, geo caches, deer stands, blinds, traps, etc.) without permission of park staff.

(e) *Trail use in parks and greenways.* All persons are to remain on staff designated and marked nature trails for walking/hiking, and cross-country skiing. Biking shall only be allowed on trails so designated. After cross-country ski trails have been groomed for the season, no activity that damages the groomed trails shall be permitted (i.e., ski skating, snowshoeing, walking, etc.). Wildlife Sanctuary nature trails are not open for public biking, skate skiing, or snowshoeing. At the Wildlife Sanctuary, walking off of the trails is not permitted unless conducting an approved research project.

(f) *Encroachment.* No property owner shall be allowed to intrude upon any public parks and/or greenways including, but not limited to, through the creation or extension of any mowing, physical structure, or flora above or below the surface of land, except as provided in Section 44-358.
(Code 1984, § 25.03; Ord. No. 20-99; Ord. No. 18-09; Ord. No. 21-22, § 2, 9-20-2022)

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

(a) *Traffic.* No automobile or other vehicle shall be driven within any park, except upon drives provided for that purpose, or at greater speeds than those posted; nor shall any person park an automobile or other vehicle in the parks, except in places designated therefor, unless ordered to do so by an officer on duty in the park. Except during City-sponsored or -approved events, no person shall park any vehicle anywhere in any City park between 10:00 p.m. and 6:00 a.m.

(b) *Disorderly conduct.* Wis. Stats. § 947.01, governing disorderly conduct, is adopted by reference and incorporated herein.

(c) *Alcohol beverages.*

(1) *Prohibition.* Notwithstanding subsections (c)(2) and (3) of this section, no person shall possess or consume any alcohol beverages in any park, playground, athletic field or court, swimming or wading pool, or parking lot.

(2) *Exceptions for certain parks.* A person may possess or consume fermented malt beverages or wine in the picnic areas of Bay Beach Amusement Park, Colburn Park, or Perkins Park between 8:00 a.m. and 9:00 p.m., and in Joanne's Baseball Stadium pursuant to any applicable agreement.

(3) *Approval by Parks Committee and Council.* A person may request approval from the Parks Committee to possess or consume fermented malt beverages or wine in any other park. The Committee may adopt, and the Council may approve, a written policy identifying which requests may be approved without a hearing. The Parks Department shall approve any request to which the written policy applies. Any person may demand a hearing before the Committee if their request was not approved under the written policy. If the Committee grants the person's request, and the Council approves, the person shall comply with any restrictions placed upon the rental permit or reservation by the Committee.

(d) *Glass prohibited.* Glassware and glass containers shall be prohibited in all City parks and greenways.

(e) *Controlled substances.* No person shall possess, use, offer for sale, or sell any controlled substance, as defined in Wis. Stats. Ch. 161, within any public park.

(f) *Sales of articles.*

(1) No person shall offer for sale or sell any article in any public park unless permission is first obtained from the Park Committee.

(2) This subsection (f) shall be interpreted to include the advance sale of tickets or chips for material or merchandise to be delivered at a public park.

(g) *Sale of services.* No person other than a City employee, official, or contractor shall sell or offer for sale any goods, merchandise, or services without prior approval by the Park Committee.

(h) *Littering.* No person shall place or leave any paper or refuse in any park except in the containers provided therefor.

(i) *Animals prohibited in City parks and farmers' market locations.*

(1) No domesticated or privately-owned animals shall be permitted in any part of any City park or farmers' market locations during market hours, except as allowed under subsec-

tion (i)(2) of this section or as may be approved from time to time by the Parks Department as part of a Parks Department program, including, but not limited to, programs for reducing fowl or other wildlife in City parks. No domesticated or privately-owned animals shall be permitted in the Bay Beach Amusement Park, Bay Beach Wildlife Sanctuary, and Ken Euers Nature Area.

(2) Exceptions.

a. Dogs on a visible leash no longer than seven feet are only allowed to be walked in parks on designated perimeter or pass through walkways or pathways, parking lots serving the walkways or pathways, and designated trails.

b. A dog owner or handler and its dog shall not loiter, stop, or stand in the parks or trails.

c. If a dog defecates while walking through a park, the dog owner/walker must clean up after the dog and remove such excreta from the park.

d. Dog Exercise Area.

1. Dogs are permitted in the Dog Exercise Area located at Whitney Park subject to the following rules:

(i) All dogs must be licensed and vaccinated pursuant to Wis. Stats. § 95.21(2), as amended from time to time.

(ii) A dog owner or handler must be at least 16 years of age and must be in the fenced area at all times and shall not leave their dog unattended or out of sight. The dog must be under the voice control of the owner or handler at all times.

(iii) A dog owner is legally responsible for their dog and any injuries caused by the dog.

(iv) No more than two dogs are permitted in the Dog Exercise Area per owner or handler.

(v) Dog waste must be collected and disposed of immediately.

(vi) Dogs must be restrained by a leash no longer than seven feet when entering and leaving the off-leash area.

(vii) The owner or handler must have in their possession a leash for each dog at all times.

(viii) Dogs must be free of communicable illness and parasites.

(ix) No aggressive dogs, dogs in heat, or puppies under the age of five months are allowed.

(x) The owner or handler may not use a choke, pinch, or spike collar for their dogs.

(xi) No food (human or dog) is allowed.

(xii) Children under the age of 13 years must be supervised by an adult.

(xiii) Any dog deemed dangerous pursuant to Section 6-13 is not permitted.

(xiv) Professional trainers or any other person are not allowed to use the Dog Exercise Area for profit or gain without approval from the City of Green Bay.

2. Any violation of the Dog Exercise Area rules or policies by the City of Green Bay will result in the removal from the Dog Exercise Area and suspension of park privileges and/or forfeitures subject to Section 1-6.

e. The Director of Parks, Recreation, and Forestry, or designated staff, has the authority to issue citations in the event that verbal warnings regarding dogs in parks are ignored.

(j) *Trespass.*

(1) Personnel authorized by the Chief of Police or the Director of Parks and Recreation may eject a person from all City parks for a period of time if that person violates park rules, City ordinances, or state laws in a City park. Appeals may be made to the Director of Parks and Recreation or the Director's designee.

(2) It shall be unlawful for a person to enter a City park during the period of ejection under subsection (j)(1) of this section.

(3) Parental violation. A parent, guardian, or other person having custody of an unemancipated minor child, who has been advised of the child's ejection from the City parks, may be cited if the child trespasses in a City park in violation of subsection (j)(2) of this section. Citations may be issued under this subsection regardless of whether the child is cited. The term "custody" has the same meaning as in Wis. Stats. § 895.035(1)(a) and (b).

(k) *Parks closed at night.* No person shall loiter, idle, or remain in a City park between the hours of 10:00 p.m. and 6:00 a.m., unless they are attending a Park Department City-sponsored or -approved activity.

(1) *Hours for Ken Euers Natural Area.* This section shall apply to Ken Euers Natural Area as follows:

a. From May 1 to October 31, Ken Euers Natural Area shall be closed between the hours of 8:00 p.m. and 6:00 a.m.

b. From November 1 to April 30, Ken Euers Natural Area shall be closed between the hours of 5:00 p.m. and 6:00 a.m.

(l) *Smoking.* Smoking is prohibited as follows:

(1) In all City park shelters and facilities and within ten feet of such shelters and facilities.

(2) At the following locations at Bay Beach Amusement Park:

a. On any amusement ride or attraction;

b. In the pavilion, train depot, any concession stand, or ticket booth; and

c. The paved areas surrounding said amusement rides and attractions, ticket booths, and concession stands.

(3) At all locations at the Bay Beach Wildlife Sanctuary.

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

(Code 1984, § 25.04; Ord. No. 40-98; Ord. No. 18-09; Ord. No. 17-10; Ord. No. 36-20, §§ 1, 2, 10-20-2020; Ord. No. 05-22, § 1, 3-1-2022; Ord. No. 12-24, § 2, 5-21-2024)

Sec. 28-5. Enforcement.

(a) *Duties of police.* Except for as provided in subsection 28-5(c),the Police Department shall enforce this chapter under the direction of the Mayor and Council.

(b) *Responsibilities of patrons.* No person shall resist or in any way interfere with any police or special officer or offer to do so while in any park, on the beach, or in the public waters, or while conveying any person from such park to the City. When called upon by any police officer, any person in any park, on the beach, or in the public waters shall promptly assist such officer.

(c) *Duty of Director.* The Director shall enforce subsection 28-3(f) under the direction of the Mayor and Council.
(Code 1984, § 25.05; Ord. No. 18-09; Ord. No. 21-22, § 3, 9-20-2022)

Sec. 28-6. Lawful orders to be obeyed.

Every person using any City park shall obey immediately any lawful order or direction given by park police and special officers or by park employees.
(Code 1984, § 25.06; Ord. No. 18-09)

Sec. 28-7. Bay boat ramp fee.

(a) There is hereby established a boat ramp user fee for use of all City of Green Bay boat ramps.

(1) The Common Council shall, by resolution, establish the amount of the seasonal and daily fee and provide for the method of payment and receipt display requirements.

(2) All boat ramp fee proceeds shall be segregated in the City of Green Bay Boat Ramp Operation, Maintenance, and Improvement Fund.

(b) The fee shall apply to the use of any City of Green Bay boat ramp by any person or vehicle launching any watercraft from the ramp.

(c) All City of Green Bay watercraft shall be exempt from payment of the boat ramp user fee. Exemption from payment of the boat ramp user fee may be granted to other authorized government watercraft by the express approval of the Green Bay Director of Public Works and the Green Bay Parks, Recreation and Forestry Director.

(d) It shall be unlawful for any person or owner of a vehicle to engage in any shift, scheme, device, or plan which results in payment of less than the actual fee due for any person or vehicle launching a watercraft from the City of Green Bay boat ramp. The owner of a vehicle found in violation of this subsection shall be liable for the violation.

(e) Penalty. The penalty for violation of any provision of this section, and related resolutions, shall be a forfeiture as follows:

(1) $20.00 if payment is made to the Parking Utility within three calendar days after the violation.

(2) All other enforcement provisions of the Traffic Code in Chapter 40 shall apply to issuance and payment of a citation under this section; and the late payment schedule for all other parking regulations set out in Section 40-37 shall also apply.

(f) Enforcement. The Parks, Recreation and Forestry Director, or any person delegated by the Director, upon approval of the Parking Utility Commission, is hereby authorized to issue citations for violation of this section. The authority granted herein shall be pursuant to the Parking Utility provisions in Article II of Chapter 40.
(Code 1984, § 6.32)

Sec. 28-8. Intoxicants in public parks.

Consistent with Wis. Stats. § 125.06(6), this section hereby authorizes the sale of fermented malt beverages in public parks operated by the City of Green Bay, subject to the following provisions:

(1) *Sellers.* The City of Green Bay and its officials and employees are permitted to sell fermented malt beverages in City parks. No person who is not an official of or employed by the City is permitted to sell fermented malt beverages in parks without a license or permit as outlined in Chapter 4 of the Green Bay Municipal Code.

(2) *Intoxicants.* No type of alcohol or intoxicant which is not a fermented malt beverage shall be sold in a park.

(3) *Containers.* All beverages shall be sold in unbreakable containers. Glass containers are not permitted.

(4) *License.* The City is not required to obtain a license or permit to sell fermented malt beverages in public parks as outlined in this section.

(5) *State provisions.* All other state provisions, including Wis. Stats. Ch. 125, shall apply to this section.

(Ord. No. 23-24, § 1, 10-15-2024)

Secs. 28-9—28-30. Reserved.

ARTICLE II. URBAN FORESTS

Sec. 28-31. Purpose.

It is the purpose of this article to promote, maintain, and improve the urban forest by addressing the planting, maintenance, and removal of trees within the City of Green Bay. This article provides full power and authority over all public trees, plants, and shrubs and to trees, plants, and shrubs located on private property that constitute a hazard or threat as described herein.
(Code 1984, § 25.21(1); Ord. No. 2-07; Ord. No. 18-09)

Sec. 28-32. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Agent means a vendor or contractor hired by the City to perform assigned tasks.

City Forester. The Director of Parks, Recreation and Forestry, or the representative thereof, oversees the duties of the City Forester.

Forestry Program Manual means a manual prepared by the City Forester pursuant to this article containing regulations and standards for the planting, maintenance, and removal of trees, shrubs, and other plants within the City.

Hazard means any tree with an infectious disease or insect problem; dead or dying trees; a tree or limb that obstructs streetlights, traffic signs, or the free passage of pedestrians or vehicles; a tree that poses a threat to safety.

Permit means the written permission of the City Forester.

Pest means any organism, insect, rodent, fungus, virus, bacteria, or other agent that causes any damage, abnormal growth or mortality of any tree, shrub, bush, or woody vegetation.

Property owner means the person owning such property as shown by the County Auditor's Plat of the City of Green Bay, Wisconsin.

Public property means property within the City limits of the City of Green Bay and owned, maintained, and controlled by the City or implied or expressly dedicated to the public for present or future use for purposes of vehicular or pedestrian traffic or for public easements.

Public right-of-way means:

(1) A strip of land occupied or intended to be occupied for a special use. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains, or any other use involving maintenance by a public agency shall be dedicated to public use by the maker of the plat on which such right-of-way is established.

(2) The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lot or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels.

Top or *topping* means the severe cutting back of limbs to stubs within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree.

Tree Protection Zone means the minimum area beneath a tree that must be undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Tree Protection Zone will typically be represented by a concentric circle centering on the tree's trunk.

Urban forest means a collection of trees in and around the City, including park and street trees on public property and trees on private property.
(Code 1984, § 25.21(2); Ord. No. 2-07; Ord. No. 18-09)

Sec. 28-33. Authority and power.

(a) *Green Bay Park Committee (hereafter "the Committee").* The Committee shall be advisory in nature with the purpose of providing advice to the Mayor and Common Council as to the preservation, protection, and management of the urban forest of Green Bay in accordance with the intents and purposes of this article. The Committee shall advise and consult with the Department of Parks, Recreation and Forestry, the Forestry Division, and the City Forester on any matter pertaining to the City of Green Bay Tree Ordinance and its enforcement.

(b) *City of Green Bay Parks, Recreation and Forestry Department (hereafter "the City").*

(1) The City shall have the authority and jurisdiction to plant, prune, maintain, and remove trees within the rights-of-way of all streets, alleys, avenues, lanes, and public properties and parks and tree-planting easements as may be necessary to ensure public safety or to preserve or enhance the symmetry and beauty of such public property.

(2) The City shall have the right to prune or cause the pruning of any tree or shrub on private property when it interferes with the proper spread of light along the street from a streetlight or interferes with visibility of any traffic control device or sign or sight triangle at intersections, or interferes with the passage of pedestrians or vehicles in the public right-of-way.

(3) The City shall have the right to treat or cause the treatment of any diseased or infested trees on private property when such trees constitute a potential threat to the urban forest.

(4) The City shall have the right to remove or cause the removal of any dead, diseased, infested, or structurally damaged tree, or portion of tree, on private property when such tree constitutes a potential hazard to life and property within the right-of-way or on public property or constitutes a threat to the urban forest.

(c) *City Forester.*

(1) The City Forester shall have the authority and jurisdiction of regulating the planting, maintenance, and removal of trees on public property and, subject to private property tree and vegetation regulations, to ensure safety or preserve the aesthetics of such public sites.

(2) The City Forester shall have the authority to review all requests for permits for any planting, removal, pruning, and/or trimming or cutting of trees on any public property. The City Forester shall also have the authority to grant or deny and to attach reasonable conditions to all permits.

(3) The City Forester has the authority and jurisdiction to review tree planting and landscaping planting plans for building and development projects that have been submitted as required by Chapter 44. The City Forester has authority to modify a landscape plan as a condition of approval.

(4) The City Forester shall have the authority and jurisdiction to supervise or inspect all work done under a permit issued in accordance with the terms of this article.

(5) The City Forester may inspect any trees, shrubs, vines, hedges, plants, logs, or branches existing or growing upon any property within the City. The City Forester may conduct surveys to determine if any destructive or communicable disease or other pest exists which may be detrimental to or endanger the good health and well-being of trees or other plant life in the City.

(6) The City Forester shall have the authority and jurisdiction to restrict tree maintenance activities within the City limits to reduce the spread of infectious diseases and/or insects. Restrictions are to be listed in the Forestry Program Manual and presented annually in the local media.

(7) The City Forester shall enforce such rules, regulations, permit, and penalty procedures as deemed necessary and may do so by the issuance of municipal citations to effectuate the intent of this article. No person shall unreasonably hinder, prevent, delay, or interfere with the City Forester or their agents while engaged in the execution or enforcement of this article.

(Code 1984, § 25.21(3); Ord. No. 2-07; Ord. No. 18-09)

Sec. 28-34. Public tree and vegetation regulations.

(a) It shall be unlawful for any person to plant, prune, or remove any tree (or portion thereof), shrub, or other plant upon any public property without a permit.

(b) It shall be unlawful for any person to "top" any tree on public property.

(c) Trees on public property shall be protected from damage or removal by any means unless otherwise authorized by a permit issued by the City Forester. Tree crowns and trunks shall not suffer any branch or bark loss. Roots shall be protected from compaction, storage of materials, and severing within a circle around the tree with the tree trunk as the focal point. The radius of the Tree Protection Zone (TPZ) shall be determined by the tree diameter listed in the following table:

RADIUS OF TREE PROTECTION ZONE

Tree Diameter at 4 ½ Feet Above Ground	*Radius of TPZ (Tree Trunk in Center)*
0—4.0 inches	2.0 feet
4.1—9.0 inches	5.0 feet
9.1—14.0 inches	10.0 feet
14.1—19.0 inches	12.0 feet
19.1 or more inches	15.0 feet

Roots located within the determined circle shall be protected by such practices as temporary bridges for vehicles or auguring for utility installation. Any factors that would cause any deviations from the above table shall be noted on the permit issued for such work and require notification of the City Forester.

(d) It shall be unlawful for any individual to place salt, brine, petroleum products, herbicides, or any other substances in such amount as to be toxic or injurious to the health, growth, or vitality of any public tree.

(e) No individual shall be allowed to drive nails, staples, screws, or fasten any rope, wire, electric attachment, sign (including any bills, advertisements, cards, or notices of any kind) or other devices to a public tree or to any guard about such tree.

(f) No individual shall deposit, place, store, or maintain upon any public property any stone, brick, sand, concrete, or other materials which may impede the free passage of water, air, or fertilizer to the roots of any tree growing therein, except by written permit of the City Forester.
(Code 1984, § 25.21(4); Ord. No. 2-07; Ord. No. 18-09)

Sec. 28-35. Private property tree and vegetation regulations.

(a) The owner of any tree or shrub overhanging any street or right-of-way within the City shall prune the tree or shrub before it interferes with the proper spread of light along the street from a streetlight or interferes with visibility of any traffic control device or sign or sight triangle at intersections or interferes with the passage of pedestrians or vehicles in the public right-of-way.

(1) If the owner of the property fails or refuses to take remedial action, the City Parks, Recreation, and Forestry Department, or the agent of, may perform the remedial action without compensation to such owner or any person who planted or caused to be planted such tree or shrub.

(2) The City Parks, Recreation, and Forestry Department may charge the owners for the expenses incurred.

(b) If the City Forester ascertains that a tree or shrub growing on private property suffers from a communicable disease or insect infestation which threatens the health of the urban forest, the City Forester may notify the owner of the property that the tree or shrub must be treated or removed within 15 days of the notification.

(1) If the owner of the property fails or refuses to take remedial action, the City Parks, Recreation, and Forestry Department, or the agent of, shall have the authority to enter the property and perform the remedial action without compensation to such owner or any person who planted or caused to be planted such tree or shrub.

(2) The City Parks, Recreation, and Forestry Department shall charge the owners for the expense incurred.

(c) The City Parks, Recreation, and Forestry Department shall have the right to cause the removal of any hazardous tree (or portion of tree) on private property within the City when such tree constitutes a hazard to life or property in the public right-of-way or on public property. The City Forester shall notify the owner of the property that the hazard must be alleviated or removed within 15 days of the notification.

(1) If the owner of the property fails or refuses to take remedial action, the City Parks, Recreation, and Forestry Department, or the agent of, shall have the authority to enter the property and perform the remedial action without compensation to such owner or any person who planted or caused to be planted such tree.

(2) The City Parks, Recreation, and Forestry Department shall charge the owners for the expense incurred.

(Code 1984, § 25.21(5); Ord. No. 2-07; Ord. No. 18-09)

Sec. 28-36. Permits.

(a) No person shall plant, spray, fertilize, preserve, prune, remove, cut or otherwise disturb any public tree, or portion thereof, without first submitting a written request and procuring a permit from the City Forester.

(b) Public utility companies shall notify the City Forester in writing prior to pruning any public tree for the purpose of maintaining safe line clearance and shall carry out all such work in accordance with accepted arboricultural standards.

(c) No person shall excavate any ditches, tunnels, trenches, or lay any drive within a radius of 15 feet from any public tree without first submitting a written request and procuring a permit from the City Forester.

(Code 1984, § 25.21(6); Ord. No. 2-07; Ord. No. 18-09)

Sec. 28-37. Violations.

(a) Any person found to disturb the root zone, prune, remove, or cause the removal or death of any public tree, shrub, or other plant without a permit shall be subject to a forfeiture of not less than $500.00 per incident nor more than the greater of $1,500.00 or the calculated value lost according to the latest edition of the Council of Tree and Landscape Appraisers "Guide for Plant Appraisal."

(b) Any person violating any other provision of this article shall be subject to a forfeiture of not less than $25.00 per incident nor more than the greater of $1,500.00 or the calculated value lost according to the latest edition of the Council of Tree and Landscape Appraisers "Guide for Plant Appraisal."

(Code 1984, § 25.21(7); Ord. No. 2-07; Ord. No. 18-09; Ord. No. 32-12)

Sec. 28-38. Emergencies.

The Mayor, with approval of the City Council, in the case of emergencies, such as windstorms, ice storms, or other disasters, may waive the requirements of this article so that they in no way shall hinder private or public work to restore order in the City.

(Code 1984, § 25.21(8); Ord. No. 2-07; Ord. No. 18-09)

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
March 17, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # O.2

To approve hiring Carrico Aquatic Resources to replace 2 pool heaters at the Joannes Aquatic Center for a total cost of $104,868.50.

BACKGROUND

The pool heaters at the Joannes Aquatic Center are original to the construction of the facility. In recent years there have been numerous smaller equipment failures to these heaters, but we have been able to repair them. They are becoming more unreliable each year. The Parks Department would like to be proactive and replace these pool heaters before they completely fail. The Purchasing Department bid out the replacement of two pool heaters for the Joannes Aquatic Center. The scope of work includes the purchase, delivery and installation. Two companies bid on the work. The City is recommending contracting these services to the low bid, Carrico Aquatic Resources, for a total cost of $104,868.50. The City has worked with Carrico Aquatic Resources on numerous occasions and has been satisfied with their work. If approved, this work would be completed before the start of the 2026 pool season.

RECOMMENDATION

To approve.

FISCAL IMPACT

The total cost to replace two pool heaters at the Joannes Aquatic Center is $104,868.50. The funding for these replacements will come from 2 funding sources.

$250,000 - 2025 bond funding to replace the pool filters at the Joannes Aquatic Center.
$200,000 - 2024 bond funding to replace the asphalt roof shingles at all of the buildings at the Joannes Aquatic Center.

The projects originally bonded for have been completed. There is enough remaining funding in these 2 accounts to fund the replacement of the pool heaters. No additional funding will be needed if this is approved.

ATTACHMENTS

1. 2026-03 Bid Summary
2. Carrico Aquatic Resources - Bid

CITY OF GREEN BAY - Bid Tabulation

Bid ID: 2026-03 Pool Heater Replacement At Joannes Aquatic Center

Broadcast Date: 2/5/2026

Due Date: 2/26/2206 by 2:00 (CST)

CC: 6500, 93100, 98800

			VENDOR #1	VENDOR #2	VENDOR #3	VENDOR #4
	ITEM DESCRIPTION	**QTY (UNITS)**	**CARRICO AQUATIC RESOURCES** Jefferson, WI	**TWEET GAROT MECHANICAL** De Pere, WI	**NICOLET HEATING & COOLING** Green Bay, WI	**PLEVA MECHANICAL** Woodward, IA
			PRICE	**PRICE**	**PRICE**	**PRICE**
1	Pool Heater #1	1	$46,500.00	$64,041.50	$54,464.29	$112,089.00
2	Pool Heater #2	1	$46,500.00	$64,041.50	$54,464.29	$112,089.00
3	Year/Make/Model	n/a	2026 Raypak MVB P2004 A	2026 Raypak MVB P2004 A	2026 Raypak MVB P2004 A	SPH 3600
4	Factory Authorized Statup (Pool Heater #1 & #2)	1	Included	Included	$4,000.00	$3,500.00
5	Complete Install	1	$11,868.50	-	$55,443.42	$59,246.00
	TOTAL PROJECT COST		**$104,868.50**	**$128,083.00**	**$168,372.00**	**$286,924.00**
	Lead Time		2 weeks	4-6 weeks	n/a	30 days
	Payment Terms (Net 30)		Yes	Yes	Yes	Yes
	Early Payment Discounts		n/a	n/a	n/a	n/a

RECOMMENDATION: Award the lowest responsive, responsible, vendor: **CARRICO AQUATIC RESOURCES.**

Form A – Signature of Affidavit

RFB 2026-03 POOL HEATER REPLACEMENT AT JOANNES AQUATIC CENTER

This form must be returned with your response.

In signing Bids/Proposals, we certify that we have not, either directly or indirectly, entered into any agreement or participated in any collusion or otherwise take any action in restraint of free competition; that no attempt has been made to induce any other person or firm to submit or not to submit Bids/Proposals, that Bids/Proposals have been independently arrived at, without collusion with any other Bidders/Proposers, competitor or potential competitor; that Bids/Proposals have not been knowingly disclosed prior to the opening of Bids/Proposals to any other Bidders/Proposers or competitor; that the above statement is accurate under penalty of perjury.

The undersigned, submitting Bids/Proposals, hereby agrees with all the terms, conditions, and specifications required by the City in this Request for Bids/Proposals, declares that the attached Bids/Proposals and pricing are in conformity therewith, and attests to the truthfulness of all submissions in response to this solicitation.

Bidders/Proposers shall provide the information requested below. Include the legal name of the Bidders/Proposers and signature of the person(s) legally authorized to bind the Bidders/Proposers to a contract.

Has your company ever been debarred?

X **NO**

_____ **YES** (please explain below):

_____

_____

_____

_____

_____

COMPANY NAME:	
Carrico Aquatic Resources, Inc.	
SIGNATURE:	
PRINT NAME:	**DATE:**
Matt Carrico	2-24-26

Form B – Receipt of Forms & Submittal Checklist

RFB 2026-03 POOL HEATER REPLACEMENT AT JOANNES AQUATIC CENTER

This form must be returned with your response.

Bidders/Proposers hereby acknowledge the receipt and/or submittal of the following forms:

FORMS	Initial to Acknowledge **SUBMITTAL**	Initial to Acknowledge **RECEIPT**
Description of Services/Commodities	N/A	
FORM A: Signature of Affidavit	MC	N/A
FORM B: Receipt of Forms & Submittal Checklist	MC	N/A
FORM C: Vendor Profile Information	MC	N/A
FORM D: Bid Offer Form	MC	N/A
FORM E: References	MC	N/A
FORM F: Confidential & Proprietary Information	MC	N/A
Appendix A: Standard Terms & Conditions	N/A	MC
Appendix B: Contract for Purchase of Services	N/A	MC
Statement of Qualifications (SOQ) – If Required	N/A	N/A
Addendum # 1		MC
Addendum #		
Addendum #		
Addendum #		

COMPANY NAME:	
Carrico Aquatic Resources, Inc.	
SIGNATURE:	
Matt Carrico	
PRINT NAME:	**DATE:**
	2-24-24

Form C – Vendor Profile Information

RFB 2026-03 POOL HEATER REPLACEMENT AT JOANNES AQUATIC CENTER

This form must be returned with your response.

COMPANY INFORMATION

COMPANY NAME (Make sure to use your complete, legal company name):			
Carrico Aquatic Resources, Inc.			
FEIN (If FEIN is not applicable, SSN collected upon award):			
42-1487242			
CONTACT NAME:	**TITLE:**		
Matt Carrico	President		
TELEPHONE NUMBER:	**FAX NUMBER:**		
920-541-3600			
EMAIL:			
matt@carricoaquatics.com			
ADDRESS:	**CITY:**	**STATE:**	**ZIP:**
720 North Parkway	Jefferson	WI	53549

ORDERS/BILLING CONTACT

CONTACT NAME:	TITLE:		
Cyndi Robertson	Director of Purchasing		
TELEPHONE NUMBER:	**FAX NUMBER:**		
920-541-3600			
EMAIL:			
cyndi@carricoaquatics.com			
ADDRESS:	**CITY:**	**STATE:**	**ZIP:**
720 North Parkway	Jefferson	WI	53549

PROCUREMENT CARD (P-CARD)

COMPANY ACCEPTS PAYMENT BY CREDIT CARD:	
YES _____ or NO X	**NOTE: The City does not pay service charges.**

The City of Green Bay has implemented a Procurement Card (P-Card) Program. Bidders/Proposers must have the capability to accept credit cards for payments or must be willing to take the necessary steps in order to accept credit card payments by the City prior to the implementation of this agreement as the City may opt to use the P-Card as its method of payment.

While acceptance of credit cards for payments may be mandatory, this shall not be the City's exclusive method of payment. Bidders/Proposers shall not charge a surcharge, convenience fee or any other fees associated with the acceptance of payment by the City's P-Card.

Form D – Bid Offer Form

RFB 2026-03 POOL HEATER REPLACEMENT AT JOANNES AQUATIC CENTER

This form must be returned with your response.

Prepare the bid offer form as all inclusive, not-to-exceed, fixed fees:

All Inclusive – Covers all direct and indirect necessary expenses including but not limited to; travel, telephone, copying and other out-of-pocket expenses.

Not To Exceed – The actual fees shall not exceed the amount specified in fee proposal.

Fixed Fee – All prices, rates, fees and conditions outlined in the proposal shall remain fixed and valid for the entire length of the contract and any/all renewals.

Any pricing increases or additions must be agreed upon in writing by bother parties.

ITEM	DESCRIPTION OF ITEMS	UNIT COST
1.	Pool Heater #1	$46,500.00
2.	Pool Heater #2	$46,500.00
	List Year/Make/Model Quoted:	2026 Raypak MVB "H" Bypass P2004A
3.	Factory Authorized Startup Pool Heater #1 & #2	Included
4.	Complete Install	$11,868.50
	TOTAL PROJECT COST	$ 104,868.50

LEAD TIME (UPON RECEIPT OF ORDER):
2 WEEKS
PAYMENT TERMS (NET 30):
YES X / NO _____ / OTHER _____
EARLY PAYMENT DISCOUNT (SPECIAL TERMS):

Form E – References

RFB 2026-03 POOL HEATER REPLACEMENT AT JOANNES AQUATIC CENTER

This form must be returned with your response.

REFERENCE #1 – CLIENT INFORMATION			
COMPANY NAME:	**CONTANCT NAME:**		
City of Cedarburg	Jason Scheer		
ADDRESS:	**CITY:**	**STATE:**	**ZIP:**
W63N645 Washington Avenue	Cedarburg	WI	53012
TELEPHONE NUMBER:	**FAX NUMBER:**		
262-375-7611			
EMAIL:			
jscheer@cityofcedarburg.wi.gov			
CONTRACT PERIOD:	**YEAR COMPLETED:**	**TOTAL COST:**	
November 2025	2026	$88,705.24	
DESCRPTION OF WORK PERFORMED:			
Removal of existing Raypak heater and installation of MVB P2005A			

REFERENCE #2 – CLIENT INFORMATION			
COMPANY NAME:	**CONTANCT NAME:**		
The Legend Clubs	Tom Brun		
ADDRESS:	**CITY:**	**STATE:**	**ZIP:**
1 Legend Way	Wales	WI	53183
TELEPHONE NUMBER:	**FAX NUMBER:**		
262-968-9717			
EMAIL:			
tbrun@thelegendclubs.com			
CONTRACT PERIOD:	**YEAR COMPLETED:**	**TOTAL COST:**	
May 2025	2025	73,705.24	
DESCRPTION OF WORK PERFORMED:			
Replaced Raypak Hi Delta pool heater with Raypak MVB 1505A pool heater			

REFERENCE #3 – CLIENT INFORMATION			
COMPANY NAME:	**CONTANCT NAME:**		
Shawano School District	Shawn Mathwich		
ADDRESS:	**CITY:**	**STATE:**	**ZIP:**
220 County Rd B	Shawano	WI	54166
TELEPHONE NUMBER:	**FAX NUMBER:**		
715-526-3194			
EMAIL:			
mathwis@shawanoschools.com			
CONTRACT PERIOD:	**YEAR COMPLETED:**	**TOTAL COST:**	
February 2025	2025	$28,985.00	
DESCRPTION OF WORK PERFORMED:			

Form F – Confidential & Proprietary Information

RFB 2026-03 POOL HEATER REPLACEMENT AT JOANNES AQUATIC CENTER

This form must be returned with your response.

Material submitted in response to the City of Green Bay's ("City") Bid/Proposal includes at least one formula, pattern, compilation, program, device, method, technique or process that derives independent economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use and is the subject of reasonable efforts to maintain its secrecy. Such information qualifies as a trade secret, as provided in Wis. Stat. § 19.36(5). As such, the Bidder/Proposer asks that the trade secrets contained on certain pages of this Bid/Proposal, as indicated below, be treated as confidential material and not be released to the public. I am providing the following information with the understanding that it is being submitted to the City under a pledge of confidentiality. I would not have submitted this information had the City not pledged to keep it confidential* and request that the following pages not be released:

SECTION	PAGE	TOPIC

NOTE: Bidders/Proposers are cautioned that the entire Bid/Proposal may not fall withing the confines of the pledge of confidentiality. The about designation(s) of confidentiality in now way guarantees that designated information will be kept confidential. Under the provision of the Public Records Law, Bidder/Proposer is not entitled to notification prior to release of information and is not entitled to go to court to block disclosure of any portion of the Bid/Proposal.

If the City agrees with Bidders/Proposers designation of trade secret or confidentiality and the designation is challenged, the undersigned hereby agrees to provide legal counsel or other necessary assistance to defend the designation of trade secret or confidentiality.

Failure to include this designation in the Bid/Proposal response may mean that all information provided as part of the Bid/Proposal response will be open to examination and copying.

COMPANY NAME:	TITLE:
Carrico Aquatic Resources, Inc.	President
SIGNATURE:	
PRINT NAME:	DATE:
Matthew Carrico	2-24-24

NOTE: The City as custodian of these public records has the obligation, pursuant to Public Record Laws, to determine whether the above information can be kept confidential.

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
March 17, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # O.3

To approve hiring Sommerville, Inc. for a total cost of $94,600 for architectural services necessary to create construction bid documents to construct a heated equipment storage garage at the Park Shop.

BACKGROUND

In 2026 the City Council bonded $100,000 for the Parks Department to hire an architect to design and complete construction bid documents for the future construction of a Heated Storage Building at the Park Shop to house Park vehicles and equipment. As our equipment continues to get bigger and the number of vehicles and equipment increases, the existing Park Shop indoor parking facility is unable to house all of the daily equipment. This leaves expensive equipment and vehicles exposed to harsh temperatures, precipitation and exposure to sunlight that can degrade fiberglass booms and equipment stored on the trucks. Equipment that would be stored in this building would include; aerial lift trucks, chip trucks and chippers, flatbed trucks and skid loaders. Much of this equipment runs on diesel fuel and has sensitive hand controls that the operation can be affected by extended exposure to harsh weather conditions.

The Park Department's 5-year Capital Improvement Plan currently calls out a request in 2028 to fund the construction costs of this building.

The Request for Proposals was sent to 7 companies. Only 2 companies submitted proposals. Staff is recommending hiring Somerville, Inc., who submitted the low quote for a total cost of $94,600. The breakdown of costs associated with the work is listed below.

$39,500 - Conceptual Design and Design Development
$26,300 - Construction Documents
$22,000 - Construction Administration Services
$6,800 - Site Survey, Soil Borings
$94,600 - Total Cost

RECOMMENDATION

To approve.

FISCAL IMPACT

The City bonded $100,000 in 2026 for this project. The low quote is within the existing budget. No additional funding is needed.

ATTACHMENTS

1. Summary of RFPs-3.6.26

2. City of Green Bay - Park Shop – Heated Storage Building - Somerville

Park Shop Heated Storage Building - RFP

Consultant		Price
Somerville	$	94,600.00
Strang	$	144,500.00

*RFP was sent to seven (7) companies

somerville

architects
engineers

FEBRUARY 26, 2026

PROPOSAL FOR:

Architectural & Engineering Design Services for Park Shop - Heated Storage Building

City of Green Bay



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February 26, 2026

Emma Browne, PE
Park Planner
City of Green Bay Department of Parks, Recreation and Forestry
100 N Jefferson Street, Room 510
Green Bay, WI 54301

Dear Ms. Browne,

The City of Green Bay's Park Shop – Heated Storage Building project represents an important investment in the operational needs of the Forestry Department and the long-term stewardship of City resources. Somerville is pleased to submit our qualifications to support the planning and design of a functional, durable, and low-maintenance heated storage facility that enables efficient circulation and safe storage for trucks and trailers. Our team brings proven experience delivering practical, **cost-conscious municipal facilities**, and we are committed to providing solutions that meet program needs, respect the project budget, and serve the City of Green Bay and its community for years to come.

Somerville is one of Wisconsin's largest 100% employee-owned providers of **integrated architecture, engineering, interior design**, and construction administration services. We have been in business since 1946 and have had the opportunity to serve many of Wisconsin's cities, villages and municipalities, including the City of Green Bay. One of Somerville's greatest assets is the flexibility and sensitivity to respond to each individual aspect of your project. The expertise and talent of our professionals provides a strong foundation for every project. Our team balances technical expertise with decades of hands-on experience as facility planners and designers.

We hope the enclosed information adequately conveys our interest in your project, as well as our team's qualifications to execute it to your satisfaction. Somerville's expertise, long history, depth of staff, and solid financial stability will ensure that our firm and its personnel will be a resource to the City of Green Bay for years to come.

Thank you for this opportunity.

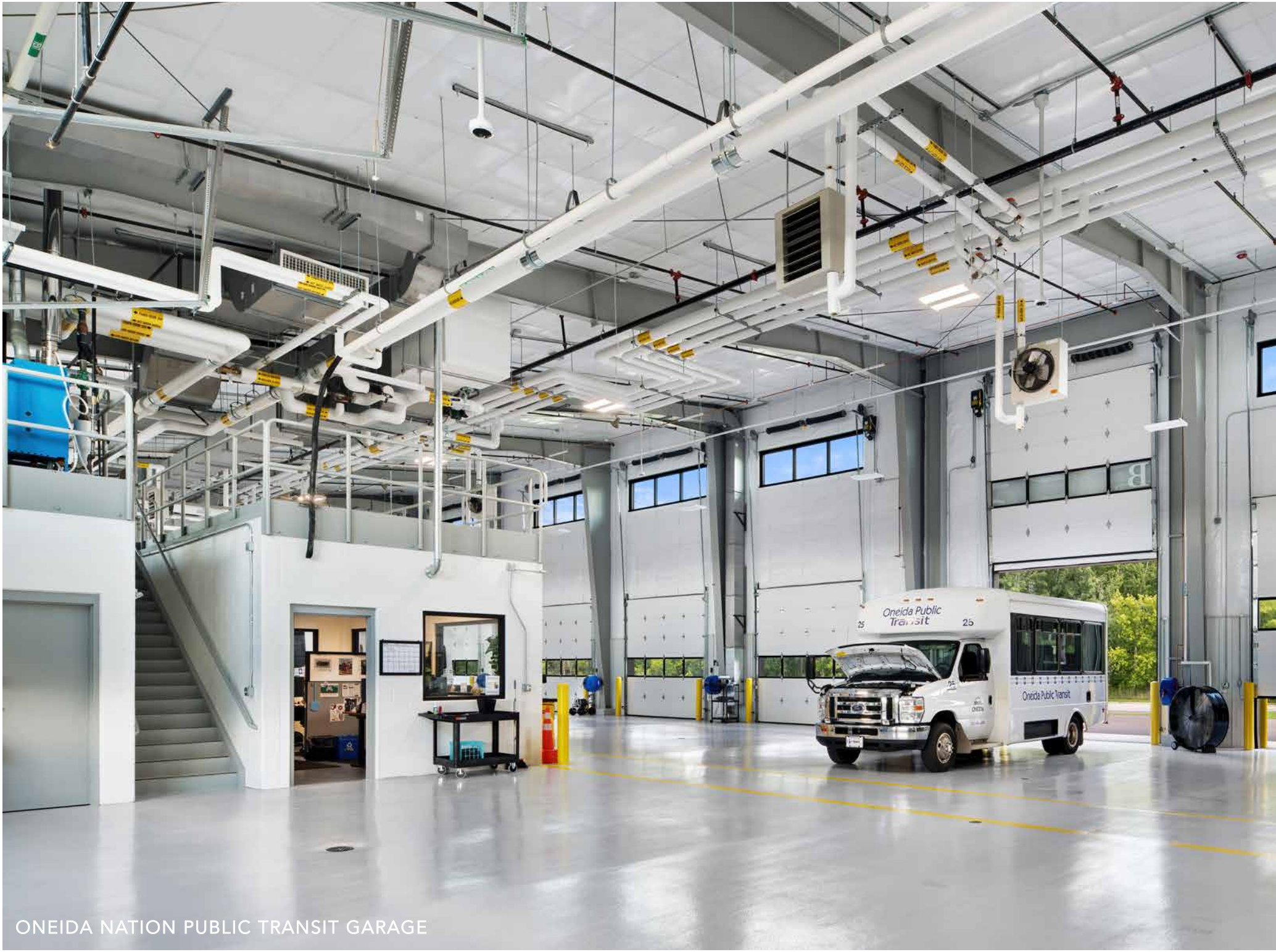


Matthew J. Schachtner, NCARB, AIA
Principal-in-Charge | President
mschachtner@somervilleinc.com | 920-593-3839

Somerville, Inc.
2120 Riverside Drive | Green Bay, Wisconsin 54301
920.437.8136 | **somervilleinc.com**

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ONEIDA NATION PUBLIC TRANSIT GARAGE

HEADQUARTERED
Green Bay
WISCONSIN

Somerville, Inc.
2120 Riverside Drive
Green Bay, WI 54301

Phone 920.437.8136
Fax 920.437.1131

somervilleinc.com

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80 Years

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EMPLOYEE-OWNED CORPORATION



SOMERVILLE BUSINESS INFORMATION

At Somerville, we believe that design matters, not only for building systems and structures, but also in the assembly of our team. Our innovative, engaging, and creative projects begin with our outstanding staff. The idea "design matters" begins with a strong employee foundation and a belief that each employee you interact with matters to you and your project.

PRINCIPALS

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mparma@somervilleinc.com | 920.593.3860

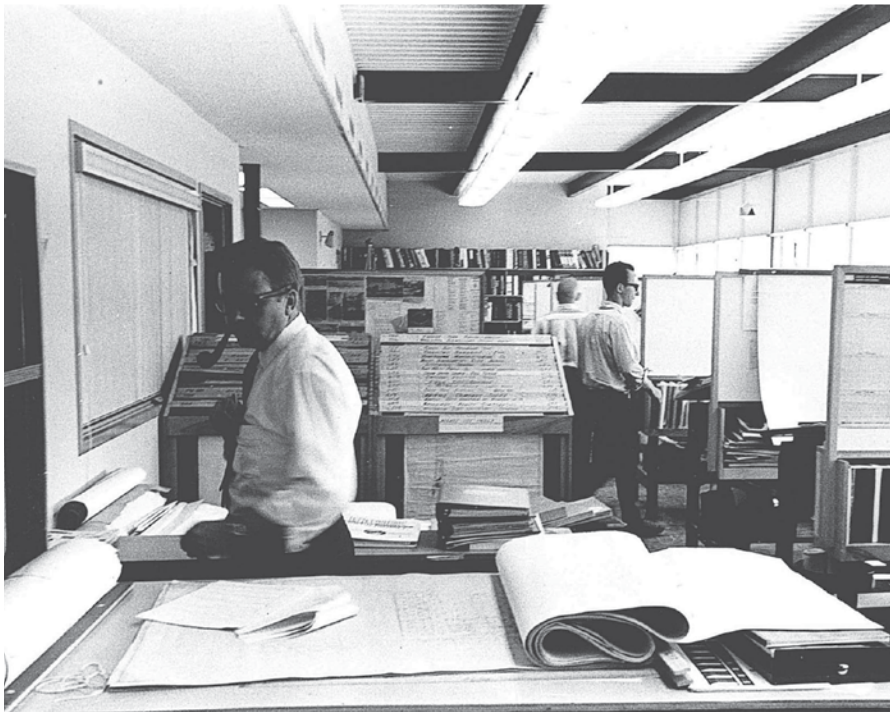
PRIMARY CONTACT

Collin Arndt, AIA | Architect
carndt@somervilleinc.com | 920.593.3861

SOMERVILLE STAFFING

In-House Architectural Personnel	
Registered Architects	8
Project Managers	6
Architectural Designers	3
Drafters	2
Interior Designers	2
In-House Engineering Personnel	
Registered Mechanical	3
Registered Electrical	3
Registered Plumbing & Fire Protection	1
Drafters & Designers	7
Support Personnel	
Construction Phase Services	2
Production/Quality Control	1
Marketing/Business Development	4
Administrative	3
Total Number of Employees	**45**







our story

1946

Somerville, Inc. was founded in 1946 by **John E. Somerville** to deliver professional Architectural/Engineering (A/E) services and a quality customer experience.

Success was met early on by Somerville's dedicated team with the completion of numerous commercial and industrial projects. Word of our success quickly spread throughout northeast Wisconsin, expanding Somerville's client base to include civic, cultural, life, healthcare, corporate, and our largest market today, education.

Since 1946, our team has continued the tradition of **designing beautiful facilities that are landmarks in their communities,** the most notable being the original Lambeau Field built in 1957 and its 2003 renovation. Performing an important role in the growth of many of the Midwest's largest and most recognizable companies and organizations, Somerville's service base grew to fulfill the demands of diverse client base. We take great pride in the variety of projects we have completed, and our broad experience across different markets informs every design we create. We have built our reputation by designing **attractive, well-engineered, energy-efficient buildings** of all types while maintaining established budgets, schedules, and relationships.



TODAY



One thing is for sure, **Somerville isn't your typical architectural and engineering firm.**

We've been in business for almost **eight decades,** and in that time, we've created thoughtfully-designed and inspiring buildings for clients in a wide range of industries. But we've also built something more important – a reputation for listening to our clients, responding with innovative designs and then completing projects on time and on budget. Maybe that's why **94% of our clients have returned to us** time and again, trusting us to complete more than 8,000 projects.

Of course, our clients also appreciate that we're **employee-owned** and that they know they can count on our team to take pride in designing solutions that will serve their needs now and well into the future. Many clients also point to **how easy we make the design and construction process** - Somerville offers a comprehensive range of architectural, engineering and interior design services all under one roof.

Whatever your reason for choosing Somerville for your next project, one thing is for sure – you'll be pleased with the results.



ARCHITECTURE

Our approach to design is simple. You have a goal for your next building project, and our job is to help you achieve and even **exceed that goal** – often in ways you never dreamed possible.

To do that, we begin by getting to know you and your business or mission. **We ask questions.** We learn about your unique goals and challenges and we share our seven decades of insight learned through similar challenges and design.

Then **we respond with thoughtful and innovative design solutions** created especially for you. Our process is interactive; we take the time to listen again to your feedback and suggestions. In fact, we encourage that give-and-take throughout the design and construction process because we understand that no one knows your business or mission like you do. In the end, we've created not only a great space but **a lasting relationship with you**. Perhaps that's why so many of our clients have returned to us for project after project.



ENGINEERING

It's simply not enough for a building to enhance your organization's image and purpose. It also has to be **comfortable, safe and as efficient** as possible to operate and maintain.

Our in-house staff includes LEED-accredited engineers and designers — from **electrical, plumbing** and **fire protection** design to **HVAC**, air quality, and sustainable "green" energy systems. Our engineers and architectural team collaborate and work closely with each other, applying the **latest systems and technology** to create a seamlessly integrated infrastructure plan for your building that provides maximum comfort, efficiency, and reliability.

What's more, **our engineers understand that your needs can grow.** They design with an eye toward making future expansion easy and inexpensive – at Somerville, **we're always thinking ahead.**



INTERIOR DESIGN

It's one thing to design a space. It's quite another to **design an environment** – how the space feels, how people move through it, and how the space can be used to promote productivity while contributing to your organizational goals.

Interior design is about **integrating your brand with the built environment** to create a memorable experience. Elements like material, image, color, texture, pattern, and illustration are aligned with architectural features to convey a specific feeling or create a distinct experience.

Throughout the design process, we can help you **visualize the environment** and propose ideas, ensuring you get a real sense of how your final environment will look and feel before construction even begins.

Our interior design team provides **solutions that are creative,** environmentally progressive, and provide a lasting impact unique to your vision, mission, and goals.

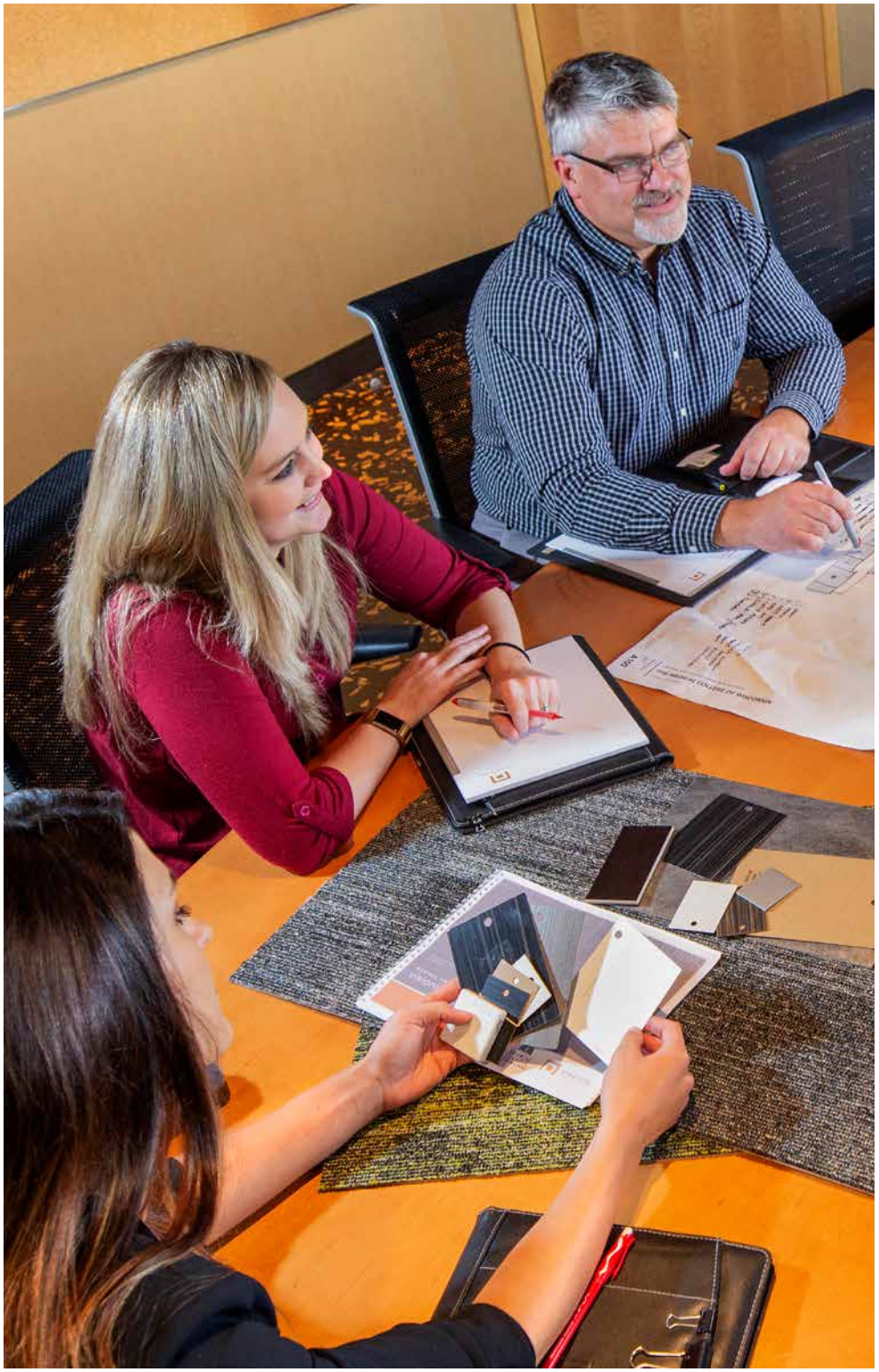
ENVIRONMENTAL GRAPHICS

Environmental graphic design is about **integrating a story or a brand with the built environment** to create a memorable experience.

Environmental graphic design in its most basic explanation **unites architecture with visual elements of a brand.** But it is much more than that. Environmental graphics help create a sense of comfort and inspiration in a hospital, provide words of encouragement to students in a school, and give businesses eye-catching displays that promote their brand.

Images, color, patterns, illustrations, and typography are integrated with architectural features to **convey a specific message or create an experience.** The message and experience can vary greatly – from informing building occupants how to interact with the space, to inspiring the people who inhabit it.

Our team of environmental graphic designers help you **communicate stories, inform people, activate spaces,** and organize places for efficient navigation.



PLANNING + SUPPORT

Building projects are often **bold visions for the future.** To turn those visions into reality, supporters must often convince others to embrace their dream as well.

After more than seven decades of managing projects both large and small, we know this– the more time and effort spent planning beforehand, the fewer issues and questions you'll have to deal with later. Somerville's planning + support services can **ensure your project goes smoothly** from start to finish.

That's why Somerville offers a variety of support services to assist in the effort, from **public presentation** support to fund-raising and direct mail campaign design and management. Somerville can also assist with grant applications, commissioning and bid management.

Finally, our experienced and highly respected staff can also be called upon to provide expert testimony for litigation purposes.

SUSTAINABILITY

At Somerville, "going green" isn't just a passing fad. **It's a driving mission.** It just makes sense to design and build buildings in a way that is more energy efficient, sensitive to the environment and makes better use of the natural resources that are all around us.

Our staff includes LEED-accredited architects and engineers. We are able to present you with a **vast array of sustainable product and systems** choices to incorporate into your building design—from simple ideas like low-flow toilets and motion sensor-controlled lighting systems to advanced high-efficiency geothermal heating systems. What's more, high-efficiency green technologies and building strategies often pay for themselves during their expected life cycle.

In presenting these sustainable options to you, we also help you **evaluate the feasibility, cost and potential return on investment** for each. This approach allows you to make the best choices for your project, now and for the future. After all, what **we most want to sustain is your satisfaction.**

MPTC HORICON REGIONAL CENTER

PROJECT **experience**

1,200+
CIVIC + LIFE + CULTURE PROJECTS IN OUR PORTFOLIO

Less than 2%
AVERAGE CHANGE ORDER RATE **VS.** 5% INDUSTRY AVERAGE

350+
CIVIC + LIFE + CULTURE CLIENTS

94%
REPEAT CLIENTS

Public Transit Garage
ONEIDA NATION
Oneida, Wisconsin

For years the Oneida Public Transit Department lacked a permanent home that met their needs and provided secure storage for their vehicle fleet. When it was time to create such a facility, Somerville was there to help them through the process. Beyond collaborating on a new facility design, Somerville also assisted in meeting regulatory requirements associated with federal grants that were pursued for the project. The result is a modern 12,000 SF facility with room for future expansion.

The center features five offices as well as a large conference room, a breakroom for drivers and staff, and a central reception area. **The vehicle storage area features dedicated restrooms and lockers for drivers, a wash bay, and mechanical space.** Outside of the building, a fenced area provides additional **secure vehicle storage area** and a separate parking area for staff and visitors.

Sustainable design was discussed throughout the course of the design process and, although the building will not be seeking LEED certification, it was designed to meet several of the standards implemented by LEED.

Project Highlights

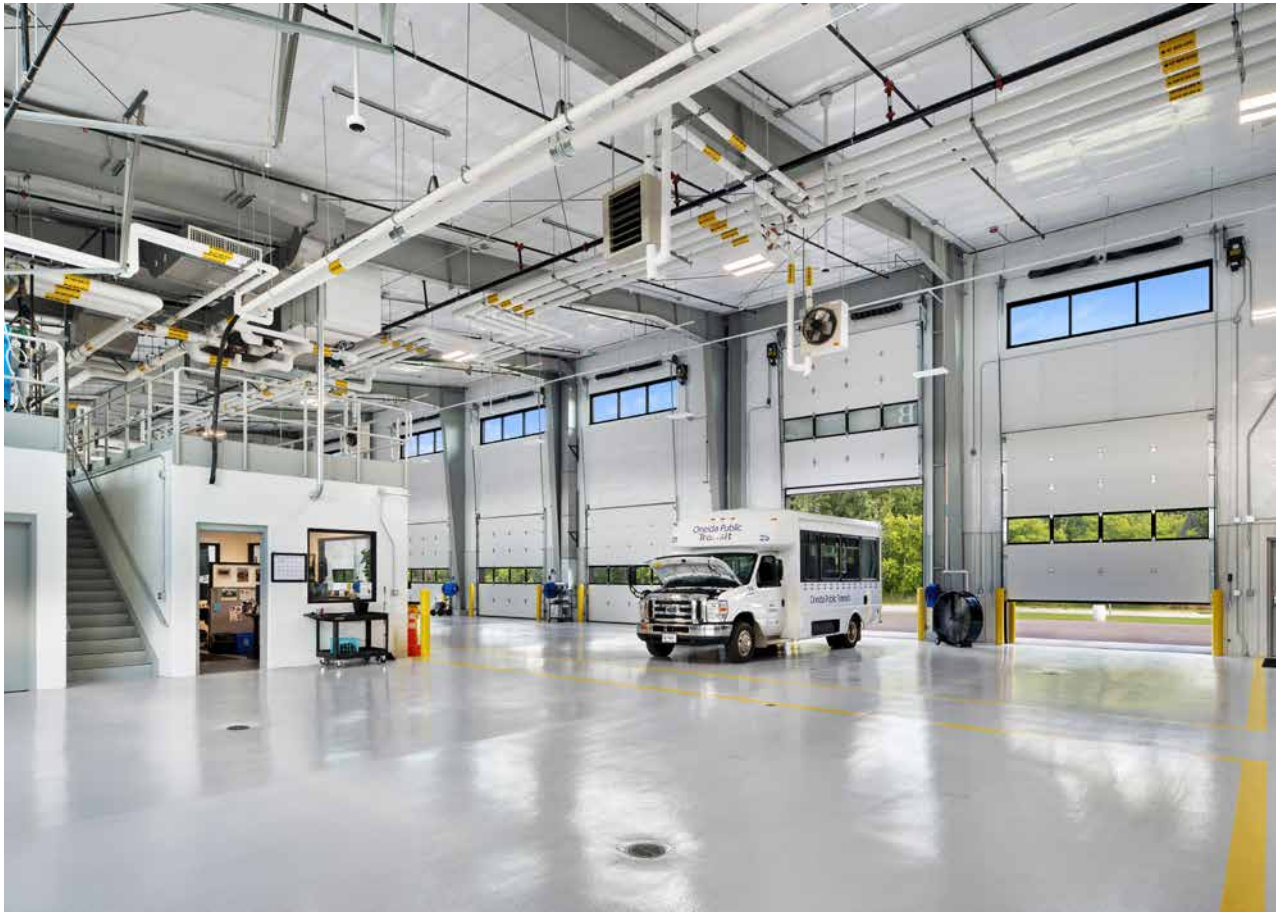
- Building Type: New Building
- Project Cost: $4.26 Million
- Area Dimensions: 12,000 SF
- Completion Date: June 2025















Public Safety Center

NICOLET COLLEGE

Rhinelander, Wisconsin

Somerville Architects and Engineers partnered with the College to deliver a new Public Safety Center that enhances hands-on learning and strengthens the campus's public safety education programs. The 10,000 SF facility provides instructional space in a modern, flexible environment designed to support real-world training for future first responders.

The building features a comprehensive mix of instructional and hands-on training spaces, including classrooms and labs, a self-defense training area, simulated jail cells with a mock booking space, EMS storage, ambulance and fire truck storage, offices, restrooms, and a dedicated student area. Together, these spaces support realistic, career-focused training while improving overall functionality for faculty and students.

The design of the facility incorporates strategically placed windows to increase natural daylight and create a brighter, more welcoming learning environment. The building allows Nicolet College to expand its public safety program into a cohesive, modern center that better supports evolving instructional needs.

Facility Highlights

- Building Type: New Building
- Project Cost: Original building shell: $1.3 M / Building Addition and Interior Buildout: $1.9 M
- Area Dimensions: 10,000 SF original building shell / 2,245 SF addition
- Completion Date: Shell - May 2022 / Addition and Buildout - August 2023









Horicon Regional Center

MORAINE PARK TECHNICAL COLLEGE

Horicon, Wisconsin

Somerville Architects and Engineers partnered with Moraine Park Technical College to design a new 18,000-square-foot regional center in Horicon, expanding access to hands-on, career-focused education for MPTC students. Completed in summer 2024, the facility was developed as a dedicated regional hub, purpose-built to support fire training while also accommodating additional academic programs and future growth.

The building includes classrooms, specialized fire training labs, a fitness center, offices, and apparatus bays with a dedicated donning area to support firefighter training and readiness. The design also incorporates a dedicated props area for a fire training tower and a drafting pond to allow fire trucks to fill on site, creating a realistic and fully functional training environment.

Throughout the project, the design team balanced established Moraine Park Technical College branding with unique architectural features tailored to the Horicon campus, resulting in a facility that is both recognizable and distinctly local. Designed with flexibility and expansion in mind, the new regional center positions the college to grow its programs and continue serving students and the surrounding communities for years to come.

Facility Highlights

- Building Type: New Building
- Project Cost: $6.9 Million
- Area Dimensions: 18,000 SF
- Completion Date: Summer 2024









New Transportation Center
MENOMINEE TRIBE OF WISCONSIN
Keshena, Wisconsin

When the Menominee Tribe's Transportation Department decided to expand services far beyond the capabilities of its 9,000-square foot transit facility, they called on Somerville for help.

Beyond collaborating on a new facility design, Somerville also assisted tribal leaders in meeting regulatory requirements associated with securing grants from the Federal Transit Administration and other government entities. The result is a modern 32,000-square foot facility with an additional 30,000-square feet available for future expansion.

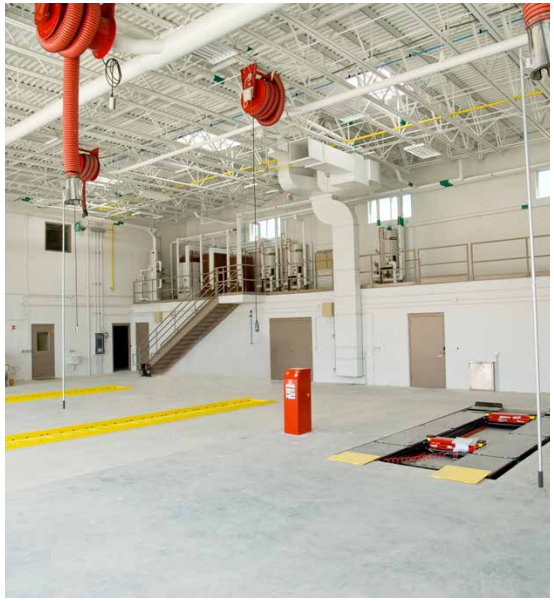
The center features indoor bay space for 28 city buses, a maintenance garage, a vehicle wash including automatic washing equipment and administrative office space. An additional canopy offers shelter for 14 school buses along with an 1800-square foot storage facility.

To promote sustainability and lower maintenance costs, the building boasts a geothermal heating and cooling system, a solar thermal hot water heating and a photovoltaic solar electric system. The two-level building is also thoughtfully situated on a slope, with the upper floor intended for public access and bus pick-up and drop-off, while the lower level provides garage access for buses largely out of the public view.

Facility Highlights

- Building Type: New Building
- Project Cost: $5.8 Million
- Area Dimensions: 32,000 SF
- Completion Date: May 2010







Ozaukee County Transit Station
OZAUKEE COUNTY
Port Washington, Wisconsin

Ozaukee County Transit had shared office and vehicle storage areas with the Ozaukee County Public Works Department and it became clear that a new facility was needed. The Transit Department worked with Somerville in programming the new facility, as well as adhering to requirements for both design and construction in regards to funding from the Federal Transit Administration and other grants. The result is a **18,000+ square foot center that accommodates indoor storage for dozens of county vehicles, a vehicle wash bay, administrative office space, and public use restrooms.**

The office component of the building includes 2 private offices, a large meeting room, storage, staff restrooms, an open office area for dispatch staff as well as a public lobby and restrooms.

The building style is reminiscent of mass transit's past, featuring pitched roofs with long overhangs, eave brackets, and arch-topped openings. The red brick and stone exterior resembles a classic rail depot. With the County's interurban bike/walking trail adjacent to the new facility, improving the relationship between trail users and the County facility became a design priority. A small park was incorporated as a tranquil rest area for all trail users. The park includes access to restroom facilities, a drinking fountain, benches, and vegetation.

Project Highlights

- Building Type: New Building
- Project Cost: $2.1 Million
- Area Dimensions: 18,800 SF
- Completion Date: September 2013









Ongoing Services

NORTHCENTRAL TECHNICAL COLLEGE

Various Locations in Wisconsin

Somerville has proudly partnered with Northcentral Technical College (NTC) since 2006, completing more than 120 projects across its campuses, including functional, low-maintenance vehicle storage buildings. Our long-standing relationship with NTC reflects our commitment to creating environments that support hands-on learning, workforce development, and community engagement. Many of these projects share similarities with the needs of a highway shop facility.

Notably, we designed NTC's CDL Training Building, which includes a truck bay, classroom space, and restrooms to support the College's Commercial Driver's License training program. We recently designed an addition to that facility that will provide a second truck bay, further expanding its capacity. Somerville has also completed an addition to the Diesel Lab at NTC's Wausau campus, along with the design of welding labs and schematic planning for a new diesel training facility. These projects demonstrate our experience designing durable, purpose-built environments that accommodate large vehicle access, technical instruction, and support spaces.

Through every project with NTC, we've gained valuable insights into how to plan and deliver specialized learning and operational environments that perform efficiently and stand the test of time.







Green Bay Metro Transit
CITY OF GREEN BAY
Green Bay, Wisconsin

The Green Bay Metro Transit Facility incorporate a 63,000 SF vehicle and bus storage garage, 13,000 SF administration and employee facilities area and 15,600 SF maintenance garage in a single location.

The facility includes an indoor fueling facility, bus wash and six maintenance bays. It also includes a large transit board/ public meeting room available for neighborhood residents' use after-hours.

The sweeping design of the bus entry/exit facilitates ease of passenger loading and location of buses, while the covered transfer station connects to the passenger waiting room. An in-depth programming and needs assessment process provided a cost-effective and functional yet contemporary design.

Project Highlights

- Building Type: New Building
- Project Cost: $6 Million
- Area Dimensions: 98,400 SF
- Completion Date: January 2001









PROJECT **team**



Matt Schachtner, NCARB, AIA
President & Principal In Charge

Matt Schachtner's natural inclination to roll up his sleeves and get his hands dirty has led him to the role of hands-on leader at Somerville.

Raised in a family of masons, homebuilders and structural engineers, Matt is a born designer still energized by the scent of sawdust and concrete. Building runs in his blood, and he fed that passion with summer jobs in masonry and homebuilding, a bachelor's degree in Architectural Studies and a Master of Architecture from the University of Wisconsin-Milwaukee. He followed that up with over 25 years of experience in the industry where he now leads an expert team with the sure hand of someone committed to innovative design and the power of relationships.

Today, Matt's steady leadership is marked by passionate problem solving – a desire to understand a client's challenges and co-create the solutions. He brings visionary planning to each project and provides the strategic direction to guide the expert team at Somerville through work that is unparalleled in client satisfaction. Matt has led a range of projects from high-end residential to health care facilities; from legendary sports venues like the crown jewel of the NFL in Green Bay to the city's transit center; from game-changing structures on La Crosse's riverfront to Green Bay's Automobile Gallery.

Although Matt is energized by his work, he doesn't take his foot off the pedal when the workday is done. At his family's more than 100-year-old Dyckesville house, he recently rebuilt a barn, and he and his wife stay busy with five children and a couple of horses. They raise lambs, pigs, chickens and turkeys and sit down each night to a dinner almost wholly supplied by their own hobby farm.

Personally and professionally, Matt values the relationships at the heart of it all. And he ensures no team operates more efficiently and with better results than Somerville. With his sleeves rolled up, Matt is the visionary leader ready to dive in.

EDUCATION / AFFILIATIONS

- **Master of Architecture,** University of Wisconsin – Milwaukee
- **Bachelor of Science in Architectural Studies,** University of Wisconsin – Milwaukee
- **Certificate in Historic Preservation,** University of Wisconsin – Milwaukee
- **Registered Architect** – Michigan, Wisconsin
- **National Council of Architectural Registration Boards** (NCARB) **Certified**
- **American Institute of Architects** (AIA)
- **Matt has been a part of the Somerville team since 1998**

PROJECT EXPERIENCE

- **Green Bay Metro**
  New Transit Facility
  Green Bay, Wisconsin
- **The Automobile Gallery**
  Remodeled building to a new gallery, event and meeting space
  Green Bay, WI
- **Brown County STEM Innovation Center**
  New Building
  Green Bay, Wisconsin
- **Green Bay Packers**
  Don Hutson Center Facility Assessment, Lambeau Field Suites & Interior Remodel; Lambeau Field Redevelopment; Hall of Fame Renovation; Food Service & Concessions Remodel
  Ashwaubenon, Wisconsin
- **Bellin Health**
  Multiple new buildings; Various addition and renovation projects
  Northeast Wisconsin



Collin Arndt, AIA
Architect

Collin Arndt is the bridge. He translates design concepts into fully modeled buildings, creating the documents to make them a reality.

There's a give and take throughout the design process which could last a couple of weeks to a couple of months, and Collin is that bridge between the possible and the actual throughout that process.

From extensive projects, such as the creation of the Bellin Health Titletown Sports Medicine & Orthopedics facility and additions to the CP Center and Campbellsport School District, to smaller renovation projects throughout the area, Collin's to-do list varies depending on where he's needed.

That versatility also applies to the changing technology and the ability to meet a client's goals. He appreciates being part of a team that works hard to engage and understand each client's vision, then execute a plan that's better than the client had imagined. That means each day, each deadline and each decision is different.

His focus is simple and has been a lifelong interest: impressive spaces that are comfortable for everyone to be in. His artistic nature and eye for design is an asset that aligns perfectly with Somerville's mission.

Somerville also offers him the opportunity to explore rapidly changing technologies, considering software that may be more effective and efficient and add to his arsenal. His role gives him the freedom to be on site to determine how materials work together and use that knowledge to consciously improve on the work.

Somerville's team works hard to understand each client's vision and bring that model to fruition. From dream to reality, Collin is that bridge.

EDUCATION / AFFILIATIONS

- **Bachelor of Science in Architectural Studies,** University of Wisconsin-Milwaukee
- **Registered Architect** – Wisconsin
- **American Institute of Architects** (AIA)
- **Experienced in Revit, Lumion**
- **Collin has been a part of the Somerville team since 2016**

PROJECT EXPERIENCE

- **Oneida Nation**
  Public Transit Garage
  Oneida, Wisconsin
- **Notre Dame Academy**
  Secure Entrance and Classroom Remodel, Science Classroom and Laboratory Remodel
  Green Bay, Wisconsin
- **Mid-State Technical College**
  Various Addition and Renovation Projects
  Northeast Wisconsin
- **Brown County**
  New STEM Innovation Center
  Green Bay, Wisconsin
- **School District of Westfield**
  Various Remodel and Site Improvement Projects
  Westfield, Wisconsin
- **DC Everest Area School District**
  Greenheck Turner Community Center, Facility Study, Evergreen Elementary School Remodel, Riverside Elementary School Remodel, Weston Elementary School Remodel, Rothschild Elementary School Addition and Remodel, Junior High School Remodel
  Weston, Wisconsin
- **Somerville Architects and Engineers**
  New Somerville Office Building
  Green Bay, Wisconsin



Kirsten Martin
Interior Designer

It takes a special touch to blend the practicalities of a space with the unique personalities of those spending time within it.

And Kirsten Martin has that special touch.

Her role as Interior Designer at Somerville places her at the heart of what makes a space come alive for its users. It takes a listening ear and an eye for what works, and Kirsten has excelled at collaborating with clients on the aspects of spaces that are most personal to them.

Her product knowledge guides clients in a way that adds substance to the subjective. And her counsel encourages quality choices. Aesthetic styles change over time, but with good choices, timeless design can be achieved.

Amidst the personal pieces, Kirsten delivers cohesive environments that pull the messaging of the client's brand together.

Interior design involves big decisions and for many clients, new considerations. Kirsten can quickly put clients at ease, with a friendly, fun approach that supports them in a way that inspires confidence in the decisions they're making about their future surroundings.

It's the process she most enjoys, and success for her is seeing clients embrace the adventure alongside the Somerville team.

Born and raised in the Green Bay area, Kirsten is now raising a family of her own, working to be present for each moment.

EDUCATION / AFFILIATIONS

- **Bachelor of Fine Arts in Interior Architecture and Business Administration,** University of Wisconsin – Stevens Point
- **International Interior Design Association** (IIDA) – Member
- **Experienced in InDesign, Photoshop, AutoCAD, and Revit**
- **Kirsten has been a part of the Somerville team since 2014**

PROJECT EXPERIENCE

- **Nicolet College**
  Fieldside Center Addition & Remodel
  Rhinelander, Wisconsin
- **Brown County**
  New STEM Innovation Center; New Medical Examiners Office; County Jail Expansion
  Green Bay, Wisconsin
- **Experience Green Bay**
  New Visitor Center
  Green Bay, Wisconsin
- **Bellin Health**
  Various Addition and Renovation Projects
  Northeast Wisconsin
- **Payne and Dolan**
  Office Addition and Renovation
  Greenville, Wisconsin
- **Wisconsin Aluminum Foundry**
  Office and Facade Renovation
  Manitowoc, Wisconsin
- **Cerebral Palsy Center**
  Addition & Remodel
  Green Bay, Wisconsin
- **Green Bay Area Public School District**
  New Starr Elementary School
  (currently in construction)
  Green Bay, Wisconsin



Sam Graner, PE, QCxP
Vice President of Engineering

Sam Graner is hoping you never notice all his hard work.

If all goes well, his efforts stay behind the scenes; his team doesn't get much credit. That means everything was done right.

Designing heating and cooling systems is less flashy, less visible than some of the more noticeable pieces of any project. But that's no testament to its importance, which you'll truly understand only if something goes wrong.

And Sam ensures it doesn't by putting design first. He considers design the most important aspect of a project: Good design minimizes risk and ensures the result is exactly what the client is looking for. It's good engineering practice that meets codes and regulations while keeping within a budget and masterfully coordinating with the electrical, plumbing and structural engineers and architects.

Sam's not in this for the credit. He's not in it for time spent in the office, looking at lines on paper. It's the field work – troubleshooting in a loud, hot mechanical room – that's more his style. It helps him appreciate what he's working on and allows for a better understanding of the system – and a better connection with the contractors installing his pieces. The hands-on experience allows him to better understand problems and how to manage them. Sam's listening to the maintenance folks, the ones who have to live with the work for 30 years. If he can make them happy, make their jobs easier, he's done his job.

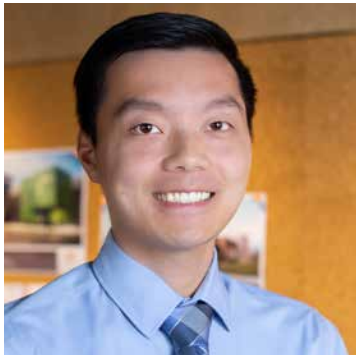
Ideally, no one notices or cares about his work because it's been done so well. A bit of a thankless job, but one that he takes great pride in.

EDUCATION / AFFILIATIONS

- **Bachelor of Science, Mechanical Engineering,** University of Wisconsin – Madison
- **Registered Professional Engineer** – Wisconsin
- **American Society of Heating, Refrigeration, and Air Conditioning** (ASHRAE)
- **Qualified Commissioning Process Provider** (QCxP)
- **Sam has been a part of the Somerville team since 2017**

PROJECT EXPERIENCE

- **Brown County**
  East Branch Library Renovation, STEM Innovation Center; Jail Expansion & New Medical Examiners Office, New Denmark Library and Community Center
  Green Bay, Wisconsin
- **Menominee Indian School District**
  New High School
  Keshena, Wisconsin
- **Green Bay Area Public School District**
  New Starr Elementary School (currently in construction)
  Green Bay, Wisconsin
- **Department of Corrections**
  Cell Hall Upgrades
  Green Bay, Wisconsin
- **Somerville Architects and Engineers**
  New Somerville office building
  Green Bay, Wisconsin



Nick LaFaive, PE
Electrical Engineer

Nick LaFaive's grandfather was his role model in more ways than one.

He was Nick's mentor, the sort of hero that a grandpa is to a grandson. But Nick also looked up to him for his hard work and skill in electrical engineering, his grandfather's forte. The superintendent for Cleveland-Cliffs Iron Company led the power plant work in Michigan for years, and his career sparked in his grandson an early interest in the industry.

When Nick helped his parents replace the outlets and lighting in their historic home, he found he not only enjoyed the work but it was something he was very good at.

Since Nick had math skills to spare, he explored engineering paths, continuing to find electrical work to be most interesting.

He's finding his niche at Somerville, using the latest computer software to convert the work of designers into a model. He appreciates Somerville's team approach to the work and finds the strong communication among departments – something that can be hard to come by in project work – keeps multiple projects running smoothly at all times. It also creates a workplace culture that makes him enjoy his work even more.

Open to any project, Nick finds that being a bit newer to his role gives him the flexibility to jump into experiences with a fresh perspective and bring innovative approaches to the work. He is ready to learn from the more experienced team members, while calling upon his UW-Madison education and experience.

Nick grew up in Menasha and is happiest when he's physically active or spending time with his wife and family. He's recently picked up kayaking, loves bike rides and thrives on summer activities. But winter has its upside too. He's played percussion since elementary school and is looking at joining a local band. And family time always rises to the top – board games, card games, outdoor fun and all.

EDUCATION / AFFILIATIONS

- **Bachelor of Science in Electrical Engineering,** University of Wisconsin–Madison
- **Certificate in Mathematics,** University of Wisconsin–Madison
- **Registered Professional Engineer** – Wisconsin
- **OSHA 10 training**
- **Experienced in Revit and AutoCAD**
- **Nick has been a part of the Somerville team since 2019**

RELATED EXPERIENCE

- **Notre Dame Academy**
  Maintenance Garage, Addition & Interior Remodel, Secure Entry and Classroom Remodel
  Green Bay, Wisconsin
- **Menominee Indian School District**
  New High School, Keshena Primary School - Main Office Remodel
  Keshena, Wisconsin
- **Green Bay Area Public School District**
  New Starr Elementary School (currently in construction), Howe Elementary School HVAC Upgrades and Remodel, Aldo Leopold Community School Remodel
  Green Bay, Wisconsin
- **Brown County**
  New Denmark Library and Community Center
  Denmark, Wisconsin
- **D.C. Everest Area School District**
  Greenheck Turner Community Center
  Weston, Wisconsin
- **Green Bay Packers**
  Concourse Renovations, North Generator Addition
  Ashwaubenon, Wisconsin



Travis Grell, DES
Senior Designer of Mechanical Engineering Systems

It's not easy for Travis Grell to show off his best work.

After all, Travis deals mainly with air – its temperature, its purity, how fast and how often it's replenished. But you sure notice when Travis does his job well (which, as a notorious perfectionist, is every project he tackles). The environment feels comfortable, employee productivity is maximized and real energy savings are realized. All thanks to a well-designed climate control and HVAC plan that can include the latest technologies, from advanced geothermal heating systems and variable speed pumping systems to even fabric duct work and chilled beams.

Not only can Travis keep people comfortable, he can use his expertise to protect sensitive work environments such as major data centers. Such experience was crucial in Travis' recent project designing systems for the an industrial client's new Center of Excellence, a major LEED accredited, cutting edge research and design facility.

Travis also efficiently and seamlessly integrates his efforts with other disciplines and contractors. So no detail is left, well, up in the air.

EDUCATION / AFFILIATIONS

- **Associate Degree, Mechanical Design,** Northeast Wisconsin Technical College – Green Bay
- **Design of Geothermal Systems for Water Source Heat Pumps and Central Systems,** University of Wisconsin – Madison
- **Registered Designer of Engineering Systems** – Wisconsin
- **Wisconsin Building Code Seminars**
- **American Society of Heating, Refrigeration, and Air Conditioning** (ASHRAE)
- **Experienced in Revit, Carrier Hourly Analysis (Energy Modeling) Program**
- **Travis has been a part of the Somerville team since 1997**

RELATED EXPERIENCE

- **Oneida Nation**
  Public Transit Garage
  Oneida, Wisconsin
- **Moraine Park Technical College**
  New Horicon Regional Center
  Horicon, Wisconsin
- **Nicolet College**
  Fieldside Center Addition & Remodel
  Rhinelander, Wisconsin
- **Menominee Tribe of Wisconsin**
  New Transportation Center
  Keshena, Wisconsin
- **City of Sturgeon Bay**
  New Municipal Center
  Sturgeon Bay, Wisconsin
- **Somerville Architects and Engineers**
  New Office Building
  Green Bay, Wisconsin



Sheila Downing, CPD, LEED AP® BD+C
Associate | Senior Designer of Plumbing Engineering Systems

It's fair to say Sheila Downing stands out from the crowd.

After all, she's one of just a few female licensed plumbing designers in all of Wisconsin. But it's her LEED-accreditation, impressive knowledge of plumbing design and broad experience with a diverse array of projects that really set her apart.

Over the course of her career with Somerville, she's masterfully handled just about every type of plumbing design project—from medical gas and compressed air systems to sustainable water usage systems and specialty waste management.

Sheila's skills were even called upon to assist with the formidable challenge of cleaning up the Fox River, helping to design the complex plumbing systems within the barge to filter harmful sediment and hazardous materials out of the basin over a 10-mile span.

Not surprisingly, Sheila enjoys activities that set her apart from the typical as well (or at least many of her female counterparts)—she shoots trap, hunts and delights in the beauty of the great outdoors. One thing's for sure—clients who see firsthand Sheila's commitment to designing efficient, reliable and worry-free plumbing solutions know she's more than someone who stands out. She's outstanding.

EDUCATION / AFFILIATIONS

- **Bachelor of Science,** University of Wisconsin – Stevens Point
- **Registered Designer of Plumbing Systems** – Wisconsin
- **Certified Plumbing Designer** (CPD)
- **LEED® Accredited Professional** for Building Design and Construction
- **Experienced in Revit MEP**
- **Sheila has been a part of the Somerville team since 1994**

RELATED EXPERIENCE

- **Menominee Tribe of Wisconsin**
  New Transportation Center
  Keshena, Wisconsin
- **Nicolet College**
  Fieldside Center Addition & Remodel
  Rhinelander, Wisconsin
- **Green Bay Metro**
  New Transit Facility
  Green Bay, Wisconsin
- **City of Sturgeon Bay**
  New Municipal Center
  Sturgeon Bay, Wisconsin
- **Brown County**
  STEM Innovation Center; Jail Expansion & New Medical Examiners Office
  Green Bay, Wisconsin
- **Menominee Indian School District**
  New High School, Keshena Primary School - Main Office Remodel, Bus Garage Office Addition
  Keshena, Wisconsin
- **Somerville Architects and Engineers**
  New Office Building
  Green Bay, Wisconsin
- **Experience Green Bay**
  New Visitor Center
  Green Bay, Wisconsin



Aaron Baumgartner, PE
Supervisor of Engineering Drafting
Senior Fire Protection Project Engineer

As an established member of Somerville's technical design team, Aaron Baumgartner has significant experience creating HVAC, plumbing, and fire protection systems for buildings that help people feel at ease and comfortable.

In other words, similar to how working at Somerville makes Aaron feel. Following his 2011 graduation from the prestigious Milwaukee School of Engineering (MSOE), Aaron set his sights on returning to Green Bay to work at Somerville because of the company's unique team-driven culture. It's a spirit that Aaron believes stems from the fact that Somerville is employee-owned, fostering a highly collaborative approach to design.

It's also a big reason Somerville always goes the extra mile to deliver an exceptional client experience.

But Aaron isn't always completely comfortable while on the job. One of his clients is Lambeau Field and Aaron is a lifelong Packers fan. "I've been inside Lambeau Field dozens of times working on various projects," says Aaron. "But occasionally, I look around and still get goosebumps."

EDUCATION / AFFILIATIONS

- **Bachelor of Science in Architectural Engineering,** Milwaukee School of Engineering, Milwaukee, Wisconsin
- **Registered Professional Engineer** – Wisconsin
- **American Society of Heating, Refrigeration, and Air Conditioning** (ASHRAE)
- **Experienced in Revit, AutoCAD, Navisworks, Carrier HAP**
- **Aaron has been a part of the Somerville team since 2012**

PROJECT EXPERIENCE

- **Moraine Park Technical College**
  New Horicon Regional Center
  Horicon, Wisconsin
- **Governor Thompson State Park**
  Visitor Station and Maintenance Garage
  Stevenson, Wisconsin
- **Payne and Dolan**
  Office Addition/Renovation
  Greenville, Wisconsin
- **Greenfire Management**
  Office Renovation
  Wausau, Wisconsin
- **Village of Allouez**
  Community Center facility assessment
  Allouez, Wisconsin
- **City of Marinette**
  New Sports & Events Center
  Marinette, Wisconsin
- **Department of Corrections**
  Green Bay Correctional Institute cell hall upgrades
  Green Bay, Wisconsin
- **Green Bay Packers**
  Lambeau Field Suites & Interior Remodel; Lambeau Field Redevelopment; Hall of Fame Renovation; Packer Pro Shop
  Green Bay, Wisconsin



references

ONEIDA NATION

N7332 Water Circle Place, Oneida, WI 54155

- **Reference:** Sam VanDen Heuvel
- **Title:** Construction Manager
- **Contact Information:**
  800-236-2214 | svandenh@oneidanation.org

BROWN COUNTY

515 Pine Street, Green Bay, WI 54301

- **Reference:** Curt Beyler
- **Title:** Brown County Library Facilities Manager
- **Contact Information:**
  920-448-5849 | curt.beyler@browncountywi.gov

NOTRE DAME ACADEMY

610 Maryhill Drive, Green Bay, WI 54303

- **Reference:** Amy Ott
- **Title:** President
- **Contact Information:**
  920-429-6106 | aott@notredameacademy.com

MID-STATE TECHNICAL COLLEGE

500 32nd Street N, Wisconsin Rapids, WI 54494

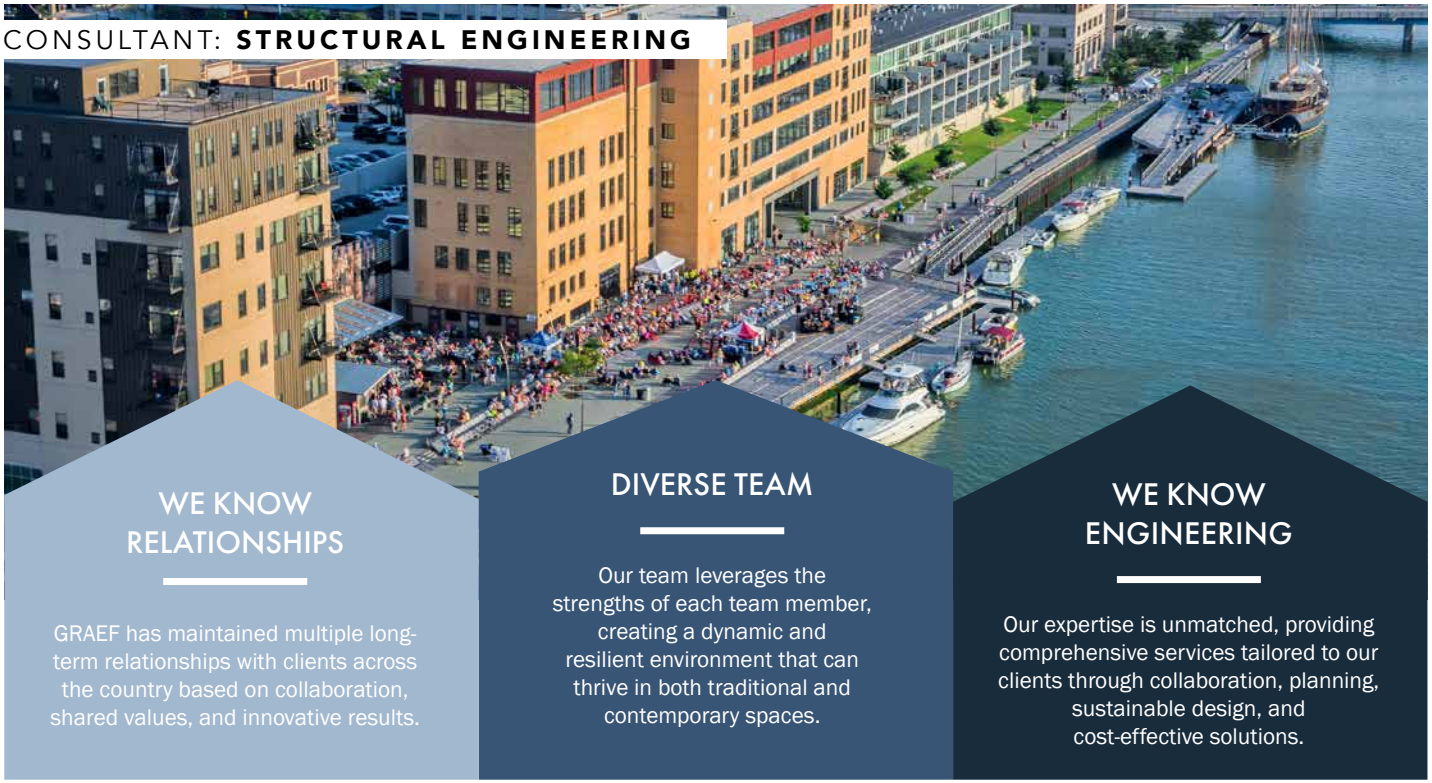
- **Reference:** Brad Martinson
- **Title:** Construction Superintendent
- **Contact Information:**
  715-422 5409 | Brad.Martinson@mstc.edu

SCHOOL DISTRICT OF WESTFIELD

N7046 Cty Road M, Westfield, WI 53964

- **Reference:** Michelle Johnson
- **Title:** Superintendent
- **Contact Information:**
  608-296-2107 | michelle.johnson@westfieldpioneers.org

CONSULTANT: **STRUCTURAL ENGINEERING**



WE KNOW RELATIONSHIPS

GRAEF has maintained multiple long-term relationships with clients across the country based on collaboration, shared values, and innovative results.

DIVERSE TEAM

Our team leverages the strengths of each team member, creating a dynamic and resilient environment that can thrive in both traditional and contemporary spaces.

WE KNOW ENGINEERING

Our expertise is unmatched, providing comprehensive services tailored to our clients through collaboration, planning, sustainable design, and cost-effective solutions.

OUR CORE PURPOSE

To improve the physical environment for the benefit of society in a sustainable manner

GRAEF - Green Bay
116 S. Adams Street
Suite 201
Green Bay, WI 54301

(t) 920 / 592 9440
www.graef-usa.com

GRĀEF

Since its inception in 1961, GRAEF has grown from a small individual partnership to a prominent, multi-disciplinary international firm. GRAEF has a team of over 300 employees spread across ten offices in the Midwest, Florida, and Turks and Caicos.

For 65 years, GRAEF's unwavering dedication to excellence has been fueled by core values such as integrity, quality, and a steadfast commitment to exceptional customer service. These principles form the bedrock of GRAEF's operations, ensuring that clients receive the highest level of satisfaction and a seamless experience.

GRAEF has remained at the forefront of the industry, consistently adapting to emerging trends and embracing advancements, and is proud to be a reliable partner for clients seeking top-tier design services and unmatched expertise.

WE ARE

- **Structural Engineers**
- **Site/Civil Engineers**
- **Landscape Architects**
- **Environmental Engineers**
- **Transportation Engineers**
- **Planners + Urban Designers**
- **Surveyors**
- **Mechanical, Electrical & Plumbing Engineers**
- **GIS Specialists**

Somerville and GRAEF have worked on **over 80 projects** together.



ALEX'S STRUCTURAL BUILDING DESIGN EXTENDS FROM SMALL ADDITIONS TO MULTI-MILLION DOLLAR STRUCTURES AND, AS A RESULT OF THIS VARIETY, HE HAS A BACKGROUND IN THE ECONOMICAL USE OF CONCRETE, MASONRY, STEEL, AND WOOD STRUCTURAL SYSTEMS.

Alex Van Boxtel, PE
STRUCTURAL ENGINEER

Alex is a Structural Engineer with extensive experience in designing and analyzing a wide range of building types, including pre-engineered metal structures, commercial and institutional facilities, and manufacturing plants. His expertise spans structural steel and concrete systems, deep and shallow foundations, light-framed wood construction, and retrofit solutions for existing buildings, ensuring safety and performance across new and renovated projects. Prior to working at GRAEF, Alex worked for a pre-engineered metal building design firm, providing the design and analysis of large-scale pre-engineered manufacturing buildings.

EDUCATION

B.S., Civil Engineering, 2018, Iowa State University, Ames, IA

M.S., Structural Engineering, 2022, University of Alabama-Birmingham, Birmingham, AL

REGISTRATION

Professional Engineer (Structural) – Wisconsin

PROJECT EXPERIENCE

Mueller Excavating, Campbellsport, WI: Designed and analyzed the shallow foundation system for a 250' x 105' x 23' pre-engineered metal office/maintenance facility in Campbellsport, WI, including concrete walls, piers, spread footings, structural slab with thrust resisting hairpins, and a wood-framed mezzanine, with coordination provided post-bid with the metal building supplier.

Fox Valley Lutheran High School – Indoor Sports Center, Appleton, WI: Designed and analyzed the shallow foundation system for a 170' x 148' x 39' pre-engineered indoor sports facility and adjacent locker room at Fox Valley Lutheran High School, including concrete walls, piers, spread footings, slab on grade, and structural tie beams to resist thrust loads, with early analysis provided for cost estimating and coordination with the metal building supplier post-award.

Wausau East High School – Theater Outbuilding, Wausau, WI: Performed the foundation design and analysis for a 60'-0"x30'-0"x15'-0" storage building for Wausau East High School. The foundations supported a pre-engineered metal building consisting of post and beam end wall frames and 30'-0" clear span moment frames spaced at 20-0" bay spacings. The lateral force resisting system of the pre-engineered metal building included moment frames and steel rod cross bracing. The foundation design included design and analysis of a shallow foundation system consisting of a monolithic slab on grade reinforced with a perimeter grade beam for resisting building loads and layered with rigid insulation around the perimeter of the slab for frost protection. Coordination with the pre-engineered metal building supplier was provided once the project was bid and secured by the contractor.

Northcentral Technical College Diesel Lab Addition – Wausau, WI: New pre-engineered metal building addition to the existing metal building facility to include a lab for the diesel truck program. Designed the foundations and coordinated the design with the existing facility. Final design

CONSULTANT: **SITE CIVIL ENGINEERING**



Point of Beginning

Point of Beginning
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE

YEAR ESTABLISHED

2001

LOCATIONS

Stevens Point, WI
4941 Kirschling Court

Green Bay, WI
1497 6th Street - Suite C

Sun Prairie, WI
1261 W Main Street - Suite 102

PRINCIPAL

Scott Groholski, PLS

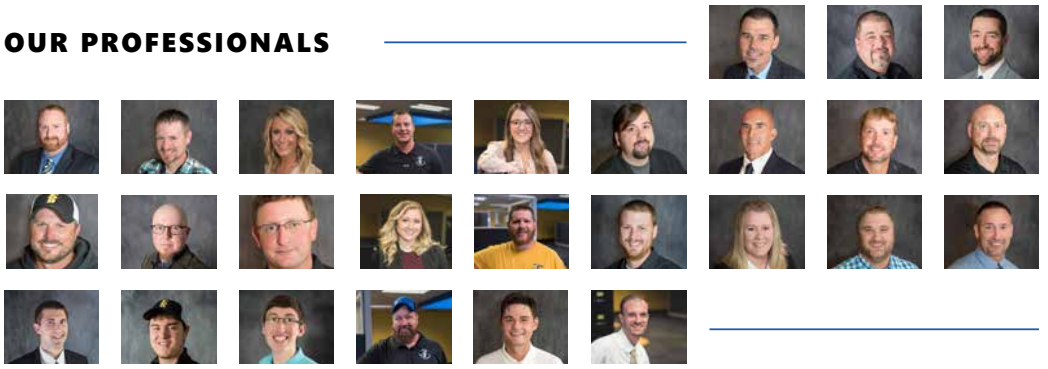
STAFF (50)

- **Professional Engineers**
- **Professional Land Surveyors**
- **Professional Landscape Architects**
- **Environmental Scientist**
- **Field Crews**

Point of Beginning, Inc. is a multi-faceted civil engineering, landscape architecture, land surveying and materials testing firm based in Stevens Point, Green Bay & Sun Prairie, Wisconsin. We offer affordable services to the public and private sectors encompassing transportation design and construction administration, residential, commercial, municipal and recreational. Our services include site and transportation design, surveying, and statewide aggregate, concrete and nuclear density testing.

Our talented and experienced staff encompasses Professional Engineers, Professional Land Surveyors, Professional Landscape Architects, field crews, CADD technicians, and an integral administrative staff. These individuals complement one another by combining backgrounds in diverse areas of expertise. Our state-of-the-art computer equipment minimizes human handling errors, thus ensuring data integrity and improved efficiency.

OUR PROFESSIONALS



CIVIL ENGINEERING

- **Design Services**
- **Construction Services**

SURVEYING

- **Boundary & Topographic Survey**
- **Machine Control & 3D Modeling Support**
- **Site Construction Layout**
- **Transportation Layout**

LANDSCAPE ARCHITECTURE

- **Landscape Design**
- **Master Planning**
- **Site Maintenance Analysis**
- **3D Renderings & Animation**

pobinc.com

Since 2006, Somerville and Point of Beginning have worked on **over 50 projects** together.



Jim Lundberg, PE
Director of Engineering /
Project Executive

Jim Lundberg is the Director of Engineering with Point of Beginning, Inc. Within the past years, he has performed several tasks in completing various residential subdivision projects, including site planning, municipal, county, and state agency coordination, grading, public utility, storm water management, and urban roadway design. Additionally, as the project manager of multiple projects, he has coordinated the bidding process, solicited bids from contractors, overseen the construction, and reviewed contractor's pay requests. Since he has been with the company, Jim has designed and managed various commercial, industrial, and institutional types of projects. These include medical, educational, retail, and industrial plants. His ability to design, manage, and coordinate is a clear asset to making a project successful.

EDUCATION

- Bachelor of Science in Civil Engineering, University of Minnesota – Twin Cities, 2001

REGISTRATIONS/TRAINING

- Professional Engineer, States of: Wisconsin, Minnesota, Iowa

AREAS OF EXPERTISE

- Project Management
- Storm Water
- AutoCAD Drafting
- Site Planning
- Agency Coordination



Melissa Kluck, PLA
Landscape Architect /
Project Manager

Melissa Kluck serves as a Landscape Architect at Point of Beginning. She has performed an array of duties throughout the course of her career in this field. Melissa has been responsible for coordinating with clients during the course of the entire project. She has completed concept plans, construction documents and landscaping plans for numerous commercial projects including retail centers, restaurants, hotels, medical facilities, and banks. She has also been involved in residential design including apartment layout and construction, public utility extensions, and subdivision layout and design. Melissa believes that a solid client relationship with good communication throughout the entirety of the project is essential to its success.

EDUCATION

- B.S., Plant Biology, University of Wisconsin - Stevens Point

REGISTRATIONS/TRAINING

- Professional Landscape Architect, State of: Wisconsin

AREAS OF EXPERTISE

- Master Planning Development
- Due Diligence/Property Research
- Construction Document Preparation
- Site Concept Planning
- Landscaping Designs
- State and Local Permit Coordination



ABILITY TO MEET

schedule requirements

Somerville has organized an elite team to work with the City of Green Bay as described in this proposal. **We have the capacity to work within your proposed schedule and meet your deadline to have 100% complete plans, specifications and final opinion of probable cost (OPC) to the City of Green Bay by November 2, 2026. We will ensure that this project is prioritized within our office.**

Our team also has the depth of staff to propose alternates for each team member if an issue arises, personnel are out of the office, or for any other reason. **Our wealth of experience in each discipline is flexible, versatile and goes beyond the team members who are listed.**

Furthermore, **our team's close project proximity allows for face-to-face meetings, even at a moments notice,** whether that be during concept design or construction. When an unforeseen situation threatens to halt the construction team, our design team can be on-site to work through the situation and keep the project moving forward.


fee
PROPOSAL

Somerville, Inc. will provide professional services to The City of Green Bay as outlined within this proposal for the following fee structure:

PHASE 1 ..... **$39,500**
CONCEPTUAL DESIGN AND DESIGN DEVELOPMENT

PHASE 2 ..... **$26,300**
CONSTRUCTION DOCUMENTS

PHASE 3 ..... **$22,000**
CONSTRUCTION ADMINISTRATION SERVICES

TOTAL **$87,800**

REIMBURSABLE EXPENSES ESTIMATE **$3,000**
Approval fees, printing, etc.

ESTIMATE OF EXPENSES PAID DIRECTLY BY OWNER

The services listed below are not provided by Somerville. The fees are estimates of potential costs. Once it is determined these services are needed, Somerville would assist in the RFP process.

SITE SURVEY, SOIL BORINGS **$6,800**

CONSTRUCTION INSPECTION SERVICES **$15,000**
(ie: structural steel and concrete testing, firestopping, etc.)

All fees are negotiable.

SERVICES INCLUDED:

The stated fees include the following services:

- Architectural and interior design.
- Structural, site/civil, mechanical, electrical, fire protection and plumbing engineering.
- Telecommunications and data design limited to the location of data closets and cable tray and/or conduit runs to junction box locations only.
- Project management and contract administration.
- Development of schematic design, design development, and construction drawings and documents.
- Detailed programming/space needs analysis.
- Coordination of ancillary services or specialized consulting as needed, including environmental services.
- Collaboration with stakeholders for preliminary project planning and design development.
- Coordination and application for regulatory agency permits.
- Coordination and application for all required plan reviews and approvals.
- Provide status reports, meeting minutes, and related documentation of the project.
- Provide an Opinion of Probable Cost at the completion of the schematic design, design development and construction documents phases.
- Development of renderings necessary to communicate project concepts and for approvals.
- Assistance with bidding projects including posting of bidding documents, responding to bidder questions, preparing addenda, attending pre-bid meeting with bidders, and evaluating bids.
- Assistance during the construction phase including conducting the pre-construction meeting, providing responses to contractor Requests for Information, preparing Requests for Proposals, reviewing contractor proposals, making recommendations on Change Orders, reviewing shop drawings, reviewing and approving contractor Applications for Payment, conducting construction meetings and site observation visits (8 site visits included), and performing final punch list walk-through.
- Review, approval and delivery of closeout documents to Owner.

Reimbursable expenses are in addition to the stated fees and will be billed with a 10% markup. Reimbursable expenses include the following:

- Plan approval and other fees required by regulatory agencies.
- Printing and reproduction.
- Specialty consultants as required by the project, including landscape architecture, AV, and other specialty consultants.
- Mileage to and from the project site will not be billed. Travel expenses associated with the project (ie project tours).
- Additional renderings, physical models, mock-ups, professional photography, and presentation materials.
- Other project related expenses.

Services not included but can be provided by Somerville as additional services are as follows:

- Review and coordination of signage, artwork, etc.
- Environmental graphic design.
- Furniture selection.
- Record drawings in electronic format.

Services not included which are performed by the Owner or others include but are not limited to:

- Site Survey of existing site, including utilities and grades.
- Wetland delineation.
- Geotechnical investigation services.
- Asbestos and hazardous material survey and removal (if applicable).
- Security evaluation and planning.
- Telecommunications / data design beyond included services.
- Construction inspection services.

2026 SOMERVILLE, INC. HOURLY RATES & INSURANCE

(For additional services requested & authorized by the owner. Billing rates are adjusted annually effective on the first day of January.)

Architecture

Senior Project Architect - Level III	$180
Senior Project Architect - Level II	$175
Senior Project Architect - Level I	$170
Project Architect - Level III	$165
Project Architect - Level II	$160
Project Architect - Level I	$155
Architect - Level III	$150
Architect - Level II	$145
Architect - Level I	$140
Senior Designer - Level III	$118
Senior Designer - Level II	$115
Senior Designer - Level I	$112
Designer - Level III	$109
Designer - Level II	$106
Designer - Level I	$103
Senior Drafter - Level III	$100
Senior Drafter - Level II	$97
Senior Drafter - Level I	$94
Drafter - Level III	$91
Drafter - Level II	$88
Drafter - Level I	$85

Project Management

Senior Project Manager - Level III	$166
Senior Project Manager - Level II	$160
Senior Project Manager - Level I	$154
Project Manager - Level III	$148
Project Manager - Level II	$142
Project Manager - Level I	$136

Interior Design & Environmental Graphics

Senior Interior Designer - Level III	$127
Senior Interior Designer - Level II	$119
Senior Interior Designer - Level I	$111
Interior Designer - Level III	$103
Interior Designer - Level II	$95
Interior Designer - Level I	$87
Environmental Graphics / Graphic Design	$109

Engineering

Senior Project Engineer - Level III	$190
Senior Project Engineer - Level II	$182
Senior Project Engineer - Level I	$174
Project Engineer - Level III	$169
Project Engineer - Level II	$164
Project Engineer - Level I	$159
Engineer - Level III	$154
Engineer - Level II	$149
Engineer - Level I	$144
Senior Designer of Engineering Systems - Level III	$149
Senior Designer of Engineering Systems - Level II	$145
Senior Designer of Engineering Systems - Level I	$141
Designer of Engineering Systems - Level III	$137
Designer of Engineering Systems - Level II	$133
Designer of Engineering Systems - Level I	$129
Senior Designer - Level III	$127
Senior Designer - Level II	$124
Senior Designer - Level I	$121
Designer - Level III	$118
Designer - Level II	$115
Designer - Level I	$112
Senior Drafter - Level III	$109
Senior Drafter - Level II	$106
Senior Drafter - Level I	$103
Drafter - Level III	$100
Drafter - Level II	$97
Drafter - Level I	$94

Principal	$253
Vice President - Engineering	$215
Vice President - Operations	$193

Business, Umbrella, Automobile, Workers Comp and Professional Liability Insurance

Somerville, Inc. carries the insurance limits listed on page 39 as standard coverage. Premiums for insurance limits beyond that identified on the following page which are required by the Owner will be charged as a reimbursable expense.

SOMEARC-01 MONGE1

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 7/31/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Jessica Sorenson	
Baer Insurance Services, Inc. 9701 Brader Way, Suite 101 Middleton, WI 53562	PHONE (A/C, No, Ext): (608) 830-5831	FAX (A/C, No): (608) 830-5877
	E-MAIL ADDRESS: jess@baerinsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : RLI Insurance	
INSURED	INSURER B : Arch Insurance Company	
Somerville Inc 2100 Riverside Drive Green Bay, WI 54301	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:			PSB0003664	8/1/2025	8/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY			PSA0001848	8/1/2025	8/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 0			PSE0002089	8/1/2025	8/1/2026	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		PSW0002721	8/1/2025	8/1/2026	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
B	Professional Liab			PAAEP0169701	8/1/2025	8/1/2026	Each Claim/Aggregate	5,000,000
A	Excess Umbrella			PSE0003183	8/1/2025	8/1/2026	Aggregate	5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

For Proposal Purposes Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Hillary Pinto-Badwaski

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CONTRACT EXCEPTIONS:

The following items are requested contract exceptions to the Standard Agreement for Professional Services between the City of Green Bay and Design Professional. These exceptions have been incorporated into current contracts between the City of Green Bay and Somerville, Inc.

5. INDEMNIFICATION (HOLD HARMLESS) AGREEMENT

Design Professional hereby agrees to indemnify the City, its elected and appointed officials, officers, and employees, ~~agents, representatives and volunteers,~~ and each of them, from and against any and all ~~suits, actions, legal or administrative proceedings,~~ third party claims, ~~demands,~~ and damages, liabilities, interest, reasonable attorneys' fees, costs and expenses of whatsoever kind or nature ~~in any manner directly or indirectly~~ arising from such third party claim, to the extent 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.~~ in the performance of services under this agreement. 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~~ except to the extent 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 third party claims to the extent caused by ~~reason of its~~ Design Professional's negligent acts in the performance of the Design Professional's 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 sole negligence of the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers. Any duty to defend shall not extend to professional liability claims.

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

B. GENERAL LIABILITY COVERAGE
   (1) Commercial General Liability
   (a) ~~$4,000,000~~ $2,000,000 general aggregate
   (b) $1,000,000 products - completed operations aggregate
   (c) $1,000,000 personal injury and advertising injury
   (d) ~~$2,000,000~~ $1,000,000 each occurrence limit

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.~~

The Design Professional will coordinate the hiring of third-party consultants to perform surveys, utility location, soil borings, and other related services as-needed. Contracts for these services will be held directly with the City.

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., provided that Design Professional has been paid all undisputed invoice amounts due. 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.

19. COMPLIANCE WITH LAWS

Design Professional is responsible to see that services and documents furnished by Design Professional are provided in accordance with the Standard of Care in order to conform to the applicable laws, rules, regulations, codes, orders, and special requirements, except as may be specifically provided otherwise herein.

22. MUTUAL WAIVER OF CONSEQUENTIAL DAMAGES

Design Professional and City waive all consequential or special damages, including, but not limited to, loss of use, profits, revenue, business opportunity, or production, for claims, disputes, or other matters arising out of or relating to the Contract or the services provided by Design Professional, regardless of whether such claim or dispute is based upon breach of contract, willful misconduct or negligent act or omission of either of them or their employees, agents, subconsultants, or other legal theory, even if the affected party has knowledge of the possibility of such damages. This mutual waiver shall survive termination or completion of this Contract.

23. STANDARD OF CARE

It is agreed that the quality of such services shall be judged solely as to whether Design Professional performed its services consistent with the professional skill and care ordinarily provided by firms practicing in the same or similar locality under the same or similar circumstances (herein the "Standard of Care").


THE SOMERVILLE
difference



MEETING DEADLINES

RESPECTING BUDGETS

exceeding expectations

We hope that our proposal displays our passion - a passion for design that improves the experience and lives of all that enter the buildings we design. Our **full-service team** has the experience, knowledge, and dedication to help the City of Green Bay achieve your goals. We have assembled a team of highly-experienced and seasoned professionals, all of whom have previous experience working on functional municipal projects. Our team has a reputation of "digging in" to facilities, understanding what is working and what isn't, **listening to our clients' needs** and developing creative and engaging solutions unique to each clients program.

Central to Somerville's approach is the belief that architecture/engineering is a constant balance between art, science, and sustainability. **Our goal is to produce functional yet creative solutions for the City of Green Bay.** This approach underscores our firm's philosophy that Design Matters to each individual client - for every client's individual needs.

Advantages of the Somerville Team

- **Full-service team:** architectural, interior design, mechanical, electrical, plumbing & fire protection engineering, plus environmental graphics – **What this means to you** is that our team of designers understand the importance of the whole building, not just architecture, but the **importance of integrated MEP systems**
- We have been in business for 80 years and have a time-tested process that will bring success to the City of Green Bay
- We bring creative solutions with no preconceived ideas
- We design attractive, cost-effective and functional facilities
- **We want to continue to be a partner and advocate for the City of Green Bay for years to come**



somerville

architects
engineers

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
March 17, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # O.4

To approve partnering with the Western Great Lakes Bird and Bat Observatory to accept the donation of 800 trees for the Forestry Division to plant along the East River Greenway corridor, utilizing grant money Western Great Lakes Bird and Bat Observatory received from the National Fish and Wildlife Foundation.

BACKGROUND

The Western Great Lakes Bird and Bat Observatory recently received a grant from the National Fish and Wildlife Foundation to plant 2,300 native trees using biochar soil amendments in highly urbanized areas of Green Bay, Sheboygan and Racine. If approved, the Observatory would purchase and deliver 800 trees to the Green Bay Forestry tree nursery. The Forestry Division would be responsible to plant these trees throughout the East River Greenway corridor within the Green Bay City Limits, using biochar soil amendments. This tree planting would occur over a period of 3 years. Biochar is created from burning branches and woody vegetation. Our Forestry staff and Conservation Corps members are trained and have the necessary equipment to make biochar from vegetation we cut.

RECOMMENDATION

To approve.

FISCAL IMPACT

There is no financial impact to the City. Forestry staff time spent on the project will be calculated and the value of their allocated time will be used as a match to the grant.

ATTACHMENTS

None

Report to the
Personnel Committee of the City of Green Bay

MEETING DATE	PREPARED BY
March 17, 2026	Brian Rollefson, Human Resources Director

AGENDA ITEM # P.1

To refer to staff the proposed amendment of the City of Green Bay Personnel Policy Chapter 6 regarding authorization to offer moving expenses to candidates.

BACKGROUND

The Human Resources Department is recommending amending the City's Recruitment and Selection policy to extend the Human Resources Director's authority to offer reimbursement for moving expenses to candidates for positions deemed hard-to-fill.

Under the current policy, the Human Resources Director is authorized to offer reimbursement for moving expenses to department head candidates not to exceed $10,000. The proposed policy amendment would expand this authority to include positions designated as hard-to-fill while maintaining the existing reimbursement cap of up to $10,000 per candidate.

The Human Resources Director would be responsible for determining which positions qualify as hard-to-fill. This determination would be made in conjunction with the Department Head, taking into consideration the available department budget. Objective recruitment and labor market factors would be considered, including but not limited to extended time to fill, limited number of qualified applicants, multiple unsuccessful recruitment efforts, specialized or technical skill requirements, licensure or certification requirement, and significant operational impact resulting from prolonged vacancies.

This amendment is intended to provide the City with additional flexibility to remain competitive in challenging labor markets and to support timely recruitment for critical roles. Expanding relocation reimbursement authority will enhance the City’s ability to attract highly qualified candidates when local or regional applicant pools are limited.

RECOMMENDATION

To amend Personnel Policy Chapter 6 — Recruitment and Selection as presented in the attached draft.

FISCAL IMPACT

The fiscal impact of this amendment is expected to be limited and situational, as relocation reimbursement would continue to be offered at the discretion of the Human Resources Director and only when justified by documented recruitment challenges.

ATTACHMENTS

1. Draft - Chapter 6 - Recruitment and Selection Policy_201910021255305580 (1)

CITY OF GREEN BAY PERSONNEL POLICY

Policy Title	Policy Reference
Recruitment and Selection	Chapter 6
Policy Source	**Legal Review Date**
Human Resources Department	September 5, 2013
Personnel Committee Approval	**City Council Approval**
September 24, 2019	October 1, 2019

6.1 POLICY. It is the policy of the City of Green Bay to recruit, select, evaluate, promote, compensate, and retain employees on the basis of their ability to perform the duties and responsibilities of the position without regard to political affiliation, race, color, creed, religion, age, sex, sexual orientation, gender expression, gender identity, gender non-conformity, transgender status, disability, national origin, genetic information, ancestry, marital status, military service, arrest or conviction record, or any other basis protected by state or federal law. The City will provide reasonable accommodation for disabled applicants and employees who are otherwise qualified as long as such accommodation does not create an undue hardship for the City.

It will be the responsibility of the Human Resources Director to administer these policies under the direction of the Personnel Committee. In addition, it is the responsibility of all management staff and governing committees to ensure that recruitment and selection policies are consistently and impartially applied within their respective departments.

6.2 DEFINITIONS.

6.2.1 Transfer: A transfer is regarded as movement from one permanent City position to any other permanent position within the City's table of organization and may result in a higher salary range and increased level of job responsibilities.

6.2.2 Hiring Authority: The department head or designee directly responsible for employing and establishing job duties of the vacant position.

6.2.3 Immediate Family: For purposes of this policy immediate family means spouse, parent, stepparent, child, stepchild, foster child, sibling, guardian, parent-in-law, grandchild, and grandparent or step grandparent.

6.3 RECRUITMENT. The recruitment will be tailored for the position to be filled and directed to sources likely to yield qualified candidates. Applicants will be recruited from as broad a geographic area as necessary to assure well-qualified candidates for the various types of positions in City service with an attempt, within Affirmative Action guidelines, to achieve a diverse and qualified work force. The City encourages the filling of positions with personnel from the present work force.

6.3.1 Notification. Human Resources will be notified immediately when a need to fill a new or existing position exists. Vacancies open to all City employees must be announced through Human Resources to ensure compliance with Labor Agreements, Personnel Policies and the City's Affirmative Action Plan.

6.3.2 Position Needs Analysis. Prior to filling any vacancy, Human Resources will review all functions of the vacant position, and present a recommendation to the Personnel Committee and City Council for action. At the discretion of the Human Resources Director, the recruitment process may begin prior to receiving approval by the Personnel Committee and City Council however; the position may not be filled prior to approval. Seasonal positions authorized through the budget process are exempt from this process.

Changes to the reporting structure for the classifications of Deputy Director, Assistant Director or Department Head must have the approval of the Personnel Committee and City Council.

The Mayor and Personnel Committee Chairman may authorize emergency filling of certain positions.

6.3.3 Job Announcement. A job announcement will include the job title or classification, pay rate or range, summary of duties, qualifications required, where to apply, and application deadline.

a. At the discretion of the Department Head and with Human Resources' authorization, internal movement within the department may occur prior to announcing a vacancy.

b. Where the job announcement is required by a Labor Agreement it will be posted in accordance with such Agreement.

6.2.4 Continuous Recruitment. The Human Resources Director will determine the need for continuous recruitment for positions in which there is a high degree of turnover or for which it is particularly difficult to recruit qualified employees, and will maintain lists of qualified candidates as appropriate.

6.2.5 Application Form. All applications for employment will be made on forms prescribed by Human Resources which are in compliance with State and Federal regulations regarding employment procedures.

6.3 DENIAL OF APPLICATIONS.

6.3.1 The Human Resources Director or designee may deny any applicant further consideration in the selection process if the applicant:

a. Has knowingly falsified the application or practiced deception at any step in the selection process.

b. Has been convicted of a crime which is related to the duties or responsibilities of the position.

c. Is not within legal age limits prescribed for the position or for City employment.

d. Has an unsatisfactory employment record indicating the candidate is not suitable for the position as evidenced by reference checks.

e. Does not meet the minimum requirements established for the position.

f. Is physically or mentally unable to perform the essential function(s) as certified by competent medical authority through a pre-placement exam.

g. Does not reply to mail inquiry within ten 10 calendar days or does not return a telephone inquiry within 2 working days.

h. Fails to accept appointment within 2 working days or to report for duty within the time prescribed in the offer of employment.

i. Does not properly complete the application.

6.4 APPLICANT SCREENING AND RANKING. Human Resources will conduct or authorize all appropriate screening and ranking (testing) procedures based on job analysis and professional personnel management principles to determine the candidates most qualified for the position. Human Resources will confer with the hiring authority before determining the appropriate procedures.

6.4.1 Screening and ranking procedures may include, but are not limited to, the following:

a. Written examination

b. Oral examination

c. Training and experience questionnaire to be rated by the Human Resources Department or an appropriate panel

d. Performance tests (e.g., typing, data entry, etc.)

e. Work simulations

f. Review of applications to determine compliance with minimum qualifications

g. Physical examinations including drug screen

h. Background and reference inquiries

i. Psychological evaluation

Criteria for selection will be based on, but not limited to, relevant work experience, work performance, applicable education and/or training, required skills, knowledge and abilities of the position, and other competencies as deemed appropriate by the hiring authority and Human Resources. When two or more employees are equally qualified with respect to the competencies desired for the position and have demonstrated equal ability and skills through past performance, seniority will prevail.

6.4.2 Confidentiality. All persons participating in the development and maintenance of selection materials will exercise every precaution to insure the highest level of integrity and security. Only the Human Resources Director or designee will handle confidential selection materials.

6.4.3 Notification of Applicants. Each person submitting an application who was not

selected to participate in the selection process will be given proper notice they were not selected for the position by the Human Resources Department.

6.4.4 Notification of Final Interviewed Applicants. Each applicant interviewed and not hired will be given proper notice from the hiring authority or Human Resources.

6.5 HIRING. Applicants selected for and interviewed in accordance with the selection process will, whenever possible, be at least two more than the number of vacancies.

6.5.1 Rank. After review by Human Resources, the applications of the best qualified candidates will be submitted to the hiring authority for consideration.

6.5.2 Appointment. The hiring authority will make the final selection and placement to the position. First consideration will be given to the best qualified candidates to fill the vacancy. If the hiring authority does not select one of the eligible candidates, justification will be given to the Human Resources Director or designee.

The notice of selection is to be made to the Human Resources Director, or designee. The Human Resources Director or designee is also responsible for issuing a written offer of employment outlining the start date, salary, applicable fringe benefits and any other pertinent data. No offer will be made without the approval of the Human Resources Director or designee.

6.6 ELIGIBILITY LISTS.

6.6.1 The City of Green Bay may establish eligibility lists to be used as it deems appropriate in filling future City vacancies. A candidate may be removed from an eligibility list if the candidate:

a. Receives a permanent appointment;

b. Files a written statement indicating unwillingness to accept appointment;

c. Declines 2 offers of employment;

d. Fails to respond to any official inquiry regarding availability;

e. Fails to report for a scheduled interview;

f. Is disqualified for any reason listed in Section 3 of this chapter.

6.7 TEMPORARY HIRING. Temporary appointments of no more than 6 months may be made from applications on hand or temporary employment agencies. However, the Human Resources Director may authorize the appointment of other qualified individuals. The acceptance or refusal by an eligible candidate of a temporary appointment will not affect the candidate's standing for a permanent position if one becomes available. Temporary appointees who become regular City employees may receive service credit from the initial day of employment.

Persons employed by the City under Federal or State manpower programs are considered limited term employees unless specific action is taken to appoint such an employee to a regular position after certification as eligible for such appointment by the Human Resources Director.

6.8 EXPENSES. Certain recruitment efforts may require the City to offer travel expenses to candidates who are being interviewed. When this is necessary, the Human Resources Director may authorize reimbursement for actual expenses incurred when supported by invoice, receipt or other acceptable documentation. The cost for the travel expenses will be the responsibility of the hiring department.

The Human Resources Director is authorized to offer moving expenses to Department Head candidates or candidates for other positions designated as hard-to-fill, in an amount up to $10,000. The Human Resources Director will determine which positions qualify as hard-to-fill. Human Resources will work in conjunction with Purchasing when offering any moving expenses. A report will be provided to the Personnel Committee of any authorized moving expenses. Moving expenses for any other positions or requests in excess of $10,000 will require prior approval of the Personnel Committee and City Council. The City will recover the reimbursed amount from any employee who is terminated or voluntarily resigns during the first 18 months of employment.

6.9 NEPOTISM. No member of the immediate family of an alderperson, citizen member of a committee or commission, elected official, management personnel or other supervisor may be hired or transferred into a department where a potential supervisor-subordinate relationship would exist. A request for exemption from this section requires Personnel Committee approval.

6.10 ADA COMPLIANCE.

6.10.1 The City re-affirms its commitment to comply with the regulations of the U.S. Equal Employment Opportunity Commission implementing Title I of the Americans with Disabilities Act of 1990, codified at 29 C.F.R. Part 1630. Accordingly, the City assures the following:

a. The City will not discriminate on the basis of disability in its hiring or employment practices.

b. The City will not ask a job applicant about the existence, nature or severity of a disability. Applicants may be asked about their ability to perform essential job functions. Medical examination or inquiries may be made, but only after a conditional offer of employment is made and only if required of all applicants for the position.

c. The City will make reasonable accommodation for the known physical or cognitive limitations of a qualified applicant or employee with a disability upon request unless the accommodation would cause an undue hardship for the operation of the City's business. If an applicant or an employee requests a reasonable accommodation and the individual's disability and need for the accommodation are not readily apparent or otherwise known, the City may ask the individual for information necessary to determine if the individual has a disability-related need for the accommodation.

d. The City will maintain employees' medical records separate from personnel files and keep them confidential.

e. The City will make an individualized assessment of whether a qualified individual with a disability meets selection criteria for employment decisions. To the extent the City's selection criteria have the effect of disqualifying an individual because of disability; those criteria will be job-related and consistent with business necessity.

6.11 TRANSFER. The City encourages and recognizes the value of providing opportunities for transfer from within and to improve the upward mobility potential for qualified City of Green Bay employees. Reasonable efforts will be made to fill vacant positions from within the City. Job announcements will be posted in areas that are accessible to all employees. At the discretion of the City, outside recruiting sources will be used and internal candidates may be considered simultaneously with outside candidates. This policy is intended to provide equal opportunity to all employees and job applicants.

6.11.1 Regular full and part-time employees who are in good standing will be allowed to seek a transfer.

6.11.2 Regular position vacancies will be posted City-wide for a minimum of 5 work days. Eligible employees will be required to submit required application materials to Human Resources by the date noted on the job announcement to be considered for the position. As noted previously, the selection process will be utilized to hire the best qualified individual for the position.

6.11.3 Transferring employees will retain their vacation and sick leave. A probationary employee, who successfully attains a transfer, will serve out the balance of the probationary period upon transfer to the new position.

6.12 TESTING POLICY.

6.12.1 Provisions. Human Resources is responsible for administering all employment testing. If it is determined that an employee is qualified for the position and a test is required, the employee will be tested. If a passing score is not achieved, the candidate will not be given further consideration for the position. Re-testing will be permitted every 90 days for employees with unsuccessful typing or data entry scores. Typing, data entry and other test scores will remain valid for a period of 5 years.

Other examples of tests administered for purposes of transfer may include money counting, calculator skills, oral directions, data entry, basic math or other general job skill testing.

6.12.2 Requirements. Minimum requirements are established by Human Resources according to class specifications. A candidate may be required to demonstrate minimum competency by successfully passing approved tests, background checks and medical exams when required.

Report to the
Personnel Committee of the City of Green Bay

MEETING DATE	PREPARED BY
March 17, 2026	Brian Rollefson, Human Resources Director

AGENDA ITEM # P.2

To approve the recommendation to enter into a Benefits Partnership with USI Insurance Services.

BACKGROUND

In 2026, the City conducted a Request for Information (RFI) for Professional Services to evaluate whether a change in service was warranted from its current insurance broker. As part of this process, the City also evaluated how the relationship should function moving forward. To effectively support employees, their families, and the long-term fiscal health of the City, the relationship must operate as a true partnership. As such, the City is transitioning from the term "insurance broker" to Benefits Partner.

The City conducted initial interviews with five firms, evaluating capabilities, service approach, innovation, and cost transparency. Following these interviews, three firms were selected to submit comprehensive proposals. All three proposals were competitive; however, one proposal most closely aligned with the City's strategic goals related to cost containment, employee experience, and long-term sustainability.

The evaluation process was intended to ensure the City continues to offer competitive and comprehensive benefits to attract and retain employees, while maintaining fiscal responsibility for the City and its taxpayers.

Benefits Partner Recommendation

The evaluation and interview team consisted of:

Brian Rollefson, Human Resources Director
Diana Ellenbecker, Finance Director
Linda Chosa, Assistant Finance Director
Melanie Falk, Human Resources Manager
Jen Smits, Human Resources Generalist
Jill Christensen, Benefits Specialist
Kathy Hinkfuss, City of Green Bay Alder

After three days of in-depth interviews and review of the proposals submitted, the City is recommending that the Personnel Committee approve entering into a Benefits Partnership with USI Insurance Services.

Proposal-Based Highlights

Family Savings Plan

A key component of USI's proposal is a comprehensive review and restructuring strategy for the City's Family Savings Plan.

USI's proposal identifies opportunities to modernize the Family Savings Plan by evaluating alternative vendor arrangements and funding models that would eliminate the current shared savings structure. Currently, the City pays a 20% shared savings fee to the vendor. USI has relationships with vendors which would eliminate this shared savings model. According to the proposal, this approach has the potential to generate significant annual savings ($500K - $800K annually, starting in 2027) while maintaining, and in some cases improving, the employee experience.

Benefit Resource Center

Another significant component of USI's proposal is the implementation of a Benefits Resource Center.

The Benefit Resource Center is designed to serve as a centralized support system for City employees and retirees.

USI's proposal highlights that the Benefit Resource Center has the capability of improving the overall employee experience while also reducing administrative burden on City Human Resources staff. This model allows internal HR resources to remain focused on strategic initiatives while ensuring employees have direct access to knowledgeable benefit support.

Health Plan & Vendor Strategy

The City currently operates a self-insured health plan, with claims administered by a third-party administrator. USI's proposal outlines a collaborative approach to working within the City's self-funded structure while identifying opportunities for improved cost management, data analytics, and vendor performance oversight.

USI's proposal emphasizes ongoing market evaluation, pharmacy strategy review, and vendor accountability as part of its consulting services, rather than one-time plan changes.

Next Steps

The City is recommending that the Benefits Partnership with USI Insurance Services begin on May 1, 2026. This timeline allows for appropriate transition planning and collaboration between the City and USI.

RECOMMENDATION

The City is recommending that the Personnel Committee approve entering into a Benefits Partnership with USI Insurance Services.

FISCAL IMPACT

USI's proposal includes a flat annual consulting fee of $120,000, which encompasses the full scope of services outlined in the proposal. This structure provides cost predictability and transparency.

ATTACHMENTS

1. Excerpt from USI Presentation 3.3.26



Partnership Discussion – City of Green Bay

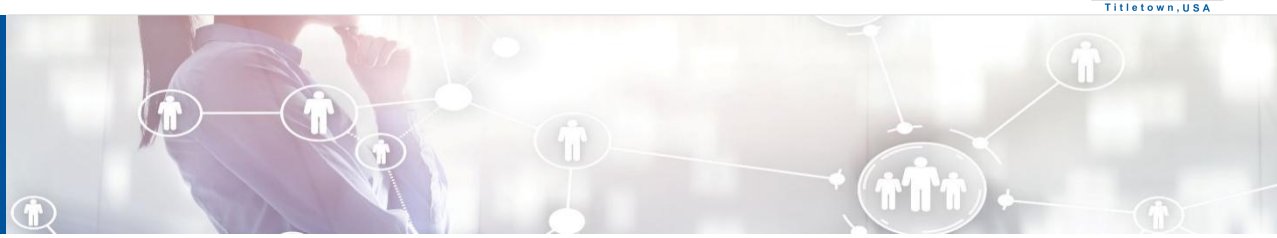
Presented By:
Jacob Syndergaard, Partner | Employee Benefits Consultant
Tanya Lewison, Senior Account Executive
Damian Simons, Partner & WI Practice Leader

March 3rd, 2026

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USI ONE® Network Provides Deep Expertise

Green Bay Based Team with Specialist Support



Jacob Syndergaard
Partner
Employee Benefits

Communication Consulting	Client Service	Underwriting & Analytics
Isabel Martinez *Communications Consultant*	**Scott Brotherton-Zehr** *Operations Team Leader*	**Pamela Borup** *Senior Underwriting Consultant*
Claims Experts	**Tanya Lewison** *Account Executive*	**Wellness**
Benefits Resource Center	**Kelly Danforth** *Service Account Rep*	**Amy Richter** *Director of Population Health Management*
HR Technology	**Leader Support**	**Pharmacy Consulting Practice**
Anne Burkett *Technology Consultant*	**Damian Simons** *WI Practice Leader*	**Jennifer Klukas** *Director of Pharmacy Consulting*
Employer Solutions		**Compliance**
Tracy Melvin *VP, Senior Employment Attorney*		**Darin Poole** *EB Compliance Attorney*

Strategic Account Management

Driving the Value of Employee Benefits

Administration

- UMR/Surest ROI Reporting
- Custom FSP (Spousal HRA) Tracking Trend Tool
- Vendor/Local Provider Management
- Monthly Meeting with Bi-Weekly Updates
- Compliance Review
- 2 Budget Projections Annually
- Employee Benefits Resource Center

HR Technology

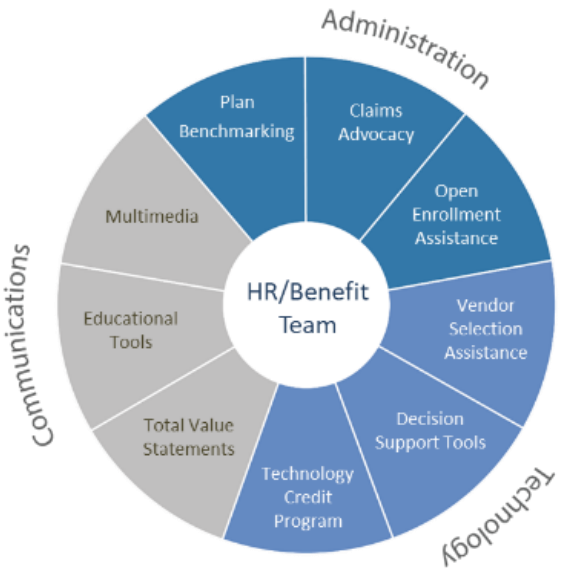
- Mobile App
- Brainshark New Hire Video

Communications

Customized Employee Communications

- Guidebooks, Meetings, One Page Summary, QR Codes, Webinars

USI's support team will improve employee experience, alleviate burdens from the HR team, drive efficiency and ensure accountability.



EMPLOYEE ENGAGEMENT SOLUTIONS

Strategy Development Process



Strategy: Topics, Tactics, Timing

- The "Who," "Why, "How," "When"
- Strategies to improve employee engagement, education, comprehension and utilization of benefits
- Identifying key messaging opportunities
- Determine best communication methods based on employee population, and client budget
- Provide industry trends and best practices
- 3rd party solution recommendations

Continuously evaluate the market for solutions, innovations, and vendor options including:

- Decision Support
- Enrollment Support
- Texting Platforms
- Microsites
- Engagement & Multimedia Platforms
- Custom Communication & Creative Design Services
- Custom Videos

A national team of consultants providing strategic recommendations to improve employee engagement, education, and comprehension of their benefits.

EMPLOYEE ENGAGEMENT

Communication Tools and Resources

Your USI account team creates comprehensive, tailored employee materials to communicate benefit plan information and benefit education

Support for OE & Beyond

- Benefit guides
- Interactive Summary of Benefits
- OE memos, flyers
- Digital postcards
- Email templates
- OE/New Hire presentations (Brainshark)
- Benefits education
- Decision Support Tools*
- Enrollment Services*

Other Tools

- Flipbook technology
- QR Codes
- Employee Surveys
- Educational benefit videos
- Microsites, engagement platforms*
- Texting, total comp statements, and more*

MyBenefits2GO App

- Access benefits info all in one place
- Plan information, contact details, educational references
- Easy access for employees, dependents, and spouses

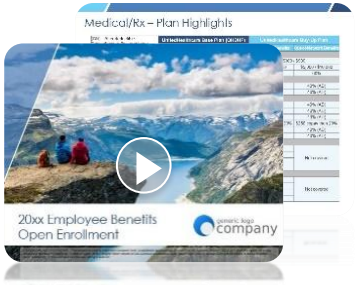
*Additional costs may apply based on vendor and scope of work



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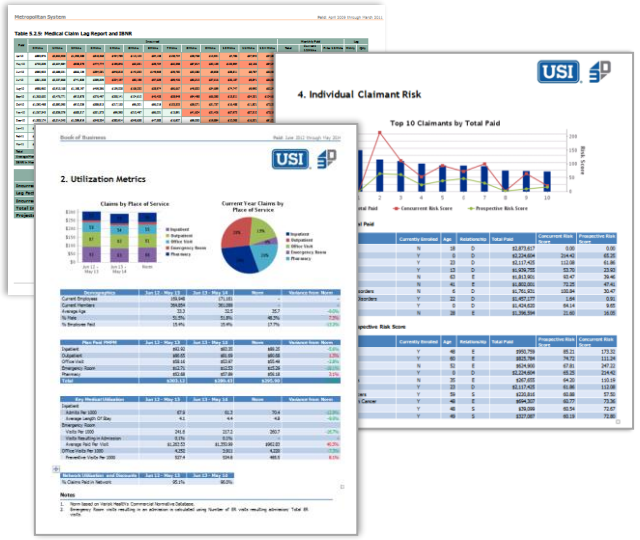


Underwriting and Analytics

A Customized Well-Designed Plan at a Highly Competitive Price

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- Alternative Reimbursement Analysis
- Claims Cost and Risk Assessment
- Trend Mitigation
- Plan Design & Contribution Analysis
- Benchmarking
- Predictive Modeling
- International Exposure Analysis

USI's underwriting and analytics solutions integrate superior assessment, analysis and benchmarking with expert market negotiation to identify and increase transparency around insurers' profit sources.

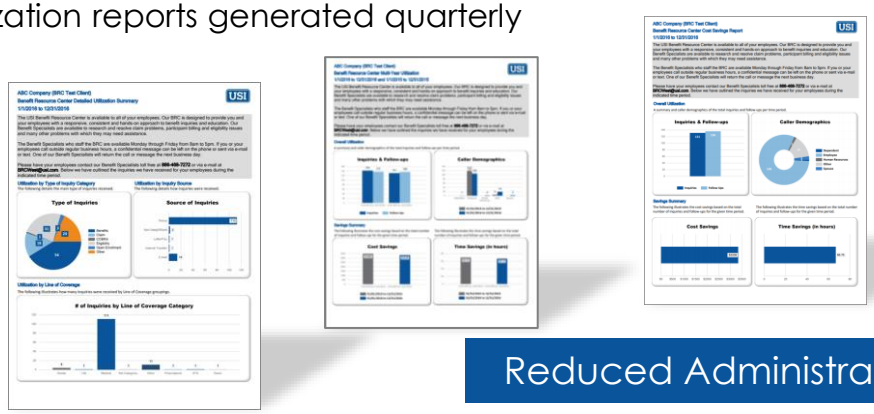


HR SERVICES

Benefit Resource Center

USI's Benefit Resource Center (BRC) provides individualized support for employee benefit plan interactions

- USI employees provide resolution for elevated claims, billing and eligibility issues
  - Answer benefit plan/policy questions
  - Assist with eligibility and claim problems with carriers
  - Provide claim appeals information and process
  - Explain allowable family status election changes
- HIPAA Compliant
- All inquiries are documented in a call tracking system
- Utilization reports generated quarterly



Impact and Benefits:

- Reduce your cost of employee benefits administration. Average saving of **$2.00 per month** per employee
- Relieve HR staff from time spent on administration to focus on strategic HR functions
- Increased employee satisfaction and awareness of benefits plans
- Quarterly reports provide insight on critical communication improvement opportunities

Reduced Administrative Time & Increased Employee Satisfaction

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EMPLOYER SOLUTIONS

Employment Attorneys

USI's team of in-house employment law and risk management attorneys have decades of experience **advising public sector clients**

Employer Solutions Hotline:

- Unlimited phone and email access to our in-house team of attorneys
- Compliance guidance and assistance
- Federal, state, and local leave law support
- Best practices recommendations
- Minor document review and revision; template documents

Project-Based Work:

- Customized on-site leadership and HR training
- Affirmative action plan drafting and compliance
- Compliance audits
- Employee handbook creation
- Harassment, diversity, equity, and inclusion training
- Customized consulting projects

Impact and Benefits:

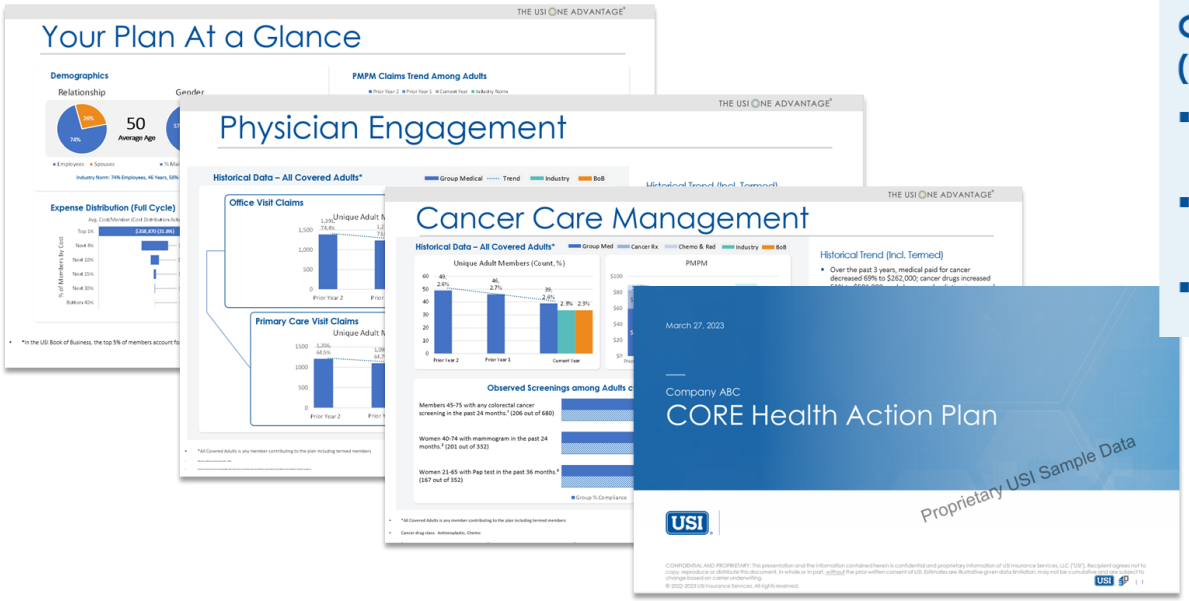
- We explain complex legal issues in plain English, and, unlike law firms, we tell you what we think you should do
- We get to know you and your culture, which enables us to become trusted HR partners
- We can tell you what has worked with other municipalities
- Our advice and guidance goes beyond the immediate issue at hand to cover everything you need to know

Save Time, Act Confidently, Stay Compliant

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Wellness Program Support

Our proprietary CORE Health Action Plan analyzes wellness program impact and identifies key opportunities for the future.



CORE Health Action Plan (CHAP)

- Provides an overview of actionable solutions
- Highlights opportunities to mitigate future claims
- Illustrates program effectiveness

Understand current wellness program and vendors in place

Identify key metrics currently impacting healthcare spend

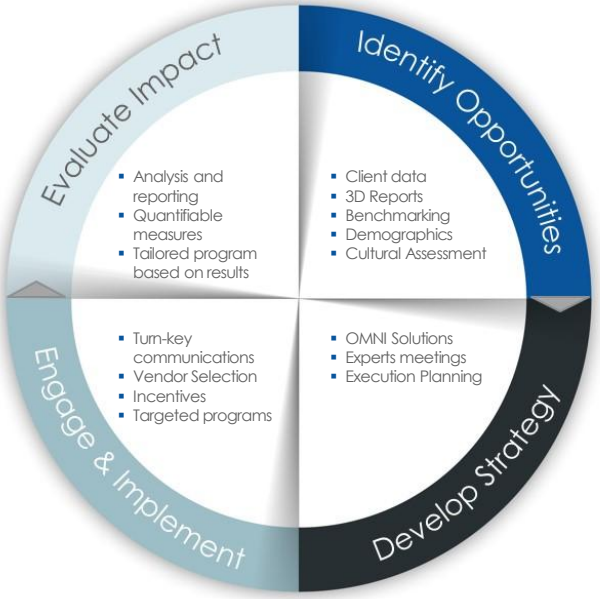
Drive results through USI employee engagement strategies

Population Health Management

Engaged, Healthier, Productive Employees & Lower Medical Costs

- Team of Locally Based, Nationally Networked Wellness Consultants
- Strategies to Improve Engagement
- Wellness Program Feasibility Analysis
- Program Design, Implementation, Reporting
- Targeted Communications to Improve Engagement
- Predictive Modeling & Large Claims Analysis
- Disease Management Strategies

A health-promoting environment attracts top talent, reduces medical costs and absenteeism. USI Population Health Managers evaluate data and recommend solutions that improve employee health status.



Your Trusted Partner

USI drives a collaborative process that includes population health as an integral part of our client's healthcare strategy addressing business objectives, healthcare costs and cultural nuances.

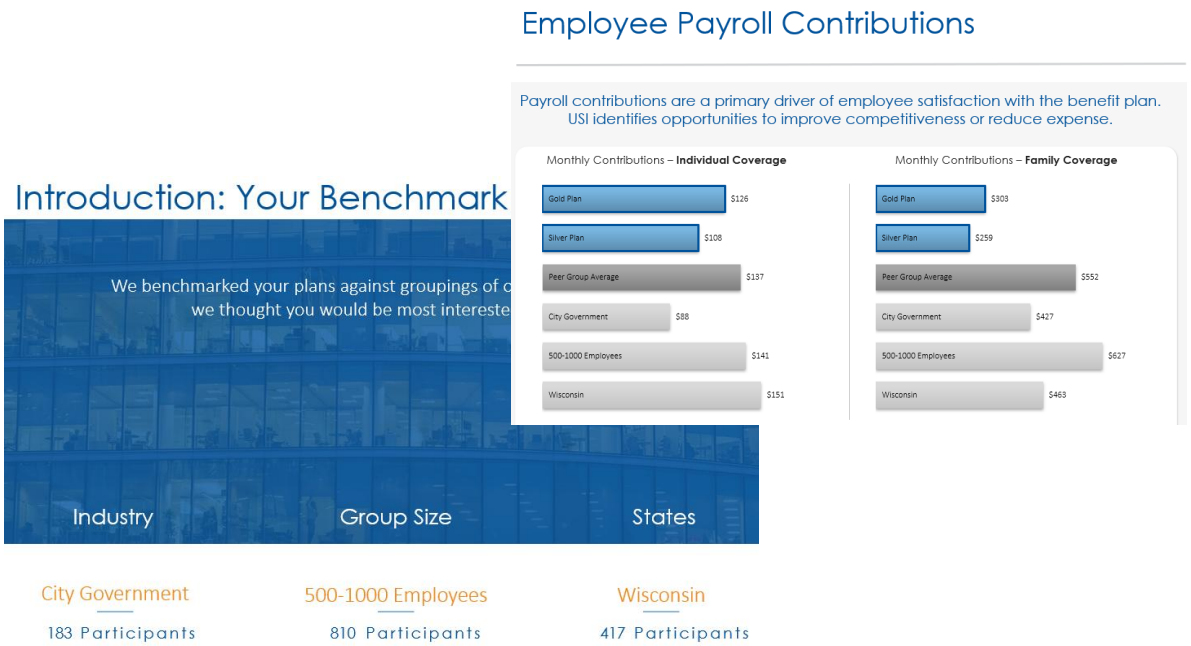
- Total wellbeing best practices knowledge and experience
- Alignment of cost mitigation, culture-building and value-added employee benefits drive program engagement
- Assess next generation solutions to stay ahead of market trends/innovation
- Preferred partnerships in multiple verticals
- Evidence-based solutions demonstrate health outcomes and financial impact
- Coordination of health resources and vendor partners
- Program strategy development and ongoing evaluation and iteration
- Ongoing Communication Strategies to keep benefits and health promotion aligned and in front of members.



HR SERVICES

Benchmarking of Benefit Plans

Over 10,000 groups participate in USI's annual benchmark study, which we break down to yield impactful results.



Impact and Benefits:

- Compare benefit program to similar WI cities and counties
- Understand the local and national trends in benefit programs
- Ensure alignment of plan incentives and design with company strategic goals
- Savings are case specific based on client's plans and spend

Further Enhance Benefits Strategy Based on Peer Analysis

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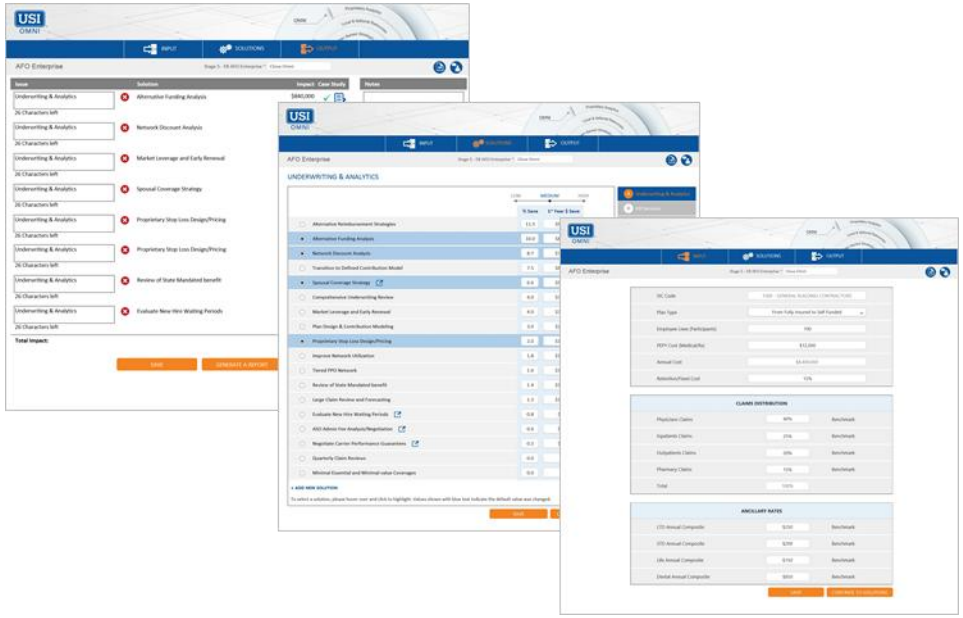
USI ONE® OMNI Knowledge Engine™

Provides Robust Analytics and Solutions

Actionable, Quantifiable Data Engine to Drive Decision Making



A real-time interactive solutions platform built by USI experts capturing the experience of more than 500,000 clients, thousands of professionals and over 150 years of business activity through our acquired agencies.



- **Proprietary Analytics**
  One-of–a-kind tool built by USI subject matter experts
- **Actionable Solutions Engine**
  Codifies the broad and deep knowledge of USI specialists into thousands of actionable risk management solutions across industry verticals
- **Timely Updates**
  Regularly refreshed data and solutions based on market dynamics
- **Measurable Financial Impact**
  Multi-year strategic process evaluating short- and long-term impact to the bottom line

What Makes USI Different?

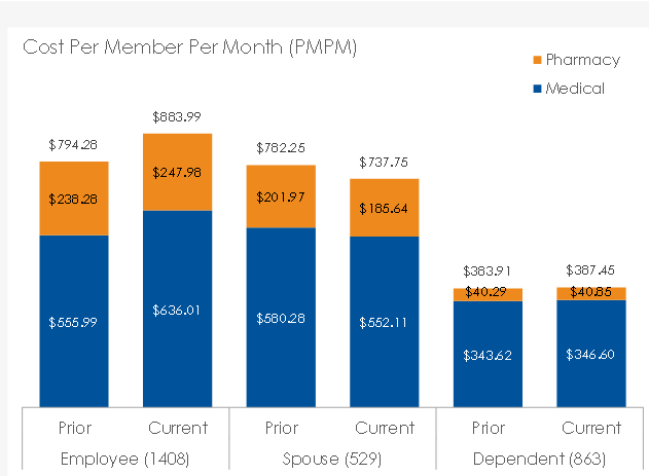
- We don't sell our own products or make additional commission of other products. Our total fee would be set at $120,000 annually and we would not make additional revenue.
- We believe in managing direct contract between our clients and their vendors. The City would own all contracts.
- We hold all provider vendors accountable – This includes health systems, Medical TPA's, PBM's and Spousal HRA Vendors. Data is used to verify prior, and support future, decisions.
- We represent the City's best interest and are considerate of your culture. We are not biased toward a certain model.
- Insurance is complicated and we strive for simple.

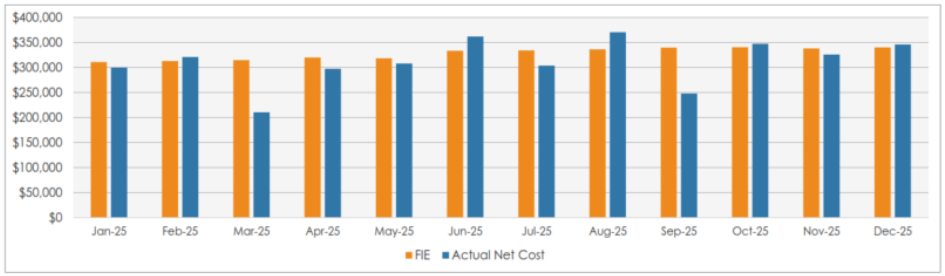
REPORTING SAMPLES

Top Drugs by Cost

Top Rx	Therapeutic Class	Total Paid	Script Count
Stelara	Inflammatory Bowel Agents	$572,398	24
Humira(Cf) Pen	DMARD - Anti-inflammatory Tumor Necrosis Factor Inhibiting Agents	$401,386	42
Skyrizi Pen	Dermatological - Antipsoriatic Agents Systemic, Immunosuppressive	$294,656	15
Ozempic	Injectable Antidiabetic Agents	$260,675	218
Dupixent Pen	Dermatitis or Eczema Agents, Systemic	$256,244	51
Tasigna	Antineoplastic - Systemic Enzyme Inhibitors	$253,030	13
Simponi	DMARD - Anti-inflammatory Tumor Necrosis Factor Inhibiting Agents	$208,372	16
Emflaza	Glucocorticoids and Combinations	$181,746	11
Enbrel Sureclick	DMARD - Anti-inflammatory Tumor Necrosis Factor Inhibiting Agents	$173,471	25
Trulicity	Injectable Antidiabetic Agents	$128,442	109
	Top 10 Subtotal	$2,730,420	524
	All Other	$2,186,789	21,909
	Grand Total	$4,917,209	22,433

Relationship Cost Drivers





	Enrollment (1)	Fixed Costs (2)	(3)	(4) = 2+3	Paid Claims (5)	(6)	(7)	(8)	10) = 5+6+7+8+	(11) = 10/1	Total Plan Costs (12) = 4+10	(13)	Position (14) = 12/13	(15) = 13-12
	Total Ees	Admin Fees	Stop Loss Premium	Total	Medical Claims	Rx Claims	Rx Rebates	Over SSL	Net Total Claims	Claims / Ee	Actual Net Cost	FIE	Net Cost / FIE	FIE - Net Cost
un-25	196	$12,397	$83,064	$95,461	$157,739	$46,368	$0	$0	$204,106	$1,041	$299,567	$310,790	96.4%	$11,223
eb-25	195	$12,334	$83,507	$95,841	$182,322	$42,788	$0	$0	$225,110	$1,154	$320,952	$312,631	102.7%	($8,321)
ar-25	199	$12,587	$84,066	$96,653	$135,660	$19,871	($41,892)	$0	$113,639	$571	$210,292	$314,485	66.9%	$104,193
pr-25	204	$12,903	$85,515	$98,418	$175,019	$23,862	$0	$0	$198,882	$975	$297,300	$319,767	93.0%	$22,467
ay-25	202	$12,777	$85,069	$97,845	$152,720	$57,231	$0	$0	$209,951	$1,039	$307,796	$318,181	96.7%	$10,385
un-25	211	$13,346	$89,077	$102,423	$270,629	$35,565	($30,168)	($16,533)	$259,493	$1,230	$361,916	$333,218	108.6%	($28,698)
ul-25	212	$13,409	$89,300	$102,709	$176,776	$64,151	$0	($40,066)	$200,862	$947	$303,571	$334,011	90.9%	$30,440
ug-25	213	$13,472	$89,857	$103,329	$334,825	$38,395	$0	($106,284)	$266,936	$1,253	$370,265	$336,120	110.2%	($34,144)
ep-25	214	$13,536	$90,746	$104,282	$153,873	$69,298	($29,885)	($49,521)	$143,764	$672	$248,046	$339,547	73.1%	$91,501
ct-25	215	$13,599	$90,970	$104,568	$205,359	$45,153	$0	($8,017)	$242,494	$1,128	$347,062	$340,340	102.0%	($6,722)
ov-25	212	$13,409	$90,300	$103,709	$248,479	$45,812	$0	($72,096)	$222,196	$1,048	$325,905	$337,961	96.4%	$12,056
ec-25	213	$13,472	$90,857	$104,329	$317,779	$51,473	($37,620)	($90,054)	$241,577	$1,134	$345,906	$340,071	101.7%	($5,835)
otals	2,486	$157,240	$1,052,328	$1,209,568	$2,511,181	$539,966	($139,566)	($382,571)	$2,529,011	$1,017	$3,738,579	$3,937,122	95.0%	$198,543

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	February, 2026
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.)	$ 63,692.32	$ 63,692.32		
Adjustment (if applicable)	$ .00	$ .00		
2. Municipal Court Costs (Chapter 814, Subchapter II, s. 814.65, Stats.)	$ 28,851.75	$ 25,036.24		$ 3,815.51
Adjustment (if applicable)	$ .00	$ .00		$ .00
3. Penalty Surcharges (s. 757.05, Stats.)	$ 16,859.21			$ 16,859.21
Adjustment (if applicable)	$ .00			$ .00
4. County Jail Surcharges (s. 302.46(1)(a), Stats.)	$ 7,583.31		$ 7,583.31	
Adjustment (if applicable)	$ .00		$ .00	
5. Driver Improvement Surcharges (s. 346.655, Stats.)	$ 9,792.70		$ 4,011.24	$ 5,781.46
Adjustment (if applicable)	$ .00		$ .00	$ .00
6. Crime Lab and Drug Enforcement Surcharges (s. 165.755(4), Stats.)	$ 9,826.27			$ 9,826.27
Adjustment (if applicable)	$ .00			$ .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.)	$ 400.00		$ 400.00	
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.)	$ 1,480.80			$ 1,480.80
Adjustment (if applicable)	$ .00			$ .00
12. Totals	$ 138,486.36	$ 88,728.56	$ 11,994.55	**Pay This Amount** $ 37,763.25

Continue onto the next page.

STATE OF WISCONSIN
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MADISON, WI 53707-7932
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MUNICIPAL COURT MONTHLY FINANCIAL REPORT

II. CERTIFICATION OF MUNICIPAL COURT OFFICIAL

I hereby certify that this report reflects all actions requiring forfeitures, court costs and surcharges collected during the month designated.

Name: Neil Basten Signature: Neil Basten Date: 3-2-2026

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 Rose Date: 03/05/2026

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

2/1/2026 to 2/28/2026

Proj #	Address	Owner	Applicant	Fees Paid	Estimated $	Status
123142	3370 LARGO RIDGE CT..21-8228	& EJ SCHWARTZ PROPERTIES LLC		$1,055.00	$262,000.00	Pending
[1-101 - Residential - New - Single Family House]						
123199	1437 BLOCK BAUMGART RD..6H-1122-17	ROBERT PETERS CONSTRUCTION INC		$1,345.40	$240,000.00	Pending
[1-101 - Residential - New - Single Family House]						
123240	1321 S BROADWAY..1-936-B	GREATER GREEN BAY HABITAT FOR HUMANITY		$1,095.00	$225,000.00	Pending
[1-101 - Residential - New - Single Family House]						
123241	1223 S CHESTNUT AV..1-861	GREATER GREEN BAY HABITAT FOR HUMANITY		$1,095.00	$225,000.00	Pending
[1-101 - Residential - New - Single Family House]						
123263	361 BAYWOOD TRL..21-8483	GREEN VIPER INC		$1,821.00	$709,000.00	Pending
[1-101 - Residential - New - Single Family House]						
122713	828 SCHOOL PL..3-418	SOHO RENTAL LLC		$431.60	$16,500.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] CASE# 140104						
122817	837 S JACKSON ST..16-282	AMANDA & ALEXANDER YOUNG		$200.00	$20,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]						
122867	1545 7th ST..6-516	SMOKEPALACE LLC		$300.00	$1.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] CASE# 140332 **Double fee elctrical and plumbing**						
123083	1913 EASTMAN AV..21-1183-A	PATRICK & PYNENBERG		$225.00	$15,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] REMOVE AND REPLACE PLASTER WALLS WITH NEW DRYWALL. INSULATE WALLS WITH R15 BATT. INSULATE CEILING WITH R49 BATT OR BLOWN. INSTALL NEW ELECTRICAL WIRES AND OUTLETS. REMOVE WOODEN PLANK FLOORS AND REPLACE WITH 3/4 PLY SUBFLOOR						
123098	515 VROMAN ST..5-242	RCAF ACQUISITION TRUST		$350.00	$50,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] CASE# 115501 NEED HVAC, PLUMB Door code 2042						
123128	1725 BEAVER DAM DR..6-2328	ANNA HARTEAU		$275.00	$8,500.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]						
123146	802 9TH ST..1-601	CMW LLC		$225.00	$10,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]						
123148	931 LIBERTY ST..1-1601	AMBER DAWN DUCHATEAU		$150.00	$42,005.00	Closed
[2-434 - Residential - Alteration - 1 -2 Family House]						
123162	1244 OREGON ST..5-672-G	WILLIAM & SUSAN PETERS		$350.00	$40,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] REMODEL KITCHEN, PAINT, FLOORING, ADD BASEMENT BATHROOM, TRIM, DOORS, AND WINDOWS						
123179	2812 UNIVERSITY AV..21-429-8-1	CODY L DORNER		$75.00	$10,000.00	Pending

[2-434 - Residential - Alteration - 1 -2 Family House]

123182	521 4th ST..2-195-1	REXTON K MANIBOG	$275.00	$25,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
123189	2113 CRESTWOOD SPRINGS DR..6H-3292	GRACE & AARON KIECKBUSCH	$275.00	$13,500.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] BASEMENT FINISH TO INCLUDE ADDED BEDROOM Electric heat. HVAC not required					
123198	825 CROOKS ST..14-664	BLUE BADGER HOLDINGS LLC	$284.00	$20,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
123226	2113 CRESTWOOD SPRINGS DR..6H-3292	GRACE & AARON KIECKBUSCH	$75.00	$6,200.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
123229	3317 STAR CREEK CT..21-7580	SORRELLS CHRISTOPHER C & CAROL W JT REVOC TRUST	$365.00	$335,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
123235	1221 KENWOOD ST..1-2681	BLUE RHINO LLC	$275.00	$40,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
123245	2919 SHELTER CREEK CT..6H-4297	DAVID M SCHMIDT	$225.00	$40,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] NEW SHOWER/FLOOR TILE, & TURNING BUILT INTO FREE STANDING TUB & NEW VANITIES & LIGHT FIXTURE					
123248	1212 8th ST..1-1637	& KEVIN KENDALL KLOEHN	$293.60	$35,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
123267	2727 EAST SHORE DR..21-1169	EPIC HOLDINGS WISCONSIN LLC	$75.00	$8,100.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
123300	962 S NORTHVIEW RD..21-188	DANIEL P & CINDY P SHANNON TRUST	$75.00	$5,462.00	Closed
[2-434 - Residential - Alteration - 1 -2 Family House]					
123301	2495 EDGEWOOD CT..21-93-7	TONY & KELLY L ANDERSEN	$225.00	$15,945.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
123310	2047 ZEISE AV..21-2445-P-18	CHELSEA D EKBERG	$225.00	$8,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
123318	400-402 SARATOGA ST..6-1863-22	BENJAMIN L BRUNNER	$75.00	$6,200.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
123334	930 DEWCLAW ST..21-4219	SUSAN J PAVLIK	$75.00	$6,384.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
110352	834 CHRISTIANA ST..3-132	ROBERT L & FRANCES M CLARKSEN	$75.00	$1,500.00	Pending
[7-1 - Deck, Porch, Ramp (Residential)] PORCH					
122838	1352 ST. CLAIR ST..14-53	LEE ANN L LAES	$100.00	$0.00	Pending
[7-1 - Deck, Porch, Ramp (Residential)]					
123161	1222 SHAWANO AV..3-1186	BLANCE M BANKSTON	$150.00	$10,000.00	Pending
[7-1 - Deck, Porch, Ramp (Residential)]					
123210	949 KELLOGG ST..5-400	YOU PROPERTY LLC	$125.00	$3,000.00	Pending

[7-1 - Deck, Porch, Ramp (Residential)]

123331 906 LANGLADE AV..1-1566 | KENNETH J & MELISSA M SCHEFE | $125.00 | $750.00 | Pending

[7-1 - Deck, Porch, Ramp (Residential)]

123121 2896 ST ANTHONY DR..21-283-3 | VETERANS 1ST OF NEW INC | $780.00 | $100,000.00 | Pending

[8-1 - Erosion Control (Residential)] Refer to P#120206 for EC and Sewer (added to drag)

123157 856 BOND ST..5-203 | SALVATION ARMY | $250.00 | $25,000.00 | Pending

[9-645 - Raze - Building or Structure (Residential)]

123158 922 N IRWIN AV..7-141 | Ana Maria Ortega | $225.00 | $0.00 | Pending

[9-649 - Demolition - Interior (Residential)] Preferred comms is via phone
called to inform owner the permit is ready for pymt and pick-up

123358 1200 12th AV..1-680-A | SAINT JOSEPH CONGREGATION | $75.00 | $100.00 | Pending

[9-649 - Demolition - Interior (Residential)]

121657 1242 LOCH DR..6-192-A-1 | YVETTE MARIE & DAVID ALAN JOHNSON | $50.00 | $12,500.00 | Closed

[11-1 - Fence (Residential)] 6' high white vinyl. full privacy across back. Sides and front into rear of home is white vinyl with a closed spindle top.
6 FOOT VINYL PRIVACY FENCE

121874 1106 LAKE LARGO DR..21-263-1 | GILBERTO VITELA MACIAS | $50.00 | $25,500.00 | Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)] 6' VINYL FENCE, DRIVEWAY EXPANSION

122633 1720 CHATEAU DR..6-1553 | STEVEN M COONEY | $50.00 | $5,285.00 | Pending

[11-1 - Fence (Residential)] 97 feet of 6 ft tall cypress vinyl fencing with one 5 ft wide gate.

123082 1017 ROYAL BLVD..18-1148 | KAYE RAASCH LIVING TRUST | $75.00 | $9,774.00 | Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)]

123134 405 CAMBRIDGE ST..5-377 | CHARLES G JAHNKE | $150.00 | $10,000.00 | Pending

[11-1 - Z - Misc Project Not Listed (Resiential)] CASE#132828
ISSUED BUILDING PERMIT SO CONTRACTOR COULD START DEMO - ADD PLUMBING AND HVAC PERMITS AS THEY COME IN.

123180 3026 SUMMER PL..6H-3602 | JONATHAN A JESKE | $75.00 | $1,500.00 | Closed

[11-1 - Z - Misc Project Not Listed (Resiential)]

123183 850 MATHER ST..5-169 | CATHERINE T KAMP | $125.00 | $2,000.00 | Pending

[11-1 - Z - Misc Project Not Listed (Resiential)]

123187 2680 NICOLET DR..22-170-5 | JEFFREY A & SUSAN J HEGEMAN | $75.00 | $27,100.00 | Closed

[11-1 - Foundation Repair (Residential)] Sent email to contractor for cleared pictures of site plan and description*
*Proof of pymt provided to LK, sent permit"-LK

123188 1255 LOCH DR..6-196-I | VISTE REVOCABLE TRUST | $75.00 | $12,500.00 | Pending

[11-1 - Fence (Residential)] 115 lf of 5' vinyl privacy 66 lf of 5' aluminum picket fence, 1 gate

123215 2680 NICOLET DR..22-170-5 | BLUE BADGER HOLDINGS LLC | $331.00 | $40,000.00 | Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)] *Updated plan* Need HVAC Permit Payment and App
Note- garage will be demoed, they will submit a permit for new garage separatley

123216 555 PROULX ST..21-2117 | DAVID J & NANCY A BUHR | $300.00 | $12,000.00 | Pending

[11-1 - Z - Misc Project Not Listed (Resiential)]

123221 416 S ASHLAND AV..3-909 | CCV LLC | $125.00 | $14,000.00 | Pending

[11-1 - Z - Misc Project Not Listed (Resiential)] CASE#136146

123225 1084 DOUSMAN ST..5-635 | JESSE WELLENS | $75.00 | $8,056.56 | Pending

[11-1 - Fence (Residential)] Inclosing backyard with chain-link fencing with a gate on the patio and on the side of the fence.

123246 982 DOUSMAN ST..5-1190 — MICHAEL J & GRETCHEN WINN — $150.00 — $13,495.00 — Closed

[11-1 - Foundation Repair (Residential)]

123280 3439 WIGGINS WAY..22-1734-20 — NOU L MOUA, ETAL — $75.00 — $4,000.00 — Pending

[11-1 - Fence (Residential)] Replaced the old wooden fence to vinyl fence.

123291 1593 ELLIS ST..19-211 — ARTURO BAHENA, ETAL — $75.00 — $5,500.00 — Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)]

122251 100 E MASON ST..15-168-A — MILLER LAND INVESTMENTS LLC — $70,161.52 — $21,000,000.00 — Pending

[30-105 - Commercial - New - 5 or More Family Building] NEW 4 STORY 128 UNIT DEVELOPMENT-ONE ASTOR PARK
$ 500 SW Fee
$ 10,000 SWB secured EC APPROVED 11/19/25

122299 2929 WALKER DR..21-163-1 — BAYLAND PROPERTIES INC — $600.00 — $77,105.00 — Closed

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

122714 3170 YEAGER DR..21-180-16 — 3170 YEAGER DRIVE LLC — $16,614.16 — $45,000,000.00 — Pending

[31-437 - Commercial - Addition - Non-Residence, Non-housekeeping] $ 500 SW Fee
$ 10,000 SWB\
EC approved 1/21/26

122730 100 N JEFFERSON ST..11-216 — GREEN BAY CITY OF CITY HALL — $0.00 — $97,190.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

122819 1550 DOUSMAN ST..6-97-D-1 — Renard Realty LLC — $879.46 — $50,000.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] CHANGE OF USE / OFFICE REMODEL
Per GC no HVAC work required
Permit Paid*

123227 2430 E MASON ST..21-126-11 — GREEN BAY DROPCO LLC — $20,192.20 — $5,625,887.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] VASA FITNESS / TENANT IMPROVEMENT WITHIN A PORTION OF AN EXISTING BUILDING SHELL & FACADE IMPROVEMENTS
SITE PLAN UNDER P#121449

123233 200 PACKERLAND DR..6H-1736 — RENN PACKERLAND PROPERTIES LLC — $2,078.50 — $75,000.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

123237 2363 W MASON ST..6H-4396 — DAVIS ANDREW & BETTY LLC — $200.00 — $25,000.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] KITCHEN FIRE REPAIR: ROUGH FRAMING, INSULATION, NEW WALL PANELS, PLMB
CASE#140793

123243 1686 SHAWANO AV..6-235-E — & & VALLEY H LLC — $100.00 — $2,800.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] CASE#140209

123258 540 N BROADWAY ..5-1757 — DDL HOLDINGS LLC — $325.00 — $35,000.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

119914 1742 E MASON ST, SUITE 1 ..21-1344-4 — STD PROPERTIES LLC — $1,030.72 — $92,302.00 — Pending

[34-1 - Change of Use (Commercial)]

122557 2540 UNIVERSITY AV..21-301 — UHAGB LLC — $250.00 — $85,000.00 — Pending

[34-1 - Cell Tower - Alteration to Existing (Commercial)]

123075 1919 S BROADWAY..1-1407 — GEORGIA PACIFIC CONSUMER PRODUCTS LP — $10,085.00 — $7,416,752.00 — Pending

[34-649 - Demolition - Interior (Commercial)]

123110 301 N ADAMS ST..12-195-1 — SPRING LAKE CHURCH INC — $325.00 — $27,000.00 — Pending

[34-1 - Window, Door - Replacement (Commercial)]

123234 802 S MILITARY AV..6-447 — A LAUTENBACH CFP EA INVESTMENTS LLC — $200.00 — $22,000.00 — Pending

[34-649 - Raze- Building or Structure (Commercial)] RAZE EXISTING BUILDINGS CAP OFF LATERAL, RETURN TO GREEN SPACE ENTIRE SITE TO RETURN TO GREEN SPACE AND CURB CLOSED IF NEW DEVELOPMENT IS NOT SUBMITTED IN 1 YR TIME.

123250	1806 BOND ST..6-61-A	EVERGREEN THEATER INC	$200.00	$10,000.00	Pending
[34-1 - Temporary Office/Trailer/Event (Commercial)]					
123265	1729 UNIVERSITY AV..19-330	TPV PROPERTIES LLC	$942.16	$2,000.00	Pending
[34-1 - Change of Use (Commercial)]					
123287	700 LA COUNT RD ..6H-1181	GREEN BAY CITY OF	$200.00	$25,000.00	Pending
[34-1 - Cell Tower - Alteration to Existing (Commercial)]					
123102	228 REIMER AV..21-2475-35	SHOUA VANG	$75.00	$1,614.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
123106	2575 PARKWOOD DR..6H-2516	MICHELLE A & DAVID J CUMBER	$150.00	$20,654.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
123147	1204 LORE LN..3-801-A	AUTUMN PROPERTY RENTALS LLC	$100.00	$500.00	Pending
[40-54 - Electrical Service - Repair (Commercial)]					
123152	1415 E WALNUT ST..17-1061	GREEN BAY AREA PUBLIC SCHOOL DISTRICT EAST HIGH	$400.00	$188,040.00	Pending
[40-52 - Electrical Service - Change (Commercial)]					
123177	625 ROY AV..5-797	GERALD L WOLF	$75.00	$1,100.00	Closed
[40-55 - Electrical Service - Repair (Residential)]					
123193	1704 WEDGEWOOD DR..6-121-D	KACEY I WIED	$75.00	$1,787.00	Closed
[40-55 - Electrical Service - Repair (Residential)]					
123195	1428 ARGONNE DR..6-980	KATIE & JESSE HOUGARD	$75.00	$1,500.00	Closed
[40-53 - Electrical Service - Change (Residential)]					
123197	607 PETERS ST..21-2218-1-A	TJV INVESTMENTS VIII LLC	$75.00	$2,200.00	Pending
[40-55 - Electrical Service - Repair (Residential)]					
123217	329 S CLAY ST..14-1021	PICKARD PROPERTIES LLC	$75.00	$5,000.00	Pending
[40-55 - Electrical Service - Repair (Residential)] CASE 138357					
123224	1265 LOMBARDI AV..1-1841-A	GREEN BAY CITY OF LAMBEAU FIELD	$1,100.00	$800,000.00	Pending
[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]					
123230	1021 CHICAGO ST..14-878	& WE ALL RISE: AFRICAN AMERICAN RESOURCE CENTER INC	$100.00	$3,285.00	Closed
[40-52 - Electrical Service - Change (Commercial)]					
123249	2621-2669 TROJAN DR..6H-1115-C	BIRCHWOOD APTS LLC	$100.00	$1,000.00	Closed
[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]					
123262	3562 BAY HARBOR DR..22-1988	DUSTIN & ELYSE SCHELLIN	$75.00	$3,700.00	Pending
[40-53 - Electrical Service - Change (Residential)]					
123305	2351 PECAN ST..21-4002-1	CARIB INVESTMENT GROUP LLC	$100.00	$2,000.00	Closed
[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]					
123313	1305 HARVEY ST..7-138	REY REY PROPERTIES LLC	$75.00	$1,000.00	Closed

[40-55 - Electrical Service - Repair (Residential)]

123314 526 BADER ST..21-1327-6 — SAVANNAH M MEIER — $75.00 — $5,000.00 — Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

123323 1108 14th AV..1-1472 — THOMAS J MUSSEL — $75.00 — $500.00 — Pending
[40-55 - Electrical Service - Repair (Residential)]

123101 617 VICTORIA CT..21-8286 — COISMAN INVESTMENTS LLC — $75.00 — $7,600.00 — Closed
[50-45 - Heating Unit Only (Residential)]

123166 2032 MARY QUEEN RD..21-2475-D-36 — HARLAND J LANGENBERG — $75.00 — $8,400.00 — Closed
[50-45 - Heating Unit Only (Residential)] REPLACE BOILER

123167 319 NORTHERN AV..5-334 — DAVID J & MARY F SCRAY — $75.00 — $7,300.00 — Closed
[50-45 - Heating Unit Only (Residential)] REPLACE FURNACE

123170 425 STEVEN ST..6-2376 — DIANE M & HARLAND L MATTHEWS — $75.00 — $4,639.00 — Closed
[50-45 - Heating Unit Only (Residential)]

123171 3090 BAY VIEW DR..21-1111-D-277 — BRIANNA N & DUVALL PERRY — $75.00 — $4,410.00 — Pending
[50-45 - Heating Unit Only (Residential)] Replaced (1) 70,000 BTU furnace

123172 2264 MANITOWOC RD..21-420-22 — J GUADALUPE ACOSTAMACIAS, ETAL — $75.00 — $5,050.00 — Closed
[50-45 - Heating Unit Only (Residential)]

123173 1318 MIRAGE DR..6H-2743 — RONALD P TORZNIK — $150.00 — $13,251.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)] REPLACE FURNACE & AC

123174 2741 LITTLE EDELWEISS DR..21-3475 — STEPHANIE A OKRAY — $150.00 — $15,850.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)] REPLACE FURNACE & AC

123176 350 VAN CASTER DR..21-5764 — LUCAS A & JENNIFER A LAMBERT — $75.00 — $7,150.00 — Closed
[50-45 - Heating Unit Only (Residential)]

123178 1939 HAROLD ST..21-1514-E-6 — CONCHITA & JOSE & MARIA DEL MAR RUIZ — $75.00 — $3,000.00 — Closed
[50-45 - Heating Unit Only (Residential)]

123185 1106 STATE ST..1-793 — STATE BUILDING & MAINTENANCE LLC — $100.00 — $4,500.00 — Closed
[50-44 - Heating Unit Only (Commercial)] ONE UNIT FOR D & E

123190 2630 SEQUOIA LN..6H-2359 — ELAINE M MEYERS — $75.00 — $10,000.00 — Pending
[50-45 - Heating Unit Only (Residential)] Remove and replace the Boiler at this location

123203 665 LAVERNE DR..21-1111-D-125 — EMILY ANN & ALYSHA OLIVE MCCLAIN — $75.00 — $10,000.00 — Closed
[50-45 - Heating Unit Only (Residential)]

123204 3546-3548 GOLF DR..21-16-1-14 — AMY S & JUSTIN R MILLER — $75.00 — $3,000.00 — Closed
[50-45 - Heating Unit Only (Residential)]

123205 1962 MULBERRY LN..6H-1508-M-52-1 — KRISTI ANNE LITKE — $75.00 — $15,000.00 — Pending
[50-45 - Heating Unit Only (Residential)]

123206 1862 BASTEN ST..21-1217-2 — BENJAMIN C BYNG — $75.00 — $6,000.00 — Closed

[50-45 - Heating Unit Only (Residential)]

123207 2680 VAN BEEK RD..21-136-5 — JOSEPH E & NICHOLE S BELLIN — $75.00 — $8,000.00 — Closed
[50-45 - Heating Unit Only (Residential)]

123208 3084 BETH DR..21-7473 — PAO CHOUA & YER YANG — $75.00 — $6,000.00 — Closed
[50-45 - Heating Unit Only (Residential)]

123209 1841 ADLER WAY..6-2696 — HAILEE M FREY — $75.00 — $11,000.00 — Closed
[50-45 - Heating Unit Only (Residential)]

123212 3546-3548 GOLF DR..21-16-1-14 — AMY S & JUSTIN R MILLER — $75.00 — $3,000.00 — Closed
[50-45 - Heating Unit Only (Residential)]

123214 439 ABRAMS ST..21-2612 — J SOCORRO MERCADOSANCHEZ — $75.00 — $5,342.00 — Closed
[50-45 - Heating Unit Only (Residential)]

123218 1346 WEISE ST..21-1671 — LUIS & GLORIA RODRIGUEZ VARGAS — $75.00 — $5,992.00 — Closed
[50-45 - Heating Unit Only (Residential)] REPLACE FURNACE

123220 821 JAMES ST..5-173 — BARRY V OCONNOR — $75.00 — $3,799.00 — Pending
[50-45 - Heating Unit Only (Residential)]

123231 1342 DOUSMAN ST..5-660-A — DIANA LUTZKE — $75.00 — $16,400.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)] Remove and replace the Furnace and AC at this location

123232 1163 BERNER ST..20-184 — KENNETH J & DENISE M ARNOLDI REVOCABLE TRUST — $75.00 — $8,358.00 — Pending
[50-45 - Heating Unit Only (Residential)] REPLACE FURNACE

123238 3376 PEBBLE BEACH CT..22-1678 — GRUENHAGEN JERALD F & MARCIA REVOCABLE TRUST — $75.00 — $5,490.20 — Pending
[50-45 - Heating Unit Only (Residential)]

123253 1930 FARLIN AV..21-2192-1 — MARK A & MICHELLE M KAYE — $150.00 — $15,664.00 — Closed
[50-43 - Heating and Air Conditioning Units (Residential)] Replacing existing furnace and central air system

123270 399 N LOCUST ST..6-82-A-10 — Q VISTA 5 LLC — $75.00 — $6,450.00 — Pending
[50-45 - Heating Unit Only (Residential)]

123271 119 CLEVELAND ST..3-243 — NEIL A GJESDAHL — $75.00 — $4,600.00 — Closed
[50-45 - Heating Unit Only (Residential)]

123272 3066 OPEN GATE TR..6H-2588 — ELIZABETH & NEIL MARSHALL — $75.00 — $13,900.00 — Closed
[50-45 - Heating Unit Only (Residential)]

123273 630 SUNNYCREST ST..21-819-27 — CARLA J DENIL — $75.00 — $5,200.00 — Closed
[50-45 - Heating Unit Only (Residential)]

123274 709 3rd ST..2-351 — HEIDI L MARQUARDT — $75.00 — $3,000.00 — Pending
[50-45 - Heating Unit Only (Residential)]

123275 336 COLUMBIA AV..5-326 — HEIDI L MARQUARDT — $75.00 — $4,000.00 — Closed
[50-45 - Heating Unit Only (Residential)]

123279 617 SUMMER WINDS DR..21-7076 — JOSEPH T & KAREN E FOSS — $75.00 — $11,600.00 — Closed
[50-43 - Heating and Air Conditioning Units (Residential)]

123307 947 REDLEY CT..1-1296-A — RANDALL E MALLERY — $75.00 — $12,397.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)] REPLACE FURNACE & AC

123309 1703 10th AV..1-1213 — DONALD A & TAMMY M HULTMAN — $75.00 — $6,317.00 — Pending
[50-45 - Heating Unit Only (Residential)] REPLACE FURNACE

123317 1136 E SORENSON DR..6H-3736 — THOMAS J & LAURIE A MALECKI — $150.00 — $24,900.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)] Replacing existing furnace and ac with furnace and heat pump

123320 806 GREEN RIDGE DR..6H-2619 — JAMES H & GAIL R BLEIER — $75.00 — $6,000.00 — Closed
[50-45 - Heating Unit Only (Residential)] REPLACE FURNACE

123321 1215 DAY ST..7-194 — ROGER A & ARDIS E KUSKE — $150.00 — $22,800.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)] Replacing existing furnace and central air system

123328 2580 N TRILLIUM CIR..6H-2548 — RICARDO & MARTHA K RENDON — $75.00 — $7,631.00 — Pending
[50-45 - Heating Unit Only (Residential)] REPLACE FURNACE

123335 2985 HUMBOLDT RD..21-324 — ACD HOLDINGS LLC — $75.00 — $13,873.45 — Pending
[50-45 - Heating Unit Only (Residential)]

123338 821 15th AV..2-28 — AMBER MARIE KIEHL — $75.00 — $6,999.00 — Pending
[50-45 - Heating Unit Only (Residential)]

123341 1168 SHADOW LN..1-2511-A — TITLE 14 INVESTMENTS LLC — $75.00 — $6,223.00 — Pending
[50-45 - Heating Unit Only (Residential)] REPLACE FURNACE

123343 1486 CEDAR ST..8-91 — KATHLEEN M CRAANEN — $75.00 — $7,572.00 — Closed
[50-45 - Heating Unit Only (Residential)] REPLACE FURNACE

123344 1136 E SORENSON DR..6H-3736 — THOMAS J & LAURIE A MALECKI — $75.00 — $21,000.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)] Remove and replace the Furnace and the Heat pump (AC) at this location

123346 1332 DOTY ST..14-1416 — BONNIE D MCGEE — $75.00 — $3,000.00 — Pending
[50-45 - Heating Unit Only (Residential)]

123347 1121 ELIZABETH ST..21-1194 — & & PERRY PARK PARTNERS — $75.00 — $4,637.14 — Pending
[50-45 - Heating Unit Only (Residential)]

123355 925 CORNELIUS DR..21-1111-D-322 — MAKAYLA M & FRANK G KRISTOFF — $75.00 — $5,350.00 — Closed
[50-45 - Heating Unit Only (Residential)]

121748 744 S WEBSTER AV..14-825 — BELLIN MEMORIAL HOSPITAL — $100.00 — $150,000.00 — Pending
[60-24 - Repair/Alter Existing Plumbing System (Commercial)]

122870 2329 UNIVERSITY AV..21-2728 — SRL2 INC — $375.00 — $3,500.00 — Closed
[60-24 - Repair/Alter Existing Plumbing System (Commercial)] plumbing permit and plan review required

123140 1127 S IRWIN AV..17-601 — LAUREN M BISHOP — $50.00 — $3,180.00 — Closed
[60-27 - Water Heater (Residential)]

123151 909 ETHEL AV..18-937 — PAMELA J KING — $75.00 — $2,152.50 — Closed
[60-25 - Repair/Alter Existing Plumbing System (Residential)]

123159 529 N MONROE AV..11-105 — 529 N MONROE AVE BUILDING LLC ETAL — $100.00 — $7,500.00 — Pending

[60-24 - Repair/Alter Existing Plumbing System (Commercial)]

123168 2615 FINGER RD..21-4594 — SALVADOR SANCHEZ — $75.00 — $5,500.00 — Closed
[60-25 - Repair/Alter Existing Plumbing System (Residential)]

123169 1204 LORE LN..3-801-A — AUTUMN PROPERTY RENTALS LLC — $100.00 — $2,000.00 — Pending
[60-24 - Repair/Alter Existing Plumbing System (Commercial)]

123186 1320 KATERS DR..6-1472 — DEBORAH E KUICK — $75.00 — $910.00 — Closed
[60-25 - Tub to Shower (Residential)]

123196 990 TONY CANADEO RUN ..1-1841-C — F F LLC — $100.00 — $10,360.00 — Closed
[60-24 - Repair/Alter Existing Plumbing System (Commercial)] EPOXY COAT MOP SINK LINE TO MAIN TRUNK LINE

123247 2673 VAN BEEK RD..21-4561 — MARY WITTAK — $75.00 — $1,224.00 — Closed
[60-25 - Tub to Shower (Residential)]

123259 416 E LE CAPITAINE CIR..21-4423 — ALLEN J & AMANDA HARRIS — $75.00 — $10,246.00 — Closed
[60-25 - Tub to Shower (Residential)]

123260 420 N CHESTNUT AV..5-925 — MELANIE D THORNTON — $75.00 — $16,819.00 — Closed
[60-25 - Tub to Shower (Residential)]

123268 1233 CASS ST..14-1224 — ANNA L LAUTENBACH — $50.00 — $5,450.00 — Closed
[60-29 - Water Service - Connection/Repair (Residential)]

123277 926 S ONEIDA ST..2-1334 — RANDY & LUCIA VINCENT — $300.00 — $1,000.00 — Pending
[60-25 - Tub to Shower (Residential)] NOW, A WHOLE REMODEL
Eland Electric is adding a service change to the project - 3/9/2026 PF

123278 2595 GREENBRIER RD..21-6530-23 — LINDA A JACKSON — $75.00 — $2,000.00 — Closed
[60-25 - Tub to Shower (Residential)]

123292 901 ELMORE ST..5-1383-A — KHAMSAY & THONGPANE PHAXAYCHAREUN — $50.00 — $4,000.00 — Closed
[60-29 - Water Service - Connection/Repair (Residential)]

123293 926 KELLOGG ST..5-432 — KAREN C ROBBINS — $50.00 — $4,200.00 — Closed
[60-29 - Water Service - Connection/Repair (Residential)]

123294 411 MATHER ST..5-907 — EULALIA RIOJAS — $50.00 — $5,950.00 — Closed
[60-29 - Water Service - Connection/Repair (Residential)]

123295 929 SHAWANO AV..3-995 — JANE BERRIOS — $50.00 — $4,850.00 — Closed
[60-29 - Water Service - Connection/Repair (Residential)]

123296 1168 E WALNUT ST..14-272 — SHAINA & BRADLEY LABERGE — $50.00 — $5,300.00 — Pending
[60-29 - Water Service - Connection/Repair (Residential)]

123297 1172 E WALNUT ST..14-271 — LIVING ZEN LLC — $50.00 — $5,550.00 — Pending
[60-29 - Water Service - Connection/Repair (Residential)]

123298 1346 ELM ST..8-381 — MEGAN E SIELSKI — $50.00 — $4,950.00 — Closed
[60-29 - Water Service - Connection/Repair (Residential)]

123303 1016 ST. PAUL ST..2-1273 — DEAN S FLANNERY — $75.00 — $4,404.00 — Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]

123315 561 SUNRISE CIR..21-2913 — LESLIE & CAMILO MALDONADO — $75.00 — $5,000.00 — Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]

123319 1638 FARLIN AV..19-395 — MIRANDA CUELLAR-TREJO — $50.00 — $2,500.00 — Pending
[60-27 - Water Heater (Residential)]

123322 942 DIVISION ST..5-395 — BASS FAMILY TRUST — $75.00 — $12,103.22 — Closed
[60-25 - Repair/Alter Existing Plumbing System (Residential)]

123327 819 S RIDGE RD..2-58-C-2 — DOYLE PROPERTIES LLC — $75.00 — $21,000.00 — Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]

123340 514 N PLATTEN ST..5-1325 — DELEANA SCANNELL — $75.00 — $910.00 — Pending
[60-25 - Tub to Shower (Residential)]

123342 2915 FERNDALE DR..6H-2871 — DAVID G & JULIE A YELLE — $75.00 — $2,000.00 — Pending
[60-25 - Tub to Shower (Residential)]

123349 1224 SANDSTONE PL..6H-3037 — MARGARET L & MICHAEL J OLSEN — $50.00 — $5,724.00 — Closed
[60-27 - Water Heater (Residential)]

123350 118 S WASHINGTON ST Unit 422A..12-284-1 — JERALD D & SANDRA K KLUKOW — $75.00 — $631.00 — Pending
[60-25 - Tub to Shower (Residential)]

123351 311 N GREENWOOD AV..5-479 — LORI HARRIS — $75.00 — $8,500.00 — Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]

123352 805 WILSON AV..18-397 — WILLIAM J MATT — $50.00 — $2,500.00 — Closed
[60-27 - Water Heater (Residential)]

123357 1836 JUNIPER DR..21-3223 — MARLON J RAMOS RIVERA, ETAL — $50.00 — $1,200.00 — Closed
[60-27 - Water Heater (Residential)]

123191 2970 WALKER DR..21-161-4 — L&G REAL ESTATE LLC — $195.55 — $5,000.00 — Pending
[70-1 - Signs - Permanent] 1 MONUMENT SIGN CORNER NORTHEAST LOT 82.5 SQ FT AND 1 WALL SIGN NORTH ELEVATION FACING WALKER DR 48.6 SQ FT

123201 1697 MAIN ST..21-2555 — R&B THAO MAIN ST LLC — $94.50 — $2,500.00 — Pending
[70-1 - Signs - Permanent] CABINET WALL SIGN OVER FRONT ENTRANCE 9.5 SQ FT

123202 897 S MILITARY AVE..6-3054 — NORTH SHORE BANK — $277.86 — $67,000.00 — Pending
[70-1 - Signs - Permanent] 2 WALL SIGNS - EAST AND WEST ELEVATION & 1 PYLON SIGN ON MILITARY AVE

123211 211 N WASHINGTON ST..12-21 — AJ TODEY LLC — $100.50 — $500.00 — Pending
[70-1 - Signs - Permanent] VINYL LOGO ON WINDOW - 21 SQ FT

123222 3542 FINGER RD..21-8069 — MJMB PROPERTIES LLC — $109.20 — $5,400.00 — Pending
[70-1 - Signs - Permanent] ILLUMINATED WALL SIGN OVER FRONT ENTRANCE APPROXIMATELY 38 SQ FT

123223 1981 E MASON ST..21-1329-2 — GENNY ANNE LLC — $103.40 — $9,020.00 — Pending
[70-1 - Signs - Permanent] ILLUMINATED WALL SIGN OVER FRONT ENTRANCE APPROXIMATELY 27 SQ FT

123251 2491 UNIVERSITY AV..21-1250 — CLUB CAR WASH GREEN BAY UNIVERSITY AVE LLC — $113.01 — $5,300.00 — Pending
[70-1 - Signs - Permanent] INTERNALLY ILLUMINATED WALL SIGN APPROXIMATELY 46 SQ FT

123276 2416 W MASON ST..6H-1108-4 — HILGENBERG & ASSOC INC — $161.50 — $6,100.00 — Pending

[70-1 - Signs - Permanent] TWO WALL SIGNS ON FRONT AND BACK OF STRIP MALL - 28.8 SQ FT & 33.67 SQ FT

123299	875 LOMBARDI AV..1-2729	JJ 875 PROPERTY LLC	$201.41	$9,000.00	Pending

[70-1 - Signs - Permanent] TWO ILLUMINATED WALL SIGNS ON FRONT WALL AND BACK ENTRANCE - 67 SQ FT & 75 SQ FT

123302	2430 E MASON ST..21-126-11	GREEN BAY DROPCO LLC	$212.50	$10,000.00	Pending

[70-1 - Signs - Permanent] ILLUMINATED WALL SIGN OVER FRONT ENTRANCE APPROXIMATELY 196 SQ FT

123329	2338 EASTMAN AV..21-300	RHS FAMILY LP	$195.53	$9,400.00	Pending

[70-1 - Signs - Permanent] 17 SQ FT MONUMNET SIGN 2338 EASTMAN DR
17 SQ FT MONUMNET SIGN 2321 FARLIN AVE
17 SQ FT MONUMNET SIGN 2241 EASTMAN DR

123333	2230 MAIN ST, SUITE B ..21-457-6	WEICHMAN LLC THE	$183.00	$7,500.00	Pending

[70-1 - Signs - Permanent] ILLUMINATED CHANNEL LETTER WALL SIGN 66 SQ FT AND WINDOW GRAPHICS

Totals:	183 projects		$151,553.28	$84,359,752.07

Summary of Projects Issued

2/1/2026 to 2/28/2026

Class of Work	Proj	Site	Plan	Bldg	Elec	HVAC	Plbg	EC	Fees Paid	Estimated Cost
1 Residential - New - Single Family House	5	5	8	5	5	5	5	5	$6,411.40	$1,661,000.00
2 Residential - Alteration - 1 -2 Family House	24	0	8	24	17	5	16	0	$5,399.20	$776,797.00
7 Deck, Porch, Ramp (Residential)	5	0	2	5	0	0	0	0	$575.00	$15,250.00
8 Erosion Control (Residential)	1	1	1	1	1	1	1	1	$780.00	$100,000.00
9 Demolition - Interior (Residential)	2	0	0	2	1	1	0	0	$300.00	$100.00
9 Raze - Building or Structure (Residential)	1	0	0	0	0	0	1	1	$250.00	$25,000.00
11 Driveway Replacement and/or Expansion (Residential)	4	0	0	4	1	1	1	0	$531.00	$80,774.00
11 Fence (Residential)	5	0	0	5	0	0	0	0	$325.00	$42,341.56
11 Foundation Repair (Residential)	2	0	0	2	0	0	1	0	$225.00	$40,595.00
11 Z - Misc Project Not Listed (Resiential)	5	0	2	5	1	0	0	0	$775.00	$39,500.00
30 Commercial - New - 5 or More Family Building	1	1	4	1	1	1	1	1	$70,161.52	$21,000,000.00
31 Commercial - Addition - Non-Residence, Non-housekeeping	1	1	3	1	1	1	1	1	$16,614.16	$45,000,000.00
31 Commercial - Alteration - Non-Residence, Non-Housekeeping	8	1	7	8	5	3	4	0	$24,375.16	$5,987,982.00
34 Cell Tower - Alteration to Existing (Commercial)	2	2	0	2	1	0	0	0	$450.00	$110,000.00
34 Change of Use (Commercial)	2	1	3	2	2	1	2	0	$1,972.88	$94,302.00
34 Demolition - Interior (Commercial)	1	0	2	1	1	0	1	0	$10,085.00	$7,416,752.00
34 Raze- Building or Structure (Commercial)	1	0	0	1	0	0	1	0	$200.00	$22,000.00
34 Temporary Office/Trailer/Event (Commercial)	1	0	0	1	1	0	0	0	$200.00	$10,000.00
34 Window, Door - Replacement (Commercial)	1	0	1	1	1	0	0	0	$325.00	$27,000.00
40 Electrical Service - Change (Commercial)	2	0	0	0	2	0	0	0	$500.00	$191,325.00
40 Electrical Service - Repair (Commercial)	1	0	0	0	1	0	0	0	$100.00	$500.00
40 Electrical Service - Change (Residential)	2	0	0	0	2	0	0	0	$150.00	$5,200.00
40 Electrical Service - Repair (Residential)	6	0	0	0	6	0	0	0	$450.00	$11,587.00
40 Electrical Wiring (Misc., Alteration, Repair) (Commercial)	3	0	0	0	3	0	0	0	$1,300.00	$803,000.00
40 Electrical Wiring (Misc., Alteration, Repair) (Residential)	3	0	0	0	3	1	0	0	$300.00	$27,268.00
50 Heating and Air Conditioning Units (Residential)	9	0	0	0	0	9	0	0	$1,050.00	$153,862.00
50 Heating Unit Only (Commercial)	1	0	0	0	0	1	0	0	$100.00	$4,500.00
50 Heating Unit Only (Residential)	38	0	0	0	0	38	0	0	$2,850.00	$253,282.79
60 Repair/Alter Existing Plumbing System (Commercial)	5	1	1	0	1	0	5	0	$775.00	$173,360.00
60 Repair/Alter Existing Plumbing System (Residential)	7	0	0	0	0	0	7	0	$525.00	$58,659.72
60 Tub to Shower (Residential)	9	0	0	1	1	0	9	0	$900.00	$35,740.00
60 Water Heater (Residential)	5	0	0	0	0	0	5	0	$250.00	$15,104.00
60 Water Service - Connection/Repair (Residential)	8	0	0	0	0	0	8	0	$400.00	$40,250.00
70 Signs - Permanent	12	12	0	12	0	0	0	0	$1,947.96	$136,720.00
Totals:	183	25	42	84	58	68	69	9	$151,553.28	$84,359,752.07

GREEN BAY, WISCONSIN

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

THAT THE FOLLOWING DESCRIBED SIDEWALKS BE ORDERED RECONSTRUCTED AND THAT THE CITY CLERK ISSUE A THIRTY (30) DAYS NOTICE AS PER THE ATTACHED SCHEDULE:

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	425 SCHWARTZ ST	**21-2794**	169.0	129.5
3	BENOIT WITTIGS ADDN LOT 19 KEVIN UMENTUM 425 SCHWARTZ ST GREEN BAY WI 54302			
DISTRICT	405 SCHWARTZ ST	**21-2797**	99.5	75.0
3	BENOIT WITTIGS ADDN LOT 22 SAMANTHA SEEFELDT 405 SCHWARTZ ST GREEN BAY WI 54302-3231			
DISTRICT	430 S VAN BUREN ST	**14-642**	179.9	179.9
4	PLAT OF ASTOR S 16 FT OF E 80 FT OF LOT 5 & N 31 FT OF E 80 FT OF LOT 6 BLK 50 JACQUELINE KRAUSE 430 S VAN BUREN ST GREEN BAY WI 54301-3929			
DISTRICT	1121 EMILIE ST	**17-156**	129.1	9.2
4	PLAT OF ASTOR LOT 25 BLK 111 AMY L LONG 1121 EMILIE ST GREEN BAY WI 54301-3107			
DISTRICT	1043 S CLAY ST	**17-158**	160.1	134.1
4	PLAT OF ASTOR S 60 FT OF LO TS 27 & 28 BLK 111 JOHN R BORSKI 1043 S CLAY ST GREEN BAY WI 54301-3123			
DISTRICT	729 BELLEVUE ST	**21-1334-25**	335.0	282.5
4	ASTORS SUBD OF PC 3 TO 7 E PRT LOT 17 COM INSECTN N LINE LOUISE ST & E LINE BEL LEVUE ST TH ELY 92.45 FT NLY 55 FT WLY 109.65 FT TO E LINE BELLEVUE ST SLY 57.75 FT TO BEG HECTOR FRAYRE 729 BELLEVUE ST GREEN BAY WI 54302			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	204 QUINTON ST	**21-1444**	221.3	169.3
5	BRIENENS SUBD S 50 FT OF LOT 1 & N 22 FT OF E 60 FT OF LOT 3 BONNIE FAYE ERMIS 204 QUINTON ST GREEN BAY WI 54302			
DISTRICT	202 S HENRY ST	**21-1514-18**	226.5	147.0
5	DE LEERS SECOND ADDN LOT 1 & N 5 FT OF LOT 2 BLK 3 JOHN T & JUDITH M SLATKY 202 S HENRY ST GREEN BAY WI 54302			
DISTRICT	1874 DECKNER AVE	**21-2291**	49.5	0.0
5	NEWBERRYS SUBD #2 THAT PRT OF LOT 6 COM SW COR N 430.5 FT TO BEG S 86 DEG 26 MIN E TO A PT 225.2 FT W OF E/L N TO N/L W TO NW COR S TO BEG EX ST & EX J13198-19 CODY KLECZKA 1874 DECKNER AVE GREEN BAY WI 54302-3545			
DISTRICT	135 SCHOBER ST	**21-2475-19**	155.8	27.9
5	SCHOBER SUBDIVISION #2 LOT 4 PETER A & CHRISTINE P SCHUH CHRISTINE PARKOS SCHUH & PETER A SCHUH 135 SCHOBER ST GREEN BAY WI 54302-3426			
DISTRICT	1635 PREBLE AVE	**19-389-C**	146.0	34.0
6	ELISABETH KLAUS SUB OF LOTS 45-50 NEWBERRYS ADD SUBD #1 LOT 68 GERARDO MENDOZA 1635 PREBLE AVE GREEN BAY WI 54302-2932			
DISTRICT	911 ELIZABETH ST	**19-706**	197.0	0.0
6	PIGEON SUBD LOT 17 EX S 90 FT BLK 3 JOSE J MORALES, ETAL 2673 HUMBOLDT RD GREEN BAY WI 54311			
DISTRICT	905 ELIZABETH ST	**19-706-A**	425.5	250.5
6	PIGEON SUBD S 90 FT OF LOT 17 BLK 3 JULIO GARCIACAMACHO, ETAL JULIO GARCIA CAMACHO & GREGORIA PAEZ DECARCIA 905 ELIZABETH GREEN BAY WI 54302-1929			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1372 VANDERBRAAK ST	**21-1649**	275.5	275.5
6	EASTMANS ADDN LOT 13 EX ST DESC IN 1043 R 4 BLK 63			
	MARIA DEL CARMEN, ETAL JOSE FAUSTINO ROJASNIERO & MARIA DEL CARMEN 1372 VANDERBRAAK ST GREEN BAY WI 54302-2016			
DISTRICT	1909 PREBLE AVE	**21-2186-1-1**	174.9	0.0
6	NEWBERRYS ADDN SUBD #1 S 1/2 OF W 1/2 OF E 147 FT OF THAT PRT OF LOT 54 LYG N OF PREBLE AVE			
	KAY H & LESTER FREUND			
	1909 PREBLE AVE GREEN BAY WI 54302-2938			
DISTRICT	1006 NEWTOLS ST	**21-2704-E-8**	38.3	17.9
6	VAN PEE ADDITION LOT 8			
	MARY S HELFVANESS MARY S HELF VAN ESS 1006 NEWTOLS ST GREEN BAY WI 54302-3013			
DISTRICT	1183 SMITH ST	**7-355**	182.5	51.0
6	EASTMANS ADDN E 32 FT OF LOT 15 BLK 29			
	PETRA G & OSCAR N BELTRAN			
	1317 E PORTNER ST WEST COVINA CA 91790			
DISTRICT	815 E WALNUT ST	**10-101**	50.0	0.0
7	NAVARINO PLAT LOT 724			
	ERIC R SCHMOLL			
	PO BOX 222 SUAMICO WI 54173			
DISTRICT	821 E WALNUT ST	**10-102**	27.5	0.0
7	NAVARINO PLAT LOT 725			
	D JONES PROPERTIES LLC			
	316 LOUISE DR WRIGHTSTOWN WI 54180			
DISTRICT	827 E WALNUT ST	**10-103**	49.0	0.0
7	NAVARINO PLAT S 106 FT OF LOT 726			
	NAVARINO COLLECTIVE LLC			
	1126 S QUINCY ST GREEN BAY WI 54301			
DISTRICT	831 E WALNUT ST	**10-104**	49.3	49.3
7	NAVARINO PLAT S 71 FT OF LO T 727			
	BRIAN J MALLIEN			
	831 E WALNUT ST GREEN BAY WI 54301-4401			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	108 N QUINCY ST	**10-88**	129.6	0.0
7	NAVARINO PLAT LOT 716 & N 28 FT OF LOT 717 NITSCHKE JACKIE CENTER INC JACKIE NITSCHKE CENTER INC 630 CHERRY ST GREEN BAY WI 54301			
DISTRICT	713 E WALNUT ST	**10-91**	14.5	0.0
7	NAVARINO PLAT LOT 718 RIVERA PEREZ PROPERTIES LLC 1652 KIMBALL ST GREEN BAY WI 54302			
DISTRICT	727 E WALNUT ST	**10-94**	253.5	26.0
7	NAVARINO PLAT S 115 FT OF LOT 721 & LOT 719 EX THE N 20 FT & LOT 720 WALNUT PROPERTY PARTNERS LLC 2120 CUMBERLAND DR GREEN BAY WI 54130			
DISTRICT	801 E WALNUT ST	**10-98**	240.4	112.9
7	NAVARINO PLAT W 35 1/3 FT O F S 75 FT OF LOT 722 & S 125 FT OF E 17.67 FT OF LOT 722 ALSO S 125 FT OF ALL OF LOT 723 & N 40 FT OF LOTS 722 & 723 PHOENIX US INVESTMENT LIMITED CO 1664 NEW PORT VISTA DR GRAFTON WI 53024			
DISTRICT	533 E WALNUT ST	**11-225**	168.2	0.0
7	PLAT OF NAVARINO LOTS 708 & 709 EX ST AS DESC IN 975 R 447 & EX J7609-21 FOR ST & EX 2649463 FOR RD GEORGE M LEPAK 915 N BROADWAY ST DE PERE WI 54115			
DISTRICT	102 N MONROE AVE	**11-228**	52.4	0.0
7	PLAT OF NAVARINO S 115 FT OF LOTS 710 & 711 EX ST & EX RD IN 2647650 STARBLAZER ONE4 INVESTMENT TRUST GARY ROSS HESSELGESSER 120 TUSTIN AV STE C-1055 NEWPORT BEACH CA 92663			
DISTRICT	619 E WALNUT ST	**11-230**	350.8	0.0
7	PLAT OF NAVARINO S 144 FT OF LOT 712 EX ST MARMES INSURANCE AGENCY LLC 2545 DECKNER AVE GREEN BAY WI 54302			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	621 E WALNUT ST	**11-233**	55.5	0.0
7	PLAT OF NAVARINO LOTS 713 & 714 EX ST AS DESC IN 975 R 444/445 NITSCHKE JACKIE CENTER INC JACKIE NITSCHKE CENTER INC 630 CHERRY ST GREEN BAY WI 54301			
DISTRICT	633 E WALNUT ST	**11-234**	128.8	0.0
7	PLAT OF NAVARINO LOT 715 EX ST JACKIE NITSCHKE CENTER INC 621 E WALNUT ST GREEN BAY WI 54301			
DISTRICT	123 S QUINCY ST	**14-336**	24.4	24.4
7	PLAT OF NAVARINO N 40 FT OF S 90 FT OF LOTS 843-844 & 845 DAVID H BOYCE 123 S QUINCY ST GREEN BAY WI 54301-4019			
DISTRICT	1131 STUART ST	**14-978**	103.4	76.9
7	PLAT OF ASTOR LOT 23 BLK 104 KARLA M KAHR 1131 STUART ST GREEN BAY WI 54301			
DISTRICT	914 COLUMBIA AVE	**18-816-A**	308.5	159.0
7	MORROWS SUBD OF LOT 7 OF WH ITNEY OR LAVENTURE CLAIM THAT PRT OF LOT 8 AS DES IN 341 D 136 BCR JO ANN M VANDENHEUVEL JO ANN M QUIMBY 914 COLUMBIA AVE GREEN BAY WI 54303-3814			
DISTRICT	1510 MORROW ST	**19-184**	530.0	0.0
7	J M SMITHS ADDN LOTS 102-106 & LOTS 81 & 82 PLAT OF OAK GROVE & N1/2 VAC ALLEY ADJ TO LOTS 81,82 & 102 MORROW 1510 LLC 123 S QUINCY ST GREEN BAY WI 54301			
DISTRICT	935 BOND ST	**5-1255**	83.2	83.2
7	MILITARY RESERVE N 1/2 OF PART OF LOT 145 LYING BETW BOND & ELMORE KRISTA L KATERS SNYDER 1407 LANGLADE AVE GREEN BAY WI 54304			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1327 CEDAR ST	**8-336**	182.5	76.7
7	WHITNEYS ADD TO NAV LOT 148			
	KIM LARSCHEID, ETAL KIM LARSCHEID & LEAH DACHELET 1327 CEDAR ST GREEN BAY WI 54302-1326			
DISTRICT	1299 CEDAR ST	**8-344**	158.1	54.6
7	WHITNEYS ADDN TO NAVARINO S 99 FT OF LOT 153			
	KYLE GOFFARD RENTALS LLC			
	308 FERNANDO DR DE PERE WI 54115			
DISTRICT	1273 CEDAR ST	**8-348**	129.6	0.0
7	WHITNEYS ADD TO NAV LOT 157			
	MICHAEL J ZOLPER			
	1428 ELM ST GREEN BAY WI 54302-1802			
DISTRICT	1255 CEDAR ST	**8-351**	106.5	25.4
7	WHITNEYS ADD TO NAV LOTS 160 & E 2 FT OF LOT 161			
	CRYSTAL L & THOMAS B METZ			
	1255 CEDAR ST GREEN BAY WI 54302-1324			
DISTRICT	1241 CEDAR ST	**8-352**	97.2	29.7
7	WHITNEYS ADDN TO NAVARINO LOT 161 EXC E 2 FT			
	DAVID RASMUSSEN			
	1241 CEDAR ST GREEN BAY WI 54302			
DISTRICT	1239 CEDAR ST	**8-353**	50.0	50.0
7	WHITNEYS ADD TO NAV LOT 162			
	KATHLEEN M GLIME			
	1239 CEDAR ST GREEN BAY WI 54302			
DISTRICT	1237 CEDAR ST	**8-354**	419.2	220.5
7	WHITNEYS ADDN TO NAV S 109 FT OF LOTS 163 & 164			
	AUTUMN PROPERTY RENTALS LLC			
	W11563 WRUK LN CRIVITZ WI 54114			
DISTRICT	512 ST GEORGE ST	**8-355**	165.2	0.0
7	WHITNEYS ADDN TO NAVARINO N 50 FT OF LOTS 163 & 164			
	LOGAN ABHOLD			
	512 ST GEORGE ST GREEN BAY WI 54302			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1284 ELM ST	**8-367**	114.0	85.3
7	WHITNEYS ADD TO NAV LOT 175 & E 3 FT OF LOT 174			
	PHILIP J VORPAHL			
	1284 ELM ST APT 2 GREEN BAY WI 54302			
DISTRICT	909 E WALNUT ST	**9-142**	244.1	0.0
7	NAVARINO PLAT LOTS 728 & 729 EX ST			
	WALNUT STREET INVESTMENTS LLC			
	413 SAINT JUDE ST GREEN BAY WI 54303			
DISTRICT	913 E WALNUT ST	**9-143**	166.5	0.0
7	NAVARINO PLAT LOT 730 EX ST			
	DAVID J & SANDRA J ZOCHERT			
	904 S MONROE AV GREEN BAY WI 54301-3621			
DISTRICT	919 E WALNUT ST	**9-144**	282.0	0.0
7	NAVARINO PLAT LOT 731 EX ST AS DESC IN 979 R 60			
	ROLAND DEV CORP ETAL ROLAND DEVELOPMENT CORP & DONALD S WAGNER PO BOX 22216 GREEN BAY WI 54305-2216			
DISTRICT	101 N WEBSTER AVE	**9-145**	114.4	0.0
7	NAVARINO PLAT LOTS 732 & 733 EXC 973 R 196			
	WAGNER FAMILY LTD PARTNERSHIP ETAL			
	PO BOX 22216 GREEN BAY WI 54305-2216			
DISTRICT	1241 RIDGEDALE CT	**1-1370-B-1**	619.0	586.0
8	THAT PART OF PC 6 W DES IN VOL 361 D 580			
	JACOB & SASHA WOMELDORF			
	1241 RIDGEDALE CT GREEN BAY WI 54304			
DISTRICT	1161 S ONEIDA ST	**1-1894**	104.5	78.0
8	SCHMITT PLAT #2 LOT 13 BLK 4			
	JOANNE FOLCIK			
	1161 S ONEIDA ST GREEN BAY WI 54304-2453			
DISTRICT	1827 GROSS AVE	**1-2395**	569.0	300.5
8	SOUTHGATE SUBD LOT 17 BLK 7			
	JEROME M HOLLISTER, ETAL			
	1827 GROSS AVE GREEN BAY WI 54304-3901			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1444 GATEWOOD ST	**1-2428**	403.0	378.0
8	WALTER BASTENS SUB #2 LOT 1 BLK 3			
	JENNIFER DOLLAR, ETAL JENNIFER DOLLAR 1444 GATEWOOD ST GREEN BAY WI 54304			
DISTRICT	841 REDWOOD DR	**2-1131**	132.6	111.2
8	MEACHAMS REDWOOD ADDN LOT 30 BLK 2			
	DPB TRANSITION TRUST			
	841 REDWOOD DR GREEN BAY WI 54304			
DISTRICT	907 S ONEIDA ST	**2-1141**	78.0	53.0
8	MEACHAMS REDWOOD ADD LOT 4 BLK 3			
	ALLAN A & LINDA R HARRIS			
	907 S ONEIDA ST GREEN BAY WI 54304-2449			
DISTRICT	804 GROSS AVE	**2-1174**	174.0	174.0
8	DECOSTER SUBD #3 LOT 5 BLK 1			
	IAN W HENDERSON			
	804 GROSS AVE GREEN BAY WI 54304-2516			
DISTRICT	842 REDWOOD DR	**2-1257**	153.5	128.0
8	BLASERS SUBD LOT 13 & S 2 FT OF LOT 12			
	RANDALL MOOREN			
	842 REDWOOD DR GREEN BAY WI 54304			
DISTRICT	827 MEACHAM ST	**2-1282**	108.0	37.0
8	SCHMITT PLAT #3 LOT 7 & N 11 FT OF LOT 8 BLK 3			
	CLARA C BENO			
	827 MEACHAM ST GREEN BAY WI 54304-2306			
DISTRICT	1005 MARQUETTE AVE	**2-959**	378.4	227.4
8	MARQUETTE PARK LOT 1 BLK 1			
	LARRY S & LAURIE A TIMM			
	1005 MARQUETTE AVE GREEN BAY WI 54304-2415			
DISTRICT	1338 LIBERTY ST	**6-1307**	121.5	0.0
8	BRIQUELET SUBD #1 LOT 1 & T HE E 10 FT OF LOT 2 BLK 1			
	GLEN W JAEGER			
	1338 LIBERTY ST GREEN BAY WI 54304-3159			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1348 LIBERTY ST	**6-1308**	19.7	0.0
8	BRIQUELET SUBD #1 W 60 FT OF LOT 2 & E 39 FT OF LOT 3 BLK 1			
	JEFFREY & NANCY HUGUET LIVING TRUST			
	310 FLORAL DR GREEN BAY WI 54301			
DISTRICT	1356 LIBERTY ST	**6-1310**	50.0	25.0
8	BRIQUELET SUBD #1 W 31 FT OF LOT 3 & E 68 FT OF LOT 4 BLK 1			
	RICHARD L & JUDY L MORRISON			
	1826 SELLARS RD MURRAYVILLE IL 62668			
DISTRICT	1368 LIBERTY ST	**6-1312**	117.5	85.8
8	BRIQUELET SUBD #1 LOT 6 BLK 1			
	CAMERON & ALLISON WRENN			
	1368 LIBERTY ST GREEN BAY WI 54304			
DISTRICT	1374 LIBERTY ST	**6-1313**	47.4	47.4
8	BRIQUELET SUBD #1 LOT 7 & E 4 FT OF LOT 8 BLK 1			
	CHRISTINE & ARTHUR S ADAMS			
	1374 LIBERTY ST GREEN BAY WI 54304-3159			
DISTRICT	1339 LIBERTY ST	**6-1342**	103.0	78.0
8	BRIQUELET SUBD #1 LOT 1 BLK 6			
	BRUCE S & BRENDA S LAMBERT			
	1339 LIBERTY ST GREEN BAY WI 54304-3158			
DISTRICT	1344 SERVAIS ST	**6-1448**	50.5	25.0
8	WESTWOOD ADDITION LOT 2 BLK 2			
	MATTHEW & MAXWELL DAVID ADAMS			
	127 CROSSING AVE BELMONT NC 28012			
DISTRICT	1350 SERVAIS ST	**6-1449**	251.0	174.5
8	WESTWOOD ADDITION LOT 3 BLK 2			
	MARK A & ROSE A C WALTER			
	1350 SERVAIS ST GREEN BAY WI 54304-3136			
DISTRICT	1356 SERVAIS ST	**6-1450**	30.4	30.4
8	WESTWOOD ADDITION LOT 4 BLK 2			
	JACOB A FUNK			
	1356 SERVAIS ST GREEN BAY WI 54304-3136			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1362 SERVAIS ST	**6-1451**	210.7	192.1
8	WESTWOOD ADDITION LOT 5 BLK 2			
	GLORIA JEAN GAIE			
	1362 SERVAIS ST GREEN BAY WI 54304-3136			
DISTRICT	1366 SERVAIS ST	**6-1452**	14.5	14.5
8	WESTWOOD ADDITION LOT 6 BLK 2			
	MICHAEL J PEOTTER			
	1366 SERVAIS ST GREEN BAY WI 54304-3136			
DISTRICT	1372 SERVAIS ST	**6-1453**	184.5	160.0
8	WESTWOOD ADDITION LOT 7 BLK 2			
	JOSE MANUEL TLATEMPA DOMINGUILLO			
	1372 SERVAIS ST GREEN BAY WI 54115			
DISTRICT	1378 SERVAIS ST	**6-1454**	271.0	223.4
8	WESTWOOD ADDITION LOT 8 BLK 2			
	JASON P & ALISSA L LANGENBERG			
	1378 SERVAIS ST GREEN BAY WI 54304-3136			
DISTRICT	1345 SERVAIS ST	**6-1456**	144.0	0.0
8	WESTWOOD ADDITION LOT 2 BLK 3			
	AMY A BAKER			
	1345 SERVAIS ST GREEN BAY WI 54304-3135			
DISTRICT	1351 SERVAIS ST	**6-1457**	163.0	37.0
8	WESTWOOD ADDITION LOT 3 BLK 3			
	BRENT M MOLDENHAUER BRENT M MOLDENHAUER 1351 SERVAIS ST GREEN BAY WI 54304-3135			
DISTRICT	1357 SERVAIS ST	**6-1458**	111.5	111.5
8	WESTWOOD ADDITION LOT 4 BLK 3			
	BRADLEY J KIMBALL			
	815 S LOCUST ST GREEN BAY WI 54304			
DISTRICT	1367 SERVAIS ST	**6-1460**	79.9	55.4
8	WESTWOOD ADDITION LOT 6 BLK 3			
	ORLANDO & ELLEN REED			
	1367 SERVAIS ST GREEN BAY WI 54304-3135			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1373 SERVAIS ST	**6-1461**	47.0	47.0
8	WESTWOOD ADDITION LOT 7 BLK 3			
	SUSAN K AGARD			
	1373 SERVAIS ST GREEN BAY WI 54304-3135			
DISTRICT	1327 LIBERTY ST	**6-1488**	120.5	0.0
8	ST AGNES HEIGHTS LOT 9			
	SRI PROPERTIES LLC			
	2988 MADRID DR GREEN BAY WI 54311			
DISTRICT	1456 RUSSELL ST	**6-206-A**	25.0	0.0
8	TANKS SUBD OF PC 2-9W THAT PRT OF LOT 66 AS DESC IN VOL 343 D 218 EX 591 R 351			
	SANDRA L HERRERA			
	1456 RUSSELL ST GREEN BAY WI 54304-3134			
DISTRICT	1466 LANGLADE AVE	**6-206-B**	176.5	50.5
8	TANKS SUBD OF PRIVATE CLAIM S 2 TO 9W THAT PRT OF LOT 66 DESC IN 319 D 4			
	SHELLEY A WILLIAMS			
	1466 LANGLADE AVE GREEN BAY WI 54304			
DISTRICT	1452 LANGLADE AVE	**6-206-C**	76.5	26.5
8	PRT OF LOT 1 BLK 66 PEETERS SUBD & PRT OF LOT 66 TANK'S SUBD OF PC2-9 WSFR DESC IN 325 D 162			
	DIANA KHANG			
	1452 LANGLADE AVE GREEN BAY WI 54304-3144			
DISTRICT	1459 NINTH ST	**6-206-D**	24.0	0.0
8	TANKS SUBD OF PRIVATE CLAIM S 2 TO 9W THAT PRT OF LOT 66 AS DESC IN 339 D 340			
	SANTOS SALDANA			
	1459 NINTH ST GREEN BAY WI 54304-3141			
DISTRICT	1459 RUSSELL ST	**6-206-E**	151.5	126.5
8	TANKS SUBD OF PC 2-9 WSFR N1/2 OF THAT PRT OF W1/2 OF W 2 ACRES OF LOT 66 LYG BETW N/L OF LANGLADE ST & S/L OF ROSCOE ST			
	MAUREEN A PIVONKA			
	4631 CINDY CT NEW FRANKEN WI 54229			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1455 RUSSELL ST	**6-206-F**	176.5	126.0
8	TANKS SUB OF PC 2-9W N 1/2 OF THAT PRT OF E 1/2 OF W 2 AC OF LOT 66 LYG BETWN N LI NE OF LANGLADE & S LINE ROSCOE STS AHMET & DERYA TAN 1455 RUSSELL ST GREEN BAY WI 54304			
DISTRICT	1452 RUSSELL ST	**6-206-G**	154.5	0.0
8	THAT PRT OF W 2 ACS OF LOT 66 OF TANKS SUBD OF PC 2-9 DESC IN 1009 R 609 ROSALINDAE & JOSE SAAVEDRA ESTRADA 1452 RUSSELL ST GREEN BAY WI 54304			
DISTRICT	1462 RUSSELL ST	**6-207-A-2**	74.5	50.0
8	TANKS SUBD OF PC 2-9W THAT PART OF LOT 67 AS DESC IN VOL 595 R 77 STEVEN E LINDSTROM & MARY C GULDAN-LINDSTROM REVOCABLE TRUST OF 2023 1462 RUSSELL ST GREEN BAY WI 54304			
DISTRICT	1468 LANGLADE AVE	**6-207-B-3**	155.0	128.0
8	TANKS SUB OF PC 2-9W THAT PRT OF LOT 67 AS DESC IN VOL 373 D 150 MARIA C LEON DE LEON 1468 LANGLADE AVE GREEN BAY WI 54304			
DISTRICT	1465 NINTH ST	**6-207-B-4**	24.5	0.0
8	TANKS SUBD OF PC 2-9W THAT PRT OF LOT 67 AS DES IN VOL 922 R 632 BCR MANDY L OWEN 1465 NINTH ST GREEN BAY WI 54304-3141			
DISTRICT	1449 NINTH ST	**6-537**	50.5	0.0
8	PEETERS SUB OF PRT OF LOTS 65 & 66 TANKS SUB PC 2-9W LOT 1 EX 323 D 510 & EX 590 R 33 & EX 632 R 471 & EX 669 R 282 & EX 707 R 80 BLK 66 ALSO THAT PART OF W 2AC OF LOT 66 TANKS SUBD PC 2-9W DESC AS FOLLOWS BEG AT NW COR OF LOT 1 BLK 66 PETE ERS SUBD TH W ALONG S LINE OF 9TH ST 72.88 FT TH SLY 159 FT TH ELY 72.88 FT TO WLY LINE OF LOT 1 BLK 66 TH NLY ALONG SAID W LINE TO POB EUGENE W DIRKMAN 1449 NINTH ST GREEN BAY WI 54304-3141			
DISTRICT	1446 LANGLADE AVE	**6-537-A**	138.0	49.5
8	8,710 SFS 118.5 FT OF E 73.555 FT LOT 1 BLK 66 PEETERS SUBD LYG N OF LANGLADE AV TINA M HAFEMAN 420 WHISPERING CREEK CT GREEN BAY WI 54303-6029			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1447 RUSSELL ST	**6-537-B**	107.5	83.0
8	9,520 SFN 118.5 FT LOT 1 BLK 66 PEETERS SUBD LYG S OF RUSSELL ST & N OF LANGLADE AV HOPE V NORTON 1447 RUSSELL ST GREEN BAY WI 54304-3116			
DISTRICT	1448 RUSSELL ST	**6-537-C**	52.5	52.5
8	8,074 SFS 110 FT LOT 1 BLK 66 PEETERS SUB LYG N OF RUSSELL ST & S OF NINTH ST ROBERT J & SUSAN K WEEKES 1448 RUSSELL ST GREEN BAY WI 54304-3134			
DISTRICT	1443 NINTH ST	**6-538**	24.5	0.0
8	PEETERS SUBD E 42 FT OF N 130 FT OF LOT 1 & W 58 FT N 130 FT OF LOT 2 BLK 66 VICKY A RYMER-GOLLNICK IRREVOCABLE CASTLE TRUST 937 ANCHORAGE CT OSHKOSH WI 54901			
DISTRICT	1442 LANGLADE AVE	**6-538-A**	73.0	22.0
8	8,698 SFPEETERS SUBD S 118.5 FT OF LOT 2 BLK 66 CRAIG PROCESS 1442 LANGLADE AVE GREEN BAY WI 54304-3144			
DISTRICT	1435 NINTH ST	**6-538-B**	21.1	0.0
8	10,523 SFN 118.5 OF LOT 3 & E 15 FT OF N 118.5 FT OF LOT 2 BLK 66 PEETERS SUBD HATTIE E KRUSCHEK 1435 9TH ST GREEN BAY WI 54304			
DISTRICT	1440 RUSSELL ST	**6-538-C**	45.5	45.5
8	8,111 SFPEETERS SUBD S 110.5 FT LOT 2 BLK 66 LYG S OF NINTH ST & N OF RUSSELL ST BLOHOWIAK SURVIVORS TRUST 1440 RUSSELL ST GREEN BAY WI 54304			
DISTRICT	1441 RUSSELL ST	**6-538-D**	125.5	0.0
8	8,697 SFN 118.5 FT LOT 2 BLK 66 PEETERS SUBD LYG S OF RUSSELL ST & N OF LANGLADE AV DAVID A & LUANNE S CATHEY 1441 RUSSELL ST GREEN BAY WI 54304-3116			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1434 LANGLADE AVE	**6-539-A**	93.0	43.0
8	8,698 SFS 118.5 FT OF LOT 3 BLK 66 PEETERS SUBD LYG N OF LANGLADE AV & S OF RUSSELL ST			
	DEVIN P BOYER			
	1434 LANGLADE AVE GREEN BAY WI 54304-3144			
DISTRICT	1433 RUSSELL ST	**6-539-B**	50.5	50.5
8	8,697 SFN 118.5 FT OF LOT 3 BLK 66 PEETERS SUBD LYG S OF RUSSELL ST & N OF LANGLADE AVE			
	WHITNEY LEE & CAROLE L BOUGIE			
	1433 RUSSELL ST GREEN BAY WI 54304			
DISTRICT	1430 RUSSELL ST	**6-540**	114.5	0.0
8	7,320 SFPEETERS SUBD PCL A OF 1 CSM 317 BNG PRT OF LOT 4 BLK 66			
	SUSAN M LAROQUE, ETAL SUSAN M LAROQUE & JOHN THIEL 1430 RUSSELL ST GREEN BAY WI 54304-3134			
DISTRICT	1428 LANGLADE AVE	**6-540-A**	170.0	100.5
8	8,680 SFPEETERS SUBD S 118 FT OF LOT 4 BLK 66 LYG N OF LANGLADE AV			
	KURT W WOLLER			
	1428 LANGLADE AVE GREEN BAY WI 54304-3144			
DISTRICT	1431 NINTH ST	**6-540-B**	25.0	0.0
8	8,656 SFN 122 FT OF LOT 4 BLK 66 PEETERS SUBD EX E 2.5 FT			
	SHANNAN DESHAZER DESIGN LLC			
	2491 SOLITUDE RD DE PERE WI 54115			
DISTRICT	1427 RUSSELL ST	**6-540-C**	140.5	0.0
8	7,534 SFPEETERS SUBD PRT OF LOT 4 BLK 66 DESC AS PCL D OF 1 CSM 317 MAP 189 IN 582137			
	KEVIN R BRICK			
	1427 RUSSELL ST GREEN BAY WI 54304			
DISTRICT	1423 RUSSELL ST	**6-541**	91.0	0.0
8	7,497 SFW1/2 OF PCL C OF 1 CSM 317 BNG PRT OF LOTS 4 & 5 BLK 66 PEETERS SUBD			
	GARY A & KAREN A MICHALEK			
	1423 RUSSELL ST GREEN BAY WI 54304-3116			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1424 LANGLADE AVE	**6-541-A**	29.0	0.0
8	7,080 SFPEETERS SUBD S 118 FT OF LOT 5 BLK 66 BARBARA J BROWN 1424 LANGLADE AVE GREEN BAY WI 54304-3144			
DISTRICT	1425 NINTH ST	**6-541-B**	58.3	0.0
8	7,325 SFPEETERS SUBD N 122 FT OF W 57.5 FT OF LOT 5 & N 122 FT OF E 2.5 FT OF LOT 4 BLK 66 SHANNAN DESHAZER DESIGN LLC 3491 SOLITUDE RD DE PERE WI 54115			
DISTRICT	1424 RUSSELL ST	**6-541-C**	99.5	0.0
8	7,274 SFW1/2 OF PCL B OF 1 CSM 317 BNG PRT OF LOTS 4 & 5 BLK 66 PEETERS SUBD BRENDA A DOSREIS BRENDA DOS REIS 1424 RUSSELL ST GREEN BAY WI 54304-3134			
DISTRICT	1421 NINTH ST	**6-542**	19.6	0.0
8	7,141 SFPEETERS SUBD N 122 FT OF LOT 6 & E 2.50 FT OF N 122 FT OF LOT 5 BLK 66 BRANDON & BRIANNA JOHNSON 1421 NINTH ST GREEN BAY WI 54304			
DISTRICT	1419 RUSSELL ST	**6-542-A**	22.5	22.5
8	7,497 SFE1/2 OF PCL C OF 1 CSM 317 BNG PRT OF LOTS 5 & 6 BLK 66 PEETERS SUBD JANE A BISHOP 1419 RUSSELL ST GREEN BAY WI 54304-3116			
DISTRICT	1420 LANGLADE AVE	**6-542-B**	102.0	0.0
8	6,576 SFPEETERS SUBD S 118 FT OF LOT 6 BLK 66 LYG N OF LANGLADE AV KRS PROPERTY MANAGEMENT LLC 3000 GREAT OAK LN GREEN BAY WI 54311			
DISTRICT	1420 RUSSELL ST	**6-542-C**	25.0	25.0
8	7,274 SFE 1/2 OF PCL B OF 1 CSM 317 BNG PRT OF LOTS 5 & 6 BLK 66 PEETERS SUBD JAMES A & LYNN C GREGORY 1420 RUSSELL ST GREEN BAY WI 54304-3134			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1415 NINTH ST	**6-543**	22.5	0.0
8	PCL A OF 1 CSM 421 BNG PRT PEETERS SUBD LOT 7 BLK 66 PEETERS SUBD CREATIVE EDGE REAL ESTATE LLC 2075 FAWN LN GREEN BAY WI 54304			
DISTRICT	1414 LANGLADE AVE	**6-543-A**	108.0	0.0
8	PCL D OF 1 CSM 421 BNG PRT OF LOT 7 BLK 66 PEETERS SUBD CHRISTOPHER C DELEMATER 1414 LANGLADE AVE GREEN BAY WI 54304-3144			
DISTRICT	1413 RUSSELL ST	**6-543-B**	150.0	75.0
8	PCL C OF 1 CSM 421 MAP 240 IN 600169 BNG PRT OF LOT 7 BLK 66 PEETERS SUBD BFL PROPERTIES LLC 4087 LEGACY LN DE PERE WI 54115			
DISTRICT	1414 RUSSELL ST	**6-543-C**	67.0	0.0
8	PCL B OF 1 CSM 421 BNG PRT OF PEETERS SUBD LOT 7 BLK 66 JENNIFER L STARRY 1414 RUSSELL ST GREEN BAY WI 54304-3134			
DISTRICT	1408 RUSSELL ST	**6-544-A**	71.0	0.0
8	S 118.725 FT OF LOT 8 BLK 66 PEETERS SUBD LYG BTWN S/L OF NINTH ST & N/L OF RUSSELL ST MELISSA L HEROUX 1408 RUSSELL ST GREEN BAY WI 54304-3134			
DISTRICT	1410 LANGLADE AVE	**6-544-C**	25.5	0.0
8	8,709 SFS 118.5 FT OF LOT 8 BLK 66 PEETERS SUBD ROSA DEL CARMEN PINEDA SANTILLAN 1410 LANGLADE AVE GREEN BAY WI 54304			
DISTRICT	1400 RUSSELL ST	**6-545-B**	152.5	26.0
8	S 118.725 FT OF LOT 9 BLK 66 PEETERS SUBD LYG S OF NINTH ST & N OF RUSSELL ST PATRICK S & BONNIE J MURPHY 621 N LOCUST ST GREEN BAY WI 54303-4421			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1401 RUSSELL ST	**6-545-C**	108.5	75.0
8	8,735 SFN 119 FT OF LOT 9 BLK 66 PEETERS SUBD LYG S OF RUSSELL ST & N OF LANGLADE AV			
	THOMAS W PROKASH			
	1401 RUSSELL ST GREEN BAY WI 54304-3116			
DISTRICT	1393 RUSSELL ST	**6-546-C**	126.0	0.0
8	PEETERS SUBD N 118.50 FT OF PART OF LOT 10 BLK 66 LYG BTWN S/L OF RUSSELL ST & N/L OF LANGLADE AV			
	GROSSO REVOCABLE LIVING TRUST JOHN & AUDREY GROSSO 1393 RUSSELL ST GREEN BAY WI 54304-3148			
DISTRICT	1391 NINTH ST	**6-547**	190.5	117.5
8	8,763 SFPEETERS SUBD LOT 11 BLK 66 EX 329 D 295 & EX 357 D 206 & EX 363 D 54 & EX 686 R 315 & EX 247 D 487 & EX RD			
	TURNER & TATUM WITTIG			
	1391 NINTH ST GREEN BAY WI 54304			
DISTRICT	1431 LANGLADE AVE	**6-812**	34.0	0.0
8	SCHMITT PLAT #5 LOT 1 BLK 1			
	BRADLEY P & ERIN C STILLMANK REVOCABLE TRUST OF 2019			
	1524 CREEKSIDE LN GREEN BAY WI 54311			
DISTRICT	1427 LANGLADE AVE	**6-813**	152.5	127.0
8	SCHMITT PLAT #5 LOT 2 BLK 1			
	DAVID B YOUNG			
	1427 LANGLADE AVE GREEN BAY WI 54304-3145			
DISTRICT	1415 LANGLADE AVE	**6-815**	73.4	0.0
8	SCHMITT PLAT #5 LOT 4 BLK 1			
	WILLIAM A KUMMERER			
	1415 LANGLADE AVE GREEN BAY WI 54304-3145			
DISTRICT	1401 LANGLADE AVE	**6-817**	71.5	71.5
8	SCHMITT PLAT #5 W 70 FT OF LOT 6 BLK 1			
	BARBARA SALUTZ			
	1401 LANGLADE AVE GREEN BAY WI 54304			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1395 LANGLADE AVE	**6-818**	77.0	24.0
8	SCHMITT PLAT #5 LOT 7 & E 10 FT OF LOT 6 BLK 1			
	TYLER J CAMERON			
	1395 LANGLADE AVE GREEN BAY WI 54304			
DISTRICT	1391 LANGLADE AVE	**6-819**	523.5	150.0
8	SCHMITT PLAT #5 LOT 8 BLK 1			
	SETH J & MEGAN M WICKER			
	1391 LANGLADE AVE GREEN BAY WI 54304			
DISTRICT	1396 ROCKDALE ST	**6-821**	22.0	22.0
8	SCHMITT PLAT #5 LOT 10 BLK 1			
	ERIC R SPRINGER			
	2495 APPLE CREEK CT DE PERE WI 54115			
DISTRICT	1402 ROCKDALE ST	**6-822**	78.5	26.0
8	SCHMITT PLAT #5 LOT 11 BLK 1			
	JAMES L & BONNIE J DAY BONNIE J DAY 1402 ROCKDALE ST GREEN BAY WI 54304-3130			
DISTRICT	1410 ROCKDALE ST	**6-823**	24.0	0.0
8	SCHMITT PLAT #5 LOT 12 BLK 1			
	DOOGIESDEN LLC			
	802 BOMIER ST DE PERE WI 54115			
DISTRICT	1420 ROCKDALE ST	**6-825**	50.5	0.0
8	SCHMITT PLAT #5 LOT 14 BLK 1			
	JOSEPH & DWYN DEGROOT			
	1420 ROCKDALE ST GREEN BAY WI 54304-3130			
DISTRICT	1426 ROCKDALE ST	**6-826**	73.0	49.0
8	SCHMITT PLAT #5 LOT 15 BLK 1			
	FRANCES A OETTINGER			
	1426 ROCKDALE ST GREEN BAY WI 54304-3130			
DISTRICT	1430 ROCKDALE ST	**6-827**	25.5	0.0
8	SCHMITT PLAT #5 LOT 16 BLK 1			
	SPENCER J FAIKEL			
	1430 ROCKDALE ST GREEN BAY WI 54304			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1373 LANGLADE AVE	**6-829**	100.5	76.5
8	SCHMITT PLAT #5 LOT 2 BLK 2			
	DANIELLE VANBOXTEL DANIELLE VAN BOXTEL 1373 LANGLADE AVE GREEN BAY WI 54304-3178			
DISTRICT	1367 LANGLADE AVE	**6-830**	64.0	64.0
8	SCHMITT PLAT #5 LOT 3 BLK 2			
	DALE & KATHRYN J LEWIS			
	1367 LANGLADE AVE GREEN BAY WI 54304-3178			
DISTRICT	1361 LANGLADE AVE	**6-831**	154.5	75.0
8	SCHMITT PLAT #5 LOT 4 & WLY 9.5 FT OF LOT 5 BLK 2			
	SUSAN M & JOHN D SEIF			
	1361 LANGLADE AVE GREEN BAY WI 54304-3178			
DISTRICT	1357 LANGLADE AVE	**6-832**	14.5	0.0
8	SCHMITT PLAT #5 W 9.5 FT OF LOT 6 & E 59.5 FT OF LOT 5 BLK 2			
	ZACHARY L VANLAANEN			
	1357 LANGLADE AVE GREEN BAY WI 54304			
DISTRICT	1353 LANGLADE AVE	**6-833**	74.0	0.0
8	SCHMITT PLAT #5 E 69 FT OF LOT 6 BLK 2			
	JEAN & JOSEPH BOTTKOL			
	1353 LANGLADE AVE GREEN BAY WI 54304-3178			
DISTRICT	1345 LANGLADE AVE	**6-834**	121.5	121.5
8	SCHMITT PLAT #5 LOT 7 & W 1 FT OF LOT 8 BLK 2			
	DEBRA B TUCKER			
	1345 LANGLADE AVE GREEN BAY WI 54304			
DISTRICT	1344 ROCKDALE ST	**6-837**	34.0	8.0
8	SCHMITT PLAT #5 LOT 10 BLK 2			
	ANTHONY W & DAWN M TOONEN			
	1344 ROCKDALE ST GREEN BAY WI 54304-3128			
DISTRICT	1350 ROCKDALE ST	**6-838**	72.5	72.5
8	SCHMITT PLAT #5 LOT 11 BLK 2			
	ANABEL LEON LEON, ETAL			
	1350 ROCKDALE ST GREEN BAY WI 54304-3128			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1356 ROCKDALE ST	**6-839**	116.6	116.6
8	SCHMITT PLAT #5 LOT 12 BLK 2			
	SANDRA A ROESER			
	1356 ROCKDALE ST GREEN BAY WI 54304-3128			
DISTRICT	1362 ROCKDALE ST	**6-840**	20.6	0.0
8	SCHMITT PLAT #5 LOT 13 BLK 2			
	LISA A MUELLER			
	1362 ROCKDALE ST GREEN BAY WI 54304-3128			
DISTRICT	1366 ROCKDALE ST	**6-841**	68.5	25.0
8	SCHMITT PLAT #5 LOT 14 BLK 2			
	JULEE RAE BIESZK			
	1366 ROCKDALE ST GREEN BAY WI 54304			
DISTRICT	1374 ROCKDALE ST	**6-842**	6.5	0.0
8	SCHMITT PLAT #5 LOT 15 BLK 2			
	JAMES L & JUDITH A ZUELKE			
	1374 ROCKDALE ST GREEN BAY WI 54304-3128			
DISTRICT	1437 BRIQUELET ST	**6-848**	312.7	275.5
8	SCHMITT PLAT #5 LOT 5 EXC N LY 8 FT BLK 3			
	COLLEEN E PAKANICH			
	1437 BRIQUELET ST GREEN BAY WI 54304-3103			
DISTRICT	1322 BIEMERET ST	**6-849**	145.5	91.5
8	SCHMITT PLAT #5 LOT 6 BLK 3			
	ABBIE R WITHBROE			
	1322 BIEMERET ST GREEN BAY WI 54304-3208			
DISTRICT	1312 BIEMERET ST	**6-850**	458.6	386.6
8	SCHMITT PLAT #5 LOT 7 BLK 3			
	ZACHARY J VANDERMEULEN			
	1312 BIEMERET ST GREEN BAY WI 54304-3208			
DISTRICT	1373 ROCKDALE ST	**6-852**	24.5	0.0
8	SCHMITT PLAT #5 LOT 2 BLK 4			
	MURPHY & SHAYNA HORACEK			
	1373 ROCKDALE ST GREEN BAY WI 54304			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1367 ROCKDALE ST	**6-853**	125.5	101.0
8	SCHMITT PLAT #5 LOT 3 BLK 4			
	THOMAS P PINTAR			
	1367 ROCKDALE ST GREEN BAY WI 54304			
DISTRICT	1363 ROCKDALE ST	**6-854**	78.5	51.0
8	SCHMITT PLAT #5 LOT 4 BLK 4			
	BRANDON & HALEY LESSOR			
	1363 ROCKDALE ST GREEN BAY WI 54304			
DISTRICT	1357 ROCKDALE ST	**6-855**	72.5	47.0
8	SCHMITT PLAT #5 LOT 5 BLK 4			
	CHERYL J HELMS			
	1357 ROCKDALE ST GREEN BAY WI 54304-3127			
DISTRICT	1351 ROCKDALE ST	**6-856**	192.0	123.5
8	SCHMITT PLAT #5 LOT 6 BLK 4			
	TERRENCE F & MARY K LAPACZ TERRENCE & MARY LA PACZ 1351 ROCKDALE ST GREEN BAY WI 54304-3127			
DISTRICT	1345 ROCKDALE ST	**6-857**	25.0	0.0
8	SCHMITT PLAT #5 LOT 7 BLK 4			
	GERALD K SPICE			
	1345 ROCKDALE ST GREEN BAY WI 54304			
DISTRICT	1340 BIEMERET ST	**6-859**	341.0	151.5
8	SCHMITT PLAT #5 LOT 9 BLK 4			
	DALE D DEMPSEY			
	1340 BIEMERET ST GREEN BAY WI 54304			
DISTRICT	1344 BIEMERET ST	**6-860**	125.0	100.0
8	SCHMITT PLAT #5 LOT 10 BLK 4			
	WILLIAM F & KRISTINE A HARTUNG			
	1344 BIEMERET ST GREEN BAY WI 54304-3152			
DISTRICT	1350 BIEMERET ST	**6-861**	169.5	169.5
8	SCHMITT PLAT #5 LOT 11 BLK 4			
	TINA PALUBICKI			
	1350 BIEMERET ST GREEN BAY WI 54304-3152			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1356 BIEMERET ST	**6-862**	77.0	77.0
8	SCHMITT PLAT #5 LOT 12 & E 3 FT OF LOT 13 BLK 4			
	JAIME A WILSON			
	1356 BIEMERET ST GREEN BAY WI 54304-3152			
DISTRICT	1362 BIEMERET ST	**6-863**	75.0	75.0
8	SCHMITT PLAT #5 W 62 FT OF LOT 13 BLK 4			
	JUDILYN MCGOWN HANSEN FAMILY TRUST PO BOX 6972 DENVER CO 80206			
DISTRICT	1368 BIEMERET ST	**6-864**	150.0	150.0
8	SCHMITT PLAT #5 LOT 14 BLK 4			
	PHYLLIS J SMEESTER FAMILY TRUST			
	1368 BIERMERET ST GREEN BAY WI 54304			
DISTRICT	1372 BIEMERET ST	**6-865**	74.5	49.5
8	SCHMITT PLAT #5 LOT 15 BLK 4			
	JOYCE M FOX REVOCABLE LIVING TRUST			
	1372 BIEMERET ST GREEN BAY WI 54304			
DISTRICT	1378 BIEMERET ST	**6-866**	183.5	183.5
8	SCHMITT PLAT #5 LOT 16 BLK 4			
	ELLEN S & JAMES L VOLLSTEDT			
	1378 BIEMERET ST GREEN BAY WI 54304-3152			
DISTRICT	1379 BIEMERET ST	**6-909**	415.5	167.0
8	SCHMITT PLAT #5 LOT 1 BLK 9			
	STEVEN J & DEBORAH M GEORGIA REVOCABLE TRUST			
	1379 BIEMERET ST GREEN BAY WI 54304-3153			
DISTRICT	1367 BIEMERET ST	**6-911**	99.5	99.5
8	SCHMITT PLAT #5 LOT 3 EX W 10 FT BLK 9			
	SEAN KELLY			
	1367 BIEMERET ST GREEN BAY WI 54304			
DISTRICT	1361 BIEMERET ST	**6-912**	98.9	98.9
8	SCHMITT PLAT #5 LOT 4 BLK 9			
	MILLER GOLD LLC			
	2158 RED OAK DR GREEN BAY WI 54301			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1357 BIEMERET ST	**6-913**	254.5	203.5
8	SCHMITT PLAT #5 LOT 5 BLK 9			
	COLTEN D JENSEN, ETAL COLTEN D JENSEN & MEGAN M WYMAN 1357 BIEMERET ST GREEN BAY WI 54304-3153			
DISTRICT	1349 BIEMERET ST	**6-914**	178.0	130.0
8	SCHMITT PLAT #5 LOT 6 EX ELY 5 FT BLK 9			
	DEON DAVID & CHRISTIE A BRUECKER			
	1349 BIEMERET ST GREEN BAY WI 54304			
DISTRICT	1345 BIEMERET ST	**6-915**	39.0	30.5
8	SCHMITT PLAT #5 LOT 7 & ELY 5 FT OF LOT 6 BLK 9			
	BRADLEY P MCCRILLIS			
	26911 BAGLEY RD OLMSTED TOWN OH 44138			
DISTRICT	1321 BIEMERET ST	**6-918**	112.7	90.7
8	SCHMITT PLAT #5 LOT 2 EX PR T OF WESTWOOD ADDN BLK 10			
	CYNTHIA & GRACE VANDERGRIFF CYNTHIA VANDERGRIFF 85 HARRY STOUDT DR BERNVILLE PA 19506			
DISTRICT	1313 BIEMERET ST	**6-919**	300.5	173.5
8	SCHMITT PLAT #5 LOT 3 BLK 10			
	JOHN ADAM VANDERLEEST			
	1313 BIEMERET ST GREEN BAY WI 54304			
DISTRICT	1465 LANGLADE AVE	**6-952**	233.0	184.0
8	HELEN PLAT LOT 1 BLK 2			
	AMANDA R LIST			
	1465 LANGLADE AVE GREEN BAY WI 54304			
DISTRICT	1459 LANGLADE AVE	**6-953**	131.5	85.5
8	HELEN PLAT LOT 2 BLK 2			
	KELLY L HEIMERMAN			
	1459 LANGLADE AVE GREEN BAY WI 54304-3145			
DISTRICT	1457 LANGLADE AVE	**6-954**	98.5	98.5
8	HELEN PLAT LOT 3 BLK 2			
	JOHN W ROLEFSON & MARY T ESCOTO-ROLEFSON JOINT TRUST OF 2025			
	1457 LANGLADE AVE GREEN BAY WI 54304			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1453 LANGLADE AVE	**6-955**	158.5	25.5
8	HELEN PLAT LOT 4 BLK 2			
	MARVIN G & JOAN L & MARVIN G NESS			
	937 S MILLWOOD DR BARTLETT IL 60103			
DISTRICT	1447 LANGLADE AVE	**6-956**	101.5	76.0
8	HELEN PLAT LOT 5 BLK 2			
	RUSSELL F & KELLY J HOLTMEIER			
	1447 LANGLADE AVE GREEN BAY WI 54304-3145			
DISTRICT	1443 LANGLADE AVE	**6-957**	101.0	101.0
8	HELEN PLAT LOT 6 BLK 2			
	CYNTHIA GARBISCH			
	1443 LANGLADE AVE GREEN BAY WI 54304-3145			
DISTRICT	1435 LANGLADE AVE	**6-958**	97.5	97.5
8	HELEN PLAT LOT 7 BLK 2			
	JEFFREY L & MARY C VANDERVEST			
	1435 LANGLADE AVE GREEN BAY WI 54304-3145			
DISTRICT	1438 ROCKDALE ST	**6-959**	73.0	0.0
8	HELEN PLAT LOT 8 BLK 2			
	SAUER REVOCABLE TRUST			
	1438 ROCKDALE ST GREEN BAY WI 54304			
DISTRICT	1442 ROCKDALE ST	**6-960**	30.7	0.0
8	HELEN PLAT LOT 9 BLK 2			
	MARIO R & KAREN L FERNANDEZ			
	1442 ROCKDALE ST GREEN BAY WI 54304			
DISTRICT	1448 ROCKDALE ST	**6-961**	70.1	26.0
8	HELEN PLAT LOT 10 BLK 2			
	JEFFREY CHARLES & PAMELA MARIE METLI			
	1448 ROCKDALE ST GREEN BAY WI 54304			
DISTRICT	225 N MADISON ST	**11-174**	848.7	515.0
9	NAVARINO PLAT N 105.9 FT OF LOTS 526-527-528-529-530 & 531 & VAC ALLEY DESC IN 910 R 444 BCR EXC 76 J 448-31			
	ASSOCIATED KELLOGG BANK ASSOCIATED BANK LEASING REAL EST MS 8227 433 MAIN ST GREEN BAY WI 54301			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	200 N JEFFERSON ST	**11-179**	986.2	855.2
9	LOT 1 OF 10 CSM 225 WISCONSIN DEPT OF ADMINISTRATION 200 N JEFFERSON ST GREEN BAY WI 54301-5158			
DISTRICT	1804 TWELFTH AVE	**1-1297**	388.0	160.0
9	HIGHLAND PARK ADDN NLY 61.8 FT OF WLY 103.61 FT OF ELY 1/3 OF LOT 222 STACY HOWARTH 1804 TWELFTH AVE GREEN BAY WI 54304-3753			
DISTRICT	1812 TWELFTH AVE	**1-1297-B**	326.0	0.0
9	HIGHLAND PARK ADDN NLY 95 FT OF SLY 175 FT OF WLY 103.61 FT OF E 1/3 OF LOT 222 SUNSHINE BLVD PROPERTIES LLC 1138 W MASON ST GREEN BAY WI 54303			
DISTRICT	931 VICTORY BLVD	**1-1298**	174.5	74.5
9	HIGHLAND PARK ADDN E 1/2 OF CENTER 1/3 OF LOT 222 EX 334 D 324 & EX 350 D 538 JEREMY DANIEL PATRICK STUJENSKE 931 VICTORY BLVD GREEN BAY WI 54304-3750			
DISTRICT	935 VICTORY BLVD	**1-1298-A**	149.5	100.0
9	HIGHLAND PARK ADDN W1/2 OF CENTER 1/3 OF LOT 222 EX 334 D 325 & EX 357 D 75 KEVIN W & DEBRA A ROFFERS 935 VICTORY BLVD GREEN BAY WI 54304-3750			
DISTRICT	943 VICTORY BLVD	**1-1299**	226.5	101.0
9	HIGHLAND PARK ADDN W1/3 OF LOT 222 EX 335 D 147 & EX 629 R 594 & EX 820 R 119 TINA L & SCOTT D MASSEY 943 VICTORY BLVD GREEN BAY WI 54304			
DISTRICT	951 VICTORY BLVD	**1-1311-A**	149.0	0.0
9	HIGHLAND PARK ADDN E1/2 OF E1/3 OF LOT 227 EX 335 D 149 & EX 846 R 9 JACQUELINE SULLIVAN 951 VICTORY BLVD GREEN BAY WI 54304			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1433 THIRTEENTH AVE	**1-1685**	380.0	272.0
9	WALTER H BASTENS PLAT LOT 7 BLK 1 JOSEPH W & MARJORIE A TONNON 1433 THIRTEENTH AVE GREEN BAY WI 54304-3405			
DISTRICT	227 E WALNUT ST	**12-119**	194.9	142.4
9	PLAT OF NAVARINO E 66 FT OF S 100 FT OF LOTS 52 & 53 INVESTMENT CREATIONS LLC PO BOX 91 NEENAH WI 54957			
DISTRICT	225 E WALNUT ST	**12-120**	73.6	73.6
9	PLAT OF NAVARINO W 23 FT OF E 89 FT OF S 100 FT OF LOTS 52 & 53 LIZA RAE LLC 3048 CNTY RD EE ABRAMS WI 54101-9597			
DISTRICT	217 E WALNUT ST	**12-121**	267.3	0.0
9	PLAT OF NAVARINO WLY 70 FT OF LOTS 52 & 53 & WLY 70 FT OF SLY 22 FT OF LOT 51 SUBJ TO ESMT DESC IN J9780-8 VIC THEATRE GREEN BAY LLC 130 E WALNUT ST, #607 GREEN BAY WI 54301			
DISTRICT	101 N JEFFERSON ST	**12-152-A**	1015.0	447.4
9	PLAT OF NAVARINO LOTS 87-88 -89-90 & 91 BROWN COUNTY ADMIN BROWN COUNTY OFFICE BUILDING BROWN COUNTY ATTN TREASURER PO BOX 23600 GREEN BAY WI 54305-3600			
DISTRICT	501 S ADAMS ST	**15-23**	2186.6	302.8
9	LOT 2 OF 23 CSM 10 MAP 3912 IN 1213359 BNG PART OF LOTS 1 THRU 5,11,12,13 & ALL OF LOTS 14,15 & 16 BLK 16 PLAT OF ASTOR COSMO LLC C/O JOHN F BUTZ; COSMO LLC PO BOX 12115 GREEN BAY WI 54307-2115			
DISTRICT	1202 S OAKLAND AVE	**1-591**	126.0	126.0
9	REPLAT OF PLAT OF NICOLET LOT 1 BLK 9 EXC J 4288-40 ARNOLD J & EDWINA J VANDYKE ARNOLD & EDWINA VAN DYKE 1058 ROCKDALE ST GREEN BAY WI 54304-3363			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1204 S OAKLAND AVE	**1-592**	114.5	50.0
9	REPLAT OF PLAT OF NICOLET L OT 2 BLK 9			
	KEITH P HAZEN			
	1204 S OAKLAND AVE GREEN BAY WI 54304-2661			
DISTRICT	1210 S OAKLAND AVE	**1-593**	209.0	55.5
9	REPLAT OF PLAT OF NICOLET L OT 3 BLK 9			
	TIMOTHY P DUGAN			
	1210 S OAKLAND AVE GREEN BAY WI 54304-2661			
DISTRICT	1212 S OAKLAND AVE	**1-594**	264.0	76.0
9	REPLAT OF PLAT OF NICOLET LOT 4 & N 1/2 LOT 5 BLK 9			
	DANNY & BETH ANNE PANELLA			
	1212 LOURDES AVE DE PERE WI 54115			
DISTRICT	1218 S OAKLAND AVE	**1-596**	262.0	128.0
9	REPLAT OF PLAT OF NICOLET S 1/2 LOT 5 & ALL OF LOT 6 BLK 9			
	JACQUELINE M & ROBERT S VANDREESE			
	3413 EURO LN DE PERE WI 54115			
DISTRICT	1222 S OAKLAND AVE	**1-597**	143.0	50.0
9	REPLAT OF PLAT OF NICOLET LOT 7 BLK 9			
	PATRICIA SMITHIES			
	1223 S GREENWOOD AVE GREEN BAY WI 54304			
DISTRICT	1224 S OAKLAND AVE	**1-598**	99.5	74.5
9	REPLAT OF PLAT OF NICOLET LOT 8 BLK 9			
	BYRON C WEYCKER			
	1224 S OAKLAND AVE GREEN BAY WI 54304			
DISTRICT	1139 THIRTEENTH AVE	**1-703**	106.6	106.6
9	WEST SIDE HILL S1/2 OF LOT 53			
	ERIC SCHMOLL			
	PO BOX 222 SUAMICO WI 54173			
DISTRICT	1214 THIRTEENTH AVE	**1-724**	83.2	54.1
9	WEST SIDE HILL N1/2 OF LOT 66 EX ALLEY			
	DAVID A & DOREEN K DEPREY			
	1214 THIRTEENTH AVE GREEN BAY WI 54304-2540			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	994 CHRISTIANA ST	**3-1002**	61.9	7.0
9	PART OF PC #1 WSFR PART OF PC 1 DES IN VOL 176 DEEDS PG 283 BCR DAVID A & TWYLA G KOCH 994 CHRISTIANA ST GREEN BAY WI 54303-1755			
DISTRICT	993 CHRISTIANA ST	**3-299**	121.6	3.6
9	JOHN ANDERSONS SUBD LOT 8 BAITINGER HOLDINGS LLC 8 FIESTA CT UNIT D APPLETON WI 54911			
DISTRICT	425 OAK ST	**3-704**	519.5	108.2
9	CADY & BURDONS 2ND ADDN LOT 10 BLK G SONIA GABRIELA REYES LOPEZ 425 OAK ST GREEN BAY WI 54303			
DISTRICT	864 CHRISTIANA ST	**3-936-A**	166.1	14.4
9	THAT PRT OF PC 1 WSFR AS DESC IN 279 D 356 & PRT IN 2251647 NICHOLAS R ECKERT 864 CHRISTIANA ST GREEN BAY WI 54303-1642			
DISTRICT	120 HAZEL ST	**3-969**	261.6	0.0
9	PC #1 WSFR THAT PART OF PRI VATE CLAIM #1 W AS DES IN VOL 348 D 512 BCR EX 996 R 460 BCR ERIC R SCHANAU 3002 WINDROSS LN LITTLE SUAMICO WI 54141			
DISTRICT	150 N ASHLAND AVE	**4-173**	110.2	80.6
9	DESNOYERS ADD LOT 27 BLK E DOUGLAS C JENSEN 150 N ASHLAND AVE GREEN BAY WI 54303			
DISTRICT	158 N MAPLE AVE	**4-95**	460.0	178.6
9	DOUSMANS ADD N 55 FT OF LOT 103 & N 55 FT OF W 25 FT OF LOT 102 NEIGHBORWORKS GREEN BAY 437 S JACKSON ST GREEN BAY WI 54301-3909			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1229 THRUSH ST	**18-1020**	127.5	0.0
10	PLAT OF MATHER HEIGHTS LOT 5 BLK 1 MITCHELL G MITTAG 1229 THRUSH ST GREEN BAY WI 54303			
DISTRICT	1029 PARK ST	**18-1164**	189.0	72.5
10	PLAT OF MATHER HEIGHTS LOT 5 BLK 11 THOMAS & BRIANNA M GOKEY 1029 PARK ST GREEN BAY WI 54301			
DISTRICT	716 ETHEL AVE	**18-857**	192.6	72.0
10	PLAT OF COLONIAL VILLAGE LOT 4 BLK 1 DAVID L KARNOPP 716 ETHEL AVE GREEN BAY WI 54303			
DISTRICT	720 ETHEL AVE	**18-858**	74.5	50.0
10	PLAT OF COLONIAL VILLAGE LOT 5 BLK 1 PATRICK P PEARSON 720 ETHEL AVE GREEN BAY WI 54303			
DISTRICT	830 N BUCHANAN ST	**18-929**	210.5	125.0
10	SUBD OF BLKS 4, 5 & 6 PLAT OF COLONIAL VILLAGE LOT 4 BLK 5 MARCY R & TIMOTHY R WECH 830 N BUCHANAN ST GREEN BAY WI 54303-4059			
DISTRICT	1140 ELMORE ST	**5-1305-C**	149.5	125.0
10	MILITARY RESERVE E 1/2 OF S 1/2 OF THAT PRT OF LOT 182 THAT LIES BETW BOND & ELMOR E STS IN CITY GLENDA L LEWIS 1140 ELMORE ST GREEN BAY WI 54303			
DISTRICT	1238 OREGON ST	**5-675**	147.5	100.0
10	DOUSMAN & ELMORES 2ND ADD W 59.5 FT OF S 130.13 FT OF LOT 53 LYG BETWN S LINE DOU SMAN ST & N LINE OREGON ST WILLIAM V WOOD 1238 OREGON ST GREEN BAY WI 54303-3047			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1052 ELMORE ST	**5-778**	258.5	186.0
10	MAYFAIR ADD LOT 1 BLK 3 KENNETH G & SUSAN L VANDENHEUVEL 5483 ELMWOOD LN LUXEMBURG WI 54217			
DISTRICT	1580 BOLAND RD	**6-1222**	253.5	180.0
10	MURPHY PARK ADDN LOT 1 BLK 1 MICHELLE M WOLTER 1580 BOLAND RD GREEN BAY WI 54303-4606			
DISTRICT	1666 BOLAND RD	**6-1383**	121.0	121.0
10	MURPHY PARK 2ND ADDN LOT 11 BLK 6 STACIE PROPERTIES LLC 3069 BETH DR GREEN BAY WI 54311			
DISTRICT	1860 SHAWANO AVE	**6-263-1**	1991.5	50.0
10	LOTS 1 & 2 OF 47 CSM 321 MAP 7055 IN 2111854 BNG PRTS OF DOUSMAN CLAIM & PC 1 WSFR EX PCL 6 OF TPP 9202-07-23-4.08 & THOSE PRTS OF PC 1 WSFR, LOTS 1 & 2 OF 13 CSM 113 MAP 2683 IN 1023391, LOT 1 OF 19 CSM 27 MAP 3442 IN 1143943, VAC SUNDALE DR & PCL 6 OF SAID TPP ALL AS DESC IN 2801776 LYG ADJACENT & EX RDS ST VINCENT HOSPITAL OF THE HOSPITAL SISTERS ... HOSPITAL SISTERS OF ST 3RD ORDER ST FRANCIS PO BOX 13508 GREEN BAY WI 54307			
DISTRICT	1680 BOLAND RD	**6-72-I-C**	201.5	151.0
10	PARCEL D OF 2 CSM 603 MAP 651 IN 676338 WILLIAM J & MARY KAUFMAN 1680 BOLAND RD GREEN BAY WI 54303			
DISTRICT	1523 BIEMERET ST	**6-1040**	30.5	30.5
11	SCHMITT PLAT #6 E 46 FT OF LOT 2 & ALL OF LOT 3 EX E 43 FT THEREOF BLK 1 PAMELA K BURTON 1523 BIEMERET ST GREEN BAY WI 54304			
DISTRICT	1517 BIEMERET ST	**6-1041**	148.5	124.5
11	SCHMITT PLAT #6 E 43 FT OF LOT 3 & ALL OF LOT 4 EX E 31 FT THEREOF BLK 1 STEPHEN T & KELSEY D ANDERSON 1517 BIEMERET ST GREEN BAY WI 54304-3001			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1511 BIEMERET ST	**6-1042**	79.0	79.0
11	SCHMITT PLAT #6 W 54 FT OF LOT 5 & E 31 FT OF LOT 4 BLK 1			
	BLAKE D SIEWERT			
	4127 MANITOU WAY MADISON WI 53711			
DISTRICT	1505 BIEMERET ST	**6-1044**	150.0	125.0
11	SCHMITT PLAT #6 W 63 FT OF LOT 6 & E 17 FT OF LOT 5 BLK 1			
	PAUL W LAHAYE			
	1505 BIEMERET ST GREEN BAY WI 54304			
DISTRICT	1489 BIEMERET ST	**6-1046**	71.5	71.5
11	SCHMITT PLAT #6 LOT 8 BLK 1 & ALL OF LOT 1 BLK 7 SCHMITT PLAT #5 EXC ELY 75 FT THEREOF			
	LISA A & JAMES E BORKOVEC			
	1489 BIEMERET ST GREEN BAY WI 54304			
DISTRICT	1535 ROCKDALE ST	**6-1048**	75.5	0.0
11	SCHMITT PLAT #6 LOT 2 BLK 2			
	NICOLE LIPINSKI			
	1535 ROCKDALE ST GREEN BAY WI 54304			
DISTRICT	1525 ROCKDALE ST	**6-1049**	147.5	99.5
11	SCHMITT PLAT #6 LOT 3 & W 35 FT OF LOT 4 BLK 2			
	JON L & BETH A MUELLER			
	1525 ROCKDALE ST GREEN BAY WI 54304-3011			
DISTRICT	1521 ROCKDALE ST	**6-1051**	103.0	0.0
11	SCHMITT PLAT #6 E 30 FT OF LOT 4 & W 42 FT OF LOT 5 BLK 2			
	MAI KA & LEE VUE YANG			
	1521 ROCKDALE ST GREEN BAY WI 54304			
DISTRICT	1513 ROCKDALE ST	**6-1052**	77.0	0.0
11	SCHMITT PLAT #6 E 26 FT OF LOT 5 & W 59 FT OF LOT 6 BLK 2			
	KLA HOMES LLC			
	123 S 9TH ST #5492 DE PERE WI 54115			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1507 ROCKDALE ST	**6-1053**	55.0	55.0
11	SCHMITT PLAT #6 LOT 7 & E 14 FT OF LOT 6 BLK 2			
	GEOFFREY J & KATHERINE M WILLIAMS			
	1507 ROCKDALE ST GREEN BAY WI 54304-3011			
DISTRICT	1499 ROCKDALE ST	**6-1054**	124.0	124.0
11	SCHMITT PLAT #6 LOT 8 & WLY 7 FT OF LOT 9 BLK 2			
	KEITH A & JUDITH PAMPERIN			
	1499 ROCKDALE ST GREEN BAY WI 54304-3045			
DISTRICT	1491 ROCKDALE ST	**6-1055**	115.0	115.0
11	SCHMITT PLAT #6 LOT 9 EX W 7 FT BLK 2			
	WILLIAM NOONE			
	1491 ROCKDALE ST GREEN BAY WI 54304			
DISTRICT	1490 BIEMERET ST	**6-1056**	249.9	148.5
11	SCHMITT PLAT #6 LOT 10 EX W LY 8 FT & EX ELY 5 FT BLK 2			
	KAY M & SCOTT A MOORE			
	1490 BIEMERET ST GREEN BAY WI 54304-3051			
DISTRICT	1496 BIEMERET ST	**6-1057**	126.5	99.5
11	SCHMITT PLAT #6 E 81 FT OF LOT 11 & W 8 FT OF LOT 10 BLK 2			
	CHERYL L & ANDRE L ROSE			
	1496 BIEMERET ST GREEN BAY WI 54304-3051			
DISTRICT	1504 BIEMERET ST	**6-1058**	76.0	0.0
11	SCHMITT PLAT #6 LOT 12 & W 6 FT OF LOT 11 BLK 2			
	ROBERT T & REBECCA L WERY ATTN THOMAS & JILL WERY 1504 BIEMERET ST GREEN BAY WI 54304			
DISTRICT	1510 BIEMERET ST	**6-1059**	173.0	100.0
11	SCHMITT PLAT #6 LOT 13 BLK 2			
	TIMOTHY J JADIN			
	1510 BIEMERET ST GREEN BAY WI 54304-3002			
DISTRICT	1518 BIEMERET ST	**6-1060**	120.5	120.5
11	SCHMITT PLAT #6 LOT 14 BLK 2			
	JESSIE L & DANA M HARO			
	1518 BIEMERET ST GREEN BAY WI 54304-3002			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1524 BIEMERET ST	**6-1061**	106.6	55.6
11	SCHMITT PLAT #6 LOT 15 & E 35 FT OF LOT 16 BLK 2			
	JEROME M & MARY A FELDHAUSEN			
	1524 BIEMERET ST GREEN BAY WI 54304-3002			
DISTRICT	1530 BIEMERET ST	**6-1063**	348.0	92.5
11	SCHMITT PLAT #6 LOT 17 & W 30 FT OF LOT 16 BLK 2			
	BEVERLY J & GERALD J KASTER			
	1530 BIEMERET ST GREEN BAY WI 54304-3002			
DISTRICT	1535 LANGLADE AVE	**6-1065**	188.0	113.5
11	SCHMITT PLAT #6 E 36 FT OF LOT 2 ALL OF LOT 3 & W 9 FT OF LOT 4 BLK 3			
	JESSICA L & ADAM L OLBRANTZ			
	1535 LANGLADE AVE GREEN BAY WI 54304-3022			
DISTRICT	1529 LANGLADE AVE	**6-1068**	109.0	84.0
11	SCHMITT PLAT #6 W 44 FT OF LOT 5 & E 56 FT OF LOT 4 BLK 3			
	MARIE S HELMKE REVOCABLE TRUST			
	1529 LANGLADE AVE GREEN BAY WI 54304			
DISTRICT	1523 LANGLADE AVE	**6-1069**	75.0	75.0
11	SCHMITT PLAT #6 W 59 FT OF LOT 6 & E 21 FT OF LOT 5 BLK 3			
	JACK D & CAROL A STROMBECK			
	1523 LANGLADE AVE GREEN BAY WI 54304-3022			
DISTRICT	1517 LANGLADE AVE	**6-1070**	77.0	77.0
11	SCHMITT PLAT #6 W 58 FT OF LOT 7 & E 10 FT OF LOT 6 BLK 3			
	JEFFREY A LASHOCK			
	1517 LANGLADE AVE GREEN BAY WI 54304-3022			
DISTRICT	1513 LANGLADE AVE	**6-1071**	149.0	99.5
11	SCHMITT PLAT #6 LOT 8 & E 11 FT OF LOT 7 BLK 3			
	KHOU KONG SLAVIK			
	1513 LANGLADE AVE GREEN BAY WI 54304			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1507 LANGLADE AVE	**6-1072**	51.0	51.0
11	SCHMITT PLAT #6 W 64 FT OF LOT 9 BLK 3			
	JAMES A & CAROL L ZELZER			
	1507 LANGLADE AVE GREEN BAY WI 54304-3022			
DISTRICT	1501 LANGLADE AVE	**6-1073**	123.5	48.5
11	SCHMITT PLAT #6 E 9 FT OF L OT 9 & ALL OF LOT 10 & W 8 FT OF LOT 11 BLK 3			
	JEAN M BAXTER			
	1501 LANGLADE AVE GREEN BAY WI 54304-3022			
DISTRICT	1493 LANGLADE AVE	**6-1074**	138.5	107.5
11	SCHMITT PLAT #6 E 70 FT OF LOT 11 BLK 3			
	GARY M & BRENDA FALK			
	1493 LANGLADE AVE GREEN BAY WI 54304			
DISTRICT	1490 ROCKDALE ST	**6-1075**	77.4	50.0
11	SCHMITT PLAT #6 LOT 12 BLK 3			
	JONATHAN R GREENLEY			
	1490 ROCKDALE ST GREEN BAY WI 54304-3046			
DISTRICT	1498 ROCKDALE ST	**6-1076**	29.0	0.0
11	SCHMITT PLAT #6 LOT 13 BLK 3			
	ADAM R & ASHLEY A PAMPERIN			
	1498 ROCKDALE ST GREEN BAY WI 54304-3046			
DISTRICT	1506 ROCKDALE ST	**6-1077**	98.5	0.0
11	SCHMITT PLAT #6 LOT 14 BLK 3			
	ELLEN E FILIPENKO			
	1506 ROCKDALE GREEN BAY WI 54304			
DISTRICT	1510 ROCKDALE ST	**6-1078**	104.5	79.5
11	SCHMITT PLAT #6 LOT 15 & E 11 FT OF LOT 16 BLK 3			
	SMITH JACK B & JOYCE REVOCABLE TRUST JACK & JOYCE SMITH 1510 ROCKDALE ST GREEN BAY WI 54304-3012			
DISTRICT	1516 ROCKDALE ST	**6-1079**	52.0	52.0
11	SCHMITT PLAT #6 W 58 FT OF LOT 16 & E 7 FT OF LOT 17 BLK 3			
	WENDY R & RONALD A BENJAMIN			
	1516 ROCKDALE ST GREEN BAY WI 54304-3012			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1526 ROCKDALE ST	**6-1081**	74.0	49.5
11	SCHMITT PLAT #6 LOT 18 & E 7 FT OF LOT 19 BLK 3			
	COLLEEN K ROE			
	1224 FOUNTAIN ST FOUNTAIN CITY WI 54629			
DISTRICT	1532 ROCKDALE ST	**6-1082**	100.5	75.5
11	SCHMITT PLAT #6 W 58 FT OF LOT 19 & E 37 FT OF LOT 20 BLK 3			
	DALE F ROYER & MARYJO WILLIAMS REVOCABLE TRUST			
	1532 ROCKDALE ST GREEN BAY WI 54304			
DISTRICT	1484 RUSSELL ST	**6-1211**	50.0	25.0
11	CARL MENNEN SUBD #1 LOT 5			
	STEPHEN R SEILO			
	1484 RUSSELL ST GREEN BAY WI 54304-3047			
DISTRICT	1497 RUSSELL ST	**6-1212**	225.0	93.0
11	CARL MENNEN SUBD #1 LOT 6 E X E 3 FT			
	SCOTT D & JENNIFER J BURTON			
	1497 RUSSELL ST GREEN BAY WI 54304-3048			
DISTRICT	1491 RUSSELL ST	**6-1213**	83.5	83.5
11	CARL MENNEN SUBD #1 LOT 7 & W 4 FT OF LOT 8 & THE E 3 FT OF LOT 6			
	DEBRA L & JAMES C LASTER			
	1491 RUSSELL ST GREEN BAY WI 54304-3048			
DISTRICT	1485 RUSSELL ST	**6-1214**	97.5	80.5
11	CARL MENNEN SUBD #1 MOST WLY 4 FT OF LOT 9 & ALL OF LOT 8 EX MOST WLY 4 FT THEREOF			
	RICHARD T & JENNIFER K GRELL			
	1485 RUSSELL ST GREEN BAY WI 54304-3048			
DISTRICT	1484 LANGLADE AVE	**6-1219**	150.0	125.5
11	CARL MENNEN SUBD #1 LOT 13			
	LINDEN MARY STEIN & WAYNE BRIAN LAVALLIERE LIVING TRUST			
	1484 LANGLADE AVE GREEN BAY WI 54304			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1492 LANGLADE AVE	**6-1220**	76.0	51.0
11	CARL MENNEN SUBD #1 LOT 14			
	DONALD L YOUNISS			
	1492 LANGLADE AVE GREEN BAY WI 54304			
DISTRICT	1496 LANGLADE AVE	**6-1221**	60.5	60.5
11	CARL MENNEN SUBD #1 LOT 15			
	TRACY K LAWS			
	1496 LANGLADE AVE GREEN BAY WI 54304			
DISTRICT	1505 NINTH ST	**6-1274**	26.0	0.0
11	GLENPARK SUBD LOT 1 BLK 1			
	SEQUOIA CHEYENNE EMERSON			
	1505 NINTH ST GREEN BAY WI 54304			
DISTRICT	1509 NINTH ST	**6-1275**	73.4	0.0
11	GLENPARK SUBD ELY 56 FT OF LOT 2 BLK 1			
	WOBIN ZHANG			
	9329 SPIRIT ST MIDDLETON WI 53562			
DISTRICT	1515 NINTH ST	**6-1276**	106.0	0.0
11	GLENPARK SUB ELY 59 FT OF L OT 3 & WLY 10 FT OF LOT 2 BLK 1			
	WILLIAM R & RONGJIAO COURCHAINE			
	1515 NINTH ST GREEN BAY WI 54304-3017			
DISTRICT	1521 NINTH ST	**6-1277**	118.0	0.0
11	GLENPARK SUBD ELY 65 FT OF LOT 4 AND WLY 5 FT OF LOT 3			
	PATRICK FREDACH			
	1521 NINTH ST GREEN BAY WI 54304-3017			
DISTRICT	1525 NINTH ST	**6-1278**	15.0	0.0
11	GLENPARK SUBD LOT 5 & THE W 1 FT OF LOT 4 BLK 1			
	JULIE A PITTS			
	1525 NINTH ST GREEN BAY WI 54304-3017			
DISTRICT	1531 NINTH ST	**6-1279**	50.0	0.0
11	GLENPARK SUBD LOT 6 & E 2 F T OF LOT 7 BLK 1			
	JOSEPH J & SARAH J HARRING			
	1531 NINTH ST GREEN BAY WI 54304-3017			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1537 NINTH ST	**6-1280**	57.0	0.0
11	GLENPARK SUBD W 62 FT OF LO T 7 & E 6 FT OF LOT 8 BLK 1			
	KENNETH J & ANN M KABACINSKI			
	1537 NINTH ST GREEN BAY WI 54304-3017			
DISTRICT	1540 RUSSELL ST	**6-1284**	25.0	25.0
11	GLENPARK SUBD LOT 11 & E 6 FT OF LOT 10 & W 6 FT OF LOT 12 BLK 1			
	GORDON D CLARK, ETAL GORDON D CLARK & JUDITH A FRIEDERICHS 1540 RUSSELL ST GREEN BAY WI 54304-3014			
DISTRICT	1532 RUSSELL ST	**6-1285**	24.0	0.0
11	GLENPARK SUBD LOT 12 EX W 6 FT & W 6 FT OF LOT 13 BLK 1			
	JOHN W KREUSER, ETAL			
	1532 RUSSELL ST GREEN BAY WI 54304-3014			
DISTRICT	1528 RUSSELL ST	**6-1286**	94.5	25.0
11	GLENPARK SUBD LOT 13 EX W 6 FT & W 4 FT OF LOT 14 BLK 1			
	PATRICK J VOGEL			
	1528 RUSSELL ST GREEN BAY WI 54304-3014			
DISTRICT	1522 RUSSELL ST	**6-1287**	185.5	75.5
11	GLENPARK SUBD E 72 FT OF LOT 14 BLK 1			
	CINDY LYNN & JOHN V MCCLURE			
	1522 RUSSELL ST GREEN BAY WI 54304			
DISTRICT	1516 RUSSELL ST	**6-1288**	153.0	153.0
11	GLENPARK SUBD LOT 15 BLK 1			
	RYANNE & JASON DUDA			
	1516 RUSSELL ST GREEN BAY WI 54304			
DISTRICT	1508 RUSSELL ST	**6-1289**	151.0	151.0
11	GLENPARK SUBD LOT 16 BLK 1			
	MICHAEL & CRYSTAL GRENDZIAK			
	1508 RUSSELL ST GREEN BAY WI 54304			
DISTRICT	1504 RUSSELL ST	**6-1290**	103.0	78.0
11	GLENPARK SUBD LOT 17 BLK 1			
	RYAN D PHILLIPS			
	1504 RUSSELL ST GREEN BAY WI 54304-3014			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1503 RUSSELL ST	**6-1291**	45.5	0.0
11	GLENPARK SUBD LOT 1 BLK 2 DANA M RICHARD 1503 RUSSELL ST GREEN BAY WI 54304			
DISTRICT	1509 RUSSELL ST	**6-1292**	100.0	25.0
11	GLENPARK SUBD LOT 2 BLK 2 KYLE Z & SEE VANG 1509 RUSSELL ST GREEN BAY WI 54304			
DISTRICT	1513 RUSSELL ST	**6-1293**	149.5	125.0
11	GLENPARK SUBD LOT 3 & ELY 10 FT OF LOT 4 BLK 2 RICHARD & LAURA L KLUG 1513 RUSSELL ST GREEN BAY WI 54304			
DISTRICT	1523 RUSSELL ST	**6-1294**	50.0	50.0
11	GLENPARK SUBD W 66 FT OF LOT 4 & E 14 FT OF LOT 5 BLK 2 ROBERT A & AMANDA L JOLIN 1523 RUSSELL ST GREEN BAY WI 54304			
DISTRICT	1535 RUSSELL ST	**6-1296**	49.5	49.5
11	GLENPARK SUBD LOT 6 EX ELY 10 FT & ELY 3 FT OF LOT 7 BLK 2 MARILYN T JACOBSEN 1535 RUSSELL ST GREEN BAY WI 54304-3013			
DISTRICT	1541 RUSSELL ST	**6-1297**	168.0	17.5
11	GLENPARK SUBD LOT 7 EX ELY 3 FT & ELY 8 FT OF LOT 8 BLK 2 ALFREDO MOYANO BARROSO, ETAL 1541 RUSSELL ST GREEN BAY WI 54304-3013			
DISTRICT	1547 RUSSELL ST	**6-1298**	673.5	469.5
11	GLENPARK SUBD LOT 8 EX E 8 FT BLK 2 JEFFREY W MARTENS 3084 GOTHIC CT GREEN BAY WI 54313			
DISTRICT	1544 LANGLADE AVE	**6-1299**	265.6	24.0
11	GLENPARK SUBD LOT 9 & WLY 10 FT OF LOT 10 BLK 2 JASON J BOSETSKI 1544 LANGLADE AVE GREEN BAY WI 54304-3023			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1540 LANGLADE AVE	**6-1300**	326.0	149.5
11	GLENPARK SUBD LOT 10 EX WLY 10 FT & LOT 11 EX ELY 60 FT BLK 2			
	CAROLINE E & DOROTHY M RASMUSSEN			
	1540 LANGLADE AVE GREEN BAY WI 54304-3023			
DISTRICT	1532 LANGLADE AVE	**6-1301**	218.0	115.0
11	GLENPARK SUBD ELY 60 FT OF LOT 11 & WLY 15 FT OF LOT 12 BLK 2			
	NADINE E & BENJAMIN J MIDTHUN			
	1532 LANGLADE AV GREEN BAY WI 54304			
DISTRICT	1526 LANGLADE AVE	**6-1302**	125.0	100.0
11	GLENPARK SUBD WLY 11 FT OF LOT 13 & ELY 63 FT OF LOT 12 BLK 2			
	EDWARD & MARLEE HUNT			
	1526 LANGLADE AVE GREEN BAY WI 54304			
DISTRICT	1522 LANGLADE AVE	**6-1303**	68.1	0.0
11	GLENPARK SUBD ELY 65 FT OF LOT 13 BLK 2			
	DUNG HUU & SARAY THI NGUYEN			
	1522 LANGLADE AVE GREEN BAY WI 54304			
DISTRICT	1514 LANGLADE AVE	**6-1304**	214.0	99.0
11	GLENPARK SUBD LOT 14 BLK 2			
	JODIE L & GREGORY A STUJENSKE			
	1514 LANGLADE AVE GREEN BAY WI 54304			
DISTRICT	1510 LANGLADE AVE	**6-1305**	175.5	124.5
11	GLENPARK SUBD LOT 15 BLK 2			
	CHARLES C & CATHARINE E LEONARD			
	1510 LANGLADE AVE GREEN BAY WI 54304			
DISTRICT	1504 LANGLADE AVE	**6-1306**	55.5	55.5
11	GLENPARK SUBD LOT 16 BLK 2			
	HANNAH & DYLAN ENGELLAND			
	1504 LANGLADE AVE GREEN BAY WI 54304			
DISTRICT	1396 LIBERTY ST	**6-1316**	51.0	25.5
11	BRIQUELET SUBD #1 LOT 2 BLK 2			
	CAROL A BRAATZ			
	1396 LIBERTY ST GREEN BAY WI 54304			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1410 LIBERTY ST	**6-1318**	87.0	65.0
11	BRIQUELET SUBD #1 W 70 FT O F LOT 4 BLK 2 ROGER T VANARK, ETAL ROGER T VAN ARK 1410 LIBERTY ST GREEN BAY WI 54304-3118			
DISTRICT	1416 LIBERTY ST	**6-1319**	17.5	17.5
11	BRIQUELET SUBD #1 LOT 5 BLK 2 CHRISTINE E DIEDERICH 1416 LIBERTY ST GREEN BAY WI 54304-3118			
DISTRICT	1422 LIBERTY ST	**6-1320**	24.5	24.5
11	BRIQUELET SUBD #1 ELY 73 FT OF LOT 6 BLK 2 BRENNAN & DANIEL & BAILEY VANEFFEN 1422 LIBERTY ST GREEN BAY WI 54304			
DISTRICT	1426 LIBERTY ST	**6-1321**	125.5	100.0
11	BRIQUELET SUBD #1 LOT 7 & W 2 FT OF LOT 6 BLK 2 STACEY M & JASON R DUDEK 1426 LIBERTY ST GREEN BAY WI 54304			
DISTRICT	1432 LIBERTY ST	**6-1322**	75.5	49.5
11	BRIQUELET SUBD #1 E 73 FT OF LOT 8 BLK 2 MARY LOU LENTZ 1432 LIBERTY ST GREEN BAY WI 54304			
DISTRICT	1438 LIBERTY ST	**6-1323**	24.5	24.5
11	BRIQUELET SUBD #1 E 68 FT O F LOT 9 & W 2 FT OF LOT 8 BLK 2 JOHN & ROSELLA LASEE 1438 LIBERTY ST GREEN BAY WI 54304-3118			
DISTRICT	1444 LIBERTY ST	**6-1324**	68.5	21.0
11	BRIQUELET SUBD #1 LOT 10 & W 5 FT OF LOT 9 BLK 2 ALEX & JESSICA KLAUS 1444 LIBERTY ST GREEN BAY WI 54304			
DISTRICT	1456 LIBERTY ST	**6-1326**	92.0	0.0
11	BRIQUELET SUBD #1 LOT 12 BL K 2 GARY COUILLARD 1456 LIBERTY ST GREEN BAY WI 54304-3118			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1468 LIBERTY ST	**6-1328**	549.5	300.0
11	BRIQUELET SUBD #1 LOT 14 BL K 2 STAUBER EUGENE M & IVA M FAMILY TRUST EUGENE & IVA STAUBER 1468 LIBERTY ST GREEN BAY WI 54304-3118			
DISTRICT	1616 W MASON ST	**6-149**	354.5	98.0
11	LOT 1 OF CSM 9446 IN 2997307 BNG PRT OF LOT 13 OF CLA TANK'S SUBD OF PC 2-9 WSFR NEUFELD ENTERPRISES II LLC 320 S MILITARY AV GREEN BAY WI 54303-2202			
DISTRICT	612 S MILITARY AVE	**6-149-1**	597.6	7.0
11	TANKS SUBD OF PC 2 TO 9 W ELY 150 FT OF LOT 13 LYG W OF W/L OF MILITARY AVE EX PART DESC IN 342 D 189 & EX 346 D 517 & 822 R 640 & EX ST IN 980 R 574 ALSO 10 FT STRIP DESC IN J5187-15 & EX ST IN J12051-29 OASIS ESTATE LLC 2161 TRELLIS DR DEPERE WI 54115			
DISTRICT	506 S MILITARY AVE	**6-149-3**	25.0	0.0
11	TANKS SUB OF PC 2-9W N 103 FT OF E 225 FT OF LOT 13 EX N 61 FT OF E 205 FT HAI QING LIU & BI YUN WU REVOCABLE TRUST 920 RASMUSSEN PL GREEN BAY WI 54304			
DISTRICT	1620 W MASON ST	**6-149-4**	74.0	0.0
11	LOT 2 OF 59 CSM 23 BNG PRT OF LOT 13 OF CLA TANK'S SUBD OF PC 2-9 WSFR SILVER MOON PROPERTIES LLC PO BOX 620796 MIDDLETON WI 53562			
DISTRICT	600 S MILITARY AVE	**6-149-5**	97.5	0.0
11	LOT 2 OF CSM 9446 IN 2997307 BNG PRT OF LOT 13 OF CLA TANK'S SUBD OF PC 2-9 WSFR CRISP FAMILY INVESTMENTS FL 6300 RIO BONITO DR CARMICHAEL CA 95608			
DISTRICT	1660 W MASON ST	**6-150**	145.0	22.0
11	LOT 1 OF 13 CSM 139 MAP 2691 IN 1024520 BNG PRT OF LOT 14 OF TANKS SUBD PC 2-9 WSFR EX ST IN J12136-42 GOODWILL INDUSTRIES OF NORTH CENTRAL WI INC 1800 APPLETON RD MENASHA WI 54952			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1632 W MASON ST	**6-150-1-1**	24.5	0.0
11	LOT 2 OF CSM 9413 IN 2988633 BNG PRT OF LOT 14 OF TANKS SUBD PC 2-9 WSFR NEUFELD ENTERPRISES II LLC 320 S MILITARY AVE GREEN BAY WI 54303			
DISTRICT	1630 W MASON ST	**6-150-1-2**	172.5	0.0
11	LOT 3 OF CSM 9413 IN 2988633 BNG PRT OF LOT 14 OF TANKS SUBD PC 2-9 WSFR NEUFELD ENTERPRISES II LLC 320 S MILITARY AVE GREEN BAY WI 54303			
DISTRICT	1395 SERVAIS ST	**6-1558**	98.5	0.0
11	WESTWOOD ADDN #1 LOT 2 BLK 4 CHEESEHEAD RENTALS LLC N9253 CASSANDRA WAY APPLETON WI 54915			
DISTRICT	1405 SERVAIS ST	**6-1559**	100.0	75.5
11	WESTWOOD ADDN #1 LOT 3 BLK 4 SOMER R & TRAVIS J EVANS 1450 SERVAIS ST GREEN BAY WI 54304			
DISTRICT	1411 SERVAIS ST	**6-1560**	148.5	54.0
11	WESTWOOD ADDN #1 LOT 4 BLK 4 JEAN E MOESCH 1060 PILGRIM WAY APT 310 GREEN BAY WI 54304			
DISTRICT	1417 SERVAIS ST	**6-1561**	97.4	0.0
11	WESTWOOD ADDN #1 LOT 5 BLK 4 MARY C VANDYCK MARY C VAN DYCK 1417 SERVAIS ST GREEN BAY WI 54304-3137			
DISTRICT	1423 SERVAIS ST	**6-1562**	24.5	24.5
11	WESTWOOD ADDN #1 LOT 6 BLK 4 BNG PRT OF PC 11 WSFR FRANGQUIST JOINT REVOCABLE TRUST LEE & LOIS FRANGQUIST 1423 SERVAIS ST GREEN BAY WI 54304-3137			
DISTRICT	1429 SERVAIS ST	**6-1563**	54.5	54.5
11	WESTWOOD ADDN #1 LOT 7 BLK 4 RENATA J HRUSKA 1429 SERVAIS ST GREEN BAY WI 54304-3137			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1435 SERVAIS ST	**6-1564**	26.5	0.0
11	WESTWOOD ADDN #1 LOT 8 BLK 4			
	PATRICK S & FAY A LEMENSE			
	1435 SERVAIS ST GREEN BAY WI 54304-3137			
DISTRICT	1443 SERVAIS ST	**6-1565**	123.5	99.5
11	WESTWOOD ADDN #1 LOT 9 BLK 4			
	CHA CHEE XIONG, ETAL CH CHEE XIONG & MARY C KHANG XIONG 1443 SERVAIS ST GREEN BAY WI 54304-3137			
DISTRICT	1447 SERVAIS ST	**6-1566**	229.0	204.0
11	WESTWOOD ADDN #1 LOT 10 BLK 4			
	PHILLIP J & CARISSA A RASMUSSEN			
	1447 SERVAIS ST GREEN BAY WI 54304			
DISTRICT	1457 SERVAIS ST	**6-1567**	63.0	63.0
11	WESTWOOD ADDN #1 LOT 11 BLK 4			
	VANESSEN PATRICIA A REVOCABLE TRUST PATRICIA A VAN ESSEN 13022 PARK LAKE DR NAPLES FL 34110			
DISTRICT	1463 SERVAIS ST	**6-1568**	152.0	123.0
11	WESTWOOD ADDN #1 LOT 12 BLK 4			
	KEVIN & STEPHANIE YEAGER			
	1463 SERVAIS ST GREEN BAY WI 54304-3137			
DISTRICT	1398 SERVAIS ST	**6-1571**	99.0	0.0
11	WESTWOOD ADDN #1 LOT 2 & E 2 FT OF LOT 3 BLK 5			
	KEVIN E LAPOINTE			
	4315 WINDEMER LN ONEIDA WI 54155-8656			
DISTRICT	1404 SERVAIS ST	**6-1572**	205.5	150.5
11	WESTWOOD ADDN #1 LOT 3 EX E 2 FT BLK 5			
	LOGAN J JACQUET			
	1404 SERVAIS ST GREEN BAY WI 54304			
DISTRICT	1416 SERVAIS ST	**6-1574**	29.0	24.5
11	WESTWOOD ADDN #1 LOT 5 BLK 5			
	DANNY J & CINDY S JOSLIN			
	1416 SERVAIS ST GREEN BAY WI 54304-3138			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1422 SERVAIS ST	**6-1575**	77.5	0.0
11	WESTWOOD ADDN #1 LOT 6 BLK 5			
	SARAH A & ZACHARY C CAMPILLO			
	1422 SERVAIS ST GREEN BAY WI 54304-3138			
DISTRICT	1428 SERVAIS ST	**6-1576**	169.5	97.5
11	WESTWOOD ADDN #1 LOT 7 BLK 5			
	DENISE M & LARRY R ERDMANN			
	1428 SERVAIS ST GREEN BAY WI 54304-3138			
DISTRICT	1436 SERVAIS ST	**6-1577**	69.5	69.5
11	WESTWOOD ADDN #1 LOT 8 BLK 5			
	RONALD K & KAREN M GROSSE			
	1436 SERVAIS ST GREEN BAY WI 54304-3138			
DISTRICT	1442 SERVAIS ST	**6-1578**	155.5	74.5
11	WESTWOOD ADDN #1 LOT 9 BLK 5			
	CRATON L J & DAWN M BERRYMAN			
	1442 SERVAIS ST GREEN BAY WI 54304			
DISTRICT	1450 SERVAIS ST	**6-1579**	124.0	124.0
11	WESTWOOD ADDN #1 LOT 10 BLK 5			
	DAWN & WILLIE VANOOYEN			
	1450 SERVAIS ST GREEN BAY WI 54304			
DISTRICT	1456 SERVAIS ST	**6-1580**	125.0	100.0
11	WESTWOOD ADDN #1 LOT 11 BLK 5			
	MIKE LEE			
	1456 SERVAIS ST GREEN BAY WI 54304-3138			
DISTRICT	1462 SERVAIS ST	**6-1581**	150.5	100.5
11	WESTWOOD ADDN #1 LOT 12 BLK 5			
	STEPHEN J PATE			
	1462 SERVAIS ST GREEN BAY WI 54304-3138			
DISTRICT	1212 S MILITARY AVE	**6-1767**	26.5	0.0
11	LOT 1 OF 59 CSM 43 BNG ALL OF LOTS 1-5 & PRT OF LOT 6 BLK 3 OF FLORENCE SUBD & BNG PRT OF LOT 55 OF CLA TANKS SUBD OF PC 2-9 WSFR			
	VANDERLEEST INC ATTN JOHN S VANDERLEEST 1625 VERNON CT GREEN BAY WI 54304			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	402 S MILITARY AVE	**6-1768**	110.5	55.5
11	WESTGATE SUBD LOT 1 & PRT O F A-B & C LYG BETWN N & S LINES OF SD LOT 1 EXT E & W E&D DEVELOPMENT LLC 402 S MILITARY AVE GREEN BAY WI 54303-2208			
DISTRICT	410 S MILITARY AVE	**6-1772**	26.0	0.0
11	WESTGATE SUBD LOT 5 & PRT OF A-B & C LYG BETWN N & S LINES OF SD LOT 5 EXT E & W JJ 875 PROPERTY LLC 2754 CHASKA CT GREEN BAY WI 54313			
DISTRICT	500 S MILITARY AVE	**6-1779**	45.0	0.0
11	WESTGATE SUBD LOT 12 EX N 27 FT & PRT A-B-C LYG BETWN N & S LINES SD LOT 12 EXT E & W & THAT PRT OF LOTS 9 & 10 CADY & BURDONS GARDEN LOTS & PRT OF LOT 13 TANKS SUBD PC 2-9 W AS DES IN 368 D 195 TMC PROPERTIES LLC 1219 S MILITARY AVE GREEN BAY WI 54304			
DISTRICT	1559 NINTH ST	**6-207**	241.6	0.0
11	TANKS SUBD OF PC 2-9W THAT PART OF LOT 68 AS DESC IN VOL 348 D 292 EX 985 R 76 DSF HOLDINGS INC 1881 SYLVAN DR GREEN BAY WI 54313			
DISTRICT	1492 RUSSELL ST	**6-207-A-1**	50.0	0.0
11	TANKS SUB OF PC 2-9W PRT OF LOT 67 DES IN 588 R 321 AKA PCL A OF 1 CSM 281 DANIEL LOPEZ ARMENTA 1492 RUSSELL ST GREEN BAY WI 54304-3047			
DISTRICT	1483 NINTH ST	**6-207-B-1**	77.0	0.0
11	TANKS SUBD OF PRIVATE CLAIM S 2 TO 9W THAT PRT OF LOT 67 DESC IN 335 D 82 BARBARA J BEHRINGER 1483 NINTH ST GREEN BAY WI 54304-3060			
DISTRICT	1496 RUSSELL ST	**6-207-D**	49.5	0.0
11	TANKS SUB OF PC 2-9W THAT PRT OF LOT 67 AS DESC IN VOL 359 D 124 TEAGAN DALLMAN 1496 RUSSELL ST GREEN BAY WI 54304			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1497 NINTH ST	**6-208**	68.6	0.0
11	TANKS SUBD OF PRIVATE CLAIMS 2 TO 9 WSFR THAT PRT OF LOT 67 AS DESC IN 305 D 4 & 305 D 5 EX 324 D 351 & EX 335 D 546 & EX 346 D 221			
	JESSICA M & JASMINE M VAZQUEZ			
	1497 9TH ST GREEN BAY WI 54304			
DISTRICT	1514 SERVAIS ST	**6-2131**	26.0	26.0
11	WESTWOOD ADD #2 LOT 2 BLK 6			
	BRIDGET C & JAMIE J BRIEN			
	1514 SERVAIS ST GREEN BAY WI 54304			
DISTRICT	1506 SERVAIS ST	**6-2132**	27.0	0.0
11	WESTWOOD ADDN #2 LOT 3 BLK 6			
	JACK RITCHAY			
	1506 SERVAIS ST GREEN BAY WI 54304			
DISTRICT	1500 SERVAIS ST	**6-2133**	121.0	99.5
11	WESTWOOD ADD #2 LOT 4 BLK 6			
	LUKE J & JESSICA L GILSON			
	1500 SERVAIS ST GREEN BAY WI 54304-3016			
DISTRICT	1494 SERVAIS ST	**6-2134**	322.5	273.0
11	WESTWOOD ADDN #2 LOT 5 BLK 6			
	ANTHONY G REDLING			
	1494 SERVAIS ST GREEN BAY WI 54304			
DISTRICT	1488 SERVAIS ST	**6-2135**	100.0	75.0
11	WESTWOOD ADD #2 LOT 6 BLK 6			
	JESSICA A GOULDER			
	1488 SERVAIS ST GREEN BAY WI 54304-3049			
DISTRICT	1486 SERVAIS ST	**6-303-I**	401.5	0.0
11	PARCEL A OF 1 CSM 273 MAP 167 IN 577887 BNG PART OF PC 11 WSFR			
	MARY & CHA CHEE XIONG			
	1486 SERVAIS ST GREEN BAY WI 54304			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	705 MITCHELL ST	**6-382**	46.5	0.0
11	ASSESSORS PLAT #1 LOT 1 EX ST IN J11916-14			
	T2GREEN PROPERTIES LLC			
	1624 DRUSILLAS WAY GREEN BAY WI 54313			
DISTRICT	1619 W MASON ST	**6-383**	50.5	0.0
11	ASSESSORS PLAT #1 LOT 2 EX ST IN J12043-19			
	TREVOR & THOMAS KONITZER			
	1619 W MASON ST GREEN BAY WI 54303			
DISTRICT	1615 W MASON ST	**6-384**	121.5	0.0
11	ASSESSORS PLAT #1 LOT 3 EX ST IN J11901-17			
	MATTHEW R & RILEY ELIZABETH MALM			
	909 BELLEVUE ST GREEN BAY WI 54302			
DISTRICT	W MASON ST	**6-385**	33.5	0.0
11	ASSESSORS PLAT #1 LOT 4 EX ST IN J11916-17			
	JANICE M DETIENNE REVOCABLE TRUST			
	1603 W MASON ST GREEN BAY WI 54303			
DISTRICT	1603 W MASON ST	**6-386**	176.0	0.0
11	ASSESSORS PLAT #1 LOT 5 EX ST IN J11916-17			
	JANICE M DETIENNE REVOCABLE TRUST			
	1603 W MASON ST GREEN BAY WI 54303			
DISTRICT	1593 W MASON ST	**6-421**	1072.3	39.5
11	ASSESSORS PLAT #1 LOT 40-41 & 42 EX ST IN J7531-15 & EX ST IN J12043-12			
	MILWAUKEE DEVELOOPMENT LLC			
	1770 OREGON PIKE LANCASTER PA 17602			
DISTRICT	704 S MILITARY AVE	**6-440**	424.8	0.0
11	ASSESSORS PLAT #1 LOTS 59- 60 & 61 EXC THE ELY 20 FT OF SLY 30 FT OF LOT 61 & EX J12214-28 & EX RD IN 2464205			
	SRL2 INC			
	1740 COFRIN DR STE 2 GREEN BAY WI 54302-2024			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	904 S MILITARY AVE	**6-464**	297.0	147.0
11	ASSESSORS PLAT #1 LOT 83 & ALSO THE SLY 2 FT 2 IN OF LOT 82 & LOTS 84 & 85 EX 306 D 126 EX ST IN 979 R 69 & EX J9343-7 FOR ST & LOTS 86 & 87 ZIMMERMAN HOLDINGS LLC 904 S MILITARY AVE GREEN BAY WI 54304-2115			
DISTRICT	1010 S MILITARY AVE	**6-478**	136.6	30.4
11	ASSESSORS PLAT #1 LOTS 97- 98-99 & PRTS OF LOTS 96-100 121-124-125 & 126 DESC IN 819 R 361 & ALSO MOST NLY 70 FT OF ELY 360 FT OF PCL A OF 3 CSM 265 MAP 818 IN 704253 EX 985 R 80 & EX 1045 R 5 & EX J2064-6 & ALSO ASSESSORS PLAT #1 PRT OF LOTS 122 THRU 125 DESC IN 858 R 639 EX ST IN 979 R 70 & E 360 FT OF PCL A OF 3 CSM 265 MAP 818 IN 704253 BERGSTROM GW FORD INC ONE NEENAH CENTER NEENAH WI 54956			
DISTRICT	1152 S MILITARY AVE	**6-511**	23.0	0.0
11	LOT 2 OF 7 CSM 251 BNG PART OF LOTS 130 & 131 ASSESSORS PLAT #1 BESTER DEVELOPMENT CO LLP C/O KENNETH L DAVISTER; BESTER DEV CO LLP 1570 POLO RUN TER GREEN BAY WI 54313			
DISTRICT	1130 S MILITARY AVE	**6-512**	260.5	0.0
11	LOT 1 OF 7 CSM 251 BNG PART OF LOTS 130 & 131 ASSESSORS PLAT #1 BESTER DEVELOPMENT COMPANY LLC C/O KENNETH L DAVISTER; BESTER DEV CO LLP 1570 POLO RUN TER GREEN BAY WI 54313			
DISTRICT	1431 ROCKDALE ST	**6-867**	48.5	0.0
11	SCHMITT PLAT #5 LOT 1 BLK 5 WILLIAM B & WENDY A COON 1431 ROCKDALE ST GREEN BAY WI 54304-3129			
DISTRICT	1415 ROCKDALE ST	**6-870**	98.5	98.5
11	SCHMITT PLAT #5 LOT 4 & W 15 FT OF LOT 5 BLK 5 MICHAEL P & STACEY A LEMERE MICHAEL & STACEY LE MERE 1415 ROCKDALE ST GREEN BAY WI 54304-3129			
DISTRICT	1409 ROCKDALE ST	**6-871**	25.0	0.0
11	SCHMITT PLAT #5 E 65 FT OF LOT 5 BLK 5 DEIRDRE L & BRIAN P RASMUSSEN 1409 ROCKDALE ST GREEN BAY WI 54304-3129			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1403 ROCKDALE ST	**6-872**	44.0	0.0
11	SCHMITT PLAT #5 LOT 6 BLK 5			
	LINDA S & NORBERT P VANPAY LINDA FIECK VAN PAY 1403 ROCKDALE ST GREEN BAY WI 54304-3129			
DISTRICT	1396 BIEMERET ST	**6-876**	35.0	0.0
11	SCHMITT PLAT #5 LOT 10 BLK 5			
	BARBARA J STEBER REVOCABLE TRUST			
	1396 BIEMERET ST GREEN BAY WI 54304			
DISTRICT	1402 BIEMERET ST	**6-877**	61.0	0.0
11	SCHMITT PLAT #5 LOT 11 BLK 5			
	AIRWING HOLDINGS LLC			
	1976 W TELEMARK CIR GREEN BAY WI 54313			
DISTRICT	1408 BIEMERET ST	**6-878**	74.5	74.5
11	SCHMITT PLAT #5 LOT 12 BLK 5			
	KENNETH H & NANCY J ANDRESEN			
	1408 BIEMERET ST GREEN BAY WI 54304-3102			
DISTRICT	1414 BIEMERET ST	**6-879**	103.9	103.9
11	SCHMITT PLAT #5 LOT 13 BLK 5			
	ANGELA B & CHARLIE J MAES			
	1414 BIEMERET ST GREEN BAY WI 54304			
DISTRICT	1420 BIEMERET ST	**6-880**	109.3	109.3
11	SCHMITT PLAT #5 LOT 14 BLK 5			
	JUDITH A DUNCAN			
	1420 BIEMERET ST GREEN BAY WI 54304			
DISTRICT	1432 BIEMERET ST	**6-882**	27.0	0.0
11	SCHMITT PLAT #5 LOT 16 BLK 5			
	MELODY ANNE ESCOTO			
	1432 BIEMERET ST GREEN BAY WI 54304			
DISTRICT	1438 BIEMERET ST	**6-883**	80.0	80.0
11	SCHMITT PLAT #5 LOT 17 & E 22 FT OF LOT 18 BLK 5			
	MAKENZIE E KRAH			
	1438 BIEMERET ST GREEN BAY WI 54304			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1444 BIEMERET ST	**6-884-A**	165.0	165.0
11	SCHMITT PLAT #5 W 42 FT OF LOT 18 & E 48 FT OF LOT 19 BLK 5			
	JASON L DELSART			
	1444 BIEMERET ST GREEN BAY WI 54304			
DISTRICT	1452 BIEMERET ST	**6-885**	124.5	97.5
11	SCHMITT PLAT #5 E 38 FT OF LOT 20 & W 22 FT OF LOT 19 BLK 5			
	KERRIE M KENNEDY			
	1452 BIEMERET ST GREEN BAY WI 54304-3102			
DISTRICT	1456 BIEMERET ST	**6-886**	49.0	49.0
11	SCHMITT PLAT #5 E 38 FT OF LOT 21 & W 22 FT OF LOT 20 BLK 5			
	STACIE L SCHABOW			
	1456 BIEMERET ST GREEN BAY WI 54304-3102			
DISTRICT	1460 BIEMERET ST	**6-888**	31.0	0.0
11	SCHMITT PLAT #5 W 30 FT OF LOT 21 BLK 5 & ALL OF LOT 22 BLK 5			
	WENDY L HANSEN			
	1340 CONCORD WAY HOBART WI 54155			
DISTRICT	1486 BIEMERET ST	**6-890**	246.0	174.9
11	SCHMITT PLAT #5 LOT 1 BLK 6 & THE EAST 5 FT OF LOT 10 BLK 2 OF SCHMITT PLAT #6			
	MASON V & TESSA J SIMPSON			
	1486 BIEMERET ST GREEN BAY WI 54304			
DISTRICT	1485 BIEMERET ST	**6-892-A**	229.5	51.0
11	SCHMITT PLAT #5 E 75 FT OF LOT 1 BLK 7			
	1485 BIEMERET LLC			
	1280 ECHO LN GREEN BAY WI 54304			
DISTRICT	1461 BIEMERET ST	**6-895**	122.5	110.0
11	SCHMITT PLAT #5 LOT 2 BLK 8			
	LARRY L & ANNA M KUCIEMBA			
	1461 BIEMERET ST GREEN BAY WI 54304-3101			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1457 BIEMERET ST	**6-896**	62.5	50.0
11	SCHMITT PLAT #5 LOT 3 BLK 8 SARAH A & DAVID M JOLLY 1457 BIEMERET ST GREEN BAY WI 54304-3101			
DISTRICT	1453 BIEMERET ST	**6-897**	61.0	61.0
11	SCHMITT PLAT #5 LOT 4 BLK 8 ROBERT V & MELISSA J WIEDENHAFT 1453 BIEMERET ST GREEN BAY WI 54304-3101			
DISTRICT	1441 BIEMERET ST	**6-898**	98.0	29.5
11	SCHMITT PLAT #5 W 65 FT OF LOT 6 & E 5 FT OF LOT 5 BLK 8 PAUL M & ERIN M LANGE 1441 BIEMERET ST GREEN BAY WI 54304			
DISTRICT	1447 BIEMERET ST	**6-898-A**	149.0	98.5
11	SCHMITT PLAT #5 W 60 FT OF LOT 5 BLK 8 RONALD L ELLIOTT 1447 BIEMERET ST GREEN BAY WI 54304-3101			
DISTRICT	1435 BIEMERET ST	**6-900**	126.0	126.0
11	SCHMITT PLAT #5 LOT 7 & E 10 FT OF LOT 6 BLK 8 RONALD K & MARY L VINGER 1435 BIEMERET ST GREEN BAY WI 54304-3101			
DISTRICT	1431 BIEMERET ST	**6-901**	208.0	137.0
11	SCHMITT PLAT #5 LOT 8 BLK 8 MARY JO THOMPSON 1431 BIEMERET ST GREEN BAY WI 54304-3101			
DISTRICT	1425 BIEMERET ST	**6-902**	63.5	63.5
11	SCHMITT PLAT #5 LOT 9 BLK 8 PAUL J & DANIELLE PRENTICE 3308 PIONEER DR GREEN BAY WI 54313			
DISTRICT	1419 BIEMERET ST	**6-903**	55.0	0.0
11	SCHMITT PLAT #5 LOT 10 BLK 8 SUSAN E MIKLE 1419 BIEMERET ST GREEN BAY WI 54304-3101			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1415 BIEMERET ST	**6-904**	80.0	25.0
11	SCHMITT PLAT #5 LOT 11 BLK 8			
	PATRICIA J DESTARKEY			
	1415 BIEMERET ST GREEN BAY WI 54304			
DISTRICT	1411 BIEMERET ST	**6-905**	26.0	0.0
11	SCHMITT PLAT #5 LOT 12 BLK 8			
	JOHN D & ASHLEY M OCONNELL			
	1411 BIEMERET ST GREEN BAY WI 54304-3101			
DISTRICT	1403 BIEMERET ST	**6-906**	153.9	122.5
11	SCHMITT PLAT #5 LOT 13 & WLY 5 FT OF LOT 14 BLK 8			
	STEWART EDWIN R & JOAN M REVOCABLE TRUST EDWIN & JOAN STEWART 1403 BIEMERET ST GREEN BAY WI 54304-3101			
DISTRICT	1395 BIEMERET ST	**6-907**	88.5	62.5
11	SCHMITT PLAT #5 LOT 14 EX WLY 5 FT BLK 8			
	SARA D RATHSACK			
	1395 BIEMERET ST GREEN BAY WI 54304-3155			
DISTRICT	1391 BIEMERET ST	**6-908**	222.5	144.0
11	SCHMITT PLAT #5 LOT 15 BLK 8			
	TIMOTHY MOUSSEAU			
	1391 BIEMERET ST GREEN BAY WI 54304			
DISTRICT	1485 LANGLADE AVE	**6-948**	25.0	0.0
11	HELEN PLAT LOT 1 EX E 1 FT BLK 1			
	MICHAEL C & ANN M KRAMER			
	1485 LANGLADE AVE GREEN BAY WI 54304-3065			
DISTRICT	1477 LANGLADE AVE	**6-949**	185.5	160.5
11	HELEN PLAT LOT 2 & E 1 FT OF LOT 1 BLK 1			
	LYNN M & KARL E KOSS			
	1477 LANGLADE AVE GREEN BAY WI 54304-3065			
DISTRICT	1484 ROCKDALE ST	**6-951**	181.5	0.0
11	HELEN PLAT LOT 4 BLK 1			
	CYNTHIA A KOSKY			
	1484 ROCKDALE ST GREEN BAY WI 54304-3046			

	Location	Parcel ID	Square Feet	Sidewalk Credit
DISTRICT	1465 ROCKDALE ST	**6-967**	109.5	0.0
11	HELEN PLAT E 1 FT OF LOT 1 ALL OF LOT 2 & W 8 FT OF LOT 3 BLK 3			
	ROBERT S TEASLEY			
	1465 ROCKDALE ST GREEN BAY WI 54304-3129			
DISTRICT	1453 ROCKDALE ST	**6-969**	166.5	0.0
11	HELEN PLAT E 55 FT OF LOT 4 & W 8 FT OF LOT 5 BLK 3			
	GLENDON C & YVONNE WARD			
	1453 ROCKDALE ST GREEN BAY WI 54304-3129			
DISTRICT	1435 ROCKDALE ST	**6-972**	60.5	0.0
11	HELEN PLAT E 65 FT OF LOT 7 BLK 3			
	JEANNE M & JOHN B GEIGEL			
	1435 ROCKDALE ST GREEN BAY WI 54304-3129			
DISTRICT	1487 ROCKDALE ST	**6-973**	150.0	0.0
11	HELEN PLAT LOT 1 BLK 4			
	JED R & HAILEY L BLOHOWIAK			
	1487 ROCKDALE ST GREEN BAY WI 54304			
	Project Total **12159**		**59920.2**	**27636.7**

Adopted _____

Approved _____

_____

_____ Mayor

_

City Clerk

FINAL PAYMENTS RESOLUTION
March 17, 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 7-24 GREEN BAY METRO BOAT LAUNCH IMPROVEMENTS**
HIGHWAY LANDSCAPERS INC.

TOTAL AMOUNT EARNED:	$	258,188.83
LESS AMOUNT RETAINED:	$	0.00
	$	258,188.83
LESS AMOUNT PREVIOUSLY PAID:	$	251,736.77
AMOUNT DUE THIS PAYMENT:	**$**	**6,452.06**

ACCOUNT NUMBER
409600-53001: $6,452.06
PO #2400227

2. **PARKS 6-24 (PERKINS PARK BALLFIELD LIGHTING)**
ELAND ELECTRIC CORPORATION

TOTAL AMOUNT EARNED:	$	403,919.28
LESS AMOUNT RETAINED:	$	0.00
	$	403,919.28
LESS AMOUNT PREVIOUSLY PAID:	$	373,500.75
AMOUNT DUE THIS PAYMENT:	**$**	**30,418.53**

ACCOUNT NUMBER
410600-53001-99509: $30,418.53
PO #2400228

Adopted _____, 2026

Approved _____, 2026

_____
Mayor

ATTEST:

City Clerk

BMJ

Resolution Authorizing Execution of the
Department of Natural Resources
Principal Forgiven Financial Assistance Agreement

March 17, 2026

WHEREAS, the City of Green Bay (the "Municipality") wishes to undertake a project to replace private lead service lines, identified as DNR No. 5331-33 (the "Project"); and

WHEREAS, the Municipality has applied to the Safe Drinking Water Loan Program (the "SDWLP") for financial assistance in the form of a loan made by the SDWLP to the Municipality of which all the principal will be forgiven at the time that loan disbursements are made to the Municipality, pursuant to the DNR Financial Assistance Agreement; and

WHEREAS, the SDWLP has determined that it can provide a loan with principal forgiveness in an amount up to $470,000 that it has identified as being eligible for SDWLP funding;

NOW, THEREFORE, the Common Council of the City of Green Bay hereby authorizes the Mayor, on behalf of the Municipality, to execute the Principal Forgiven Financial Assistance Agreement that contains the terms and conditions of the SDWLP award for the Project. The Principal Forgiven Financial Assistance Agreement is incorporated herein by this reference.

Adopted _____

Approved _____

_____
Eric Genrich, Mayor

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
March 17, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # S.1

General Ordinance No. 08-26
An ordinance amending section 28-37, Green Bay Municipal Code, relating to Parks and Recreation violations.

BACKGROUND

This topic was last discussed at the September 10, 2025 Parks Committee meeting. The motion made was to refer to staff to review and update City Ordinance 28.37 related to violations for tree removal, and all correlating ordinances and adopted policies that impact the penalty for violating 28.34 or other unspecified ordinances related to public shrubs and trees.

This was reviewed with the Law Department. Staff and the Law Department are recommending that Ordinance Section 28-37 of the Green Bay Municipal Code Relating to Parks and Recreation Violations be modified to better clarify what the fine will be and how that fine is calculated if City trees are removed without approval or damaged.

RECOMMENDATION

To approve General Ordinance No. 07-26, Amending Section 28-37 of the Green Bay Municipal Code, Relating to Parks and Recreation Violations.

FISCAL IMPACT

None

ATTACHMENTS

1. Draft G.O. 08-26 Related to Parks and Recreation Violations

GENERAL ORDINANCE NO. 08-26

AN ORDINANCE
AMENDING SECTION 28-37,
GREEN BAY MUNICIPAL CODE,
RELATING TO PARKS AND RECREATION VIOLATIONS

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

SECTION 1. Section 28-37, Green Bay Municipal Code, is hereby amended to read:

(a) Any person found to disturb the root zone, prune, remove, or cause the removal or death of any public tree, shrub, or other plant without a permit shall be subject to a forfeiture of not less than $500.00 per incident nor ~~more than the greater of $1,500.00~~ **greater than** ~~or~~ the calculated value lost according to the latest edition of the Council of Tree and Landscape Appraisers "Guide for Plant Appraisal." **If the tree no longer exists for evaluation, tree data from the city tree inventory and images will be used to calculate the appraised value according to the CTLA appraisal guide.**

(b) Any person violating any other provision of this article shall be subject to a forfeiture of not less than ~~$25.00~~ **$75.00** per incident nor ~~more than the greater of $1,500.00~~ ~~or~~ **greater than** the calculated value lost according to the latest edition of the Council of Tree and Landscape Appraisers "Guide for Plant Appraisal." **If the tree no longer exists for evaluation, tree data from the city tree inventory and images will be used to calculate the appraised value according to the CTLA appraisal guide.**

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
3/17/2026