



AGENDA OF THE COMMON COUNCIL

TUESDAY, APRIL 21, 2026, 6:00 PM

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

Virtual attendance also available via Zoom.

AMENDED

A. Zoom Meeting Information.

I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/89274696903>

Or call in by phone: +1 312 626 6799

Meeting ID: 892 7469 6903

Passcode: 209710

If you wish to 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.

- I. Alders:** Jennifer Grant (District 1), Jim Hutchison (District 2), Bill Morgan (District 3), Jon Shelton (District 4), Doug Orłowski (District 5), Joey Prestley (District 6), Alyssa Proffit (District 7), Jim Ridderbush (District 8), Ben DeBaker (District 9), Ben Delie (District 10), Melinda Eck (District 11), Kathy Hinkfuss (District 12).

C. Pledge of Allegiance.

D. Invocation.

E. Alders' Oath of Office

F. Election of Common Council President.

G. Election of Common Council Vice President.

H. Approval of Minutes.

I. Approval of the minutes from the March 17, 2026 meeting.

I. Approval of the Agenda.

I. Approval of the agenda for the Tuesday, April 21, 2026, meeting of the Common Council.

J. Report by the Mayor.

K. Announcements.

L. Recognitions and Awards.

M. Appointments.

I. Reappointments:

Board of Review

Ron Antonneau, 3589 Nicolet Dr., Green Bay, WI 54311

Term to expire: February 1, 2031

Standing Committees

Protection and Policy

Alyssa Proffitt

Bill Morgan

Doug Orlowski

Jim Hutchison

Personnel and Finance

Jon Shelton

Joey Prestley

Kathy Hinkfuss

Jennifer Grant

Parks and Improvement & Services

Melinda Eck

Ben DeBaker

Jim Ridderbush

Ben Delie

Boards and Commissions

Annexation Commission

Jennifer Grant

CDBG Revolving Loan Committee

Bill Morgan

Ethics Board

Kathy Hinkfuss

Green Bay Plan Commission

Jim Hutchison

Green Bay Public Arts Commission

Alyssa Proffitt

Landmarks

Jim Hutchison

Redevelopment Authority

Kathy Hinkfuss

Sustainability Commission

Joey Prestley

Traffic, Bicycle & Pedestrian Commission

Ben Delie

Transit Commission

Alyssa Proffitt

Water Commission

Bill Morgan

Equal Rights Commission

Jon Shelton

Ad Hoc Facilities Committee

Jim Hutchison

Melinda Eck

N. Ordinances - Second Reading for Adoption.

I. General Ordinance No. 08-26

An ordinance amending section 28-37, Green Bay Municipal Code, relating to Parks and Recreation violations.

O. Report of the Redevelopment Authority (April 14, 2026).

- I. To approve a resolution authorizing the submittal of a WEDC Community Development Investment (CDI) grant application for the redevelopment of the Fire Station Flats site on South Broadway.
2. To approve Development Agreement 26-01 with Three Sixty Real Estate Solutions, LLC for the redevelopment of 227 N. Quincy Street, 221 N. Quincy Street, 624 Pine Street, 618 Pine Street, 616 Pine Street, and 605 Cherry Street, and authorizing the City to approve

agreements required by the Developer's lender for financing purposes, subject to final legal review.

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 the Department of Public Works to approve the award of a professional survey, design, and bidding services contract for the Grandview Industrial Park to Ayres Associates in the amount of \$140,015.
4. To approve the purchase of 1803 Shawano Ave. Parcel: 6-258-B

P. Report of the Improvement & Services Committee (April 15, 2026).

1. To hold the request by Ald. Prestley (District 6) to reduce charges for damage to a traffic light controller levied against Ayan Ahmed. (PC-26-04)
2. To approve the request by Department of Public Works to update City of Green Bay Ordinance Chapter 40.37 to document approved 2026 parking citation rates.
3. To approve the request by Department of Public Works to award 2026-2027 Material Testing Contract to ECS Midwest, LLC.
4. To approve the request by Department of Public Works to award the Hauling, Disposal, and Mobilization of Contaminated Soil services to Best Enterprises LLC in the amount of \$61,769.90.
5. To approve the request by Department of Public Works to enter into a Master Development Agreement between Oneida Nation and the City of Green Bay.
6. To approve the request by Department of Public Works to grant licenses for:
 1. Sidewalk Builder
 - a. Bryan McEwen Concrete LLC
 - b. DeGroot Concrete LLC
 - c. J.C. Santy Construction LLC
 - d. Ruesch Management, Inc.
 - e. KPC Concrete Contractors LLC
 - f. Utility Traffic & Restoration LLC
 - g. Craftsman Concrete LLC
 - h. Quinn & Sons Concrete Construction LLC
 - i. Loch Construction Co., Inc.
 - j. Precision Flatwork
 - k. Douglas J. Maurer Concrete LLC
 - l. In The Countryside Concrete LLC
 - m. Patriot Concrete LLC
 - n. Milis Flatwork
 2. Brush Trimmer
 - a. R&J Tree Service, Inc.

b. Treeo's Tree Service, Inc.

7. To approve the request by Department of Public Works to award ASPHALT PAVING 2026 to Northeast Asphalt, Inc. in the amount of \$813,559.00.
8. Informational: Report the award of contract BRIDGE I-26 MAIN STREET BRIDGE B-5-311 (STRUCTURAL REHABILITATION PHASE I) to Lunda Construction in the amount of \$1,403,326.20.

Q. Report of the Protection & Policy Committee (March 23, 2026).

1. To approve a "Class B" liquor license for Aldo's Pizza at 1247 Velp Ave with a premise description of "dining room, full kitchen, walk-in cooler, storage room, records upstairs".
2. No recommendation on an appeal for a denial of an excess animal permit for Diana Krause and Dan Tilot at 2566 Remington Ct. (Returning from 3/9 P&P)
3. To approve an appeal on an Operator's license by Todd Wood.
4. To approve a limited expansion of licensed premises for State St Pub at 1238 State St with a premise description of: "parking lot" for the following dates 6/11, 6/18, 6/25, 6/27, 7/2, 7/9, 7/16, 7/23, 7/24, 7/30, 8/6, 9/11 and 9/12.

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

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

S. Report of the Plan Commission (March 23 & April 13, 2026).

1. To approve the Downtown Business Improvement District's year-end financial reporting for 2025. (March 23, 2026)
2. To approve the Olde Main Street Business Improvement District's year-end financial reporting for 2025. (March 23, 2026)
3. To approve the Broadway Business Improvement District's year-end financial reporting for 2025. (March 23, 2026)
4. To approve the Military Avenue Business Improvement District's year-end financial reporting for 2025. (March 23, 2026)
5. To approve a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 1696 Janice Avenue from future Multifamily Residential land use to Low Density Residential land use. (CPA 26-02 Public Hearing held March 23, 2026).
6. To approve a request to rezone property located at 1696 Janice Avenue from Varied Density Residential (R3) to Low-Density Residential (R1). (ZP 26-04 Public Hearing held March 23, 2026).
7. To approve a request for a Planned Unit Development for a Library, Other Semi-Public Uses and surface parking for property located at 515 S Pine Street and 201 N Monroe Avenue. (ZP 26-03 Public Hearing held March 23, 2026).

8. To approve a request for a Conditional Use Permit to allow for a building to exceed maximum height requirements for property located in a PI Public Institutional zoned district at 511 S Oneida Street. (ZP 26-05 Public Hearing held April 13, 2026).
9. To approve a request for a Conditional Use Permit to allow for an accessory dwelling unit on an RI Low-Density Residential zoned parcel at 123 Joan Avenue. (ZP 26-06 Public Hearing held April 13, 2026).

T. Report of the Park Committee (April 15, 2026).

1. To approve the request by staff to designate a premier parking area at Bay Beach Amusement Park, implementing a premier parking fee of \$7 per day.
2. To approve naming rights for the new train depot to the primary donor of the new train project at Bay Beach Amusement Park.
3. To approve the request by Wisconsin Public Service for a 12' wide permanent utility easement located on the new Beaver Dam Park property, running along the east side of the newly constructed Hinkle Street.
4. To adopt a resolution in support of World Migratory Bird Day.

U. Report of the Personnel Committee (April 14, 2026).

1. To approve reclassification of the vacant Traffic Manager position.

V. Report of the Public Arts Commission (April 15, 2026).

1. To approve the revised and expanded Request for Proposal for the Rotating Arts Program

W. Report of the Sustainability Commission (March 18, 2026).

1. Informational: Work Group Reports
2. Informational: Energize Green Bay Campaign Wrap-Up presentation slides.

X. Committee of the Whole

1. For consideration and possible action on the request by the Department of Public Works to approve and grant a Sidewalk Builder license to Global Concrete LLC, subject to approval by the Risk Manager.

Y. Informational.

1. Municipal Court Report--March
2. Building Report for March 2026
3. Presentation from Homeless Outreach Case Coordinators

Z. Resolutions.

1. Resolution Authorizing a Conditional Use Permit at 123 Joan Avenue (ZP 26-06)
2. Resolution authorizing a Conditional Use Permit at 511 S. Oneida Street (ZP 26-05)

3. Resolution drawing final orders to contractors for April 21, 2026
4. Resolution in support of World Migratory Bird Day.
5. Resolution Ordering Repair and Replacement of Sidewalks for 2026.
6. Resolution authorizing the submission of a Community Development Investment Grant application for 420 S. Broadway, 402 S. Broadway, 419 S. Maple Avenue, and 421 Arndt Street.

AA. Ordinances - First Reading.

1. Miscellaneous Ordinance No. 02-26
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 1696 Janice Avenue from Multifamily Residential to Low Density Residential (CPA 26-02)
2. Zoning Ordinance No. 02-26
An ordinance rezoning the property located at 1696 Janice Avenue from Varied Density Residential (R3) to Low Density Residential (R1) (ZP 26-04)
3. Zoning Ordinance No. 03-26
An ordinance zoning land located at 201 N Monroe Avenue and 515 Pine Street as a Planned Unit Development District (ZP 26-03)
4. General Ordinance No. 09-26
An ordinance amending Section 40-37(1), Green Bay Municipal Code, Relating to Penalties for Parking Violations

BB. Adjournment.

1. Next Meeting: May 5, 2026
2. Adjournment of the Tuesday, April 21, 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 17, 2026, 6:00 PM

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

Virtual attendance also available via Zoom.

A. ZOOM MEETING INFORMATION.

- I. Join Zoom Meeting Online:
<https://us02web.zoom.us/j/89274696903>

Or call in by phone: +1 312 626 6799

Meeting ID: 892 7469 6903

Passcode: 209710

If you wish to 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.

- I. 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. Craig Stevens, seconded by Ald. Jim Ridderbush to approve.

Moved by Ald. Joey Prestley, seconded by Ald. Bill Galvin to amend Item Z. 2. to 44.1580 from 55.1580.

Motion Passed.

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

Moved by Ald. Craig Stevens, 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, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

- I. Approval of the minutes from the March 3, 2026 Common Council meeting.

F. APPROVAL OF THE AGENDA.

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, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

- I. 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.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to suspend the rules and take all but 4 with one roll call vote.

Motion Passed.

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

Moved by Ald. Joey Prestley, seconded by Ald. Alyssa Proffitt to adopt.

Motion Passed.

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

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).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to amend, Amend section c subsection 4 items a-d to instead read "Thursday-Sunday 11am-10pm" Amend section e to add subsection 6: "Possession of alcohol beverages within the boundaries of the DORA is limited to one drink per person.

Motion Passed.

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

Moved by Ald. Alyssa Proffitt, seconded by Ald. Jim Ridderbush to adopt as amended.

Motion Passed.

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

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).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Craig Stevens to approve, except 2.

Motion Passed.

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

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.

Moved by Ald. Kathy Hinkfuss, seconded by Ald. Jim Hutchison to enter closed session, Alder Hinkfuss read the language.

Motion Passed.

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

Moved by Ald. Alyssa Proffitt, seconded by Ald. Bill Galvin to return to regular session.

Motion Passed.

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

Moved by Ald. Kathy Hinkfuss, seconded by Ald. Alyssa Proffitt to deny, and proceed as directed in closed session.

Motion Passed.

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

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).

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, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. To approve the request by Department of Public Works to award contract PAVEMENT I-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 I) 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).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Jim Hutchison to approve, except 4.

Motion Passed.

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

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).

Moved by Ald. Craig Stevens, seconded by Ald. Alyssa Proffitt to open the floor.

Motion Passed.

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

Carl Kurowski, get address

Moved by Ald. Craig Stevens, seconded by Ald. Ben Delie to close the floor.

Motion Passed.

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

Moved by Ald. Alyssa Proffitt, seconded by Ald. Jim Ridderbush to deny.

Motion Passed.

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

M. 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, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

- I. Report of the Green Bay Police Department Granting Operator Licenses

N. REPORT OF THE FINANCE COMMITTEE (MARCH 10, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Bill Galvin to approve.

Motion Passed.

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

- I. 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).

Moved by Ald. Joey Prestley, seconded by Ald. Ben Delie to approve, except item 1.
Motion Passed.

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

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

Moved by Ald. Melinda Eck, seconded by Ald. Alyssa Proffitt to amend section I A "...CTLA, herein after referred to CTLA".

Motion Passed.

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

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).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to approve, except item 1.
Motion Passed.

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

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.

Moved by Ald. Jennifer Grant, seconded by Ald. Jim Hutchison to approve.

Moved by Ald. Jennifer Grant, seconded by Ald. Craig Stevens to amend the Recruitment and Selection Policy Section 6.8, to include a requirement that moving expenses may only be paid for candidates living more than 100 miles from Green Bay.

Motion Passed.

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

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to approve as amended.

Motion Passed.

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

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.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Craig Stevens 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, 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, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

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.

Moved by Ald. Melinda Eck, seconded by Ald. Jim Ridderbush to advance as amended.

Motion Passed.

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

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

T. ADJOURNMENT.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Jim Ridderbush to adjourn.

Motion Passed.

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

1. Next Meeting: April 21, 2026.

2. Adjournment of the Tuesday, March 17, 2026, meeting of the Common Council.

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

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 or~~ **greater than** the calculated value lost according to the latest edition of the Council of Tree and Landscape Appraisers (hereinafter referred to as "CTLA") "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



Report to the Redevelopment Authority of the City of Green Bay

MEETING DATE

April 21, 2026

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # O.I

To approve a resolution authorizing the submittal of a WEDC Community Development Investment (CDI) grant application for the redevelopment of the Fire Station Flats site on South Broadway.

BACKGROUND

In December 2025, the RDA approved a resolution authorizing staff to pursue a WEDC Idle Sites Redevelopment grant for the Fire Station Flats project located at the former Badger Sheet Metal site at 402 and 420 S. Broadway, 419 S. Maple Avenue, and 421 Arndt Street. Since that time, staff has continued coordination with WEDC and General Capital Group.

Following additional consultation with WEDC, staff determined the Community Development Investment (CDI) Grant Program is a more appropriate and competitive funding source for this project given its mixed-use nature, strong public-private partnership, and emphasis on downtown revitalization.

The proposed Fire Station Flats development will integrate affordable housing, a new Metro Fire Station, community space, and a green infrastructure corridor. The City has already completed substantial environmental remediation, demolition, and site preparation, positioning the site for redevelopment to begin in fall of 2026. Grant funding will assist with additional construction-related remediation activities including soil management, engineered barriers, vapor mitigation, and post-construction monitoring.

Under the CDI program structure, the application will be submitted by Wisconsin Preservation Fund, Inc., the developer's non-profit partner, on behalf of the project. WEDC requires a resolution from the governing body authorizing the application as part of the submission.

Municipalities may authorize one CDI application per fiscal year, or two if one of the projects is located within a federally designated Opportunity Zone. This application will be submitted for consideration in WEDC's next fiscal year, which begins July 1, 2026. Wisconsin Preservation Fund Inc. intends to apply for \$250,000.00 in grant funding, which will help fill a remaining gap in the project's capital stack and further strengthen overall feasibility.

RECOMMENDATION

To approve a resolution authorizing Wisconsin Preservation Fund, Inc. to submit a WEDC Community Development Investment (CDI) grant application for the redevelopment of the Fire Station Flats site and forward the resolution to the Common Council for adoption.

FISCAL IMPACT

No additional City financial contribution is required as part of this authorization.

ATTACHMENTS

- I. CDI Authorizing Resolution 4.21.26

**RESOLUTION AUTHORIZING THE SUBMISSION OF A COMMUNITY
DEVELOPMENT INVESTMENT GRANT APPLICATION FOR
420 S. BROADWAY, 402 S. BROADWAY, 419 S. MAPLE AVENUE,
AND 421 ARNDT STREET**

April 21, 2026

WHEREAS, the Community Development Investment (CDI) grant program, managed by the Wisconsin Economic Development Corporation (WEDC), provides incentives for shovel-ready projects that prioritize downtown community development, resulting in measurable benefits such as job creation, increased property values, and leveraged investments from local and private partners; and

WHEREAS, General Capital Group proposes to redevelop the former Badger Sheet Metal site, located at 420 S. Broadway, 402 S. Broadway, 419 S. Maple Avenue, and 421 Arndt Street, which will allow for 85 units of affordable housing, a modern Green Bay Metro Fire Station and administrative offices, approximately 600 square feet of commercial space, a shared Community Education Center, and a new public green infrastructure corridor; and

WHEREAS, General Capital Group, as the developer, has partnered with Wisconsin Preservation Fund, Inc., a non-profit affiliate, which will serve as the applicant and recipient for purposes of submitting and administering the CDI grant application on behalf of the project; and,

WHEREAS, WEDC requires a City resolution authorizing Wisconsin Preservation Fund, Inc. to submit a grant application as a prerequisite for the CDI grant application process; and

WHEREAS, the City of Green Bay supports the proposed redevelopment project and recognizes its anticipated benefits, including increased housing opportunities, reinvestment in a brownfield site, expansion of the local tax base, and enhancement of public infrastructure and community amenities;

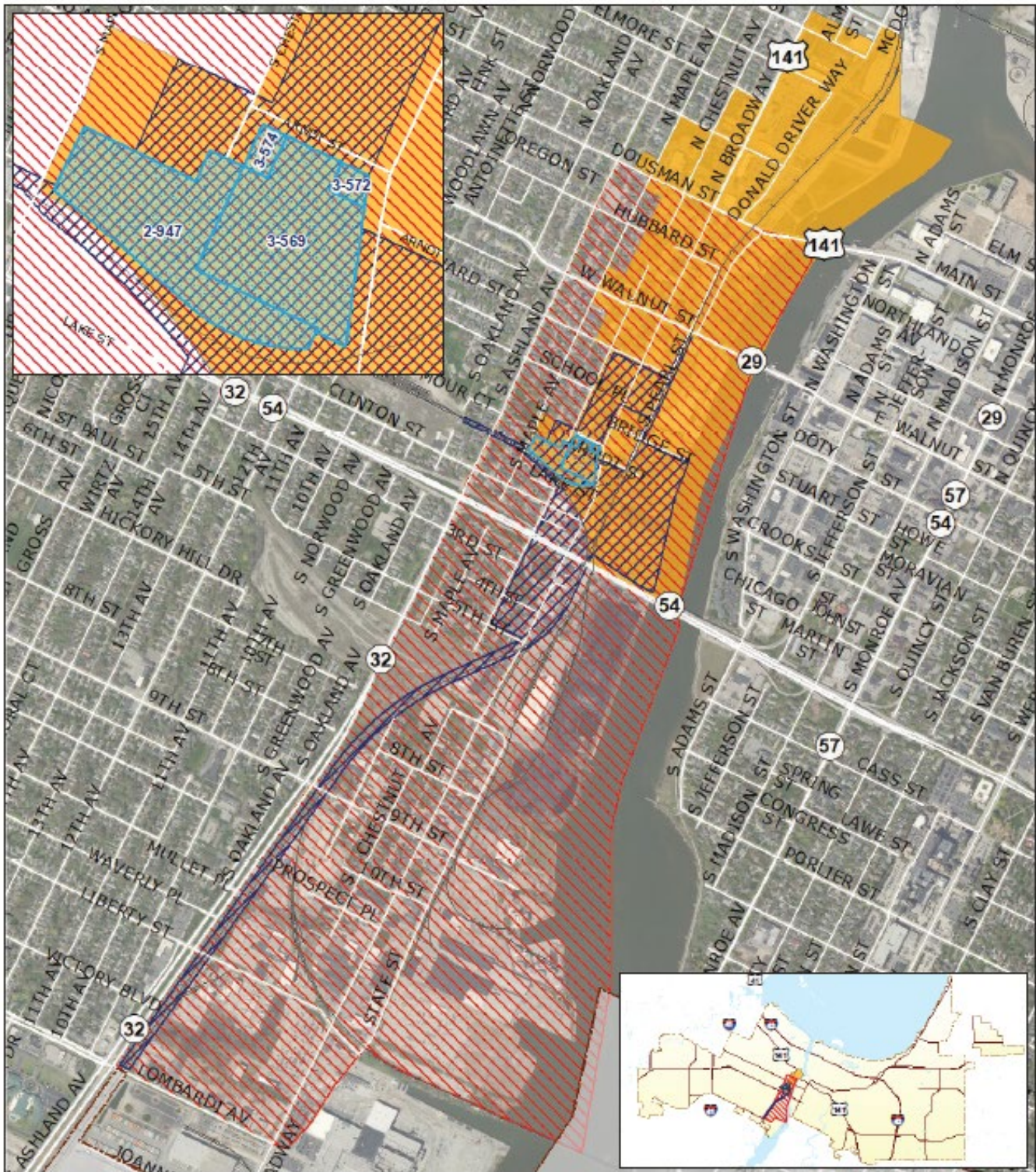
THEREFORE, BE IT RESOLVED, by the Common Council of the City of Green Bay that the City authorizes the submittal of a CDI grant application by Wisconsin Preservation Fund, Inc. for the redevelopment of 420 S. Broadway, 402 S. Broadway, 419 S. Maple Avenue, and 421 Arndt Street, which will allow for 85 units of affordable housing, a modern Green Bay Metro Fire Station and administrative offices, approximately 600 square feet of commercial space, a shared Community Education Center, and a new public green infrastructure corridor.

Adopted _____

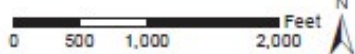
Approved _____

Mayor

Project Map – 420 S. Broadway, 402 S. Broadway, 419 S. Maple Avenue, and 421 Arndt Street



Former Badger Sheet Metal - Green Bay Parcels 2-947, 3-569, 3-572, 3-574



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development, E.R.
10 Nov 2025 X:\Planning\Work Order Requests\2025\25.02 Office Maps\Idle Sites Grant\BadgerSheetMetal.mxd

-  Badger Sheet Metal Parcels
-  Tax Increment Finance District 22
-  Opportunity Zone
-  On Broadway BID



Report to the Redevelopment Authority of the City of Green Bay

MEETING DATE

April 21, 2026

PREPARED BY

Matthew Buchanan, Staff

AGENDA ITEM # O.2

To approve Development Agreement 26-01 with Three Sixty Real Estate Solutions, LLC for the redevelopment of 227 N. Quincy Street, 221 N. Quincy Street, 624 Pine Street, 618 Pine Street, 616 Pine Street, and 605 Cherry Street, and authorizing the City to approve agreements required by the Developer's lender for financing purposes, subject to final legal review.

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

Three Sixty Real Estate Solutions, LLC ("Developer"), intends to acquire approximately 2.505 acres of land at 200 N. Monroe Avenue in order to complete a Project, which includes three phases:

1. Phase One: A four (4)-story structure with approximately eighty (80) housing units over one (1) level of underground parking.
2. Phase Two: A four (4)-story mixed-use structure with approximately sixty (60) housing units, amenity space, and approximately four thousand five hundred (4,500) square feet of commercial space over one (1) level of underground parking.
3. Phase Three: Twenty-eight (28) two (2)-story townhome units across two (2) three (3) story structures with attached garage parking.

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

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

DCED has placed a priority on the creation of rental units at all price points. The Housing Market study

"there is a fairly significant shortage of units for those renters making more than 80% of the median income. This indicates an opportunity to add higher rent and high quality rental units to the market."

As of January 1, 2026, the Property has an aggregate assessed value of \$0.00, and therefore yields \$0.00 in total gross real estate taxes annually.

Upon completion of all three phases of the Proposed Project, the City estimates the aggregate assessed property value of the Property to be at least Eighteen Million Five Hundred Thousand Dollars (\$18,500,000), which is anticipated to yield approximately:

- Three hundred eighty-five thousand, five hundred forty dollars (\$385,540.00) in total real estate taxes annually (assessed mill rate of \$20.84);
- One hundred fifty-four thousand, six hundred sixty dollars (\$154,660.00) in real estate taxes to the City of Green Bay annually (assessed mill rate of \$8.36).

The Project is not viable but for public assistance. Pursuant to the provisions of §66.1105, Wis. Stats. (the "Tax Increment Law"), the Developer requests that the RDA and City ask the Joint Review Board (JRB) to approve a territory amendment to the Tax Increment District ("TID 30" or the "TID"), effective January 1, 2026, which includes the Property and adjacent property, and which will provide part of the financing for certain costs of the Project.

The draft Development Agreement will be made available on Monday, April 13, 2026.

RECOMMENDATION

To approve Development Agreement 26-01 with Three Sixty Real Estate Solutions, LLC for the redevelopment of 227 N. Quincy Street, 221 N. Quincy Street, 624 Pine Street, 618 Pine Street, 616 Pine Street, and 605 Cherry Street.

FISCAL IMPACT

The Developer has requested a TIF incentive that includes:

1. Property transfer — The City acquired the properties in 2018 for \$1,200,000.00. The Redevelopment Authority shall convey 227 N. Quincy Street, 221 N. Quincy Street, 624 Pine Street, 618 Pine Street, 616 Pine Street, and 605 Cherry Street (Tax Parcels 11-156, 11-157, 11-158, 11-159, 11-160, and 11-191) to Developer, free and clear via warranty deed, for the sum of one million two hundred thousand dollars (\$1,200,000.00) with 15% (\$180,000) of the purchase price on the date of conveyance. The remainder of the land acquisition cost will be paid through annual payments of \$60,000, starting in 2033 with a final payment in 2049.
2. PAYGo Reimbursement — The City shall make available eighty-five percent (85%) of the remaining Available TIF Increment to the Developer until all qualified expenditures have been repaid or until the TID expires or is earlier terminated.
3. Tax Incentive Cap. The City shall not be obligated to pay TIF Incentive in excess of the lesser of six million, three hundred thousand dollars (\$6,300,000.00) or the total amount of Qualified Expenses incurred and paid by the Developer.

No levy dollars will be used for this project.

ATTACHMENTS

1. 200 N Monroe DA Draft 4.13.2026



City of Green Bay
Department of Community and Economic Development

DEVELOPMENT AGREEMENT 26-01

200 N. MONROE

This Development Agreement is made this _____ day of _____, 2026,
by THE CITY OF GREEN BAY, a Wisconsin municipal corporation ("City"),
THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY ("RDA"),
and THREE SIXTY REAL ESTATE SOLUTIONS, LLC, a Wisconsin 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:

<u>Tax Parcel</u>	<u>Address</u>	<u>Acres</u>	<u>Assessed Value</u>
11-156	227 N. Quincy St.	0.122	\$0.00
11-157	221 N. Quincy St.	0.707	\$0.00
11-158	624 Pine St.	0.201	\$0.00
11-159	618 Pine St.	0.224	\$0.00
11-160	616 Pine St.	0.849	\$0.00
11-191	605 Cherry St.	0.402	\$0.00

- B. The parcels listed above, shall be referred to as the "Property." The Property comprises approximately 2.505 acres of land. A map of the Property is herein attached as EXHIBIT A; a legal description of the Property is herein attached as EXHIBIT B.

- C. Developer intends to complete a Project, which includes three phases:

1. Phase I: A four (4)-story structure with approximately eighty (80) housing units over one (1) level of underground parking.
2. Phase II: A four (4)-story mixed-use structure with approximately sixty (60) housing units, amenity space, and approximately four thousand five hundred (4,500) square feet of commercial space over one (1) level of underground parking.
3. Phase III: Twenty-eight (28) townhome units across two (2) three (3) structures with attached garage parking.

The Proposed Project improvements are shown on a Preliminary Concept Plan, which is herein attached as EXHIBIT C. The Property will be divided into three (3) parcels. Each phase will be completed on a corresponding parcel. The parcel and Phase of the Project will be completed by a limited liability company, to be created prior to commencing that Phase of the Project.

- D. As of January 1, 2026, 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, 2026, the Property yields approximately:
1. Zero dollars (\$0.00) in total real estate taxes annually (assessed mill rate of \$19.92);
 2. Zero dollars (\$0.00) in real estate taxes to the City of Green Bay annually (assessed mill rate of \$8.12).
- E. Upon completion of all three (3) phases of the Proposed Project, the City estimates the aggregate assessed property value of the Property to be eighteen million, five hundred thousand dollars (\$18,500,000.00), which is anticipated to yield approximately:

Phase	Estimated Assessed Value	Completion
Phase 1	\$8,500,000.00	Dec. 31, 2028
Phase 2	\$15,500,000.00 (combined)	Dec. 31, 2029
Phase 3	\$18,500,000.00 (combined)	Dec. 31, 2031

1. Phase 1 (Estimated Assessed Value: \$8,500,000.00)
 - a) One hundred seventy-seven thousand one hundred forty dollars (\$177,140.00) in total real estate taxes annually (assessed mill rate of \$20.84);
 - b) Seventy-One thousand sixty dollars (\$71,060.00) in real estate taxes to the City of Green Bay annually (assessed mill rate of \$8.36).
2. Phase 2 (Combined Estimated Assessed Value: \$15,500,000.00)
 - a) Three hundred twenty-three thousand twenty dollars (\$323,020) in total real estate taxes annually (assessed mill rate of \$20.84);
 - b) One hundred twenty-nine thousand, five hundred eighty dollars (\$129,580.00) in real estate taxes to the City of Green Bay annually (assessed mill rate of \$8.36).
3. Phase 3 (Combined Estimated Assessed Value: \$18,500,000.00)
 - a) Three hundred eighty-five thousand, five hundred forty dollars (\$385,540.00) in total real estate taxes annually (assessed mill rate of \$20.84);
 - b) One hundred fifty-four thousand, six hundred sixty dollars (\$154,660.00) in real estate taxes to the City of Green Bay annually (assessed mill rate of \$8.36).

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

- B. Pursuant to the provisions of Wis. Stats. § 66.1105, (the "Tax Increment Law"), the Property is within one-half (1/2) mile of Tax Increment District Number Thirty ("TID 30" or the "TID"), which will provide part of the financing for certain costs of the Project. The RDA and the City will ask the Joint Review Board (JRB) to amend the boundaries of TID 30, a rehabilitation or conservation Tax Increment District, effective January 1, 2027, to include the Property and may include adjacent property, and which will provide part of the financing for certain costs of the Project, and after amendment, shall replace all references to the "TID."

- C. Developer has requested Tax Incremental Finance (“TIF”) assistance from the City and RDA with regard to certain expenses, including, but not limited to environmental remediation; demolition, remodeling, repair or reconstruction of existing buildings; clearing of land; construction of new buildings; or the construction of public works infrastructure, which will constitute qualified expenditures for which TIF assistance may be afforded Developer.
- D. The City and RDA desire to have Developer perform the Project to generate economic activity and tax base for the community consistent with the City Comprehensive Plan.
- E. In order to induce Developer to undertake the Project, such that it will transform a long-underutilized site in Downtown Green Bay into a vibrant mixed-use community; deliver one hundred sixty-eight (168) new workforce housing units, ground-floor commercial space, publicly accessible amenities, and structured parking; create a significantly higher per acre property value than adjacent properties; generate property taxes greater than the cost of providing infrastructure and services; remediate environmental contamination and/or enhance the physical (soil, water, air) landscape; add new residents to support local business; generate job opportunities for individuals of all ages, abilities, and incomes; and the public will generally benefit, the City has agreed to provide assistance to Developer as provided by this Agreement, all in accordance with the terms and conditions of this Agreement.

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

I. PURPOSE

- A. Incorporation of Proceedings, Exhibits, and Recitals. All motions adopted, approvals granted, minutes documenting such motions and approvals, and plans and specifications submitted in conjunction with any and all approvals as granted by the City or RDA, including but not limited to adopted or approved plans or specifications on file with the City or RDA, along with all of the Recitals set forth above, shall be incorporated into this Agreement by reference, upon attachment, or upon consent by amendment if necessary if not referenced or attached at the time of execution of this Agreement.
- B. Implementation Schedule. TIME IS OF THE ESSENCE regarding all dates and time periods set forth and 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 all permits or approvals necessary for completion of the Project. Notwithstanding the above, this Agreement shall not limit the discretion of the City, or any of its duly appointed and authorized governing bodies, boards or entities, in approving or rejecting any aspect of the Project or improvements contemplated on or about the Property.
- C. Entire Agreement. This writing, including all Exhibits hereto, and the other documents and agreements referenced herein, constitutes the entire Agreement between the parties hereto in respect to the Project and all prior letters of intent or offers, if any, are hereby terminated. This Agreement shall be deemed to include and incorporate such minutes, approvals, plans, and specifications, as referenced in this Agreement, and in the event of a conflict between this Agreement and any action of the City or RDA, granting approvals or conditions attendant with such approval, the terms of this Agreement shall be deemed controlling and the City and RDA will take the necessary action to amend any conflicting approvals or conditions.

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

II. DEFINITIONS; EXHIBITS

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

- A. "Agreement" means this Development Agreement among the City, RDA, and Developer, as amended and supplemented from time to time.
- B. "Annual Assessed Value" means the assessed value of the Private Improvements and the Property, as defined in this Agreement, as of January 1 of any calendar year.
- C. "Available Tax Increment" means the amount of Tax Increment (as defined below) actually received by the City generated by any increase of value of the Property above the base value and attributable to development within a tax incremental finance district, during the twelve (12) month period preceding a payment date, that has not been previously used to make payment on bonds or other obligations as determined by the City. The amount of Available Tax Increment may fluctuate based on variations in the property valuations, tax rate, depreciation and other independent factors.
- D. "Base Value" means the aggregate assessed value of the Property when the TID was created, which shall be zero dollars (\$0.00).
- E. "City" means the City of Green Bay, Brown County, Wisconsin.
- F. "Concept Plan" means the plan for the Project.
- G. "Developer" means THREE SIXTY REAL ESTATE SOLUTIONS, LLC, or any assignee of the same.
- H. "Future Project" means any Private Improvements that will be constructed in the future not specifically detailed in this Agreement.
- I. "Plans and Specifications" means the plans and specifications developed for the Project.
- J. "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.
- K. "Private Improvements" means the improvements to be constructed on the Property that are not Public Improvements.
- L. "Project" means the Project as defined in the Recitals.
- M. "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.

- N. "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.
- O. "Qualified Expenditures" means any expenditures of Developer for the Project that are eligible for TIF Incentives as defined in Section III. B. 3.
- P. "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.
- Q. "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.
- R. "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.
- S. "TID" means Tax Increment District 30 ("TID 30" 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 30 in 2025; TID 30 terminates in 2053. The RDA and the City will ask the Joint Review Board (JRB) to amend the boundaries of TID 30, a rehabilitation or conservation Tax Increment District, effective January 1, 2027, to include the Property and may include adjacent property, and which will provide part of the financing for certain costs of the Project, and after amendment, shall replace all references to the "TID."
- T. "TIF" means Tax Increment Financing, as described in Section III below and in particular, Tax Increment Financing relating to the TID.
- U. "TIF Incentive" means the incentive as set forth in Section III of this Agreement including specifically the Tax Incentive Cap.

- V. “Vertical construction” means permanent construction such as the construction of columns or any vertical permanent portion of a residential building. Vertical construction does not include land preparation, including clearing, grading, filling, or excavation for a basement, footings or foundation; erection of temporary forms; acquisition or approval of applicable approvals, permits, or contracts; or the inspection, testing, or environmental remediation of the Property.

III. TAX INCREMENT FINANCING

- A. Qualification for TIF. Developer shall demonstrate to the satisfaction of City and RDA a need for TIF, with such determination to be made according to the “but for” test, that is, that but for the City and RDA providing TIF, the Project would not happen. At the request of the City or RDA, Developer shall provide an independent analysis from a consultant expert in TIF to justify to the satisfaction of the City and RDA the Developer’s qualification and need for TIF, both in terms of Qualified Expenditures and the amount of money to be paid to Developer.
- B. Nature of TIF Incentive. The TIF Incentive available to Developer under this Agreement shall be defined as the following:
- I. Property Transfer. The RDA shall convey the Property to the Developer through the following process:
- a) The RDA shall convey the Property, excluding all City and RDA parcels or right-of way, to Developer, free and clear of liens and encumbrances that materially prohibit development of the Property as herein proposed, via warranty deed, for the sum of one million, two hundred thousand dollars (\$1,200,000.00), and shall provide an owner’s policy of title insurance at the time of conveyance. Developer shall pay 15% (\$180,000) of the purchase price on the date of conveyance and make annual payments of \$60,000, starting in 2033 with a final payment in 2049. Developer shall be responsible for all closing costs associated with Property transfer.
 - b) The City and RDA shall prepare and obtain all necessary approvals for a Certified Survey Map (“CSM”) subdividing the Project Site, which consists of Tax Parcels 11-156, 11-157, 11-158, 11-159, 11-160, and 11-191, into three development parcels consistent with the building footprints, phasing plan, and anticipated final layout illustrated on the Preliminary Concept Plan (Exhibit C). The CSM shall create separate legal parcels corresponding to each development phase and building area, in a manner that enables the City or RDA to exercise its conditional option to repurchase any undeveloped parcels without affecting parcels on which the Developer has achieved substantial completion. The CSM shall also dedicate any required right-of-way, public access easements, utility easements, and cross-parcel access agreements necessary for the orderly development and long-term operation of the Project. The final CSM shall be recorded prior to the conveyance of the Property to the Developer.
 - 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. I.
2. PAYGo Reimbursement. The City shall provide an additional TIF Incentive as a pay-as-you-go (PAYGo) obligation of the City, which is further defined as follows:

- a) 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.
 - b) 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.
 - c) 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.
 - d) 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, 2028, the TIF Increment would be determined as of January 1, 2029 and the PAYGo reimbursement would first be payable in 2030.
3. **Qualified Expenditures.** The TIF incentive shall only fund, in order of priority:
- a) Public Improvements;
 - b) Private Improvements, including:
 - (I) Environmental remediation as required by State and Federal law; and
 - (II) Building demolition and site clearing; and
 - (III) Stormwater management facilities and related improvements; and
 - (IV) Building foundations, paving, landscaping and related site improvements; and
 - (V) Building superstructure, including core and shell.
 - c) Any other activity specifically approved by the City or RDA.
4. **Assignment.** Developer may assign any of its payment rights hereunder to any future purchaser or developer of any part of the Property, and a lender, upon approval of the RDA, provided however, that the City shall be obligated only to disburse TIF Incentives to the party with whom the City has an agreement. It shall be incumbent upon Developer to enter into a separate agreement with any third parties if it intends to assign its payment rights hereunder, or seek either reimbursement or allocation of any Incremental Property Value and guaranteed aggregate assessed value generated by any third-party purchaser and/or developer of any part of the Property.
- C. **Limitations.** The TIF Incentive available to Developer for the Project is limited as follows:
- I. **Monetary Limitation.** The TIF Incentive in any year shall not exceed eighty-five percent (85%) of the Available Tax Increment for the Property.

2. Tax Incentive Cap. The City shall not be obligated to pay TIF Incentive in excess of the lesser of five million, five hundred thousand dollars (\$6,300,000.00) or the total amount of Qualified Expenses incurred and paid by Developer.
 3. Tax Receipts Limitation. Only the Available Tax Increment 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, and 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. Guaranteed Minimum Payment; Payment in Lieu. Notwithstanding anything to the contrary herein, in the event that the TIF Incentive payable to the Developer in tax years 2032 through 2049 (the PILOT Term) shall fall below \$380,000.00 (the Guaranteed Minimum), the Developer or any successor or assignee owner of the Project shall make or cause to be made during the PILOT Term, annual payments in lieu of taxes in an amount sufficient to meet the Guaranteed Minimum (the Payment in Lieu). The Guaranteed Minimum or Payment in Lieu shall be available to the Developer for reimbursement of Developer's Qualified Expenditures, provided Developer qualifies for the TIF Incentive and provides adequate proof to the City and RDA that Developer has incurred and paid for Qualified Expenditures. Such Payment in Lieu shall be due and payable at the same time and in the same manner as real estate property taxes are due and payable for such year. If the Developer or any successor or assignee owner fails to make the Payment in Lieu when due, the City may, in addition to all other remedies available to it, levy a special assessment against the Project in the amount of the difference between the actual TIF Incentive available for reimbursement to Developer and the Guaranteed Minimum. All notice and hearing requirements which may be required under the law for such special assessment are hereby waived by Developer. Notwithstanding the levying of such special assessment, the payment obligation under this Section shall be the personal obligation of the person or entity that is the owner of the Project at the time that the TIF Incentive falls below the Guaranteed Minimum. The covenants contained in this Article shall be deemed to be covenants running with the land and shall be binding upon all owners of any portion of the Project for the duration of the PILOT Term. The City is hereby expressly declared to be a beneficiary of such covenants and is entitled to enforce the same against all successor and assignee owners of the Project.
- E. 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.
- F. Other Grants and Credits. The City and RDA, as appropriate and in its sole discretion, may also apply for such other grants and credits in regard to the Project as they shall deem appropriate for the benefit of the Project and as may be required to achieve necessary financing for the Project, provided,

however, the City and RDA make no representations or warranties about the availability of such grants and credits or whether any such grants or credits that may be available will be awarded.

IV. OBLIGATIONS OF DEVELOPER

- A. Concept Plan. Prior to July 1, 2026, Developer shall submit a Concept Plan to RDA for approval, which shall be based on, but may differ in minor respects from the Preliminary Concept Plan presented in the Term Sheet. The Concept Plan shall clearly identify the new boundaries of the Property as described in Section III. B. I.
- B. Construction Documents. Prior to November 1, 2026, and prior to commencement of construction of any Phase of the Project, Developer shall submit site plans, building plans, and other drawings that fix and describe the size and character of the entire Project, along with architectural and general contracts, to RDA for approval. The Construction Documents shall include:
 1. Plans and specifications for structural, mechanical, and electrical systems; and
 2. Full-color elevations for all sides of all proposed structures; and
 3. Descriptions of all exterior building materials; and
 4. Descriptions and photographic examples of interior finishes; and
 5. Other such essential items as may be reasonably determined by the RDA to be appropriate.
- C. Development Budget. Prior to September 1, 2026, Developer shall submit a Development Budget, prepared in accordance with general principles for construction and development budgeting, to RDA for approval. The Development Budget shall include:
 1. Not less than twenty-nine million, eight hundred one thousand, three hundred eleven dollars (\$29,801,311.00) 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.
- D. RDA Approvals. The RDA shall indicate its approval or further requirements in writing within thirty (30) days from the date of receipt of the Concept Plan, Construction Documents, or Development Budget, or any revisions; provided, however, that the RDA shall approve such revised Concept Plan,

Construction Documents, or Development Budget unless it determines such revisions would impair the objectives of this Agreement, impose substantial financial burdens on the City or the RDA, or adversely affect the Concept Plan. The RDA will make all reasonable efforts to determine the acceptability of plans in less than thirty (30) days, including convening for special meetings to review and consider such plans. At any time during the implementation of the development contemplated by this Agreement, the RDA or Developer may propose modifications to the Preliminary Concept Plan and the approved Concept Plan subject to the agreement of the RDA and the Developer. At any time during the implementation of the development contemplated by this Agreement, Developer may submit to the RDA proposed revisions in the approved Concept Plan, Construction Documents, or Development Budget to enhance the achievement of the objectives of this Agreement and to improve and refine the approved Concept Plan.

- E. Compliance with Planning; Zoning; Permits and Use. Developer will obtain from the City and all other appropriate governmental bodies (and all other councils, boards, and parties having a right to control, permit, approve, or consent to the development and use of the Property) all approvals and consents necessary to develop and use the Property as set forth above, including, but not limited to:
 - 1. Developer shall pay all usual and customary 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.
- F. Proof of Equity. Developer shall have in place and shall provide the City and RDA no later than September 1, 2026, proof of equity in the form of the value of the Property, less any mortgages thereon, not less than twenty percent (20%) equity available for injection into all three (3) phases of the Project in an amount sufficient to obtain financing for all Project costs. Any available Developer funds obtained from sources other than lenders or the City shall be expended on the Project before any lender or City funds are expended or any third-party financing is used to pay Project costs.
- G. Proof of Financing. By no later than December 1, 2026, Developer shall have delivered proof satisfactory to the City and RDA of financing, which after injection of the Developer equity into the Project, will be sufficient in the determination of the City and RDA, to complete the Project according to the plans and specifications.
- H. Acquisition of Property. By no later than June 30, 2026, Developer shall have closed on the purchase of all the parcels comprising the Property and all the necessary rights of way required for the Project. Developer shall provide copies of deeds and such other closing documents as requested by the City or RDA regarding the purchase of the Property and rights of way. The Property and rights of way shall be owned in the name of the Developer.
- I. Termination or Relocation of Easements. Developer shall have agreements with all holders of easements or any other rights that may be affected by the Project, regarding the termination, modification or relocation of such easements and other rights to accommodate the Concept Plan.
- J. Certified Survey Map. A certified survey map must be recorded with the Brown County Register of Deeds.
- 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 complete the Project in three (3) phases as described in the Recitals and Concept Plan.

- I. Phase 1. Substantial work on Phase 1 shall commence no later than ninety (90) days after the last to occur of:
 - a) approval by the City and RDA of the Preliminary Concept Plan;
 - b) approval by the RDA of the Development Budget and Development Plans; and
 - c) issuance of all permits or licenses required to commence construction of Phase 1; provided, however, that in no event shall commencement occur later than September 1, 2026. Substantial completion of Phase 1 shall occur no later than December 31, 2028.
2. Phase 2. Substantial work on Phase 2 shall commence no later than May 1, 2028, and substantial completion shall occur no later than December 31, 2029. Developer may not commence Phase 2 construction until all approvals and permits required for Phase 2 have been obtained.
3. Phase 3. Substantial work on Phase 3 shall commence no later than May 1, 2030, and substantial completion shall occur no later than December 31, 2031. Developer shall obtain all approvals and permits required for Phase 3 prior to commencement.

Developer shall file with the RDA copies of the detailed construction plans for each phase within ninety (90) days after substantial completion of that phase.

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

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

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

P. Transfer or Sale of Project Property.

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

of its intent to transfer in connection with the granting of any mortgage or security agreement to finance or refinance loans for the purchase of the Property or payment of costs of the Project.

2. No Transfer to Exempt Entities. Prior to the closure of the TID, the Property shall not be sold, transferred or conveyed to, leased, or owned by any entity or used in any manner that would render any part of the Project Property exempt from taxation, unless the purchaser, transferee, lessee or owner first executes a written agreement with the City and RDA in a form satisfactory to the City providing for acceptable payments to the City in lieu of taxes.

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

R. Environmental.

1. Presence of Hazardous Materials and Compliance with Environmental Laws. Developer acknowledges known contamination at the Property, including the information referenced in Wisconsin DNR BRRTS 02-05-589625, 03-05-002094, 03-05-20493903-05. Before commencement of the First Phase, Developer shall be satisfied, through such means as are commercially reasonable, that any Hazardous Materials on or within the Property are being stored and handled in strict compliance with all Environmental Laws. Developer shall provide the City and RDA with copies of all environmental reports pertaining to the Property no later than ten (10) days after receiving the same. The City and RDA shall provide Developer with copies of all environmental reports pertaining to the Property currently in their possession or within ten (10) days after receiving the same.
2. Developer's Environmental Indemnification. Developer shall indemnify, pay on behalf of, defend and hold the City, the RDA, and their respective agents, officials, employees, representatives, successors and assigns, harmless from and against any loss, damage, claim, fine, penalty, assessment, liability, or other charge or claim, and all costs (including, without limitation, reasonable legal, accounting, consulting, engineering, and similar expenses incurred with respect to such matter and/or incurred in enforcing this indemnity):
 - a) Arising from the treatment, deposit, release, storage, or disposal of any Hazardous Materials on, within or about the Property occurring during Developer's term of ownership; or
 - b) Arising from the breach of any warranty, covenant or representation of Developer to the City or RDA, or any other obligation of Developer to the City or RDA regarding Hazardous Materials under this Agreement.
3. Hazardous Materials Defined. As used herein, the term "Hazardous Materials" means:
 - a) Hazardous wastes, hazardous substances, hazardous constituents, toxic substances or related materials, whether solids, liquids or gases, including but not limited to substances defined as "hazardous wastes," "hazardous substances," "toxic substances," "pollutants," "contaminants," "radioactive materials," or other similar designations in, or otherwise subject to regulation under, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. 9601 et seq.; the Toxic Substance Control Act, 15 U.S.C. 2601 et seq.; the

Hazardous Materials Transportation Act, 49 U.S.C. 1802; the Resource Conservation and Recovery Act, 42 U.S.C. 9601. et seq.; the Clean Water Act, 33 U.S.C. 1251; the Safe Drinking Water Act, 42 U.S.C. 300f et seq.; the Clean Air Act, 42 U.S.C. 7401 et seq.; and in any permits, licenses, approvals, plans, rules, regulations or ordinances adopted, or other criteria and guidelines promulgated pursuant to the preceding laws or other similar federal, state or local laws, regulations, rules or ordinances now or hereafter in effect relating to environmental matters (collectively, "Environmental Laws"); and

- b) Any other substances, constituents or wastes subject to any applicable federal, state or local law, regulation or ordinance, including any Environmental Law, now or hereafter in effect, including but not limited to: petroleum, refined petroleum products, waste oil, waste aviation or motor vehicle fuel, and asbestos containing materials.
- 4. Survival. The provisions of this Section shall survive the conveyance to Developer of any City and/or RDA Property.
 - 5. WDNR Post-Closure Modification; Revocation of Prior Request.

Developer acknowledges that the City previously submitted a post-closure modification request to the Wisconsin Department of Natural Resources ("WDNR") in connection with a prior redevelopment concept for the Property. Developer agrees that such prior request is specific to the earlier concept and shall not be relied upon for the Project contemplated under this Agreement. Developer and City shall cooperate in formally revoking or withdrawing the prior request. The Developer shall be responsible for all costs and fees necessary to comply with WDNR requirements.

Prior to any disturbance, modification, penetration, or removal of the existing engineered cap or other closure components on the Property, Developer shall, at its sole cost and expense, prepare, submit, and obtain WDNR approval of a new post-closure modification request specific to the Project. Developer shall retain a qualified environmental consultant to prepare all required documentation, plans, engineering details, and supporting materials necessary for WDNR review and approval.

No construction activity affecting capped or regulated areas shall commence until written WDNR approval has been obtained. Developer shall be solely responsible for compliance with all WDNR conditions of approval, including excavation oversight, proper management and disposal of contaminated materials, reconstruction or replacement of the cap, installation of any vapor mitigation system if required, long-term monitoring obligations, and all associated reporting. All costs associated with revocation of the prior request, preparation of the new request, and compliance with WDNR requirements shall be borne exclusively by Developer.

- 6. Environmental Remediation Timing. All environmental remediation work required for WDNR approval of the post-closure modification, including excavation, disposal, cap reconstruction, and installation of any required engineering or vapor mitigation controls, shall be completed as part of Phase I of the Project. The parties acknowledge that although remediation activities will occur in Phase I, Developer may allocate and recover such costs proportionally across Phases I, II, and III within the Project budget and financing structure.

- S. Insurance. Before commencement of construction activities on the Property, Developer shall deliver to the City and RDA certificates of insurance, copies of endorsements, and other evidence of insurance requested by the City or RDA, which Developer is required to purchase and maintain, or cause to be purchased or obtained, in the types and amounts of coverage listed below, each of which shall name the City and RDA as additional insured parties:
1. Workers Compensation and Related Coverage. Coverage for state and federal workers compensation shall be defined by state and federal statute. The amounts of employer's liability coverage shall be in not less than the following limits:
 - a) Bodily Injury by Accident – one hundred thousand dollars (\$100,000.00) per accident;
 - b) Bodily Injury by Disease – one hundred thousand dollars (\$100,000.00) per employee; and
 - c) Five hundred thousand dollars (\$500,000.00) policy limit.
 2. Waiver of Workers Compensation Subrogation. The workers' compensation policy is to be endorsed with a waiver of subrogation. The insurance company, in its endorsement, agrees to waive all rights of subrogation against the City, RDA, its officers, officials, employees, and volunteers for losses paid under the terms of the policy that arises from the work performed by the names insured for or on behalf of the City or RDA.
 3. Comprehensive General Liability Insurance. Coverage shall be written on a commercial general liability form, and shall protect Developer and any subcontractor during the performance of work covered by this Agreement from claims or damages for personal injury, including accidental death, as well as claims for property damages which may arise from operation under this Agreement, whether such operations be by Developer, any subcontractor, or anyone directly or indirectly employed by either of them in such manner as to impose liability on the City or RDA. The amounts of such insurance shall be not less than the following limits:
 - a) General Aggregate Limit – two million dollars (\$2,000,000.00); Personal and Advertising Injury Limit (per person/organization) – two million dollars (\$2,000,000.00);
 - b) Bodily Injury and Property Damage – two million dollars (\$2,000,000.00) per occurrence;
 - c) Fire Legal Liability Damage Limit – one hundred thousand dollars (\$100,000.00) per occurrence; and
 - d) Medical Expense Limit – ten thousand dollars (\$10,000.00) per person.
 4. Comprehensive Automobile Liability and Property Damage. Coverage shall protect Developer and any subcontractor during the performance of work covered by this Agreement from claims or damages associated with operations of owned, hired, and non- owned motor vehicles. The amounts of such insurance shall be not less than the following limits:
 - a) Bodily Injury – two hundred fifty thousand dollars (\$250,000.00) per person; and

- b) One million dollars (\$1,000,000.00) per occurrence; and Property Damage – two hundred fifty thousand dollars (\$250,000.00) per occurrence.
- 5. Umbrella Coverage. Coverage shall protect Developer and any subcontractor during the performance of work covered by this Agreement with limits of one million dollars (\$1,000,000.00) for bodily injury, personal injury, and property damage on a combined basis with the stated underlying limits of Paragraphs IV. S. 1. to IV S. 3. above.
- 6. Builder's Risk Insurance. Before commencing construction of any improvements on the Property and during any construction activities contemplated by this Agreement, Developer shall obtain and keep in full force and effect and all builders risk insurance policy for all portions of the Property with coverage equal to the total amount of the construction contracts for all such construction activities. Nothing in this Agreement is intended to relieve Developer of its obligation to perform under this Agreement and, in the event of loss, Developer shall use the proceeds of such insurance to promptly reconstruct the damaged or lost improvements.
- 7. Fire and Casualty Insurance. Developer shall obtain and keep in full force adequate fire and casualty insurance with coverage in an amount equal to the assessed value of such improvements. In the event of loss, the Developer shall use the proceeds of such insurance to promptly reconstruct the damaged or lost improvements.

T. General Indemnity.

- 1. Protection Against Losses. Developer shall indemnify, defend and hold harmless the City, RDA, and their respective officers, employees, agents, attorneys, insurers and the successors and assigns of all of the foregoing, from any and all liabilities, claims, losses, damages, judgments or awards, costs or expenses, including reasonable attorneys' fees, of whatsoever nature and by whomsoever asserted, whether asserted by a third party or by a party to this Agreement (hereinafter "Losses"), directly or indirectly, arising out of, resulting from or in any way connected with:
 - a) Any breach by Developer of the terms of this Agreement;
 - b) Any non-compliance with laws, ordinances, rules or regulations applicable to Developer's obligations under this Agreement; or
 - c) Any governmental, regulatory or other proceedings to the extent any such proceedings result from Developer's failure to comply with its obligations under this Agreement or otherwise.
- 2. Indemnification Procedures. Developer shall promptly assume full and complete responsibility for the investigation, defense, compromise and settlement of any claim, suit or action arising out of or relating to the indemnified matters following written notice thereof from the City or RDA, which notice shall be given by the City or RDA within ten (10) days of their knowledge of such claim, suit or action. Failure to provide such timely notice shall not eliminate Developer's indemnification obligations to the City and RDA unless, and only to the extent to which, such failure has substantially prejudiced Developer. Notwithstanding the foregoing, in its sole discretion and at its expense, the City and RDA may participate in or defend or prosecute, through their own counsel(s), any claim suit or action for which either of them is entitled to indemnification by Developer; provided, however, that if the City or RDA is advised in writing by its legal counsel that there is a conflict between the positions of Developer and City or RDA, as appropriate, in conducting the defense of such action or that

there are legal defenses available to the City or RDA different from or in addition to those available to Developer, then counsel for the City or RDA, at Developer's expense, shall be entitled to conduct the defense only to the extent necessary to protect the interests of the City or RDA. Developer shall not enter 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.

- U. Contractors. Developer shall provide to the City and RDA a list of call contractors conducting work on the Project. Prior to receiving any TIF assistance, the Developer shall provide written statements from all listed contractors that all payments due to contractors have been made. The City and RDA may withhold TIF assistance if the Developer has outstanding financial obligations owed to contractors. Contractor means a person, corporation, partnership, or any other business entity that performs work as a general contractor, prime contractor, or subcontractor at any tier.
- V. Employees. Developer shall ensure all workers who will perform work on the Project are properly classified as employees or independent contractors under all applicable state and federal laws.
- W. Disclosure. During the duration of this Agreement, the Developer shall report all current investigations, orders, judgments, or other legal matters with any state or federal agency, or in any municipal, state, or federal court.
- X. Compliance with City Ordinances. Developer shall be responsible for implementing an application and lease process with all tenants that complies with all City ordinances, state, and federal law. The City and RDA may withhold TIF assistance if the Property has outstanding Orders from any City Department or has been declared a nuisance under City ordinance.

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 RDA a certified copy of its organizational documents and a certificate from the Department of Financial Institutions for the State of Wisconsin indicating Developer's existence and good standing.
- B. Incumbency; Due Authorization. Developer shall have provided a certificate of incumbency and resolutions of the company, demonstrating Developer has been duly authorized to enter into this Agreement and authorizing the person signing this Agreement to execute and deliver it to the City and/or RDA, and to bind Developer to its terms.
- C. No Violation or Default. Developer shall not be in violation of any of its governing documents or other contracts subject to this Agreement or of any other agreement between Developer and the City and/or RDA.

- D. Insurance. Developer shall have delivered to the City and/or RDA certificates of all insurance required under this Agreement.
- E. TID District. The TID shall be in effect and in good standing certified by the Wisconsin Department of Revenue.

VI. CONDITIONS PRECEDENT TO OBLIGATIONS OF DEVELOPER

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

- A. TID. The TID shall be in effect and in good standing certified by the Wisconsin Department of Revenue.
- B. Due Authorization. The City Council shall consent to the City entering into this Agreement and shall authorize the person(s) signing this Agreement to execute and deliver it to Developer and to bind the City to its terms. All actions required to authorize RDA to enter into this Agreement shall have been taken and evidence of such actions, including authorization of the person signing this Agreement on behalf of RDA shall have been provided to Developer.

VII. REPRESENTATIONS, WARRANTIES, AND COVENANTS

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

- A. No Material Change in Documents. All contract documents and agreements have been furnished to the City and RDA, as the case may be, and are true and correct and there has been no material change in any of the same.
- B. No Material Change in Developer Operations. There has been no material change in the business operations of Developer since the date the parties began negotiation to enter into this Agreement.
- C. Compliance with Zoning. The Property now conforms and will continue to conform at all times and in all respects with applicable zoning and land division laws, rules, regulations and ordinances.
- D. Payment. Developer shall pay for all work performed or materials furnished for the Project when and as the same become due and payable. Developer shall not suffer any construction or other involuntary lien to be imposed upon the Property, except for liens for claims to payment that are subject to a bona fide dispute, and, in that case, such liens shall be removed by Developer posting bond or other security, paying one hundred and twenty percent (120%) of the lien claimed into court, escrowing funds or promptly taking other steps to remove the lien of record. Developer shall pay all other obligations relating to the Project, including all creditors holding liens or mortgages against the Property when and as the same become due. Developer will pay all taxes and assessments levied against the Property when and as the same become due.
- E. Certification of Facts. No statement of fact by Developer contained in this Agreement and no statement of fact furnished or to be furnished by Developer to the City or RDA pursuant to this Agreement contains or will contain any untrue statement of a material fact or omits or will omit to state a material fact necessary in order to make the statements herein or therein contained not misleading.
- F. Good Standing. Developer is a limited liability company organized and existing in good standing under the laws of the State of Wisconsin and has the power and all necessary licenses, permits and franchises to own its assets and properties and to carry on its business.

- G. Due Authorization. The execution, delivery and performance of this Agreement and all other agreements requested to be executed and delivered by Developer hereunder have been duly authorized by all necessary company action of Developer and constitute valid and binding obligations of Developer, in accordance with their terms, subject only to applicable bankruptcy, insolvency, reorganization, moratorium, general principles of equity, and other similar laws of general application affecting the enforceability of creditors' rights generally.
- H. No Conflict. The execution, delivery, and performance of the obligations of Developer pursuant to this Agreement will not violate or conflict with the Articles of Organization or Operating Agreement of Developer or any indenture, instrument or material agreement by which Developer is bound, nor will the execution, delivery, or performance of obligations of Developer pursuant to this Agreement violate or conflict with any law applicable to Developer.
- I. No Litigation. There is no litigation or proceeding pending or threatened against or affecting Developer or the Property that would adversely affect the Project, Developer or the priority or enforceability of this Agreement, the ability of Developer to complete the Project or the ability of Developer to perform its obligations under this Agreement.
- J. No Default. No default, or event that with the giving of notice or lapse of time or both would be a default, exists under this Agreement, and Developer is not in default (beyond any applicable period of grace) of any of its obligations under any other material agreement or instrument to which Developer is a party or an obligor.
- K. Compliance with Laws and Codes. The Project, when completed, will conform and comply in all respects with all applicable laws, rules, regulations and ordinances, including without limitation, all building codes and ordinances of the City. Developer will comply with, and will cause the Project to be in compliance with all applicable federal, state, local and other laws, rules, regulations and ordinances, including without limitation, all environmental laws, rules, regulations and ordinances.
- L. Fees or Commissions. Neither the City nor RDA shall be liable for any broker fees or commissions incurred by Developer in connection with the Property or any transactions contemplated by this Agreement.
- M. No Objection to Property Assessment. Prior to termination of this Agreement, Developer shall not file an objection to real or personal property assessment as provided under §70.47(7)(a), Wis. Stats.

VIII. DEFAULT

- A. Developer Default. Each of the following shall be an Event of Default by Developer:
 - 1. Failure to Make Payment. Developer fails to make any payment required and such failure continues for a period of ten (10) days after its due date;
 - 2. Failure to Abide by Other Terms. Developer fails to perform any other of its obligations under this Agreement and such failure continues for a period of thirty (30) days from the date of notice from the City or RDA; provided, however, if such cure cannot reasonably be accomplished within such thirty (30) days and the delay in cure does not materially impair the financial interests of the City or RDA, and if Developer promptly commences cure within the initial thirty (30) days and diligently pursues cure thereafter, Developer shall have a reasonable time, not to exceed sixty (60) days after the initial thirty (30) days, for a total of ninety (90) days to cure;

3. Misrepresentation. Any representation or warranty of Developer in this Agreement or any agreement contemplated by this Agreement is untrue in any material respect;
 4. Fraud and Other Illicit Behavior. Developer or any of its members is convicted of, pleads no contest to, or enters into any other agreement other than a dismissal with no conditions as to any allegation of:
 - a) Fraud; or
 - b) Indecent or illicit behavior that in the determination of the City or RDA would threaten the reputation of Developer or its ability to complete the Project according to the requirements of this Agreement;
 5. Insolvency. Developer or any guarantor of the obligations of Developer hereunder is insolvent or becomes the subject of a petition in bankruptcy, a receivership, a composition or any other proceeding designed for the benefit of creditors generally that is not dismissed within sixty (60) days of the date of filing;
 6. Involuntary Liens. Any lien is imposed upon the Property involuntarily due to the acts or omissions of Developer and such lien is not removed within sixty (60) days of it being imposed upon the Property.
- B. Remedies Upon Default. In the event of the occurrence of an Event of Default by Developer, the City may in its discretion:
1. Termination. Terminate this Agreement without further notice to Developer;
 2. 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;
 3. Specific Performance. Sue for specific performance;
 4. Sue for Damages. Sue for all damages caused by the Event of Default;
 5. Other Remedies. Pursue any other remedies available to the City or RDA at law or in equity;
 6. Interest. Collect interest on all delinquent amounts at the rate of twelve percent (12%) per annum from the date such amount was due; and
 7. 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.
 8. Conditional Option to Purchase. In addition to the remedies set forth above, upon the occurrence of any Event of Default or the Developer's failure to commence vertical construction of any the three phases of the Project by the dates herein, the RDA shall have the right, but not the obligation, to exercise a conditional option to repurchase the applicable parcel(s), for the original purchase price, created under the Certified Survey Map ("CSM"):

The RDA may repurchase only those parcels on which the Developer has not commenced vertical construction without affecting the Developer's rights in commenced parcels. The repurchase price, terms of conveyance, and title conditions shall be as set forth in this Agreement. Developer shall execute all documentation necessary to effectuate this option, and the option shall run with the land and be recorded against each parcel created by the CSM.

The repurchase price for any parcel shall equal the per-square-foot price derived from the total purchase price of \$1,200,000, less the outstanding balance of the land payment, divided by the total land area conveyed, multiplied by the square footage of the parcel being repurchased, and the actual cost of remediation and other site improvements of the parcel, subject to the Developer providing adequate documentation of costs.

- C. City or RDA Default. Developer shall have all rights and remedies available under law or equity with respect to any failure of the City and/or RDA to perform their obligations under this Agreement, but only after providing the City and RDA notice of such default and a failure by the City and/or RDA to commence attempts to cure such default within the thirty (30)-day notice period. If the City and/or RDA, as appropriate, commences cure within the thirty (30)-day notice period and thereafter reasonably and continuously takes action to complete such cure, then the failure to perform shall not be an Event of Default.
- D. Limitation of Damages. The foregoing notwithstanding, none of the parties shall be liable to any other party for any incidental, consequential, indirect, punitive or exemplary damages. All claims and damages asserted against the City or RDA shall be subject to statutory protections of municipalities and their officials and employees, including the immunity and limitations set forth in §893.80 Wis. Stats.
- E. No Waiver. Any delay in instituting or prosecuting any actions or proceedings or otherwise asserting the rights granted in this Agreement, shall not operate as a waiver of such rights to, or deprive it of or limit such rights in any way, nor shall any waiver in fact made with respect to any specific default, be considered or treated as a waiver of any rights with respect to other defaults or with respect to the particular default except to the extent specifically waived in writing.
- F. Remedies Cumulative. Except as expressly provided otherwise in this Agreement, the rights and remedies of the parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative, and the exercise by any party of any one or more of such remedies shall not preclude the exercise of it, at the same or different times, of any other such remedies for any other default or breach by any other party.

IX. TERMINATION

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

- B. TIF Payments termination. TIF payments shall only continue for a period of no longer than twenty-one (21) years after the date of execution of this Agreement and therefore shall terminate at the end of tax year 2050.
- C. Survival of Certain Provisions. Sections III. B. I. d), III. D., IV. E., IV. I., IV. K., IV. P. 2., IV. Q., IV. R. 2., IV. T., V. A., V. B., V. C., V. D., V. E., VII. C., VII. D., VII. E., VII. G., VII. K., VII. L., VIII. B., VIII. D., VIII. E., VIII. F., X. B., X. C., X. G., X. J., X. M., X. O., X. P., and X. R. shall survive the termination of this Agreement.

X. MISCELLANEOUS PROVISIONS

- A. No Effect Until Executed. The terms of this Agreement shall have no force and effect unless and until this Agreement is executed by all Parties.
- B. Assignment. Developer may not assign its rights under this Agreement without the express prior written consent of the City and RDA, until the obligations of the Developer under Section III hereof are fully performed and satisfied. Thereafter, this Agreement may be assigned by Developer only upon the prior, written consent of the City and RDA, which shall not be unreasonably withheld. The RDA and City understand the Developer intends to create three separate legal entities for the corresponding three phases of the Project and the associated parcels, and may request the assignment of the rights and obligations of this Agreement to those entities by providing thirty (30) days written notice to the City and RDA. The approval of any assignment will not be unreasonably withheld by the City and RDA.
- C. Nondiscrimination. In the performance of work under this Agreement, Developer shall not discriminate against any employee or applicant for employment nor shall the Property or any portion thereof be sold to, leased or used by any party in any manner to permit discrimination or restriction on the basis of the basis of race, color, national or ethnic origin, ancestry, age, religion or religious creed, disability or handicap, sex or gender (including pregnancy), gender identity and/or expression, sexual orientation, military or veteran status, genetic information, or any other characteristic protected under applicable federal, state or local law. Retaliation is also prohibited. The construction and operation of the Property shall be in compliance with all effective laws, ordinances and regulations relating to discrimination on any of the foregoing grounds.
- D. No Personal Liability. Under no circumstances shall any trustee, officer, official, commissioner, director, member, partner or employee of the City or RDA have any personal liability arising out of this Agreement, and Developer shall not seek or claim any such personal liability.
- E. No Personal Interest of Public Employee. No official or employee of the City or RDA shall have any personal interest in this Agreement, nor shall any such person voluntarily acquire any ownership interest, direct or indirect, in the legal entities that are parties to this Agreement. No official or employee of the City or RDA shall be personally liable to Developer or any successor in interest, in the event of any default or breach by the City or RDA, or for any amount that becomes due to the Developer or its successors under this Agreement.
- F. Relationship of Parties. The City and the RDA are not partners or joint venturers with Developer in the Project or otherwise. Under no circumstances shall the City or RDA be liable for any of the obligations of Developer under this Agreement or otherwise. There are no third-party beneficiaries of this Agreement.
- G. Force Majeure. No party shall be responsible to any other party for any resulting losses and it shall not be a default hereunder if the fulfillment of any of the terms of this Agreement is delayed or

prevented by revolutions or other civil disorders, wars, acts of enemies, strikes, fires, floods, acts of God, adverse weather conditions, legally required environmental remedial actions, industry-wide shortage of materials, or by any other cause not within the control of the party whose performance was interfered with, and which exercise of reasonable diligence, such party is unable to prevent, whether of the class of causes herein above enumerated or not, and the time for performance shall be extended by the period of delay occasioned by any such cause. The foregoing notwithstanding, a Force Majeure event may not be used to avoid an Event of Default if the delay caused by the Force Majeure event exceeds ninety (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. All representations and agreements in this Agreement shall remain operative and in full force and effect until fulfilled and shall survive the closing.
- I. Time. TIME IS OF THE ESSENCE regarding all dates and time periods set forth herein. In the event this Agreement is not executed by both Parties prior to July 1, 2026, all approvals granted pursuant hereto or in conjunction herein by the City which are contemplated as part of this Agreement shall automatically expire.
- J. Notices. All notices, demands, certificates or other communications under this Agreement shall be given in writing and shall be considered given:
1. Upon receipt if sent via electronic mail (e-mail) or facsimile; or
 2. Upon receipt if hand-delivered to the party or person intended; or
 3. One (1) business day after deposit with a nationally recognized overnight commercial courier service, air bill pre-paid; or
 4. Three (3) business days after deposit in the United States Postal Service (USPS), postage prepaid, by certified mail, return receipt requested.

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

To the City: City of Green Bay
 Attn: Law Department
 100 North Jefferson Street
 Green Bay, WI 54301
 e-mail: 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: Cheryl.renier-wigg@greenbaywi.gov

To the Developer: THREE SIXTY REAL ESTATE SOLUTIONS, LLC
 Attention: Jeremy Novak
 1243 Badger Street
 La Crosse, WI 54601

e-mail: jeremy@threesixty.bz

phone: 608-790-5589

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

- K. Governing Law. The laws of the State of Wisconsin shall govern this Agreement.
- L. Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any of the provisions of this Agreement.
- M. Execution in Counterparts. This Agreement may be signed in any number of counterparts with the same effect as if the signature thereto and hereto were upon the same instrument.
- N. Severability. If any provision of this Agreement shall be determined to be unenforceable as applied in any particular case or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule of public policy, or for any other reason, such circumstance shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained unenforceable to any extent whatever.
- O. Recording of Agreement. The City may record this Development Agreement or a Memorandum of this Agreement with the Register of Deeds for Brown County, Wisconsin. Upon request of the City, Developer shall execute and deliver to the City any such Memorandum or any other document in connection with such recording.
- P. Priority Over Subsequent Liens. This Agreement shall run with the land and shall be binding upon and inure to the benefit of the parties and their heirs, successors and assigns. As such, the current and all future owners of the Property shall be subject to all the obligations stated herein. Owner warrants and represents that there will not be any mortgage or any other lien against the Property at the time this Development Agreement is recorded other than mortgages for the purchase of the Property and to finance costs of constructing the Project. Unless Developer's lender requires subordination of the City and RDA's interests created pursuant to this Agreement, and in such case only to the extent provided in the resulting subordination agreement(s), this Development Agreement shall have precedence and shall take priority over any mortgage, lien or other encumbrance that may be recorded against the Property (or any portion thereof) after the recording of this Development Agreement (or Memorandum thereof).
- Q. No Construction Against Drafter. This Agreement is a product of the negotiation and drafting of attorneys for the parties, and, as such, the rule of construing ambiguous contracts against the drafter shall not apply to this Agreement.
- R. Venue. The venue for any proceeding involving the negotiation, drafting, interpretation or enforcement of this Agreement shall be the circuit court for Brown County, Wisconsin, all other venues being inappropriate for any such proceeding.
- S. Signatures and Counterparts. Electronic, facsimile and photocopy signatures shall have the same effect as original signatures.

[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.

By: _____

ACKNOWLEDGMENT

Personally came before me this _____ day of _____ 2026, the above named Marvin W. Wanders, the Managing Member of THREE SIXTY REAL ESTATE SOLUTIONS, LLC, a Wisconsin limited liability company, to me known to be the person who executed the foregoing instrument and acknowledged the same.

page 25 of 30

THE CITY OF GREEN BAY, THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY, and
THREE SIXTY REAL ESTATE SOLUTIONS, LLC

By: _____
Eric Genrich, Mayor

[illegible]

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

THE CITY OF GREEN BAY, THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY, and
THREE SIXTY REAL ESTATE SOLUTIONS, LLC

By: _____
Gary J. Delveaux, Chair

[illegible]

* _____

Notary Public, _____ County, Wisconsin

My Commission Expires _____

EXHIBIT A
Property Map

Date Printed: 13 Apr 2026

EXHIBIT B
Legal Descriptions

616 Pine St. Parcel# 11-160: NAVARINO PLAT LOTS 517,518, 519 & 546 EX 2657831 FOR RD & W
1/2 OF VAC ALLEY AS DESC IN 3005722

605 Cherry St. Parcel 11-191: 0.402 AC M/L PLAT OF NAVARINO LOTS 544 & 545

618 Pine St. Parcel# 11-159: NAVARINO PLAT LOT 516 & E 1/2 OF VAC ALLEY ADJ WLY AS DESC
IN 3005722

624 Pine St. Parcel 11-158: 0.201 AC M/L NAVARINO PLAT LOT 515

227 N. Quincy St. Parcel 11-156: 0.122 AC M/L NAVARINO PLAT N 100 FT OF LOT 514

221 N. Quincy St. Parcel 11-157: NAVARINO PLAT LOTS 547-548- 549 & SLY 65 FT OF LOT 514 & E
1/2 OF VAC ALLEY ADJ WLY AS DESC IN 3005722

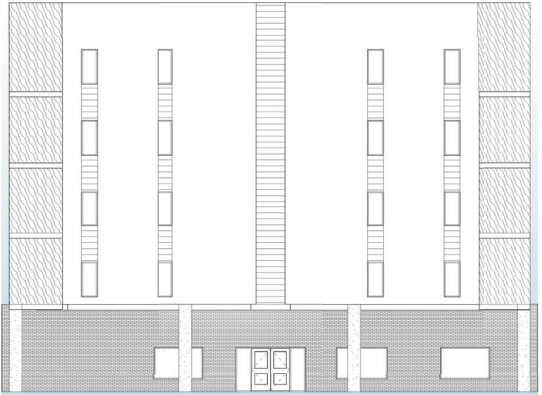
EXHIBIT C
Preliminary Concept Plan

TOTAL SF: 11,902
BRICK: 1,872 SF = 16%
ACCENT METAL PANEL: 160SF = 6%
WOOD GRAN METAL PANEL: 3,061 SF = 26%
SOLID COLOR METAL PANEL: 3,294 SF = 28%
GLAZING: 3,085 SF = 26%



4 SOUTH ELEVATION
1/8" = 1'-0"

TOTAL SF: 5,159
BRICK: 988 SF = 19%
ACCENT METAL PANEL: 300SF = 6%
WOOD GRAN METAL PANEL: 758 SF = 15%
SOLID COLOR METAL PANEL: 2,907 SF = 56%
GLAZING: 423 SF = 8%



3 EAST ELEVATION
1/8" = 1'-0"

TOTAL SF: 11,902
BRICK: 2,028 SF = 17%
ACCENT METAL PANEL: 500SF = 5%
WOOD GRAN METAL PANEL: 2,973 SF = 25%
SOLID COLOR METAL PANEL: 3,111 SF = 26%
GLAZING: 3,241 SF = 27%



1 NORTH ELEVATION
1/8" = 1'-0"

TOTAL SF: 5,203
BRICK: 658 SF = 13%
ACCENT METAL PANEL: 202SF = 5%
WOOD GRAN METAL PANEL: 758 SF = 15%
SOLID COLOR METAL PANEL: 2,947 SF = 57%
GLAZING: 578 SF = 11%



2 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATIONS - BUILDING 3

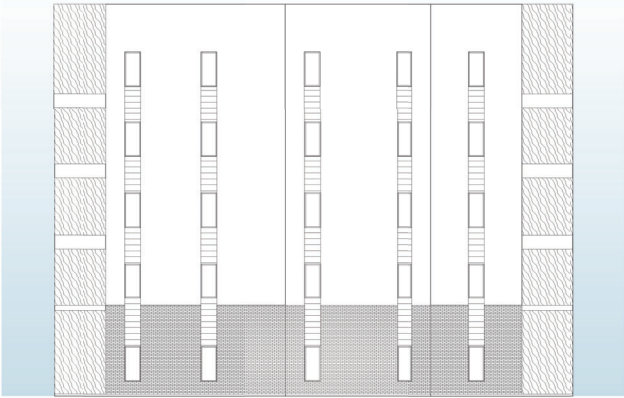


Architecture + Engineering + Environmental + Planning

200 MONROE
GREEN BAY, WISCONSIN - 10/29/25
ISG PROJECT NO. 25-31511

ISGinc.com

TOTAL SF: 5,123 SF
BRICK: 775 SF = 15%
ACCENT METAL PANEL: 311 SF = 6%
WOOD GRAIN METAL PANEL: 505 SF = 10%
SOLID COLOR METAL PANEL: 2,787 SF = 54%
GLAZING: 344 SF = 7%



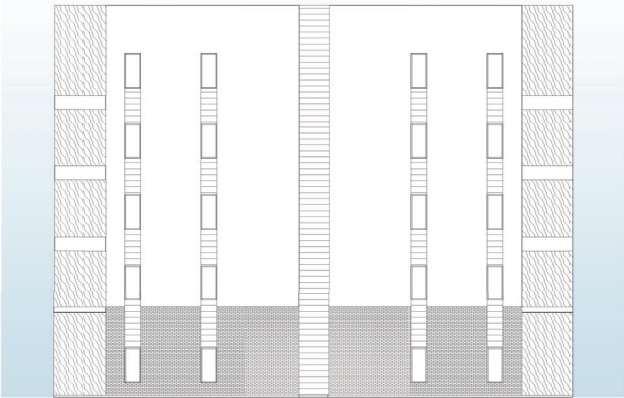
3 SOUTH ELEVATION
1/8" = 1'-0"

TOTAL SF: 13,226
BRICK: 919 SF = 7%
ACCENT METAL PANEL: 898 SF = 6%
WOOD GRAIN METAL PANEL: 3,445 SF = 26%
SOLID COLOR METAL PANEL: 3,668 SF = 28%
GLAZING: 3,335 SF = 25%



4 EAST ELEVATION
1/8" = 1'-0"

TOTAL SF: 5,123
BRICK: 775 SF = 15%
ACCENT METAL PANEL: 311 SF = 6%
WOOD GRAIN METAL PANEL: 505 SF = 10%
SOLID COLOR METAL PANEL: 2,787 SF = 54%
GLAZING: 344 SF = 7%



1 NORTH ELEVATION
1/8" = 1'-0"

TOTAL SF: 13,226
BRICK: 919 SF = 7%
ACCENT METAL PANEL: 898 SF = 7%
WOOD GRAIN METAL PANEL: 3,478 SF = 26%
SOLID COLOR METAL PANEL: 3,729 SF = 21%
GLAZING: 3,402 SF = 26%



2 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATIONS - BUILDING 4



Architecture + Engineering + Environmental + Planning

200 MONROE
GREEN BAY, WISCONSIN - 10/29/25
ISG PROJECT NO. 25-31511

ISGinc.com



Report to the
**Redevelopment Authority
of the City of Green Bay**

MEETING DATE

April 21, 2026

PREPARED BY

Matthew Buchanan, Staff

AGENDA ITEM # O.3

To approve the Department of Public Works to approve the award of a professional survey, design, and bidding services contract for the Grandview Industrial Park to Ayres Associates in the amount of \$140,015.

BACKGROUND

The City of Green Bay desires to construct a new roadway into the Grandview Industrial Park on the City's east side. The proposed section of roadway (Padi-Wood Lane) will extend from Erie Road to approximately 1,300 feet east, dead-ending for this phase of the project. In addition, an unnamed roadway and cul-de-sac will extend north from Padi-Wood Lane approximately 500 feet. These roadways will provide access to a portion of the City-owned property and allow industrial or commercial development opportunities. Associated utility extensions and stormwater management systems will also be included with the proposed roadway designs. Ayres Associates has submitted a proposal to provide survey, design and bidding support services to the City for this project.

RECOMMENDATION

To approve the award of a professional survey, design, and bidding services contract for Grandview Industrial Park to Ayres Associates in the amount of \$140,015.

FISCAL IMPACT

The professional services proposed will cost \$140,015, which the City would cover using available funds from Tax Increment District (TID) #25. No levy funds will be used to support the project.

ATTACHMENTS

1. Padi-Wood Lane Phase I Proposal_Update
2. Green Bay Grandview Padi-Wood Road Design Project Cost Table

Grandview Industrial Park Padi-Wood Lane – Scope of Services

Project Background

The City of Green Bay desires to construct a new roadway into the Grandview Industrial Park on the City's east side. The proposed section of roadway (Padi-Wood Lane) will extend from Erie Road to approximately 1,300 feet east, dead ending for this phase of the project. In addition, an unnamed roadway and cul-de-sac will extend north from Padi-Wood Lane approximately 500 feet. These roadways will provide access to a portion of the City owned property and allow commercial development opportunities. Associated utility extensions and stormwater management systems will also be included with the proposed roadway designs. Ayres will provide design and bidding support services to the City for this project.

Project Overview



A summary of services Ayres will provide for the project is as follows:

Survey Services

Survey services will include topographic survey, locating of existing marked utilities, existing structures, documenting property information including existing property irons and monumentation, and preparing a Transportation Project Plat (TPP). Title searches are anticipated to be provided by the City. Data gathered will be processed into usable mapping.

1. Perform topo/DTM survey for the approximate 12 acre area as shown in the map below.



2. Diggers Hotline will be used to have underground utilities marked. Ayres is not liable for incomplete or inaccurate utility markings.
3. Map above ground visible utilities and underground utilities (as marked by others) within the limits of the attached. One attempt will be made to locate these utilities, additional field visits will be considered an extra cost.
4. Dip manholes and water valves within the project limits and one beyond limits if applicable.
5. Set a minimum of 3 horizontal control points and 3 vertical benchmarks.
6. Determine existing right of way of Erie Road and South line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 12.

TPP Scope of Services

1. Search for monumentation to aid in existing RW determination.
2. Provide TPP not to exceed 0.25 miles in length per sheet, anticipated to be 1 detail sheet plus a title sheet.
3. One set of revisions per Plat is included. Additional revisions due to design changes / parcel ownership changes would be considered an additional service.
4. Provide up to 2 legal descriptions for land transfer and release of rights.
5. Appraisal stake TLE areas with lath one time.
6. Final stake right-of-way one time.

Design Services

The project approach will play an important role in the success of this project. Ayres has extensive experience in formulating an efficient, cost effective approach that will meet the needs of the City. The approach outlined below was developed based on Ayres considerable experience in roadway design and development.

- 1. Meetings:** Four meetings with Ayres and the City. One at design kickoff, one at 60% design review, one at 90% design review, and one to review the final plans. Review meetings will occur once the City has had time to review the plans at each review stage.
- 2. Project Background Review:** Review past project plans and desired City design standards including typical roadway sections, watermain, sanitary sewer, storm sewer/stormwater needs, and pavement cross section design. Coordinate roadway and overall site development efforts with the previous Grandview stormwater pond project.
- 3. Utility Coordination:** Coordination with existing utilities will be provided. Assist City with utility extensions for power and gas with WPS. Coordination with communication utilities will not be provided outside of utility notification to impacted utilities already present along Erie Road.
- 4. Wetland Delineation and Exemption(s):**
 - Complete a wetland delineation of an approximate 1,310 foot long by 50-foot-wide area that will make up the future south right of way of Padi-Wood Lane from Erie Road to the east property boundary of the 35.875-acre City-owned parcel.
 - A jurisdictional determination (AJD) request will be sent to the US Army Corps (ACOE) to determine if the wetlands located within the 35.875-acre City-owned parcel and Padi-Wood Lane right-of-way are “waters of the United States”.
 - A non-federal wetland exemption application will be completed and submitted to WDNR for all wetlands located within the 35.875-acre City-owned parcel and Padi-Wood Lane right-of-way.
 - Complete a Timed Meander and Floristic Quality Assessment of wetlands present if requested by Wisconsin Department of Natural Resources (WDNR). If not requested by WDNR, the City will not be invoiced for this portion of the non-federal wetland exemption fee.
 - Ayres will be partnering with Evergreen Consultants to complete the wetland exemptions and approvals.
- 5. Geotechnical Investigations:** 7 geotechnical borings will be completed on the site as well as a geotechnical report summarizing site conditions and recommendations for roadway, utility, and wet detention pond construction. Borings will be located in various locations for roadway and utility design, and stormwater management design.
- 6. Roadway and Grading/Drainage Design:** Complete roadway and surface grading/drainage design, vertical and horizontal alignment and profile, typical roadway cross sections, slope intercepts, top of curb elevations, and intersection details.

- 7. Storm Sewer Design:** Complete storm sewer design. Design will include stormwater flow/runoff calculations, pipe sizing, inlet and manhole locations, flowline elevations, and horizontal alignment. Storm sewer laterals will be added to the plans as directed by the City. Stormwater is anticipated to be directed toward a wet detention pond.
- 8. Stormwater Management Design:** Complete the stormwater management design for one wet detention pond. The pond will be designed to provide peak flow control and total suspended solids (TSS) reduction for the 1,300-foot section of Padi-Wood Lane, the 500-foot unnamed roadway and cul-de-sac extending north from Padi-Wood Lane, and a portion of the 35.875-acre City-owned parcel that is proposed to be subdivided into multiple parcels.
- 9. Sanitary Sewer Design:** Complete sanitary sewer design including sizing based on known developments provided by the City. Design will include vertical and horizontal alignment of main, lateral locations and sizes as directed by the city, and manhole locations. Sanitary sewer design is anticipated to begin at Erie Road and continue approximately 1,300 feet to the east along Padi-Wood Lane, as well as 500' north on the unnamed roadway and cul-de-sac. It is assumed that the sanitary sewer will be gravity design and dead end at manholes. Future extension options will be evaluated for the portion of sewer along Padi-Wood Lane. No lift station or force main design is included.
- 10. Watermain Design:** Complete drafting and integration of water main design by Green Bay Water Utility (GBWU) into the utility plan and profile sheets. Provide plan sheets back to GBWU for permitting. Ayres anticipates that all watermain design and permitting will be completed by GBWU.
- 11. Drafting of Design Plan Set:** Complete CAD drafting of a design plan set, including the following sheets: Title, notes and general conditions, roadway and storm sewer plan and profiles, watermain and sanitary sewer plan and profiles, roadway proposed typical sections, roadway cross sections (25 ft frequency), erosion control, intersection/plan details, stormwater pond and grading sheets, and general construction details. Plans will be provided to the City for review at the 60%, 90% and 100% for review.
- 12. Permits:** Apply for applicable project permits. It is anticipated that the following permit applications will be necessary: 1) Wisconsin Department of Natural Resources (WDNR) – Notice of Intent (NOI) Stormwater Construction, 2) WDNR – sanitary sewer permit, 3) Green Bay Metropolitan/NEW Water/Brown County 208 Conformance approval. Ayres will forward permit applications to applicable agencies for review and approval as needed. The City will pay permit application fees directly.
- 13. WDNR Wetland Correspondence:** Ayres will provide correspondence with WDNR to complete necessary wetland approvals, exemption requests, and wetland mitigation procedures. A WDNR GP2 General Permit for Municipal Public Highways and Structures will be completed if required. Ayres will be partnering with Evergreen Consultants to complete the wetland exemptions and approvals.

14. Special Provisions: Insert and review standard City of Green Bay special provisions and develop any necessary unique special provisions in City of Green Bay format for project items.

15. Cost Estimates: Ayres will provide cost estimates for the proposed work at the 60%, 90%, and final review milestones.

Bidding Related Services and Contract Administration

1. Prepare City of Green Bay project bidding documents and finalize project special provisions. Provide to City for inclusion in bid package.
2. Provide bidding assistance services including responding to contractor questions, and preparing plan addendums.

Services Not Included

Additional engineering services, which can be provided for agreed upon fees, may be desired. Such services may include the following:

- Title searches. City of Green Bay to provide title searches for 2 parcels involved.
- Assisting with public information meetings or programs beyond the planned meetings can be provided as an additional service.
- Construction administration and inspection services for the project.
- Sewer televising services.
- WDNR Individual Wetland & Waterway Permit.
- Lift station or force main design for sanitary sewer.
- Watermain design beyond drafting plan sheets of proposed watermain design completed by GBWU.

Schedule

Ayres will perform the work described in the proposed timeline as follows. This is dependent on a Notice to Proceed by March 30, 2026, and timely reviews and feedback from the City, WDNR, and ACOE.

April 2026 – Topographic Survey, Title Reports, and Prepare Transportation Project Plat

May 2026 – Finalize Transportation Project Plat, preliminary roadway and utility design, plan sheet preparation, geotechnical investigations and wetland delineation (pending beginning of growing season).

June 2026 – Finalize roadway and utility design, stormwater conveyance and management design, complete plan sheet drafting including water main design provided from GBWU, site grading

details, and construction details, apply for wetland exemptions and begin WDNR and ACOE coordination, create special provisions, and prepare and submit WDNR sanitary sewer permit.

July 2026 - Perform final plan updates and revisions based on City comments and feedback, finalize special provisions and project bid items, complete final costs estimates, complete coordination with WDNR and ACOE for wetland impacts and exemptions, complete and submit WDNR stormwater NOI permit application, and prepare project documents for bidding by City of Green Bay.

July/Aug 2026 – Project Bidding assistance.

Fee

Ayres will perform the above services for a lump sum fee of \$140,015. A breakdown of the fee is provided below.

Topographic Survey	\$8,750
Transportation Project Plat (TPP)	\$7,500
Geotechnical Investigations	\$7,150
Wetland Delineation	\$3,200
Wetland jurisdictional determination and Non-Federal Exemption Request	\$6,000
Design Services (Roadway, Utility, and stormwater pond design, plan development, regulatory agency coordination and permitting, special provision development, and meetings)	\$103,008
Bidding Assistance	\$4,407
Total	\$140,015

Project and Hours Cost Table

Task #	Task Name	Project Fee	Directs	Labor	Total Hours	Dept. Manager	Senior PM	Engineer IV	Engineer III	Sr. Tech	Prof. I	Admin
					Staff	Schuh	Hubbard	Gorges	Stadler/Fan/Looby	Shallow	Dahinden	Scheuerell
					2026 Rates	\$267	\$191	\$157	\$154	\$127	\$117	\$102
	Grandview Padi-Wood Road Design	\$107,461	\$46	\$107,415	736	8	77	208	134	129	166	14
Task 1	Design Phase	\$103,054	\$46	\$103,008	706	8	69	204	128	125	166	6
1.1	Topo cleanup	\$459	\$0	\$459	4	0	0	0	0	2	0	2
1.2	Project kickoff meeting	\$1,276	\$46	\$1,230	6	2	2	2	0	0	0	0
1.3	60% design review meeting	\$1,422	\$0	\$1,422	7	2	3	2	0	0	0	0
1.4	90% design review meeting	\$1,422	\$0	\$1,422	7	2	3	2	0	0	0	0
1.5	Final review meeting	\$1,230	\$0	\$1,230	6	2	2	2	0	0	0	0
1.6	Stormwater modeling and pond design	\$21,917	\$0	\$21,917	140	0	8	120	0	12	0	0
1.7	Set up roadway alignments and profiles	\$3,949	\$0	\$3,949	28	0	4	0	8	8	8	0
1.8	Roadway corridor modeling	\$12,232	\$0	\$12,232	92	0	8	0	24	0	60	0
1.9	Set up roadway plan and profile sheets	\$5,158	\$0	\$5,158	38	0	4	2	0	32	0	0
1.10	Integrate water main from GBWU	\$2,538	\$0	\$2,538	19	0	1	0	2	16	0	0
1.11	Design/evaluate sanitary sewer	\$4,094	\$0	\$4,094	26	0	8	2	8	8	0	0
1.12	WDNR sanitary sewer permit and 208 letter	\$3,714	\$0	\$3,714	28	0	0	0	12	0	16	0
1.13	Design storm sewer, inlets, and leads	\$11,810	\$0	\$11,810	82	0	6	40	0	16	20	0
1.14	Develop traffic control sheets and project staging	\$1,890	\$0	\$1,890	12	0	4	0	4	4	0	0
1.15	Utility coordination	\$1,082	\$0	\$1,082	8	0	0	0	4	0	4	0
1.16	WDNR NOI/SWMP	\$5,040	\$0	\$5,040	36	0	2	6	12	0	16	0
1.17	Wetland permitting/WDNR coordination	\$4,537	\$0	\$4,537	28	0	4	24	0	0	0	0
1.18	Set up cross sections	\$2,220	\$0	\$2,220	18	0	0	0	2	4	12	0
1.19	Quantity take off and quantity plan sheets	\$4,094	\$0	\$4,094	31	0	1	2	8	2	18	0
1.20	Project estimate	\$1,625	\$0	\$1,625	12	0	2	0	2	0	8	0
1.21	Develop City special provisions and documents	\$4,862	\$0	\$4,862	32	0	4	0	24	0	0	4
1.22	Perform CAD earthwork calcs and sheets	\$775	\$0	\$775	6	0	0	0	2	0	4	0
1.23	Erosion control plans	\$2,527	\$0	\$2,527	18	0	2	0	4	12	0	0
1.24	Coordinate file transfers and correspondence w/City	\$319	\$0	\$319	2	0	1	0	0	1	0	0
1.25	Intersection grade detailing	\$2,864	\$0	\$2,864	20	0	0	0	12	8	0	0
Task 2	Bidding Assistance	\$4,407	\$0	\$4,407	30	0	8	4	6	4	0	8
2.1	Review special provisions and format	\$612	\$0	\$612	6	0	0	0	0	0	0	6
2.2	Answer contractor questions	\$1,701	\$0	\$1,701	10	0	4	4	2	0	0	0
2.3	Prepare addenda (2 addendums and documents)	\$2,094	\$0	\$2,094	14	0	4	0	4	4	0	2



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

April 21, 2026

PREPARED BY

Ronda Bitney

AGENDA ITEM # O.4

To approve the purchase of 1803 Shawano Ave. Parcel: 6-258-B

BACKGROUND

The parcel located at 1803 Shawano Avenue is currently utilized as a fully lit parking lot for a nearby business, which no longer requires its use. The property is zoned OR (Office Residential).

An offer has been made to purchase the parcel for \$215,000. The proposed plan is for the Redevelopment Authority (RDA) to acquire the property and for it to be used by the Parks Department to provide public parking and improved access to Badger Park.

The purchase would be funded through Military Avenue Tax Increment District (TID) No. 16 and is contingent upon approval by both the RDA and the Common Council.

RECOMMENDATION

To approve the purchase of the site located at 1803 Shawano Avenue for the price of \$215,000, using Military TID-16 funding.

FISCAL IMPACT**ATTACHMENTS**

1. 1803 Shawano WB-15 Commercial Offer to Purchase - 03.20.26 -- FULLY SIGNED
2. GIS

1 LICENSEE DRAFTING THIS OFFER ON March 19, 2026 [DATE] IS (AGENT OF BUYER)
2 (AGENT OF SELLER/LISTING FIRM) (AGENT OF BUYER AND SELLER) STRIKE THOSE NOT APPLICABLE

3 The Buyer, Redevelopment Authority of City of Green Bay (RDA)

4 offers to purchase the Property known as 1803 Shawano Avenue

6 _____ [e.g., Street Address, Parcel Number(s), legal description, or insert additional description, if any, at lines 625-
7 642, or attach as an addendum per line 668] in the _____ City _____ of _____ Green Bay _____, County
8 of _____ Brown _____ Wisconsin, on the following terms:

9 **PURCHASE PRICE** The purchase price is Two Hundred Fifteen Thousand

0 Dollars (\$215,000.00)

1 **INCLUDED IN PURCHASE PRICE** Included in purchase price is the Property, all Fixtures on the Property as of the date
2 stated on line 1 of this Offer (unless excluded at lines 20-23), and the following additional items: --

⁶ All personal property included in purchase price will be transferred by bill of sale or None

7 **NOTE:** The terms of this Offer, not the listing contract or marketing materials, determine what items are included
8 or not included.

9 **NOT INCLUDED IN PURCHASE PRICE** Not included in purchase price is Seller's personal property (unless included at
10 lines 12-15) and the following:--

CAUTION: Identify trade fixtures owned by tenant, if applicable, and Fixtures that are on the Property (see lines 26-34) to be excluded by Seller or that are rented and will continue to be owned by the lessor.

"Fixture" is an item of property which is physically attached to or so closely associated with land or improvements so as to be treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage to the premises, items specifically adapted to the premises and items customarily treated as fixtures, including, but not limited to, all: garden bulbs; plants; shrubs and trees; screen and storm doors and windows; electric lighting fixtures; window shades; curtain and traverse rods; blinds and shutters; central heating and cooling units and attached equipment; water heaters and treatment systems; sump pumps; attached or fitted floor coverings; awnings; attached antennas; garage door openers and remote controls; installed security systems; central vacuum systems and accessories; in-ground sprinkler systems and component parts; built-in appliances; ceiling fans; fences; storage buildings on permanent foundations and docks/piers on permanent foundations. A Fixture does not include trade fixtures owned by tenants of the Property.

CAUTION: Exclude Fixtures not owned by Seller such as rented fixtures. See lines 20-23.

BINDING ACCEPTANCE This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on or before March 25, 2026. Seller may keep the Property on the market and accept secondary offers after binding acceptance of this Offer.

CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.

ACCEPTANCE Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical copies of the Offer.

CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term deadlines running from acceptance provide adequate time for both binding acceptance and performance.

CLOSING This transaction is to be closed on _____ or before 05/15/2026

_____ at the place selected by Seller, unless otherwise agreed by the Parties in writing. If the date for closing falls on Saturday, Sunday, or a federal or a state holiday, the closing date shall be the next Business Day.

CAUTION: To reduce the risk of wire transfer fraud, any wiring instructions received should be independently verified by phone or in person with the title company, financial institution, or entity directing the transfer. The real estate licensees in this transaction are not responsible for the transmission or forwarding of any wiring or money transfer instructions.

EARNEST MONEY

■ **EARNEST MONEY** of \$ _____ accompanies this Offer.

~~If Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged~~

EARNEST MONEY of \$ _____ will be mailed, or commercially, electronically
 or personally delivered within _____ days ("5" if left blank) after acceptance

57 All earnest money shall be delivered to and held by (listing Firm) (drafting Firm) (other identified as

58) **STRIKE THOSE NOT APPLICABLE**

59 (listing Firm if none chosen; if no listing Firm, then drafting Firm; if no Firm then Seller).

60 **CAUTION: If a Firm does not hold earnest money, an escrow agreement should be drafted by the Parties or an**
61 **attorney as lines 64-84 do not apply. If someone other than Buyer pays earnest money, consider a special**
62 **disbursement agreement.**

63 ■ **THE BALANCE OF PURCHASE PRICE** will be paid in cash or equivalent at closing unless otherwise agreed in writing.
64 ■ **DISBURSEMENT IF EARNEST MONEY HELD BY A FIRM:** If negotiations do not result in an accepted offer and the
65 earnest money is held by a Firm, the earnest money shall be promptly disbursed (after clearance from payer's depository
66 institution if earnest money is paid by check) to the person(s) who paid the earnest money. At closing, earnest money shall
67 be disbursed according to the closing statement. If this Offer does not close, the earnest money shall be disbursed according
68 to a written disbursement agreement signed by all Parties to this Offer. If said disbursement agreement has not been
69 delivered to the Firm holding the earnest money within 60 days after the date set for closing, that Firm may disburse the
70 earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller;
71 (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; (4)
72 upon authorization granted within this Offer; or (5) any other disbursement required or allowed by law. The Firm may retain
73 legal services to direct disbursement per (1) or to file an interpleader action per (2) and the Firm may deduct from the
74 earnest money any costs and reasonable attorneys' fees, not to exceed \$250, prior to disbursement.

75 ■ **LEGAL RIGHTS/ACTION:** The Firm's disbursement of earnest money does not determine the legal rights of the Parties
76 in relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by the Firm holding the earnest
77 money. At least 30 days prior to disbursement per (1), (4) or (5) above, where the Firm has knowledge that either Party
78 disagrees with the disbursement, the Firm shall send Buyer and Seller written notice of the intent to disburse by certified
79 mail. If Buyer or Seller disagrees with the Firm's proposed disbursement, a lawsuit may be filed to obtain a court order
80 regarding disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of
81 residential property with one-to-four dwelling units. Buyer and Seller should consider consulting attorneys regarding their
82 legal rights under this Offer in case of a dispute. Both Parties agree to hold the Firm harmless from any liability for good
83 faith disbursement of earnest money in accordance with this Offer or applicable Department of Safety and Professional
84 Services regulations concerning earnest money. See Wis. Admin. Code Ch. REEB 18.

85 **TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3)
86 occupancy; (4) date of closing; (5) contingency Deadlines **STRIKE AS APPLICABLE** and all other dates and Deadlines in
87 this Offer except:--

88 . If "Time is of the Essence" applies to a date or Deadline,
89 failure to perform by the exact date or Deadline is a breach of contract. If "Time is of the Essence" does not apply to a date
90 or Deadline, then performance within a reasonable time of the date or Deadline is allowed before a breach occurs.

91 **PROPERTY CONDITION REPRESENTATIONS** Seller represents to Buyer that as of the date of acceptance Seller has
92 no notice or knowledge of Conditions Affecting the Property or Transaction (lines 104-173) other than those identified in
93 Seller's disclosure report dated _____ and a Real Estate Condition Report, if applicable, dated
94 _____, which was/were received by Buyer prior to Buyer signing this Offer and which is/are made a part of this
95 offer by reference **COMPLETE DATE OR STRIKE AS APPLICABLE** and _____

96 _____
97 _____
98 **INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE OR CONDITION REPORT(S).**

99 **CAUTION: If the Property includes 1-4 dwelling units, a Real Estate Condition Report containing the disclosures**
100 **provided in Wis. Stat. § 709.03 may be required. Excluded from this requirement are sales of property that has**
101 **never been inhabited, sales exempt from the real estate transfer fee, and sales by certain court-appointed**
102 **fiduciaries, for example, personal representatives, who have never occupied the Property. Buyer may have**
103 **rescission rights per Wis. Stat. § 709.05.**

104 "Conditions Affecting the Property or Transaction" are defined to include:

105 a. Defects in the structure or structural components on the Property, e.g. roof, foundation (including cracks, seepage, and
106 bulges), basement or other walls.

107 b. Defects in mechanical systems, e.g. HVAC (including the air filters and humidifiers), electrical, plumbing, septic, wells,
108 fire safety, security or lighting.

109 c. Defects in a well on the Property or in a well that serves the Property, including unsafe well water, a joint well serving
110 the Property or any Defect related to a joint well serving the Property.

111 d. Water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead.

112 e. Defects in septic system or other private sanitary disposal system on or serving the Property or any out-of-service
113 septic system serving the Property not closed or abandoned according to applicable regulations.

114 f. Underground or aboveground storage tanks presently or previously on the Property for storage of flammable or
115 combustible liquids, including but not limited to gasoline and heating oil, or any Defects in such tanks presently or previously
116 on the Property; LP tanks on the Property or any defects in such LP tanks.

117 g. Defect or contamination caused by unsafe concentrations of, or unsafe conditions relating to, lead in paint, lead in soil,

- 118 presence of asbestos or asbestos-containing materials, radon, radium in water supplies, mold, pesticides or other potentially
119 hazardous or toxic substances on the Property.
- 120 h. Manufacture of or spillage of methamphetamine (meth) or other hazardous or toxic substances on the Property.
- 121 i. Zoning or building code violations, any land division involving the Property for which required state or local permits had
122 not been obtained, nonconforming structures or uses, conservation easements.
- 123 j. Special purpose district, such as a drainage district, lake district, sanitary district or sewer district, that has the authority
124 to impose assessments against the real property located within the district.
- 125 k. Proposed, planned or commenced construction of public improvements which may result in special assessments or
126 otherwise materially affect the Property or the present use of the Property.
- 127 l. Federal, state or local regulations requiring repairs, alterations or corrections of an existing condition, such as orders to
128 correct building code violations.
- 129 m. Flooding, standing water, drainage problems or other water problems on or affecting the Property.
- 130 n. Material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides.
- 131 o. Nearby airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating
132 from neighboring property.
- 133 p. Current or previous termite, powder post beetle, or carpenter ant infestations or Defects caused by animal, reptile, or
134 insect infestations.
- 135 q. Property or portion of the Property in a floodplain, wetland or shoreland zoning area under local, state or federal
136 regulations.
- 137 r. Property is subject to a mitigation plan required under administrative rules of the department of Natural Resources
138 related to county shoreland zoning ordinances, which obligates the owner of the Property to establish or maintain certain
139 measures related to shoreland conditions and which is enforceable by the county.
- 140 s. Nonowners having rights to use part of the Property, other than public rights-of-way, including, but not limited to, private
141 rights-of-way and private easements, other than recorded utility easements; lack of legal access or access restrictions;
142 restrictive covenants and deed restrictions; shared fences, walls, wells, driveways, signage or other shared usages; or
143 leased parking.
- 144 t. Boundary or lot line disputes, encroachments, or encumbrances affecting the Property.
- 145 u. High voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the
146 Property.
- 147 v. Structure on the Property designated as a historic building, all or any part of the Property located in a historic district, or
148 burial sites or archeological artifacts on the Property.
- 149 w. All or part of the land has been assessed as agricultural land, the owner has been assessed a use-value conversion
150 charge or the payment of a use-value conversion charge has been deferred.
- 151 x. All or part of the Property is subject to, enrolled in or in violation of a certified farmland preservation zoning district or a
152 farmland preservation agreement, or a Forest Crop, Managed Forest Law (see disclosure requirements in Wis. Stat. §
153 710.12), Conservation Reserve or a comparable program.
- 154 y. A pier is attached to the Property that is not in compliance with state or local pier regulations, a written agreement
155 affecting riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric
156 operator.
- 157 z. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will
158 be transferred with the Property because the dam is owned collectively by a homeowners' association, lake district, or
159 similar group of which the Property owner is a member.
- 160 aa. Government investigation or private assessment/audit of environmental matters conducted.
- 161 bb. Presence of or a Defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous
162 or toxic substances on neighboring properties.
- 163 cc. Owner's receipt of notice of property tax increases, other than normal annual increases, or notice or knowledge of a
164 pending property reassessment, remodeling that may increase the property's assessed value, or pending special
165 assessments.
- 166 dd. Agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from
167 an electric cooperative.
- 168 ee. Remodeling, replacements, or repairs affecting the Property's structure or mechanical systems that were done or
169 additions to the Property that were made during the owner's period of ownership without the required permits.
- 170 ff. Rented items located on the Property or items affixed to or closely associated with the Property.
- 171 gg. Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1445(f).
- 172 hh. Other Defects affecting the Property, including, without limitation, drainage easement or grading problems; or excessive
173 sliding, settling, earth movement or upheavals.

174 **PROPOSED USE CONTINGENCIES:** This Offer is contingent upon Buyer obtaining, at Buyer's expense, the reports or
175 documentation required by any optional provisions checked on lines 185-197 below. The optional provisions checked on
176 lines 185-197 shall be deemed satisfied unless Buyer, within _____ days ("30" if left blank) after acceptance, delivers: (1)
177 written notice to Seller specifying those optional provisions checked below that cannot be satisfied and (2) written evidence
178 substantiating why each specific provision referred to in Buyer's notice cannot be satisfied. Upon delivery of Buyer's notice,
179 this Offer shall be null and void. Seller agrees to cooperate with Buyer as necessary to satisfy the contingency provisions
180 checked at lines 185-197.

181 **Proposed Use:** Buyer is purchasing the Property for the purpose of:--

182 _____
183 _____ [Insert proposed use and type and
184 size of building, if applicable; e.g. restaurant/tavern with capacity of 350 and 3 second floor dwelling units].

185 ☒ **ZONING:** Verification of zoning and that the Property's zoning allows Buyer's proposed use described at lines
186 181-183.

187 ☒ **EASEMENTS AND RESTRICTIONS:** Copies of all public and private easements, covenants and restrictions
188 affecting the Property and a written determination by a qualified independent third party that none of these prohibit or
189 significantly delay or increase the costs of the proposed use or development identified at lines 181-183.

190 ☒ **APPROVALS:** All applicable governmental permits, approvals and licenses, as necessary and appropriate, or
191 the final discretionary action by the granting authority prior to the issuance of such permits, approvals and licenses, for
192 the following items related to Buyer's proposed use: _____

193 _____ or delivering written notice
194 to Seller if the item(s) cannot be obtained or can only be obtained subject to conditions which significantly increase the
195 cost of Buyer's proposed use described at lines 181-183.

196 ☒ **ACCESS TO PROPERTY:** Written verification that there is legal vehicular access to the Property from public
197 roads.

198 ☒ **LAND USE APPROVAL/PERMITS:** This Offer is contingent upon (Buyer)(Seller) ☒ **STRIKE ONE** ("Buyer" if neither
199 stricken) obtaining the following, including all costs: a ☒ **CHECK ALL THAT APPLY:** ☐ rezoning; ☐ conditional use permit;
200 ☐ variance; ☐ other _____ for the Property for its proposed use described at lines 181-183.
201 Seller agrees to cooperate with Buyer as necessary to satisfy this contingency. Buyer shall deliver, within _____ days of
202 acceptance, written notice to Seller if any item cannot be obtained, in which case this Offer shall be null and void.

203 ☒ **MAP OF THE PROPERTY:** This Offer is contingent upon (Buyer obtaining) (Seller providing) ☒ **STRIKE ONE** ("Seller
204 providing" if neither is stricken) a _____ survey
205 (ALTA/NSPS Land Title Survey if survey type is not specified) dated subsequent to the date of acceptance of this Offer and
206 prepared by a registered land surveyor, within _____ days ("30" if left blank) after acceptance, at (Buyer's)
207 (Seller's) ☒ **STRIKE ONE** ("Seller's" if neither is stricken) expense. The map shall show minimum of _____ acres,
208 maximum of _____ acres, the legal description of the Property, the Property's boundaries and dimensions, visible
209 encroachments upon the Property, the location of improvements, if any, and: _____

210 _____
211 ☒ **STRIKE AND COMPLETE AS APPLICABLE** Additional map features which may be added include, but are not limited to:
212 staking of all corners of the Property; identifying dedicated and apparent streets; lot dimensions; total acreage or square
213 footage; utility installations; easements or rights-of-way. Such survey shall be in satisfactory form and accompanied by any
214 required surveyor's certificate sufficient to enable Buyer to obtain removal of the standard survey exception(s) on the title
215 policy.

216 **CAUTION: Consider the cost and the need for map features before selecting them. Also consider the time required**
217 **to obtain the map when setting the deadline.**

218 This contingency shall be deemed satisfied unless Buyer, within 5 days after the deadline for delivery of said map, delivers
219 to Seller a copy of the map and a written notice which identifies: (1) a significant encroachment; (2) information materially
220 inconsistent with prior representations; (3) failure to meet requirements stated within this contingency; or (4) the existence
221 of conditions that would prohibit the Buyer's intended use of the Property described at lines 181-183. Upon delivery of
222 Buyer's notice, this Offer shall be null and void. Once the deadline for delivery has passed, if Seller was responsible to
223 provide the map and failed to timely deliver the map to Buyer, Buyer may terminate this Offer if Buyer delivers a written
224 notice of termination to Seller prior to Buyer's Actual Receipt of said map from Seller.

225 ☒ **DOCUMENT REVIEW CONTINGENCY:** This Offer is contingent upon Seller delivering the following documents to
226 Buyer within _____ days ("30" if left blank) after acceptance: ☒ **CHECK THOSE THAT APPLY: STRIKE AS APPROPRIATE**
227 ☐ Documents evidencing the sale of the Property has been properly authorized, if Seller is a business entity
228 ☐ A complete inventory of all furniture, fixtures, equipment and other personal property included in this transaction which
229 is consistent with representations made prior to and in this Offer.

230 ☐ Uniform Commercial Code lien search as to the personal property included in the purchase price, showing the Property
231 to be free and clear of all liens, other than liens to be released prior to or at closing.

232 ☐ Rent roll.

233 ☐ Other _____

234 _____

235 Additional items which may be added include, but are not limited to: building, construction or component warranties,
236 previous environmental site assessments, surveys, title commitments and policies, maintenance agreements, other
237 contracts relating to the Property, existing permits and licenses, recent financial operating statements, current and future
238 rental agreements, notices of termination and non-renewal, and assessment notices.

239 All documents Seller delivers to Buyer shall be true, accurate, current and complete. Buyer shall keep all such documents
240 confidential and disclose them to third parties only to the extent necessary to implement other provisions of this Offer. Buyer
241 shall return all documents (originals and any reproductions) to Seller if this Offer is terminated.

242 ■ **CONTINGENCY SATISFACTION:** This contingency shall be deemed satisfied unless Buyer, within _____ days ("5" if left
243 blank) after the deadline for delivery of the documents, delivers to Seller a written notice indicating this contingency has not
244 been satisfied. Such notice shall identify which document(s) have not been timely delivered or do not meet the standard set
245 forth for the document(s). Upon delivery of such notice, this Offer shall be null and void.

246 **N/A ENVIRONMENTAL EVALUATION CONTINGENCY:** This Offer is contingent upon a qualified independent
247 environmental consultant of Buyer's choice conducting an Environmental Site Assessment of the Property (see lines 274-
248 291), at (Buyer's) (Seller's) expense **STRIKE ONE** ("Buyer's" if neither is stricken), which discloses no Defects.

249 **NOTE: "Defect" as defined on lines 523-525 means a condition that would have a significant adverse effect on the**
250 **value of the Property; that would significantly impair the health or safety of future occupants of the Property; or**
251 **that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life**
252 **of the premises.**

253 For the purpose of this contingency, a Defect is defined to also include a material violation of environmental laws, a material
254 contingent liability affecting the Property arising under any environmental laws, the presence of an underground storage
255 tank(s) or material levels of hazardous substances either on the Property or presenting a significant risk of contaminating
256 the Property due to future migration from other properties. Defects do not include conditions the nature and extent of which
257 Buyer had actual knowledge or written notice before signing the Offer.

258 ■ **CONTINGENCY SATISFACTION:** This contingency shall be deemed satisfied unless Buyer, within _____ days ("30" if
259 left blank) after acceptance, delivers to Seller a copy of the Environmental Site Assessment report and a written notice
260 listing the Defect(s) identified in the Environmental Site Assessment report to which Buyer objects (Notice of Defects).

261 **CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.**

262 ■ **RIGHT TO CURE:** Seller (shall) (shall not) **STRIKE ONE** ("shall" if neither is stricken) have a right to cure the Defects.
263 If Seller has the right to cure, Seller may satisfy this contingency by:

- 264 (1) delivering written notice to Buyer within _____ ("10" if left blank) days after Buyer's delivery of the Notice of
265 Defects stating Seller's election to cure Defects;
- 266 (2) curing the Defects in a good and workmanlike manner; and
- 267 (3) delivering to Buyer a written report detailing the work done no later than three days prior to closing.

268 This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written Environmental Site
269 Assessment report and:

- 270 (1) Seller does not have a right to cure; or
- 271 (2) Seller has a right to cure but:
 - 272 (a) Seller delivers written notice that Seller will not cure; or
 - 273 (b) Seller does not timely deliver the written notice of election to cure.

274 ■ **ENVIRONMENTAL SITE ASSESSMENT:** An "Environmental Site Assessment" (also known as a "Phase I Site Assessment")
275 may include, but is not limited to: (1) an inspection of the Property; (2) a review of the ownership and use history of the
276 Property, including a search of title records showing private ownership of the Property for a period of 80 years prior to the
277 visual inspection; (3) a review of historic and recent aerial photographs of the Property, if available; (4) a review of
278 environmental licenses, permits or orders issued with respect to the Property (5) an evaluation of results of any
279 environmental sampling and analysis that has been conducted on the Property; and (6) a review to determine if the Property
280 is listed in any of the written compilations of sites or facilities considered to pose a threat to human health or the environment
281 including the National Priorities List, the Department of Nature Resources' (DNR) Registry of Waste Disposal Sites, the
282 DNR's Contaminated Lands Environmental Action Network, and the DNR's Remediation and Redevelopment (RR) Sites
283 Map including the Geographical Information System (GIS) Registry and related resources. Any Environmental Site
284 Assessment performed under this Offer shall comply with generally recognized industry standards (e.g. current American
285 Society of Testing and Materials "Standard Practice for Environmental Site Assessments"), and state and federal guidelines,
286 as applicable.

287 **CAUTION: Unless otherwise agreed an Environmental Site Assessment does not include subsurface testing of the**
288 **soil or groundwater or other testing of the Property for environmental pollution. If further investigation is required,**
289 **Insert provisions for a Phase II Site Assessment (collection and analysis of samples), Phase III Environmental Site**
290 **Assessment (evaluation of remediation alternatives) or other site evaluation at lines 625-642 or attach as an**
291 **addendum per line 668.**

292 **INSPECTIONS AND TESTING:** Buyer may only conduct inspections or tests if specific contingencies are included as a
293 part of this Offer. An "inspection" is defined as an observation of the Property, which does not include an appraisal or testing
294 of the Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel
295 source, which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or

296 building materials from the Property for laboratory or other analysis of these materials. Seller agrees to allow Buyer's
297 inspectors, testers and appraisers reasonable access to the Property upon advance notice, if necessary, to satisfy the
298 contingencies in this Offer. Buyer or licensees or both may be present at all inspections and testing. Except as otherwise
299 provided, Seller's authorization for inspections does not authorize Buyer to conduct testing of the Property.

300 **NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of**
301 **the test (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any**
302 **other material terms of the contingency.**

303 Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed
304 unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to
305 Seller. Seller acknowledges that certain inspections or tests may detect environmental pollution which may be required to
306 be reported to the Wisconsin Department of Natural Resources.

307 **N/A INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 292-306).

308 (1) This Offer is contingent upon a qualified independent inspector(s) conducting an inspection(s) of the Property which
309 discloses no Defects.

310 (2) This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing an
311 an inspection of _____

312
313 (list any Property feature(s) to be separately inspected, e.g., dumpsite, etc.) which discloses no Defects.

314 (3) Buyer may have follow-up inspections recommended in a written report resulting from an authorized inspection,
315 provided they occur prior to the Deadline specified at line 320. Each inspection shall be performed by a qualified
316 independent inspector or independent qualified third party.

317 Buyer shall order the inspection(s) and be responsible for all costs of inspection(s).

318 **CAUTION: Buyer should provide sufficient time for the primary inspection and/or any specialized inspection(s), as**
319 **well as any follow-up inspection(s).**

320 This contingency shall be deemed satisfied unless Buyer, within _____ days ("20" if left blank) after acceptance, delivers
321 to Seller a copy of the inspection report(s) dated after the date on line 1 of this Offer and a written notice listing the Defect(s)
322 identified in the inspection report(s) to which Buyer objects (Notice of Defects).

323 **CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.**

324 For the purpose of this contingency, Defects do not include conditions the nature and extent of which Buyer had actual
325 knowledge or written notice before signing the Offer.

326 **NOTE: "Defect" as defined on lines 523-525 means a condition that would have a significant adverse effect on the**
327 **value of the Property; that would significantly impair the health or safety of future occupants of the Property; or**
328 **that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life**
329 **of the premises.**

330 **RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure the Defects.

331 If Seller has the right to cure, Seller may satisfy this contingency by:

332 (1) delivering written notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to
333 cure Defects;

334 (2) curing the Defects in a good and workmanlike manner; and

335 (3) delivering to Buyer a written report detailing the work done no later than three days prior to closing.

336 This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and:

337 (1) Seller does not have the right to cure; or

338 (2) Seller has the right to cure but:

339 (a) Seller delivers written notice that Seller will not cure; or

340 (b) Seller does not timely deliver the written notice of election to cure.

341 **IF LINE 342 IS NOT MARKED OR IS MARKED N/A LINES 392-403 APPLY.**

342 **N/A FINANCING COMMITMENT CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written
343 _____ [loan type or specific lender, if any] first mortgage loan commitment as described

344 below, within _____ days after acceptance of this Offer. The financing selected shall be in an amount of not less than
345 \$ _____ for a term of not less than _____ years, amortized over not less than _____ years. Initial

346 monthly payments of principal and interest shall not exceed \$ _____. Buyer acknowledges that lender's

347 required monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance

348 premiums, and private mortgage insurance premiums. The mortgage shall not include a prepayment premium. Buyer agrees

349 to pay discount points in an amount not to exceed _____ % ("0" if left blank) of the loan. If Buyer is using multiple loan

350 sources or obtaining a construction loan or land contract financing, describe at lines 625-642 or in an addendum attached

351 per line 668. Buyer agrees to pay all customary loan and closing costs, wire fees, and loan origination fees, to promptly

352 apply for a mortgage loan, and to provide evidence of application promptly upon request of Seller. Seller agrees to allow

353 lender's appraiser access to the Property.

354 **LOAN AMOUNT ADJUSTMENT:** If the purchase price under this Offer is modified, any financed amount, unless otherwise
355 provided, shall be adjusted to the same percentage of the purchase price as in this contingency and the monthly payments
356 shall be adjusted as necessary to maintain the term and amortization stated above.

357 CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 358 OR 359.

358 ☐ **FIXED RATE FINANCING:** The annual rate of interest shall not exceed _____%.

359 ☐ **ADJUSTABLE RATE FINANCING:** The initial interest rate shall not exceed _____%. The initial interest rate
360 shall be fixed for _____ months, at which time the interest rate may be increased not more than _____% ("2" if
361 left blank) at the first adjustment and by not more than _____% ("1" if left blank) at each subsequent adjustment.
362 The maximum interest rate during the mortgage term shall not exceed the initial interest rate plus _____% ("6" if
363 left blank). Monthly payments of principal and interest may be adjusted to reflect interest changes.

364 **NOTE: If purchase is conditioned on Buyer obtaining financing for operations or development consider adding a
365 contingency for that purpose.**

366 ■ **SATISFACTION OF FINANCING COMMITMENT CONTINGENCY:** If Buyer qualifies for the loan described in this Offer
367 or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of a written loan commitment.

368 This contingency shall be satisfied if, after Buyer's review, Buyer delivers to Seller a copy of a written loan commitment
369 (even if subject to conditions) that is:

370 (1) signed by Buyer; or

371 (2) accompanied by Buyer's written direction for delivery.

372 Delivery of a loan commitment by Buyer's lender or delivery accompanied by a notice of unacceptability shall not satisfy
373 this contingency.

374 **CAUTION: The delivered loan commitment may contain conditions Buyer must yet satisfy to obligate the lender to
375 provide the loan. Buyer understands delivery of a loan commitment removes the Financing Commitment
376 Contingency from the Offer and shifts the risk to Buyer if the loan is not funded.**

377 ■ **SELLER TERMINATION RIGHTS:** If Buyer does not deliver a loan commitment on or before the Deadline on line 344.
378 Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of
379 written loan commitment from Buyer.

380 ■ **FINANCING COMMITMENT UNAVAILABILITY:** If a financing commitment is not available on the terms stated in this
381 Offer (and Buyer has not already delivered an acceptable loan commitment for other financing to Seller), Buyer shall
382 promptly deliver written notice to Seller of same including copies of lender(s)' rejection letter(s) or other evidence of
383 unavailability.

384 **N/A SELLER FINANCING:** Seller shall have 10 days after the earlier of:

385 (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 380-383; or

386 (2) the Deadline for delivery of the loan commitment set on line 344

387 to deliver to Buyer written notice of Seller's decision to finance this transaction with a note and mortgage under the same
388 terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly.

389 If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to
390 cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit
391 worthiness for Seller financing.

392 **IF THIS OFFER IS NOT CONTINGENT ON FINANCING COMMITMENT** Within _____ days ("7" if left blank) after
393 acceptance, Buyer shall deliver to Seller either:

394 (1) reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at
395 the time of verification, sufficient funds to close; or

396 (2) _____
397 _____ [Specify documentation Buyer agrees to deliver to Seller].

398 If such written verification or documentation is not delivered, Seller has the right to terminate this Offer by delivering written
399 notice to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written verification. Buyer may or may not obtain
400 mortgage financing but does not need the protection of a financing commitment contingency. Seller agrees to allow Buyer's
401 appraiser access to the Property for purposes of an appraisal. Buyer understands and agrees that this Offer is not subject
402 to the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency, nor does the right of
403 access for an appraisal constitute a financing commitment contingency.

404 **N/A APPRAISAL CONTINGENCY:** This Offer is contingent upon Buyer or Buyer's lender having the Property appraised
405 at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated
406 subsequent to the date stated on line 1 of this Offer, indicating an appraised value for the Property equal to or greater than
407 the agreed upon purchase price.

408 This contingency shall be deemed satisfied unless Buyer, within _____ days after acceptance, delivers to Seller a copy
409 of the appraisal report indicating an appraised value less than the agreed upon purchase price, and a written notice objecting
410 to the appraised value.

411 ■ **RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure.

412 If Seller has the right to cure, Seller may satisfy this contingency by delivering written notice to Buyer adjusting the purchase
413 price to the value shown on the appraisal report within _____ days ("5" if left blank) after Buyer's delivery of the appraisal
414 report and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amendment initiated
415 by either Party after delivery of Seller's notice, solely to reflect the adjusted purchase price.

416 This Offer shall be null and void if Buyer makes timely delivery of the notice objecting to appraised value and the written
417 appraisal report and:

418 (1) Seller does not have the right to cure; or

419 (2) Seller has the right to cure but:

420 (a) Seller delivers written notice that Seller will not adjust the purchase price; or

421 (b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal
422 report.

423 ☐ **N/A SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon
424 delivery of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer
425 notice prior to any Deadline, nor is any particular secondary buyer given the right to be made primary ahead of other
426 secondary buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to
427 delivery of Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than _____ days ("7"
428 if left blank) after acceptance of this Offer. All other Offer Deadlines that run from acceptance shall run from the time this
429 Offer becomes primary.

430 **CLOSING PRORATIONS** The following items, if applicable, shall be prorated at closing, based upon date of closing values:
431 real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners
432 association assessments, fuel and --
433

434 **CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.**

435 Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.

436 Real estate taxes shall be prorated at closing based on **CHECK BOX FOR APPLICABLE PRORATION FORMULA**:

437 ☒ The net general real estate taxes for the preceding year, or the current year if available (Net general real estate
438 taxes are defined as general property taxes after state tax credits and lottery credits are deducted). NOTE: THIS CHOICE
439 APPLIES IF NO BOX IS CHECKED.

440 ☐ Current assessment times current mill rate (current means as of the date of closing).

441 ☐ Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior
442 year, or current year if known, multiplied by current mill rate (current means as of the date of closing).

443 ☐
444 **CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be**
445 **substantially different than the amount used for proration especially in transactions involving new construction,**
446 **extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local**
447 **assessor regarding possible tax changes.**

448 ☐ Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on
449 the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5
450 days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall
451 re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation
452 and is the responsibility of the Parties to complete, not the responsibility of the real estate Firms in this transaction.

453 **TITLE EVIDENCE**

454 ☒ **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed
455 (trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as
456 provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements
457 entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use
458 restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's disclosure report,
459 and Real Estate Condition Report, if applicable, and in this Offer, general taxes levied in the year of closing and
460 --

461
462 _____ (insert other allowable exceptions from title, if any) that constitutes
463 merchantable title for purposes of this transaction. Seller, at Seller's cost, shall complete and execute the documents
464 necessary to record the conveyance and pay the Wisconsin Real Estate Transfer Fee.

465 **WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements**
466 **may prohibit certain improvements or uses and therefore should be reviewed, particularly if Buyer contemplates**
467 **making improvements to Property or a use other than the current use.**

468 ☒ **TITLE EVIDENCE:** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of
469 the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall
470 pay all costs of providing title evidence to Buyer. Buyer shall pay the costs of providing the title evidence required by Buyer's
471 lender and recording the deed or other conveyance.

472 ☒ **GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's)
473 **[STRIKE ONE]** ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded
474 after the commitment date of the title insurance commitment and before the deed is recorded, subject to the title insurance
475 policy conditions, exclusions and exceptions, provided the title company will issue the coverage. If a gap endorsement or

476 equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 482-477 489).

478 ■ **DELIVERY OF MERCHANTABLE TITLE:** The required title insurance commitment shall be delivered to Buyer's attorney 479 or Buyer not more than 10 days ("15" if left blank) after acceptance showing title to the Property as of a date 480 no more than 15 days before delivery of such title evidence to be merchantable per lines 454-464, subject only to liens 481 which will be paid out of the proceeds of closing and standard title insurance requirements and exceptions.

482 ■ **TITLE NOT ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of 483 objections to title within 10 days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In 484 such event, Seller shall have 10 days ("15" if left blank) from Buyer's delivery of the notice stating title objections, to 485 deliver notice to Buyer stating Seller's election to remove the objections by the time set for closing. If Seller is unable to 486 remove said objections, Buyer shall have five days from receipt of notice thereof, to deliver written notice waiving the 487 objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, this Offer shall 488 be null and void. Providing title evidence acceptable for closing does not extinguish Seller's obligations to give merchantable 489 title to Buyer.

490 ■ **SPECIAL ASSESSMENTS/OTHER EXPENSES:** Special assessments, if any, levied or for work actually commenced 491 prior to the date stated on line 1 of this Offer shall be paid by Seller no later than closing. All other special assessments 492 shall be paid by Buyer. "Levied" means the local municipal governing body has adopted and published a final resolution 493 describing the planned improvements and the assessment of benefits.

494 **CAUTION:** Consider a special agreement if area assessments, property owners association assessments, special 495 charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are 496 one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments) 497 relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all 498 sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact 499 fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).

500 **LEASED PROPERTY** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights 501 under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the 502 (written) (oral) **STRIKE ONE** lease(s), if any, are none

503
504 Insert additional terms, if any, at lines 625-642 or attach as an addendum per line 668.

505 **N/A** **ESTOPPEL LETTERS:** Seller shall deliver to Buyer no later than days ("7" if left blank) before closing, estoppel 506 letters dated within days ("15" if left blank) before closing, from each non-residential tenant, confirming the lease term, 507 rent installment amounts, amount of security deposit, and disclosing any defaults, claims or litigation with regard to the lease 508 or tenancy.

509 **DEFINITIONS**

510 ■ **ACTUAL RECEIPT:** "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document 511 or written notice physically in the Party's possession, regardless of the method of delivery. If the document or written notice 512 is electronically delivered, Actual Receipt shall occur when the Party opens the electronic transmission.

513 ■ **BUSINESS DAY:** "Business Day" means a calendar day other than Saturday, Sunday, any legal public holiday under 514 Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive 515 registered mail or make regular deliveries on that day.

516 ■ **DEADLINES:** "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by 517 excluding the day the event occurred and by counting subsequent calendar days. The Deadline expires at Midnight on the 518 last day. Additionally, Deadlines expressed as a specific number of Business Days are calculated in the same manner 519 except that only Business Days are counted while other days are excluded. Deadlines expressed as a specific number of 520 "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by 521 counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific 522 event, such as closing, expire at Midnight of that day. "Midnight" is defined as 11:59 p.m. Central Time.

523 ■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would 524 significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would 525 significantly shorten or adversely affect the expected normal life of the premises.

526 ■ **FIRM:** "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

527 ■ **PARTY:** "Party" means the Buyer or the Seller; "Parties" refers to both Buyer and Seller.

528 ■ **PROPERTY:** Unless otherwise stated, "Property" means the real estate described at lines 4-8.

529 **INCLUSION OF OPTIONAL PROVISIONS** Terms of this Offer that are preceded by an OPEN BOX (☐) are part of 530 this offer ONLY if the box is marked such as with an "X". They are not part of this offer if marked "N/A" or are left blank.

531 **PROPERTY DIMENSIONS AND SURVEYS** Buyer acknowledges that any land, building or room dimensions, or total 532 acreage or building square footage figures, provided to Buyer by Seller or by a broker, may be approximate because of 533 rounding, formulas used or other reasons, unless verified by survey or other means.

534 **CAUTION:** Buyer should verify total square footage formula, total square footage/acreage figures, and land, 535 building or room dimensions, if material.

536 **DISTRIBUTION OF INFORMATION** Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of
537 the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the
538 transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession
539 data to multiple listing service sold databases; (iii) provide active listing, pending sale, closed sale and financing concession
540 information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts,
541 to appraisers researching comparable sales, market conditions and listings, upon inquiry; and (iv) distribute copies of this
542 Offer to the seller, or seller's agent, of another property that Seller intends on purchasing.

543 **MAINTENANCE** Seller shall maintain the Property and all personal property included in the purchase price until the earlier
544 of closing or Buyer's occupancy, in materially the same condition it was in as of the date on line 1 of this Offer, except for
545 ordinary wear and tear and changes agreed upon by Parties.

546 **PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING** If, prior to closing, the Property is damaged in an
547 amount not more than five percent of the purchase price, other than normal wear and tear, Seller shall promptly notify Buyer
548 in writing, and will be obligated to restore the Property to materially the same condition it was in as of the date on line 1 of
549 this Offer. Seller shall provide Buyer with copies of all required permits and lien waivers for the lienable repairs no later than
550 closing. If the amount of damage exceeds five percent of the purchase price, Seller shall promptly notify Buyer in writing of
551 the damage and this Offer may be terminated at option of Buyer. Should Buyer elect to carry out this Offer despite such
552 damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit
553 towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However, if this sale is financed
554 by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sole purpose of restoring
555 the Property.

556 **BUYER'S PRE-CLOSING WALK-THROUGH** Within three days prior to closing, at a reasonable time pre-approved by
557 Seller or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no
558 significant change in the condition of the Property, except for ordinary wear and tear and changes agreed upon by Parties,
559 and that any Defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

560 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in
561 this Offer at lines 625-642 or in an addendum attached per line 668. At time of Buyer's occupancy, Property shall be in
562 broom swept condition and free of all debris, refuse, and personal property except for personal property belonging to current
563 tenants, or sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

564 **DEFAULT** Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and
565 conditions of this Offer. A material failure to perform any obligation under this Offer is a default that may subject the defaulting
566 party to liability for damages or other legal remedies.

567 If Buyer defaults, Seller may:

- 568 (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or
569 (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual
570 damages.

571 If Seller defaults, Buyer may:

- 572 (1) sue for specific performance; or
573 (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

574 In addition, the Parties may seek any other remedies available in law or equity. The Parties understand that the availability
575 of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party
576 defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above.
577 By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the
578 arbitration agreement.

579 **NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES**
580 **SHOULD READ THIS DOCUMENT CAREFULLY. THE FIRM AND ITS AGENTS MAY PROVIDE A GENERAL**
581 **EXPLANATION OF THE PROVISIONS OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR**
582 **OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT**
583 **CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED.**

584 **ENTIRE CONTRACT** This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller
585 regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds
586 and inures to the benefit of the Parties to this Offer and their successors in interest.

587 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
588 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov>
589 or by telephone at (608) 240-5830.

590 **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA)** Section 1445 of the Internal Revenue Code (IRC)
591 provides that a transferee (Buyer) of a United States real property interest must pay or withhold as a tax up to 15% of the
592 total "Amount Realized" in the sale if the transferor (Seller) is a "Foreign Person" and no exception from FIRPTA withholding
593 applies. A "Foreign Person" is a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign

594 estate. The "Amount Realized" is the sum of the cash paid, the fair market value of other property transferred, and the
595 amount of any liability assumed by Buyer.

596 **CAUTION: Under this law if Seller is a Foreign Person, and Buyer does not pay or withhold the tax amount, Buyer**
597 **may be held directly liable by the U.S. Internal Revenue Service for the unpaid tax and a tax lien may be placed**
598 **upon the Property.**

599 Seller hereby represents that Seller is a non-Foreign Person, unless (1) Seller represents Seller is a Foreign Person in a
600 condition report incorporated in this Offer per lines 93-95, or (2) no later than 10 days after acceptance, Seller delivers
601 notice to Buyer that Seller is a Foreign Person, in which cases the provisions on lines 607-609 apply.

602 **IF SELLER IS A NON-FOREIGN PERSON.** Seller shall, no later than closing, execute and deliver to Buyer, or a qualified
603 substitute (attorney or title company as stated in IRC § 1445), a sworn certification under penalties of perjury of Seller's
604 non-foreign status in accordance with IRC § 1445. If Seller fails to timely deliver certification of Seller's non-foreign status,
605 Buyer shall: (1) withhold the amount required to be withheld pursuant to IRC § 1445; or, (2) declare Seller in default of this
606 Offer and proceed under lines 571-578.

607 **IF SELLER IS A FOREIGN PERSON.** If Seller has represented that Seller is a Foreign Person, Buyer shall withhold the
608 amount required to be withheld pursuant to IRC § 1445 at closing unless the Parties have amended this Offer regarding
609 amounts to be withheld, any withholding exemption to be applied, or other resolution of this provision.

610 **COMPLIANCE WITH FIRPTA.** Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument,
611 affidavit, or statement needed to comply with FIRPTA, including withholding forms. If withholding is required under IRC §
612 1445, and the net proceeds due Seller are not sufficient to satisfy the withholding required in this transaction, Seller shall
613 deliver to Buyer, at closing, the additional funds necessary to satisfy the applicable withholding requirement. Seller also
614 shall pay to Buyer an amount not to exceed \$1,000 for actual costs associated with the filing and administration of forms,
615 affidavits, and certificates necessary for FIRPTA withholding and any withholding agent fees.

616 **Any representations made by Seller with respect to FIRPTA shall survive the closing and delivery of the deed.**

617 Firms, Agents, and Title Companies are not responsible for determining FIRPTA status or whether any FIRPTA exemption
618 applies. The Parties are advised to consult with their respective independent legal counsel and tax advisors regarding
619 FIRPTA.

620 **N/A SELLER PAYMENT OF COMPENSATION TO BUYER'S FIRM:** Seller agrees to pay to Buyer's Firm the amount of
621 _____ (e.g., dollar amount, % of purchase price, etc.), toward Buyer's brokerage
622 fees at closing. Payment made under this provision represents an economic adjustment only and does not create any
623 agency relationship between Buyer's Firm and Seller, and the Parties agree Buyer's Firm is a direct and intended third party
624 beneficiary of this contract.

625 **ADDITIONAL PROVISIONS/CONTINGENCIES**

626 **1) This offer is Contingent on Redevelopment Authority approval at meeting on April 14,**
627 **2026.**

629 **2) This offer is Contingent on Common Council approval on April 21, 2026.**

631 **All contingencies shall be deemed satisfied unless Buyer, within 5 days after the Common**
632 **Council contingency deadline, delivers to Seller a written notice that Buyer has not**
633 **received approval.**

635 **3) Seller to pay all title fees and closing prorations.**

643 **TAX DEFERRED EXCHANGE** If this Property is purchased or sold to accomplish an IRC § 1031 Tax Deferred exchange
644 of like-kind property, both Parties agree to cooperate with any documentation necessary to complete the exchange. The
645 exchangor shall hold the cooperating party harmless from any and all claims, costs or liabilities that may be incurred as a
646 result of the exchange.

647 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and
648 written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines
649 650-665.

650 **(1) Personal:** giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at
651 652 or 653.

652 Name of Seller's recipient for delivery, if any: Dawn Davis

653 Name of Buyer's recipient for delivery, if any: Ronda Bitney and/or Cheryl Renier-Wigg

654 ☐ (2) **Fax**: fax transmission of the document or written notice to the following number:
655 Seller: () Buyer: ()
656 ☐ (3) **Commercial**: depositing the document or written notice, fees prepaid or charged to an account, with a
657 commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's
658 address at line 661 or 662.
659 ☐ (4) **U.S. Mail**: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the
660 Party, or to the Party's recipient for delivery, for delivery to the Party's address.
661 Address for Seller: _____
662 Address for Buyer: _____
663 ☒ (5) **Email**: electronically transmitting the document or written notice to the email address.
664 Email Address for Seller: dawn@3drealtygroup.com
665 Email Address for Buyer: Ronda.Bitney@greenbaywi.gov or Cheryl.renier-wigg@greenbaywi.gov
666 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller
667 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.
668 ☒ **ADDENDA**: The attached Addendum A - Memorandum is/are made part of this Offer.
669 This Offer was drafted by [Licensee and Firm] Dawn Davis, eXp Commercial LLC

670 **WIRE FRAUD WARNING!** Wire Fraud is a real and serious risk. Never trust wiring instructions
671 sent via email. Funds wired to a fraudulent account are often impossible to recover.

672 Criminals are hacking emails and sending fake wiring instructions by impersonating a real estate
673 agent, Firm, lender, title company, attorney or other source connected to your transaction. These
674 communications are convincing and professional in appearance but are created to steal your
675 money. The fake wiring instructions may even be mistakenly forwarded to you by a legitimate
676 source.

677 **DO NOT** initiate ANY wire transfer until you confirm wiring instructions IN PERSON or by YOU
678 calling a verified number of the entity involved in the transfer of funds. Never use contact
679 information provided by any suspicious communication.

680 **Real estate agents and Firms ARE NOT** responsible for the transmission, forwarding, or
681 verification of any wiring or money transfer instructions.

682 Buyer Entity Name (if any): Redevelopment Authority of City of Green Bay

683 (x) Cheryl Renier-Wigg 3-19-26
684 Buyer's/Authorized Signature ▲ Print Name/Title Here ▶ Cheryl Renier-Wigg - Secretary Date ▲

685 (x) _____
686 Buyer's/Authorized Signature ▲ Print Name/Title Here ▶ _____ Date ▲
687

688 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS**
689 **OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE**
690 **PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A**
691 **COPY OF THIS OFFER.**

692 Seller Entity Name (if any): MANOR CARE OF GREEN BAY WI WEST, LLC

693 (x) Terry Metzger 3-20-26
694 Seller's/Authorized Signature ▲ Print Name/Title Here ▶ TERRY METZGER, Treasurer Date ▲

695 (x) _____
696 Seller's/Authorized Signature ▲ Print Name/Title Here ▶ _____ Date ▲

697 This Offer was presented to Seller by [Licensee and Firm] _____

698 _____ on _____ at _____ a.m./p.m.

699 This Offer is rejected _____ This Offer is countered [See attached counter] _____
700 Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲



Community & Economic Development Department
100 North Jefferson Street • Room 608
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3300
Fax 920.448.3426

MEMORANDUM

Voluntary Acquisition of Property

Addendum A to Offer to Purchase

To Whom It May Concern:

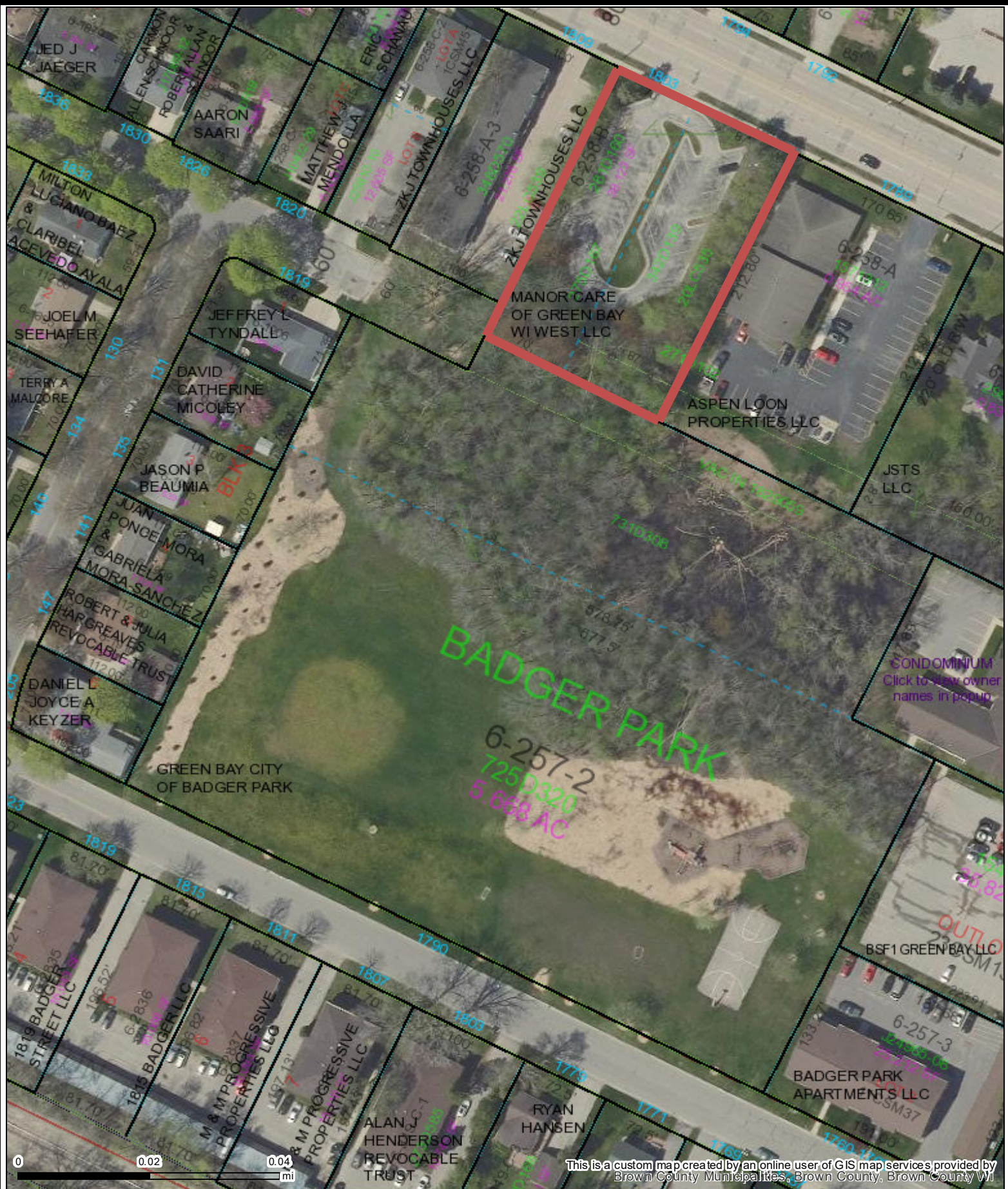
The City of Green Bay RDA has written an offer to purchase on your property.

Please be advised that the City of Green Bay RDA possesses eminent domain authority to acquire property, however, in the event you are not interested in selling your property, or if we cannot reach an amicable agreement for the purchase of your property, we will NOT pursue its acquisition under eminent domain.

Your property is not a necessary part of a proposed project and is not part of an intended, planned or designated project area where substantially all the property within the area is to be acquired.

A tenant-occupant who moves because of a voluntary acquisition may be eligible for special notice regarding tenancy. If your property is currently tenant-occupied, we need to know the names of the tenants. Further, you should not order current occupants to move, or fail to renew a lease, in order to sell the property to us vacant.

If you have any questions regarding this notice, please contact Cheryl Renier-Wigg, Director of Community and Economic Development Department, 100 N Jefferson Street, Room 608, Green Bay, WI 54301, 920-448-3412 or cheryl.renier-wigg@greenbaywi.gov



Part of Brown County WI

Map printed on 4/8/2026

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

This is a custom map created by an online user of GIS map services provided by Brown County Municipalities, Brown County, Brown County WI



(920) 448-6480

www.browncountywi.gov



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

MEETING DATE

April 21, 2026

PREPARED BY

Valerie Joosten, Public Works Director

AGENDA ITEM # P.I

To hold the request by Ald. Prestley (District 6) to reduce charges for damage to a traffic light controller levied against Ayan Ahmed. (PC-26-04)

BACKGROUND

On October 25, 2025, a traffic signal control cabinet was damaged by Ayan Ahmed (refer to Motor Vehicle Crash Report). The cost of repair totaled \$52,515.49. The City sought reimbursement from the insurance company but was unsuccessful. The traffic control cabinet was a newer cabinet that was replaced the preceding year. On March 5, 2026, the City received a hardship review request. On April 7, 2026, the Director of Public Works offered to waive all of the City's time and equipment used to repair the cabinet. This would bring the cost of the invoice down to \$45,389.00 for the cabinet equipment only. There is not an existing budget to replace this cabinet so the City is seeking reimbursement for this amount.

RECOMMENDATION

The Department of Public Works recommends reducing the amount of Invoice #207374 to \$45,389.00.

FISCAL IMPACT

ATTACHMENTS

1. Invoice 207374
2. [EXTERNAL] Hardship Review Request – Invoice for Ayan Ali Ahmed
3. 25-252923 ACCIDENT RPT DPW BILL (002)_Redacted



GREEN BAY CITY TREASURER

100 North Jefferson Street, Room 106
Green Bay, WI 54301-5026

INVOICE

Invoice Date	Invoice No.
02/10/2026	207374
Customer Number	
70010	
Invoice Total Due	
\$52,515.49	
Customer PO	Due Date
	03/12/2026

DAMAGE TO TRAFFIC LIGHT CONTROLLER on 10/24/26
@ S MILITARY & W MASON - GBPD INCIDENT #25-252923

AYAN ALI AHMED
317 S FISK ST
GREEN BAY, WI 54303

00000182026300207374000052515491

✂ Please Detach and return top portion with your payment ✂

City of Green Bay, Green Bay, WI 54301

Invoice Date: 02/10/2026

Customer Number: 70010

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
ELECTRICIANS LABOR STRAIGHT TIME	1.00	\$1,933.51	EACH	\$1,933.51	\$0.00	\$0.00	\$1,933.51
ELECTRICIANS LABOR OVER TIME	1.00	\$1,469.01	EACH	\$1,469.01	\$0.00	\$0.00	\$1,469.01
ACCIDENT REIMB TRAFFIC LABOR	1.00	\$1,687.65	EACH	\$1,687.65	\$0.00	\$0.00	\$1,687.65
ACCIDENT REIMB TRAFFIC - CITY EQUIPMENT USAGE	1.00	\$1,332.68	EACH	\$1,332.68	\$0.00	\$0.00	\$1,332.68
ACCIDENT REIMB TRAFFIC- TRAFFIC SIGNAL REPLACEMENT	1.00	\$45,389.00	EACH	\$45,389.00	\$0.00	\$0.00	\$45,389.00
ADMIN FEE	1.00	\$703.64	EACH	\$703.64	\$0.00	\$0.00	\$703.64

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

Invoice Total:

\$52,515.49

PLEASE CALL THE DEPARTMENT OF PUBLIC WORKS AT (920) 448-3100 WITH ANY QUESTIONS.

ORIGINAL
COPY

From: [Said Hassan](#)
To: [Valerie Joosten](#)
Subject: [EXTERNAL] Hardship Review Request – Invoice for Ayan Ali Ahmed
Date: Thursday, March 5, 2026 10:05:28 AM
Attachments: [Ayan ahmed Invoice.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.

Hello Valerie,

I am writing on behalf of Ayan Ali Ahmed regarding the invoice for damage to a traffic signal controller. Ms. Ahmed is a low-income resident and a recently resettled refugee. Unfortunately, her insurance does not cover this type of damage, and she cannot afford to pay the invoice amount as she is under-employed.

We are helping her navigate this situation. Ms. Ahmed is willing to cooperate and address the issue responsibly, but the current amount creates a significant financial hardship. We would appreciate the opportunity to discuss whether the City has any processes for hardship review or settlement options to help her resolve this matter. Please let us know the appropriate person or department to contact regarding this.

Thank you for your time and consideration.

Warm regards,
Said Hassan



Schedule at your convenience: [30-min](#) | [60-min](#)



[Email](#) | [Facebook](#)

CONFIDENTIALITY: This email (including any attachments) may contain confidential, proprietary, and privileged

information, and unauthorized disclosure or use is prohibited. If you received this email in error, please notify the sender and delete this email from your system.



GREEN BAY POLICE DEPARTMENT

Case / Incident Report

Case Number
25-252923

Incident Number
25-252923

Incident Type
ACCIDENT - REPORTABLE

Motor Vehicle Crash Report

Crash Information				
Accident Location: MILITARY AVE S/032/W MASON ST			Reported Date: 10/24/2025 10:50:00 PM	
First Harmful Event: OTHER POST	Accident Doc # 04L14TNC3V	Hit and Run	Reportable X	Deer Involved

Crash Party Information (Unit #:0)			Type:	PROPERTY OWNER		
Involved Party Name CITY OF GREEN BAY ,			DOB: 1/1/0001	Home Phone:	Cell Phone:	
Involved Party Address: MASON/MILITARY GREEN BAY , WI			DL Number:	DL State:		
Vehicle Year:	Vehicle Make:	Vehicle Model:	License Plate:	Plate State:		
Enforcement:		Ord. / Statute	Insurance Company: TRAFFIC ELECTRICAL BOX			
Violation Description:						
Vehicle / Property Owner:			Vehicle / Property Owner Address:			

Crash Party Information (Unit #:1)			Type:	DRIVER		
Involved Party Name AHMED , AYAN ALI			DOB: [REDACTED]	Home Phone: [REDACTED]	Cell Phone:	
Involved Party Address: [REDACTED]			DL Number: [REDACTED]	DL State: WI		
Vehicle Year: 2014	Vehicle Make: FORD	Vehicle Model: ESCAPE	License Plate: [REDACTED]	Plate State: WI		
Enforcement: CITATION		Ord. / Statute	Insurance Company: [REDACTED]			
Violation Description: UNSAFE LANE DEVIATION						
Vehicle / Property Owner: AHMED , AYAN ALI			Vehicle / Property Owner Address: [REDACTED]			

Crash Report Narrative
UNIT ONE WAS AT THE INTERSECTION OF MILITARY/ W MASON. UNIT 1 WAS IN THE LEFT TURN LANE TO HEAD SOUTHBOUND ON MILITARY AVE. WHEN UNIT 1 TURNED, UNIT ONE TURNED INTO THE TURN LANE TO HEAD WEST ON MASON ST. UNIT 1 REALIZED THAT WAS THE WRONG LANE AND BACKED UP OUT OF THE LEFT TURN LANE TO HEAD SOUTHBOUND ON MILITARY AVE. UNIT 1 THEN DIDNT NEGOTIATE THE TURN ENOUGH AND STRUCK A UTILITY BOX ON THE CURB ON THE CORNER OF MILITARY/ W MASON. UNIT 1 SUSTAINED MINOR INJURIES AND WAS TRANSPORTED TO THE HOSPITAL.



GREEN BAY POLICE DEPARTMENT

Case / Incident Report

Case Number

25-252923

Incident Number

25-252923

Incident Type

ACCIDENT - REPORTABLE

Multimedia List

Videos			
Title: AXON FLEET 3 FRONT CAMERA VIDEO 2025-10-24 2303			
Record Date: 10/25/2025 04:03:50	Device: FLEET3	Officer: CHERRY, C (0703)	Length: 593.219
Title: ACCINJ			
Record Date: 10/25/2025 04:04:06	Device: AXONBODY4	Officer: BOERSMA, C (0858)	Length: 515.528
Title: ACCINJ			
Record Date: 10/25/2025 04:04:00	Device: AXONBODY4	Officer: LUBERDA, M (0872)	Length: 735.379
Title: ACCIDENTINJ			
Record Date: 10/25/2025 04:05:10	Device: AXONBODY4	Officer: GLISCZINSKI, B (0847)	Length: 452.399
Title: ACCINJ			
Record Date: 10/25/2025 03:54:11	Device: AXONBODY4	Officer: LUBERDA, M (0872)	Length: 546.602
Title: ACCIDENT W/INJ			
Record Date: 10/25/2025 03:54:18	Device: AXONBODY4	Officer: VANDONSEL, L (0687)	Length: 1078.669
Title: ACCIDENT W/INJ			
Record Date: 10/25/2025 03:54:18	Device: FLEET3	Officer: VANDONSEL, L (0687)	Length: 1183.255
Title: ACCINJ			
Record Date: 10/25/2025 03:54:11	Device: FLEET3	Officer: LUBERDA, M (0872)	Length: 1323.574
Audio Files			
There are no audio files with this report			



GREEN BAY POLICE DEPARTMENT

Case / Incident Report

Case Number
25-252923

Incident Number
25-252923

Incident Type
ACCIDENT - REPORTABLE

CAD Call for Service

CAD Incident Data

Incident Number: 25-252923	Disposition:	Call Source: C	Priority: 1
Incident Type(s): ACCINJ		Time On Call (min): 28	
Incident Location: 704 S MILITARY AV	Location Description: LOAN MAX		
Time Entered: 10/24/2025 10:51:42 PM	Time Dispatched: 10/24/2025 10:51:54 PM	Time Enroute:	Time Arrived: 10/24/2025 10:55:33 PM
		District: GBA2	Time Closed: 10/24/2025 11:20:24 PM

CAD Complainant

Name: KENYATTA J WILLIAMS Phone #: Type: CALLER

CAD Comments

Update Time: Comment:

10/24/2025 10:50:54 PM WPH2 DATA. PHONE: UNC: 6, LAT: 44.523468, LONG: -88.064582

10/24/2025 10:51:49 PM VEH VS BUILDING

10/24/2025 10:52:03 PM 1 F INJ

10/24/2025 10:52:13 PM COMP NOT INVOLVED

10/24/2025 10:52:19 PM JUST ONE OCC

10/24/2025 10:52:38 PM RED FORD ESCAPE

10/24/2025 10:52:39 PM WPH2 DATA. PHONE: UNC: 35, LAT: 44.523521, LONG: -88.064539

10/24/2025 10:52:41 PM F IS OUT OF VEH

10/24/2025 10:53:09 PM

10/24/2025 10:53:37 PM COMP WITNESSED ACCIDENT

10/24/2025 10:53:38 PM VEH HIT BUILDING.. FEM OUT OF BUILDING. TRAFFIC LIGHTS ARE OUT.

10/24/2025 10:53:48 PM *** MERGED A DUPLICATE CAD INCIDENT DURING ENTRY ***
INCIDENT LOCATION: 704 S MILITARY AV; LOAN MAX, GREEN BAY
CALLER PHONE:
CALLER NAME: CHUCK KLINE
NATURE: VEHACC

10/24/2025 10:55:26 PM 22:53:24 10/24/2025 - SLG22

State Response:

/0972 F861 03W5UG WI0050000
DOT 854 10/24/25 22:52 01 OF 01
VEHICLE REGISTRATION RESPONSE
INPUT REQUEST:
Plate:
Type:



GREEN BAY POLICE DEPARTMENT

Case / Incident Report

Case Number

25-252923

Incident Number

25-252923

Incident Type

ACCIDENT - REPORTABLE

Date: 2025-10-24 22:53:17

Request 1 of 1

PLATE INFORMATION:

Number: [REDACTED]

Type: AUT - AUTOMOBILE

Status:

REGISTRATION INFORMATION:

Type: AUTO

Last Updated: 2025-08-04 20:27:51

Status:

Period: ANNUAL

Expires: 2026-07-31

OWNER DETAIL:

Owner 1: AHMED, AYAN ALI

DOB: [REDACTED]

DID: [REDACTED]

Street: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip: [REDACTED]

VEHICLE INFORMATION:

VIN: [REDACTED]

Type: TRUCK

Year: 2014

Make: FORD

Model: ESCAPE

Style: SPORTUTILITY

Major Color:

Minor Color:

TITLE INFORMATION:

Title Number: [REDACTED]

LINE HOLDERS INFORMATION:

[REDACTED]

22:55:26 10/24/2025 - SLG22

State Response:

/781A F861 03W5UO WI0050000

DOT 692288 875 10/24/25 22:54 01 OF 01

Request: 2025-10-24-22.55.17.000086 Type=CFL First=KENYATTA Middle=J

Last=WILLIAMS DOB=[REDACTED]

DID/[REDACTED]



GREEN BAY POLICE DEPARTMENT

Case / Incident Report

Case Number

25-252923

Incident Number

25-252923

Incident Type

ACCIDENT - REPORTABLE

NAM/WILLIAMS, KENYATTA J

STR/

CTY/ ST/ ZIP/ CT/BROWN

SEX/F RAC/BLACK DOB/ HGT/504 WGT/115 HAI/BRWN EYE/BRWN DONR/ N

LT= ISS= EXP= AT= ORG

CLASSES= D

STATUS= VAL

=====>>> CONDENSED FORMAT / QUICK VIEW <<<=====

Probationary License Status=VAL Classes=D-VAL Expires=

Name on Card=WILLIAMS KENYATTA J

ADDRESS UPDATED=09/27/2023

NOTATION: 03/28/2024 - 11/26/2025 SPONSORED

=====>>> EXPANDED FORMAT / DETAILED VIEW <<<=====

ADDRESS UPDATED=09/27/2023

NOTATION: 03/28/2024 - 11/26/2025 SPONSORED

(PAGE 1 - MORE ...

23:04:09 10/24/2025 - SLG22

State Response:

/871A F861 03W5UJ WI0050000

DOT 870 10/24/25 22:53 01 OF 01

Request: 2025-10-24-22.53.56.000041 Type=CFL DID=

DID/

NAM/AHMED, AYAN ALI

STR/

CTY/ ST/ ZIP/ CT/BROWN

SEX/F RAC/ DOB/ HGT/504 WGT/120 HAI/BLCK EYE/BRWN DONR/ N

LT= ISS= EXP= AT= ORG

CLASSES= D

STATUS= VAL

=====>>> CONDENSED FORMAT / QUICK VIEW <<<=====

Regular Instruction Permit Status=VAL Classes=D-VAL Expires=

Name on Card=AHMED AYAN ALI

Restrictions=Person Seated Beside Operator Holds Valid Reg Lic And

Is: Instructor, Parent, Guardian, Spouse Over 19. Driver Other Than

Immediate Family May Not Be In Front Seat. If Driver Is Under 18,

Parent Or Guardian Must Designate Driver Over 21

Confidential ID Card Confidential Status= Expires=

Name on Card=AHMED AYAN ALI

ADDRESS UPDATED=08/22/2024



GREEN BAY POLICE DEPARTMENT

Case / Incident Report

Case Number Incident Number Incident Type
25-252923 **25-252923** **ACCIDENT - REPORTABLE**
05/15/2025 CONFIDENTIAL - [REDACTED]

(PAGE 1 - MORE ...

10/24/2025 10:55:56 PM MILITARY / MASON ON FLASHING RED

10/24/2025 10:57:11 PM 4B2 TRAFFIC CONTROL BOX RIPPED OUT OF GROUND, HAVE EXPOSED WIRES

10/24/2025 11:00:17 PM STREETS NOTIFIED

10/24/2025 11:14:43 PM PROGRESIVE INURANCE.

10/24/2025 11:14:55 PM PROGRESIVE INSURANCE

10/24/2025 11:14:59 PM WITNESS: CALEB J MARTELL [REDACTED] WATCHED RED SUV ATTEMPT TO TURN SB ON MILITARY FROM WB MASON. SUV WENT INTO ON-COMING TRAFFIC TURN LANE. DRIVER OF SUV TRIED TO BACK UP, BUT THEN DROVE OVER MEDIAN, ACROSS THE LANE OF TRAFFIC, AND INTO THE TRAFFIC ELECTRICAL BOX COMING TO A REST AGAINST LOAN MAX BUILDING.

10/24/2025 11:17:18 PM SEE REPORT

Unit Summary

Unit:	Officer Name:	Dispatched:	Arrive:	Clear:	Time On Call (min):
483S	BOERSMA, CAMERON			10/24/2025 11:13 PM	0.00
4A2	GLISCZINSKI, BRAD			10/24/2025 11:18 PM	0.00
4B1	VANDONSEL, LUKE	10/24/2025 10:52 PM	10/24/2025 10:55 PM	10/24/2025 11:14 PM	19.18
4B2	LUBERDA, MIKE	10/24/2025 10:52 PM	10/24/2025 10:55 PM	10/24/2025 11:20 PM	24.67

**CITY OF GREEN BAY
DEPARTMENT OF PUBLIC WORKS
TRAFFIC - ELECTRIC
AYAN ALI AHMED
317 FISK ST
GREEN BAY, WI 54303**

**LOCATION: S MILITARY AVE / W MASON ST DATE OF ACCIDENT: 10/24/2025
REPLACE DAMAGED SIGN - DOL: 1/7/2025 POLICE REPORT #25-252923**

Electricians	Job Title	Emp #	Reg Hours	OT Hours	DT Hours	Rate	Totals
Anklam, Travis	Electrician	34293	8			37.26	298.08
Bruley, Jerry	Electrician	30327	1			44.63	44.63
Drossart, Kirk	Electrician	32616	8	6		38.32	651.44
Van Laanen, Eric	Electrician	32240	8	7		39.39	728.72
Scharenbroch, Kyle	Electrician	33257	8			38.32	306.56
Reed, Tim	Electrician	101021	8	10		43.43	998.89
Vissers, Pete	Electrician	32155	8	1		39.39	374.21
Totals			49	24	0		3,402.52

\$ 3,402.52

Fringe Benefits 49.60% \$ 1,687.65

Overhead 20.68% \$ 703.64

Equipment						
Equipment	Asset #	St Code	Description	Reg Hours	St Rate	Totals
Ford F550	167	970	Boom Utility Truck		66.62	-
Ford F550	168	970	Boom Utility Truck	10	66.62	666.20
Ford F550	172	970	Boom Utility Truck	4	66.62	266.48
Ford F450 Pickup	197	101	Truck - 15,000 lbs or less		16.00	-
Ford F250 Pickup	201	101	Truck - 15,000 lbs or less	6	16.00	96.00
Ford F250 Pickup	202	101	Truck - 15,000 lbs or less	3	16.00	48.00
Ford F250 Pickup	204	101	Truck - 15,000 lbs or less	3	16.00	48.00
Chevy 1500	0L1166	101	Truck - 15,000 lbs or less	13	16.00	208.00
Chevy 1500	0L1155	101	Truck - 15,000 lbs or less		16.00	-
Reliable Pole Trailer	504	493	Pole Trailer Med Duty		33.78	-
Totals			0	0	39	1,332.68

\$ 1,332.68

Materials					
Description	Measure	Length/ft	Count	Rate	Totals
CONFLICT MONITOR (16ch)	Each		1	1,565.00	1,565.00
CONTROLLER CABINET (16P ACTUATED TS-2)	Each		1	17,049.00	17,049.00
GROUND SLEEVE (TRAFFIC CONTROLLER 16-PHASE CABINET)	Each		1	685.00	685.00
NETWORK SWITCH (2 FIBER PORT)	Each		1	2,260.00	2,260.00
TRAFFIC CONTROLLER (ACTUATED)	Each		1	4,340.00	4,340.00
VEHICLE DETECTION (TS2 4 CAMERA)	Each		1	18,890.00	18,890.00
VEHICLE DETECTION (VIDEO MONITOR, 9")	Each		1	600.00	600.00
				45,389.00	45,389.00
Amount Due					52,515.49

** Note - Amounts in orange update periodically

**Equipment rates have been updated

**AYAN ALI AHMED
317 FISK ST
GREEN BAY, WI 54303**

LOCATION: S MILITARY AVE / W MASON ST DATE OF ACCIDENT: 10/24/2025

REPLACE DAMAGED SIGN - DOL: 1/7/2025 POLICE REPORT #25-252923

Traffic - Electricians

Account #	Account Description	Amount	Charge Code
101504-48930	Electricians Labor	1,933.51	ACCDTF
101504-48930	Electricians Labor OT	1,469.01	ACCDTF
101504-48930	Electricians Fringes	1,687.65	ACCDTF
101504-48930	City Equipment Usage	1,332.68	ACCDTF
101504-48930	Signal Replacement	45,389.00	ACCDTF
101503-46935	Admin Charge	703.64	OPADMF
		52,515.49	
		52,515.49	
Difference s/b 0		(0.00)	



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

MEETING DATE

April 21, 2026

PREPARED BY

Chris Pirlot

AGENDA ITEM # P.2

To approve the request by Department of Public Works to update City of Green Bay Ordinance Chapter 40.37 to document approved 2026 parking citation rates.

BACKGROUND

2026 parking citation rates were presented to I&S Committee on 8/13/25, and approved by Council. This item is a request to update Ordinance 40.37 to reflect the approved/updated citation rates.

RECOMMENDATION

Recommended that the updated Ordinance text (copy attached) be forwarded to Council for appropriate readings and adoption.

FISCAL IMPACT

ATTACHMENTS

- I. DRAFT GO 09-26 - Amend 40-37 Penalties for Parking Violations

GENERAL ORDINANCE NO. 09-26

**AN ORDINANCE
AMENDING SECTION 40-37(1),
GREEN BAY MUNICIPAL CODE,
RELATING TO PENALTIES FOR PARKING VIOLATIONS**

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

SECTION 1. Section 40-37(1), Green Bay Municipal Code, is hereby amended to read:

Sec. 40-37 – Penalties for parking violations.

A violation of the parking provisions in this chapter shall result in the following forfeitures and be subject to the following procedures:

(1) Payment or Contest within Five Days. If payment or notice to contest is provided to the Parking Division within five calendar days after the violation, the penalty shall be:

(a) ~~Twenty-two dollars (\$22.00)~~ **Twenty-four dollars (\$24.00)** for a violation of Section 40-28 (Class “A” Parking Violations).

(b) ~~Thirty-two dollars (\$32.00)~~ **Thirty-four dollars (\$34.00)** for a violation of Section 40-29 (Class “B” Parking Violations), or any other parking violation not specifically enumerated in Sections 40-28 through 40-31, Green Bay Municipal Code.

(c) ~~Forty-two dollars (\$42.00)~~ **Forty-four dollars (\$44.00)** for a violation of Section 40-30, (Class “C” Parking Violations).

(d) One hundred ~~and two~~ **and four** dollars (~~\$102.00~~) (**\$104.00**) for a violation of Section 40-31 (Class “D” Parking Violations).

(e) Three hundred ~~and two dollars (\$302.00)~~ **and four dollars (304.00)** for violation of Section 40-32 (Class “E” Parking Violations).

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.

General Ordinance No. 09-26

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

APPROVED:

Mayor

law

04/21/26



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

MEETING DATE

April 21, 2026

PREPARED BY

James Brunette

AGENDA ITEM # P.3

To approve the request by Department of Public Works to award 2026-2027 Material Testing Contract to ECS Midwest, LLC.

BACKGROUND

DPW issued a request for proposal for material testing services that will be utilized on construction projects. The period of the contract is two (2) years with an option of a third year contingent upon approval of both parties. The contract is awarded on an as-needed basis and the fees are calculated using time and material rates.

RECOMMENDATION

DPW recommends awarding 2026-2027 Material Testing contract to ECS Midwest, LLC

FISCAL IMPACT

Cost of material testing contracts is built into the construction contracts.

ATTACHMENTS

- I. ECS_City of Green Bay CMT 2026-2027

ECS MIDWEST, LLC: ECS GROUP OF COMPANIES



GEOTECHNICAL



CONSTRUCTION MATERIALS



ENVIRONMENTAL



FACILITIES

CITY OF GREEN BAY

Request for Proposal
Material Testing Services 2026-2027
Construction Season

December 09, 2025, 2:00 PM

 ECS MIDWEST, LLC

3315 French Road
De Pere, WI 54115

ECS POC: TROY VETORT, PE

 920.347.9040  tvetort@ecslimited.com

 ecslimited.com



A. FIRM CONTACT



FIRM NAME:

ECS Midwest, LLC

FIRM ADDRESS:

3315 French Road
De Pere, WI 54115

FIRM TELEPHONE NUMBER:

920.347.9040

AUTHORIZED REPRESENTATIVE:

Troy Vetort, PE
Office Manager
tvvetort@ecslimited.com



ABOUT OUR COMPANY

LOCAL: ECS Midwest, LLC is one of the operating entities of the ECS Group of Companies. Our Midwest operations include offices in Wisconsin, Ohio, Illinois, Missouri and Iowa. With over 250 professionals in our Midwest offices, ECS has an expert for whatever contingency, big or small projects, short-term or long-term assignments. ECS consistently delivers successful projects to our clients. ECS embodies its philosophy of “Helping you build while helping you save” by using technology and experience to assist clients in the development of cost-effective and practical solutions. For over three decades, our value engineering consulting has resulted in our clients saving millions of dollars on projects. The office responding to this Request for Proposal is the Green Bay (De Pere) office. This office joined the ECS Group of Companies in 2017. Prior to joining ECS, the firm was River Valley Testing (RVT). Established in 1989, RVT provided geotechnical engineering and materials testing services. We offer you the stability and dependability of an industry leader that has been in business for many years—ECS 37 years and RVT 35 years.

COMPANY: ECS Group of Companies (ECS) was founded in 1988 with the goal to raise the standards of professional engineering consulting. Today, we are a leader in geotechnical, construction materials, environmental and facilities consulting services. We are employee-owned with more than 3,000 employees in 100+ offices and testing facilities coast to coast.

ECS is currently ranked #66 in Engineering News-Record’s Top 500 Design Firms (April 2025), #144 in Engineering News-Record’s Top 200 Environmental Firms (October 2024) and #50 in Zweig Group’s Hot Firm List (June 2025). For additional information about ECS, visit: www.ecslimited.com.

ECS CORE SERVICES

- Geotechnical
- Environmental
- Construction Materials
- Facilities

OUR VALUE

ECS embodies its philosophy of “Setting the Standard for Service” by using technology and experience to assist clients in the development of cost-effective, practical solutions. For over three decades, our engineering consulting services have helped our clients meet project requirements.

100⁺
locations

37⁺
years’ experience

3,000⁺
employees

SAFETY PROGRAM

The ECS Safety Program is built on care and concern for our people. Genuine care and concern is the cornerstone of all we do in the name of safety at ECS. Our goal is to implement practical solutions to continually improve our safety processes and demonstrate our commitment to a safe work environment. Processes including near miss reporting, safety observations and employee engagement + feedback sessions have all been created with the goal of sending our people home safely every day.

B. COMPANY OVERVIEW



Adaptability is at the core of everything we do. With thousands of projects completed in several markets, we understand the unique needs of each sector and every step of the way. We combine the talent of our professional engineers, scientists and certified technicians with our tools, technology and financial strength to create solutions that work.

Our full-service team provides value **every step of the way.**



QUALIFICATIONS

ECS' qualifications to perform Construction Materials Testing (CMT) work are comprehensive and well-established across multiple dimensions.

TECHNICAL EXPERTISE AND SERVICE SCOPE

ECS provides extensive CMT services covering testing of structural materials used in new construction, additions and facility upgrades. Our capabilities includes:

- Earthwork monitoring and compaction testing
- Shallow and deep foundation systems testing
- Destructive and non-destructive concrete testing
- Structural steel observation and testing including welds
- Masonry construction observation and testing
- Asphalt pavement evaluation and density testing
- Wood construction observations
- Sprayed-on fireproofing testing and inspection
- Exterior Insulation and Finish Systems (EIFS) observation
- Roofing evaluation and testing
- Non-destructive evaluation of steel, masonry and concrete
- Floor flatness surveys
- Post-tensioning observation and documentation

LABORATORY ACCREDITATION AND QUALITY STANDARDS

ECS laboratories conduct soil and concrete testing associated with CMT and geotechnical consulting engineering services. Our laboratories are accredited by:

- American Association of State Highway and Transportation Officials (AASHTO) Materials Reference Laboratory (AMRL)
- Cement and Concrete Reference Laboratory (CCRL)
- Construction Materials Engineering Council (CMEC)
- U.S. Army Corps of Engineers

ECS' laboratories participate in proficiency sample testing programs for soils, concrete and masonry and comply with ASTM standards including E-329, C-1077 and D-3740

PERSONNEL QUALIFICATIONS AND CERTIFICATIONS

ECS maintains highly qualified staff with extensive certifications from recognized industry organizations. Field Technicians and Special Inspectors hold certifications from:

- American Concrete Institute (ACI) - Field Testing, Strength Testing, Aggregates Testing, Laboratory Testing
- National Institute for Certification in Engineering Technologies (NICET) - Multiple levels in Concrete, Soils, Asphalt and Geotechnical disciplines
- International Code Council (ICC) - Special Inspector certifications
- American Welding Society (AWS) - Certified Welding Inspector
- Post-Tensioning Institute (PTI) - Unbonded and Bonded certifications
- State DOT certifications (WisDOT)
- OSHA safety certifications
- Radiation Safety Officer certifications

PROJECT EXPERIENCE AND PROVEN TRACK RECORD

ECS has provided CMT services on thousands of projects across various sectors including:

- Mid- to High-rise structures
- Office and residential buildings
- Educational facilities
- Healthcare facilities
- Municipal infrastructure
- Transportation projects
- Industrial and commercial developments
- Water and wastewater treatment facilities

QUALITY ASSURANCE AND CONTROL PROGRAMS

ECS maintains robust Quality Assurance/Quality Control (QA/QC) programs that include:

- Internal training and certification programs
- Regular performance reviews of individual technicians
- Systematic approach to quality control with regular reviews and assessments
- Adherence to industry standards and regulatory requirements
- Continuous education and improvement programs

GEOGRAPHIC COVERAGE AND RESOURCES

ECS operates multiple offices with certified testing laboratories and maintains one of the largest geotechnical and construction materials testing laboratories in several states. Our facilities meet applicable ASTM and ACI specifications and provide comprehensive testing capabilities.

The combination of accredited laboratories, certified personnel, advanced reporting systems, extensive project experience and robust quality programs positions ECS as a highly qualified provider of CMT services across diverse project types and geographic regions.



Construction Materials Testing (CMT) primarily involves testing structural materials used to build new projects from the ground up, materials and components used to construct new additions or new components being added to an existing facility. These include earthwork, shallow and deep foundations, destructive and non-destructive concrete testing, wood construction observations, structural masonry, structural steel, sprayed-on fireproofing, Exterior Insulation and Finish Systems (EIFS), roofing evaluation and testing and asphalt pavement evaluation and testing. Our unique electronic reporting system delivers field and laboratory reports rapidly, giving the construction team valuable information on a timely basis. The majority of test reports are reviewed by ECS engineers and delivered via email to the project team within 24 to 36 hours of the test and/or observation.

SERVICES INCLUDE:

OBSERVATION SERVICES - help document that construction materials within new elements meet the designer's intent

SPECIAL INSPECTIONS - test items that require a construction materials testing and inspection program to be conducted by a third party, specifically including new buildings

THIRD-PARTY CODE COMPLIANCE - is jurisdictionally approved evaluations performed in place of services usually conducted by a local building code inspector which can only be requested / approved by local municipal code inspectors

CIVIL CONSTRUCTION TESTING - observes and tests civil elements such as parking lots, utilities, stormwater ponds, drainage systems, asphalt, concrete curbs, pavement and some retaining walls

WHY ECS:

- Certified personnel
- Accredited facilities
- Industry-leading electronic reporting (compliance/non-compliance reporting) within 24 to 36 hours
- Rapid providers of innovative solutions for earthwork and foundation construction
- Experienced construction materials testing/special inspection professional and technical staff
- Industry-leading project budget management systems
- Advanced soil and materials testing capability



FULLY DIGITIZED CMT REPORTING AND DISTRIBUTION

Since 1988, ECS field technicians have been utilizing our proprietary Field Report and Electronic Distribution (FRED) system. This completely digital method of construction material testing information allows for a quick, efficient and accurate reporting process.



field technicians write reports
on-site using a hand-held
electronic device



reports are
transmitted to
the office



project manager /
principal engineer review
and approve reports



client receives report
via email, within
hours of completion

SPEED • ACCURACY • VALUE • EFFICIENCY

WHAT THIS MEANS FOR OUR CLIENTS

With FRED, finalized reports are typically delivered in two business days or less (often less than one day) from when the work was performed. The reports are written on-site, resulting in more precise data and observations. With the information gathered, everyday construction problems in the field can be resolved quickly by the project engineer, saving the client time and money.

Our paperless reporting system can be instantly forwarded to all parties involved.

PROJECT UNDERSTANDING

ECS demonstrates a comprehensive understanding of client projects through a structured, collaborative approach that begins with a detailed analysis of RFP requirements and extends through project completion. Our project understanding methodology encompasses several key elements:

PROJECT PURPOSE AND GOALS IDENTIFICATION

ECS' approach to understanding project purpose starts with detailed review of RFP documents, project objectives and client expectations. We recognize that each project serves specific client needs, whether addressing regulatory compliance, infrastructure improvements, environmental remediation, or facility assessments. Our team conducts initial consultations and kickoff meetings to clarify project goals, scope boundaries and success criteria. For example, in code inspection services, we understand the intent involves providing third-party inspections based on contractual agreements, with clear protocols for scheduling, reporting and compliance tracking.

UNIQUE CHALLENGES AND REQUIREMENTS ANALYSIS

ECS identifies project-specific challenges through comprehensive site assessment and stakeholder consultation. Common challenges we address include:

- **Regulatory Complexity:** Navigating federal, state and local regulations while maintaining project schedules
- **Site-Specific Constraints:** Addressing unique geological, environmental, or infrastructure conditions
- **Stakeholder Coordination:** Managing multiple parties including contractors, design teams and regulatory agencies
- **Schedule Pressures:** Meeting tight deadlines while maintaining quality standards
- **Budget Constraints:** Delivering cost-effective solutions without compromising technical integrity

PROJECT SCOPE INTERPRETATION

Our interpretation of project scope involves careful analysis of technical requirements, deliverables and performance standards. We develop detailed work plans that address

- **Technical Specifications:** Understanding testing protocols, inspection criteria and reporting requirements
- **Coordination Requirements:** Establishing communication channels with project teams and stakeholders
- **Quality Standards:** Implementing quality assurance measures throughout project execution
- **Documentation Needs:** Preparing comprehensive reports and maintaining detailed project records

KEY SUCCESS FACTORS

ECS recognizes several key elements that contribute to project delivery success:

1. **Early Stakeholder Engagement:** Establishing clear communication channels and expectations from project initiation
2. **Proactive Risk Management:** Identifying potential issues early and developing mitigation strategies
3. **Technical Excellence:** Applying appropriate expertise and following industry standards
4. **Responsive Communication:** Providing timely updates and addressing concerns promptly
5. **Regulatory Compliance:** Maintaining adherence to applicable codes and standards

RISK ASSESSMENT AND CONSTRAINTS

Our risk assessment process evaluates potential project constraints including:

- **Technical Challenges:** Complex testing requirements or specialized expertise needs
- **Schedule Risks:** Potential delays from weather, access issues, or regulatory approvals
- **Resource Constraints:** Staff availability and equipment requirements
- **Stakeholder Coordination:** Managing multiple parties and competing priorities

ALIGNMENT WITH CLIENT VISION

ECS aligns our approach with client vision through:

- **Collaborative Planning:** Working closely with clients to understand their long-term objectives and immediate needs. We participate in pre-construction meetings, establish clear milestones and maintain regular communication throughout project execution.
- **Value Engineering:** Providing cost-effective solutions that meet technical requirements while supporting client budget objectives. Our experience enables us to recommend alternatives that can reduce costs without compromising quality.
- **Stakeholder Integration:** Engaging with the project stakeholders to understand their perspectives and requirements. This includes coordination with design teams, contractors, regulatory agencies and community representatives.
- **Adaptive Management:** Maintaining flexibility to respond to changing project conditions or client needs while keeping projects on track.

SITE-SPECIFIC AND REGULATORY CONSIDERATIONS

ECS demonstrates awareness of site-specific factors through:

- **Local Knowledge:** Understanding regional geological conditions, regulatory environments and permitting requirements
- **Regulatory Expertise:** Maintaining current knowledge of applicable codes, standards and regulatory changes
- **Environmental Sensitivity:** Considering environmental impacts and sustainability factors in project planning
- **Community Awareness:** Understanding community concerns and incorporating public input where appropriate

ANTICIPATED OUTCOMES AND SUCCESS METRICS

We work with clients to establish clear success metrics including:

- **Technical Performance:** Meeting specified testing criteria and quality standards
- **Schedule Performance:** Delivering projects on time and within budget
- **Regulatory Compliance:** Achieving required approvals and certifications
- **Stakeholder Satisfaction:** Meeting client expectations and maintaining positive relationships
- **Long-term Value:** Supporting client objectives for facility management and capital planning

COMMUNICATION AND REPORTING STRATEGY

ECS employs advanced communication systems including proprietary digital platforms (FRED, ETHEL, ALF) that enable real-time data sharing and efficient reporting. Our reports are typically delivered within 24-48 hours of field activities, with electronic distribution to the stakeholders.

This comprehensive understanding of client projects, combined with our technical expertise and collaborative approach, positions ECS to deliver solutions that align with client vision and objectives while addressing unique project challenges and requirements.

ECS has an extensive portfolio of work with the City of Green Bay, Wisconsin, spanning multiple years and various infrastructure projects. Since 2017, ECS has maintained a productive working relationship with the City, providing specialized construction materials testing, geotechnical engineering services and other technical expertise.

ONGOING PARTNERSHIP

ECS continues to provide geotechnical engineering services for the City's 2025 and 2026 construction seasons, demonstrating the long-term trust and partnership between the organizations. The company's local presence and deep understanding of Green Bay's geotechnical landscape position them as a valuable partner for the City's ongoing infrastructure development needs.

EXTENSIVE MUNICIPAL PORTFOLIO

Beyond their work with Green Bay, ECS has participated in numerous municipal projects throughout Wisconsin as both prime consultant and subconsultant. Recent examples include:

- Forest County Potawatomi Community - FCPC Stone Lake Wastewater Treatment Facility
- City of Manitowoc - Rubick Field Dry Detention Basin and Grand Avenue Storm Sewer Improvements
- Town of Buchanan - Outagamie Road Contract D-24
- Oneida Nation - Three Sisters Neighborhood
- Brown County Port and Resource Recovery - South Landfill Well Repairs
- Village of Denmark - Denmark 2024 Street and Utility Improvements
- Town of Pittsfield - Anston Road Reconstruction

REGIONAL PRESENCE

ECS Midwest operates over 70 personnel across Wisconsin with offices in Milwaukee, Madison and De Pere. This regional presence provides the City of Green Bay with access to additional resources and expertise when needed while maintaining the benefits of local project management and rapid response capabilities.



CITY OF GREEN BAY - 2024 RECONSTRUCTION PROJECTS AND PERKINS PARK LIGHTING

GREEN BAY, WI

ECS was contracted to conduct subsurface exploration and geotechnical engineering services for the City of Green Bay. The project focused on various streets within the city. The City of Green Bay considered urban reconstruction for several roadway segments including Bridge Street, Cass Street, Fourth Street, N. Maple Avenue, Pleasant Lane, Westway Drive and Woodlawn Avenue. As part of this reconstruction, the city planned to replace or construct new sanitary sewer, storm sewer and water main within the proposed right-of-way of each roadway segment along with new pavement and curb and gutter installations.

Additionally, the City of Green Bay undertook lighting installation projects for a baseball field and hockey rink at Perkins Park. The subsurface exploration involved a series of test borings to evaluate the subsurface conditions within the proposed construction limits.

The scope of services included drilling test borings, laboratory testing of soil samples and various engineering analyses culminating in a geotechnical engineering report. Field exploration involved marking proposed boring locations, contacting Digger's Hotline for utility marking, obtaining necessary permits and mobilizing a drilling rig to the sites. Traffic management was maintained during drilling operations and standard penetration test borings were performed.

The borings were advanced to specified depths unless auger refusal occurred and no rock cores were required. An ECS geotechnical engineer conducted field logging of the borings and groundwater depths were measured. Upon completion, boreholes were backfilled according to Wisconsin Administrative Code NR141 and site restoration was performed as needed.

Laboratory testing included calibrated hand penetrometer resistance tests on cohesive soil samples and establishing the percent fines for non-clay materials. The findings and recommendations were compiled into a written geotechnical engineering report following the completion of testing and analysis.

SERVICES PROVIDED

Geotechnical
Construction Materials Testing

CLIENT CONTACT

Mr. Steven M. Grenier
Director of Public Works
City of Green Bay
100 North Jefferson Street,
Room 300
Green Bay, WI, 54301

CLIENT PHONE

920.448.3100

CLIENT EMAIL

stevengr@greenbaywi.gov

CITY OF GREEN BAY - 2025 RECONSTRUCTION PROJECTS

GREEN BAY, WI

ECS has been engaged to provide subsurface exploration and geotechnical engineering services for the City of Green Bay's 2025 Reconstruction Projects. This initiative involves various streets within the city, focusing on urban reconstruction efforts. The targeted roadway segments include Bedford Road, Deuchert Street, South Grandview Road, Hazel Street, Howard Street, School Place, Oak Street and North Quincy Street.

The City of Green Bay plans to replace or construct new sanitary sewer, storm sewer and water main systems within the proposed right-of-way of each roadway segment. Additionally, new pavement and curb and gutter installations are part of the project scope. To support these efforts, ECS will conduct a subsurface exploration through a series of test borings to assess the subsurface conditions within the construction limits.

ECS' integrated services encompass drilling test borings, laboratory testing of soil samples and various engineering analyses, culminating in a comprehensive geotechnical engineering report. The proposed scope of services includes:

Field Exploration - ECS will mark the proposed boring locations using simple measuring techniques or GPS. The City of Green Bay will measure the surface elevation post-drilling. Coordination with Digger's Hotline will verify utility marking near boring sites. ECS will obtain necessary street excavation and obstruction permits, with anticipated fee waivers from the city. A truck-mounted drilling rig will be mobilized to the sites and traffic control will be maintained during operations, allowing for a minimum 11-foot travel lane in each direction.

Drilling Operations - Twenty-six standard penetration test borings will be conducted, each reaching a depth of 20 feet below the existing grade within the parking lane of the roadway alignments. Borings will be advanced using 2½ foot sampling intervals, following ASTM standards. An ECS geotechnical engineer will log the borings and groundwater depth will be measured during and after drilling. Boreholes will be backfilled according to Wisconsin Administrative Code NR141, with appropriate surface restoration.

Laboratory Testing - Limited laboratory testing will be performed to evaluate the classification, strength and other characteristics of the subsurface materials. This includes calibrated hand penetrometer resistance tests on cohesive soil samples and identifying the percent fines for non-clay materials.

Upon completion of testing and analysis, ECS will prepare a geotechnical engineering report detailing findings and recommendations.

ECS has been contracted by the City of Green Bay for similar Projects going back to 2018.

SERVICES PROVIDED

Geotechnical
Construction Materials Testing

CLIENT CONTACT

Mr. Steven M. Grenier
Director of Public Works
City of Green Bay
100 North Jefferson Street,
Room 300
Green Bay, WI, 54301

CLIENT PHONE

920.448.3100

CLIENT EMAIL

stevengr@greenbaywi.gov

E. PROJECT EXPERIENCE



Since 2018, ECS has established a strong partnership with the City of Green Bay, providing comprehensive engineering services across numerous municipal projects. Our collaboration spans infrastructure improvements, utility upgrades and community development initiatives throughout the city. Project Portfolio includes:

CITY OF GREEN BAY PROJECTS	
PROJECTS	YEAR
Joliet Park Improvements	2025
Leicht Memorial Park Water Access Amenity	2025
Parks 5-25 Leicht Memorial Park Site Grading	2025
Geotechnical Exploration for 2025 Reconstruction	2024
Argonne Drive Sewer Repair	2024
2024 Geotechnical Exploration - Northview Road	2024
2024 Geotechnical Exploration - ESG Salt Storage Shed	2024
2024 Geotechnical Exploration - Grandview Road	2024
Amendment No. 2 to 2024 Reconstruction Projects	2024
Parks 7-23 Bay Beach Nebulaz	2023
City Westside Utility Railroad Encroachment/Crossing	2023
2024 Reconstruction Projects and Perkins Park Lighting	2023
Supplement 1 to Leicht Memorial Park	2023
Farlin Park Stormwater BMP	2023
Mather Street Reconstruction	2023
Grove Street Siphon Replacement	2022
Leicht Memorial Park	2022
2023 Reconstruction Projects	2022
2022 Reconstruction Projects	2021
Country Club Road Reconstruction	2020
S. Jackson Street Reconstruction	2020
RDA 19-01 Green Bay Shipyard -Mass Grading (Southside)	2019
RDA 19-01 Green Bay Shipyard -Mass Grading (Northside)	2019
Doty Street and Howard Street Reconstruction	2019
South Chestnut Avenue and North Webster Avenue Reconstruction	2019
Superior Road Storm Water Pond	2018
Blonde Avenue Retaining Wall Reconstruction	2018
Smith Street and St. George Street Reconfiguration, Edgewood Lane and Harvest Circle	2018
Badger Street and Perkins Avenue Utility Designs	2018

VILLAGE OF HOWARD TERM CONTRACT

HOWARD, WI

ECS provided an extensive range of professional services for the Village of Howard, focusing on geotechnical and construction materials testing across multiple locations. ECS has held a term contract with the Village of Howard since 2018. The geotechnical subsurface exploration involved conducting standard penetration test borings as requested by the Village of Howard personnel. Fieldwork management included notifying Diggers Hotline and borehole abandonment in line with Wisconsin Administrative Code NR141 along with providing boring layout and traffic management during drilling operations. Limited laboratory testing was executed to evaluate subsurface material characteristics and a detailed report was prepared documenting field and laboratory test results. This report included boring logs and recommendations for pavements, utilities and site preparations. Field density testing of fill was performed using nuclear density methods during the placement of engineered fill for site pads, utility trenches and paved areas. Moisture density and mechanical analysis tests were conducted as required. Laboratory testing involved testing proposed fill soil for compliance with project specifications, including Moisture-Density Relationship Proctors and Mechanical Analysis Gradations. During concrete placement, plastic concrete testing was conducted for slump, concrete temperature and air content, with concrete cylinders cast for compression testing as per project specifications. Hardened concrete testing involved testing concrete cylinders for compressive strength.

Bituminous pavement testing monitored pavement compaction using nuclear density methods and quality verification tests of the HMA mixture were conducted following WisDOT procedures. Services were coordinated through a project manager with immediate notification of test results. Written reports were provided and reviewed by project and principal engineers. Additional services included a range of construction materials testing and engineering solutions to address construction challenges.

SERVICES PROVIDED

Geotechnical
Construction Materials Testing

CLIENT CONTACT

Mr. Geoff Farr
Director of Public Works
Village of Howard
1336 Cornell Road
Green Bay, WI, 54313

CLIENT PHONE

920.434.4060

CLIENT EMAIL

gfarr@villageofhoward.com

BROWN COUNTY TERM CONTRACT

VARIOUS LOCATIONS, BROWN COUNTY, WI

ECS provided comprehensive professional services across multiple locations for Brown County, delivering an extensive range of construction materials testing and inspection capabilities. The scope of services extended well beyond basic concrete testing to include a sophisticated array of quality assurance and compliance verification activities.

ECS conducted a detailed plastic concrete testing during placement, monitoring key parameters such as slump, air content, temperature and unit weight to verify compliance with project specifications. The hardened concrete testing program included compressive strength testing through systematic cylinder sampling and laboratory analysis, providing vital data for structural integrity verification. Advanced testing capabilities encompassed non-destructive evaluation methods, core drilling for strength verification and specialized testing such as floor flatness and levelness surveys.

The comprehensive testing program covered structural materials used throughout the construction process, including earthwork monitoring and compaction testing, shallow and deep foundation system evaluations, reinforcing steel inspection and placement verification, structural steel observation and connection testing, masonry construction monitoring and grout strength testing and asphalt placement and density verification. Laboratory testing included compressive strength analysis, soil classification and compaction characteristics, mix design verification and specialized testing as required by project specifications.

Certified field technicians conducted on-site observations and testing, utilizing state-of-the-art equipment and following established protocols. Services included concrete placement monitoring, reinforcing steel inspection, structural steel connection verification, soil compaction testing and documentation of construction activities for quality control purposes.

The project demonstrated ECS' capability to provide integrated construction materials testing and inspection services that support successful project delivery while maintaining standards of quality and compliance with applicable codes and specifications.

SERVICES PROVIDED

Construction Materials Testing

CLIENT CONTACT

Mr. Cornelius Nilam
Brown County Highway
2198 Glendale Avenue
Green Bay, WI, 54303

CLIENT PHONE

920.448.4037

CLIENT EMAIL

cornelius.nilam@co.brown.wi.us

CITY OF NEENAH CONTRACT

NEENAH, WI

ECS has established a strong partnership with the City of Neenah, Wisconsin, serving as a trusted provider of construction materials testing and geotechnical services since 2018. The ongoing relationship encompasses a wide range of municipal infrastructure projects including street reconstruction and resurfacing, sanitary sewer and storm sewer services and water main construction. ECS delivers comprehensive testing services including observation and testing related to soils, concrete, masonry and structural steel, conducting various specialized tests such as Moisture Density Relationship Testing, Sieve Analysis, Atterberg Limits Testing, Compression Testing of concrete and Nuclear Gauge Testing in the field.

ECS has provided significant geotechnical services for two phases of the Arrowhead Park Development project. Phase 1, valued at \$71,290, involved development of park facilities including an activity building, paved walkways, parking lots and a boardwalk. The Master Plan Phase, also valued at \$71,290, provided geotechnical subsurface exploration and engineering services for a comprehensive master plan that included planning for a dual-sided amphitheater, innovation building, open-air shelters, community building, sculpture garden, destination building, pedestrian overpass, playground facilities, paved walkways and parking lots and boardwalk. The geotechnical investigation included 18 standard penetration test borings with depths up to 80 feet, methane monitoring during drilling and comprehensive laboratory testing for soil classification and strength characteristics.

ECS maintains an active contract with the City of Neenah for ongoing construction materials testing services, demonstrating the continued trust and partnership between ECS and the municipality. This long-standing relationship reflects ECS' commitment to providing reliable, high-quality engineering services that support the City of Neenah's infrastructure development and maintenance needs.

SERVICES PROVIDED

Geotechnical
Construction Materials Testing

CLIENT CONTACT

Mr. Jason Eckhart
Civil Engineer II
City of Neenah
211 Walnut St PO Box 426
Neenah, WI, 54957

CLIENT PHONE

920.209.9454

CLIENT EMAIL

jeckhart@ci.neenah.wi.us

F. KEY PERSONNEL



ECS' KEY LOCAL PROJECT STAFF		
NAME AND TITLE	ROLE	PROFESSIONAL CREDENTIALS
MARK KING, PE Group Manager/Point of Contact	Point of Contact	Mr. King brings over 27 years of expertise in coordinating and reviewing geotechnical explorations, construction materials testing and environmental site assessments for industrial, municipal, commercial and residential structures. As a geotechnical group manager, he handles project management, proposal and report review, financial performance and client relationships. He also offers recommendations for bridge foundations and retaining walls using the LRFD methodology along with site feasibility studies for foundations, pavements and stormwater devices. Professional Engineer: ID, MI, SD, WI, WY Chi Epsilon: National Civil Engineering Honor Society Member American Council of Engineering Companies of Wisconsin Member American Society of Civil Engineers member Geoprofessional Business Association Member
TROY VETORT, PE Office Manager	Office Manager	Mr. Vetort, PE serves as the Office Manager and Construction Materials Department Manager for ECS Midwest's Construction Services Department. He leads his team and manages field report reviews, job progress, budget conditions, technical guidance, client relations, financial outcomes and quality management. His expertise extends to materials testing across commercial, transportation, residential and municipal sectors, with experience in projects such as industrial parks, warehouses and large-scale mid and high-rise buildings. Professional Engineer: WI Nuclear Gauge Safety and Hazmat WisDOT Certified Aggregate Technician – AGGTEC-1 WisDOT Certified Portland Cement Concrete Technician – PCCTEC-1 WisDOT Certified Nuclear Density Technician – NUCDENSITYTECH-1
SHREYAS CHAMANTHULA CMT Staff Project Manager	Staff Project Manager	Mr. Chamanthula serves as a CMT Project Manager for ECS Midwest. His responsibilities include managing CMT field operations such as scheduling subcontractors and coordinating operations, managing construction observations and materials testing during land development and building construction phases to verify that they are in compliance with project drawings, specifications and local regulations. Mr. Chamanthula has experience coordinating field personnel and adapting fieldwork to adverse conditions. He holds a Master of Science of Construction Management. OSHA 30
ROBERT CROSS CMT Assistant Staff Project Manager	Assistant Staff Project Manager	Mr. Cross is an Assistant Staff Project Manager in the construction materials testing department for the ECS Midwest, De Pere Office. His daily work includes the monitoring of job progress, coordination of technician activities, quality control and interacting with clients on a daily basis. His primary focus in recent years is to help manage remote projects that utilize our mobile testing facilities. Mr. Cross has many years of construction materials testing experience including the testing of soils, deep and shallow foundations, concrete testing and asphalt services. WisDOT Cement Concrete Technician – Level I/IA WisDOT Certified Aggregate Technician – AGGTEC-1 WisDOT Certified Asphalt Technician– Level IPT WisDOT Certified PCC Strength Tester WisDOT Certified Nuclear Density Technician – NUCDENSITYTECH-1 ACI Certified Concrete Field Testing –Tech Grade I

*See personnel rates on page 20

F. KEY PERSONNEL



ECS' KEY LOCAL PROJECT STAFF		
NAME AND TITLE	ROLE	PROFESSIONAL CREDENTIALS
ROSS DOMIER CMT Asst. Staff Project Coordinator	Assistant Staff Project Coordinator	Mr. Domier serves as the CMT Staff Project Coordinator at the De Pere, WI office. His responsibilities encompass the management of construction observations and materials testing during both land development and building construction phases. Mr. Domier additionally assists with adherence to project drawings, specifications and local regulations. American Concrete Institute Nuclear Density Testing HAZWOPER 40-Hour North Dakota DOT Concrete Testing
NATHAN FLORY Assistant Laboratory Manager	Assistant Laboratory Manager	Mr. Flory is an assistant staff project manager and lab coordinator in the construction materials testing department for ECS Midwest, LLC Green Bay Office. Mr. Flory has over 36 years of construction materials testing experience. His experience includes the testing of soils, deep and shallow foundations, concrete testing, asphalt services including QMP nuclear density, bituminous extractions and gradations, structural steel, grout testing, pile installation and monitoring, rebar inspections and fire proofing. His primary focus in recent years is to manage laboratory construction materials testing. Nicet Soils Level I Nuclear Gauge Safety and Hazmat ACI Certified Concrete Field Testing – Tech Grade I WisDOT Concrete Strength Testing - CST WisDOT Certified Portland Cement Concrete Technician –PCCTEC-II WisDOT Certified Nuclear Density Technician –NUCDENSITYTECH-1 WisDOT Aggregate Testing for Transportation Systems (ATTS) WisDOT Certified Hot Mix Asphalt Technician – Level TPC
MITCHELL KELLY Field Technician	Field Technician	Mr. Kelly performs testing and inspection activities for soils, foundations, subgrades, concrete and asphalt materials. This individual oversees contractor activities and evaluates approved drawings, specifications and geotechnical reports to confirm compliance. Radiation Safety for Nuke
BRAD SOHL Field Technician	Field Technician	Mr. Sohl plays a crucial role in conducting tests and inspections on soils, foundations, subgrades, as well as concrete and asphalt. His responsibilities extend to monitoring contractor operations and reviewing approved drawings, specifications and geotechnical reports to verify adherence to project requirements. WisDOT NucDensityTec I WisDOT PCCTec WisDOT PCCTec Radiation Safety for Nuke
HAROLD DUPREY Field Technician	Field Technician	Mr. DuPrey conducts field testing and inspection services for soil, foundation, subgrade, concrete and asphalt components. The role includes observing contractor work and assessing approved drawings, specifications and geotechnical documentation to validate conformance. Radiation Safety for Nuke

*See personnel rates on page 20

F. KEY PERSONNEL



ECS STAFF FEES	
NAME	RATE
Mark King, PE	\$175.00
Troy Vetort, PE	\$175.00
Shreyas Chamanthula	\$110.00
Robert Cross	\$90.00
Ross Domier	\$70.00
Nathan Flory	\$90.00
Mitchell Kelly	\$65.00
Brad Sohl	\$65.00
Harold DuPrey	\$65.00



H. SUBCONSULTANTS



As ECS' subcontractor for weld inspections, Great Lakes Testing provides specialized nondestructive testing expertise that complements ECS' comprehensive construction materials testing and inspection services. Their local presence in the Great Lakes region, combined with their established track record and quality-focused approach, supports ECS' ability to deliver exceptional service to clients requiring weld inspection services.

Great Lakes Testing, Inc. is a locally owned small business established in 1993 that serves as ECS' trusted subcontractor for weld inspections throughout Wisconsin and the Great Lakes region. With over three decades of specialized expertise, the company provides comprehensive nondestructive testing services, including radiographic testing, visual inspection, magnetic particle testing, dye penetrant testing, ultrasonic inspection and fire truck ladder inspection. Their primary focus on manufacturing and steel fabrication makes them well-suited to support ECS' construction materials testing and inspection requirements.

The company operates with a customer-first philosophy and maintains rigorous quality standards through comprehensive in-house training programs. Great Lakes Testing's commitment to quality, safety and customer satisfaction aligns with ECS' standards for subcontractor performance. Their flexible scheduling capabilities, around-the-clock availability and deep staff of knowledgeable certified employees enable them to adapt effectively to project requirements and timelines while maintaining high operational standards and delivering reliable, industry-standard results.





GEOTECHNICAL ENGINEERING

ECS develops tailored geotechnical exploration programs in support of each client's specific project. We know what is below the surface can be as crucial and complex as the structure it supports. Our team approach to geotechnical engineering extends beyond simply providing engineering data. We educate our clients about the risks and benefits of the engineering recommendations we provide.

SERVICES INCLUDE

Subsurface Explorations, Assessments and Design - incorporating our extensive subsurface database for local geologies

Geophysical Surveys - including seismic refraction, electrical resistivity, refraction microtremor, SASW and ground penetrating radar, as well as associated geotechnical engineering and design services

Geotechnical Construction Consulting - to support construction projects including value engineering review, sample testing, laboratory testing for soil modification and evaluation of foundation bearing conditions

Specialized In-situ (in place) Soil/Rock Testing - utilizing the following methods: Pressuremeter (PMT), Cone Penetrometer (CPT), Dilatometer (DMT) to provide the project team with cost effective recommendations for foundations supporting buildings and infrastructure

Reinforced Earth Structures, Slopes and Retention Design - based on specific site conditions utilizing industry-leading analysis and design software

Deep Foundation Testing - services using industry-leading devices such as the Pile Driving Analyzer (PDA), Cross Hole Sonic Logging (CSL) for drilled shaft testing and low-strain integrity testing using the Pile Integrity Tester (PIT)

Geotechnical Instrumentation - for monitoring structure movement during construction including remote, automated total stations, scan stations, inclinometers, piezometers, extensometers, tilt meters, crack gauges and vibration monitoring

Geostructural Design - for building elements containing soil-structure interaction such as soil nail walls, ground anchor supported retention systems, excavation support systems, micropiles, underpinning and soil improvement (aggregate pier designs, stone columns, vibro densification, grouting).

WHY ECS

- Expertise in each market
- Advanced exploration capability
- Industry-leading in-situ testing
- Advanced geotechnical laboratory testing capability
- Advanced proprietary geotechnical analysis systems
- Proven geotechnical value engineering experts

DRILLING CAPABILITIES

ECS Midwest owns and operates a fleet of drilling rig equipment and currently has three crews running full time. Our local drill rig fleet includes the following:

- 2 Diedrich D50 Truck Rigs
- Diedrich D50T ATV Rig
- Diedrich D70 ATV Track Rig
- Diedrich D120 ATV Rubber Tire Rig
- Diedrich D25 Propane Trailer/Skid/Barge Rig

Our crews bring extensive experience to the Midwest, capable of drilling as deep as 200 feet. They are proficient in wireline coring up to 50 feet and have expertise in FERC drilling on dams and permitted embankments. Our team is skilled in conducting drilling operations at active mine sites and performing barge drilling on inland lakes and rivers. We support environmental Phase II fieldwork and are adept at installing inclinometers, vibrating wire piezometers and conducting packer testing. Additionally, our services include drilling for railroads and pipelines, as well as drilling. This in-house capability allows ECS to manage its drilling schedule effectively and respond to client needs.



LABORATORY CAPABILITIES

ECS is the only testing lab in the Green Bay area that is accredited by AASHTO for soils, aggregate and concrete. To maintain our accreditation, our laboratory participates in proficiency testing throughout the year. Our results are compared to hundreds of laboratories across the country. ECS is also a qualified laboratory by WisDOT. We are a full service laboratory with multiple registered engineers on staff and WISDOT and ACI Certified technicians. Our engineers and technicians have experience in both construction material testing and geotechnical engineering. We apply our continuously improving knowledge in each discipline to challenges in the other discipline. With ECS, you have a one-stop lab for concrete, soils, asphalt, steel, geotechnical and forensic investigation consulting services. Not every testing lab possesses these capabilities.



The ECS Environmental Services Group has experience with due diligence requirements and knowledge of federal, state and local regulations to help our clients manage specific environmental conditions that may be encountered on project sites. Our professionals listen to the needs and concerns of our clients and provide timely and cost-effective solutions that help our clients meet their goals.

SERVICES INCLUDE:

PHASE I AND II ENVIRONMENTAL SITE ASSESSMENTS - to determine environmental conditions at a site and investigate them with regard to presence and extent

PHASE III FEASIBILITY STUDY AND REMEDIAL DESIGN - to help determine an effective approach to remediate a site commensurate with pertinent regulations as well as goals of the individual project. At ECS, we have developed a knowledge and experience base that has served the needs of our clients for decades

WETLAND DELINEATION AND PERMITTING - to determine potential impacts associated with development projects. Work may include federal/state permitting, stream mitigation monitoring and/or mitigation banking

ASBESTOS AND LEAD-BASED PAINT SERVICES - to identify the presence and location of asbestos and lead-based paint, develop abatement specifications, removal monitoring services, clearance sampling and AHERA compliance management services

INDOOR AIR QUALITY ASSESSMENT (IAQ) - to find cost-effective solutions for issues associated with potential indoor air contaminant sources, sick buildings, mold and moisture problems, ventilation studies and radon

HYDROGEOLOGIC AND GROUNDWATER RESOURCES SERVICES - to provide expertise for projects involving high-yield well siting, well testing, groundwater impact analysis and more

WHY ECS:

- Decades of well-rounded experience
- Relationship with regulatory agencies
- Unique understanding of all levels of due diligence
- An internal support structure to guide our clients through the entire development process
- Technologically savvy
- Well-educated, professional staff capable of handling many different types of projects
- Commitment to quality
- Hands-on experience with a diverse client base
- Knowledge of financial institutions' due diligence requirements



ECS approaches property and facility management consulting services from your perspective. ECS delivers solutions to reduce your risk. We offer a full range of engineering consulting services for both existing and new buildings, working closely with each client to identify their specific needs. Our team of problem solvers understand the challenges faced in today's environment and provide real-world solutions to achieve your compliance, sustainability and performance goals.

SERVICES INCLUDE:

DUE DILIGENCE SERVICES - include property condition assessments, accessibility compliance assessments, bank draw reviews and pre- and post-construction surveys. In all cases, ECS helps our clients understand the condition of their property and helps them mitigate risks during the construction process

STRUCTURAL AND SPECIAL TESTING SERVICES - include everything from load testing, material sampling and testing, to structural assessments, forensic investigations and limited structural design. From pedestrian bridges and retaining walls to parking garages, fall protection anchors and portfolio assessments, ECS' structural engineers bring a wealth of experience to your project

BUILDING ENVELOPE CONSULTING AND TESTING SERVICES - are provided throughout the project life cycle to clearly identify and verify that the performance meets or exceeds the team's expectations for schedule and budget, as well as occupant comfort through the analysis and verification of heat, air, moisture and acoustic controls

CODE COMPLIANCE SERVICES - help our clients achieve code compliance in areas such as accessibility, energy conservation and specialty ventilation systems. ECS also serves to expedite building permit acceptance in many local jurisdictions

WHY ECS:

- We are Engineers, Architects and Building Scientists enabling your project to achieve and maintain compliance, sustainability and performance
- We understand your challenges and we deliver your solutions

ECS approaches “on-call” or “sudden/immediate need” requests through a comprehensive emergency response framework designed to address the unpredictable nature of construction and material testing requirements. Here’s how ECS manages these urgent situations:

EMERGENCY RESPONSE STRUCTURE

ECS maintains a tiered response system with designated Points of Contact available via phone to coordinate immediate responses. ECS names one primary and two secondary contacts for each contract, with each contact authorized and capable of initiating emergency response procedures.

RESPONSE TIMEFRAMES

ECS provides multiple response levels based on urgency:

- **Emergency Response:** 2-4 hour mobilization for infrastructure failures and safety-related issues
- **Urgent Requests:** 24-48 hour deployment for situations impacting project schedules
- **Standard Investigations:** 3-5 day scheduling for routine work
- **Task Order Processing:** 24-hour turnaround with immediate scope assessment

RESOURCE MOBILIZATION

When an emergency occurs, ECS’ Point of Contact determines which available staff members are closest to the emergency location and most qualified to respond. With an extensive office footprint and network of over 40 Principal Geotechnical Engineers, ECS can typically arrive at emergency sites within four to eight hours after first notification.

CONSTRUCTION MATERIALS TESTING RESPONSE

For construction materials testing specifically, ECS operates with extended hours from 6:30 AM to 5:30 PM to better serve the construction industry. The company generally requests 24-hour notice for on-call CMT services to efficiently schedule technicians, though they maintain flexibility for true emergencies.

QUALITY AND DOCUMENTATION

ECS’ rapid reporting system provides near real-time updates to project teams, documenting daily activities and progress. Non-compliance items, resolutions, re-tests and re-inspections are clearly documented in field reports, particularly important for cost implications to owners or contractors.

STAFFING FLEXIBILITY

ECS maintains appropriate staffing levels to handle fluctuating workloads and multiple concurrent task orders. The company uses internal programs to track anticipated activity and project staffing requirements, with professional recruiters on staff to rapidly address staffing needs. Regional and corporate resources can be balanced to meet project demands and client expectations.

This approach recognizes that construction and material testing needs can arise unexpectedly and at varying intensities, requiring both immediate response capabilities and flexible resource allocation to maintain project continuity and safety standards.

ECS approaches Saturday testing requests with flexibility and professionalism, making it straightforward for clients to coordinate weekend services when project schedules require them. Here are the specific details:

SCHEDULING REQUIREMENTS:

ECS requires advance notice for Saturday testing services, with scheduling requests typically needed by 3:00 PM or 4:00 PM on the day before services are required. This advance scheduling allows the company to properly staff and coordinate resources for weekend work.

FLEXIBLE STAFFING AND RESPONSE:

The company maintains flexible staffing capabilities and can deploy qualified technicians for Saturday testing when construction schedules demand it.

TRANSPARENT PRICING STRUCTURE:

Saturday testing services are billed at 1.5 times the standard hourly rate, with clear minimum charge requirements. For Saturday work, ECS typically applies a 4-hour minimum charge, though some projects may require an 8-hour minimum depending on the scope. This transparent pricing structure helps clients budget appropriately for weekend services.

PROJECT SCHEDULE ACCOMMODATION:

ECS acknowledges that construction projects often require weekend work to maintain project schedules. We can provide services “including off-hour and weekend work if necessary” to support project construction schedules and prevent delays.

STREAMLINED COMMUNICATION:

ECS maintains dedicated scheduling coordinators and email systems for different service types, making it easy for contractors and project managers to request Saturday testing services. The company emphasizes clear communication channels and rapid response protocols.

RESOURCE MANAGEMENT:

With multiple office locations and substantial staffing depth, ECS can efficiently mobilize testing teams for Saturday work without compromising service quality. The company’s adaptive resource management approach supports both planned and urgent weekend testing requirements.

This approach demonstrates ECS’ commitment to supporting client project schedules while maintaining professional service standards, making weekend testing coordination as seamless as possible for construction teams.

ECS' approach distinguishes our firm from other engineering companies through several key differentiators that create measurable value for CMT projects:

ADVANCED DIGITAL INTEGRATION AND RAPID RESPONSE

ECS has pioneered the use of proprietary technology systems since 1988, including our Field Report Electronic Distribution (FRED) system and ETHEL (ECS Technician Handheld Electronic Logbook). These systems enable real-time data transmission from field to office, with reports typically delivered within 24-48 hours of testing completion. This rapid turnaround supports immediate decision-making and prevents costly construction delays.

LAYERED MANAGEMENT STRUCTURE WITH LOCAL EXPERTISE

Our approach combines local project management with regional and national technical resources. Each project receives dedicated oversight from both a Project Manager and Principal Engineer, providing multiple points of contact and technical depth. This structure maintains continuity and provides immediate access to specialized expertise when complex issues arise.

COMPREHENSIVE QUALITY CONTROL AND CERTIFICATION

ECS maintains fully accredited laboratories certified through WACEL, AMRL and CCRL, with field technicians certified through multiple organizations, including ACI, NICET and MARTCP. Our quality control process involves preventive actions and ongoing review rather than reactive problem-solving, with senior management oversight at each project phase.

NATIONAL RESOURCES WITH LOCAL PRESENCE

Founded in 1988, ECS has grown to over 3,000 employees across 100+ locations nationwide, currently ranked #66 in Engineering News-Record's Top 500 Design Firms. This extensive network provides access to specialized expertise and resources while maintaining local responsiveness and competitive pricing through regional efficiency.

PROACTIVE COMMUNICATION AND PROBLEM RESOLUTION

Our approach emphasizes transparent, immediate communication of both compliant and non-compliant findings. We maintain running punch lists of deficiency items and provide real-time project status updates through integrated management systems that track tasks, costs and schedules simultaneously.

VALUE ENGINEERING THROUGH EXPERIENCE

With over 35 years of experience and thousands of completed projects, ECS brings practical solutions that optimize project outcomes. Our staff serves on technical advisory committees and regulatory boards, keeping us current with evolving standards and regulations while providing clients with insider knowledge of regulatory processes.

INTEGRATED SERVICE DELIVERY

Unlike firms that provide only testing services, ECS offers comprehensive capabilities including geotechnical engineering, environmental consulting and facilities services. This integration allows for coordinated solutions that address multiple project needs efficiently and cost-effectively.

These differentiators combine to deliver measurable benefits: reduced project delays, improved quality outcomes, cost containment through efficient processes and enhanced project success through experienced technical guidance.



2025 CONSTRUCTION MATERIALS TESTING FEE SCHEDULE

LABORATORY:

	<u>Fees</u>
1. Laboratory Moisture-Density Relationship	
a. Modified Proctor (ASTM D1557)	\$185.00/each
b. Standard Proctor (ASTM D698)	\$165.00/each
c. One-Point Proctor (ASTM D698 or D1557)	\$110.00/each
2. Mechanical Analysis on Submitted Samples	
a. Sieve Analysis of Fine and Coarse Aggregates (ASTM C136)	\$105.00/each
b. Percent Passing #200 (ASTM D1140)	\$70.00/each
c. Grain Size Analysis Washed (ASTM D422)	\$130.00/each
3. Atterberg Limits Testing (ASTM D4318)	\$95.00/each
4. Falling Head Permeability Test (ASTM D5084)	\$400.00/each
5. Handling, Curing and Compression Test of Concrete Cylinders	
a. Cast by ECS	\$17.00/each
b. Cast by Others	\$40.00/each
6. Bitumen Content Only (ASTM D2172)	\$105.00/each
7. Compressive Strength Mortar Cubes	\$21.00/each
8. Compressive Strength Grout Cubes	\$21.00/each
9. Compressive Strength Grout Prisms	\$21.00/each

EQUIPMENT:

10. Nuclear Gauge Rental	\$55.00/day
11. Cone Penetrometer Rental	\$38.00/day
12. Concrete Equipment Rental	\$27.00/day
13. Cylinder Molds (case)	
a. 6" x 12"	\$60.00/each
b. 4" x 8"	\$40.00/each
14. Mileage	\$0.85/mile

TECHNICAL STAFF:

15. Senior Field Technician	\$70.00/hour
16. Field Technician	\$65.00/hour
17. Clerical	\$48.00/hour

PROFESSIONAL SERVICES:

18. Senior Principal Engineer	\$260.00/hour
19. Principal Engineer	\$175.00/hour
20. Department Manager	\$135.00/hour
21. Project Manager	\$110.00/hour
22. Assistant Project Manager	\$90.00/hour

ECS Construction Materials Testing (CMT) reports follow a structured timeline designed to deliver rapid, efficient results to support construction project schedules. The timeline varies based on project complexity and specific requirements, but ECS has developed streamlined processes to reduce delays.

STANDARD CMT REPORT TIMELINE:

ECS utilizes proprietary digital systems to accelerate report delivery:

- **Field Data Collection:** Technicians use ETHEL (ECS Technician Handheld Electronic Logbook) to capture data on-site with tablets or touch-screen laptops
- **Immediate Processing:** Data is transmitted wirelessly to the office and enters the FRED (Field Report Electronic Distribution) system
- **Review Process:** Project Manager reviews reports, followed by Principal Engineer approval and professional seal application
- **Report Delivery:** Most CMT reports are delivered within 24-48 hours of field work completion, with many available within the same day

LABORATORY TESTING TIMELINE:

- Standard laboratory tests typically require 24-48 hours for completion and reporting
- Complex testing may extend to several days depending on test requirements
- Laboratory results integrate seamlessly with field reports through the GEORGE system

QUALITY CONTROL FEATURES:

- Electronic signatures and Professional Engineer seals are applied automatically
- Reports include deficiency tracking with running punch lists when non-compliances are identified
- Real-time project monitoring allows managers to track progress and budget status
- Automated distribution to designated project team members

PROJECT-SPECIFIC CONSIDERATIONS:

The CMT report timeline can be adjusted based on:

- Project urgency and construction schedule requirements
- Complexity of testing requirements
- Site accessibility and field conditions
- Client-specific reporting needs

ECS' integrated approach combining FRED, GEORGE, ETHEL and other proprietary systems creates a seamless workflow from field data collection to final report delivery, supporting rapid decision-making and maintaining construction project momentum.

ECS accepts the Terms and Conditions laid out by the RFP.



CONSULTANT'S CERTIFICATION

I have carefully examined the Request for Proposal (RFP), Scope of Services, and any other documents accompanying or made a part of this RFP.

I hereby propose to furnish the goods or services specified in the RFP. I agree that my proposal will remain firm for a period of up to 90 days in order to allow the City adequate time to evaluate the qualifications submitted.

I verify that all information contained in this proposal is truthful to the best of my knowledge and belief. I further certify that I am duly authorized to submit this proposal on behalf of the firm as its act and deed and that the firm is ready, willing and able to perform if awarded the contract.

I further certify, under oath, that this proposal is made without prior understanding, agreement, connection, discussion, or collusion with any other person, firm or corporation submitting a proposal for the same product or service: no officer, employee or agent of the City of Green Bay or any other consultant is interested in said proposal, and that the undersigned executed this Consultant's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

ECS Midwest, LLC
NAME OF BUSINESS

BY:


SIGNATURE

Troy Vetort, PE
NAME (typed or printed)

Office Manager
TITLE (typed or printed)

3315 French Road
MAILING ADDRESS

De Pere, WI 54115
CITY, STATE, ZIP CODE

920.347.9040
TELEPHONE NUMBER

Sworn to and subscribed
before me this day
of 2nd December, 2025

Notary Public



State of Wisconsin

My Commission Expires: 1/15/2029



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

MEETING DATE

April 21, 2026

PREPARED BY

Chuck Yang

AGENDA ITEM # P.4

To approve the request by Department of Public Works to award the Hauling, Disposal, and Mobilization of Contaminated Soil services to Best Enterprises LLC in the amount of \$61,769.90.

BACKGROUND

This contract is for contaminated soil hauling services for construction projects. This is a one-year contract. Costs are based on estimated quantities.

RECOMMENDATION

To approve the award of the Hauling, Disposal, and Mobilization of Contaminated Soil services to Best Enterprises LLC in the amount of \$61,769.90.

FISCAL IMPACT**ATTACHMENTS**

1. BEST Enterprises - Bid
2. 2026-09 Bid Summary
3. Intent to Award_ 2026-09 Hauling, Disposal, & Mobilization of Contaminated Soil



FORM A – SIGNATURE AFFIDAVIT

RFB #2026-09 Hauling, Disposal & Mobilization of Contaminated Soil

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, 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 this Bid/Proposal, 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? No Yes (if yes, please explain)

No

BEST Enterprises LLC

COMPANY NAME

Frank Calaway

PRINT NAME

DATE

3/26/26

SIGNATURE



FORM B – SUBMITTAL CHECKLIST

RFB #2026-09 Hauling, Disposal & Mobilization of Contaminated Soil

This form must be returned with your response.

Bidders 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	FC
Form A: Signature Affidavit		FC	N/A
Form B: Receipt of Forms and Submittal Checklist		FC	N/A
Form C: Vendor Profile		FC	N/A
Form D: Bid Offer Form		FC	N/A
Form E: References		FC	N/A
Statement of Qualifications (SOQ) if necessary		FC	
Appendix A: Standard Terms & Conditions		N/A	FC
Appendix B: Contract for Purchase of Services		N/A	FC
Addendum #			
Addendum #			
Addendum #			
Addendum #			

COMPANY NAME



FORM C – VENDOR PROFILE INFORMATION

RFB #2026-09 Hauling, Disposal & Mobilization of Contaminated Soil

This form must be returned with your response.

COMPANY INFORMATION

COMPANY NAME (Make sure to use your complete, legal company name.) BEST Enterprises LLC			
FEIN 32-0042121		(If FEIN is not applicable, SSN collected upon award)	
CONTACT NAME Frank Calaway		TITLE Owner	
TELEPHONE NUMBER 920-983-9787		FAX NUMBER 920-983-9788	
EMAIL Frank@bestenterprisesllc.com			
ADDRESS 3230 Eiler Rd		CITY De Pere	STATE WI
			ZIP 54115

ORDERS/BILLING CONTACT

ADDRESS WHERE CITY PURCHASE ORDERS/CONTRACTS ARE TO BE MAILED AND PERSON THE DEPARTMENT CONTACTS CONCERNING ORDERS AND BILLING.

CONTACT NAME Avery Herr		TITLE Project Manager	
TELEPHONE NUMBER 920-983-9787		FAX NUMBER 920-983-9787	
EMAIL excavating@bestenterprisesllc.com			
ADDRESS 3230 Eiler Rd		CITY De Pere	STATE WI
			ZIP 54115

PROCUREMENT CARD (P-CARD)

STATE IF COMPANY ACCEPTS PAYMENT BY CREDIT CARD: <i>The City does not pay service charges.</i>	YES _____ or NO ☒
---	---

The City of Green Bay has implemented a Procurement Card (P-Card) Program. Bidders 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 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 – REFERENCES

RFB #2026-09 Hauling, Disposal & Mobilization of Contaminated Soil

This form must be returned with your response.

REFERENCE #1 – CLIENT INFORMATION			
COMPANY NAME Alter Metal Recycling		CONTACT NAME Jacob Crowe	
ADDRESS 2175 Badgerland Dr		CITY Green Bay	STATE WI
TELEPHONE NUMBER 920-494-3451		ZIP 54303	
FAX NUMBER			
EMAIL Jacob.Crowe@altertrading.com			
CONTRACT PERIOD On Going		YEAR COMPLETED On Going	TOTAL COST
DESCRIPTION OF THE PERFORMED WORK Hauling of Metal, C-Soil and Fluff Material			

REFERENCE #2 – CLIENT INFORMATION			
COMPANY NAME GEO Solutions		CONTACT NAME Dave MacDougall	
ADDRESS 1250 Fifth Ave		CITY New Kensington	STATE PA
TELEPHONE NUMBER 518-365-3189		ZIP 15068	
FAX NUMBER			
EMAIL dmacdougall@geo-solutions.com			
CONTRACT PERIOD Open		YEAR COMPLETED Current	TOTAL COST
DESCRIPTION OF THE PERFORMED WORK Hauling C-Soil, Asphalt & Concrete			

REFERENCE #3 – CLIENT INFORMATION			
COMPANY NAME B&B Metals		CONTACT NAME Ted	
ADDRESS 14520 Pioneer Rd		CITY Newton	STATE WI
TELEPHONE NUMBER 920-639-8261		ZIP 53063	
FAX NUMBER 920-693-8007			
EMAIL bbm@bbmetalsprocessing.com			
CONTRACT PERIOD On Going		YEAR COMPLETED On Going	TOTAL COST
DESCRIPTION OF THE PERFORMED WORK Hauling of Fluff Material			



FORM E – BID OFFER FORM

RFB #2026-09 Hauling, Disposal & Mobilization of Contaminated Soil

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 both parties.

Price Per Ton Must Include Load, Haul and dispose of stockpiled petroleum, lead, solvent and solid-waste contaminated soils to the landfill facilities listed below. Prices to include all delivery charges, Excluding tipping fees. The selected Contractor will be paid based on the scale weights at the landfill, the City is paying the landfill directly for the tipping fees (disposal).

Price Per Each Mobilization/Project: Mobilization for loader/operator on a per call basis to the site to load, haul and dispose of contaminated soils to landfill facilities listed herewith in. Price indicated PER/EACH to include all pertinent mobilization fees.

BID TABLE ON NEXT PAGE

COMPANY NAME (Make sure to use your complete, legal company name.)			
BEST Enterprises LLC			
ADDRESS	CITY	STATE	ZIP
3230 Eiler Rd	De Pere	WI	54115
LEAD TIME (Upon receipt of order)			
10 Days			
PAYMENT TERMS (Net 30)			
Yes ____ No ____ Other ☒ X ____			
EARLY PAYMENT DISCOUNT (Special Terms)			
1% Net 10			

2026 PROJECTS	Indicate Your Price Per Ton For Each Project Per Landfill				Indicate Your Price Per Each Mobilization Project
PROJECT NO.	GFL Hickory Meadows Landfill LLC Hilbert	Waste Management Ridgeview Landfill Whitelaw	Outagamie County Landfill	Brown County South Landfill Greenleaf	
Project #1: Est. 100 Tons, 3 mobilizations (Leicht Memorial Park, 128 Dousman Street) – Petroleum	\$ 18.45	\$ 18.45	\$ 16.45	\$ 16.45	\$250.00
Project #2: Est. 100 Tons, 3 mobilizations (Shipyard Park) – Solid Waste & Petroleum	\$ 18.45	\$ 18.45	\$ 16.45	\$ 16.45	\$250.00
Project #3: Est. 1,000 Tons, 2 mobilizations (Arndt Street, Broadway to east termini & Bridge Street, Broadway to east termini) - Petroleum, VOC, Heavy Metals, Industrial Chemicals	\$ 14.45	\$ 14.45	\$ 12.45	\$ 12.45	\$450.00
Project #4: Est. 1,500 Tons, 2 mobilizations (Howard Street, 12 th Avenue to S. Oakland Avenue, and Hazel Street, School Place to Shawano Avenue) – Petroleum	\$ 14.45	\$ 14.45	\$ 12.45	\$ 12.45	\$450.00
Project #5: Est. 860 Tons, 3 mobilizations (N. Maple Avenue, W. Walnut Street to Mather Street) – Petroleum & VOC	\$ 16.45	\$ 16.45	\$ 14.45	\$ 14.45	\$450.00
Project #6: Est. 300 Tons, 2 mobilizations (Fourth Street, S. Maple Avenue to S. Broadway) – Petroleum, VOC, Heavy Metals	\$ 18.45	\$ 18.45	\$ 16.45	\$ 16.45	\$250.00
Project #7: Est. 42 Tons, 1 mobilization (14 th Avenue, Hickory Hill Drive to W. Mason Street) – Petroleum	\$ 18.45	\$ 18.45	\$ 16.45	\$ 16.45	\$250.00



CITY OF GREEN BAY - Bid Tabulation

Bid ID: 2026-09 Hauling, Disposal & Mobilization of Contaminated Soil

Broadcast Date: 3/10/2026

Due Date: 3/31/2026 @ 2:00 (CDT)

CC: 92600, 96200, 91200, 91300

BEST ENTERPRISES LLC										
	ITEM DESCRIPTION	GFL MEADOWS LANDFILL LLC Hilbert, WI	WASTE MANAGEMENT RIDGEVIEW LANDFILL Whitelaw, WI	OUTAGAMIE COUNTY LANDFILL Appleton, WI	BROWN COUNTY SOUTH LANDFILL Greenleaf, WI	AVG. LANDFILL COST PER TON	EST. TONS PER PROJECT	COST PER MOBILIZATION	EST. # OF MOBILIZATIONS PER PROJECT	TOTAL COST PER PROJECT
		PRICE	PRICE	PRICE	PRICE	PRICE	QTY	PRICE	PRICE	PRICE
1	Project #1	\$18.45	\$18.45	\$16.45	\$16.45	\$17.45	100	\$250.00	3	\$2,495.00
2	Project #2	\$18.45	\$18.45	\$16.45	\$16.45	\$17.45	100	\$250.00	3	\$2,495.00
3	Project #3	\$14.45	\$14.45	\$12.45	\$12.45	\$13.45	1000	\$450.00	2	\$14,350.00
4	Project #4	\$14.45	\$14.45	\$12.45	\$12.45	\$13.45	1500	\$450.00	2	\$21,075.00
5	Project #5	\$16.45	\$16.45	\$14.45	\$14.45	\$15.45	860	\$450.00	3	\$14,637.00
6	Project #6	\$18.45	\$18.45	\$16.45	\$16.45	\$17.45	300	\$250.00	2	\$5,735.00
7	Project #7	\$18.45	\$18.45	\$16.45	\$16.45	\$17.45	42	\$250.00	1	\$982.90
	TOTAL PROJECT COST									\$61,769.90
	Lead Time	10 days								
	Payment Terms (Net 30)	Other								
	Early Payment Discounts	1% NET 10								

RECOMMENDATION: Award the lowest responsive, responsible, contractor: **BEST ENTERPRISES LLC.**



CITY OF GREEN BAY - Bid Tabulation

Bid ID: 2026-09 Hauling, Disposal & Mobilization of Contaminated Soil

Broadcast Date: 3/10/2026

Due Date: 3/31/2026 @ 2:00 (CDT)

CC: 92600, 96200, 91200, 91300

PETERS CONCRETE COMPANY										
	ITEM DESCRIPTION	GFL MEADOWS LANDFILL LLC Hilbert, WI	WASTE MANAGEMENT RIDGEVIEW LANDFILL Whitelaw, WI	OUTAGAMIE COUNTY LANDFILL Appleton, WI	BROWN COUNTY SOUTH LANDFILL Greenleaf, WI	AVG. LANDFILL COST PER TON	EST. TONS PER PROJECT	COST PER MOBILIZATION	EST. # OF MOBILIZATIONS PER PROJECT	TOTAL COST PER PROJECT
		PRICE	PRICE	PRICE	PRICE	PRICE	QTY	PRICE	PRICE	PRICE
1	Project #1	\$18.50	\$18.50	\$16.50	\$16.50	\$17.50	100	\$425.00	3	\$3,025.00
2	Project #2	\$18.50	\$18.50	\$16.50	\$16.50	\$17.50	100	\$425.00	3	\$3,025.00
3	Project #3	\$14.25	\$14.25	\$12.50	\$12.50	\$13.38	1000	\$425.00	2	\$14,225.00
4	Project #4	\$14.25	\$14.25	\$12.50	\$12.50	\$13.38	1500	\$425.00	2	\$20,912.50
5	Project #5	\$17.50	\$17.50	\$15.75	\$15.75	\$16.63	860	\$425.00	3	\$15,572.50
6	Project #6	\$17.50	\$17.50	\$15.75	\$15.75	\$16.63	300	\$425.00	2	\$5,837.50
7	Project #7	\$14.00	\$14.00	\$12.00	\$12.00	\$13.00	42	\$425.00	1	\$971.00
	TOTAL PROJECT COST									\$63,568.50
	Lead Time	5 days								
	Payment Terms (Net 30)	Yes								
	Early Payment Discounts	n/a								



CITY OF GREEN BAY - Bid Tabulation

Bid ID: 2026-09 Hauling, Disposal & Mobilization of Contaminated Soil

Broadcast Date: 3/10/2026

Due Date: 3/31/2026 @ 2:00 (CDT)

CC: 92600, 96200, 91200, 91300

SGS ENVIRONMENTAL CONTRACTING LLC										
	ITEM DESCRIPTION	GFL MEADOWS LANDFILL LLC Hilbert, WI	WASTE MANAGEMENT RIDGEVIEW LANDFILL Whitelaw, WI	OUTAGAMIE COUNTY LANDFILL Appleton, WI	BROWN COUNTY SOUTH LANDFILL Greenleaf, WI	AVG. LANDFILL COST PER TON	EST. TONS PER PROJECT	COST PER MOBILIZATION	EST. # OF MOBILIZATIONS PER PROJECT	TOTAL COST PER PROJECT
		PRICE	PRICE	PRICE	PRICE	PRICE	QTY	PRICE	PRICE	PRICE
1	Project #1	\$22.00	\$18.00	\$16.75	\$13.75	\$17.63	100	\$2,610.00	3	\$9,592.50
2	Project #2	\$22.00	\$18.00	\$16.75	\$13.75	\$17.63	100	\$2,610.00	3	\$9,592.50
3	Project #3	\$22.00	\$18.00	\$16.75	\$13.75	\$17.63	1000	\$4,860.00	2	\$27,345.00
4	Project #4	\$22.00	\$18.00	\$16.75	\$13.75	\$17.63	1500	\$4,860.00	2	\$36,157.50
5	Project #5	\$22.00	\$18.00	\$16.75	\$13.75	\$17.63	860	\$4,860.00	3	\$29,737.50
6	Project #6	\$22.00	\$18.00	\$16.75	\$13.75	\$17.63	300	\$2,610.00	2	\$10,507.50
7	Project #7	\$22.00	\$18.00	\$16.75	\$13.75	\$17.63	42	\$2,610.00	1	\$3,350.25
	TOTAL PROJECT COST									\$126,282.75
	Lead Time	7 days								
	Payment Terms (Net 30)	45 days								
	Early Payment Discounts	n/a								

From: [Troy VanHandel](#)
Subject: Intent to Award: 2026-09 Hauling, Disposal, & Mobilization of Contaminated Soil
Date: Monday, April 6, 2026 2:14:28 PM
Attachments: [2026-09 Bid Summary.pdf](#)

Dear Valued Contractors,

Thank you for expressing interest and putting forth the time and effort in preparing your submittal...

After careful review of all bids received, the City of Green Bay announces its Intent to Award the contract for RFB 2026-09 HAULING, DISPOSAL, & MOBILIZATION OF CONTAMINATED SOIL to the lowest responsive, responsible contractor that meets the specifications of the solicitation to: BEST Enterprises Inc. in the amount of **\$61,769.90** (*see attachment for the bid summary*). Quantities identified are for bid purposes only and are based on historical data; the City of Green Bay does not guarantee to purchase any specific quantity or dollar amount.

This Notice of Intent to Award is subject to execution of a written contract and/or purchase order. As a result, this notice does **NOT** constitute the formation of a contract between the City of Green Bay ("City") and the apparent successful contractor.

Thank you again for your time and effort in submitting a response and for your continued interest in doing business with the City of Green Bay. The City encourages you to participate in future bid opportunities. If you have any questions, or require additional information, please feel free to contact me at 920-448-3049 or Troy.VanHandel@greenbaywi.gov.

Sincerely,

Troy Van Handel

Buyer

City of Green Bay
Purchasing Department
920.448.3049
greenbaywi.gov



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

MEETING DATE

April 21, 2026

PREPARED BY

Valerie Joosten, Public Works Director

AGENDA ITEM # P.5

To approve the request by Department of Public Works to enter into a Master Development Agreement between Oneida Nation and the City of Green Bay.

BACKGROUND

After delays associated with Oneida Nation's Cattail Marsh development project, Oneida Nation approached the City of Green Bay about developing a master development agreement that could cover future developments. This agreement has been reviewed and drafted by the City's and Oneida Nation's attorneys and outlines the terms for future developments.

RECOMMENDATION

To approve the Master Development Agreement between Oneida Nation and The City of Green Bay.

FISCAL IMPACT

ATTACHMENTS

- I. Master Development Agreement.OneidaNation.3.24.2026

Master Development Agreement between Oneida Nation and the City of Green Bay

This Agreement is made this ____ day of _____, 2026, by and between Oneida Nation, and the City of Green Bay, a municipal corporation of the State of Wisconsin, located in Brown County, Wisconsin (hereinafter the “City”).

WHEREAS, the Nation and the City work together to provide joint services in various manners where the Nation and the City’s boundaries overlap;

WHEREAS, from time to time the Nation is the owner of lands within the City’s boundaries that it is seeking to develop; and

WHEREAS, the Oneida Nation and City agree to the form of a Development Agreement between the Oneida Nation and City for development requiring connection to the City’s infrastructure to complete the Nation’s development of its land.

NOW, THEREFORE, conditioned on the case-by-case approval by the City of necessary plans prior to the installation and completion of all required improvements, it is agreed that Development Agreements between the Oneida Nation and the City shall recognize the government-to-government relationship and therefore shall contain the following provisions:

This Agreement is made this ____ day of _____, 2026, by and between Oneida Nation, and the City for the purpose of developing land owned by the Nation which requires connections to the City’s infrastructure for provision of utility services.

I. Project Description. This agreement governs the following project that is more specifically described in Section II, Subsection A-E:

Project Name:	
Project Purpose:	
Affected Parcels (legal descriptions provided in Exhibit A):	
Land Status (fee or trust):	

II. Installation of Improvements. Improvements include all projects identified in Section II, Subsections A through E (hereinafter “Improvements”). All Improvements shall be constructed by the Nation in accordance with design plans submitted by the Nation and approved by the City Director of Public Works or their designee (hereinafter “Director”). Said plans and materials used shall comply with the current edition of the City of Green Bay Standard Specifications and Construction Standards for Public Works Construction including all supplements, unless otherwise approved by the Director. The applicable design plans shall be approved by the Director prior to commencement of construction of each Improvement. The Director, in their sole determination, may order amendments to the approved plans in the event that actual conditions of the site upon inspection require said amendments to ensure the safety, quality and durability of the Improvements. The Nation is further responsible for obtaining all necessary

permits for the Improvements. The Nation may begin work on the improvements upon conditional approval of the site plan and upon obtaining all necessary permits.

A. Streets

1. The streets shall be constructed as depicted by the Nation in the conditionally approved site plan. Streets shall be constructed using standards that meet or exceed any requirements established by the City for the subject area.
2. All roads shall remain the property of the Nation subject to access easement as described in section III.
3. Any additional terms specific to the project.

B. Water Distribution

1. The Nation shall furnish, construct and install all water mains in the Development. The design of the water main shall be approved by the Green Bay Water Utility prior to commencement of work.
2. The Nation shall install water services to serve each lot in the Plat. The portion of the water service from the main to the curb stop shall remain under the ownership and control of the Green Bay Water Utility.
3. All water main and lateral construction shall be completed prior to the start of street construction.
4. Any additional terms specific to the project.

C. Storm Sewers and Stormwater Management Facilities.

1. The Nation shall furnish, construct and install storm sewers and stormwater management facilities as needed. The size and location of the sewers and facilities shall be approved by the Director prior to commencement of work.
2. The Nation shall install any necessary stormwater service laterals. All laterals shall be installed to the sewer main and shall remain under the ownership and control of the Nation or owner of lot or its successor or assign.
3. All storm sewer main and lateral construction shall be completed prior to the start of construction of the street.
4. All stormwater management facilities shall meet or exceed the requirements of the approved stormwater management plan.
5. Any additional terms specific to the project.

D. Sanitary Sewers

1. The Nation shall furnish, construct and install all sanitary sewers in the Development. The location of the sanitary sewer shall be approved by the Director prior to commencement of work.
2. The Nation shall install sanitary sewer laterals to serve each lot in the Plat. All laterals shall be installed to the lot line and shall remain under the ownership and control of the Nation or owner of lot or its successor or assign.
3. All sanitary sewer main and lateral construction shall be completed prior to the start of street construction.
4. Any additional terms specific to the project.

E. Erosion Control and Stormwater Management Plans.

1. Prior to the commencement of construction, the Nation must submit an erosion control plan and Stormwater Management Plan to the Director that must conform to City and federal laws and regulations.

2. It is the Nation's responsibility to ensure permits are also received from any other tribal and federal agencies as may be required.
3. In the event the Nation fails to comply with the erosion control plan and fails to take timely and corrective action with respect to correction orders, the City may take any action reasonably necessary to implement the approved erosion control plan and all costs to implement said plan shall be the responsibility of the Nation.
4. It is the Nation's responsibility to maintain all stormwater management facilities, unless otherwise agreed to in writing.
5. Any additional terms specific to the project.

III. Permits and Fees.

A. Reimbursement of City's Costs.

1. The Nation shall coordinate inspections pursuant to each party's jurisdiction and, as agreed upon by the parties, to include independent agencies and consultants. Specifically, the parties agree that the Nation retains jurisdiction over land and building code enforcement and permitting pursuant to its laws and that the City retains jurisdiction to permit the improvements and any connection points to the City's infrastructure pursuant to application regulations.
2. The Nation shall reimburse the City for any and all costs, including wages, salaries, benefits and administrative costs, related to City review and approval of plans and design, for inspection of the Improvements, and for conversion of the Nation's as-built documentation into the City's permanent record system (GIS). The City shall invoice the Nation the actual wage and benefit costs plus a 20% administrative charge. The Nation shall submit payment of this invoice within 30 days of receipt of each invoice.
3. Nation shall pay the actual costs for inspection and testing of the Improvements and materials used therein that are performed by independent agencies.

IV. Easement.

A. Completion Date.

1. All Improvements shall be completed by (hereinafter the "Completion Date").
2. Nation's performance hereunder shall not be subject to breach if due to force majeure, including but not limited to acts of God, weather, strikes, shortages in materials and labor, delays in federal agency responses.

B. Inspection.

1. All Improvements and materials used in Improvements shall be inspected by the City, unless otherwise agreed to by the City.
2. Within 10 days of approval of Improvements, the Director shall report the satisfactory completion to all relevant parties and shall proceed with requesting the easement from the Nation.

C. As-Built.

1. After completion of all improvements, the Nation shall prepare and have approved by the City as-built documents. As-built documents shall be submitted as a hard paper copy and in electronic (AutoCad and PDF) formats.

D. Easement.

1. The Nation shall, upon completion of the Improvements, without charge to the City, give, grant, convey a full access easement for maintenance purposes with the exception of sanitary and storm sewer laterals and water services lying outside of dedicated right-of-way, to the City, its successors and assigns forever, free and clear of all encumbrances whatever; together with (without limitation because of enumeration) all land, buildings, structures, mains, conduits, pipes, lines, plant machinery, equipment, appurtenances and hereditaments which may in any way be a part of or pertain to the Improvements, together with any and all necessary easements for access thereto. The parties understand that some of the Nation's projects may be on land held in trust by the United States for the Oneida Nation and that any such projects would require the Bureau of Indian Affairs (hereinafter "BIA") to approve any easement documents and that there is no deadline on the BIA related to their review/approval of said easement requests. In the event the project is on trust land, the Nation shall inform the City when easement documents have been submitted to the BIA and shall provide updates related to the easement as they become available from the BIA. In the event an easement is not yet in place at the time of project completion, the Nation and City may enter into a temporary agreement regarding access.
2. Pursuant to this agreement, upon acceptance of final improvement inspections, the City shall have the right to connect, integrate or otherwise alter the Improvements as it deems necessary, provided that any modifications to the Improvements shall be noticed to the Nation in advance of any modifications and shall comply with any tribal permitting requirements.
3. Upon notice from the City, the Nation shall take immediate action to repair or replace faulty laterals or services, as determined by the Department of Public Works or the Green Bay Water Utility.

V. Warranties and Guarantees.

A. Improvement Guarantee. The Nation guarantees all Improvements against defects which appear within a period of one year from the date of acceptance of final inspections by the City as herein provided.

1. The Nation shall televise all mainline sanitary and storm sewers, and water services, prior to connections going on-line. and deliver a copy of the televising report and video (flash drive or portable hard drive) to the City. In the event of a defect or failure of any Improvement, the Nation shall pay for the cost of repair and any corresponding damages resulting from the defect or failure of the Improvement discovered as a result of the televising. If the Nation fails to make the required repairs within 30 days of notice of the defect, the City may make the repairs, and all costs associated with the repair shall be the responsibility of the Nation. The Nation may request reasonable extensions from the 30-day period. Such requests shall be made in writing to the Director. Notice requirements shall not apply in emergency situations. For emergencies occurring within the warranty period, the City may proceed with repairing the defect and shall submit notice of the defect and the repair to Nation

within seven business days. Provided it is within the warranty period, the Nation shall be responsible for all costs associated with the repair.

2. In the event of a defect or failure of any Improvement after the warranty period, the City shall pay for the cost of repair and any corresponding damages resulting from the defect or failure of the Improvement.

B. Title Warranty.

1. The Nation warrants that it is the owner or beneficiary of all property within the CSM/Plat, that it has full right and authority to make the agreements, warranties, consents and waivers in this Agreement and that upon recording the access easement, which may be subject to BIA approval, the City shall have good, indefeasible title to all interests in property dedicated to the City by easement.

2. The Nation shall provide the City with title evidence showing that the Nation has title as warranted above.

C. Nation's Responsibility for Work.

1. The work shall be under the charge and care of the Nation until all Improvements have been accepted by the City. The Nation is solely responsible for all safety issues arising out of the job site, including signage, barricades and any requirements to ensure the safety of all persons in or about the job site.

2. The obligations and responsibilities of the Nation as set forth in this Agreement may be achieved by the Nation through subsequent contracts between the Nation and qualified third parties whereby such third parties may accept and assume such obligations and responsibilities, so long as all obligations and responsibilities are met.

D. Indemnification (Hold Harmless).

1. The City shall indemnify and hold harmless the Nation, its officers, employees, agents, directors, and representatives, in the course of performance of the City's work under this Agreement, from and against any and all claims, of whatever nature, for injuries or losses, or damages arising out of the City's or subcontractor's negligence, gross negligence, or intentional misconduct, , or the negligence, gross negligence or intentional misconduct of the City's or subcontractors officers, employees, agents, directors, and representatives.

2. The Nation shall indemnify and hold harmless the City, its officers, employees, agents, directors, and representatives, from and against any and all claims, of whatever nature, for injuries or losses, or damages arising out of Nation's or subcontractor's negligence, gross negligence, or intentional misconduct, including but not limited to Nation's breach of this agreement, or the negligence, or the negligence, gross negligence or intentional misconduct of Oneida Nation's officers, employees, agents, directors, and representatives.

VI. Miscellaneous Rights and Provisions.

A. Law to be Observed. The parties shall at all times observe and comply with all applicable federal, state and local laws, regulations and ordinances which are in effect or which may be placed in effect which may affect the conduct of the work to be accomplished under this Agreement. The Nation shall procure all permits and licenses

and pay all charges and fees and give all notices necessary and incident to the lawful prosecution of the work to be completed under this Agreement.

B. Amendments. The City and the Nation may, by mutual written consent, amend this Agreement.

C. Binding Effect. The Nation warrants that it is the owner of all property within the Plat and has full right and authority to make this Agreement. This Agreement and the grants, warranties, obligations, consents and waivers contained herein shall run with the land and be binding upon the Nation, its successors and assigns.

D. Survey Monuments. The Nation has certified that all survey or other monuments required by statute or ordinance have been properly placed and installed. Any monuments disturbed during construction of improvements shall be restored and certified by a Wisconsin Professional Land Surveyor, consistent with City Datum.

E. Zoning. The Nation does not guarantee or warrant that the lands subject to this Agreement will not at some later date be rezoned. Any rezoning that may take place by either party shall not void this Agreement.

F. Indemnification for Environmental Contamination. The Nation shall indemnify, defend and hold the City, its officers, employees and agents harmless from any claims, judgments, damages, penalties, fines, costs or loss (including reasonable fees for attorneys, consultants and experts) that arise as a result of the presence or suspected presence in or on the real property dedicated to the City by, under, pursuant to or in connection with the Plat or this Agreement (including, but not limited to, street right-of-way and park land) of any toxic or hazardous substances (as defined by Federal and State law) arising from any activity of the Nation occurring prior to the acceptance of all improvements, except if such toxic or hazardous substances were directly caused by the City, its officers, agents or employees. Without limiting the generality of the foregoing, the indemnification by the Nation shall include costs incurred in connection with any site investigation or any remedial, removal or restoration work required by any local, state or federal agencies because of the presence or suspected presence of toxic or hazardous substances on or under the real property, whether in the soil, groundwater, air or any other receptor. The City shall immediately notify the Nation of the discovery of any contamination or of any facts or circumstances that reasonably indicate that such contamination may exist in or on the real property. The City also agrees that following notification to the Nation that contamination may exist, the City shall make all reasonable accommodations to allow the Nation to examine the real property and conduct such clean-up operations as may be required by appropriate local, state or federal agencies to comply with applicable laws.

G. Public Easements. All easements dedicated to and accepted by the City or the public on the Plat/CSM or by this Agreement grant the City the right to install, maintain, inspect, repair and replace the designated improvements in, on, over or under such affected parcels. Lots within the Plat/CSM shall not be used in a manner which interferes with the City's easement rights.

FURTHER, Except as needed to further explain, complete, or ensure the safety of a project subject to a Development Agreement, neither party shall require any revisions to this Development Agreement without first mediating said revisions pursuant to this Agreement. Requests for revisions to this Agreement shall be submitted through each parties respective legal

counsel with a meeting scheduled for discussion of any request received within 30 calendar days of receipt of said request.

FINALLY, either party may terminate this Agreement by providing the other party thirty (30) calendar days written notice to each parties respective legal counsel.

IN WITNESS WHEREOF, the parties hereby agree to be bound by the terms and conditions of this Master Development Agreement effective as of this ____ day of _____, 2026.

ONEIDA NATION

By _____
AUTHORIZED NAME, TITLE

CITY OF GREEN BAY

By: _____
Eric Genrich, Mayor



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

MEETING DATE

April 21, 2026

PREPARED BY

AGENDA ITEM # P.6

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

I. Sidewalk Builder

- a. Bryan McEwen Concrete LLC
- b. DeGroot Concrete LLC
- c. J.C. Santy Construction LLC
- d. Ruesch Management, Inc.
- e. KPC Concrete Contractors LLC
- f. Utility Traffic & Restoration LLC
- g. Craftsman Concrete LLC
- h. Quinn & Sons Concrete Construction LLC
- i. Loch Construction Co., Inc.
- j. Precision Flatwork
- k. Douglas J. Maurer Concrete LLC
- l. In The Countryside Concrete LLC
- m. Patriot Concrete LLC
- n. Milis Flatwork

2. Brush Trimmer

- a. R&J Tree Service, Inc.
- b. Treeo's Tree Service, Inc.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

April 21, 2026

PREPARED BY

AGENDA ITEM # P.7

To approve the request by Department of Public Works to award ASPHALT PAVING 2026 to Northeast Asphalt, Inc. in the amount of \$813,559.00.

BACKGROUND

RECOMMENDATION

To Approve

FISCAL IMPACT

ATTACHMENTS

- I. Quest CDN Project Bid Results Asphalt Paving 2026

ASPHALT PAVING 2026

Quest Number: 10099507

Closing Date: Tue, 03/24/2026 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:	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
Northeast Asphalt, Inc.	Mary Jorgensen (PMA)	920-757-2900	neaquote@walbecgroup.com	\$ 813,559.00		
MCC, Inc.	Alicia Marx	920-749-3360	bidding@murphyinc.org	\$ 850,326.10		



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

MEETING DATE

April 21, 2026

PREPARED BY

AGENDA ITEM # P.8

Informational: Report the award of contract BRIDGE I-26 MAIN STREET BRIDGE B-5-311 (STRUCTURAL REHABILITATION PHASE I) to Lunda Construction in the amount of \$1,403,326.20.

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 methacrylate flood seal. 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. The contract was approved for award at staff level at the Common Council meeting held on 3/17/26.

RECOMMENDATION

Not applicable. This item is an informational update.

FISCAL IMPACT

A portion of the funds for this project were included in the approved 2026 CIP, and the remaining amount will be funded by available account balance.

ATTACHMENTS

- I. Quest CDN Project Results - Bridge I-26

BRIDGE 1-26 MAIN STREET BRIDGE B-5-311 (STRUCTURAL REHABILITATION PHASE 1)

Quest Number: 10069280

Closing Date: Tue, 03/17/2026 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:	Trista Hobbs
Owner Phone:	920-448-3114
Solicitor Name:	Green Bay WI, City of
Contact:	Kayla Wasielewski
Email:	kayla.wasielewski@greenbaywi.gov
Phone:	920-448-3134
Award Date:	
Comments:	
Award Status:	Pending
Letting Bid Tabulation:	View on vBid

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
Lunda Construction Co.	Mike Hahn	651-437-9666	mhahn@lundaconstruction.com	\$ 1,403,326.20		
Zenith Tech, INC. bridge	JASON SAMZ	715-241-6992	ztiquote@walbecgroup.com	\$ 1,410,822.70		



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

MEETING DATE

April 21, 2026

PREPARED BY

AGENDA ITEM # Q.I

To approve a "Class B" liquor license for Aldo's Pizza at 1247 Velp Ave with a premise description of "dining room, full kitchen, walk-in cooler, storage room, records upstairs".

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 1247 VELP CLASS B LIQ FEB26



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

MEETING DATE

April 21, 2026

PREPARED BY

AGENDA ITEM # Q.2

No recommendation on an appeal for a denial of an excess animal permit for Diana Krause and Dan Tilot at 2566 Remington Ct. (Returning from 3/9 P&P)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 2026-03-09 Excess Dog Permit Appeal--2256 Remington
2. Krause_Tilot Appeal
3. 18-066807-Redacted
4. 18-066730-Redacted
5. 18-212589.00.00.mm-Redacted
6. 19-009402-Redacted
7. 25-212351-Redacted
8. 18-055440-Redacted
9. 18-212589-Redacted
10. 20-206800-Redacted
11. 26-200702-Redacted
12. 26-204320-Redacted



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

E-mail: dianaflagstad@gmail.com Phone Number: 920-838-6466 Diana
dantilot@gmail.com 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 Tilot Diana Krause

- 1) DAISY IS LEASHED IN HOUSE BEFORE GOING OUTSIDE.
- 2) CHECKING INTO UNDERGROUND FENLING.
- 3) NEIGHBORHOOD COVENANTS DONT 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

April 21, 2026

PREPARED BY

AGENDA ITEM # Q.3

To approve an appeal on an Operator's license by Todd Wood.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Woods Opr Appeal
2. Wood CIB Background
3. Wood CCAP Background



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

MEETING DATE

April 21, 2026

PREPARED BY

AGENDA ITEM # Q.4

To approve a limited expansion of licensed premises for State St Pub at 1238 State St with a premise description of: "parking lot" for the following dates 6/11, 6/18, 6/25, 6/27, 7/2, 7/9, 7/16, 7/23, 7/24, 7/30, 8/6, 9/11 and 9/12.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 1238 State St LELP



Clerk & Treasurer's Office
100 North Jefferson Street - Room 106
Green Bay, Wisconsin 54301-5026
clerk@greenbaywi.gov
www.greenbaywi.gov

Phone 920.448.3010
Fax 920.448.3016

Temporary Expansion of Liquor License
City of Green Bay Clerk's Office

*All requests are heard before the Protection & Policy Committee
and Common Council meeting, subject to complaint.*

Licensed Premises Information

Liquor License Applicant: State Street Pub of Green Bay
Business dba Name: State Street pub
Licensed Address: 1238 State St
Liquor/Beer Agent Name: Tera Hansen

Corporate Information

Business Legal Name (as on WI State Sellers Permit): State Street Pub of Green Bay LLC
Business Mailing Address: 1238 State St #8 WI 54304
Business Contact Name/Position: Tera Hansen owner
Business Phone: 920-669-9059 Business Email: terah355@yahoo.com
Date(s) of Events: Thursdays June 11 - Aug 13 / June 27 / July 24 / Sept 11 & 12
Have you had this event previous years? Yes ☐ No ☐
If so, please provide the dates: 2025 June / August Thursdays / Sept 9-10

Proposed License Description:

parking lot — have additional
riot gates/

Description of the Event:

Thursdays — Cornhole
June (1) band
July (1) band
Sept All bands on Deck

Security at the Event:

We have someone posted outside
at all times —

Is this Event in taking place during a Special Event? Yes ☐ No ☐

*Alcohol cannot be sold on City Right of Way and only beer may be taken out of
the licensed premises into the special event if adjacent to you location.*

☒ Detailed Map for Event.

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.

 920-669-9059 fcray33@yahoo.com 4-11-2026
Applicant Signature Phone Number Email Address Date

Crowwood
Fencing



**REPORT OF THE GREEN BAY POLICE DEPARTMENT
GRANTING OPERATOR LICENSES**

April 21, 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

Barber, Elizabeth C	Saavedra Estrada, Jose A
Bartol, Frank J	Santiago, Ines M
Bogati, Sneha	Schaeffer, Hailey M
Casey, Gina L	Schafer, Kelsey S
Chariton, Tyler J	Schermetzler, Jeffrey J
Couillard, Theresa L	Schumacher, Paul J
Dhein, Kristine M	Stromberg, Michelle L
Ellis, Kimberly E	Subedi, Smriti
Feldhacker, Bradley A	Tessier, Charley L
Green, Courtney R	Thuerwachter, Cassandra L
Harrison, Kayla M	Tilot, Madelyn R
Heesaker, Stacy A	Truett, Melanie M
Hendricks, Danielle J	Van Boxel, Adam J
Hermesen, Cory F	Walker, Taliah K
Hoff, Crystal A	Zamora, Lucelva
Hoffmann, Sabrina M	
Holte, Patricia R	
Ingersoll, Victoria P	
Johnson, Trever K	
Jones, Tarrah M	
Lama, Adhish	
LeComte, Katie M	
Lisouse, Autumn R	
Malcore, Jacob E	
May, Kaley S	
Micolichuk, Betty J	
Moore, Kandice L	
Olcott, Mallory J	
Peoples, Bessie L	
Preston, Matthew R	
Randunzel, Jessica M	



Report to the Green Bay Plan Commission

MEETING DATE

April 21, 2026

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # S.I

To approve the Downtown Business Improvement District's year-end financial reporting for 2025. (March 23, 2026)

BACKGROUND

The Plan Commission is required to annually review the year-end financial report of each Business Improvement District (BID), as stated in the City's BID handbook.

RECOMMENDATION

Staff recommends approval of the Downtown Business Improvement District's year-end financial report for 2025 as presented.

FISCAL IMPACT

ATTACHMENTS

- I. Downtown BID 2025 Year-End Budget Report

Approved 2026 and 2025 Year End Business Improvement District Operating Plan Budget for Downtown Green Bay

		Approved 2026 Budget	Approved 2025 Budget	2025 Actual
REVENUE				
	BID Assessment - DGBI	\$263,820.00	\$266,308.00	\$264,715.00
	Total Revenue	\$263,820.00	\$266,308.00	\$264,715.00
EXPENSES				
Administrative				
	Allocation toward DGBI Staffing	\$140,375.00	\$156,908.00	\$138,312.19
Operating Expenses				
	Office Supplies & Equipment	\$2,000.00	\$2,000.00	\$2,000.00
	Phone/Internet	\$2,000.00	\$2,550.00	\$2,500.00
	Dues, Fees and Subscriptions	\$3,350.00	\$3,350.00	\$3,350.00
	Conferences/Professional Devel.	\$3,000.00	\$4,000.00	\$3,205.11
	Insurance	\$11,000.00	\$11,000.00	\$11,000.00
	Lease/Rental Fees	\$29,600.00	\$25,000.00	\$25,000.00
	Total Operating Expenses	\$ 50,950.00	\$ 47,900.00	\$ 47,055.11
BID Audit/Accounting Services	Annual Audit	\$14,750.00	\$14,000.00	\$14,475.00
Marketing/Printing				
	Includes graphic design software, printed and digital promotional materials, website, social media, and promotional giveaways			
	Total Marketing allocations	\$15,000.00	\$15,000.00	\$15,000.00
Economic Development				
	Business recruitment and retention, networking	\$7,000.00	\$7,000.00	\$4,187.15
Physical Improvements				
	Holiday Wreath Lighting & Décor	\$2,000.00	\$10,000.00	\$10,000.00
	Cleanliness - Litter, Weeds *Note Labor is in staffing for '26	\$3,200.00	\$9,000.00	\$9,000.00
	Banner and Bracket Replacements	\$1,000.00	\$3,500.00	\$763.90
	Public Art	\$3,000.00	\$3,000.00	\$3,000.00
	Planters	\$14,200.00		\$13,762.00
	Washington & Adams St. Tree Lights-Grow and Glow through June '25	\$12,345.00		\$9,159.65
	Total Physical Improvements	\$35,745.00	\$25,500.00	\$45,685.55
	Total Expenses	\$ 263,820.00	\$ 266,308.00	\$ 264,715.00



Report to the Green Bay Plan Commission

MEETING DATE

April 21, 2026

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # S.2

To approve the Olde Main Street Business Improvement District's year-end financial reporting for 2025.
(March 23, 2026)

BACKGROUND

The Plan Commission is required to annually review the year-end financial report of each Business Improvement District (BID), as stated in the City's BID handbook.

RECOMMENDATION

Staff recommends approval of the Olde Main Street Business Improvement District's year-end financial report for 2025 as presented.

FISCAL IMPACT

ATTACHMENTS

- I. OMS BID 2025 Year-End Budget Report

Approved 2026 Budget and 2025 Year End Business Improvement District Operating Plan Budget for Olde Main St.

REVENUE		Approved 2026 Budget	Approved 2025 Budget	2025 Actual
	BID Assessment - Olde Main Street	\$71,560.00	\$66,983.00	\$66,611.00
	Total Revenue	\$71,560.00	\$66,983.00	\$66,611.00
EXPENSES				
Administrative				
	Allocation toward DGBI Staffing	\$39,960.00	\$34,233.00	\$35,958.78
Operating Expenses				
	Office Supplies & Equipment	\$500.00	\$500.00	\$500.00
	Phone/Internet	\$900.00	\$900.00	\$768.00
	Conferences/Professional Devel.	\$1,500.00	\$1,500.00	\$978.25
	Office Rent/Lease	\$9,000.00	\$9,000.00	\$8,849.50
	Dues and Subscriptions	\$2,200.00	\$1,050.00	\$1,050.00
	Total Operating Expenses	\$14,100.00	\$12,950.00	\$12,145.75
Marketing/Printing				
	Includes graphic design software, printed and digital promotional materials, website, social media, and promotional giveaways			
	Total Marketing allocations	\$4,500.00	\$4,300.00	\$4,300.00
Economic Development				
	Business recruitment and retention, networking	\$2,500.00	\$2,000.00	\$2,040.43
Physical Improvements				
	Streetscape-Planters & Medians including new mulch (majority of the cost is paid by sponsorships)	\$4,500.00	\$6,000.00	\$6,000.00
	Cleanliness	\$1,000.00	\$2,500.00	\$2,500.00
	Banners & Holiday Décor	\$2,000.00	\$2,000.00	\$1,206.04
	Public Art	\$2,000.00	\$2,000.00	\$2,000.00
	Three Corners Flags	\$1,000.00	\$1,000.00	\$460.00
	Total Physical Improvements	\$10,500.00	\$13,500.00	\$12,166.04
	Total Expenses	\$71,560.00	\$66,983.00	\$66,611.00



Report to the Green Bay Plan Commission

MEETING DATE

April 21, 2026

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # S.3

To approve the Broadway Business Improvement District's year-end financial reporting for 2025. (March 23, 2026)

BACKGROUND

The Plan Commission is required to annually review the year-end financial report of each Business Improvement District (BID), as stated in the City's BID handbook.

RECOMMENDATION

Staff recommends approval of the Broadway Business Improvement District's year-end financial report for 2025 as presented.

FISCAL IMPACT

ATTACHMENTS

1. Broadway BID 2025 Year-End Budget Report
2. Broadway BID 2025 Annual Report

2025 Broadway BID

	Budget	Actual
<u>Design</u>		
Lighting	\$ 5,000.00	\$ 14,170.00
Annual Maintenance	\$ 20,000.00	\$ 37,268.49
Public Art	\$ 20,000.00	\$ 50,200.00
Bike Racks	\$ 5,000.00	\$ -
Total Design	\$ 50,000.00	\$ 101,638.49
<u>Organization</u>		
Admin Allocation	\$ 25,581.00	\$ 25,581.00
BBID Annual Audit	\$ 3,200.00	\$ 3,200.00
Total Organization	\$ 28,781.00	\$ 28,781.00
<u>Promotion</u>		
Marketing Allowance	\$ 8,900.00	\$ 39,422.59
Total Promotion	\$ 8,900.00	\$ 39,422.59
<u>Economic Vitality</u>		
Mini-Grants	\$ 5,000.00	\$ 135,000.00
Retail Incubator	\$ 12,000.00	\$ -
Public Market	\$ 25,000.00	\$ 25,000.00
Total Economic Vitality	\$ 42,000.00	\$ 160,000.00
	\$ 129,681.00	\$ 329,842.08

Notes:**2025 Rollover Funds**

2025 Bike Racks	\$ 5,000.00
2025 Retail Incubator	\$ 12,000.00
	\$ -
	\$ -
	\$ -
	\$ -
	\$ 17,000.00

Actual BID Proceeds:

2025 Settlement Statement	\$ 129,681.00
2025 Adopted Budget	\$ 129,669.00
	\$ 12.00

2025 BID Proceeds

Received 03/06/2025	\$ 104,665.00
	\$ 104,665.00

2025 Balance Owed	\$ 25,016.00
--------------------------	---------------------

Annual Report 2025

ABOUT US

Mission

On Broadway, Inc. promotes the Broadway District as Green Bay's cultural core for entrepreneurs, creatives, residents and visitors to engage and succeed in a welcoming environment.

Vision

On Broadway, Inc. is the recognized leader for creatively building a sustainable, relevant, and thriving urban community.

District Vision

As creativity and art provide the underlying pulse of the district, these elements combine making the Broadway District the place people of all ages and backgrounds come to shop, eat, live, work, network and play.

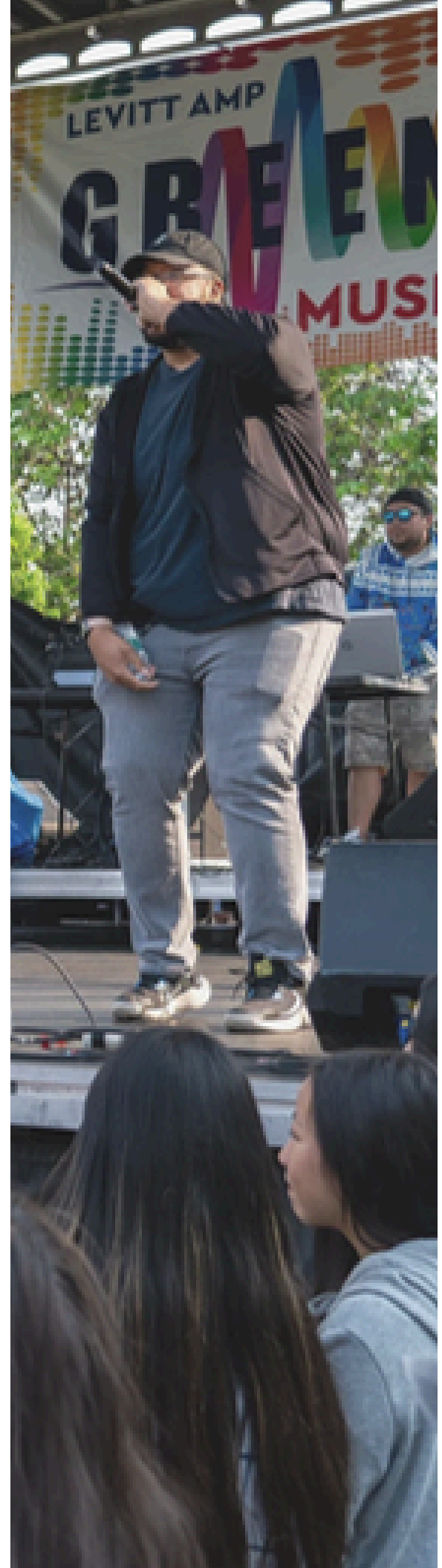
Photography credit

Cover photo: 2025 Festival Foods Fire Over the Fox
Photo taken by Chicken or the Egg Photography

Other photos provided by:

- Shayna Marie Photography
- Audrey Thomas Photography
- Master Sergeant Media

Printing by Kuehn Printing



THE MAIN STREET APPROACH™



© National Main Street Center, 2020, All Rights Reserved.

STAFF



BRIAN JOHNSON
PRESIDENT & CEO



BROOKE HAFS
VICE PRESIDENT OF DONOR
ENGAGEMENT



MARY RHODE
VICE PRESIDENT OF MARKETING
& COMMUNICATIONS



QUINCY FASSBENDER
DIGITAL MEDIA MANAGER



FATMA LETIFI
DIVERSITY & BUSINESS SUPPORT
MANAGER



MOLLY GRAY IVANOVSKA
FARMERS' MARKET & SPECIAL
EVENTS MANAGER



ROB KOELLER
PROPERTY MANAGER

2025 BOARD OF DIRECTORS



Board President

Linda Bova*
COO/EVP/Partner
NEWCMG, LLC.



Past President

Barb LaMue
Owner
Pebble Rock Partners LLC



Secretary

Kasha Huntowski*
Executive Director
Neville Public Museum
Foundation



Treasurer

Dru Carney*
Senior Consultant
Wipfli



Garritt Bader*

Principal
GB Real Estate
Investments, LLC



Jackie Krutz

Director of Titletown
Development
Green Bay Packers



Danyelle Pierquet

Project Executive
ISG



Nichole Campbell*

Owner & Lead Floral Designer
Petal Pusher Flower Studio



Ryan Martin

Dean of College of Arts,
Humanities and Social
Sciences
University of Wisconsin-
Green Bay



Brad Toll

President/CEO
Discover Green Bay



Rebecca Finco*

Economic Development
Specialist
City of Green Bay



Gail McNutt

Advisor, Coach, Mentor,
Facilitator
GMM Consulting



Chad Van Handel

Chief Lending Officer
Unison Credit Union



Ryan Krumrie

Attorney/Partner
Hager, Dewick &
Zuengler, S.c.



Heather Mueller

Chief Marketing & Product
Officer
Breakthrough



Ken Wachter

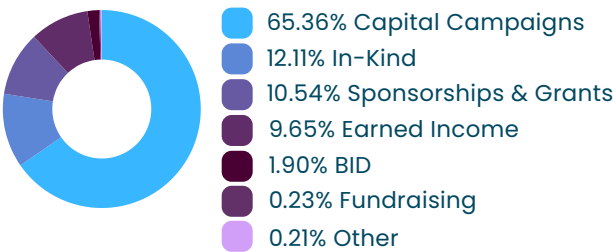
Retired President/CEO
PMI Entertainment Group

*Denotes Broadway District business and/or property owner

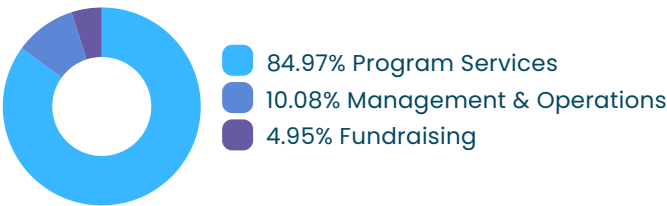
FINANCIAL OVERVIEW

**These are preliminary year-end financials.*

Sources of support



Uses of support



Income generated through program operations is reinvested into the Broadway District to support design improvements, space activation, business support programs and capital projects. These investments make a more sustainable district that fosters additional public and private investment.

REVENUE

Business Improvement District	\$ 129,681.00	1.90%
Capital Campaigns	\$ 4,468,771.27	65.36%
Event Revenue	\$ 659,933.31	9.65%
Fundraising	\$ 15,754.40	0.23%
Grants	\$ 259,201.67	3.79%
Sponsorships	\$ 461,090.00	6.74%
Other	\$ 14,642.37	0.21%
In-Kind	\$ 827,942.86	12.11%
TOTAL	\$6,837,016.88	100.00%

EXPENSES

Administrative	\$ 794,991.40	28.70%
Design	\$ 38,768.49	1.40%
District Marketing	\$ 20,057.32	0.72%
Economic Vitality	\$ 272,581.24	9.84%
Events	\$ 768,009.41	27.73%
Organization	\$ 36,039.79	1.30%
Other	\$ 11,213.93	0.40%
In-Kind	\$ 827,942.86	29.89%
TOTAL	\$ 2,769,604.44	100.00%



WISCONSIN MAIN STREET AWARDS

The team at On Broadway took home three awards at the 2025 event held in Menominee, WI on March 13. On Broadway volunteer, Julie Hill, was also recognized as our Community Champion.



Best Business Support Initiative

Diverse Business Assistance Grant



Best Downtown Special Event

Christkindlmarket on Broadway



Best Program Marketing Campaign

Green Bay Public Market Brand Launch



Community Champion

Julie Hill

On Broadway Inc. remains the winningest Wisconsin Main Street program.

2025 FASTEST GROWING COMPANIES



In late 2025, On Broadway, Inc. was honored to be listed in the Top 10 of the area's 25 Fastest Growing Companies!



DESIGN



50+ murals since 2020



St.Pawtrick's Day Event held at the Vital Essentials Dog Park



3 new sculptures created: Deer and two fawn benches; all located in Red Sculpture Park



42 tree boxes with native pollinator plants maintained



52 planter bowls maintained with seasonal flowers



70 trees wrapped with lights



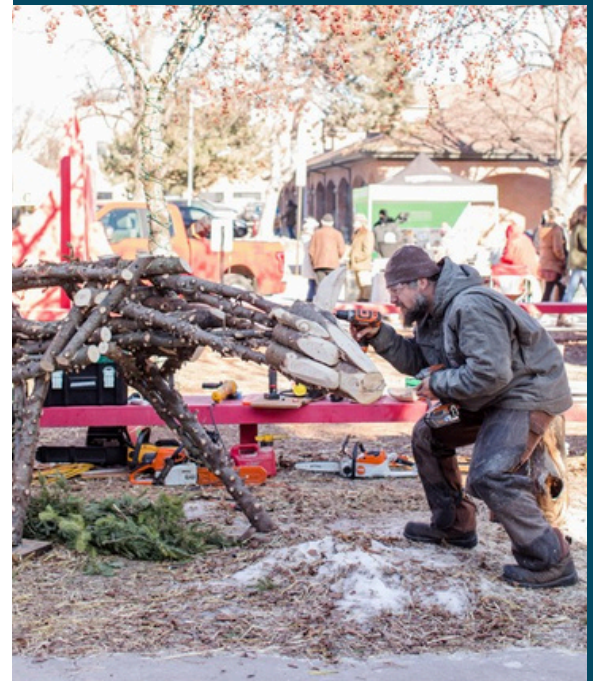
Regular weed management in planters and sidewalk cracks



Coordinated spring and fall clean-ups with volunteers



130 bags of trash collected



Vital Essentials Dog Park 'Pawtnership'



The Vital Essentials Dog Park received some extra attention in 2025 thanks to a Broadway District business, Earth Science!

Earth Science employee, Mauricio, took on the dog park as a passion project and spent many hours using Earth Science's innovative products, like Lawn Food Plus, Gypsum, and Iron fertilizers to help the lawn thrive throughout the year! He also added wildflower seeds to enhance the park's border and attract pollinators!

DESIGN

Through a partnership with the City of Green Bay and Downtown Green Bay, Inc., ISG, a local architecture and engineering firm, was hired to complete Broadway District streetscape design standards and urban design enhancements.

Leicht Park

Phase one of the Leicht Park renovation project broke ground in late summer 2025.

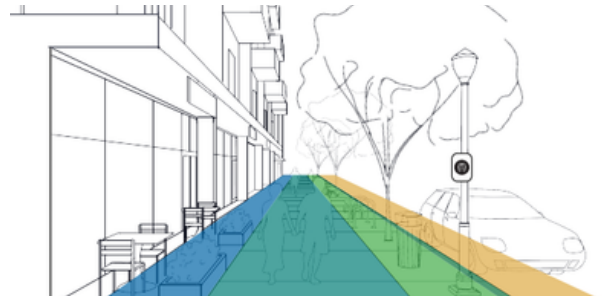
Phase two will continue in 2026, with phase three happening upon completion of fundraising by On Broadway, Inc.



Photo credit: ISG

District Streetscape Design Standards

An adopted set of standards for future streetscape enhancements to create cohesion and consistency with amenities such as benches, trash cans, lighting, pavement treatments, and corridor markers.



La Baye Loop

Because of the NFL Draft in April 2025, the La Baye Loop project was slightly expedited.

This pilot project was a collaborative effort between Downtown Green Bay, Inc. and On Broadway, Inc. to create a branded loop connecting the districts.

The NFL Draft provided the opportunity for temporary wayfinding signage and collateral.



BREWERS + BROADWAY

On August 28, the Milwaukee Brewers in collaboration with On Broadway, Inc., unveiled their latest community mural. The mural, illustrated and painted by Green Bay artist, Andrew Linskens, is located on the back of the Hurckman Mechanical Industries building at 164 North Broadway in Green Bay.

The mural, depicts the iconic Brewers Barrelman and is the fifth mural installed – and first in Green Bay – as part of the Milwaukee Brewers #BeyondTheDiamond community engagement efforts, celebrating fans from communities around the state, and at the same time, contributing to efforts to beautify spaces.

A formal press conference with representatives from the Brewers organization, Mayor Genrich and others was held for the mural unveiling.



WE OUR VOLUNTEERS!

We could not do the work we do without a dedicated group of volunteers.

From district clean-ups, weekly Trashforce, event assistance and Governance committee to the Levitt AMP Green Bay Music Series HYPE Team and so much more, we are so grateful for the more than 700 volunteers that assisted our organization in 2025.

Total Volunteer Hours for 2025
4,490 Hours

Volunteer Hours Economic impact
\$156,207.10



BROADWAY DISTRICT VISITOR TRAFFIC



2025 Visitor Traffic topped
732,000 individuals
2.6 million total trips



Average time spent in the Broadway District: 92 minutes

- Under 30 minutes: 26%

Top origin/destinations:

- 44% come to district from home
- 10% from work
- 10% from shopping

**All data provided by the Wisconsin Economic Development Corp.*



BROADWAY DISTRICT STORIES

Broadway District Stories was a 7-part series highlighted on the downtown Green Bay website and On Broadway social pages.

The stories highlighted diverse businesses in the Broadway District. Funds from the Diverse Business Assistance Grant program supported this promotional effort.

Special thanks to Julie Gile Photography and her team for helping us bring these stories to life.



ECONOMIC VITALITY



Cut the ribbon for 9 new businesses



Celebrated 14 Business Openings



Said Goodbye to 4 small businesses



- The Fort at the Rail Yard started leasing 233 new residential units
- Former Badger Sheet Metal site was razed to make room for 238 residential units and fire station
- Over \$100,000 in microgrants awarded to retail operators and minority-owned businesses
- One of six programs in the country selected for the “Unlocking Capital” grant program to mobilize impact investing into community-centered projects.



GREEN BAY PUBLIC MARKET



Finalized construction plan set.



Continued work on finalizing capital stack including new market tax credits, impact investing, and grant support.



April 9, 2025

Tour of Reading Terminal Market while in Philadelphia for the National Main Street Conference.



May 9, 2025

Provided a building tour to Representative Ben Franklin.



June 10, 2025

Building tour with Governor Tony Evers and Tourism Secretary Anne Sayers as part of their statewide tour promoting tourism economic impact numbers.



June 13, 2025

Provided a tour during the International Public Market Conference hosted in Milwaukee.



July 28, 2025

Provided a building tour to former WEDC Secretary Missy Hughes and other WEDC staff members.

PROMOTION

Special Events

Coordinated programming to attract visitors and vibrancy to the Broadway District.

- 732,000 annual visitors
- 50+ events include:
 - Winterfest on Broadway
 - Farmers' Market on Broadway
 - Levitt AMP Green Bay Music Series
 - igNight Market
 - Fire Over the Fox
 - Fall Fest on Broadway
 - Christkindlmarket on Broadway

Retail Promotions

Activity and promotions coordinated to attract shoppers into our retail businesses.

- Small Business Saturday
- 12 Days of Christmas
- Winter Wine & Beer Walks
- Run For the Roses Wine Walk
- Snowman Scavenger Hunt
- Sweet Stroll on Broadway
- Touchdown Downtown

Special 2025 Programming

- Draft City Music Fest
- 8th Round Downtown



PROMOTION



Social Media

35.3 K

Interactions

3.6 M

Total Views

73,373

Total Followers

Facebook Pages

- On Broadway, Inc
- Farmers' Market on Broadway
- igNight Market
- Christkindlmarket on Broadway
- Green Bay Public Market

Instagram Pages

- On Broadway, Inc
- Green Bay Public Market

LinkedIn - On Broadway, Inc

108,375

Post Impressions

553

New Followers



Media Stories

308

This is a **138% increase**
over 2024.



Email Marketing

1,538,322

Sends

45%

Avg. Open Rate

*Analytics include weekly What's Up Downtown email and On Broadway event emails.

Google Reviews



"Amazing and fun experience! We enjoyed talking with all the shop owners, the beautiful decorations, the delicious s'mores, and getting many gifts!! A great addition to our holiday traditions!" - For Christkindlmarket on Broadway

"I'm obsessed with the Green Bay Farmers Market! As a regular visitor from previous years with the scouts and family or friends, I can attest to its exceptional quality and vibrant atmosphere. With over 100 vendors, there's something for everyone." - For Farmers' Market on Broadway



DRAFT 2025 GREEN BAY

Downtown Events Recap

On Broadway was part of a larger planning committee spearheaded by Mayor Eric Genrich, who's purpose was to capitalize on the NFL Draft event and activate downtown to draw visitors and locals. Two specific efforts included:

Draft City Music Fest, a partnership between the City of Green Bay and On Broadway, Inc., took place April 23 and 26 in Leicht Park.

Touchdown Downtown consisted of four days of activities in downtown Green Bay and was a collaborative effort between On Broadway, Downtown Green Bay, the City of Green Bay and Green Bay Parks, Recreation & Forestry Department.

The activities were:

- Field Fest at Historic Old City Stadium - April 23
- Draft City Music Fest - April 23
- Living Packers Heritage Trail - April 24
- Booyah Battle & Uncle Mike's Kringle Combine - April 25
- Draft Day 5k - April 26
- Downtown Farmer's Market Draft Edition - April 26
- 8th Round Downtown - April 26



FOSTERING A DIVERSE COMMUNITY

Levitt AMP Green Bay Music Series

A 10-week music series supported in part by the national Mortimer & Mimi Levitt Foundation. The series provides \$100,000+ in FREE music - bringing people together, fostering belonging, and invigorating community life. Additional placemaking and interactive programming is also coordinated and available to all who attend.



2,900 Attendees

**Attendance number is for Sunday concerts only.*



\$17,327 Direct spend

\$29,367 Total economic impact spend



igNight Market

This nighttime market takes place in both June and August. It provides opportunities for artisans and makers to sell their wares, offers free specialty art activities and live, original music acts all with a nighttime vibe and ambience. A highlight of the August event is the hot air balloon glow.



7,900 Attendees

**Total attendance from June and August events.*



\$61,703 Direct spend

\$104,584 Total economic impact spend

**All attendance numbers are provided by Placer.AI.*

**All direct spend and total economic impact spend data points are provided by Discover Green Bay and are based on estimates. They use the average rate for hotels during the event and assumed that the average percentage of overnight visitors was about 5% - the average they see all year. The tool they use for calculations is the Destinations International Economic Impact Calculator - in partnership with Tourism Economics.*

FIRE OVER THE FOX



Festival Foods Fire Over the Fox brings thousands to downtown and for most, it has become an annual tradition. It brings together all cultures and demographics and affords them the opportunity to explore our downtown while enjoying a festive pedestrian-friendly atmosphere.

Largest fireworks show in Northeast Wisconsin!

- Five stages of live music
- Kids Zone with inflatable water slide and dunk tank
- Waterboard Warriors Water Ski performance
- Family-friendly programming



39,000 Attendees



\$217,735 Direct spend

\$368,829 Total economic impact spend



*All attendance numbers are provided by Placer.AI.

*All direct spend and total economic impact spend data points are provided by Discover Green Bay and are based on estimates. They use the average rate for hotels during the event and assumed that the average percentage of overnight visitors was about 5% - the average they see all year. The tool they use for calculations is the Destinations International Economic Impact Calculator - in partnership with Tourism Economics.

CHRISTKINDLMARKET ON BROADWAY

This vibrant holiday season event plays a key role in driving shoppers to the Broadway District during the critical holiday shopping period. The market attracts visitors and encourages residents to explore and shop locally.



- 14 market days
- 11 wooden chalets and 11 white pagoda tents that house regional vendors selling homemade gift items
- Rotating programming, musical performances, interactive workshops
- Added Thursdays and extended hours on Saturdays
- Additional event spaces include:
 - 1st floor of the Hurckman Mechanical Industries (HMI) building
 - Rooftop of HMI building (location of the cozy igloos)
 - Mistletoe Lodge (heated large tent behind Beerntsen's Candies) that included a small stage for entertainment, seating, and a beverage bar.



30,000 Attendees



\$195,127 Direct spend

**\$329,131 Total economic
impact spend**



**All attendance numbers are provided by Placer.AI.*

**All direct spend and total economic impact spend data points are provided by Discover Green Bay and are based on estimates. They use the average rate for hotels during the event and assumed that the average percentage of overnight visitors was about 5% - the average they see all year. The tool they use for calculations is the Destinations International Economic Impact Calculator - in partnership with Tourism Economics.*

FARMERS' MARKET ON BROADWAY

For more than two decades, this event has brought increased foot traffic to the Broadway District, supporting hundreds of small businesses. The market also serves as the primary source of funding for On Broadway, Inc., allowing the organization to continue its mission of supporting and serving district businesses.



250,000 Estimated Attendees



\$1,389,516 Direct spend
\$2,354,105 Total economic impact spend



180+ unique annual vendors



41 nonprofit vendor booths



Ranked in top 10% in WI for WIC and Senior FMNP produce sales (\$23,802)



The funds for the 2025 Fresh Food Drive program, with financial assistance from the Schreiber Foundation, has been fully disbursed to six community partners, totaling \$5,000.



39 local musicians on two stages



40 Mini Boss on Broadway vendors (kids 15 and under) for 8-week program.



*All direct spend and total economic impact spend data points are provided by Discover Green Bay and are based on estimates. They use the average rate for hotels during the event and assumed that the average percentage of overnight visitors was about 5% - the average they see all year. The tool they use for calculations is the Destinations International Economic Impact Calculator - in partnership with Tourism Economics.



340 N Broadway, Ste 165, Green Bay
920.437.2531 | DowntownGreenBay.com





Report to the Green Bay Plan Commission

MEETING DATE

April 21, 2026

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # S.4

To approve the Military Avenue Business Improvement District's year-end financial reporting for 2025.
(March 23, 2026)

BACKGROUND

The Plan Commission is required to annually review the year-end financial report of each Business Improvement District (BID), as stated in the City's BID handbook.

RECOMMENDATION

Staff recommends approval of the Military Avenue Business Improvement District's year-end financial report for 2025 as presented.

FISCAL IMPACT

ATTACHMENTS

1. Military Ave BID 2025 Year-End Budget Report
2. 2025 Military Avenue Annual Review

Military Avenue BID Operating Plan Budget vs Actual
Year 12 – 2025 (unaudited figures)

Revenues	Projected 2025	2025 Actual
Planned BID Assessment Funds	\$109,714	\$104,213
Donations/Partnerships	\$0	\$0
Grants /Restricted Income	\$20,000	\$20,000
Event Funds/Sponsorships/EBT	\$20,000	\$57,016
Interest Income	\$1,500	\$11,773
Carry Over from 2024 audit/review	\$137,916	\$137,916
Total Revenue	\$287,084	\$330,918
Expenses		
Staffing (1 FTE plus 2 PT or 1 FTE)	\$107,585	\$102,291
Operating Expenses	\$19,160	\$29,959
rent, insurance, audit, accounting, supplies, etc.		
Technology	\$2,400	\$1,584
Programs		
Design/Physical improvements	\$54,860	\$10,876
Street pole banners throughout district, Planter boxes winter and summer, throughout district weed control at medians and monument, monument sign Wi-Fi and operations at Lombardi and Military intersection, public amenities and branding across the district.		
Economic/Business Development	\$1,000	\$16,900
Business recruitment and support for current businesses.		
Events	\$15,100	\$43,075
Summer and Winter Market on Military, Small Business Saturday, Joint Advertising, EBT costs.		
Organization/ Marketing	\$8,800	\$14,819
Social media, marketing, advertising, website hosting, web security.		
Total Expenses	\$208,905	\$219,504
BALANCE	\$78,179	\$111,414



MILITARY AVENUE 2025 ANNUAL REVIEW

Stop for minute - Stay for a while - Meet on Military

Events

Business
Assistance
and Branding

Volunteers

Building the
Future

2025 Budget

2025 OVERVIEW

Military Avenue, Inc. is a 501(c)(3) non-profit company operating also as a Business Improvement District (BID) in almost two miles of diverse businesses, on the west side of Green Bay. From roughly Dousman Street to Lombardi Avenue, our historic shopping district of the 1960s and 1970s showcases a healthy mix of charming and unique small businesses to popular national treasures. We are known for the **best all-day breakfasts** and **off-price retail** and home to many successful, long-term home-grown businesses.

Since 2014, we have worked to improve and beautify the Military Avenue Business District!

From our public events to draw people to our district, personalized programs to help partner members, and street beautification efforts, we focus on all things to improve and sustain Military Avenue.

2025 was a successful year filled with growth, new businesses, and the launch of events that are already becoming beloved community traditions. These milestones continue to shape Military Avenue into a vibrant destination, a place where people don't just pass through.

This growing interest also supports rising property values, strengthening the area's long-term stability and appeal. Building on our success also comes with the task of finding ways to sustain our efforts.

EVENTS



NFL 2025 Draft

Military Avenue, Inc. hosted a Draft event to Get the Party Started!

About 200,000 football fans came to our area 600,000 over the three-day event, many walking through our event to access the large NFL Draft campus.

Although WI April weather was not ideal, our event was fun and we brightened up

the district with new banners and colorful signs. Thanks to a City grant, food truck lane, T-

shirt and beer sales, we recovered our expenses to throw a party at the intersection of Lombardi and Military Avenues.

While the “regular” customers stayed away from the area due to extra hype about traffic, it turned out to be easy to access our area and special deals put on by our businesses and advertised by our big social media push.



Summer Market on Military

The resurgence of a summer farmers market in 2016 brings neighbors and customers to Military Avenue from several surrounding zip codes. We take pride in our traditional farmers' market style to feature local growers, makers and bakers and bring the freshest food and products to our neighborhood.



Seeing an average of **478 customers each week**, the AI Placer data shows that **66% of the customers also shop at the Green Bay Plaza** (area) before or after their market trip.

Additional shopping and grocery store visits rank highest in other stops to the customers' market trip. This met a goal we had as we planned to bring traffic to our district by hosting events!



Cultural diversity at Summer Market on Military **exceeds State averages** and reflects our three-zip code base of regular buying customers.

With a special grant intended to increase consumption of fresh fruits and vegetables, we match SNAP food support up to \$10. Our SNAP customers represent 11% of our customer base. **Spending of \$3,181 in SNAP** helped vendor sales at the summer market.

Every year we look for a space that can accommodate the traditional farmers' market layout. Moving the market has meant a loss of customers. **Thanks to the Martin family, we are now located in the former Shopko parking lot since 2024.**

This year we celebrate **10 years** of a successful Market on Military and continue efforts to secure a permanent location.

920 Week



This is a new event started by Discover Green Bay as a 920 area code focused celebration designed to highlight local businesses through special deals, promotions, and events. Military Avenue contributed by creating exclusive Deal Books filled with coupons from

district businesses. We had a total of **29 Deal Books**, each containing **9 Market Bucks** and **8 BID business deals**, and a **38% pickup rate** after a Facebook contest to select the winners. All of our promotions help boost visibility for participating businesses and encourage community engagement. Overall participation was steady, with **eight businesses** offering a diverse set of deals, and a total of **97 Market on Military Bucks** redeemed—directly supporting local commerce and encouraging residents to shop within the district.

Our social media campaign included four posts, and a nine-day paid promotion. With a modest spend of **\$53.62** that generated **7,399 impressions**, **145 interactions**, and **33 new followers**. Engagement included **15 comments** and **12 shares**, reflecting growing digital visibility and audience interest. Our participating BID businesses benefited from tags on the social media efforts.



Merry on Military is a new event!

Merry on Military, held on Dec. 4th was a resounding success, even in challenging winter **2–5°F conditions**. Despite frigid temperatures the event drew an impressive turnout of approximately 100 participants. The reindeer loved the weather!

Community members shared overwhelmingly positive feedback, highlighting how meaningful it was to come together and celebrate the holiday season.

The event received **\$3,250 in sponsorships** from BID businesses, which played a key role in supporting programming, reindeer, and activities.

With the enthusiastic community response, our hope is to continue building Merry on Military into a cherished annual tradition! Thanks to BID business **Bay Area Diamond** for partnering with us and being the main sponsor for this festive event.

WINTER MARKET ON MILITARY

For the past three years the Winter Market on Military has been the **only** winter farmers market in Green Bay. That feeds to our proven **popularity and success**.



Since the beginning of the winter market, we have **activated vacant space in the district**. In turn, it usually gets rented and we must find another!

We have worked ourselves out of spaces ranging from a thousand square feet to 30,000 square feet in the former Office Depot. Our market has adapted from 80 vendors in 2024-2025 to only **30 vendors** starting in November at the smaller, second floor of BMO's building. We maintain a waitlist for vendors not able to participate as a full season vendor in our current location.



The Winter Market on Military sees attendance of **650-800 customers** on the first and third Saturdays from November to April.

What can you get at a winter market? We have meat, cheese, bakery, honey, prepared and processed foods, eggs, long lasting fall produce, and cold weather greens. "Value added" products made from in-season products that are processed and preserved, are great

sellers to keep our small business vendors going thru the winter. An apple can become so many other products like apple cider, apple chips, apple butter or sauce.

\$5,872 was spent in SNAP food support during the winter market, increasing sales for the small business vendors.

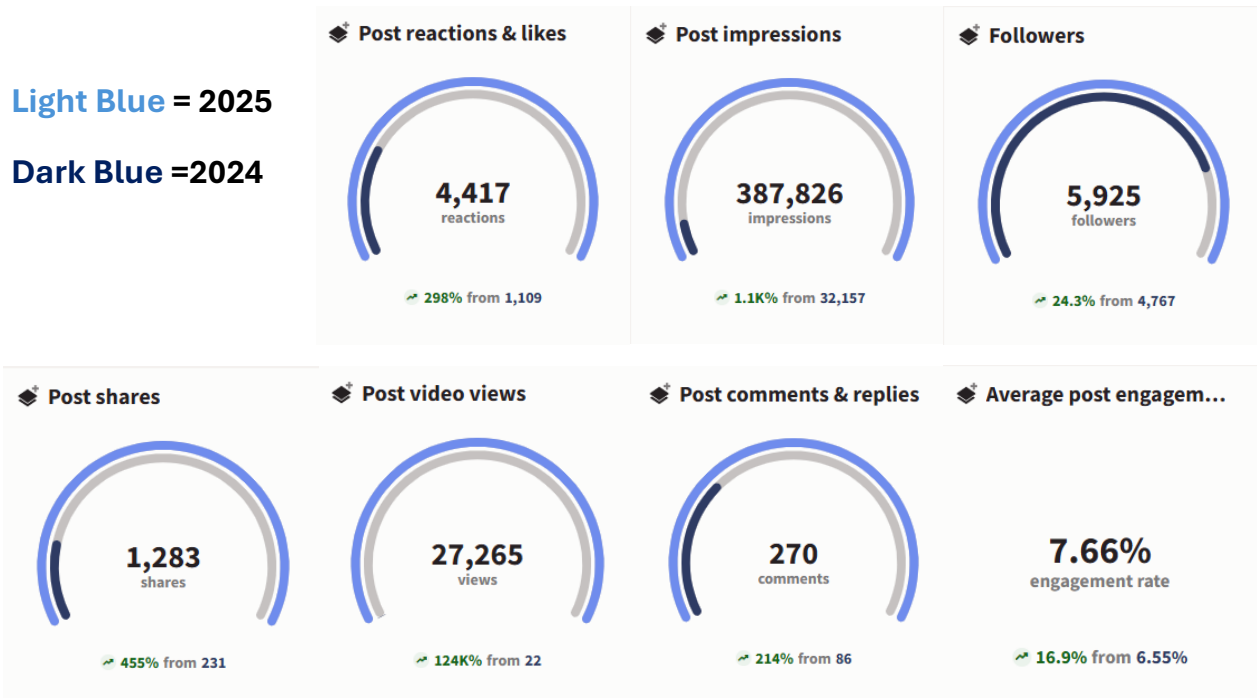
BUSINESSES ASSISTANCE AND BRANDING

Since 2014, when the Military Avenue Business Improvement District was formed, property values have continued to climb with an **increase of 25.5%** over the last 11 years. The bulk of that growth has been since 2022.

There is room for new development with near ready or shovel ready spaces at the formers GB Nursery, Shopko and Sears locations.

To aid business retention, we focused on increasing our social media presence and that of our BID businesses. A new part-time staff person worked on branding our area with consistent posting for our district.

Here are some graphs to show our **2025 Year in Review Social Media Analytics**



With our data-driven social media success in 2025, Savana will be offering similar strategies for BID businesses. Development of consistent branding and timely postings is

necessary in today's marketing mix. Watch for this opportunity or ask Savana how she can help you. Connect@militaryave.org

VOLUNTEERS

In 2025, our amazing volunteers dedicated **598.5 hours** of service at the market and **90** hours of service at the Board meetings. Although their time is valued at **\$23,409**, the impact they make is truly beyond measure. Several volunteers have been with us for **over nine years**, offering not just their time but their heart, experience, and unwavering support.

We are grateful to every volunteer. They are the backbone of our work, and the reason we have continued to grow.



BUILDING THE FUTURE

What does the future of the Military Avenue Business Improvement District look like?

Military Avenue Inc. and Military Avenue BID Boards have continued to address our need for sustainability by fundraising for a space we now refer to as **Harvest Hall**.

We researched several spots within the district and settled on the best space being in Murphy Park and **partnering with the City of Green Bay**. For sustainability and the ability to grow our services, the shared, multi-use space in a park setting would house our offices, a large event room, a commercial kitchen, and a patio space overlooking the large park.



We formed a Capital Campaign Committee and continue to fundraise the building under Military Avenue, Inc. non-profit arm. Building and infrastructure costs are estimated to be

\$4.9 million. Once 75%-80% is secured, a public effort will be launched to meet the final needs.

Can you help build this neighborhood and west side Green Bay asset?

Please consider support of funds, in-kind supplies, foundation connections, or labor.
Contact Leah at Director@militaryave.org for more information.

2025 BUDGET

Military Avenue, Inc. implements the work of the Military Avenue Business Improvement District. (BID) We are required to submit an Operating Plan to the City of Green Bay's Plan Commission and Common Council each year. The City Attorney reviews and approves the plan based on State BID guidelines.

2025 Operating Plan

Revenues	Approved 2025
Planned BID Assessment Funds	\$109,714
Grants /Restricted Income	\$20,000
Event Funds/Sponsorships/EBT	\$20,000
Interest Income	\$1,500
Carry Over from 2022 audit/review	\$138,064
Total Revenue	\$287,084

Expenses

Staffing (1 FTE plus 2 PT or 1 FTE)	\$107,585
Operating Expenses rent, insurance, audit, accounting, supplies, etc.	\$19,160
Technology	\$2,400
Programs	
Design/Physical improvements	\$54,860
Street pole banners throughout district, Planter boxes winter and summer, throughout district weed control at medians and monument, monument sign Wi-Fi and operations at Lombardi and Military intersection, public amenities and branding across the district.	

Economic/Business Development	\$1,000
Business recruitment and support for current businesses.	
Events	\$15,100
Summer and Winter Market on Military, Small Business Saturday, Joint Advertising, EBT costs.	
Organization/ Marketing	\$8,800
Social media, marketing, advertising, website hosting, web security.	
Total Expenses	\$208,905
BALANCE	\$78,179

Each year we are “reviewed” by CLA as required by law. Preliminary year end budget was overspent for the first time as the NFL Draft expenses were not projected high enough. We maintain a positive balance in the BID. Copies of the review are available on request once completed.

We look forward to a safe and successful 2026!



Report to the Green Bay Plan Commission

MEETING DATE

April 21, 2026

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # S.5

To approve a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 1696 Janice Avenue from future Multifamily Residential land use to Low Density Residential land use. (CPA 26-02 Public Hearing held March 23, 2026).

BACKGROUND

Reason for Request: The proposed comprehensive plan amendment from Multifamily Residential to Low Density Residential would support a rezoning request from R3 Varied Density Residential to R1 Low Density Residential on this property.

Subject Parcels Zoning and Land Use:

R3 Varied Density Residential | Vacant

Surrounding Zoning and Land Uses:

North: Conservancy (CON) | Beaver Dam Creek Parkway

South: Varied Density Residential (R3) | Multi-Family Residential

East: Low Density Residential (R1) | Vacant

West: Varied Density Residential (R3) | Multi-Family Residential, Vacant

Comprehensive Plan: The 2050 Go Big Green Bay Comprehensive Plan recommends multifamily residential land uses for this parcel. The purpose of this application is to amend the comprehensive plan to low density residential land uses.

Report: This request involves 1696 Janice Avenue, which is a 1.89-acre parcel located near the intersection of 9th and Janice Avenue on the City's west side. The parcel is vacant and is zoned R3 Varied Density Residential. Beaver Dam Creek Parkway and the adjacent vacant parcel to the east are both owned by the City of Green Bay. These properties contain a floodway and a floodplain. The floodway and floodplain do extend onto the subject parcel. With the addition of the floodway, floodway buffer, and the resulting reduction in the amount of buildable area, the property owner is requesting to use the parcel for single-family homes. In the R3 zoning district, a single-family home is permitted with a conditional use permit (CUP). While the applicant could apply for CUPs to build the homes, it was advised by staff that a rezoning of the parcel to R1 Single Family Residential would be the best course of action because of the project's scale. As with all rezoning applications, the future land use map was consulted. The Go Big Green Bay 2050 Comprehensive Plan identifies the parcel as Multifamily Residential. Multifamily Residential is defined as follows:

Multifamily Residential areas consist of residential structures containing multiple dwelling units, typically stacked vertically with a shared entrance, and located near good traffic access. This land use includes apartment buildings with four or more units and can be configured for senior living. New Multifamily Residential development should include amenities such as ground floor commercial areas, common open space, and private recreational facilities.

The proposed use of single-family homes does not fit within the Multifamily Residential land use designation. The appropriate future land use designation would be Low Density Residential. Low Density Residential is defined as follows:

Low Density Residential areas consist of single-family buildings occupying individual lots as well as some single-family attached homes, including duplexes, townhomes, and accessory dwelling units. Low Density Residential may also include small-scale multifamily when designed to meet the built form and density compatible with the surrounding neighborhood. This land use classification is intended to highlight areas that exhibit a lower-density residential scale and larger landscaping frontages. Low Density Residential areas are the most common land use type in Green Bay, extending across the entire City.

The future land use designation of Low Density Residential does not limit development of the property to only single-family homes. The designation would allow opportunities for duplexes, townhomes, and even small-scale multifamily developments. Furthermore, the proposed use of single-family residential in what is a predominately multifamily neighborhood encourages housing diversity as promoted in the 2050 Go Big Green Bay Comprehensive Plan. Because of this, staff is supportive of the comprehensive plan amendment to Low Density Residential.

For the applicant to achieve their goals in conformance with the city zoning code, a comprehensive plan amendment from Multifamily Residential to Low Density Residential must occur first, followed by a zoning action to rezone the parcels from R3 Varied Density Residential to R1 Low-Density Residential (ZP 26-04 on this agenda). The decision made on this item should be the same decision made on the zone change request.

Ald. Eck and neighbors within 200 feet have been noticed of the meeting based on Plan Commission policy. No comments have been received as of the drafting of this report.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. CPA 26-02 Application_redacted
2. CPA 26-02 Map
3. CPA 26-02 Narrative
4. CPA 26-02 Layout reduced
5. CPA 26-02 FLU Exhibit



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
planning@greenbaywi.gov
www.greenbaywi.gov

Location of Property: 1696 JANICE AVE, CITY OF GREEN BAY 54304

Parcel Number(s): 6-199-A

Petitioner(s): Brad Rymer

Date: 02/25/2026

Email: [REDACTED]

Phone Number: [REDACTED]

Address: 400 Security Blvd

City: Green Bay State: WI Zip: 54313

Property Owner: LANDMARK REAL ESTATE AND DEV. INC

Phone Number: _____

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Brad Rymer, respectfully request that the City of Green Bay take the following action:

- ☒ Rezone Property (\$375.00 Review Fee)
- ☐ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- ☐ Planned Unit Development (PUD)/New (\$600.00 Review Fee)
- ☐ Planned Unit Development (PUD)/Amendment (\$250.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
- ☐ Approve Final Condominium Plat (\$150.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$200.00 Review Fee)
- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official Map Amendment (\$200.00 Administration Fee)
- ☐ Plat of Right-of-Way (\$200.00 Administration Fee)
- ☐ Public Utility Easement Acceptance or Discontinuance (\$200.00 Administration Fee)
- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee)
- ☒ Comprehensive Plan Amendments (\$375.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: _____

Date: 2-26-26

Petitioner Signature(s): [Signature]

2-26-26

Checklist of required attachments:

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

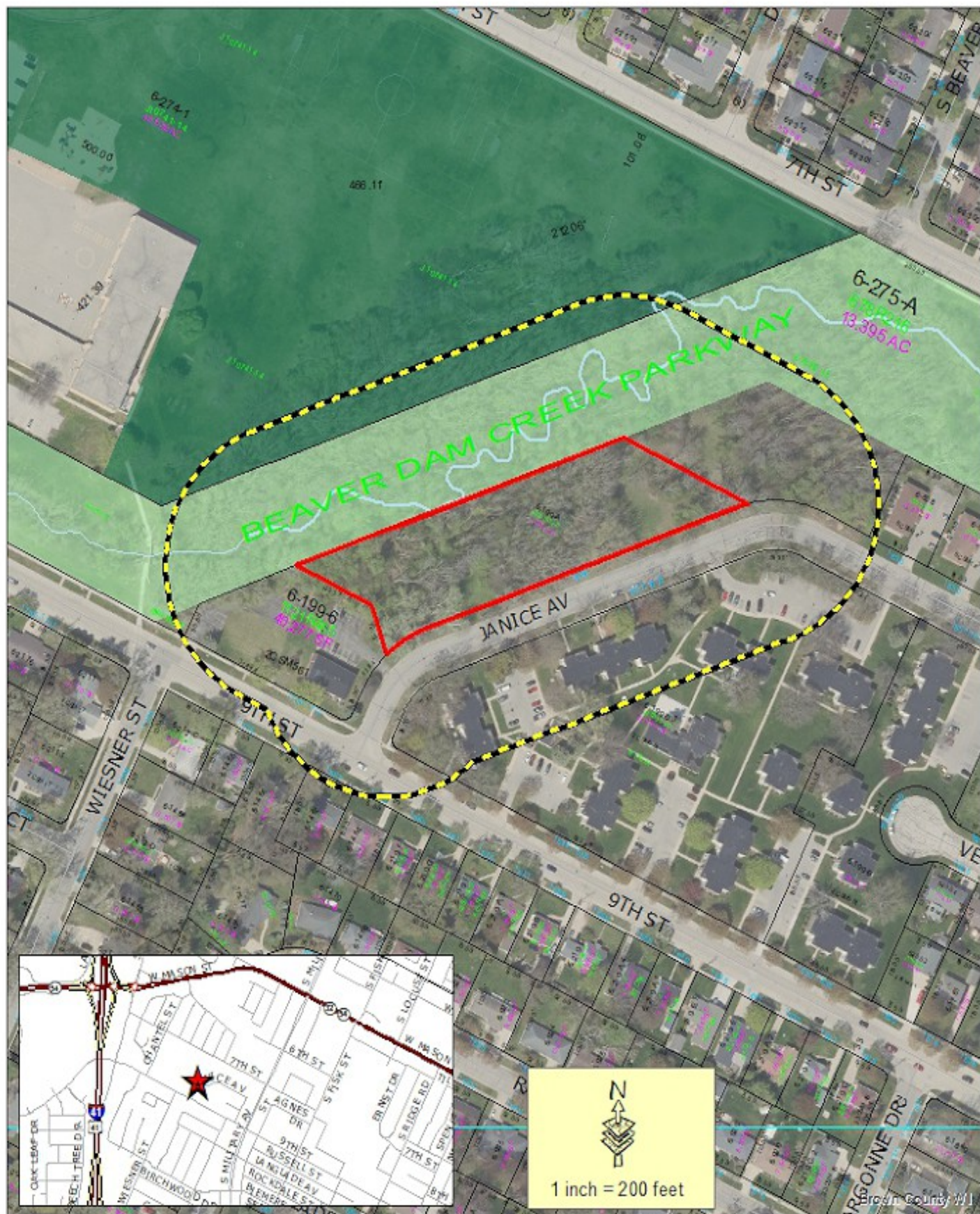
You must meet with Planning staff prior to submission. View City of Green Bay Actions Guide for Rezone, CUP and PUD guidelines - <https://www.greenbaywi.gov/ActionsGuide>

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____



- Subject Area
- 200' Property Owner Notice

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

(ZP 26-04 and CPA 26-02)
**Rezone & Comprehensive Plan
 Amendment at
 1696 Janice Avenue**



Project Narrative: Comprehensive Plan Amendment & Rezoning Request

Property Location: 1696 Janice Ave, Green Bay, WI 54304

Parcel Number: 6-199-A

Current Zoning: R-3 (Varied Density Residential)

Proposed Zoning: R-1 (Single-Family Residential)

Current Future Land Use: Multi-Family Residential

Executive Summary

The applicant is requesting a Comprehensive Plan Amendment and a Map Amendment to rezone Parcel 6-199-A from R-3 to R-1. While the city's current long-range plan envisions high-density multi-family use for this corridor, a detailed site analysis reveals that the subject property is uniquely constrained by significant **Environmentally Sensitive Areas (ESA)** and **floodplain designations**.

The proposed "**Layout**" clearly illustrates the significant constraints that the ESA and floodplain place on the property, limiting the developable footprint. The remaining buildable areas are best suited for a high-quality, 7-lot single-family residential pocket that preserves the natural landscape while adding to the city's owner-occupied housing stock

Justification for Rezone and Plan Amendment

1. Environmental Stewardship and Site Feasibility The primary driver for this request is the property's physical topography and environmental profile. As shown in the attached proposed plat, a substantial portion of the northern and eastern acreage is encumbered by floodplain and ESA setbacks.

- **Impact of Constraints:** The "Vierbicher Layout" provides a transparent view of how the ESA and floodplain boundaries dictate the available building area.
- **R-1 Suitability:** The identified "buildable envelopes" for Lots 1 through 7 are appropriately sized for standard single-family homes with 2-3 car attached garage
- **Natural Buffer:** This lower-intensity use provides a natural buffer between the existing urban fabric and the protected environmental zones.

2. Compatibility and Neighborhood Character While the immediate adjacent parcels are not currently zoned R-1, the requested R-1 designation is highly compatible with the existing neighborhood "feel."

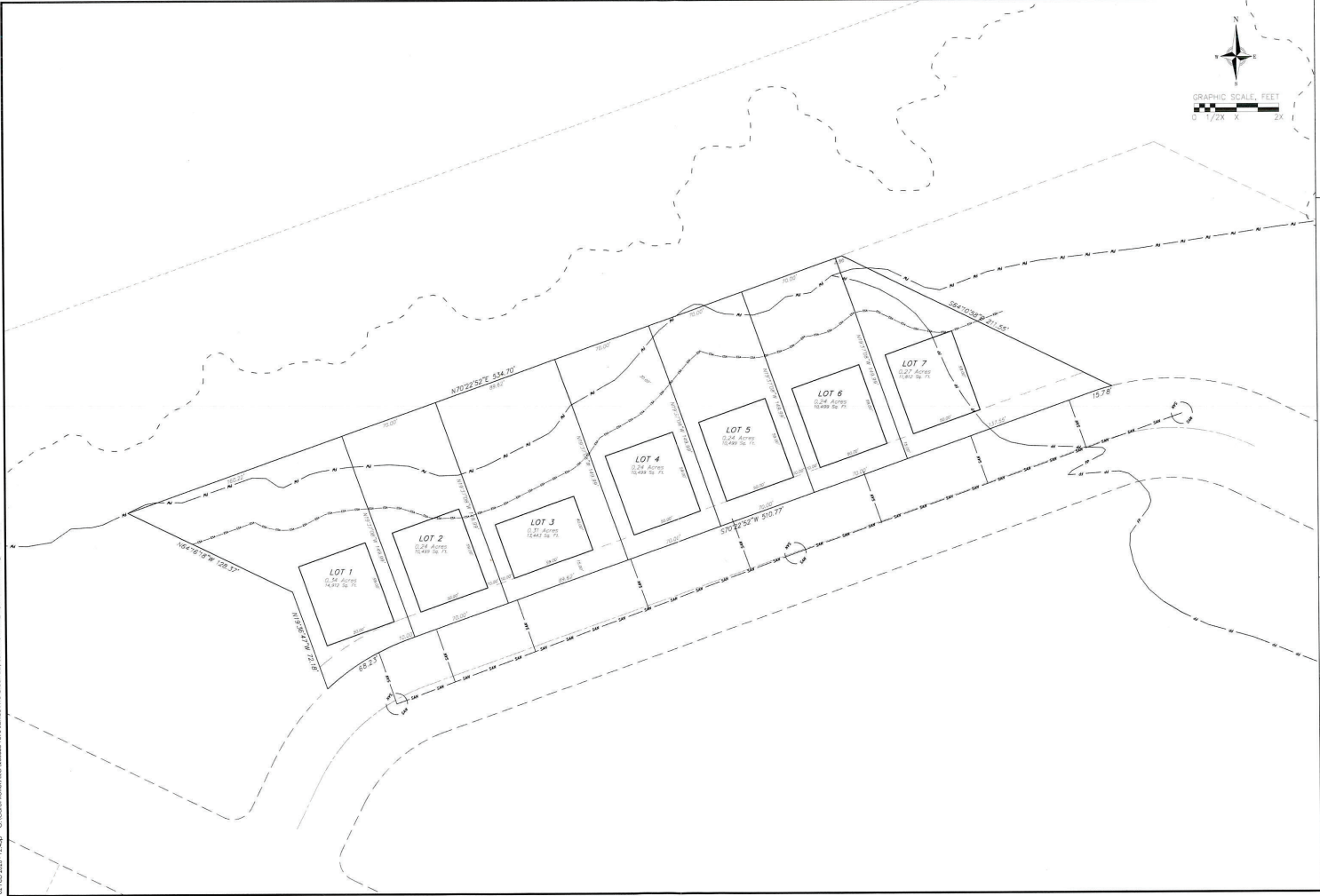
- **Proximity to R-1:** Traditional single-family residential zoning exists less than 300 feet to the south of this parcel.
- **Logical Transition:** Extending this character to the 1696 Janice Ave site creates a cohesive residential transition between the neighboring public school property and the existing multi-family developments in the area.
- **Traffic and Infrastructure:** R-1 development significantly reduces the potential traffic impact on Janice Ave compared to a full-scale R-3 multi-family complex, utilizing existing infrastructure more efficiently and maintaining the quiet character of the street.

3. Consistency with Green Bay City Code This request aligns with the intent of the Green Bay Code of Ordinances regarding residential transitions:

- **Preserving Natural Resources:** Per city standards for Environmentally Sensitive Areas, the R-1 layout minimizes impervious surface ratios, allowing for better stormwater management and protection of the natural drainage-way shown on the plat.
- **Promoting Quality Housing:** The proposed 7-lot subdivision provides an opportunity for high-quality, market-rate single-family homes, filling a critical gap in the Green Bay housing market for new construction within established city limits.

Conclusion

The shift from R-3 to R-1 represents a "**Highest and Best Use**" approach that respects the environmental limitations of the land. By acknowledging the constraints shown in the "Vierbicher Layout," we are proposing a site-sensitive design that replaces a high-density concept with a viable, attractive, and sustainable single-family neighborhood.





Report to the Green Bay Plan Commission

MEETING DATE

April 21, 2026

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # S.6

To approve a request to rezone property located at 1696 Janice Avenue from Varied Density Residential (R3) to Low-Density Residential (R1). (ZP 26-04 Public Hearing held March 23, 2026).

BACKGROUND

Reason for Request: The proposed rezoning from R3 Varied Density Residential to R1 Low Density Residential would allow single family homes as a permitted use along with all other uses in the R1 Low Density District on this property.

Subject Parcels Zoning and Land Use:

R3 Varied Density Residential | Vacant

Surrounding Zoning and Land Uses:

North: Conservancy (CON) | Beaver Dam Creek Parkway

South: Varied Density Residential (R3) | Multi-Family Residential

East: Low Density Residential (R1) | Vacant

West: Varied Density Residential (R3) | Multi-Family Residential, Vacant

Comprehensive Plan: The 2050 Go Big Green Bay Comprehensive Plan recommends multifamily residential land uses for this parcel. A Comprehensive Plan Amendment is proposed on this agenda (CPA 26-02) to change the future land use designation to low density residential land uses. This rezoning is consistent with that recommendation.

Report: This request involves 1696 Janice Avenue, which is a 1.89-acre parcel located near the intersection of 9th and Janice Avenue on the City's west side. The parcel is vacant, zoned R3 Varied Residential, and has a future land use designation of multifamily residential. Beaver Dam Creek Parkway and the adjacent vacant parcel to the east are both owned by the City of Green Bay. These properties contain a floodway and a floodplain. The floodway and floodplain do extend onto the subject parcel. With the addition of the floodway, floodway buffer, and the resulting reduction in the amount of buildable area, the property owner is requesting to use the parcel for single-family homes. In the R3 zoning district, a single-family home is permitted with a conditional use permit (CUP). While the applicant could apply for CUPs to build the homes, it was advised by staff that a comprehensive plan amendment and rezoning of the parcel to R1 Single Family Residential would be the best course of action because of the project's scale.

Because this is a rezoning, all uses within the R1 district must be considered. Other allowed uses and the regulations in the R1 district are appropriate for this parcel, especially considering the recent housing affordability zoning code changes permits more density in the R1 district than previously allowed. Furthermore, the proposed use of single-family residential in what is a predominately multifamily neighborhood encourages housing diversity as promoted in the 2050 Go Big Green Bay Comprehensive Plan. Because of this, staff is supportive of the rezoning to R1.

Ald. Eck and neighbors within 200 feet have been noticed of the meeting based on Plan Commission policy. No comments have been received as of the drafting of this report.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 26-04 Application_redacted
2. ZP 26-04 Map
3. ZP 26-04 Narrative
4. ZP 26-04 Layout reduced
5. Sec. 44 552.____Principal_uses_for_the_residential_districts. (3)



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
planning@greenbaywi.gov
www.greenbaywi.gov

Location of Property: 1696 JANICE AVE, CITY OF GREEN BAY 54304

Parcel Number(s): 6-199-A

Petitioner(s): Brad Rymer

Date: 02/25/2026

Email: [REDACTED]

Phone Number: [REDACTED]

Address: 400 Security Blvd

City: Green Bay State: WI Zip: 54313

Property Owner: LANDMARK REAL ESTATE AND DEV. INC

Phone Number: _____

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Brad Rymer, respectfully request that the City of Green Bay take the following action:

- ☒ Rezone Property (\$375.00 Review Fee)
- ☐ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- ☐ Planned Unit Development (PUD)/New (\$600.00 Review Fee)
- ☐ Planned Unit Development (PUD)/Amendment (\$250.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
- ☐ Approve Final Condominium Plat (\$150.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$200.00 Review Fee)
- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official Map Amendment (\$200.00 Administration Fee)
- ☐ Plat of Right-of-Way (\$200.00 Administration Fee)
- ☐ Public Utility Easement Acceptance or Discontinuance (\$200.00 Administration Fee)
- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee)
- ☒ Comprehensive Plan Amendments (\$375.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: _____

Date: 2-26-26

Petitioner Signature(s): [Signature]

2-26-26

Checklist of required attachments:

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

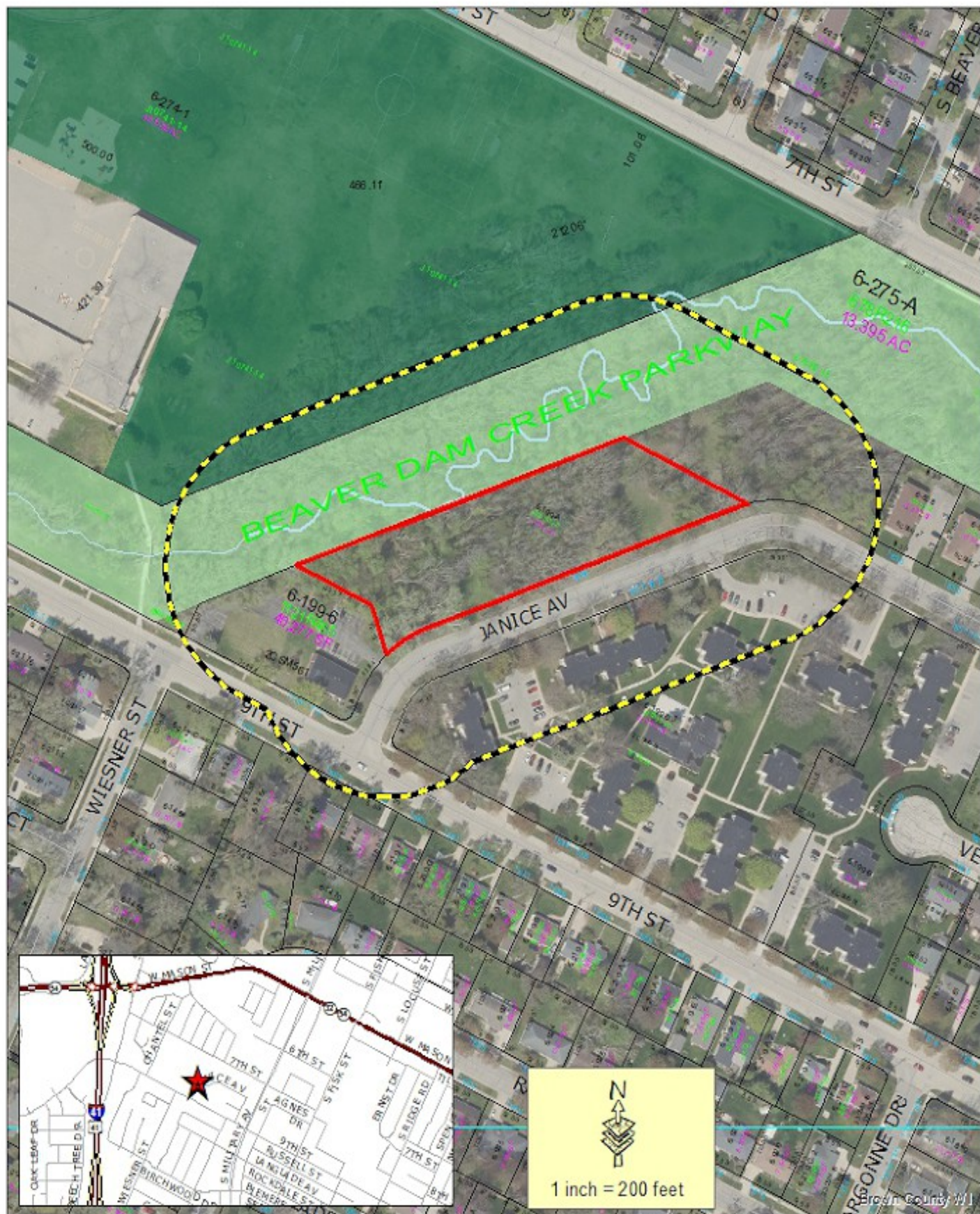
You must meet with Planning staff prior to submission. View City of Green Bay Actions Guide for Rezone, CUP and PUD guidelines - <https://www.greenbaywi.gov/ActionsGuide>

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____



- Subject Area
- 200' Property Owner Notice

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

(ZP 26-04 and CPA 26-02)
Rezone & Comprehensive Plan
Amendment at
1696 Janice Avenue



Project Narrative: Comprehensive Plan Amendment & Rezoning Request

Property Location: 1696 Janice Ave, Green Bay, WI 54304

Parcel Number: 6-199-A

Current Zoning: R-3 (Varied Density Residential)

Proposed Zoning: R-1 (Single-Family Residential)

Current Future Land Use: Multi-Family Residential

Executive Summary

The applicant is requesting a Comprehensive Plan Amendment and a Map Amendment to rezone Parcel 6-199-A from R-3 to R-1. While the city's current long-range plan envisions high-density multi-family use for this corridor, a detailed site analysis reveals that the subject property is uniquely constrained by significant **Environmentally Sensitive Areas (ESA)** and **floodplain designations**.

The proposed "**Layout**" clearly illustrates the significant constraints that the ESA and floodplain place on the property, limiting the developable footprint. The remaining buildable areas are best suited for a high-quality, 7-lot single-family residential pocket that preserves the natural landscape while adding to the city's owner-occupied housing stock

Justification for Rezone and Plan Amendment

1. Environmental Stewardship and Site Feasibility The primary driver for this request is the property's physical topography and environmental profile. As shown in the attached proposed plat, a substantial portion of the northern and eastern acreage is encumbered by floodplain and ESA setbacks.

- **Impact of Constraints:** The "Vierbicher Layout" provides a transparent view of how the ESA and floodplain boundaries dictate the available building area.
- **R-1 Suitability:** The identified "buildable envelopes" for Lots 1 through 7 are appropriately sized for standard single-family homes with 2-3 car attached garage
- **Natural Buffer:** This lower-intensity use provides a natural buffer between the existing urban fabric and the protected environmental zones.

2. Compatibility and Neighborhood Character While the immediate adjacent parcels are not currently zoned R-1, the requested R-1 designation is highly compatible with the existing neighborhood "feel."

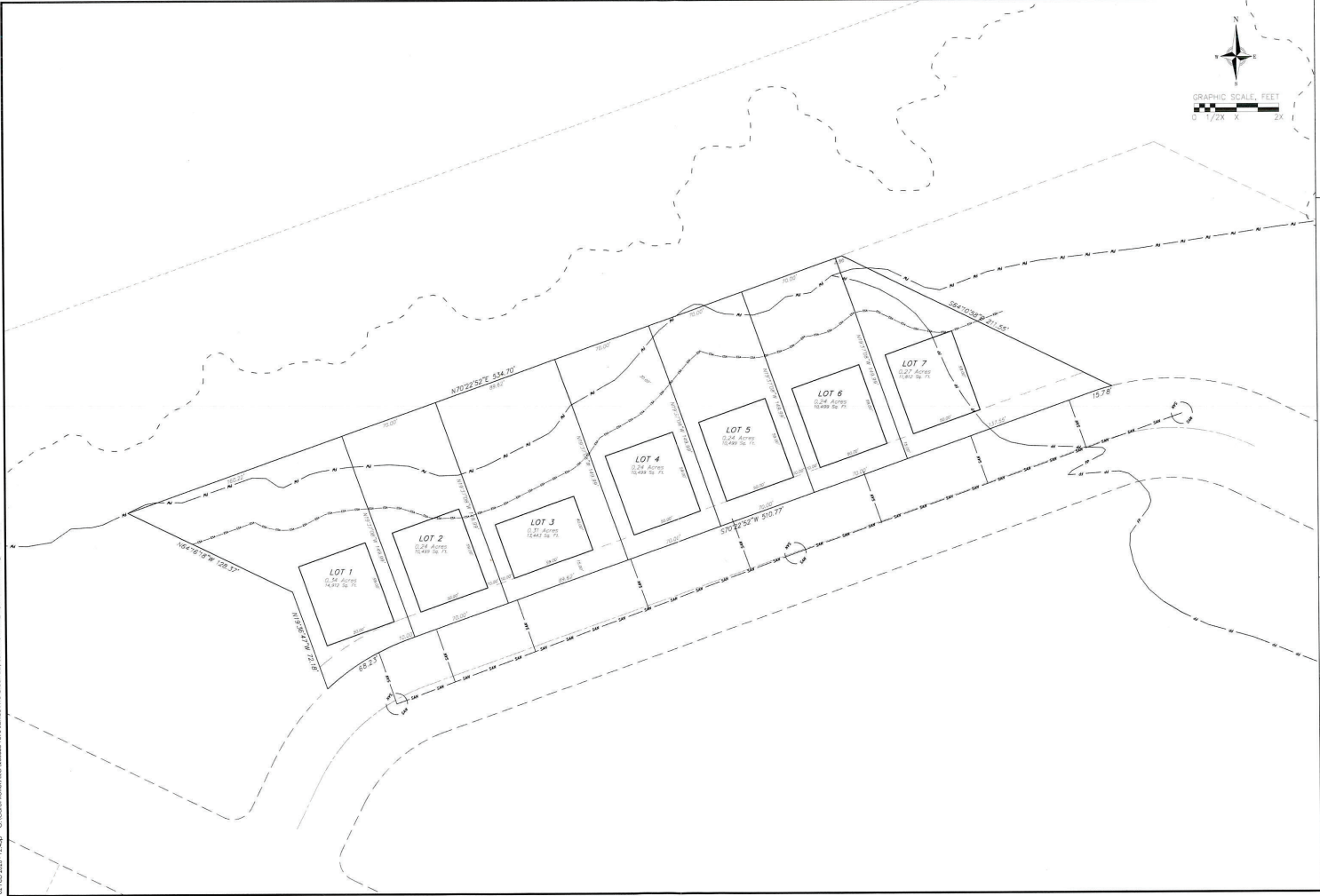
- **Proximity to R-1:** Traditional single-family residential zoning exists less than 300 feet to the south of this parcel.
- **Logical Transition:** Extending this character to the 1696 Janice Ave site creates a cohesive residential transition between the neighboring public school property and the existing multi-family developments in the area.
- **Traffic and Infrastructure:** R-1 development significantly reduces the potential traffic impact on Janice Ave compared to a full-scale R-3 multi-family complex, utilizing existing infrastructure more efficiently and maintaining the quiet character of the street.

3. Consistency with Green Bay City Code This request aligns with the intent of the Green Bay Code of Ordinances regarding residential transitions:

- **Preserving Natural Resources:** Per city standards for Environmentally Sensitive Areas, the R-1 layout minimizes impervious surface ratios, allowing for better stormwater management and protection of the natural drainage-way shown on the plat.
- **Promoting Quality Housing:** The proposed 7-lot subdivision provides an opportunity for high-quality, market-rate single-family homes, filling a critical gap in the Green Bay housing market for new construction within established city limits.

Conclusion

The shift from R-3 to R-1 represents a "**Highest and Best Use**" approach that respects the environmental limitations of the land. By acknowledging the constraints shown in the "Vierbicher Layout," we are proposing a site-sensitive design that replaces a high-density concept with a viable, attractive, and sustainable single-family neighborhood.



Sec. 44-552. Principal uses for the residential districts.

- (a) *In general.* Table 44-1, Principal Uses in the Residential Districts, lists all permitted and conditional uses allowed in the residential districts.
- (b) *Permitted uses.* Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or modify a permitted use, excluding single-family residential uses, shall obtain a zoning certificate for such use as specified in Article II of this chapter, Administration.
- (c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Article II of this chapter, Administration. Condominiums are permitted in all residential districts per Wis. Stats. Ch. 703.
- (d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the Zoning Administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Article II of this chapter, Administration, governing determination of substantially similar uses.
- (e) *Specific development standards.* Permitted and conditional uses specified with an "x" under the Specific development standards column shall be subject to the standards identified in Article XVI of this chapter, Land Use Development Standards.

Table 44-1. Principal Uses in the Residential Districts

Use		District				Dev. Stds.
		R-1	R-2	R-3	RR	
Residential Uses						
Dwellings						
	Single-family dwelling, detached	P	P	C	P	x
	Two-family dwelling - duplex (upper/lower)	P	P	P	-	x
	Two-family dwelling - semi-detached (side-by-side)	P	P	P	-	x
	Single-family attached dwelling, townhouse	C	C	P	—	x
	Multiple-family dwelling, three or four units	C	C	P	—	x
	Multiple-family dwelling, more than four units	—	—	P	—	
	Accessory dwelling unit (ADU)	C	C	C	C	x
	Live-work unit	C	C	C	P	x
	Short-term rentals (STRs)	P	P	P	P	x
Congregate Living						
	Rooming house, boarding house	C	C	P	—	x
	Community living arrangement:					
	Serving three to eight persons	P*	P*	P*	P*	x
	Serving nine to 15 persons	—	—	P*	—	x
	Serving 16 or more persons	—	—	C	—	x
	Dormitory	C	C	P	—	x
	Fraternity, sorority house	C	C	P	—	x
	Convent, monastery, seminary	C	C	P	—	x
	Nursing home, assisted living	C	C	P	—	x
	Transitional facility	—	—	C	—	

	*A conditional use permit may be required for community living arrangement uses per the development standards (Section 44-1581)						
Educational Uses							
	Adult daycare home	P	P	P	P	x	
	Family daycare home (8 or fewer children)	P	P	P	P	x	
	Group daycare center, preschool (9 or more children)	—	—	P	—	x	
Institutional and Civic Uses							
	Cemetery	C	C	C	P		
	Community center, neighborhood center	C	C	C	—	x	
	Cultural institution	C	C	C	—	x	
	Existing Library *	C	P	P	—	x	
	Religious institution, place of worship	C	P	P	C	x	
	Public park, playground, recreation center	P	P	P	P		
	Existing School, elementary or secondary*	C	C	C	—	x	
	Community gardens	P	P	P	P	x	
*"Existing" means those elementary and secondary schools and libraries existing and in operation prior to the effective date of the Zoning Code: August 19, 2006							
Commercial and Production Uses							
	Bed and breakfast	C	C	P	C	x	
	Personal service (< 5,000 sq. ft. in floor area)	C	C	C	—	x	
	General retail sales (< 5,000 sq. ft. in floor area)	C	C	C	—	x	
	Outdoor commercial recreation	—	—	—	C	x	
	Agriculture	—	—	—	P		
	Campground	—	—	—	P	x	
Public Service and Utility Uses							
	Public safety/service facility	P	P	P	P	x	
	Telecommunication tower, wireless communication facility	—	C	C	C	x	
	Utility buildings and substations	C	C	C	C	x	

Note: P = Permitted Use; C = Conditional Use.

(Code 1984, § 13.602; Ord. No. 23-06; Ord. No. 34-09; Ord. No. 1-10; Ord. No. 10-15; Ord. No. 20-16; Ord. No. 10-18, § 4, 6-19-2018; Ord. No. 29-25, § 1, 12-2-2025)



Report to the Green Bay Plan Commission

MEETING DATE

April 21, 2026

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # S.7

To approve a request for a Planned Unit Development for a Library, Other Semi-Public Uses and surface parking for property located at 515 S Pine Street and 201 N Monroe Avenue. (ZP 26-03 Public Hearing held March 23, 2026).

BACKGROUND

Reason for Request: Brown County is seeking to redevelop sites at 515 Pine and 201 N Monroe. The County is seeking to remodel the Central Library and add an addition to the building by creating the Grounded Café in conjunction with moving the Brown County Aging and Disability Resource Center (ADRC) and Job Center to the existing Library site. Additionally, the county seeks to create a new, reconstructed surface parking lot across the street from the Central Library to create 54 parking stalls and raze the existing abandoned bank building on the southern portion of the property. The proposed PUD is utilized to allow the promotion of integrated land uses, allowing for a mixture of potential residential, commercial, and public facilities along corridors and in transitional areas and the provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques.

Subject Parcel Zoning and Land Use:

The properties are the existing Brown County Library (515 Pine Street) and a former bank building (201 N Monroe). The library is zoned PI Public Institutional and 201 N Monroe is zoned Downtown (D1).

Surrounding Zoning and Land Uses:

North: Downtown (D2) | Office building

South: Downtown (D1) | Motel

West: Downtown (D1) | Child care facility, surface parking, structured parking, multi-use multi-story building

East: Downtown (D1) | Retail, restaurant, and surface parking

Comprehensive Plan: The 2050 Go Big Green Bay Comprehensive Plan currently denotes the parcel as Downtown for future uses. The existing library use, proposed additions to the library, and downtown zoning classification fit within the Comprehensive Plan.

Report: Brown County owns two parcels in Downtown Green Bay at 515 Pine Street and 201 N Monroe. 515 Pine Street is the Brown County Central Library and 201 N Monroe is a former bank site which currently does not have a use, but the physical building and surface parking remains on site.

Brown County is seeking to expand the uses and footprint of the Central Library by adding and remodeling space for the library use and adding semi-public users such as the ADRC and Job Center to the building. The County seeks to expand the footprint of the building to the corner of N Monroe and Pine by moving the Grounded Café to this site in conjunction with the ADRC relocation.

Other site improvements request the addition of extra parking stalls and a drive entrance along the northern edge of the parcel to N Madison Street.

Brown County is seeking to create a brand-new reconstructed surface parking lot in the northern 190 feet of 201 N Monroe, raze the existing abandoned building, and seed for grass for the remaining southern portion of the site. This transition will allow for Brown County to meet parking expectations for the additional users at the Central Library site and encourage redevelopment of the site in the future. In its application, Brown County presented two options for reconstruction of the site. One option included surface parking for the whole of the parcel. A second option called for 58 stalls to be created on the north side of the property, the building to be razed, and grass/landscaping to occur for the remainder of the parcel. Staff feels the option with reduced parking is the better of two options to consider achieving the short-term goals of creating additional parking for the additional facilities and uses in the Central Library building, while seeking to create measured investment for surface parking facilities at the site and encourage medium-term planning for higher intensity, mixed-use development which could include structured, shared parking, which could meet the goals of the County for the library, ADRC, and Job Center uses.

The base zoning for 201 N Monroe remains Downtown (D1). The PUD would not need to be amended if a future land use which meets D1 use and design characteristics were to be pursued in the future. Staff feels it is in the best interest of the city and county to market the site to find higher-intensity, mixed-use developments for the parcel. The county feels they must have a total of 100 parking stalls for county needs at the site.

Land use development techniques which exceed code:

515 Pine Street

- Creation of a parking aisle which does not have a landscaped island after 15 consecutive stalls. The county seeks to create a row of parking which is proposed to have 31 consecutive stalls. The county seeks to create accessible parking stalls near the midpoint of the row of parking, near the northern entrance of the building.
- Allowance for a five (5) foot parking throat to the parking lot off Monroe. This meets existing conditions, but will not need to meet the 18 standard in the existing code.

201 N Monroe

- Allowance for a 10-foot parking throat to the parking lot off Monroe and a five (5) foot parking throat off the alley to parking.
- Allowance for a surface parking lot as a principal use for the north 190 feet of the parcel in conjunction with use of the Central Library building. The southern 25 feet of said 190 feet is to be granted as shared driveway ingress-egress for the southern development of the parcel if the entirety of the parcel does not get redeveloped in the future.

Additionally, the concept plans provided by Brown County note for on-street parking along Pine Street to accommodate angled parking in front of the main entrance to the Central Library. This could create upwards of 20 parking stalls, eight (8) angled parking stalls, and eight (8) parallel parking stalls on the south side of Pine Street. This Planned Unit Development does not address specific street configurations, but does acknowledge the request made by Brown County to facilitate more parking on Pine Street and create design standards such as bump outs and curb extensions along Pine Street.

Ald. Proffitt and neighbors within 400 feet have been notified of the meeting based on Plan Commission

policy. As of the writing of this report, staff has not received any comment from neighbors.

RECOMMENDATION

Approval of the request to create a Planned Unit Development.

FISCAL IMPACT

ATTACHMENTS

1. ZP 26-03 Application Cover Sheet Redacted
2. ZP 26-03 Application and Narrative
3. ZP 26-03 Draft PUD Update 032326



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 515 Pine Street & 201 N Monroe Avenue

Parcel Number(s): 11-188 & 11-263

Petitioner(s): Brown County

Date: 2/20/2026

Email: ----

Phone Number: 920 448-4436

Address: 305 E Walnut Street

City: Green Bay

State: WI

Zip: 54305 Property Owner: Brown County

Phone Number: 920 448-4436

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Dan Teaters on behalf of Brown County, respectfully request that the City of Green Bay take the following action:

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

Owner Signature: _____

Date: 2/17/26

Petitioner Signature(s): Dan Teaters

Digitally signed by Dan Teaters
Date: 2026.02.19 14:09:57 -0600

Checklist of required attachments:

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

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____



305 E. WALNUT STREET, ROOM 320
P.O. BOX 23600
GREEN BAY, WISCONSIN 54305-3600

PHONE (920) 448-6480 FAX (920) 448-4487
WEB SITE www.browncountywi.gov/planning

DAN TEATERS

PLANNING DIRECTOR

MEMORANDUM

DATE: February 19, 2026

TO: City of Green Bay, Planning Department

FROM: Dan Teaters, Planning Director/MPO Director, Brown County

RE: Application for a Planned Unit Development – Brown County Central library

Introduction: Brown County is seeking approval of a Planned Unit Development (PUD) to enable the Third on the Square project to become a reality. The PUD request is necessary to accommodate the expansion of services that will be housed within the Central Library. This includes repurposing the north half of the property located at 201 N Monroe Avenue to allow surface level parking as a primary. The surface level parking will accommodate expanded uses at the Brown County Central Library across the street. The request also includes reductions to parking stall size requirements for on-street parking on Pine Street and reduced building setbacks for the Third on the Square addition on the southeast corner of the library building.

Property Description: The property included in the PUD request is described as 515 Pine Street (parcel 11-263) and 201 N Monroe Ave. (parcel 11-188).

Parcel	Size	Current Zoning	Description
11-188	1.209 Acres or 52,690 SQ FT	D1-Downtown One	PLAT OF NAVARINO LOTS 541-542 & 543 ALSO LOTS 520, 521 & 522
11-263	1.654 Acres or 72,038 SQ FT	PI-Public Property / Institutional	LOT 1 OF 4 CSM 513 BNG PART OF LOTS 145 THRU 150 & BNG PRT VAC ALLEY & ALL OF LOTS 389, 390, 391 & 392 EX 1024 R 523 & PART DESC IN 908 R 113 OF LOTS 148, 149 & 150 & VAC ALLEY ADJ PLAT OF NAVARINO & LOT H OF H K HAGAMEISTERS SUBD OF LOTS 147, 148 & 149 NAVARINO

Background:

After several decades of use as a bank, the building at 201 N. Monroe Ave. is now vacant and facing costly repairs. As the owner, Brown County has assessed reactivation of the site with a variety of different tenants as well as issuing an RFP for redevelopment of the site. Those efforts have shown that the site, despite its convenient and visible location downtown, poses several challenges that have been discussed with City of Green Bay staff.

Brown County has a vision for the Central Library and the former Bank Mutual site that can work with the City of Green Bay's comprehensive plan. The County is actively taking steps that will move the Brown County Aging and Disability Resource Center (ADRC) and Grounded Café into the Brown County Central Library. The planned renovations that enable these entities to move into this space illustrates Brown County's continued commitment to these important community resources maintaining their presence in Downtown Green Bay. After a lengthy assessment of the Central Library site and understanding the challenges of redeveloping the former Bank Mutual site, the central issue that the County needs addressed in order for this investment into Downtown to come to fruition is the inclusion of safe and convenient parking.

With direction from City of Green Bay staff, Brown County determined that the best approach to addressing the many facets of this project is requesting a PUD that covers the Central Library and the north half of the former Bank Mutual parcel. The PUD will enable the uses and future building alterations that are necessary to support this project. The following sections of this PUD request provide a description of the various components of this project that will need to be addressed.

Central Library Building & Site Alterations

To enable the ADRC and Grounded Café to move into the Central Library building, drastic changes will need to occur to the interior and exterior of the building. Brown County staff, alongside administration, are developing plans to create office space for the ADRC and will need to design a first-floor addition on the southeast corner of the Library for the new Grounded Café. The site changes are discussed in more detail below.

A conceptual site plan for the library site is provided herein as Exhibit A. In addition to the site plan, there are additional concept renderings attachments to provide context for the expected changes to the interior of the Library*.

Grounded Café alterations

The Grounded Café is expected to move into a new, approximately 3500 square-foot addition, as noted in Exhibit A. The addition will include a larger kitchen and interior dining space as well as a small patio area on the exterior of the building adjacent to the existing sidewalk on Pine Street and Monroe Avenue. It is expected that the more visible location on an active corner in the Downtown will encourage more people to visit Grounded Café.

Library parking lot alterations

In an attempt to improve vehicular circulation and maximize parking on-site, this project includes creating a new driveway and additional parking spaces on the NW corner of the library site. The new driveway and addition of thirteen (13) parking spaces, including 2 ADA van accessible spaces, will improve traffic flow on site, offset seven (7) parking spaces and the driveway access on Pine Street that will be lost due to the addition of the Grounded Café, and improve ADA conditions.

*Disclaimer: Any/all renderings provided herein that depict the interior of the library space are in a conceptual stage and may change as the project evolves.

Former Bank Mutual Site

The former Bank Mutual site, south of the library, will be linked to the Library via this PUD to provide the necessary customer parking for the increased number of services that will be provided at that location. To create the amount of parking sufficient to support the ADRC, Library, Job Center, and Grounded Café, the existing building will need to be razed, and the north half of the site will be prepared for a parking lot as depicted in Exhibit B.

North half parking

The proposed parking lot depicted in Exhibit B would act as the primary use on the north half of the site while the south half of the site will remain vacant. The parking lot design includes a total of fifty-four (54) stalls including a minimum of two (2) parking stalls that meet ADA requirements with an option to provide four (4) more if desired. The parking lot design also includes a walkway with pedestrian striping across drive aisles. All driveway throats meet the minimum ten (10) foot depth required and the site is surrounded by the required minimum five (5) foot vegetated buffer. Additionally, as seen in Exhibit B, the existing driveway access point on Monroe Avenue would shift south approximately seventy (70) feet. Realigning the driveway will allow for parking to be maximized while still providing access to both the north and south half of the lot. Considering the potential for all of the County owner property on this block to be part of a large redevelopment project, the County would designate this as mutual access for the property if it were ever to be split in the future.

On-Street Parking Alterations

As is the theme throughout this PUD request, the need to maximize parking for ADRC, Library, Job Center, and Grounded Café patrons extends beyond the parking spaces being created on the north half of the former Bank Mutual site and the additional thirteen (13) spaces on the north side of the library. Brown County and City of Green Bay staff have discussed a number of on-street parking configurations for Pine Street between Madison Street and Monroe Avenue and for the southern part of Madison Street adjacent to the Central Library parcel. The preferred on-street parking configuration would include restriping Pine Streets existing parking and centerline to incorporate eight (8) parallel parking stalls and twenty (20) diagonal stalls. Additional parallel stalls could be added on Madison Street as depicted in Exhibit C. The preferred parking configuration is described in more details in the following sections.

Pine Street parking configuration

Pine Street is currently forty-eight (48) feet curb face to curb face. Brown County's preferred Pine Street parking configuration would not require any change to the hardscape. This proposal requires repainting the roadway and relaxing the dimensional requirements for parking stall size.

The parallel parking spaces on the north side of Pine Street will be replaced with twenty (20) diagonal spaces at a sixty (60) degree angle. The south side of the street will not see any change to the number or location of the current parallel parking spaces, however, to allow the angled parking and parallel parking to fit while maintaining two 11-foot drive lanes, this proposal seeks relief from the required depth of the angled parking and the width of the parallel parking.

The "Parking Space Design Standards" table in Municipal Code section 44-1774, identifies a depth of 19 feet 10 inches for sixty (60) degree parking and a width of nine (9) feet for parallel parking. To enable the angled parking, two 11' drive lanes, and parallel parking within the

current 48' wide road, a reduction in the angled parking depth to eighteen (18) feet and a reduction in the width of the parallel parking spaces to eight (8) feet would be required.

Madison Street parking configuration

Madison Street currently has no parking on the east side of the road adjacent to the library. Considering the addition of the driveway access point on the north side of the parcel and the presence of a bus stop at the midpoint of the parcel, it is estimated that between two (2) and four (4) additional parallel parking spaces could be added at this location depending on if the bus stop is moved slightly. No reduction to the parking width is needed on Madison Street.

A sample rendering of the preferred on-street parking scenario is provided as Exhibit C.

Other PUD Items

The following items have been identified as code sections that this development would need relief from to ensure that the Third on the Square project moves forward.

- CH 44-615:
 - Brown County is requesting the primary use of the north half of parcel 11-188, current zoned D1, to be surface parking. As described earlier, the parking lot has been designed to meet the City's parking lot design requirements.
 - NOTE: The Library is specifically listed as a permitted use in the Public Institutional district. The ADRC and Job Center are other institutional uses that are not specifically listed in the zoning code that could be incorporated into the PUD.
- CH 44-884: The future Grounded Café addition (Restaurant, not including drive-through) is not listed as a permitted or permitted accessory use within the Public Institutional zoning district. This PUD request must incorporate this use as a permitted accessory use to allow for the addition to the library building to house Grounded Café.
- CH 44-856: The Grounded Café addition may create a building setback issue. Depending on the final design, the addition may not meet the minimum 15' front yard setback. To ensure that the design of the Grounded Café addition and patio area fit, the requested setback would be reduced to zero (0) feet. This would also bring the existing building into compliance.
- CH 44-1774: As previously identified, Brown County is requesting a reduction to the parking stall length for 60 degree parking from nineteen (19) feet ten (10) inches to eighteen (18) feet and a reduction to the width of the parallel parking stall from nine (9) feet to eight (8) feet. These adjustments will enable everything to fit within the existing curb faces and will minimize costs associated with redesigning the roadway.
- CH 44-1966: The perimeter parking lot landscaping requirements require landscaping areas to be a minimum of fifteen (15) feet along each frontage of a public street or sidewalk. The proposed parking on the north side of the Bank Mutual as presented utilizes a five (5) foot vegetated buffer along Pine Street and a ten (10) foot buffer along Monroe Avenue. This request would seek a reduction from fifteen (15) to five (5) feet for the minimum.

Other Considerations

In addition to the requested relief from the zoning code sections listed above, Brown County has identified additional items that may need to be addressed with the Third on the Square project.

Redevelopment Opportunities

Brown County and the City of Green Bay have discussed a possible development agreement that both parties would enter into for the redevelopment of parcel 11-188 (Bank Mutual) and 11-185 (Associated Bank Parking Lot). Exhibit D depicts the redevelopment area described in this section. Under this agreement the County would ask that the following is included:

- Brown County will retain ownership of parcel 11-188 (Bank Mutual) and 11-185 (Associated Bank Parking Lot) while cooperatively marketing the property for redevelopment with the City of Green Bay. To date, these efforts have been in coordination with City of Green Bay staff. It is the County's expectation that we will continue our cooperative approach to the redevelopment of the parcels listed here.
- In the event that a development proposal came forward that included all the parcels described above, Brown County would offer to terminate the surface level parking on the north half of the Bank Mutual site as well as the parking on the Associated Bank parcel if the proposed development incorporates a minimum of 100 parking spaces for County use.
- Stormwater management requirements are unknown at this time.
- If the PUD is approved, Brown County will pursue razing of the Bank Mutual building to coincide with the development of the parking lot on the north half of the site. All necessary permits will be coordinated through the City of Green Bay for demolition activities and any future construction activities.

DT: km

Map Exhibits A-D

Attachments (Conceptual renderings of library spaces)

Exhibit A – Library Site & Circulation

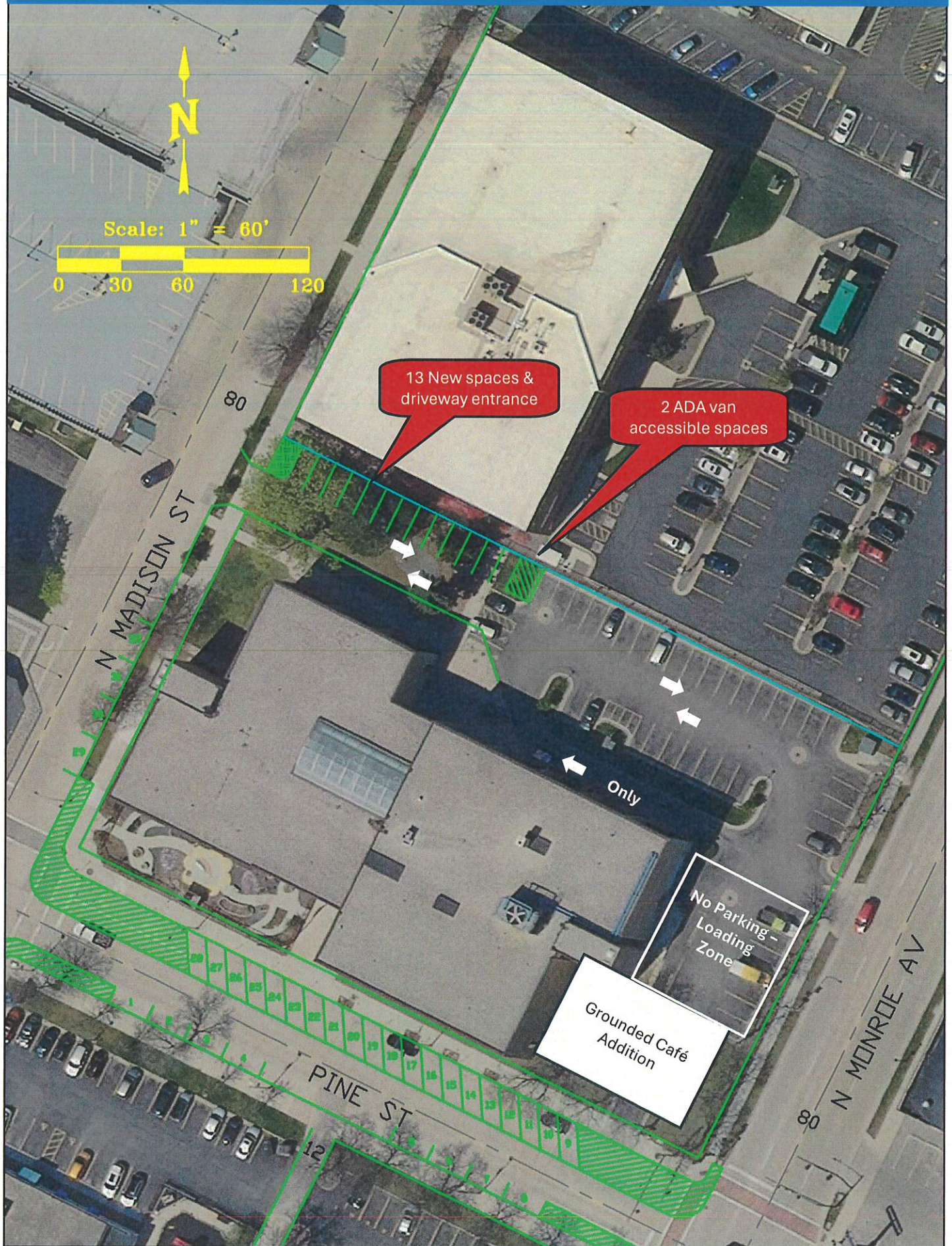


Exhibit B – Bank Mutual Site Parking Modifications

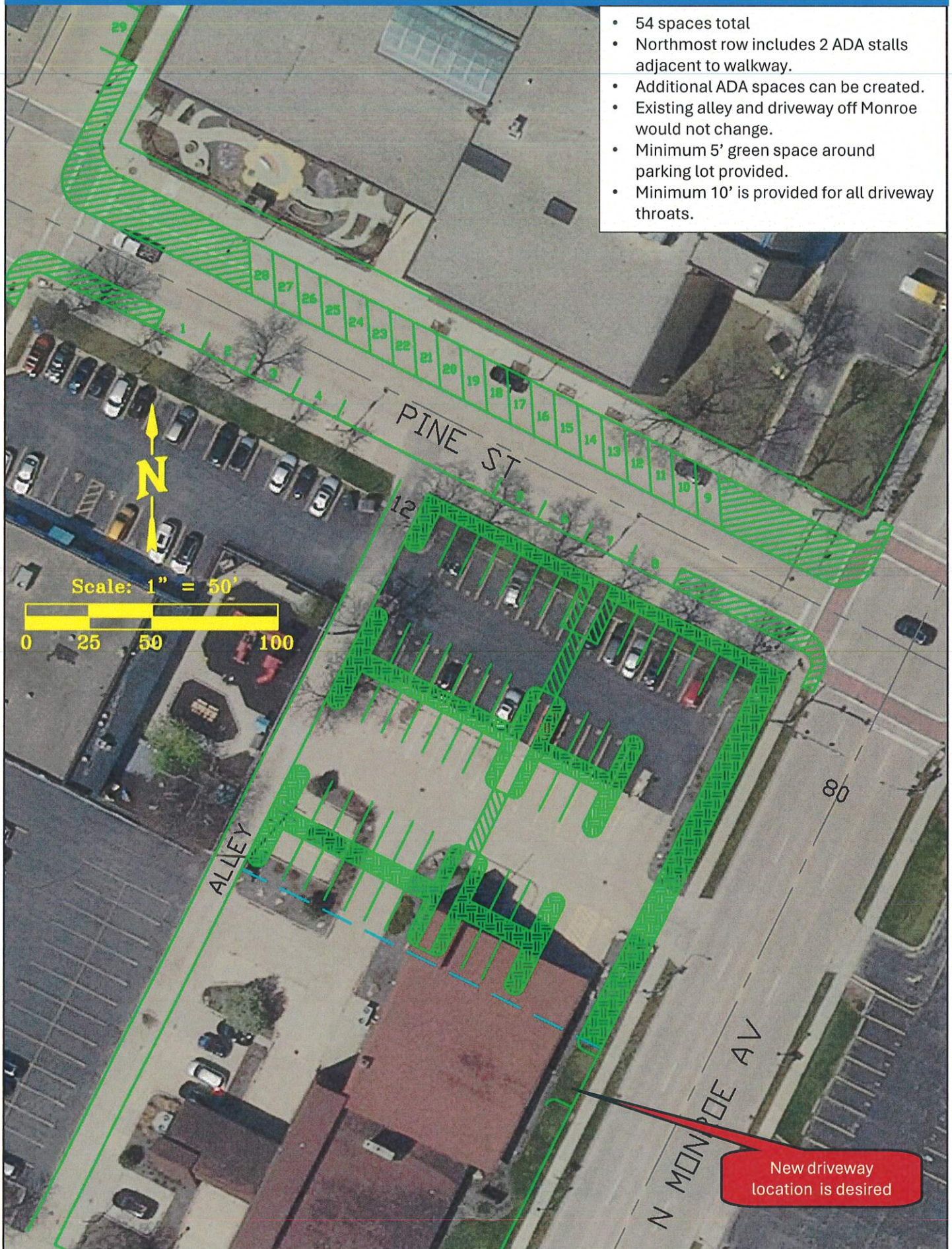


Exhibit C – On-street Parking

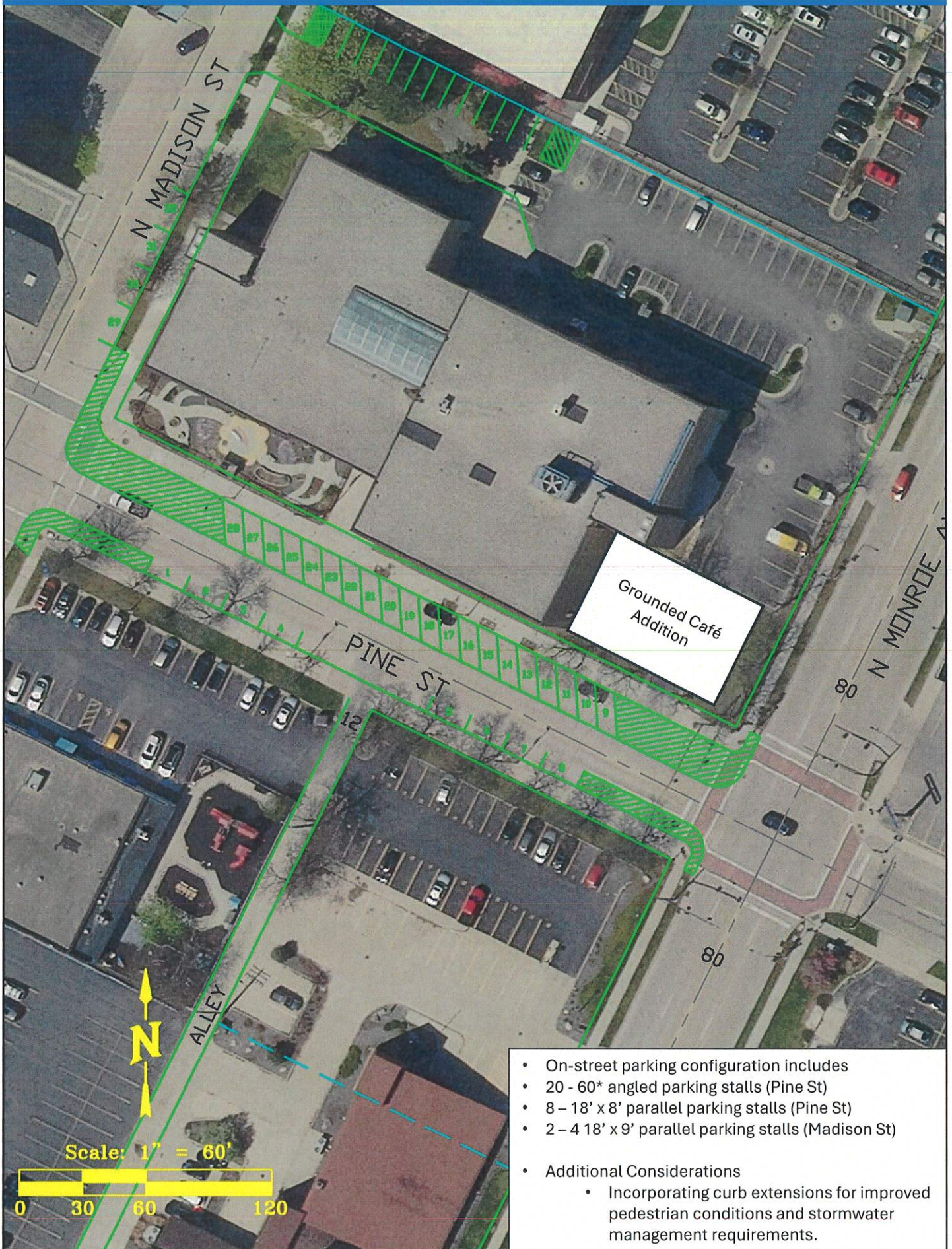


Exhibit D – PUD Parcels & Future Marketing Strategy



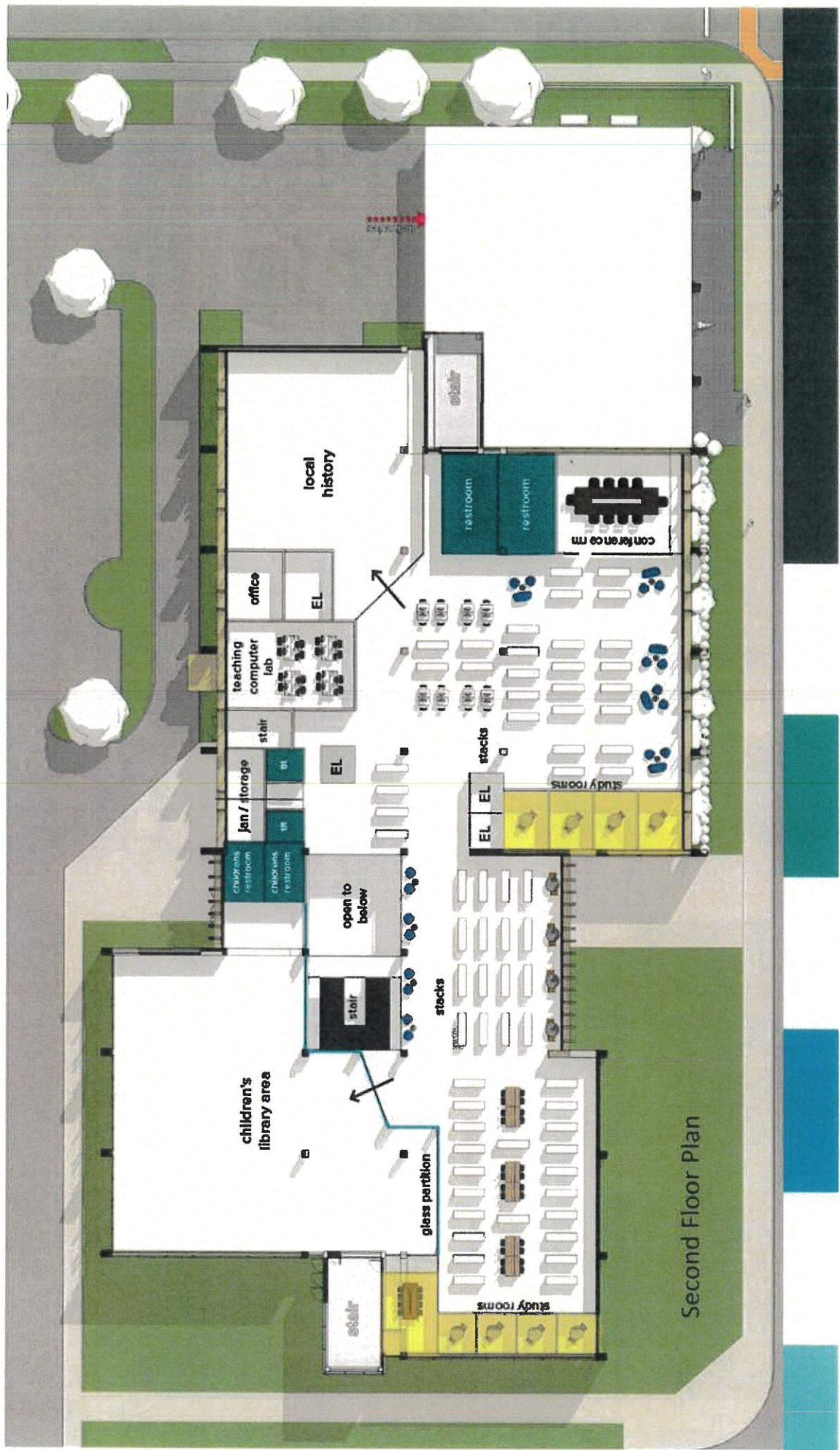
P Parking for Brown County Library, ADRC, Grounded Café, & Brown County Job Center clients



Corner of Pine and Monroe -
Grounded Addition



First Floor Plan



Second Floor Plan



3rd Floor-
Staff/Administration

ZONING ORDINANCE NO. XX-26

**AN ORDINANCE ZONING LAND LOCATED AT 201 N MONROE
AVENUE AND 515 PINE STREET
AS A PLANNED UNIT DEVELOPMENT DISTRICT
(ZP 26-03)**

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

SECTION 1. Section 44-30, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development District on the following described property, as shown on Exhibit A - Location Map:

LOTS FIVE HUNDRED TWENTY (520), FIVE HUNDRED TWENTY-ONE (521), FIVE HUNDRED TWENTY-TWO (522), FIVE HUNDRED FORTY-ONE (541), FIVE HUNDRED FORTY-TWO (542), AND FIVE HUNDRED FORTY-THREE (543), PLAT OF NAVARINO, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY WISCONSIN
Parcel 11-188 (201 N Monroe Ave)

LOT 1 OF 4 CSM 513 BEING PART OF LOTS 145 THROUGH 150 AND BEING PART OF VACATED ALLEY AND ALL OF LOTS 389,390,391,392 EXCEPT 1024 R 523 AND PART DESCRIBED IN 908 R 113 OF LOTS 148, 149 AND 150 AND VACATED ALLEY ADJACENT PLAT OF NAVARINO AND LOT H OF H K HAGEMEISTERS SUBDIVISION OF LOTS 147, 148, AND 149 OF NAVARINO, CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN
Parcel 11-263 (515 Pine Street)

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

- A. Purpose and Intent. The Planned Unit Development (PUD) is being utilized to allow promotion of integrated land uses allowing for a mixture of potential residential, commercial, and public facilities along corridors and in transitional area and the provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques. The overall appearance and design of the site and improvements shall comply with the attached Exhibits and as regulated within this PUD. The PUD is established to facilitate expansion of the existing Brown County Central Library for the purposes of including office space and restaurant use and to permit surface parking lot use within the northern portion Parcel 11-188 for Brown County Library user purposes while advocating for future redevelopment of Parcel 11-188 to be consistent with Downtown and Future Land Use Standards

- B. Development Site. The area included within this PUD consists of all land described above, Parcel 11-263 and 11-188. A PUD amendment shall be required for any future changes that do not comply with this PUD.
- C. Land Use Regulations. The principal and accessory land uses which may be established shall be compliant with uses listed below. A PUD amendment is required for any additional uses.
1. Parcel 11-263:
 - a. Principal uses may include public institutional uses for library, office, and restaurant purposes for public or other-semi public users. Accessory uses include surface parking and a drive through drop off for library uses.
 2. Parcel 11-188
 - a. Principal uses. Northern 190 feet: Surface parking lot and shall include all D1-Downtown uses. Southern 140 feet. All existing buildings and improvements on the site shall be razed and returned to green space. Future improvements shall include D1-Downtown uses.
- D. Prohibited Uses. Any land use not listed in Section C is considered a prohibited use within this PUD.
- E. Dimensional and Area Requirements. Dimensional and area requirements for principal structure on the subject property shall generally comply with Exhibit B and shall be regulated under the Downtown (D1) zoning district with the following exceptions:
 - a. A maximum of 31 parking stalls located along the north property line of Parcel 11-263 may continue contiguously with a handicapped stall located near the northern entryway of the library building without a landscaped island.
- F. Architectural Design Standards. All building elevations shall substantially comply or be similar to those depicted in Exhibit C as well as any standards associated with the base zoning as determined in Section M of this ordinance.
- H. Access, Circulation, and Parking. Access, circulation, and parking within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code, and the following standards:
 1. Surface parking is permitted as a principal use in the northern 190 feet of Parcel 11-188. The southernmost 25 feet of said 190 feet shall grant ingress-egress shared driveway easement access to any future development to the southern 140 feet of Parcel 11-188

- I. Signage. All signs on the subject property shall conform to the standards as set forth within Chapter 30 of the Green Bay Municipal Code for Downtown (D1) zoning district.
- J. Lighting. All lighting within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article V of the Green Bay Municipal Code.
- K. Refuse and Mechanical Equipment. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code. Any loading area shall not directly face a public right of way. All loading areas or refuse area shall be screened by use of architectural elements, materials, colors of which create a design of screening walls, coverings, and/or fences shall be compatible with those used as predominant materials, colors, and elements on the building or landscaping. Said screened screening with walls and/or fences or landscaping shall be designed to be at least six feet in height and 90 percent impervious to sight on a year-round basis.
- L. Landscaping and Transitional Yards. Landscaping within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code, with the following exception:
 - 1. Surface parking located along the north edge of Parcel 11-263 may replace a required mid-aisle landscape island within the parking aisle near or adjacent to the adjacent parcel to be replaced with handicapped parking stalls.
- M. Compliance with all the regulations of the Green Bay Municipal Code not covered under the PUD. If not covered as part of this PUD, the base zoning shall be considered Public Institutional (PI) for Parcel 11-263 and Downtown (D1) for Parcel 11-188.

SECTION 3. The provisions of this ordinance, including, without limitation, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

SECTION 4. Each exhibit which is attached to this ordinance is deemed to be and is expressly made a part of and incorporated into this ordinance to the same extent as if

each such exhibit, and the plans identified therein, had been set forth in its entirety in the body of this ordinance.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. In addition to all other remedies available to the City of Green Bay, the City may decline to issue any building or other permits otherwise required by any ordinance of this City while any violation of this ordinance remains uncured.

SECTION 7. If any provision in this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the City of Green Bay that all provisions of this ordinance are separable.

SECTION 8. This ordinance shall not take effect until a public hearing is held thereon as provided by Chapter 44, Article II, Division 2, Section 44-82 Zoning Amendments, Green Bay Municipal Code, and the adoption and publication of this ordinance.

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

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

jl:

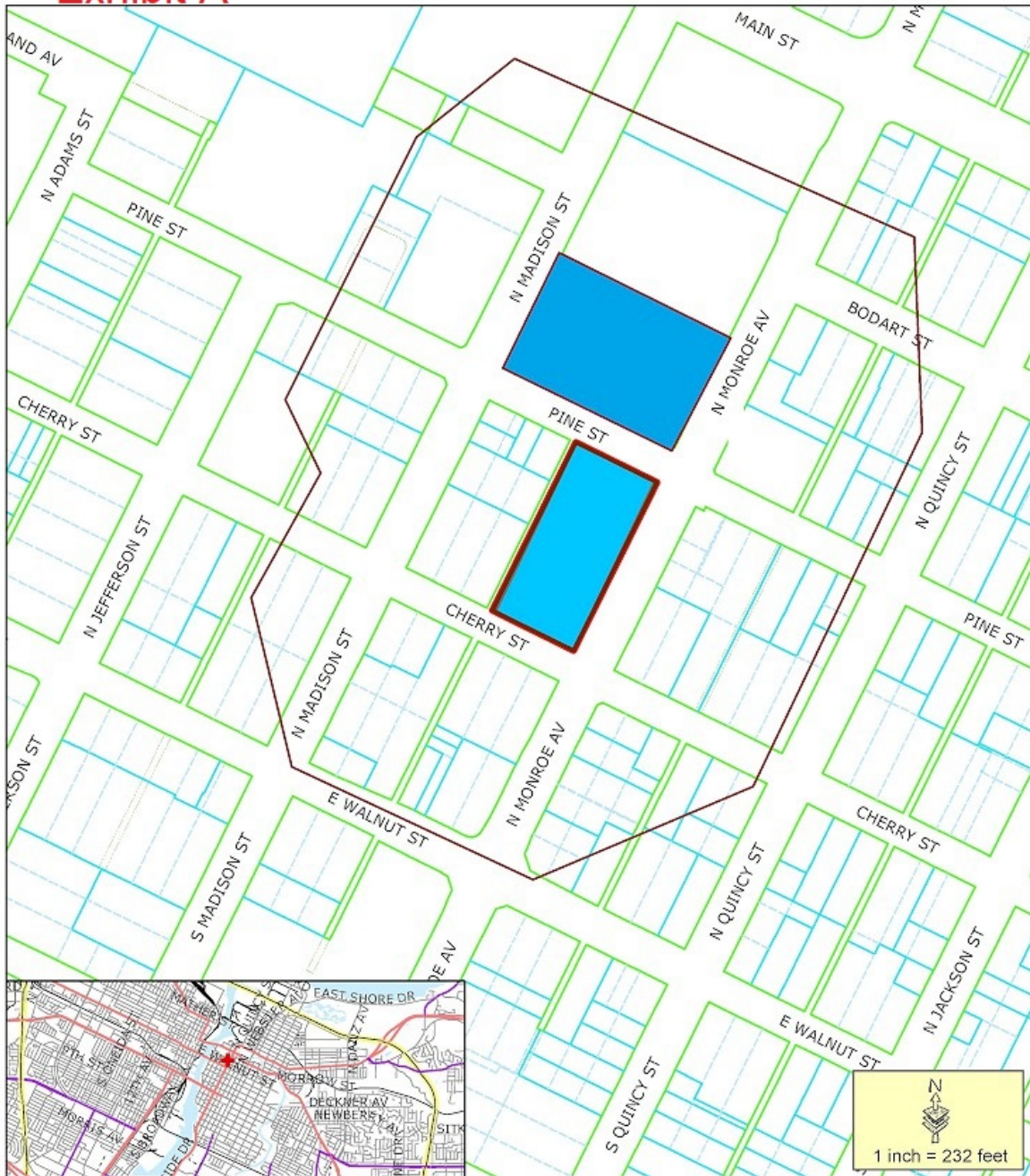
Attachments:

Exhibit A – Location Map

Exhibit B1 and B2 – Off Street Parking Modification Exhibits

Exhibit C- Library Café Addition Concept

Exhibit A



- Proposed PUD
- 400' Property Owner Notice

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

Planned Unit Development (PUD) Proposal Permit Library, Community Center, Surface Parking Uses 515 Pi 201 N Monroe Ave

Exhibit B1

– Bank Mutual Site Parking Modifications

- 54 spaces total
- Northmost row includes 2 ADA stalls adjacent to walkway.
- Additional ADA spaces can be created.
- Existing alley and driveway off Monroe would not change.
- Minimum 5' green space around parking lot provided.
- Minimum 10' is provided for all driveway throats.

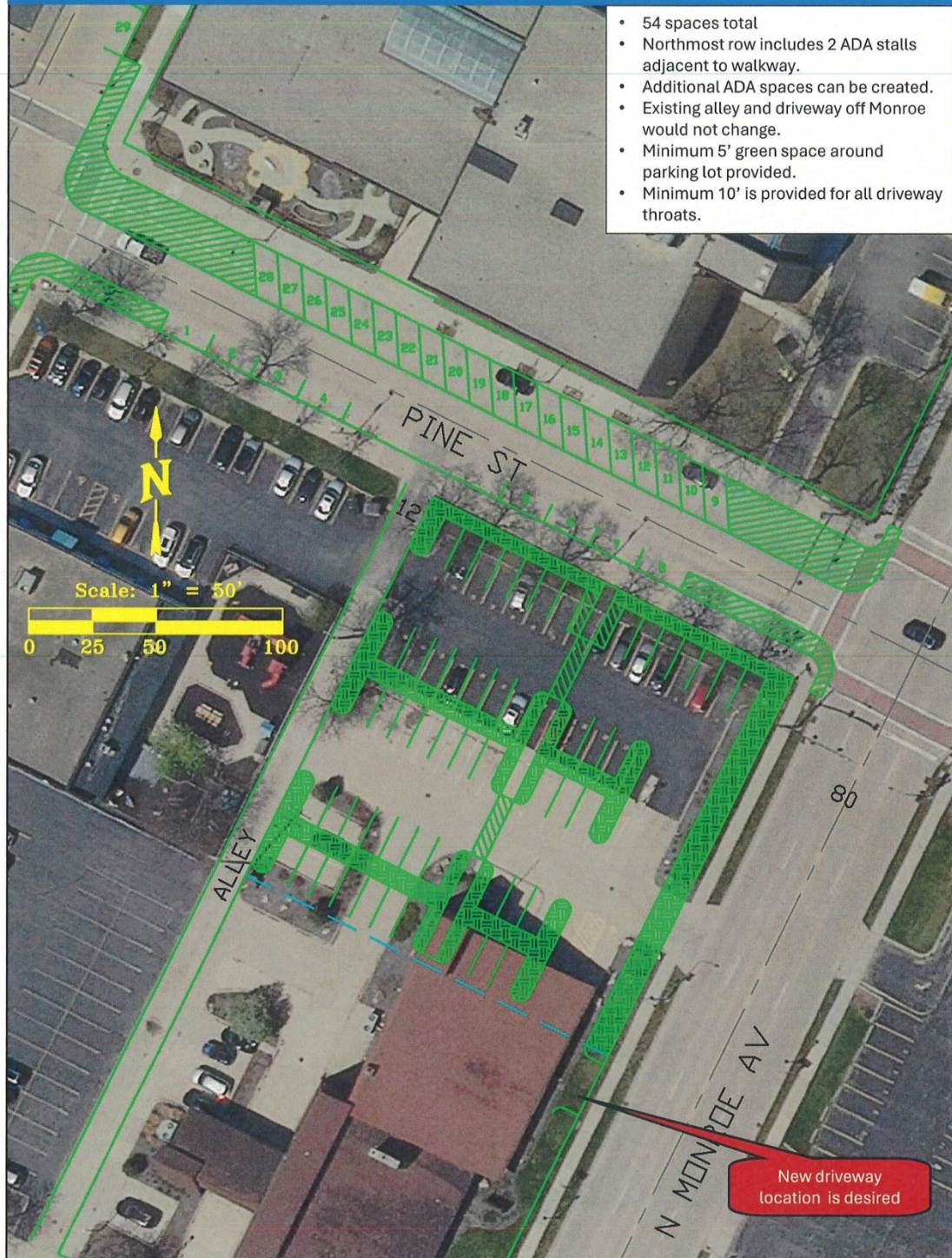


Exhibit B2 – Library Site & Circulation

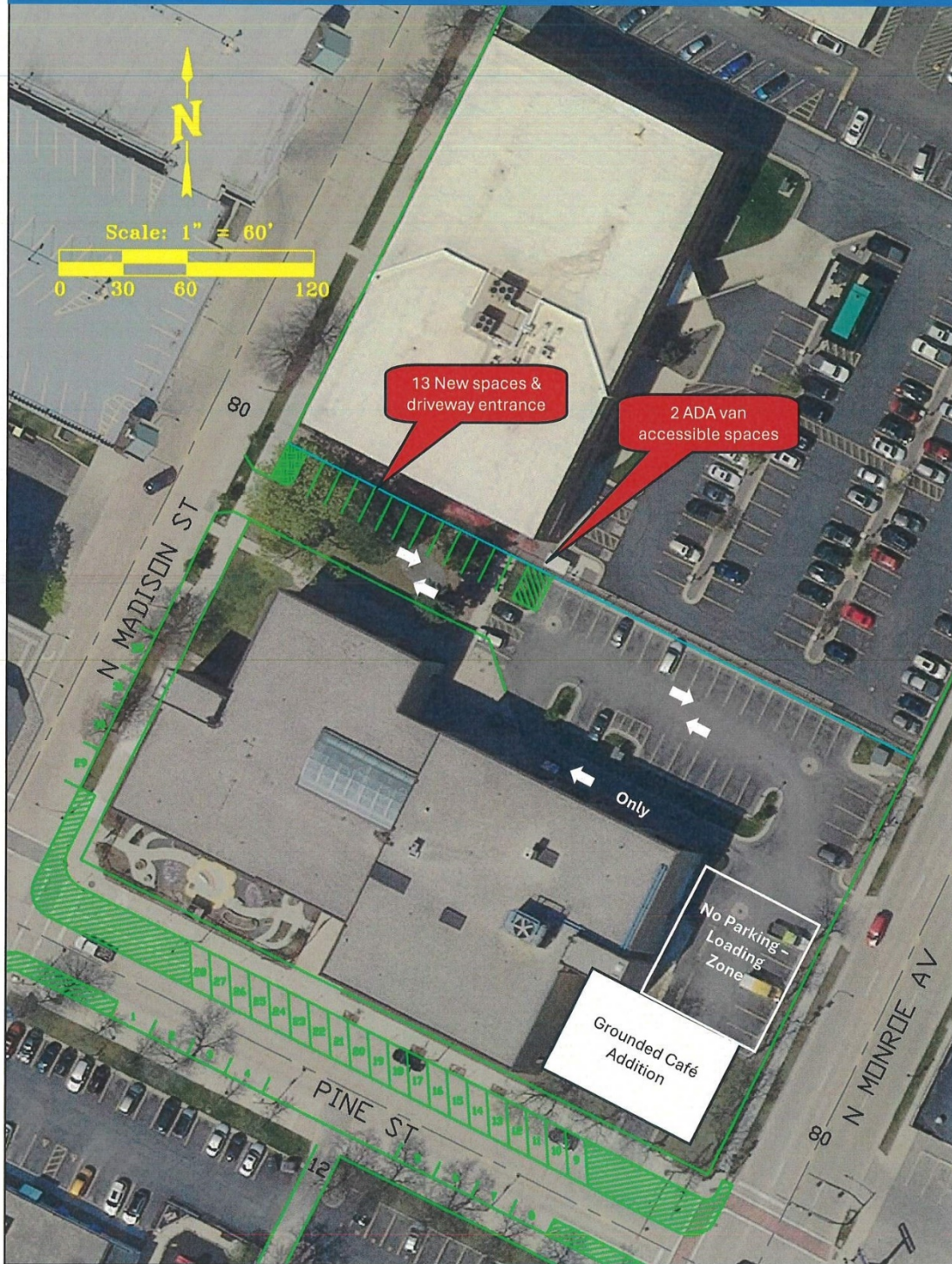


Exhibit C



Corner of Pine and Monroe -
Grounded Addition



Report to the Green Bay Plan Commission

MEETING DATE

April 21, 2026

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # S.8

To approve a request for a Conditional Use Permit to allow for a building to exceed maximum height requirements for property located in a PI Public Institutional zoned district at 511 S Oneida Street. (ZP 26-05 Public Hearing held April 13, 2026).

BACKGROUND

Reason for Request: To construct a sand/salt storage building that would exceed the maximum building height of 35-feet in the Public Institutional (PI) zoning district.

Subject Parcel Zoning and Land Use: Public Institutional (PI) | West Side Municipal Garage

Surrounding Zoning and Land Uses:

NORTH: Public Institutional (PI), Undetermined | Industrial

SOUTH: Public Institutional (PI), Light Industrial (LI) | West Side Municipal Garage, Manufacturing

EAST: Low-Density Residential (RI), Undetermined | Manufacturing, Single-Family Residential

WEST: Office Residential (OR), Public Institutional (PI) | Public Works Garage, Parking Lot

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan designates this area for Public/Semi Public.

Report: The subject request is located at 511 S. Oneida Street between W. Mason Street and Western Avenue. The applicant, City of Green Bay Public Works Department, is requesting to construct a covered sand and salt storage structure that is 45-feet in height at the West Side Municipal Garage. The property is zoned Public Institutional (PI) District. In the PI district, the building height shall not exceed the height permitted in the most restrictive abutting district. The height requirement in all abutting districts is 35 feet, or it may be increased with a conditional use permit (CUP).

The sand and salt storage structure will be constructed over an existing sand/salt storage bunker measuring approximately 64-feet by 74-feet and is intended to improve the storage and handling of winter road maintenance materials. The proposed structure will have a height not to exceed 45 feet, which matches the height of the existing adjacent salt storage shed. The improvement will allow the City to comply with Department of Transportation requirements for covered salt storage while improving operational safety and efficiency for Department of Public Works staff.

Conditional use approval may be recommended by the Plan Commission with reasonable consideration of the following:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
2. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

3. The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
6. Adequate parking facilities as specified in Article XVIII of Section 44-83 within the Municipal Code.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

After reviewing the request, staff has determined that the use does comply with the seven standards for CUP approval. The existing physical configuration of the site and proposed building height is appropriate for the operations requested.

Ald. Ridderbush, the Western Corridor Neighborhood Association, and adjacent property owners within 200 ft. of the subject area have been notified of the request. There have been no inquiries or objections made regarding this request as of the drafting of this report.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 26-05 Application
2. ZP 26-05 Narrative
3. ZP 26-05 Map
4. ZP 26-05 Site Plan and Rendering



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
planning@greenbaywi.gov
www.greenbaywi.gov

Location of Property: 511 S Oneida St, Green Bay, WI 54303

Parcel Number(s): 3-679

Petitioner(s): Jacob Thiem

Date: 3/16/26

Email: [REDACTED]

Phone Number: [REDACTED]

Address: 100 N Jefferson St

City: Green Bay

State: WI

Zip: 54301

Property Owner: Valerie Joosten

Phone Number: [REDACTED]

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Jacob Thiem, respectfully request that the City of Green Bay take the following action:

- | | |
|-------------------------------------|---|
| ☐ | Rezone Property (\$375.00 Review Fee) |
| ☒ | Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee) |
| ☐ | Planned Unit Development (PUD)/New (\$600.00 Review Fee) |
| ☐ | Planned Unit Development (PUD)/Amendment (\$250.00 Review Fee) |
| ☐ | Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee) |
| ☐ | Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee) |
| ☐ | Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee) |
| ☐ | Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee) |
| ☐ | Approve Final Condominium Plat (\$150.00 Review Fee) |
| ☐ | Grant a City/Extraterritorial Subdivision/CSM Variance (\$200.00 Review Fee) |
| ☐ | Development District Map Amendment (\$200.00 Administration Fee) |
| ☐ | Official Map Amendment (\$200.00 Administration Fee) |
| ☐ | Plat of Right-of-Way (\$200.00 Administration Fee) |
| ☐ | Public Utility Easement Acceptance or Discontinuance (\$200.00 Administration Fee) |
| ☐ | Street Name Change (\$200.00 Administration Fee) |
| ☐ | Declare City Property "City Surplus" (\$200.00 Administration Fee) |
| ☐ | Vacate a Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF |
| ☐ | APPLICATION Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) |
| ☐ | Comprehensive Plan Amendments (\$375.00 Review Fee) |
| ☐ | Other (\$200.00 Administration Fee): _____ |

Owner Signature: Valerie Joosten

Date: Mar 18, 2026

Petitioner Signature(s): Jacob Thiem

Digitally signed by Jacob Thiem
Date: 2026.03.18 08:03:50 -0500

Checklist of required attachments:

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

You must meet with Planning staff prior to submission. View City of Green Bay Actions Guide for Rezone, CUP and PUD guidelines - <https://www.greenbaywi.gov/ActionsGuide>

For office use only:

Review Fee: _____

Receipt No.: _____

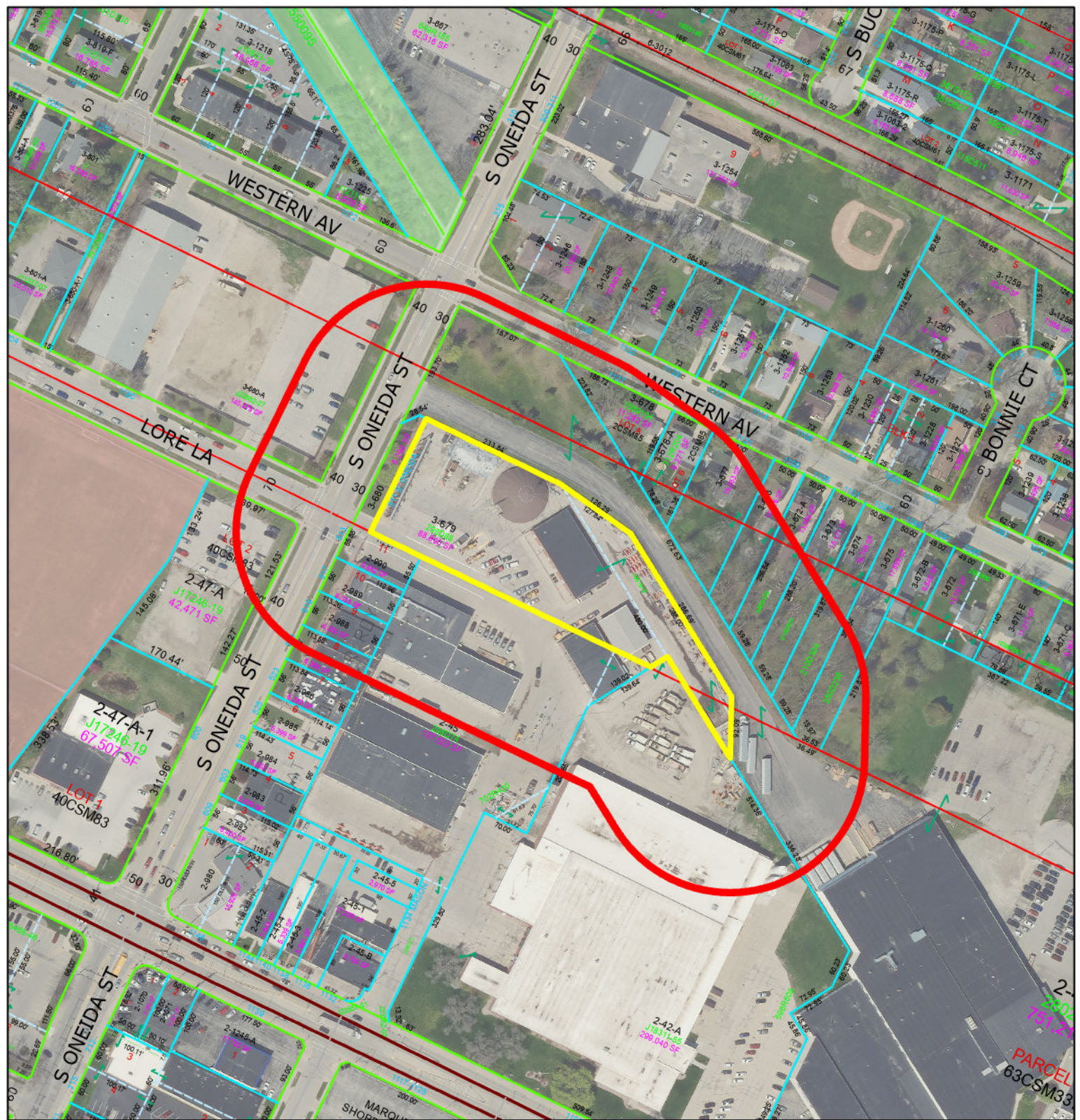
Zoning Petition No.: _____

Project Narrative

The City of Green Bay is proposing construction of a covered sand and salt storage structure at the West Side Municipal Garage located at 511 S Oneida Street. The structure will be constructed over an existing sand/salt storage bunker measuring approximately 64 feet by 74 feet and is intended to improve the storage and handling of winter road maintenance materials. The proposed structure will have a height not to exceed 45 feet, which matches the height of the existing adjacent salt storage shed, maintaining visual consistency within the municipal garage complex. This improvement will allow the City to comply with Department of Transportation requirements for covered salt storage while improving operational safety and efficiency for Department of Public Works staff.

The West Side Municipal Garage has been an established municipal service facility since the 1950s and remains an integral component of the City's public works operations. The proposed structure will be built within the existing operational area of the property and will maintain the current footprint and traffic patterns of the site. The consistent building height and placement alongside existing structures help the new facility integrate with the established character and function of the municipal service property.

Overall, the project represents a functional upgrade to an existing municipal operation rather than an expansion of use. By enclosing the existing bunker, the City can maintain efficient winter maintenance operations while ensuring the facility continues to operate in a manner that is consistent with the surrounding municipal service area.



0 200 400 Feet

1"=200'
1:2,400

511 S. Oneida Street City of Green Bay

Legend

- 511 S. Oneida St
- 200' Notification Area

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

Map prepared by City of Green Bay Department of Community & Economic Development
Date Printed: 27 Mar 2026
Path: <LINK>X:\Planning\Basemaps\511SOneidaSt.aprx</LINK>



This is a custom map created by an online user of GIS map services provided by Brown County Municipalities, Brown County, Brown County, WI

Part of Brown County WI

Map printed on 3/10/2026

1:240

1 inch = 20 feet*

1 inch = 0.00379 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

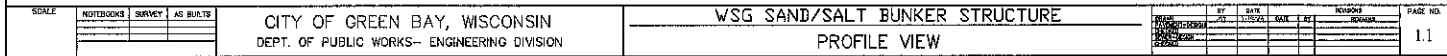
- Parcel line
- Right of Way line
- Meander line
- Lines between deads or lots
- Historic Parcel Line
- Vacated Right of Way

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



(920) 448-6480

www.browncountywi.gov



1. Sand/Salt Storage Structure

General

Provide and install a pre-engineered structure designed and constructed specifically for bulk road salt/sand storage. Structure shall be suitable for year-round operation in a cold-weather, high-corrosion environment and shall comply with all applicable local, state, and federal codes.

Materials

The workmanship of all materials and components of the structure shall be commensurate with the functional requirements of the items.

Building prefabrication shall be performed under factory conditions in a plant specifically arranged for this type of work. Contractor shall provide adequate space, equipment, personnel, and technical ability to coordinate the assembly and factory prefabrication of all major components of the work and all necessary operation in the packing, shipping and installation procedures. No fabrication shall be done unless the materials have been tested and approved.

All materials used in the structure shall be new, without defects and free of repairs. The quality of the materials used shall be such that the structure is in conformance with the performance requirements specified herein.

A. Engineering and Design

- 1) Intended Use: Bulk road salt storage (sodium chloride and similar deicing materials)
- 2) Design Life: Minimum 25 years structural frame; minimum 15 years PVC membrane
- 3) Environmental Exposure: High corrosion, snow, wind, UV exposure
- 4) Climate: Cold-weather operation with freeze/thaw cycles
- 5) Building shall be rectangular in shape, with the capacity to store 3,000 tons of road salt with a density of 75 lb/ft³, stockpiled to a sidewall height of 8ft and a max height of 28ft.

B. Codes and Standards

- 1) International Building Code (IBC), latest adopted edition
- 2) ASCE 7 – Minimum Design Loads for Buildings and Other Structures
- 3) AISC Steel Construction Manual
- 4) NFPA 701 (flame resistance)
- 5) Local snow load, wind load, and seismic requirements

C. Structural Loads

- 1) Ground Snow Load: As required by local jurisdiction (minimum 50 psf unless otherwise noted)
- 2) Wind Load: Minimum 115 mph, 3-second gust (or per local code)
- 3) Seismic Design Category: As determined by site location
- 4) Salt Stockpile Load: Designed to accommodate full interior pile height against sidewalls where applicable

D. Corrosion Resistance

- 1) Building design shall minimize salt contact with steel components

E. Structural Frame

- 1) Rigid steel arch or truss system, factory-fabricated
- 2) Steel members designed for long-span clear interior without interior columns
- 3) Base plates and anchorage designed for 8ft tall concrete block foundations. Concrete block foundations are placed on top of existing asphalt surface.
- 4) All primary steel framing shall be hot-dip galvanized after fabrication (minimum G-90 coating)
- 5) Secondary steel, fasteners, cables, and connection hardware shall be stainless steel or hot-dip galvanized
- 6) No exterior purlins, guy ropes, or cables shall be used for anchoring the structure

F. PVC Membrane

- 1) High-strength PVC-coated polyester membrane
- 2) Minimum weight: 22 oz/sy (or manufacturer's recommended for salt storage)
- 3) UV stabilized, mildew resistant, and corrosion resistant
- 4) Flame resistance: NFPA 701 certified
- 5) Color: White or light-colored exterior to reduce heat absorption

G. End Walls

- 1) One end wall: Reinforced membrane with access opening or partial concrete bulkhead
- 2) Opposite end wall: Open-faced or partial wall as indicated

3) Bid Option: Removable end wall for open end

H. Submittals

a. Product Data

- i. Submit product data for each specified product. Include manufacturer's technical data sheets, installation instructions and care and maintenance instructions.

b. Shop Drawings

- i. Signed and Sealed Shop Drawings

c. Foundation Drawings

- i. Signed and Sealed Foundation Drawings

d. Calculations

- i. Signed and Sealed Load Calculations

e. Extra materials

- a. Provide a patch kit with color matched membrane and associated repair materials and tools. Supply approximately 45 square feet of membrane.

f. Samples

- a. Provide sample of membrane
- b. Submit a catalog of manufacturer's full range of colors for membrane

g. Manufacturers Qualifications, including welding qualifications

h. Installers Qualifications

I. Quality Assurance

State manufacturer's experience requirements if applicable.

J. Warranty

Warranty: 50-year on Frame & 15-year on Membrane

Construction

- A. Owner to provide roughly prepped concrete block foundation, contractor to perform any final modifications for install including alignment, leveling, removal of block keyway to install baseplates
- B. Owner to install blocks straps, anchors, and buttress blocks as shown on foundation drawings
- C. Contractor shall install Storage Structure on Owner installed block foundation.
- D. Contractor to provide block straps and hardware.
- E. Contractor to provide base plates and hardware.



Report to the Green Bay Plan Commission

MEETING DATE

April 21, 2026

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # S.9

To approve a request for a Conditional Use Permit to allow for an accessory dwelling unit on an R1 Low-Density Residential zoned parcel at 123 Joan Avenue. (ZP 26-06 Public Hearing held April 13, 2026).

BACKGROUND

Reason for Request: To construct an accessory dwelling unit (ADU) attached to the rear of a single family residential home in an R1 neighborhood

Subject Parcel Zoning and Land Use: Low-Density Residential | Single Family Residence

Surrounding Zoning and Land Uses:

NORTH: Low-Density Residential | Single Family Residence

SOUTH: Low-Density Residential | Single Family Residence

EAST: Low-Density Residential | Single Family Residence

WEST: Low-Density Residential | Single Family Residence

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan designates this area for low density residential.

Report: The subject request is located at 123 Joan Avenue. The subject property owner is seeking to add 691 square feet to a first floor addition to create an accessory dwelling unit to the residence. This accessory dwelling unit is proposed to act as its own, independent living area attached to the house. The recent affordable housing zoning code permits accessory dwelling units to be added in all residential districts. The addition to the home will act as a mother-in-law suite for the existing owners, but relation to the property is not a considering factor for approval.

The ADU must meet the following requirements:

- No more than one ADU per lot. This submission meets requirements.
- Either the principal or ADU must be primary permanent residence of owner of lot. This submission meets requirements.
- An ADU cannot be used as STR. This submission meets requirements.
- An ADU must be located behind primary dwelling, contain no more than 1000 square feet, not be taller than the principal structure, and maintain architectural style. This submission meets requirements.
- A minimum of one parking space is required. This submission meets requirements.
- There shall be an unobstructed walkway leading to ADU. This submission meets requirements.
- There shall be a site plan and building plan meeting zoning code requirements. This submission meets requirements.

Conditional use approval may be recommended by the Plan Commission with reasonable consideration of the following:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
2. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
3. The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
6. Adequate parking facilities as specified in Article XVIII of Section 44-83 within the Municipal Code.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

After reviewing the request, staff has determined that the use does comply with the seven standards for CUP approval. The existing physical configuration of the site and proposed building height is appropriate for the operations requested.

Ald. Stevens and adjacent property owners within 200 ft. of the subject area have been notified of the request. There have been no inquiries or objections made regarding this request as of the drafting of this report.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. 26-06 Redacted Application
2. 26-06 Supporting Documents
3. Property Map 26-06



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 123 Joan Ave Green Bay WI 54302
Parcel Number(s): 21-89-19 #35
Petitioner(s): Michael Kopke Date: 3/18/26
Email: _____ Phone Number: 920 -
Address: 123 Joan Ave City: Green Bay State: WI Zip: 54302
Property Owner: Michael Kopke Phone Number: 920 -

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Michael Kopke, respectfully request that the City of Green Bay take the following action:

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

Owner Signature: Michael Kopke Date: 3/18/26
Petitioner Signature(s): Michael Kopke 3/18/26

Checklist of required attachments:

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

For office use only:

Review Fee: _____ Receipt No.: _____ Zoning Petition No.: _____

We are seeking approval to construct an addition to our existing home for the purpose of accommodating our aging in-laws in a safe, comfortable, and family-centered environment. This request is rooted not only in practical necessity, but also in a commitment to maintaining strong family support systems while minimizing the need for external care facilities.

My father-in-law had always been the kind of man who didn't sit still. Years in the military, then decades working corrections—it shaped him into someone who powered through pain, who showed up no matter what. But lately, things had changed. Recovery took longer. Movements were slower. There were pauses where there never used to be. You could see it in the way he lowered himself into a chair, like he was negotiating with his own body.

My mother-in-law tried to carry more of the weight, but there was only so much she could do. She doesn't drive, hasn't in many years. Everything—appointments, groceries, errands—depended on someone else. And as his health became less predictable, the gaps in their situation started to widen.

The proposed addition has been thoughtfully designed to blend seamlessly with the existing structure, both aesthetically and structurally. It will match the current home's architectural style, materials (Siding will be color matched and same style as present), and scale (windows will be white to match and similar size as ones on existing home), ensuring that the character of the neighborhood remains consistent. The addition will include a private bedroom, accessible bathroom, and a modest kitchen, allowing for both independence and close family connection. Separate utilities because they want to make sure they are paying their own share.

A key priority in this project is accessibility and safety. These modifications will allow our in-laws to live with dignity and reduce the risk of injury, while also easing the caregiving responsibilities within the household.

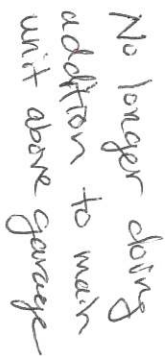
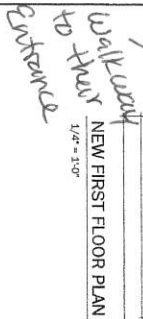
We have also taken care to ensure that the addition will not negatively impact the surrounding properties. The footprint remains within allowable zoning limits, and setbacks, height restrictions, and lot coverage requirements will all be fully respected. Parking availability will remain sufficient, and no additional burden will be placed on street parking or local infrastructure.

From a broader perspective, this addition reflects a growing need in our community for multigenerational living solutions. By adapting our home rather than seeking external housing, we are reducing strain on local housing resources and contributing to a more sustainable and supportive neighborhood model.

We are committed to working collaboratively with the city and complying with all building codes, inspections, and regulations. Our goal is to create a space that is not only functional for our family, but also respectful of community standards and long-term neighborhood value.

We respectfully ask for your approval to move forward with this project, which will allow us to provide care, stability, and quality of life for our family members within the home we already share.

From the plans we have now. We are no longer going with the addition about the garage and just concentrating on the inlaws addition because of costs. Please ignore those part of the plans. Also you will see a walk way and separate entrance to the inlaw addition.

[illegible]

REVISIONS		
NO.	DESCRIPTION	DATE
1	SITE VISIT/MEETING	10/16/2025
2	PRELIMINARY PLAN	10/28/2025
3	REVISIONS MEETING	11/16/2025
4	BID PLAN	11/18/2025
5		
6		
7		
8		
9		
10		
11		
12		

2120 LUCERNE CT
GREEN BAY, WI 53111
Forever@DDBillCo.com
(920) 865-9844



This is a custom map created by an online user of GIS map services provided by Brown County Municipalities, Brown County, Brown County WI

Part of Brown County WI

Map printed on 3/5/2026

1:480

1 inch = 40 feet*

1 inch = 0.00758 miles*

*original page size: 8.5"x11"

Appropriate format depends on zoom level

Parcel ownership key



Parcel Boundary



Condominium



Gap or Overlap

"hooks" indicate parcel ownership crosses a line

Parcel line

Right of Way line

Meander line

Lines between deeds or lots

Historic Parcel Line

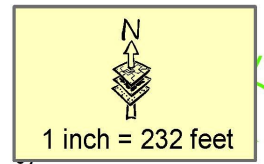
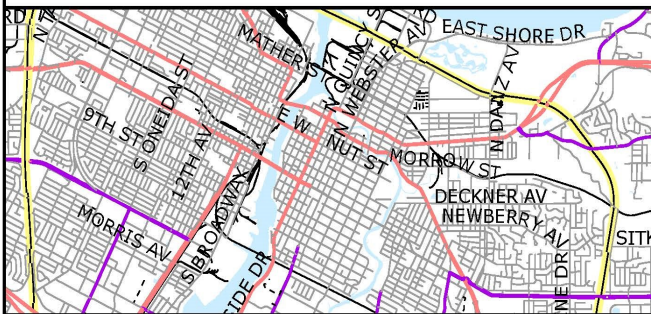
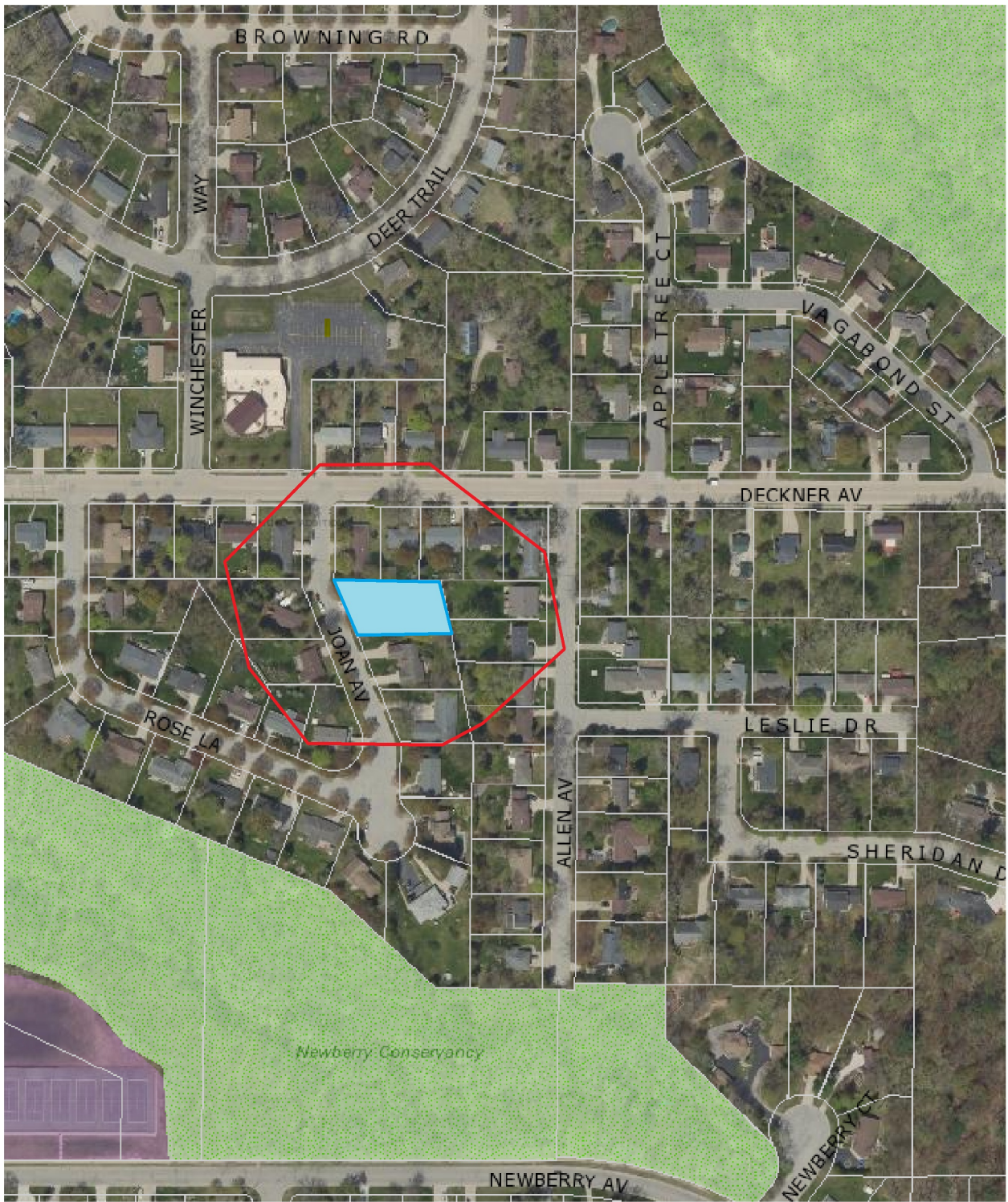
Vacated Right of Way

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



(920) 448-6480

www.browncountywi.gov



- Proposed CUP
- 200' Property Owner Notice

Conditional Use Permit (CUP) Proposal
Accessory Dwelling Unit (ADU) Request
123 Joan Avenue

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



Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

April 21, 2026

PREPARED BY

Dan Ditscheit, Parks Director

AGENDA ITEM # T.I

To approve the request by staff to designate a premier parking area at Bay Beach Amusement Park, implementing a premier parking fee of \$7 per day.

BACKGROUND

As costs continue to rise, staff is continually looking for creative ways to provide new revenue streams at Bay Beach Amusement Park, while still keeping the park affordable to the general public. Staff is proposing to implement a premier parking area adjacent to the main ticket booth entrance to the park. This would be an optional expense to the public. There are a total of 1,440 parking stalls scattered throughout the park and staff is recommending that only 69 stalls would apply to the premier parking option. All other parking areas would remain free to the public. This change would provide a service that we currently do not offer that would benefit those that want this service. This change would have minimal impact to the general public, as there still are many parking stalls that will remain free in close proximity to the attractions. We would not charge a fee for the ADA designated parking stalls in the designated zone.

If approved, we would implement this through Passport Parking. This is the same service the City contracts with for the meters and other parking lots throughout the City. The City already has an account for this service. We will be able to define a boundary designating the premier parking stalls. Adequate signage would be posted so that the public knows where the designated spots are and how to pay. People will be able to pay through an app on their phone, through a website or through text to pay. This is how all other paid parking options are already set up throughout the City. We are proposing \$7 to park all day. The Parking Division will inspect this area on a daily basis and would issue tickets to those who do not pay. All revenues generated through paying for the stalls will stay with Bay Beach Amusement Park and all revenues generated from tickets will go to the Parking Division.

All revenues that stay within the park go towards paying Bay Beach expenses or towards other capital improvements throughout the park. Much of the parking lot pavement throughout the park is in poor condition. This new revenue stream will provide additional funding that can be set aside for these improvements. Staff prefers this revenue stream versus increasing ticket prices or concession prices as this is truly an optional fee. Whereas the other fee modifications would apply to everyone.

RECOMMENDATION

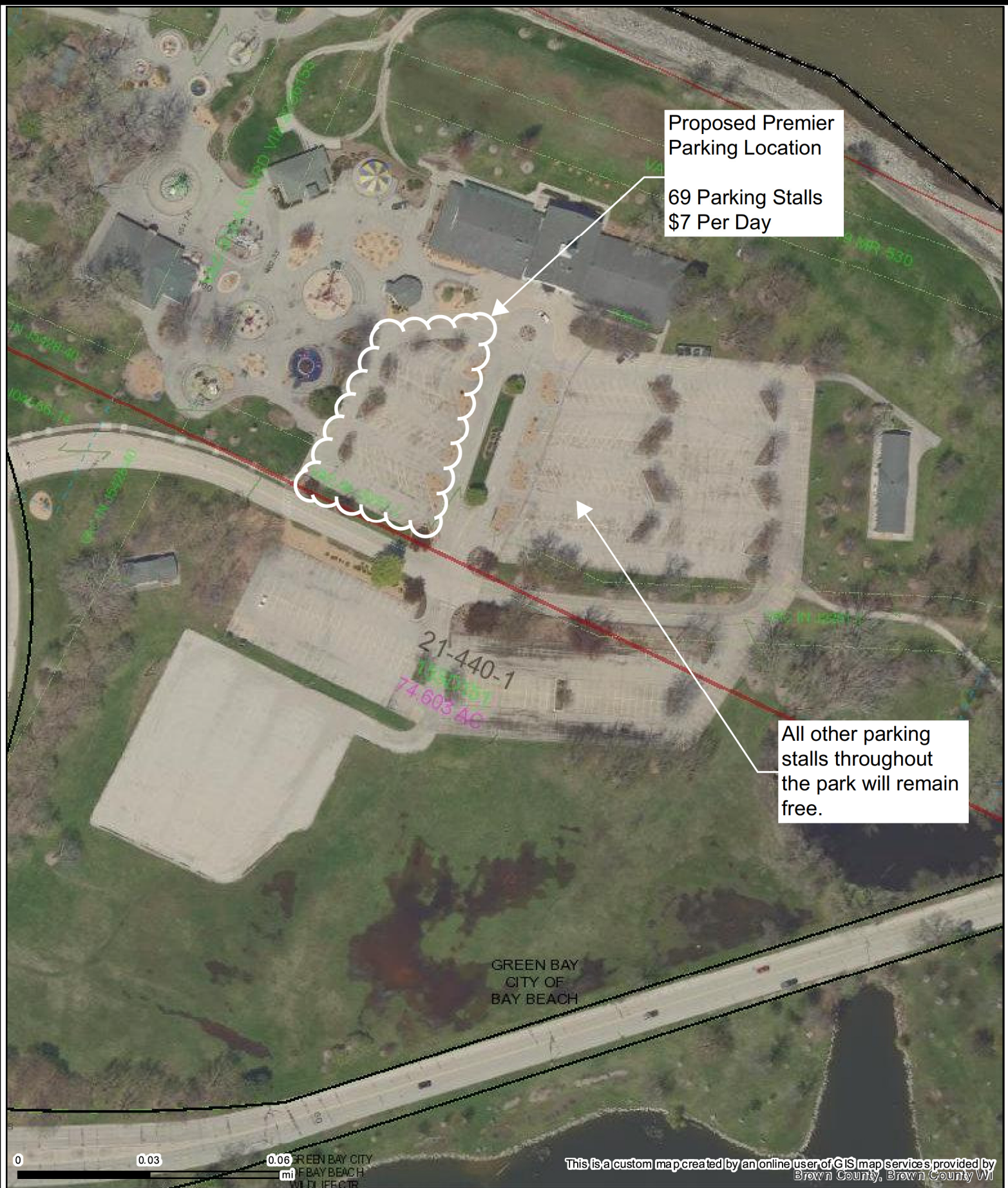
To approve.

FISCAL IMPACT

Staff anticipates that this change will generate \$30,000-\$40,000 in additional revenues in 2026.

ATTACHMENTS

I. Bay Beach Premier Parking Map



Bay Beach Amusement Park
Proposed Premier Parking Location Map



Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

April 21, 2026

PREPARED BY

Dan Ditscheit, Parks Director

AGENDA ITEM # T.2

To approve naming rights for the new train depot to the primary donor of the new train project at Bay Beach Amusement Park.

BACKGROUND

The City of Green Bay entered into an agreement with the Friends of Bay Beach Amusement Park to fundraise for the new west end train project. They secured one donor, who funded nearly the entire project. The scope of work included the purchase of a used train, renovations to the train, replacement of all the railroad tracks to accommodate the larger trains, extending the railroad tracks to the new All-Inclusive playground, construction of new restrooms, relocation of the existing depot by the giant slide and the installation of a new depot by the new playground. The total cost that the Friends of Bay Beach Amusement Park funded towards this project, exceeded \$1 million.

The major donor has requested naming rights for only the new depot, not the ride itself or the other elements of the project they funded. Per current City policy, all naming rights should go through the Parks Committee and City Council for approval. Naming rights are typically approved at the time the fundraising is approved, but that was an oversight in this situation.

The Friends of Bay Beach Amusement Park along with staff are strongly in favor of this request. We have recently provided donor naming rights for several other projects, so this would follow other recent precedents.

RECOMMENDATION

To approve.

FISCAL IMPACT

None

ATTACHMENTS

- I. M&D Depot Photos







Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

April 21, 2026

PREPARED BY

Dan Ditscheit, Parks Director

AGENDA ITEM # T.3

To approve the request by Wisconsin Public Service for a 12' wide permanent utility easement located on the new Beaver Dam Park property, running along the east side of the newly constructed Hinkle Street.

BACKGROUND

Wisconsin Public Service recently received a request to upgrade or provide a new electric service for the Southwest Woods residential development. To accommodate this request, they are proposing that the City of Green Bay grant them a permanent 12' wide utility easement along the eastern edge of the Hinkle Street, newly constructed road. If approved, this easement will be located on the recently acquired Beaver Dam Park property.

This easement has been reviewed and approved by Green Bay Public Works and the Law Department.

RECOMMENDATION

To approve.

FISCAL IMPACT

None.

ATTACHMENTS

- I. Easement_City of GB_3457435

3342677

Easement

THIS INDENTURE is made this _____ day of _____, _____, by and between **The City of Green Bay, a Municipality** ("Grantor") and **WISCONSIN PUBLIC SERVICE CORPORATION**, a Wisconsin Corporation, along with its successors and assigns (collectively, "Grantee") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, owner of land, hereby grants and warrants to, Grantee, a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area" more particularly described as follows:

Part of the Parcel described on the *attached Exhibit "B"* As shown on the *attached Exhibit "A"*.

Return to:
Wisconsin Public Service Corp.
Real Estate Dept.
P.O. Box 19001
Green Bay, WI 54307-9001

Tax Parcel Identification Number
(PIN)

6H-1095

- 1. Purpose: ELECTRIC UNDERGROUND** - The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted switch-fuse units, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground as deemed necessary by Grantee, all to transmit electric energy, signals, television and telecommunication services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.
- 2. Access:** Grantee shall have the right to enter on and across any of the Grantor's property outside of the easement area as may be reasonably necessary to gain access to the easement area and as may be reasonably necessary for the construction, installation, operation, maintenance, inspection, removal or replacement of the Grantee's facilities.
- 3. Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric and gas codes or any amendments thereto.
- 4. Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.

- 5. Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
- 6. Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until sometime in the future, and that none of the rights herein granted shall be lost by non-use.
- 7. Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.
- 8. Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document *or* voluntarily waives the five day review period.
- 9. Indemnification:** Grantee hereby agrees to indemnify, defend and hold harmless the Grantor, its elected and appointed officials, officers, employees, agents, representatives and volunteers, and each of them, from and against any and all suits, actions, legal or administrative proceedings, claims, demands, damages, liabilities, interest, attorneys' fees, costs and expenses of whatsoever kind or nature in any manner directly or indirectly caused, occasioned, or contributed to in whole or in part or claimed to be caused, occasioned, or contributed to in whole or in part, by reason of any act, omission, fault, or negligence, whether active or passive, of Grantee, any contractor or subcontractor performing work on behalf of Grantee in the Easement Area, or of anyone acting under its direction or control or on its behalf, even if liability is also sought to be imposed on Grantor, its elected and appointed officials, officers, employees, agents, representatives and volunteers. The obligation to indemnify, defend and hold harmless the Grantor, its elected and appointed officials, officers, employees, agents, representatives and volunteers, and each of them, shall be applicable unless liability results from the sole negligence of the Grantor, its elected and appointed officials, officers, employees, agents, representatives and volunteers.

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

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

[REMAINDER OF PAGE LEFT BLANK]

WITNESS the hand and seal of the Grantor the day and year first above written

The City of Green Bay, a Municipality
Organization Name

Sign Name

Print Name & Title

Sign Name

Print Name & Title

STATE)
OF _____)SS
COUNTY)
OF _____)

This instrument was acknowledged before me this _____ day of _____, _____, by the above-named _____ **The City of Green Bay, a Municipality**, to me known to be the Grantor(s) who executed the foregoing instrument on behalf of said Grantor(s) and acknowledged the same

Sign Name

Print Name

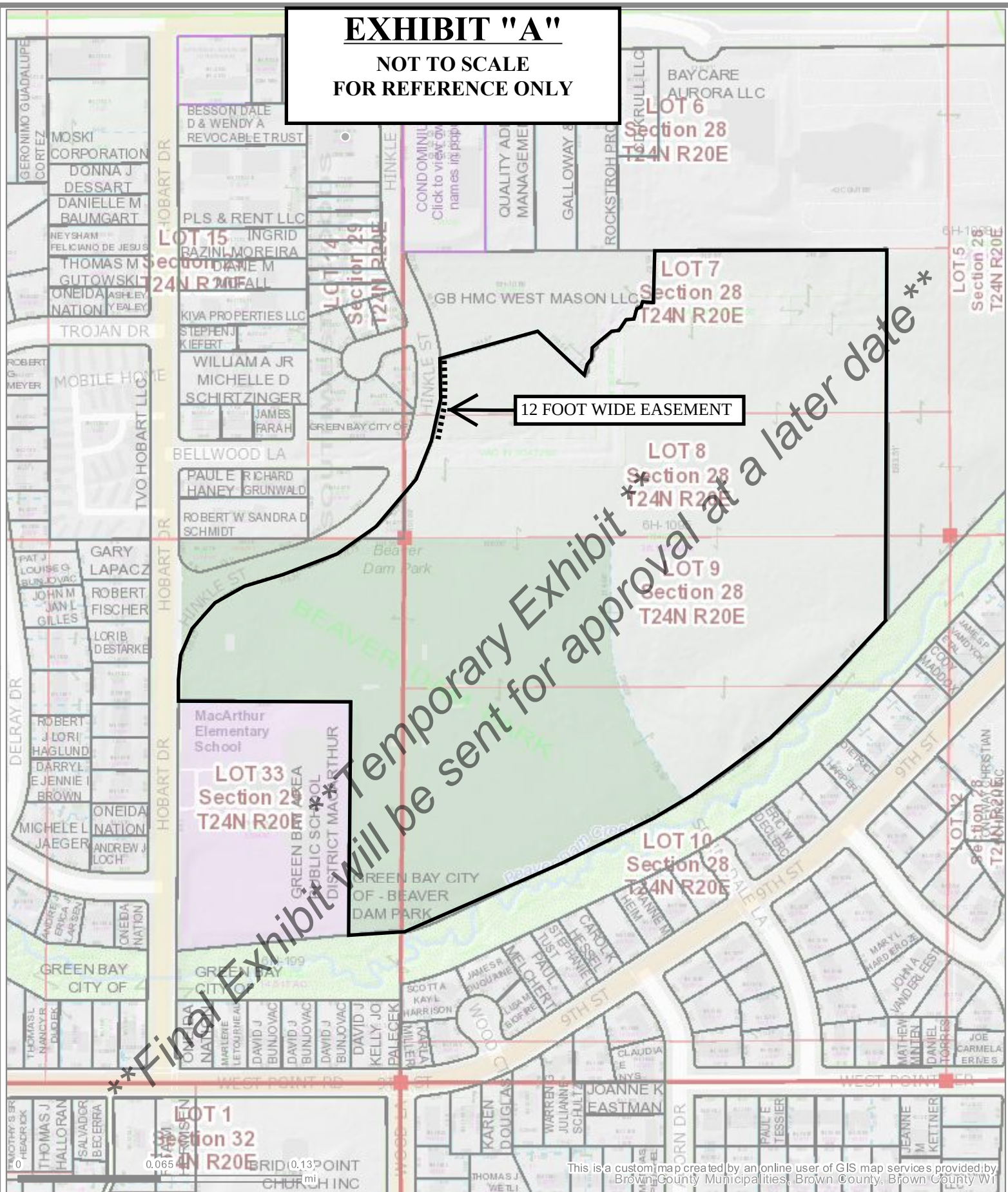
Notary Public, State of _____
My Commission expires: _____

This instrument drafted by: Kate Troudt
Wisconsin Public Service Corporation

REMS Entity ID	WR Number	Document ID	REMS Formatted Number
1493308	WMIS-3457435	3342677	INT11-493-308

EXHIBIT "A"

NOT TO SCALE
FOR REFERENCE ONLY



Part of Brown County WI

Map printed on 3/13/2026

1:3,600

1 inch = 300 feet*

1 inch = 0.0568 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

This is a custom map created by an online user of GIS map services provided by Brown County Municipalities, Brown County, Brown County WI

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



(920) 448-6480

www.browncountywi.gov



Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

April 21, 2026

PREPARED BY

Dan Ditscheit, Parks Director

AGENDA ITEM # T.4

To adopt a resolution in support of World Migratory Bird Day.

BACKGROUND

Bird City Wisconsin is a statewide group that offers public recognition to all communities in Wisconsin that implement sound bird conservation practices. These communities that are recognized put forth efforts to enhance the environment for birds and educate the public about the importance that birds have to the community. There are currently over 100 municipalities that are members of Wisconsin Bird City. The City of Green Bay has been a member for a number of years. The Wildlife Sanctuary has taken the lead to satisfy the educational component of this mission.

There are only a few requirements to retain membership, one of which is for the Municipality to adopt a resolution in support of World Migratory Bird Day. This resolution provides statements indicating that the City Council supports the importance of migratory birds and recognizes the value that they bring to the City. This resolution also proclaims that the City officially recognizes Saturday May 9th, 2026 as World Migratory Bird Day in the City of Green Bay. The City has adopted a similar resolution each year for the last number of years.

In the past, the Wildlife Sanctuary held an annual event promoting the importance of World Migratory Bird Day. Our intention is to continue this practice. We have not planned this event for 2026 yet.

RECOMMENDATION

To approve.

FISCAL IMPACT

None.

ATTACHMENTS

- I. CoGB - Bird City - WMBD - Resolution 2026



**RESOLUTION RELATING TO
WORLD MIGRATORY BIRD DAY
April 21st, 2026**

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS migratory birds are some of the most beautiful and easily observed wildlife that share our communities; and

WHEREAS many citizens recognize and welcome migratory songbirds as symbolic harbingers of spring; and

WHEREAS these migrant species also play an important economic role in our community, controlling insect pests and generating millions in recreational dollars statewide; and

WHEREAS migratory birds and their habitats are declining throughout Americas, facing a growing number of threats on their migration routes and in both their summer and winter homes; and

WHEREAS public awareness and concern are crucial components of migratory bird conservation; and

WHEREAS citizens enthusiastic about birds, informed about the threats they face, and empowered to help address those threats can directly contribute to maintaining healthy bird populations; and

WHEREAS, since 1993, World Migratory Bird Day (“WMBD”), formerly International Migratory Bird Day, has become a primary vehicle for focusing public attention on the nearly 350 species that travel between nesting habitats in communities throughout North America and their wintering grounds in South and Central America, Mexico, the Caribbean, and the southern United States; and

WHEREAS World Migratory Bird Day is officially celebrated on the second Saturday in May in the US, as migratory birds’ journey to nesting sites.

WHEREAS observance of WMBD is not limited to a single day, and planners are encouraged to schedule activities on the dates best suited to the presence of both migrants and celebrants in accordance with federal, state, and local public health directives; and

WHEREAS WMBD is not only a day to foster appreciation for wild birds and to celebrate and support migratory bird conservation, but also a call to action.

NOW, THEREFORE, BE IT REOLVED that Saturday May 9th, 2026, shall be known as **World Migratory Bird Day** in the City of Green Bay, Wisconsin.

BE IT FURTHER RESOLVED that the Common Council of the City of Green Bay urges all residents to celebrate this observance and to support the efforts to protect and conserve migratory birds and their habitats in our community and the world at large.

Approved: _____

Eric Genrich, Mayor



Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE

April 21, 2026

PREPARED BY

Jennifer Smits

AGENDA ITEM # U.I

To approve reclassification of the vacant Traffic Manager position.

BACKGROUND

As part of the 2026 budget, a vacant Engineering Technician position was reclassified to a Traffic Manager position. For the purpose of creating a budget estimate for this new position, the Traffic Manager was budgeted and approved at Pay Grade M of the City Pay Plan. Subsequently, this position was reviewed by the City's salary plan consultant, Cottingham & Butler, and based upon that review, it is recommended that the Traffic Manager position be placed in Pay Grade O of the City Pay Plan.

The newly created Traffic Manager will lead the Traffic Division. The current structure of this division includes a Traffic Engineer and Engineering Technician which report to the Assistant Public Works Director. By consolidating the traffic-related duties under the oversight of the Traffic Manager, this position will assume responsibilities that are currently performed by the Public Works Director and Assistant Public Works Director.

The new Traffic Manager will report to the Public Works Director and will supervise the Traffic Engineer and Electrical Section Manager. Responsibilities of this position include preparing the Traffic Division budget, implementing traffic calming and safety measures, completing traffic-related studies, developing and overseeing the implementation of traffic controls, and serving as the technical advisor to the Traffic, Bicycle and Pedestrian Commission. This position will also provide direction to the Public Works Sign Shop staff, Electricians, and other operational staff as needed.

RECOMMENDATION

The Department of Public Works and Human Resources Department are requesting that the vacant Traffic Manager position be reclassified from Pay Grade M (\$94,557-\$111,218) to Pay Grade O (\$106,131-\$124,871). The Department of Public Works also requests approval to fill the Traffic Manager position and all subsequent vacancies resulting from internal transfers.

FISCAL IMPACT

The estimated annual cost increase of this pay grade placement is \$14,155. Director Joosten has stated that there is money in the budget to cover this increase.

	Traffic Manager Grade M, Step 3	Traffic Manager Grade O, Step 3
Estimated		
Salary	\$100,110	\$112,399
FICA	\$7,658	\$8,599
WRS (General)	\$7,208	\$8,093
Worker's Comp	\$210	\$236
Health Insurance	\$17,712	\$17,712

Dental Insurance	\$1,402	\$1,402
Life Insurance	\$127	\$142
TOTAL		
COMPENSATION	\$134,428	\$148,583

ATTACHMENTS

- I. Traffic Manager



JOB DESCRIPTION

City of Green Bay

Position Title:	TRAFFIC MANAGER
Department:	Department of Public Works/Traffic
Reports To:	Director of Public Works
Position Status:	Exempt
Salary Range:	Grade O
Job Summary:	Under the general direction of the Director of Public Works, oversees and directs the activities of staff within the Traffic Division. Prepares the division budget; manages grants and resources; implements traffic calming and safety measures; collects and analyzes data; completes various traffic related studies; develops and oversees the implementation of all traffic controls for various projects and serves as technical advisor and recording secretary to the Traffic, Bicycle and Pedestrian Commission.
Essential Functions:	1) Supervises, oversees and provides direction to Traffic Division staff, including traffic engineering/technician staff, Electrical Section supervisor, seasonal engineering aides, and other operational staff, as assigned. 2) Develops and oversees the implementation of all traffic control for maintenance and construction projects. 3) Directs and oversees the design, installation and maintenance of all traffic controls. 4) Conducts or contracts for various traffic engineering analysis, including street light studies, capacity analysis, signal timing, geometric analysis and prepares various reports and recommendations. 5) Responds to complaints related to the Traffic Division functions. 6) Maintains related traffic ordinances as the secretary of the Traffic, Bicycle and Pedestrian Commission. 7) Responsible for planning of annual traffic programs including pavement marking and large traffic signing activities 8) Advises Operations Division Street Section Sign Shop on proper process, installation and maintenance of traffic control activities 9) Responsible for budget preparation and tracking for the Traffic Division. 10) Prepares grant applications and manages grants related to traffic signals, traffic control or calming. 11) Administers agreements and invoicing related to intergovernmental traffic related services and / or special events. 12) Reviews traffic control plans, development plans, obstruction plans, and other technical reports. 13) Serves as the liaison between the City and other governmental agencies (WisDOT, OCR, federal railroad commission, etc.) 14) Meets with contractors, applicants, utilities and others related to traffic control matters. 15) Performs other duties as assigned.

Knowledge, Skills And Abilities	▪ Considerable knowledge of traffic engineering principles and practices, signal design, operation, traffic signal electrical systems, pavement marking, railroad crossings and official street signing and barricading, including related federal guidelines. Considerable knowledge of state and local codes relating to traffic control. Considerable knowledge of administrative skills related to planning, scheduling and managing traffic related activities. Good knowledge of civil engineering principles, practices and methods as applied to the preparation of designs, specifications, estimates and reports. Working knowledge of traffic engineering software. ▪ Skill in receiving assignments in general terms and to schedule, plan, direct and oversee the work of Traffic Division staff and other operational staff when assigned. Skill in applying engineering theory to complex field and office problems. Skill in coordinating various engineering and operational activities. Good organization skills. Skill in planning, budget preparation, and grant management. ▪ Ability to manage contracted consultants used to supplement staff resources for design and/or construction related services. Ability to proficiently utilize a computer and the required software. Ability to follow oral and written instructions and to work independently. Ability to analyze and make sound, independent decisions. Ability to communicate effectively both verbally and in writing. Ability to establish and maintain effective working relationships with staff, other agencies, contractors, the general public and City officials. Ability to work the required hours of the position.
Minimum Education And Experience	▪ Bachelor of Science Degree in Civil Engineering, Electrical Engineering, or related field. ▪ Minimum of six years of experience in traffic engineering, planning or management with two years in a supervisory capacity, preferred. ▪ Registration with the Wisconsin State Board of Architects, Professional Engineers, Designers and Land Surveyors as a Professional Engineer or ability to obtain within 12-months of hire. ▪ Valid driver's license and a good driving record A combination of equivalent experience and/or education may be considered.
Physical Requirements	Ability to perform the following activities: ▪ Lifting up to 10-20 pounds. ▪ Carrying up to 10-20 pounds. ▪ Frequent standing, walking, sitting, crawling and stooping. ▪ Ability to reach and climb. ▪ Ability to focus on projects for long periods of time. ▪ Ability to work in varied environmental conditions.
The above is not to be construed as an exhaustive statement of duties, responsibilities or requirements. I have read the above position description and understand the duties and responsibilities of the position. _____ Employee Name (please print) _____ Employee Signature _____ Date	



Report to the
Public Arts Commission
of the City of Green Bay

MEETING DATE

April 21, 2026

PREPARED BY

Erick Ledesma Borrero, Staff

AGENDA ITEM # V.I

To approve the revised and expanded Request for Proposal for the Rotating Arts Program

BACKGROUND

The Rotating Arts Program has focused solely on sculptural work. The attached draft Request for Proposal (RFP) expands the program to include additional forms of visual arts. Please see the attached RFP for additional information.

RECOMMENDATION

To approve the revised and expanded Rotating Arts Program Request for Proposals.

FISCAL IMPACT

The program recommends a one-time honorarium of \$2,000 for the one-year exhibition of the sculptural work and a one-time honorarium of \$1,000 for the selected one-year exhibition 2-Dimensional visual art. The proposed funding source are American Rescue Plan Act funds previously allocated to the RAP program.

ATTACHMENTS

- I. RotatingArts_RFP-combined

Request for Proposals (RFP)

Rotating Arts Program

Public Art Installations - Temporary One-Year Exhibitions

The City of Green Bay and the Green Bay Public Arts Commission invites artists, artist teams, and cultural practitioners to submit proposals for participation in the Rotating Arts Program, a public art initiative designed to activate civic spaces through temporary installations and visual interventions. This program provides opportunities for artists to engage public space, enhance the visual landscape of the city, and foster community connection through contemporary art.

The City seeks proposals for both three-dimensional sculptural works and two-dimensional vinyl-based installations across multiple public sites.

Project Opportunities

For the upcoming exhibition one-year cycle, the City and the Green Bay Public Arts Commission is seeking proposals for the following public art sites:

Sculpture Pads

The City will select artists for installation on six (6) outdoor sculpture pads located in designated public spaces throughout Green Bay. These sites are intended for three-dimensional works that are durable, safe for public display, and appropriate for outdoor conditions.

Artists may submit existing works or proposals for new temporary sculptural installations.

Public Transit Bus Wrap

The City will commission one (1) artist or artist team to create a two-dimensional visual artwork for installation as a full vinyl wrap on one public transportation bus.

The selected artwork should translate effectively to large-scale mobile display and engage audiences throughout the city as the vehicle travels across public routes.

Elevator Interior Vinyl Wrap

The City will commission one (1) artist or artist team to design a two-dimensional vinyl artwork for the interior wrap of one public elevator.

This opportunity invites artists to consider immersive visual experiences that transform an everyday civic space into a site of artistic engagement.

Walkway Vinyl Installations

The City will select up to four (4) artists to create two-dimensional vinyl installations for placement along the windows of a public walkway.

These works should be designed specifically for window-adjacent walkway application and may function as sequential, site-responsive, or independently conceived visual interventions.

Artists are encouraged to consider themes of movement, wayfinding, community identity, and public interaction.

Eligibility

This opportunity is open to:

- Individual artists
- Artist teams or collectives
- Community-based arts organizations
- Emerging and established artists

Artists working in sculpture, graphic design, painting, photography, digital illustration, mixed media, and related visual art disciplines are encouraged to apply.

Submission Requirements

Applicants must submit:

- Completed application form
- Artist statement or project proposal
- Resume or CV
- Up to 5 images of relevant past work
- Image list with title, medium, dimensions, and year
- Site preference(s): sculpture pad, bus wrap, elevator wrap, walkway vinyl
- Preliminary concept sketches, mockups, or finished work preferred
- Installation and material specifications

Selection Criteria

Proposals will be evaluated based on:

- Artistic merit and originality
- Suitability for the selected site
- Feasibility of installation
- Durability and material appropriateness
- Public engagement potential
- Professional quality of submission materials
- Installation Timeline

Selected artists will coordinate with the City on fabrication, installation, and exhibition timelines of one-year.

Detailed schedules for each site will be shared upon selection.

Compensation

Honorarium and installation support will be provided based on-site type and project scope.

- Sculptures: \$2,000
- 2-Dimensional Art for Vinyl Wraps: \$1,000

Submission Deadline

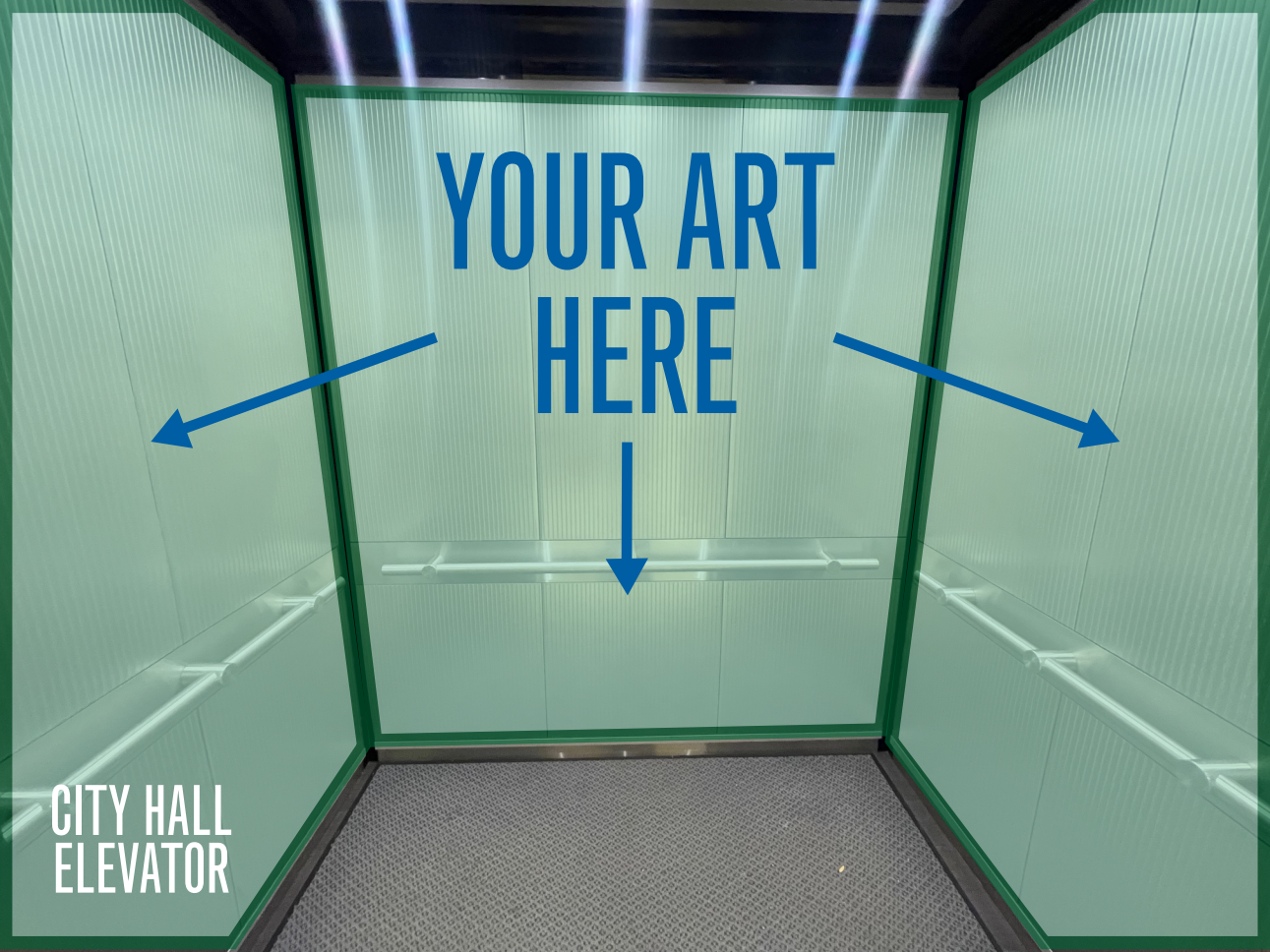
TBD

LOCATION EXAMPLES

YOUR ART HERE



SKYBRIDGE



**YOUR ART
HERE**

**CITY HALL
ELEVATOR**



Report to the
Sustainability Commission
of the City of Green Bay

MEETING DATE

April 21, 2026

AGENDA ITEM # W.1

Informational: Work Group Reports

BACKGROUND

1. Waste Reduction Work Group: Update summary and information regarding Dane County's Food Scrap Composting is attached.
2. Healthy Habitat Work Group: Items to be discussed in pollinator corridor, plant kit giveaway, and food forest ordinance update suggestions.

RECOMMENDATION

To receive and place on file the updates from the Waste Reduction Work Group and Healthy Habitats for All Work Group.

FISCAL IMPACT

ATTACHMENTS

- I. Waste Reduction Update Summary March 2026

- **March 18, 2026 Sustainability Commission meeting**
- **Work Group Name:**
Waste Reduction
- **Update Summary:**
 1. Marissa Michalkiewicz attended the **Wisconsin Integrated Resource Management Conference (WIRMC)** from February 25th to 27th. Delaney Gobster from Dane County Waste + Renewables presented on their Food Scrap Composting program (presentation is attached). Marissa plans to meet with Delaney to discuss Dane County's Food Scrap Stops concept in greater detail as it provides a model for Group members to pull inspiration from when developing our recommendation to the City for a food waste reduction initiative.
 2. Marissa met with **John Arendt** from **UW-Green Bay** and **Mark Walter** from **Brown County Resource Recovery** to discuss the Group's 2026 goal of reducing the amount of organic waste entering the landfill system. Both agreed to participate as community members and will contribute ideas and connections to help advance the Group's efforts.
 3. Jenny Brinker introduced Group members to **Dillon Weist** from **NWTC** who works for the College's Sustainable Agriculture program. At one time, this program was collecting NWTC cafeteria food waste as part of the campus' sustainability initiatives. The Group plans to connect with Dillon further to discuss his involvement as a community member.
 4. Group members continue plans to add community members to the Waste Reduction Work Group. *Meetings with the chosen Waste Reduction Work Group community members will occur on an as-needed basis.* Chosen community members will represent one of the following sectors related to food waste reduction initiatives:
 - City of Green Bay Public Works Department (Residential, Waste Hauler) – TBD
 - Brown County Resource Recovery (Landfill) – Mark Walter, Business Development Manager
 - Green Bay Neighborhood Associations – TBD
 - Green Bay Area Public School District – Jeanette Knill, Board Member
 - UW-Green Bay – John Arendt, Director of the Environmental Management & Business Institute (EMBI)
 - NWTC – Dillon Weist,
 - Food Processing Businesses (Manufacturing) – TBD
 - Agricultural Food Production (Farms) – Sarah Valentine, Co-Owner of Valentine Gardens
 - Grocery Stores (Retail) – TBD
 - Food Recovery – Selena Darrow, Founder of Rooted In

Dane County Food Scrap Composting



WIRMC | Friday, February 27

make **MORE** from waste

DANE COUNTY TEAM



DELANEY GOBSTER

BUSINESS DEVELOPMENT + OUTREACH COORDINATOR |
ORGANICS RECYCLING



ALEX THOMAS

CARBON OFFSET MANAGER

Overview

- Landfilled organics in Dane County
- Food Scrap Stop (resident) program origins
- Food Scrap Composting
- Residential program engagement
- Commercial food scrap programs
- Future regional compost infrastructure needs
- Q&A



Dane County Landfilled Organics

NEW DNR WASTE CHARACTERIZATION STUDY REVEALS INCREASE IN FOOD WASTE AND OPPORTUNITIES FOR WASTE REDUCTION



Solid waste samples are prepared for sorting.
Photo credit: Wisconsin DNR

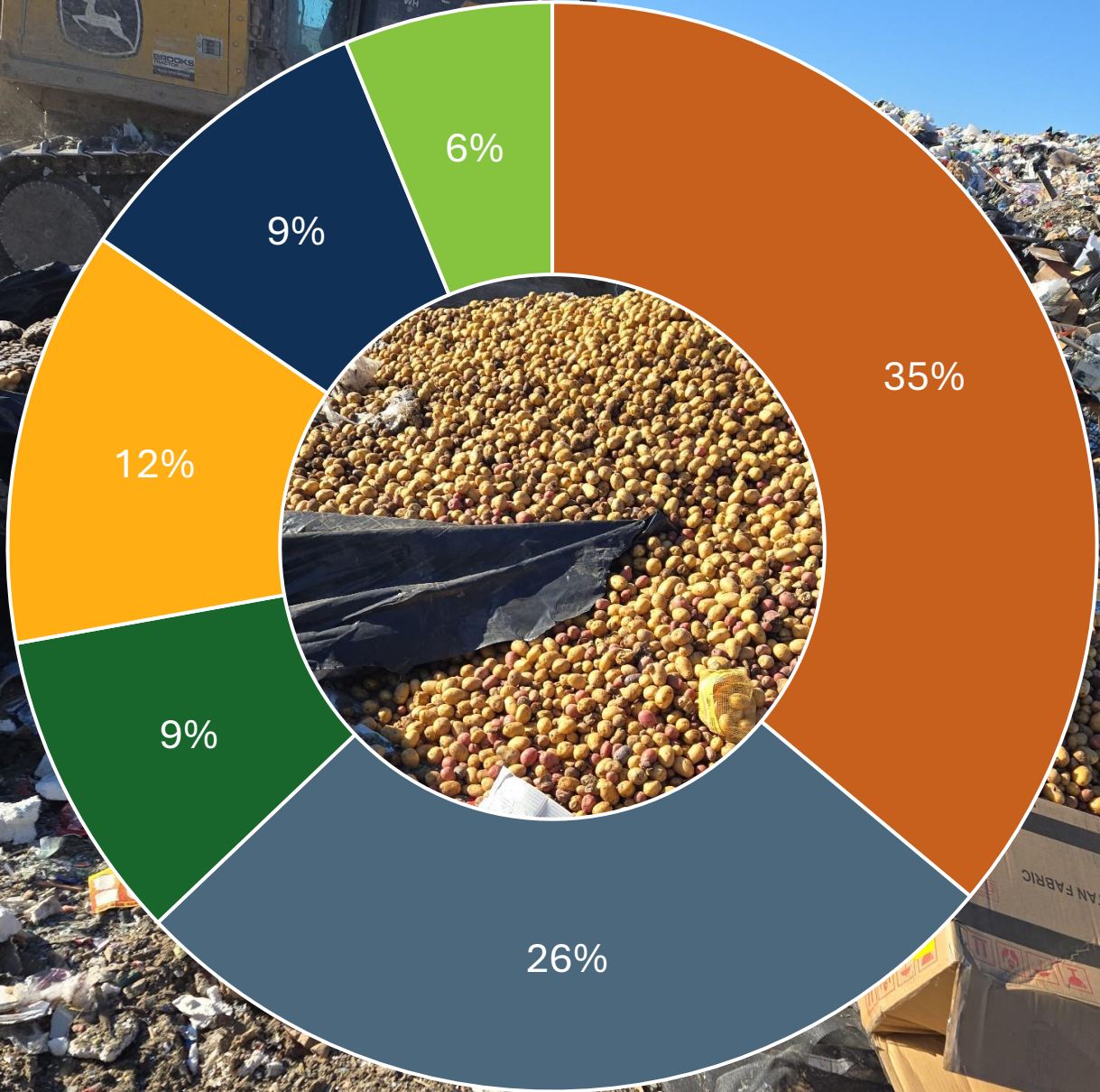
(WI DNR, 2021)

- 2020 DNR sampling study shows organics is the largest waste stream entering the county landfill
 - 34% overall, 38% residential
- Over 300,000 tons of material accepted annually
- Previous County yard waste compost program discontinued due to staff and facility space constraints



Dane County Landfilled Organics

- Wasted Food
- Non-Edible Food
- Yard Waste
- Diapers
- Animal Waste
- Fines/ Dirt



Program Origins

- USDA Compost + Food Waste Reduction grant funded sites at municipality host locations
 - x5 sites funded for first program year
- Food Scrap Stops designed by Madison Children's Museum, launched June 2025
- Quarterly stakeholder engagement meetings to center community input and needs
- Site selection based on municipal interest, countywide distribution, and community accessibility
- County coordinated collection services, compost service provided by Purple Cow Organics



Case Study Informed Program Design

Informed need for:

- Direct program signage of accepted items
- Cart locks to prevent bystander contamination
 - Winter lock removal need + impact
- Resident registration for locked cart access
- Operational need for cart liners, or residents to bag food scraps, to prevent freezing issues in midwestern climate



Food Scrap Stops

Kiosk Structure Design

- Covered pamphlet holders for takeaway program info
- Replaceable sign holders for program updates
- 360 design approach with program sign-up instructions and accepted items on signage
- Upcycled street sign roof
- Bucket scale for measuring personal impact

Hybrid Banner Design

- Banner signage with removable sign + pamphlet holders

All Locations

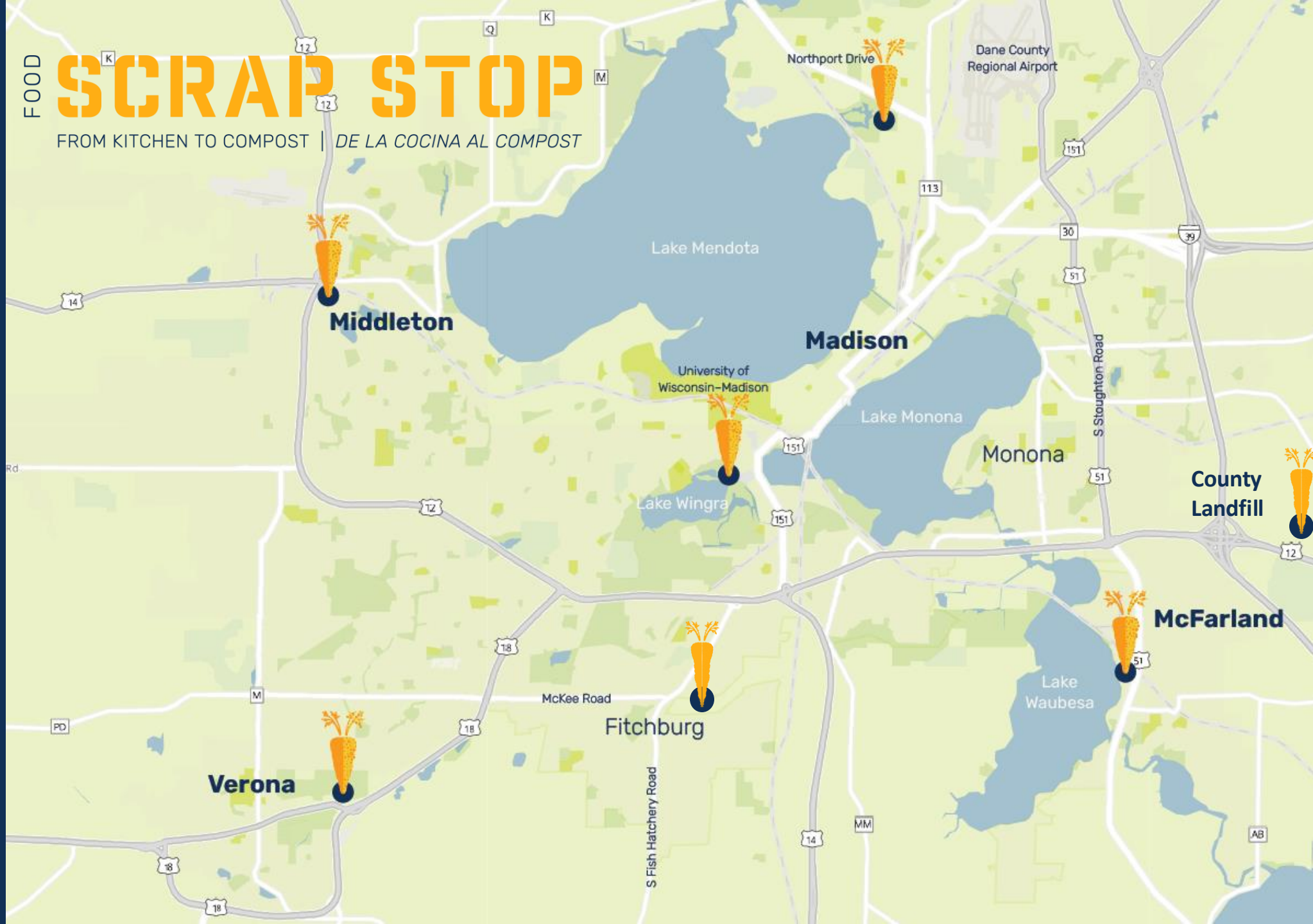
- Carts with volumetric gradations to track pickup quantities, tonnage scaled per route



FOOD

SCRAP STOP

FROM KITCHEN TO COMPOST | *DE LA COCINA AL COMPOST*



Program Registration

- County administers program registration and facilitates outreach, coordinates hauling
- Carts are locked to prevent pests and bystander contamination
- Signage on website, carts, kiosk/ banner, and pamphlets provides registration directions
- Registration via online form, code provided instantly to participants upon submission

Resident Food Scrap Stop Registration

The Dane County Department of Waste + Renewables is now offering free food scrap drop-offs for residents! Visit a drop-off near you to divert your scraps from the landfill. Food scraps will be composted by Purple Cow Organics and turned into fertilizer to grow your future food.

The cart combination lock code will be displayed on your screen following your submission of this form. Please keep a record of the lock code for future use, you will be able to "save your response" or submit another response in the future if needed. Contact waste.renewables@danecounty.gov with any program questions.

Food Scrap Stops were designed in partnership with the Madison Children's Museum. For additional program information, visit the website here: landfill.danecounty.gov/compost.

When you submit this form, it will not automatically collect your details like name and email address unless you provide it yourself.

* Required

1

Please review the accepted material guidelines here to continue: <https://landfill.danecounty.gov/documents/PDFs/Organics/5.19.25-Resident-accepted-items-web.pdf>

Bagging food scraps with paper bags is recommended, but only if using plain paper bags (no plastic or wax lined). *

Select "agree" below to confirm you will abide by the program guidelines:



FOOD SCRAP STOP

FROM KITCHEN TO COMPOST • DE LA COCINA AL COMPOST



DANE COUNTY DEPARTMENT OF
**WASTE +
RENEWABLES**

FREE drop off for all residents within Dane County
Servicio **GRATUITO** para todos los residentes del Condado de Dane

RESIDENTIAL

ACCEPTED | ACEPTABLES

FRUITS & VEGETABLES

Raw and cooked fruits & vegetables
—pits, peels, cobs and all



FRUTAS Y VERDURAS

Frutas y verduras crudas y cocidas
—con hueso, cáscara, mazorca y todo

COFFEE & TEA

Grounds or loose tea without filters
or bags



CAFÉ Y TÉ

Té molido o suelto, sin filtros
ni bolsitas

EGGSHELLS

Shells, but not the eggs



CÁSCARAS DE HUEVO

Cáscaras, pero no los huevos

BEANS & NUTS

All beans, seeds, nuts, and shells



FRIJOLE Y SEMILLAS

Todos los frijoles, semillas, frutos
secos y cáscaras

For **lock code** access to the free drop-off,
please register online by using the QR code
or visit landfill.danecounty.gov/compost.



Para acceder al punto de entrega gratuito
que tenga **código de bloqueo**, regístrese
en línea usando el código QR o visiten el
sitio landfill.danecounty.gov/compost.

To report issues or for program questions
contact: Waste.Renewables@DaneCounty.Gov

Para preguntas sobre el programa o para reportar un
problema en una estación para desechos de alimentos,
envíen un correo electrónico a

Waste.Renewables@DaneCounty.Gov

Keep lid closed when not in use

Replace and close lock when finished

Mantengan la tapa cerrada cuando no esté en uso

Al terminar vuelvan a colocarla, y cierren el candado

NOT ACCEPTED | INACEPTABLES

NO MEAT

No meat, bones, seafood, or
animal products



NADA DE CARNES

Nada de carne, huesos, mariscos ni
productos animales

NO DAIRY OR EGGS

No cheese, cream, yogurt, or other dairy
and egg products



NADA DE LÁCTEOS O HUEVOS

Nada de queso, crema, yogur, productos
lácteos ni productos con huevo

NO BREADS OR BAKED GOODS

No breads, pastas, baked goods,
or candies



NADA DE PAN O PRODUCTOS HORNEADOS

Nada de pan, pastas, productos horneados ni dulces

NO LIQUIDS

No milk, coffee, juices, sauces, fats, oils,
greases, or waxes



NADA DE LÍQUIDOS

Nada de leche, café, jugos, salsas, grasas,
aceites ni ceras

NO PAPER*

No paper, napkins, tissues, pizza boxes,
parchment, wax paper, or cardboard
(*paper bags for collecting food scraps
are an allowed exception)



NADA DE PAPEL*

Nada de papel, servilletas, pañuelos desechables,
cajas de pizza, papel pergamino, papel encerado ni
cartón (*las bolsas de papel para disponer de restos
de comida son una excepción permitida)

NO INORGANICS OR HAZARDS

No plastic, metal, or Styrofoam
(inorganics),
or glass, sharps, chemicals, animal waste,
or litter (hazards)



NADA DE MATERIALES INORGÁNICOS O PELIGROSOS

Nada de plástico, metal o poliestireno (materiales
inorgánicos), tampoco vidrio, objetos punzantes,
productos químicos, desechos animales ni basura
(materiales peligrosos)

NO PACKAGING

No produce stickers, twist ties, staples,
rubber bands, food service products, or
"compostable/biodegradable" items



NADA DE ENVASES

Nada de etiquetas para productos agrícolas, lazos de
torsión, grapas, elásticos, productos de servicios
alimentarios ni artículos "compostables/biodegradables"

Dane County Composts

- Due to identified need, County went out to bid for compost services
- Public/ private partnership with Purple Cow Organics initiated Fall 2024
- County invested in new infrastructure at partner's existing site
- County to coordinate hauling, partner to process food scraps



Food Scrap Composting Process



Food scraps are collected, hauled, and scaled at the County landfill.

Once transported to Purple Cow, food scraps are tipped onto a bed of carbon material.

The material is mixed and preconditioned in concrete bunkers.

The pile is then formed into windrows to complete composting.

Finished compost is screened, removing large particles, and mixed into a soil amendment for sale.

Program Outreach

- Annual events at Food Scrap Stop locations
 - Supply giveaways, collection drives
- Ongoing email, call/ text, in-person (events, onsite) support for participants
- Quarterly resident newsletters
- Quarterly check-in calls for municipality site coordinators

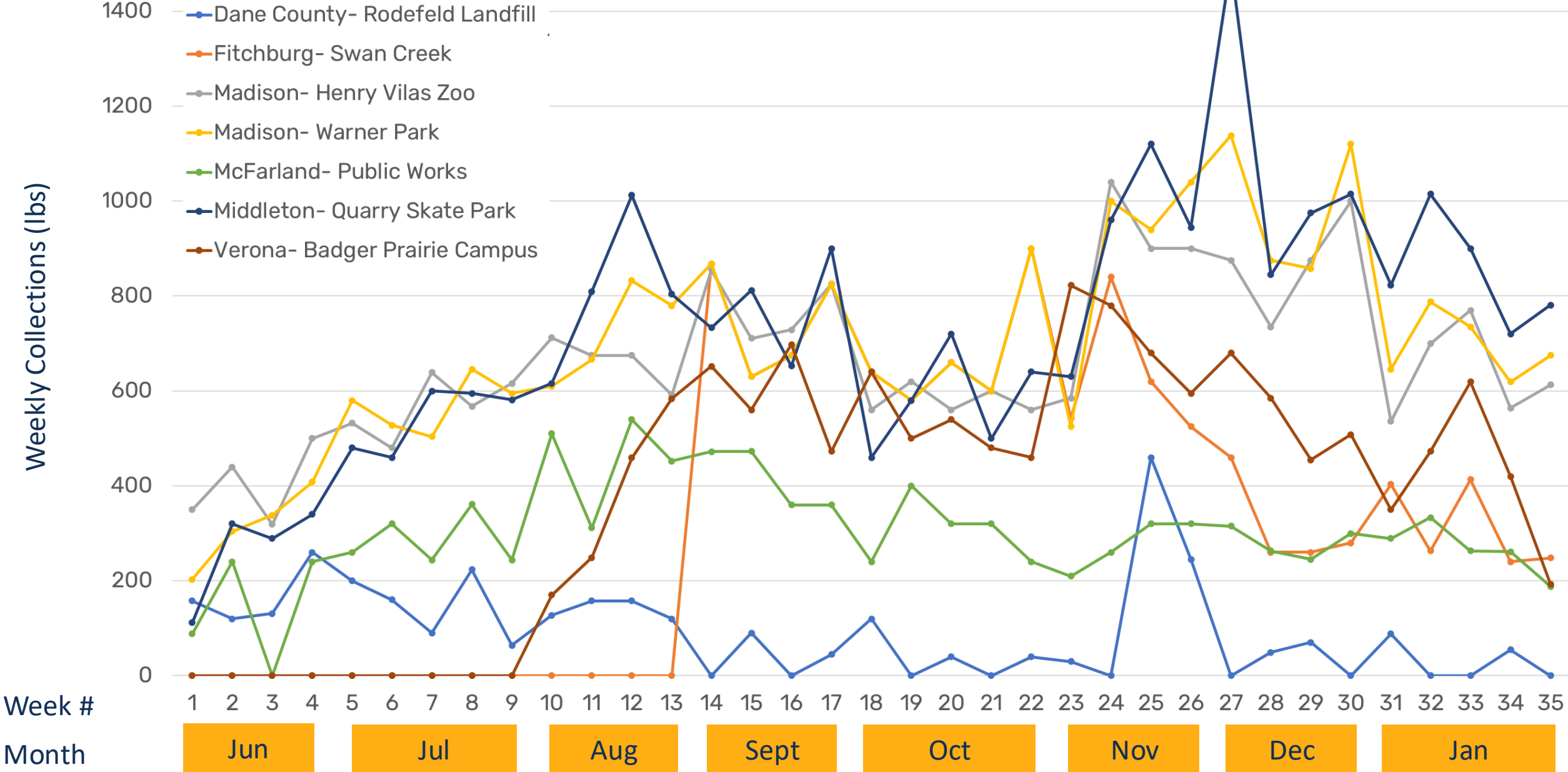


Household Registrations

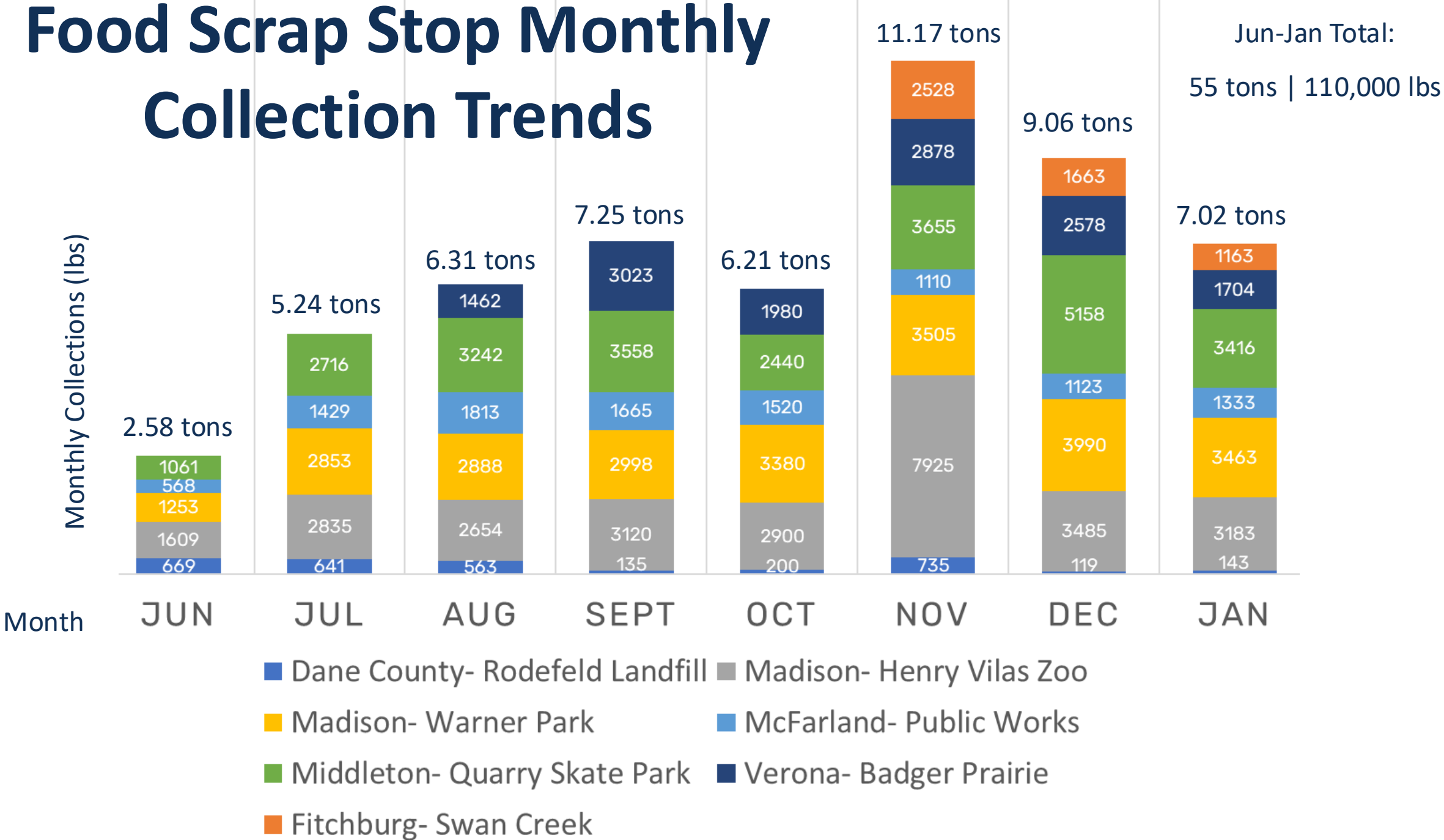
Location	Registrations
Dane County- Rodefild Landfill	158
Madison- Warner	620
Madison- Henry Vilas Zoo	825
McFarland- Public Works	256
Middleton- Quarry	643
Verona- Badger Prairie	382
Fitchburg- Swan Creek	207
Total Registrations	2652
Updated:	2/3/2026



Food Scrap Stop Weekly Collection Trends



Food Scrap Stop Monthly Collection Trends





Contamination Prevention + Intervention

- Items of low concern
 - Plastic bags, certified compostable bags
 - Produce stickers/ twist ties
- Rare items of concern
 - Diapers + pet waste
 - Glass
- Communications for intervention
 - Direct contact- emails, notice posting
 - Recode locks if needed, relocate site as last resort
- Contamination removal
 - Operators pick out as possible
 - Items of concern- recode affected carts temporarily and tag, return for load landfilling

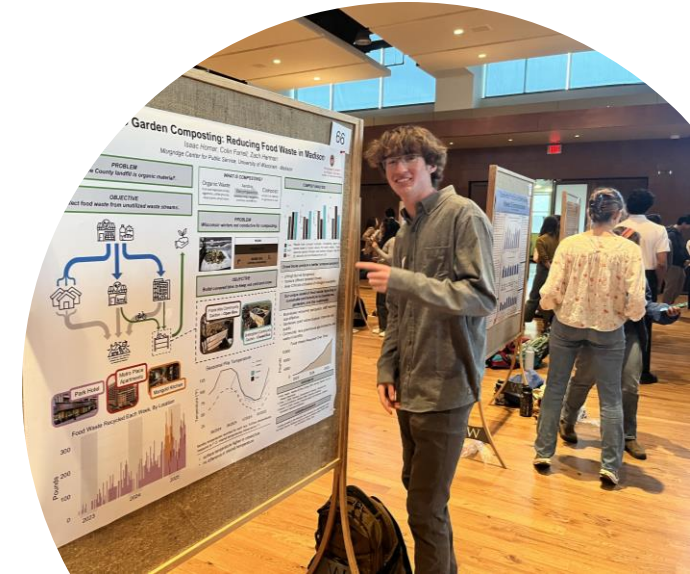
Commercial Pickup Services



- Technical assistance + staff training program
- Provides food scraps collection + composting service
 - Monthly + annual impact reports included
- Coordinates with business' existing waste hauler as able to integrate food scrap pickups into current contracts
 - Able to provide limited term waste audit service before integrating with existing waste hauler to establish baseline needs
 - For hauler drop-off at Purple Cow Organics facility

Dane County Organics Management Grant

- Founded in 2022
- \$10,000 annual mini-grant fund
- Promotes wasted food prevention and landfilled organics diversion
- All organizations in Dane County eligible
- 2026 application closed 2/1/26
 - 19 total organizations applied
 - \$41,353 total applied for
 - Awardees announced mid – February





2025

Over 250,000 lbs (125 tons)
Food Scraps Composted



Regional Compost Infrastructure Needs

Dane County Sustainability Campus

Current
Operations

Clean Sweep
Former Gas Operation
Construction • Development
Recycling
Scale House, Shop •
Equipment Storage

RODEFELD CAMPUS

2

EXISTING SOLAR

FUTURE SOLAR/
COUNTY FACILITY

4

SUSTAINABILITY
CAMPUS

5

FUTURE LANDFILL

6

SOUTH
CAMPUS

Future
Operations

12
Planned Commercial
and Industrial Area

11
Adjacent
Properties

Developed by SCS and Vandewalle & Associates

<https://landfill.danecounty.gov/projects/WastandRenewableProjects/Sustainability-Campus>

Non-Food Organics Recycling

- Henry Vilas Zoo (herbivore-only) manure
 - New as of June 2025
 - 2025: Over 70 tons collected | approx. 125 tons/ yr composted
- Yard waste
 - New drop-off program as of April 2025
 - 2025: over 360 tons collected for compost
- Brush/ logs
 - 2025: over 3,010 tons collected | chipped for facility use onsite
- Wood chips
 - 2025: over 5,110 tons collected | used onsite



A close-up photograph of a carved jack-o'-lantern. The pumpkin is orange with visible ribbing. It has a large, jagged, irregular hole carved into its side, revealing the hollow interior. The jack-o'-lantern is surrounded by autumn foliage, including brown and orange leaves, green pumpkins, and a small red object. The scene is lit with bright, natural light, creating strong shadows.

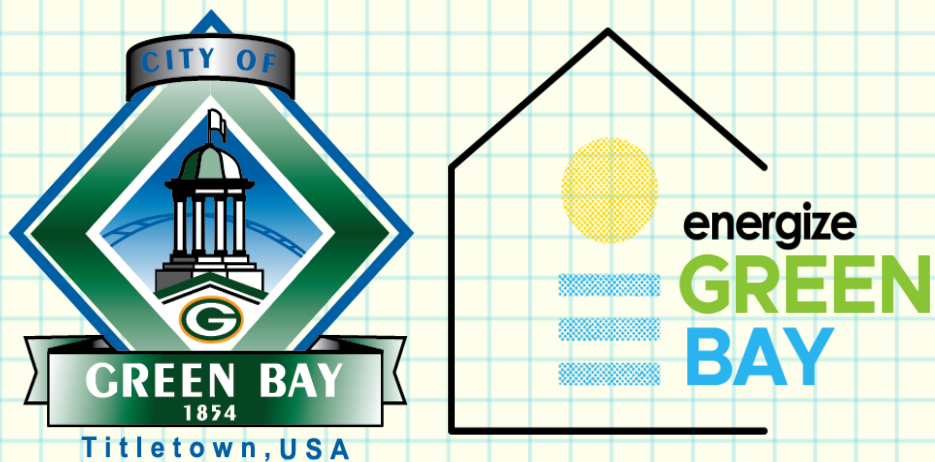
Q+A

Dane County Food Scrap Composting



WIRMC | Friday, February 27

make **MORE** from waste



With support from:

US Department of Energy
Energy Efficiency and
Conservation Block Grant
Project ID: SE0001056

**Energize Green Bay
Campaign Wrap-up**

March 18, 2026

Energize Green Bay was a clean energy and energy efficiency outreach campaign conducted by the City of Green Bay.

Here's the 30,000 foot view: (next slide)

Apr. 01, 2024

Hiring Process

CEC Hired

Oct. 01, 2024

HOMES

HEAR, Ph. 1

Apr. 01, 2025

EECBG Grant Pause

HEAR, Ph. 2

OBDBA, HR1

Oct. 01, 2025

End of EV Credit

End of most tax credits

Mar. 31, 2026

IN PERSON



WCV IRA Canvass

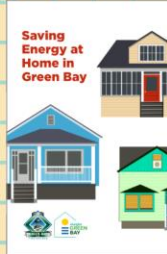
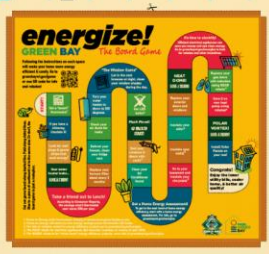


Neighborhood Info Sessions



Info Stands

PRINTED MEDIA



Research, writing, & branding

TRAD. MEDIA



DIGITAL MEDIA

Website design & launch



SELECTED PARTNERSHIPS



Posts

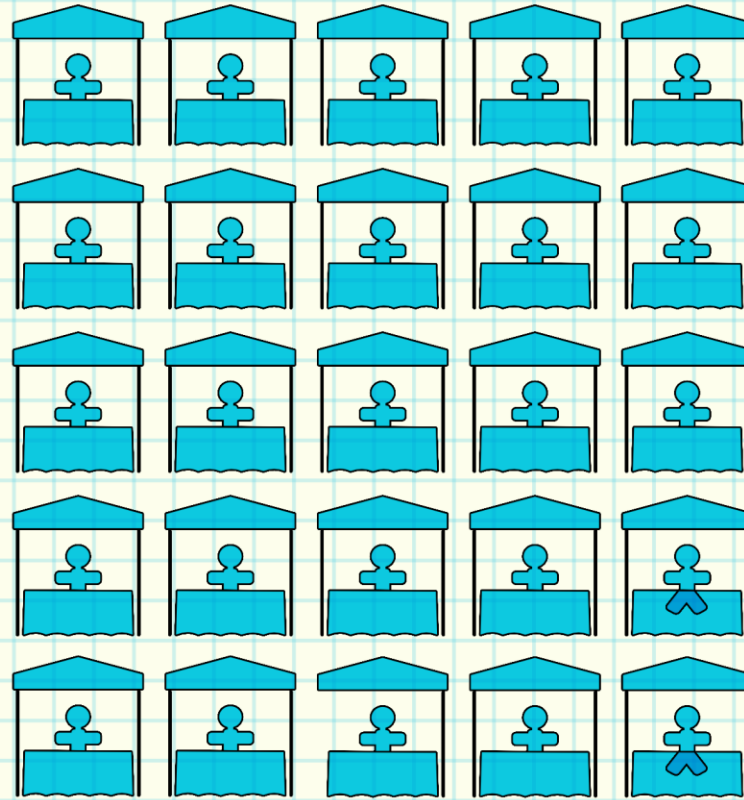
USDN Grant Writing

Administrative obstacles

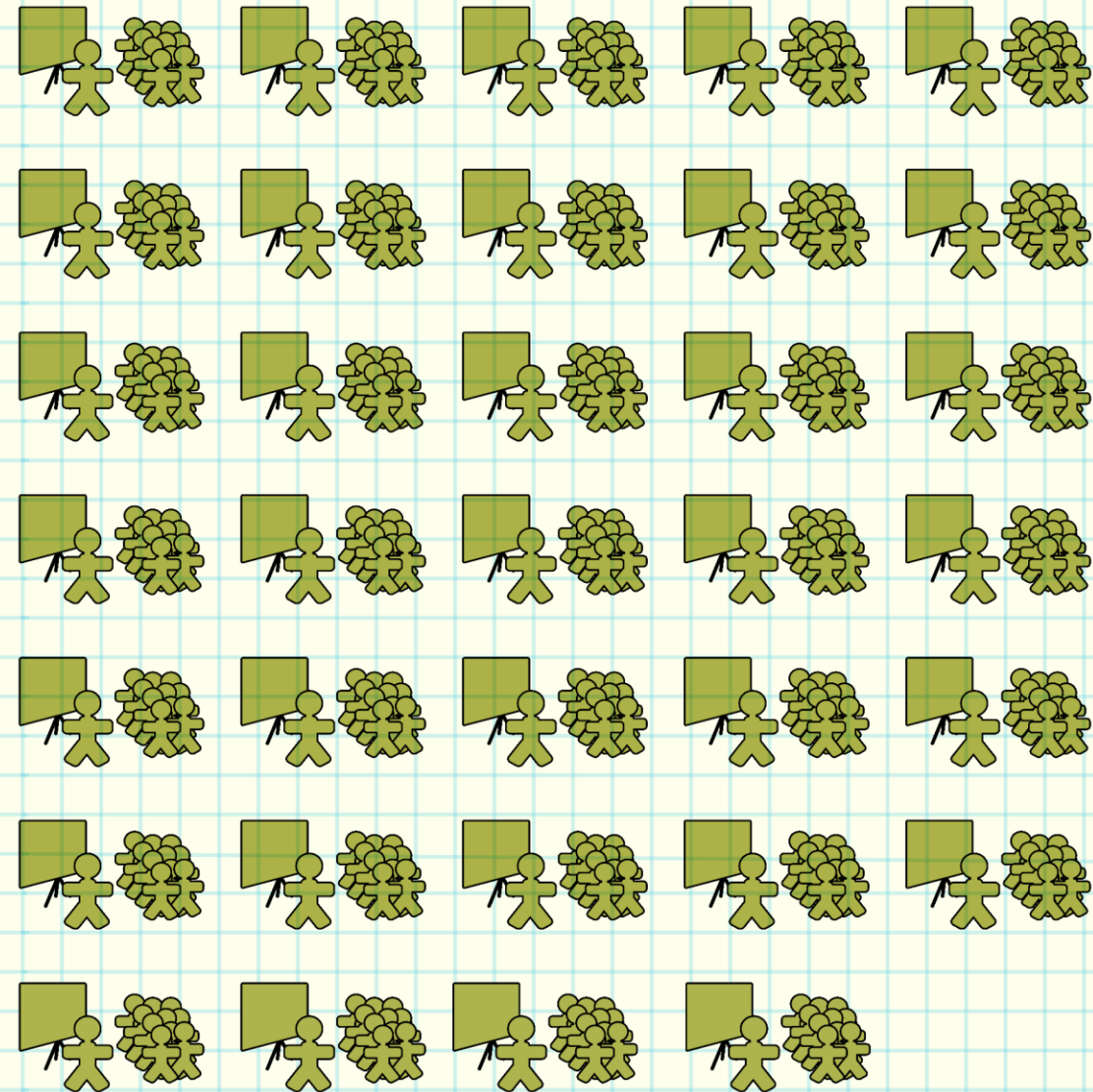
USDN Grant Period

Grant Activity

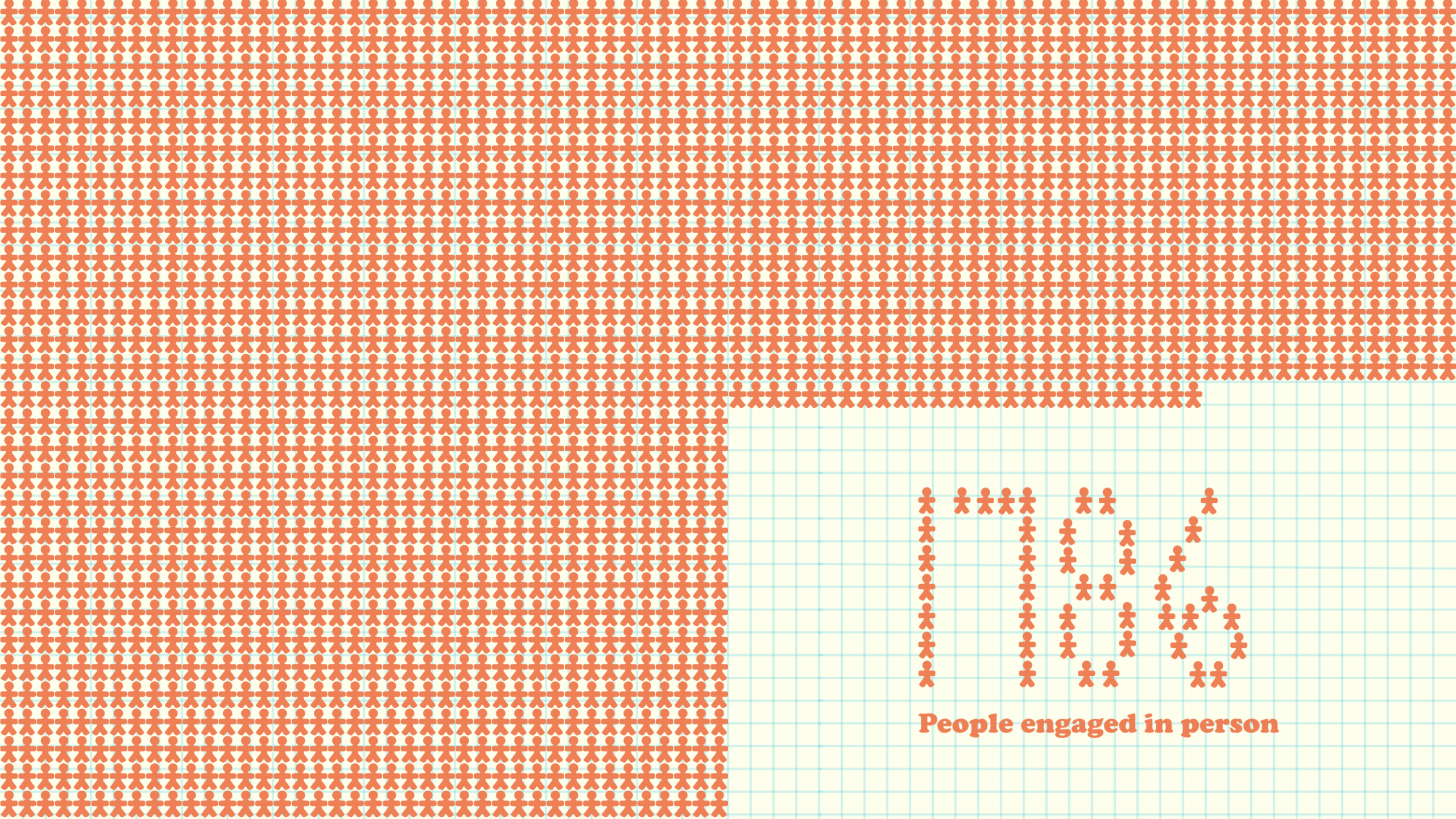
In Person Engagements

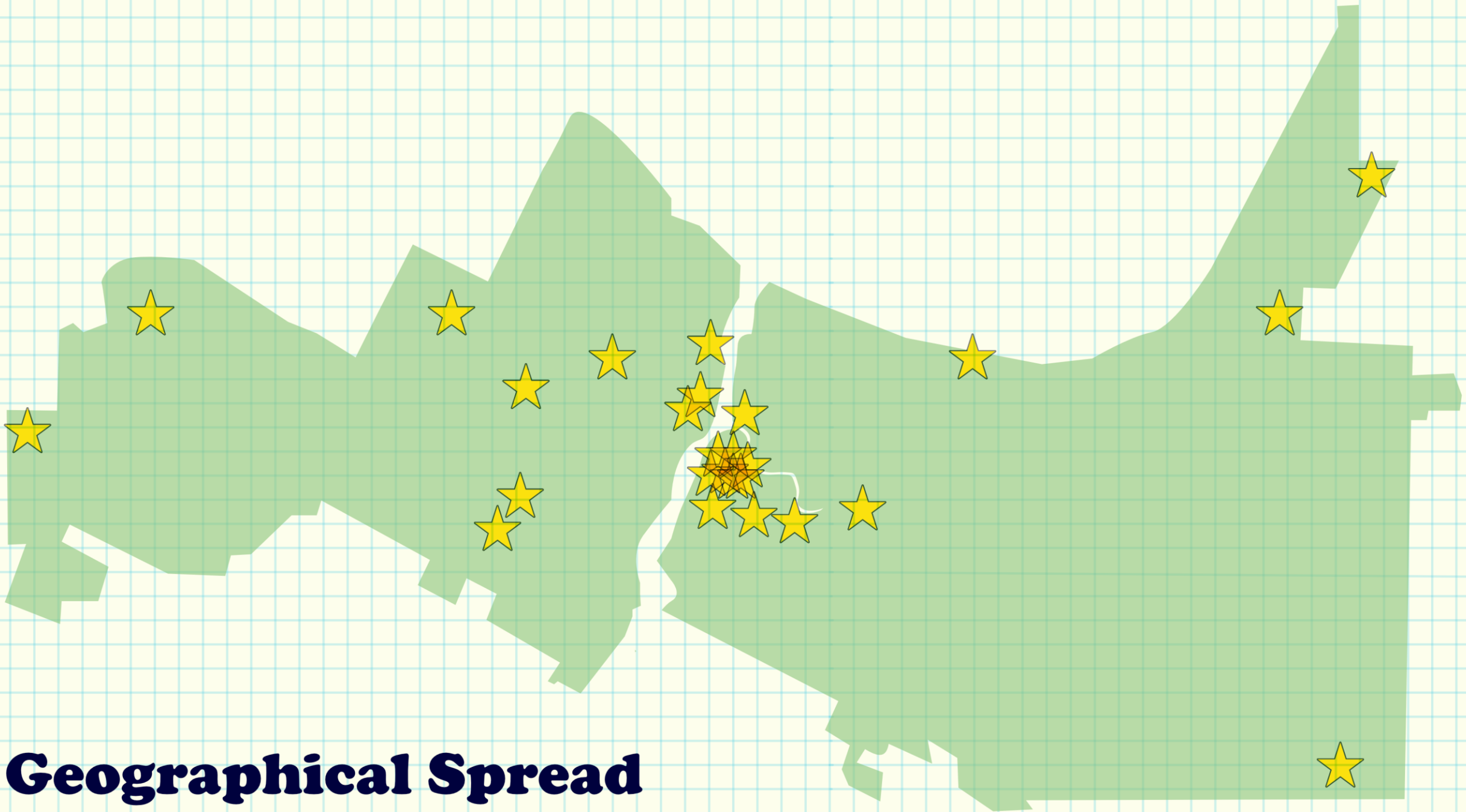


25 Tabling Events



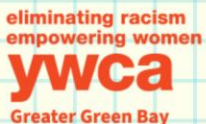
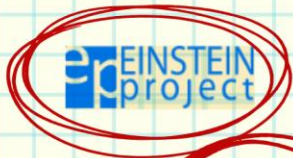
34 Presentations & Trainings





Geographical Spread

Program Partners



Program Partners of Particular Importance



- USDN Partner
- Facilitated Mailing



- Crucial Resource

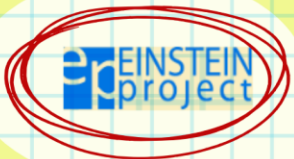


- Canvass
- Press event

- USDN Partner
- "Colleague"



- Important info distribution channel



- USDN Grant Partner
- Design/Build Support
- STEM Family Event



- Emergent Learning Fund Grant



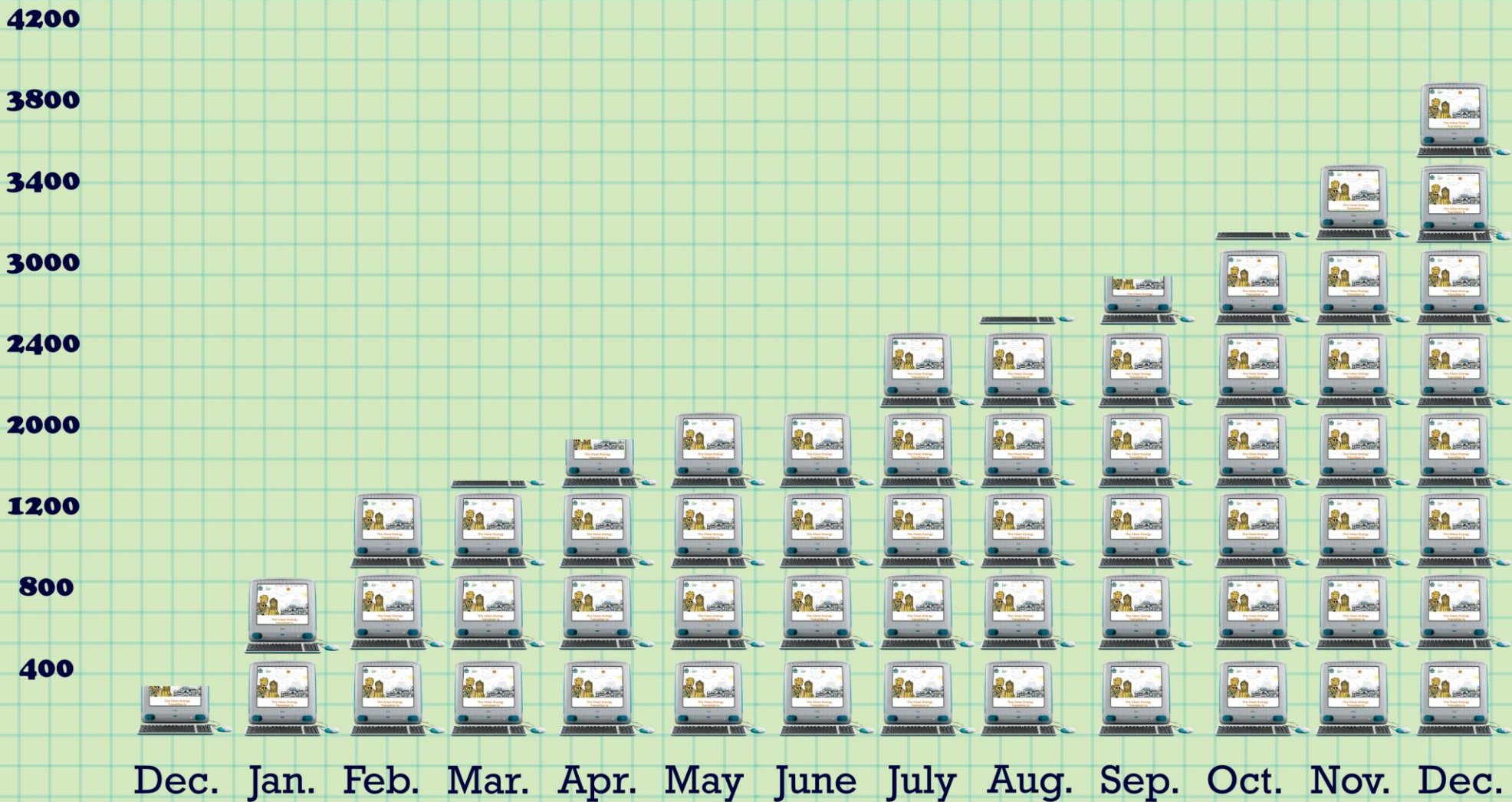
- USDN Partner
- Outreach Partner

A pile of paper
23.68'
high

More than 17,000
Documents
Distributed

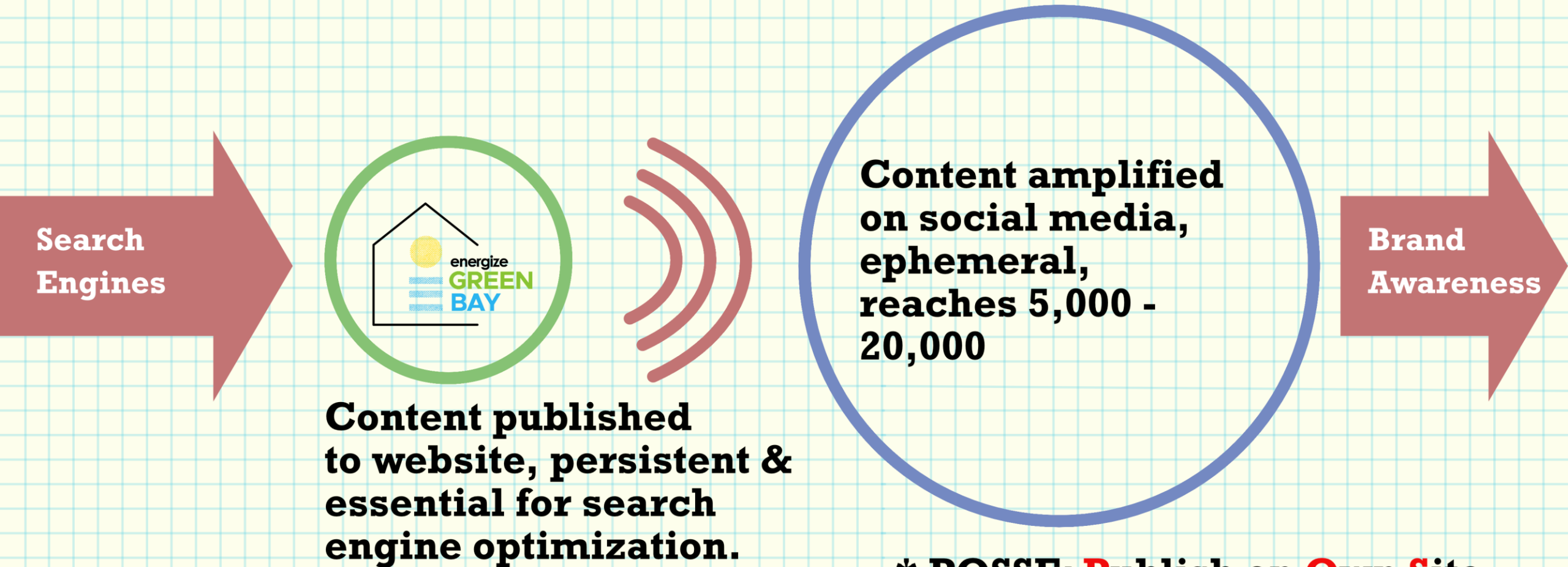


EnergizeGreenBay.com

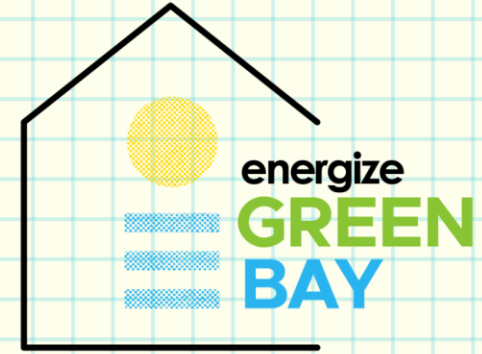


Cumulative Website Views, 2024-25

POSSE* Model Worked

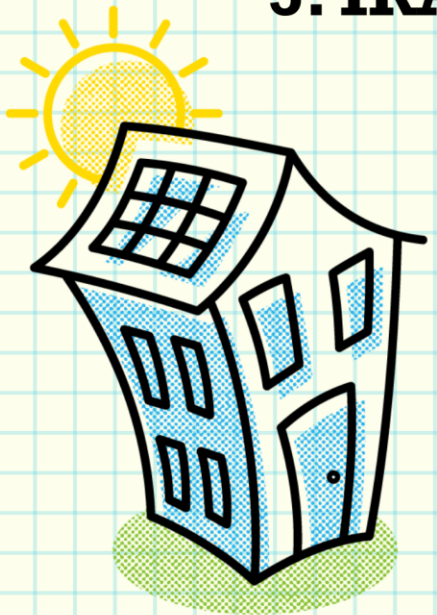


* POSSE: **P**ublish on **O**wn **S**ite,
Syndicate **E**verywhere



Most Popular Content:

1. **Three Reasons to Replace Your Gas Stove**
2. **Grow Solar - Green Bay**
3. **Pathways for Homeowners**
4. **An Opportunity for Small Businesses (SBC)**
5. **IRA HEAR 101**
6. **Black Friday + HEAR Rebate = Dramatic Savings**
7. **Wisconsin Law Protects Your Right to Solar Panels**
8. **IRA HOMES 101**
9. **Solar PV for Homeowners**
10. **Energy Efficiency for Homeowners**



Narrative Development

Narrative 1: The clean energy transition is happening now.

Narrative 2: Clean energy will save you money, make the air cleaner, our community more resilient, etc.

Narrative 3: Federal and state tax credits, incentives, rebates, and programs exist...

Final Narrative: Reducing the energy burden while making homes healthier and reducing carbon emissions is a triple win.

Lead with affordability and health. These are what motivate most people and the central concerns of area nonprofits.

Impacts are difficult to track

An outreach model does not provide transparency on how many people acted on information provided. For example, we can't know:

1. The tax credits that Green Bay residents applied for.
2. Whether use of IRA Home Energy Rebates was informed by the Energize Green Bay campaign.
3. Whether buyers of EVs were inspired to do so by campaign.

This is a known limitation of this type of program.

But...

Grow Solar added 98 kW of rooftop solar PV to Green Bay.

An additional 9 Solar PV installations in total.

IRA HEAR Rebate used 21 times to date, saving GB residents \$123,946

IRA HOMES Rebate was used once, saving homeowner \$10,000.

Focus on Energy paid for 16 home assessments in Green Bay.

Anecdotally speaking, there are many enthusiastic energy nerds.

Useful Lessons Learned

1. In the context of partnerships, approaching sustainability primarily as a "basic needs" issue (which it is) is more activating and will bring existing area nonprofits into alignment.
2. Discount aside, the biggest value add of the Grow Solar program is identifying a trusted solar installer in a competitive and sometimes predatory field. Should MREA decide not to continue in our area, it would be worthwhile to create a similar program and extend it to other technologies.
3. The most effective form of outreach, by far, in our area is finding pre-existing audiences: GB Retired Men's Club, congregations, workplaces, etc.

Campaign Legacy Assets

The grant period ends on March 31st, but leaves behind informational assets.

Websites

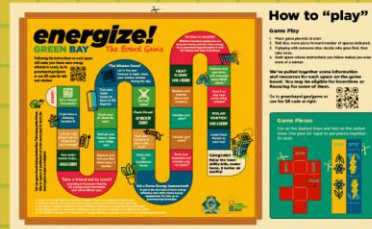
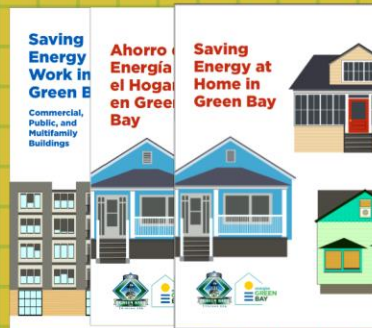


energizgreenbay.com



[greenbaywi.gov/
sustainability](http://greenbaywi.gov/sustainability)

Publications



Saving
Energy
booklets

Energize
Game &
Standards

Fact
sheets

Networks:

Semi Annual
Sustainability Coffee
Hour

MREA/Grow Solar

More activated CBOs

Barriers

1. Many unanswered emails & some failures of things to "gel." Assumptions:

Trust. City not typically in these spaces, may not be trusted messenger.

Misalignment: Clean energy seen as "nice to have," not as necessity for better future.

Political Climate: Clean energy too often viewed through political lens. No one ever said anything.

2. Political uncertainty.

Grant. Was told to put campaign on pause for nearly two months when grant funding was uncertain.

One Big Beautiful Bill Act: Created confusion about what had been rescinded and what had not.

Barriers

3. Working with Community Benefit Organizations and other partners

Scale. City contractual language required adjustment to work with small orgs.

Collaboration: True collaboration is difficult, CBOs will try to squeeze outreach plans into existing programs. Everyone had capacity issues, understandably.

4. Working with small businesses

Incentives. No tax credits or rebates for weatherization. The 179D Tax Deduction too difficult for small business (ends in '26).

Misapprehension: Most small business owners we approached did not understand the connection between sustainable business practices, generally, and the welfare of their business. Those that approached us, did.

Apr. 01, 2024

Hiring Process

CEC Hired

Oct. 01, 2024

HOMES

HEAR, Ph. 1

Apr. 01, 2025

EECBG Grant Pause

HEAR, Ph. 2

OBDBA, HR1

Oct. 01, 2025

End of EV Credit

End of most tax credits

Mar. 31, 2026

IN PERSON



WCV IRA Canvass

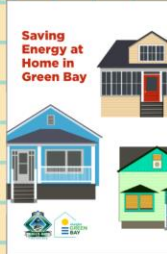
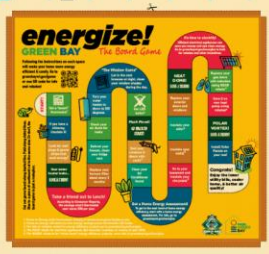
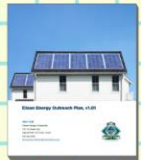


Neighborhood Info Sessions



Info Stands

PRINTED MEDIA



Research, writing, & branding

TRAD. MEDIA



DIGITAL MEDIA

Website design & launch



SELECTED PARTNERSHIPS



Posts

USDN Grant Writing

Administrative obstacles

USDN Grant Period

Grant Activity



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

County Name Brown		County Code Number 05		Report for Month/Year March, 2026	
Municipal Name Green Bay Municipal Court		Municipal Code Number 231		Telephone Number 920-448-3131	
I. MUNICIPAL COURT OFFICIAL	Total Amount Collected	Share to be retained by Municipality	Share to be sent to County	Share to be sent to State	
1. Forfeitures for Municipal Ordinance Violations (Except for Municipal Ordinances in Conformity with Ch 348, Stats.)	\$ 86,203.75	\$ 86,203.75			
Adjustment (if applicable)	\$ -180.00	\$ -180.00			
2. Municipal Court Costs (Chapter 814, Subchapter II, s. 814.65, Stats.)	\$ 36,449.96	\$ 31,710.26		\$ 4,739.70	
Adjustment (if applicable)	\$ -81.00	\$ -66.00		\$ -15.00	
3. Penalty Surcharges (s. 757.05, Stats.)	\$ 21,258.25			\$ 21,258.25	
Adjustment (if applicable)	\$ -34.00			\$ -34.00	
4. County Jail Surcharges (s. 302.46(1)(a), Stats.)	\$ 9,315.01		\$ 9,315.01		
Adjustment (if applicable)	\$ -20.00		\$ -20.00		
5. Driver Improvement Surcharges (s. 346.655, Stats.)	\$ 11,911.66		\$ 4,552.00	\$ 7,359.66	
Adjustment (if applicable)	\$.00		\$.00	\$.00	
6. Crime Lab and Drug Enforcement Surcharges (s. 165.755(4), Stats.)	\$ 12,247.56			\$ 12,247.56	
Adjustment (if applicable)	\$ -26.00			\$ -26.00	
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.)	\$ 550.00		\$ 550.00		
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.)	\$ 1,450.00			\$ 1,450.00	
Adjustment (if applicable)	\$.00			\$.00	
12. Totals	\$ 179,045.19	\$ 117,668.01	\$ 14,397.01	Pay This Amount \$ 46,980.17	

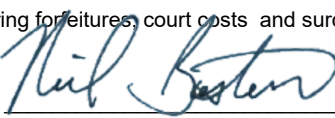
Continue onto the next page.



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

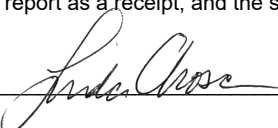
II. CERTIFICATION OF MUNICIPAL COURT OFFICIAL

I hereby certify that this report reflects all actions requiring forfeitures, court costs and surcharges collected during the month designated.

Name: Neil Basten Signature:  Date: 4-1-2026

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:  Date: 04/02/2026

In the event the Department of Administration has questions about this report and payment, who should we contact?

Name:	Telephone Number	Email Address
<u>Neil Basten</u>	<u>920-448-3131</u>	<u>neilba@greenbaywi.gov</u>

Detail Summary of Projects Issued

3/1/2026 to 3/31/2026

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
122872	1203 GROSS AV..1-127	WI HOME BUYERS INC		\$989.20	\$275,000.00	Pending
	[1-101 - Residential - New - Single Family House] PENDING EC APPLICATION AND HVAC APPLICATION - EV 01/07/2026 ADDITIONAL EC SUBMITTED 1/15, STILL PENDING EC APPLICATION - EV 1/15/2026 REVIEW FEE REQUESTED 1/20/2026					
123420	300 DEER SHED TRAIL..21-8550	K PARTY LLC		\$1,373.00	\$330,000.00	Pending
	[1-101 - Residential - New - Single Family House]					
123573	3577 BLACK SHEEP WAY..21-8387	APOLINAR DELGADO SANCHEZ & YESICA MORA MERCADO LIVING TRUST		\$1,421.00	\$330,000.00	Pending
	[1-101 - Residential - New - Single Family House]					
123236	1175 TILKENS ST..2-1146	PHILLIP A BOHMAN		\$75.00	\$6,300.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House]					
123308	1004 S WEBSTER AV..16-298	KELLY COLLEEN LEON		\$300.00	\$79,299.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House]					
123336	1512 GATEWOOD ST..1-2336	JERRY & MICHELLE DEYOE		\$275.00	\$20,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House]					
123337	515 N PLATTEN ST..6-68-D	MYLA TING THOMPSON-EAGAN		\$125.00	\$1,250.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House]					
123348	910 REED ST..5-520-A	WEINSTEIN RENTALS LLC		\$125.00	\$20,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House]					
123353	828 NEUFELD ST..6-159-2	LARISSA BARRUETA		\$150.00	\$26,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House]					
123356	1510 S LOCUST ST..6-1570	LAUREN & BRANDON PERNASKI		\$125.00	\$2,000.00	Closed
	[2-434 - Residential - Alteration - 1 -2 Family House] RIGID FOAM INSULATION, 2x4 FAMING, FIBERGLASS INSULATION, DRYWALL					
123360	801 ROYAL BLVD..18-1307	JAMES A & JILL M BOMKAMP		\$75.00	\$6,200.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House]					
123370	1418 CHICAGO ST..17-826	ISAAC S & RAWIPREYA HANSON		\$150.00	\$9,255.00	Closed
	[2-434 - Residential - Alteration - 1 -2 Family House]					
123380	1290 DIVISION ST..5-1330-D	BRANDON DACHELET		\$225.00	\$10,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House]					
123387	307 OAK ST..3-795	JOSHUA LINTON		\$225.00	\$20,000.00	Pending
	[2-434 - Residential - Alteration - 1 -2 Family House]					
123391	2766 HE-NIS-RA LN..6H-2407	JOHN SEBRANEK		\$400.00	\$30,000.00	Pending
	[2-434 - Residential - Addition - Single Family House]					

123399	421 POLARIS CT..21-3818	CHARLES K SALIBI III & DEBORAH H SALIBI REVOCABLE TRUST	\$225.00	\$10,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
123404	1169 OREGON ST..5-1541	STEVEN M WILLIS	\$75.00	\$4,243.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] 4SQ OF SIDING REMOVAL & REPLACEMENT. WRAP TRIM AROUND 2x6 BOARDS IN PLACE OF CROWN MOLDING & TRANSIT					
123413	1184 DOUSMAN ST..5-862	MATTHEW K & ANGELA D UPSTONE	\$350.00	\$94,708.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
123445	310 S CLAY ST..14-886-A	BRAXTON & JOSH TOEBE	\$600.00	\$3,000.00	Closed
[2-434 - Residential - Alteration - 1 -2 Family House]					
123457	1112 DEVONWOOD DR..6-2610	TINA M NAGEL	\$225.00	\$13,449.92	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
123482	221 GRAY ST..5-714	KRIS VREUGDENHIL	\$300.00	\$9,700.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
123485	2779 INDIAN HILL DR..6H-2432	TIMOTHY L & CATHERINE M DAY REVOCABLE TRUST OF 1994	\$75.00	\$30,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
123488	444 HARVEST RD..21-7964	D SCOTT & PAULA J KALOUS REVOCABLE TRUST	\$300.00	\$20,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
123496	2453 EAST SHORE DR..21-848	HARTJES HOMES LLC	\$300.00	\$50,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
123497	2455 EAST SHORE DR..21-848	HARTJES HOMES LLC	\$300.00	\$50,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
123512	1601 SUE LN..1-2144	1601 SUE LANE LLC	\$275.00	\$1,750.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
123549	3315 WHITTIER CT..21-7565	BRANNON J & CHRISTINA M GUYETTE REVOCABLE TRUST	\$225.00	\$34,420.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
123551	429 N LOCUST ST..6-1592	ANN NOLAN	\$75.00	\$4,700.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
123552	1127 S IRWIN AV..17-601	LAUREN M BISHOP	\$75.00	\$4,680.00	Closed
[2-434 - Residential - Alteration - 1 -2 Family House]					
123559	1020 GOODELL ST..17-677	VDH HOME CONCEPTS LLC	\$225.00	\$10,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] *No Plan, just a small portion of half wall to be removed. Electrical outlet and two ducts in half wall to be addressed*					
123560	1175 RALEIGH ST..1-2487	KYLE & SYDNEY SCHINELLA	\$550.00	\$4,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] FINISH GARAGE					
123371	1605 CREEKSIDE LN..21-5562	BLACKMAN DAVID W & LORI A REVOCABLE TRUST	\$150.00	\$20,000.00	Pending
[7-1 - Deck, Porch, Ramp (Residential)]					
123422	430 KRISTY LEE CT..21-8199	ROBERT A & NANCY J WITTMAN REVOCABLE TRUST	\$75.00	\$2,000.00	Closed
[7-1 - Deck, Porch, Ramp (Residential)] I plan to purchase a 12X14 Gazebo from Costco and bolt it to an existing 12X20 concrete patio.					

123434	2645 SHERRY LN..21-3830 [7-1 - Deck, Porch, Ramp (Residential))]	ROBERT L & JOANN L GERSTNER	\$150.00	\$22,448.50	Pending
123561	1184 KENWOOD ST..1-2675 [7-1 - Deck, Porch, Ramp (Residential))]	CARRIE L CHAPMAN	\$150.00	\$8,000.00	Closed
123594	3590 VAN LAANEN RD..22-59-7 [7-1 - Deck, Porch, Ramp (Residential))]	ERIC A & MARIA G LUKE	\$150.00	\$10,000.00	Pending
122392	604 TYROLIAN DR..21-3430 [9-649 - Demolition - Interior (Residential)] RESTORE ADDITION TO ITS ORIGINAL STATE. ALSO BRING HVAC UP TO CODE. CASE #140315- DOUBLE FEE *SPANISH ASSISTANCE NEEDED Called and left VM to come pick-up permit and pay-LK	JUAN C CAMPOS GARCIA	\$200.00	\$123.00	Pending
122415	1155 14th AV..1-35 [11-1 - Garage/Carport/Shed (residential)) Pergola with Roof	ERIK R MUNOZ RIOS	\$125.00	\$1,500.00	Pending
123281	600 COUNTRY CLUB RD..6H-2463 [11-1 - Garage/Carport/Shed (residential)) *NEED MORE PLANS AND CONTRACTOR INFO - 2/18TX	THOMAS MARONEK	\$405.60	\$95,000.00	Pending
123345	1148 BIEMERET ST..1-1930 [11-1 - Garage/Carport/Shed (residential)) On our corner lot, we would like to fence in the back and side yards (towards neighbors) with a 6 ft vinyl privacy fence, and the streets with a 4 ft chain link fence and a 12 x 12 storage shed.	SUSAN ANDRES	\$75.00	\$6,008.00	Pending
123359	1670 RANCLAND DR..6-921 [11-1 - Fence (Residential)) 6 FOOT VINYL PRIVACY FENCE	RYAN A & MEREDITH A BAERENWALD	\$75.00	\$3,500.00	Pending
123369	3057 GILBERT DR..21-8396 [11-1 - Garage/Carport/Shed (residential))]	JESSICA & JASON KUGEL	\$75.00	\$3,500.00	Pending
123376	809 S ADAMS ST..16-18 [11-1 - Fence (Residential)) COA Approved. Proof of pymt, sent permit-LK	JUSTIN M KOPESKY	\$75.00	\$5,000.00	Pending
123377	705 12th AV..2-503 [11-1 - Fence (Residential)) I am expanding an existing fence. There was a fence once in this spot but was tore down years ago. It is going from my current fence, to the back door where a vehicle gate will also be installed. This is my second application please disregard the previous application. That one was not correct	VALERI M KLOIDA	\$75.00	\$2,300.00	Closed
123378	221 GRAY ST..5-714 [11-1 - Z - Misc Project Not Listed (Resiential))]	KRIS VREUGDENHIL	\$75.00	\$6,500.00	Closed
123386	1267 HARVEY ST..7-98 [11-1 - Fence (Residential)) Approximately 100ft vinyl 4ft gate, butt up to neighbors white fence on west side of home,butt next to chain linking back NE corner	SAMKIA ANEISHA MCKINNEY	\$75.00	\$4,940.00	Closed
123396	1213 VANDERBRAAK ST..20-400 [11-1 - Fence (Residential)) 193 lf of 6' vinyl privacy fence, 1 gate Fence Height: 6 ft. Material: vinyl Total Length: 193 ft.	GUADALUPE MENDOZA NELSON	\$75.00	\$15,000.00	Pending
123397	1337 ALPINE DR..21-7650 [11-1 - Garage/Carport/Shed (residential)) 15ft x 8ft Shed	ROMERO COLEMAN	\$75.00	\$2,000.00	Pending
123416	805 NICOLET AV..2-713 [11-1 - Z - Misc Project Not Listed (Resiential)) CASE# 140639	NELSON YAIR MELGAR-GIRON	\$75.00	\$11,242.00	Pending
123418	219 S ASHLAND AV..3-396 [11-1 - Garage/Carport/Shed (residential)) TEAR DOWN & REBUILD GARAGE 20X30X8	RHEA J ROBERTS	\$125.00	\$52,428.00	Pending
123419	931 S MADISON ST..16-63	JOSEPH R & PAMELA G DOBSON	\$75.00	\$6,000.00	Pending

[11-1 - Fence (Residential)] COA APPROVED

123421	335 CONOVER DR..6-2564	JEAN M SERVAIS REVOCABLE TRUST	\$75.00	\$11,000.00	Pending
---------------	------------------------	--------------------------------	---------	-------------	---------

[11-1 - Fence (Residential)]

123431	2311 DEER TRAIL..21-3667	ALEXANDER D FALISH, ETAL	\$75.00	\$3,800.00	Pending
---------------	--------------------------	--------------------------	---------	------------	---------

[11-1 - Fence (Residential)] 204 ft. of 4 ft. high, galvanized chain link fence along the lot lines to enclose the rear and partial side yard. The fence will be installed approximately 6 inches in from the lot lines.

123433	714 ST. JUDE ST..6-1605	STEPHAN M SCHUMM	\$75.00	\$4,000.00	Pending
---------------	-------------------------	------------------	---------	------------	---------

[11-1 - Garage/Carport/Shed (residential)] Putting together a precut 10x12 Shed purchased from Lowes

123435	918 GERARD ST..21-5756	DIANA K MARTINEZ CRUZ	\$75.00	\$5,000.00	Pending
---------------	------------------------	-----------------------	---------	------------	---------

[11-1 - Driveway Replacement and/or Expansion (Residential)] Remove existing damaged concrete and replace with new concrete - inside of garage and partial driveway to connect the new garage floor

123444	806 N CHESTNUT AV..5-49	CAROL D LAMARCHE	\$75.00	\$9,000.00	Pending
---------------	-------------------------	------------------	---------	------------	---------

[11-1 - Fence (Residential)] Replacing existing wood fence with vinyl fence.

123447	1205 MATHER ST..5-1313-A	JOSEPH R & ABIGAIL E BERKHAHN	\$75.00	\$1,554.00	Pending
---------------	--------------------------	-------------------------------	---------	------------	---------

[11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY EXPANSION

123454	1041 N BUCHANAN ST..18-1015-8	DEENA R & JOHN J FISCHER	\$150.00	\$30,370.00	Pending
---------------	-------------------------------	--------------------------	----------	-------------	---------

[11-1 - Foundation Repair (Residential)]

123463	1547 CASS ST..8-463	CESAR PLASCENCIA	\$75.00	\$700.00	Pending
---------------	---------------------	------------------	---------	----------	---------

[11-1 - Driveway Replacement and/or Expansion (Residential)]

123477	1208 MARQUETTE AV..1-1543	ESTHER A & DANIEL A URMANSKI	\$75.00	\$11,500.00	Pending
---------------	---------------------------	------------------------------	---------	-------------	---------

[11-1 - Driveway Replacement and/or Expansion (Residential)] Demo existing garage and driveway concrete. Provide new concrete in garage, 2 car wide driveway, and sidewalk at north side of garage.

123491	1111 9th ST..1-385	9TH STREET RETREAT LLC	\$225.00	\$53,000.00	Pending
---------------	--------------------	------------------------	----------	-------------	---------

[11-1 - Garage/Carport/Shed (residential)]

123506	2879 TRADEWINDS TR..6H-1166-21	JONATHAN M & KYLE K MILLER	\$75.00	\$9,115.00	Pending
---------------	--------------------------------	----------------------------	---------	------------	---------

[11-1 - Fence (Residential)] 6 FOOT WOOD PRIVACY FENCE

123507	829 MARSHALL AV..18-323	RICHARD DAVID WALSH	\$75.00	\$4,040.00	Pending
---------------	-------------------------	---------------------	---------	------------	---------

[11-1 - Fence (Residential)] 4 FOOT FENCE

123511	1391 LANGLADE AV..6-819	SETH J & MEGAN M WICKER	\$75.00	\$8,300.00	Pending
---------------	-------------------------	-------------------------	---------	------------	---------

[11-1 - Fence (Residential)] Replacing Fence, adding gate between house and garage.

123517	1622 HAROLD ST..19-469	ROSARIO LOPEZ	\$75.00	\$2,823.00	Payment Pending
---------------	------------------------	---------------	---------	------------	-----------------

[11-1 - Garage/Carport/Shed (residential)]

123519	881 W MASON ST..2-454	PRIME PROPERTY SOLUTIONS LLC	\$75.00	\$2,045.00	Closed
---------------	-----------------------	------------------------------	---------	------------	--------

[11-1 - Foundation Repair (Residential)]

123521	1354 DESNOYERS ST..18-1136	ROBERT J & VIVIAN L ANDORFER	\$75.00	\$12,000.00	Pending
---------------	----------------------------	------------------------------	---------	-------------	---------

[11-1 - Fence (Residential)] replace existing fence and Hedge, Some will be 4' high and the part from the House/ garage to the sidewalk will be 3'

123523	1354 SHIRLEY ST..6-156-A-2	RICHARD A NESS	\$75.00	\$20,000.00	Pending
---------------	----------------------------	----------------	---------	-------------	---------

[11-1 - Fence (Residential)] 220 lf of 6' vinyl privacy fence, 2 gates, remove existing fence
Fence Height: 6 ft.
Material: vinyl
Total Length: 220 ft.

123537	3091 GILBERT DR..21-8405 [11-1 - Fence (Residential)] New Fence Installation	YENG & RICH & STEVE VUE	\$75.00	\$4,300.00	Pending
123543	1350 WILLOW CREEK PKY..21-7437 [11-1 - Swimming Pool (Residential)]	MARIE I & KEVIN M FRENCH	\$250.00	\$54,961.00	Pending
123557	309 S OAKLAND AV..3-626 [11-1 - Z - Misc Project Not Listed (Residential)]	SUSAN B LISCH	\$75.00	\$5,705.00	Pending
123581	548 LARSCHEID ST..21-2678-20 [11-1 - Foundation Repair (Residential)]	COLLEEN M JORDAN	\$150.00	\$30,592.00	Pending
123593	1356 BIEMERET ST..6-862 [11-1 - Driveway Replacement and/or Expansion (Residential)]	JAIME A WILSON	\$75.00	\$5,500.00	Pending
123597	1259 ELIZA ST..17-321 [11-1 - Fence (Residential)] Fence the yard for dog containment plus some privacy between our house and neighbor house.	WENDY A & ROBERT J LATURNER	\$75.00	\$9,000.00	Pending
123599	1357 DAY ST..7-158 [11-1 - Fence (Residential)] I'll dig 20 holes 2 ft deep using green 4x4 and 6 ft pickets East side of my property	PEDRO A ZARATE GONZALEZ	\$75.00	\$600.00	Pending
122218	306 MATHER ST..5-66 [30-105 - Commercial - New - 5 or More Family Building] NO INSPECTIONS UNTIL PETE'S APPROVAL payment requested but should not be issued w/o Pete's aproval \$500 SW Fee \$5,000 SWB EC APPROVED 10/20/25	NEW COMMUNITY SHELTER INC	\$17,429.92	\$10,000,000.00	Pending
123282	3415 E MASON ST, UNITS 101-112..21-167 [30-105 - Commercial - New - 5 or More Family Building]	GERALD C & GLORIA P BIGELOW	\$7,126.68	\$14,076,000.00	Pending
123283	3415 E MASON ST, UNITS 201-212..21-167 [30-105 - Commercial - New - 5 or More Family Building]	GERALD C & GLORIA P BIGELOW	\$7,126.68	\$14,076,000.00	Pending
123284	3415 E MASON ST , UNITS 301-312..21-167 [30-105 - Commercial - New - 5 or More Family Building]	GERALD C & GLORIA P BIGELOW	\$7,126.68	\$14,076,000.00	Pending
123285	3415 E MASON ST, UNITS 401-412..21-167 [30-105 - Commercial - New - 5 or More Family Building]	GERALD C & GLORIA P BIGELOW	\$7,126.68	\$14,076,000.00	Pending
123286	3415 E MASON ST, UNITS 501-512..21-167 [30-105 - Commercial - New - 5 or More Family Building]	GERALD C & GLORIA P BIGELOW	\$7,126.68	\$14,076,000.00	Pending
122572	128 DOUSMAN ST..5-1525 [31-318 - Commercial - New - Amusement, Social, Recreation (theaters, auditoriums, YMCA's w/o beds, bowling alleys, radio/tv studios, athletic & social clubs, arenas, skating rinks)]	GRAYMONT WESTERN LIME INC	\$0.00	\$4,900,000.00	Pending
122620	501 EASTMAN AV..20-123 [31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]	PROCTER & GAMBLE PAPER PRODUCTS CO	\$635.80	\$200,000.00	Pending
123311	1530 BYLSBY AV 2..6-11 [31-329 - Commercial - New - Structures Other Than Buildings (parks, outdoor stadiums, marinas, outdoor swimming pools, outdoor theaters, boardwalks, wharves, docks).] BROWN COUNTY PORT & RESOURCE RECOVERY EC APPROVED 3/6/26 \$ 500 SW Fee \$25,000 SWB	BROWN COUNTY	\$8,543.73	\$45,000,000.00	Pending

123325	2845 GREENBRIER RD..21-161-2	BAYCARE AURORA LLC	\$700.00	\$85,722.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]					
123382	916-1032 CLEMENT ST..21-299	RHS FAMILY LIMITED PARTNERSHIP	\$300.00	\$24,000.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] VEHICLE VS BUILDING REPAIR CASE# 140967					
123406	1313 BAY BEACH RD..21-440-1	GREEN BAY CITY OF BAY BEACH	\$0.00	\$18,000.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]					
123414	1001 DISCOVERY RD..21-174-4	M J M REAL ESTATE LLC	\$375.00	\$61,000.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]					
123441	540 N BROADWAY ..5-1757	DDL HOLDINGS LLC	\$640.00	\$16,311.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]					
123490	1265 LOMBARDI AV..1-1841-A	GREEN BAY CITY OF LAMBEAU FIELD	\$675.00	\$280,000.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]					
120522	825 HINKLE ST..6H-1759	RUSSEL METALS WILLIAMS BAHCALL INC	\$1,035.00	\$480,000.00	Pending
[34-1 - Parking Lot/Driveway - Alteration (Commercial)] \$500 SW Fee \$10,000 SWB EC APPROVED 7/7/25					
123290	1651 MAIN ST..21-2543	CAPITAL CREDIT UNION	\$200.00	\$36,844.93	Pending
[34-1 - Temporary Office/Trailer/Event (Commercial)]					
123383	1100 WEISE ST..20-356	YEE'S AUTO CENTER LLC	\$100.00	\$29,000.00	Pending
[34-1 - Roofing (Commercial)]					
123389	831 SCHOEN ST..21-1355-12	CENTRAL CHURCH INC	\$100.00	\$99,000.00	Pending
[34-1 - Roofing (Commercial)]					
123395	100 BAY BEACH RD..20-693	GREEN BAY METROPOLITAN SEWERAGE DISTRICT	\$350.00	\$98,100.00	Pending
[34-649 - Raze- Building or Structure (Commercial)] EC approved 3/13/26					
123402	2210 IMPERIAL LN..21-3361-2	GB IMPERIAL INVESTMENTS LLC	\$100.00	\$8,412.00	Pending
[34-649 - Demolition - Interior (Commercial)]					
123408	240 N BROADWAY..4-65	BFAM LLC	\$100.00	\$1,500.00	Withdrawn
[34-1 - Temporary Office/Trailer/Event (Commercial)] 20x40 FT TENT FULLY WALLED					
123429	118 S WASHINGTON ST Unit 215B..12-327	JULIE M BALZA	\$100.00	\$5,557.00	Pending
[34-1 - Window, Door - Replacement (Commercial)]					
123430	118 S WASHINGTON ST Unit 118B..12-284-52	ROBERTA L & BRAD W BECKMAN	\$100.00	\$19,387.00	Pending
[34-1 - Window, Door - Replacement (Commercial)]					
123510	523 N BROADWAY..5-897	NGG LLC	\$300.00	\$4,000.00	Pending
[34-1 - Z - Misc Project Not Listed (Commercial)] misc repairs per complaint 140794					
123244	993 CHRISTIANA ST..3-299	BAITINGER HOLDINGS LLC	\$75.00	\$1,500.00	Closed
[40-53 - Electrical Service - Change (Residential)]					
123362	2525 VAN BEEK RD..21-3934	ROBERT P & JEAN A NAVIN	\$75.00	\$1,800.00	Closed
[40-53 - Electrical Service - Change (Residential)]					

123365	710 THRUSH ST..18-1334	NATASHA A CANDY	\$75.00	\$2,700.00	Closed
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
123366	823 S BROADWAY..2-212	HECTOR R & ANA R GONZALEZ	\$100.00	\$10,000.00	Closed
[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] REPLACE OLD GROUNDED B PHASE WITH 400A 30 120/208					
123373	1139 CHICAGO ST..14-1053	MARIA CARY-MONTOURE	\$75.00	\$5,075.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
123375	530 LORRAINE LN..21-4345	RONALD L NIKOLAI	\$75.00	\$2,200.00	Closed
[40-53 - Electrical Service - Change (Residential)]					
123403	3117 BAY VIEW DR..21-3034	TIMOTHY J & MICHELE F GJERTSON REVOCABLE TRUST OF 2022	\$75.00	\$5,000.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
123407	1726 SHAWANO AV..6-235-A	SAINT MARYS HOSPITAL MEDICAL CENTER OF G B INC	\$1,200.00	\$925,900.00	Pending
[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]					
123409	1054-1056 LAVERNE DR..21-429-1-2	RISE & SHINE RETREATS LLC	\$75.00	\$1,900.00	Closed
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
123448	1676-1678 LANGLADE AV..6-1477	TYLER J PATZ	\$75.00	\$4,000.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
123449	519-523 9th ST..1-904	CLINTON J FOSICK	\$100.00	\$6,400.00	Closed
[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] CASE# 140948					
123451	1710 10th AV..1-1216	BROWN COUNTY INVESTMENTS LLC	\$75.00	\$1,500.00	Pending
[40-55 - Electrical Service - Repair (Residential)]					
123461	2359 SANDY LN..21-1176-D-108	MICHAEL L WILSON	\$75.00	\$5,000.00	Closed
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] Installing 60A circuit for EV charger in garage. Electrical panel replacement of an obsolete pushmatic 200A electrical panel with a new one.					
123462	2559 SAGE DR..21-7214	TONY D & JENNIFER ALEXANDER	\$75.00	\$1,500.00	Closed
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] Installing a 60A circuit for EV charger in garage					
123479	952 BOND ST..5-1272	MARIE L & KEVIN T DUNFORD	\$75.00	\$2,500.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] 70 AMP TO 200 AMP					
123492	1723 MURPHY CT..6-2457	EMILY J & IAN R TOMPSON	\$75.00	\$125.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
123494	1515 E MASON ST..8-504	BETH ELLINGSON	\$75.00	\$6,213.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
123501	535 RUTH ST..21-2475-F-39	ROBERT F & MARJORIE M VANDENLANGENBERG	\$75.00	\$5,000.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
123503	1101 CRAWFORD ST..6-2596	JAMES P & GRACE L CYGAN	\$50.00	\$4,500.00	Closed
[40-55 - Electrical Service - Repair (Residential)] Reminder to schedule a Final Inspection					
123520	1767 LOST LN..21-2510	JOHN R STARRY	\$75.00	\$1,600.00	Closed
[40-53 - Electrical Service - Change (Residential)]					

123524	1021 N LOCUST ST..6-1109	CHRISTINE D & MICHAEL J CASEY	\$75.00	\$400.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
123527	2785 CLASSIC DR..22-1691	NATHAN OETTINGER	\$150.00	\$1,700.00	Pending
[40-53 - Electrical Service - Change (Residential)]					
123532	1247 EMILIE ST..17-290-A	PERRY P SIELOFF	\$75.00	\$400.00	Closed
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
123535	2615 WOODRIDGE LN..6H-2008	MB HOMES LLC	\$75.00	\$2,000.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
123536	1258 MAIN ST..8-281-A	EVERARDO & MARIA E ORTIZ	\$100.00	\$1,000.00	Pending
[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]					
123578	LIME KILN RD..23-243-1	GRAND BOULEVARD APARTMENTS LLC	\$100.00	\$1,100.00	Closed
[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]					
123579	922-924 BELLEVUE ST..21-1330	KEITH A & ELVITA ERDMANN	\$75.00	\$2,000.00	Closed
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
123582	1584 FOELLER DR..8-803	JUAN A LOPEZ, ETAL	\$75.00	\$2,950.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
123213	3133 FINGER RD..21-5463	VICKIE A MOUREAU	\$75.00	\$5,982.00	Pending
[50-45 - Heating Unit Only (Residential)]					
123254	615 S JACKSON ST..14-611	MICHAEL E & STACY L EASTMAN	\$75.00	\$13,918.00	Closed
[50-45 - Heating Unit Only (Residential)]					
123324	2670 WILDFLOWER ROW..21-6926	PENNY L JUZA	\$75.00	\$6,561.00	Closed
[50-45 - Heating Unit Only (Residential)]					
123363	118 S WASHINGTON ST Unit 225A..12-284-22	PETER TANZ	\$75.00	\$18,521.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)] Replace (1) 1.5 Ton condenser and (1) 70,000 BTU furnace					
123364	511 15th AV..2-674	WILLIAM J & LAURA L MACCAUX	\$75.00	\$12,000.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)] Remove and replace the Furnace and AC at this location					
123367	1607 FARLIN AV..19-546	SHIRLEY WILKINSON	\$75.00	\$3,000.00	Closed
[50-45 - Heating Unit Only (Residential)]					
123372	3372 DOWNHAM CT ..22-186-3	UNIVERSITY VILLAGE HOUSING INC	\$100.00	\$16,290.00	Pending
[50-44 - Heating Unit Only (Commercial)]					
123374	3348 LENFESTY CT ..22-186-3	UNIVERSITY VILLAGE HOUSING INC	\$100.00	\$8,720.00	Pending
[50-44 - Heating Unit Only (Commercial)]					
123381	1313 BAUMGART RD..6H-1808	KAYLA A REITMEYER	\$75.00	\$4,750.00	Closed
[50-45 - Heating Unit Only (Residential)]					
123384	991 SCHOOL PL..3-783	KRONFORST GALE J & PAMELA S LIVING TRUST	\$75.00	\$7,791.00	Closed
[50-45 - Heating Unit Only (Residential)] Remove and replace the Furnace at this location					
123385	1205 DIVISION ST..5-649-A	JAMES C & KIM A VANDENBRANDEN	\$75.00	\$13,806.00	Pending

[50-43 - Heating and Air Conditioning Units (Residential)] Remove and replace the Furnace and AC at this location

123390	1507 SUE LN..1-1405-B	JAMES W & DIANE M CAIRNS	\$75.00	\$4,550.00	Closed
[50-45 - Heating Unit Only (Residential)]					
123394	2920 WEST POINT RD..6H-2867	DOUGLAS L HANSEL	\$75.00	\$5,985.00	Closed
[50-45 - Heating Unit Only (Residential)] Furnace replacement and chimney liner.					
123411	1814 ELIZABETH ST..21-5713	1814 ELIZABETH STREET LLC	\$600.00	\$131,879.00	Pending
[50-42 - Heating and Air Conditioning Units (Commercial)]					
123412	1611 BOND ST..6-1351	CHERYL L MCGREGOR	\$75.00	\$9,932.61	Closed
[50-45 - Heating Unit Only (Residential)] Replaced (1) 92,000 BTU natural gas boiler.					
123417	1875 FARLIN AV..21-2167-5-5	LAVINA THUNDER	\$75.00	\$6,688.00	Pending
[50-45 - Heating Unit Only (Residential)] REPLACE FURNACE					
123437	413 S IRWIN AV..17-385-A	THOMAS M ABRAHAMSON	\$75.00	\$6,525.00	Closed
[50-45 - Heating Unit Only (Residential)]					
123438	413 S IRWIN AV..17-385-A	THOMAS M ABRAHAMSON	\$75.00	\$6,525.00	Closed
[50-45 - Heating Unit Only (Residential)]					
123440	200 DOUSMAN ST..5-1766	CNW GREEN BAY LLC	\$200.00	\$51,000.00	Closed
[50-44 - Heating Unit Only (Commercial)]					
123459	1006 ERNST DR..6-759	GRACE D & ANDREW R HOOYMAN	\$75.00	\$10,000.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)] Remove and replace the Furnace and AC at this location					
123468	923 ROSCOE ST..1-337	KAYLA & MARCOS BILICK	\$75.00	\$4,000.00	Pending
[50-45 - Heating Unit Only (Residential)]					
123469	1642 SPRUCE ST..6-789	MARK R & ASHLEE K VANDENHOOGEN	\$75.00	\$5,000.00	Pending
[50-45 - Heating Unit Only (Residential)]					
123471	1351-1353 KELLOGG ST..5-1327-A-3	EMILY & ADAM NIMMER	\$75.00	\$3,500.00	Pending
[50-45 - Heating Unit Only (Residential)] DUPLEX					
123472	1351-1353 KELLOGG ST..5-1327-A-3	EMILY & ADAM NIMMER	\$75.00	\$3,500.00	Pending
[50-45 - Heating Unit Only (Residential)] DUPLEX					
123493	907 S ONEIDA ST..2-1141	ALLAN A & LINDA R HARRIS	\$75.00	\$7,248.00	Closed
[50-45 - Heating Unit Only (Residential)] REPLACE FURNACE					
123495	516 ETHEL AV..5-815	JESSE J TRYON	\$75.00	\$13,000.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)] Remove and replace the Furnace and AC					
123499	1735 14th AV..1-1310-B	JENNIFER L BONE	\$75.00	\$11,000.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)] Replaced (1) 45,000 BTU furnace and (1) 1.5 Ton Air Conditioner					
123500	2324 DECKNER AV..21-2678-R-5	BRETT PETASEK	\$75.00	\$13,000.00	Closed
[50-45 - Heating Unit Only (Residential)] Remove and replace the boiler at this location					
123505	1254 EMILIE ST..17-236	JOHN P ZAKOWSKI, ETAL	\$75.00	\$15,000.00	Closed
[50-49 - Repair/Alter Existing HVAC System (Residential)]					

123516	612 VAN CASTER DR..21-326-14	MARY T & GREGORY L BOSSELL	\$75.00	\$10,000.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)] Remove and replace the Furnace and AC at this location					
123518	1900 FIESTA LN..21-461-1-5	MOBETA LLC	\$75.00	\$9,500.00	Pending
[50-45 - Heating Unit Only (Residential)] Remove and replace the Boiler at this location					
123539	1400 N BAIRD ST..21-1198-6	NBE GREEN BAY LLC	\$75.00	\$5,272.00	Pending
[50-45 - Heating Unit Only (Residential)]					
123540	1820 SMITH ST..21-2542-6	CARLOS N & CONCEPCION GUERRERO	\$75.00	\$4,300.00	Closed
[50-45 - Heating Unit Only (Residential)]					
123545	606 FAIR WINDS LN..21-7157	AMANDA M & NATHAN W THOMAS	\$75.00	\$8,200.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)]					
123547	1265 DESNOYERS ST..18-1206	DENISE L & MATTHEW J BARBIAN	\$75.00	\$9,367.00	Closed
[50-45 - Heating Unit Only (Residential)] Replaced (1) Natural gas 45,000 BTU furnace					
123556	1000 S JACKSON ST..16-174	MARCELA C & PAMELA K DAVISON	\$75.00	\$8,800.00	Pending
[50-43 - Mini Split System (Residential)]					
123565	1621 ARABIAN DR..6H-3247	ALAN J & DEBRA L POTTS	\$75.00	\$7,025.00	Closed
[50-45 - Heating Unit Only (Residential)] Replaced (1) 70,000 BTU natural gas furnace					
123568	1474 E MASON ST..17-1055	PENNIE L TILKENS	\$150.00	\$13,541.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)] REPLACE FURNACE & AC					
123569	2211 MARYLAND AV..21-2891	HERACLIO D JUAREZ, ETAL	\$75.00	\$13,316.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)] REPLACE FURNACE & AC					
123583	1409 11th AV..1-1435-D	PAUL J BARTELME, ETAL	\$75.00	\$6,800.00	Pending
[50-45 - Heating Unit Only (Residential)] REPLACE FURNACE					
123587	1431 ROCKDALE ST..6-867	WILLIAM B & WENDY A COON	\$75.00	\$6,605.00	Closed
[50-45 - Heating Unit Only (Residential)] REPLACE FURNACE					
123588	838 14th AV..2-588	ERIC M & TERI L BEAULEAU	\$75.00	\$4,826.00	Pending
[50-45 - Heating Unit Only (Residential)] REPLACE FURNACE					
123589	1545 FOREST GLEN DR..6-1027-21	BARBARA J VANSEVEREN	\$75.00	\$13,757.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)] REPLACE FURNACE & AC					
123590	2920 PRAIRIE VIEW CT..6H-3955	MONICA G POTTS	\$75.00	\$16,880.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)] REPLACE FURNACE & AC					
123591	3059 JAUQUET DR].21-7082	KAREN A DESHLER	\$75.00	\$6,993.00	Closed
[50-45 - Heating Unit Only (Residential)] REPLACE FURNACE					
123592	3346 BUSHWOOD LN..21-7708	KYLE E & APRIL S BRUNETTE	\$75.00	\$16,736.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)] REPLACE FURNACE & AC					
123595	3695 COLLEGIATE WAY..21-7400	CHRISTOPHER W & MARIA A LACKE	\$75.00	\$10,000.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)] Remove and replace the furnace and AC at this location					
122787	3034 GILBERT DR..21-6668-42	CHRISTOPHER W STRAINERILEY	\$30.00	\$4,000.00	Pending

[60-29 - Water Service - Connection/Repair (Residential)]

123361	1716 CARROLL AV..1-2409	JOHN R & VIRGINIA M MAMROSH	\$50.00	\$1,000.00	Closed
---------------	-------------------------	--------------------------------	---------	------------	--------

[60-27 - Water Heater (Residential)]

123398	836 SCHOOL PL..3-419	JAMES R & SHERRI J TREPANIER	\$50.00	\$8,500.00	Pending
---------------	----------------------	---------------------------------	---------	------------	---------

[60-31 - Sanitary Sewers - Connection/Repair (Residential)]

123400	614 S QUINCY ST..14-355	WILLIAM J DOYLE & RITA M LOGGHE LIVING TRUST	\$50.00	\$10,000.00	Closed
---------------	-------------------------	---	---------	-------------	--------

[60-31 - Sanitary Sewers - Connection/Repair (Residential)]

123401	801 ELMORE ST..5-1470	DAMIAN J MELTESEN	\$50.00	\$4,000.00	Pending
---------------	-----------------------	-------------------	---------	------------	---------

[60-31 - Sanitary Sewers - Connection/Repair (Residential)]

123405	1649 BOLAND RD..6-1392	ADAM KEITH & ADAM & SUSAN KAY DRUCKREY	\$50.00	\$2,500.00	Pending
---------------	------------------------	---	---------	------------	---------

[60-27 - Water Heater (Residential)]

123410	115 GRAY ST..3-3	ANN C HANCHEK	\$75.00	\$2,000.00	Pending
---------------	------------------	---------------	---------	------------	---------

[60-25 - Tub to Shower (Residential)]

123427	1013 HARVEY ST..7-47	SARA A KNIGHT	\$50.00	\$2,500.00	Closed
---------------	----------------------	---------------	---------	------------	--------

[60-27 - Water Heater (Residential)] Replace natural draft water heater with new 40 gallon power vent water heater

123428	124 ANTOINETTE ST..3-58	PAULETTE S & LORRAINE E EDWARDS	\$50.00	\$2,500.00	Closed
---------------	-------------------------	------------------------------------	---------	------------	--------

[60-27 - Water Heater (Residential)] Replace natural draft water heater with new 40 gallon power vent water heater

123436	1317 PORLIER ST..17-507	VINTAGE RENTAL LLC	\$75.00	\$12,280.00	Pending
---------------	-------------------------	--------------------	---------	-------------	---------

[60-25 - Repair/Alter Existing Plumbing System (Residential)] Remove section of 4" cast iron stack behind toilet to access for lining. Remove floor drain to access drain branch. Install 4" Flex LED CIPP liner for main stack to sanitary main in street. Reinstate floor drain.

123452	1000 S JACKSON ST..16-174	MARCELA C & PAMELA K DAVISON	\$75.00	\$1,250.00	Closed
---------------	---------------------------	---------------------------------	---------	------------	--------

[60-25 - Repair/Alter Existing Plumbing System (Residential)] Installing 25' of CIPP liner

123453	313 N BROADWAY..5-590	FORT HOWARD NEW TOWN REDEVELOPMENT LLC	\$200.00	\$2,600.00	Closed
---------------	-----------------------	---	----------	------------	--------

[60-24 - Repair/Alter Existing Plumbing System (Commercial)] Installed an ejecter pit to bypass the broken pipe under the floor.

123456	312 S CLAY ST..14-887	BARBARA J TAPPA	\$50.00	\$2,500.00	Closed
---------------	-----------------------	-----------------	---------	------------	--------

[60-27 - Water Heater (Residential)] Replace natural draft water heater iwth new 40 gallon power vent water heater.

123475	1247 BOND ST..5-1316	KARL E & ANN C KRALAPP	\$75.00	\$3,500.00	Pending
---------------	----------------------	------------------------	---------	------------	---------

[60-25 - Tub to Shower (Residential)] Changing a 5' tub/shower to a 5' shower

123487	1200 DOUSMAN ST..5-649	JASON P BLAZA	\$75.00	\$8,300.00	Closed
---------------	------------------------	---------------	---------	------------	--------

[60-25 - Repair/Alter Existing Plumbing System (Residential)]

123504	517 MENLO PARK RD..21-3838	TOU & MAILA YANG THAO	\$50.00	\$3,122.00	Pending
---------------	----------------------------	-----------------------	---------	------------	---------

[60-27 - Water Heater (Residential)] Installing a 40 gallon power vent water heater

123508	1067 ST. PAUL ST..2-766-A	NATALIE A EHREN	\$50.00	\$8,900.00	Closed
---------------	---------------------------	-----------------	---------	------------	--------

[60-33 - Storm Sewers - Connection/Repair (Residential)]

123509	813 14th AV..2-564	JOSHUA J DVORAK	\$50.00	\$9,995.00	Closed
---------------	--------------------	-----------------	---------	------------	--------

[60-33 - Storm Sewers - Connection/Repair (Residential)]

123513	600 13th AV..2-640	JULIE A WYCKOFF	\$75.00	\$23,842.00	Pending
---------------	--------------------	-----------------	---------	-------------	---------

[60-25 - Tub to Shower (Residential)]

123525	202 ALLEN AV..21-1112	KATHRYN M SCHMITZ	\$75.00	\$1,600.00	Closed
[60-25 - Repair/Alter Existing Plumbing System (Residential)]					
123528	120 CLEVELAND ST..3-217	CASEY & BRIELLE VANDERFIN	\$50.00	\$4,000.00	Closed
[60-29 - Water Service - Connection/Repair (Residential)]					
123529	904 NEWTOLS ST..21-2704-E-12	BETTY J & RONALD P FIORI	\$75.00	\$4,586.00	Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]					
123541	805 S CLAY ST..17-105	KYLIE & JASON & CARRIE VANCELEAVE	\$75.00	\$4,200.00	Withdrawn
[60-25 - Repair/Alter Existing Plumbing System (Residential)] Hockers will open the floor to gain access to the pipe. We will start at the front clean out and go to the foundation wall. The pipe will be replaced with pvc and the laundry stack will be replaced. We will bed the pipe in gravel to ensure it doesn't settle. The hole will be back filled with dirt and filled with concrete.					
123553	1209 E MASON ST..14-1263	MONTE CARLO INVESTMENTS LLP	\$50.00	\$3,200.00	Closed
[60-26 - Water Heater (Commercial)]					
123558	1004-1 MORaine WY..6-3019	AMANDA J TOONEN	\$50.00	\$1,000.00	Closed
[60-27 - Water Heater (Residential)]					
123570	529 PROULX ST..21-2122	GABRIELA & JORGE H MORA-SANCHEZ	\$75.00	\$600.00	Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)] REPAIRS DUE TO CASE #140829 MORE ELEC AND BLDG TO BE ADDED					
123572	2057 PREBLE AV..21-2202-11	MARCO A GAMBOA GUZMAN	\$1,200.00	\$2,500.00	Payment Pending
[60-33 - Storm Sewers - Connection/Repair (Residential)] approved the project so please close once payment has been processed					
123584	1067 ST. PAUL ST..2-766-A	NATALIE A EHREN	\$75.00	\$2,525.00	Payment Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]					
123606	231 ALPINE DR..21-54-8-3	MARY E SUELFLOHN	\$75.00	\$12,625.00	Pending
[60-25 - Tub to Shower (Residential)]					
123316	2491 UNIVERSITY AV..21-1250	CLUB CAR WASH GREEN BAY UNIVERSITY AVE LLC	\$133.75	\$10,000.00	Pending
[70-1 - Signs - Permanent] ILLUMINATED WALL SIGN 32 SQ FT- POLE SIGN ILLUMINATED 75 SQ FT					
123332	2420 E MASON ST..21-126-10	SA WESTSIDE INVESTMENTS LLC	\$351.83	\$25,000.00	Pending
[70-1 - Signs - Permanent] WALL SIGNS NORTH, SOUTH & EAST ELEVATION. AWNING GRAPHICS AND MONUMENT SIGN FACE REPLACEMENT					
123484	1831 MAIN ST..21-1325-3	ST VINCENT DE PAUL SOCIETY DISTRICT COUNCIL OF GREEN BAY INC	\$267.00	\$40,000.00	Pending
[70-1 - Signs - Permanent] 2 ILLUMINATED WALL SIGNS FRONT AND SIDE OF BUILDING					
Totals: 207 projects			\$93,714.23	\$135,655,860.96	

Summary of Projects Issued

3/1/2026 to 3/31/2026

Class of Work	Proj	Site	Plan	Bldg	Elec	HVAC	Plbg	EC	Fees Paid	Estimated Cost
1 Residential - New - Single Family House	3	3	5	3	3	3	3	3	\$3,783.20	\$935,000.00
2 Residential - Addition - Single Family House	1	1	1	0	1	1	1	0	\$400.00	\$30,000.00
2 Residential - Alteration - 1 -2 Family House	27	0	7	27	16	10	15	0	\$6,025.00	\$544,954.92
7 Deck, Porch, Ramp (Residential)	5	0	0	5	0	0	0	0	\$675.00	\$62,448.50
9 Demolition - Interior (Residential)	1	0	0	1	0	1	0	0	\$200.00	\$123.00
11 Driveway Replacement and/or Expansion (Residential)	5	0	0	5	0	0	0	0	\$375.00	\$24,254.00
11 Fence (Residential)	17	0	0	17	0	0	0	0	\$1,275.00	\$127,895.00
11 Foundation Repair (Residential)	3	0	0	3	0	0	2	0	\$375.00	\$63,007.00
11 Garage/Carport/Shed (residential)	9	2	4	9	2	1	1	0	\$1,255.60	\$220,259.00
11 Swimming Pool (Residential)	1	1	0	1	1	1	0	0	\$250.00	\$54,961.00
11 Z - Misc Project Not Listed (Residential)	3	0	0	3	0	0	0	0	\$225.00	\$23,447.00
30 Commercial - New - 5 or More Family Building	6	1	4	6	6	6	6	6	\$53,063.32	\$80,380,000.00
31 Commercial - Alteration - Non-Residence, Non-Housekeeping	7	0	4	7	7	4	5	0	\$3,325.80	\$685,033.00
31 Commercial - New - Amusement, Social, Recreation (theaters, auditoriums, YMCA's w/o beds, bowling alleys, radio/tv studios, athletic & social clubs, arenas, skating rinks)	1	1	3	1	1	1	1	1	\$0.00	\$4,900,000.00
31 Commercial - New - Structures Other Than Buildings (parks, outdoor stadiums, marinas, outdoor swimming pools, outdoor theaters, boardwalks, wharves, docks).	1	1	0	1	0	0	1	1	\$8,543.73	\$45,000,000.00
34 Demolition - Interior (Commercial)	1	0	0	1	0	0	0	0	\$100.00	\$8,412.00
34 Parking Lot/Driveway - Alteration (Commercial)	1	1	0	1	0	0	0	1	\$1,035.00	\$480,000.00
34 Raze- Building or Structure (Commercial)	1	0	0	1	0	0	1	1	\$350.00	\$98,100.00
34 Roofing (Commercial)	2	0	0	2	0	0	0	0	\$200.00	\$128,000.00
34 Temporary Office/Trailer/Event (Commercial)	2	0	0	2	1	0	0	0	\$300.00	\$38,344.93
34 Window, Door - Replacement (Commercial)	2	0	0	2	0	0	0	0	\$200.00	\$24,944.00
34 Z - Misc Project Not Listed (Commercial)	1	0	0	1	1	1	0	0	\$300.00	\$4,000.00
40 Electrical Service - Change (Residential)	5	0	0	1	5	0	0	0	\$450.00	\$8,800.00
40 Electrical Service - Repair (Residential)	2	0	0	0	2	0	0	0	\$125.00	\$6,000.00
40 Electrical Wiring (Misc., Alteration, Repair) (Commercial)	5	0	0	0	5	0	0	0	\$1,600.00	\$944,400.00
40 Electrical Wiring (Misc., Alteration, Repair) (Residential)	16	0	0	0	16	0	0	0	\$1,200.00	\$46,763.00
50 Heating and Air Conditioning Units (Commercial)	1	0	0	0	1	1	0	0	\$600.00	\$131,879.00
50 Heating and Air Conditioning Units (Residential)	14	0	0	0	0	14	0	0	\$1,125.00	\$180,757.00
50 Heating Unit Only (Commercial)	3	0	0	0	0	3	0	0	\$400.00	\$76,010.00
50 Heating Unit Only (Residential)	27	0	0	0	0	27	0	0	\$2,025.00	\$179,143.61
50 Mini Split System (Residential)	1	0	0	0	0	1	0	0	\$75.00	\$8,800.00
50 Repair/Alter Existing HVAC System (Residential)	1	0	0	0	0	1	0	0	\$75.00	\$15,000.00
60 Repair/Alter Existing Plumbing System (Commercial)	1	0	0	0	0	0	1	0	\$200.00	\$2,600.00
60 Repair/Alter Existing Plumbing System (Residential)	8	0	0	0	0	0	8	0	\$600.00	\$35,341.00
60 Sanitary Sewers - Connection/Repair (Residential)	3	0	0	0	0	0	3	0	\$150.00	\$22,500.00

60 Storm Sewers - Connection/Repair (Residential)	3	0	0	0	0	0	3	1	\$1,300.00	\$21,395.00
60 Tub to Shower (Residential)	4	0	0	0	0	0	4	0	\$300.00	\$41,967.00
60 Water Heater (Commercial)	1	0	0	0	0	0	1	0	\$50.00	\$3,200.00
60 Water Heater (Residential)	7	0	0	0	0	0	7	0	\$350.00	\$15,122.00
60 Water Service - Connection/Repair (Residential)	2	0	0	0	0	0	2	0	\$80.00	\$8,000.00
70 Signs - Permanent	3	2	0	3	0	0	0	0	\$752.58	\$75,000.00
Totals:	207	13	28	103	68	76	65	14	\$93,714.23	\$135,655,860.96



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

April 21, 2026

PREPARED BY

AGENDA ITEM # Y.3

Presentation from Homeless Outreach Case Coordinators

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

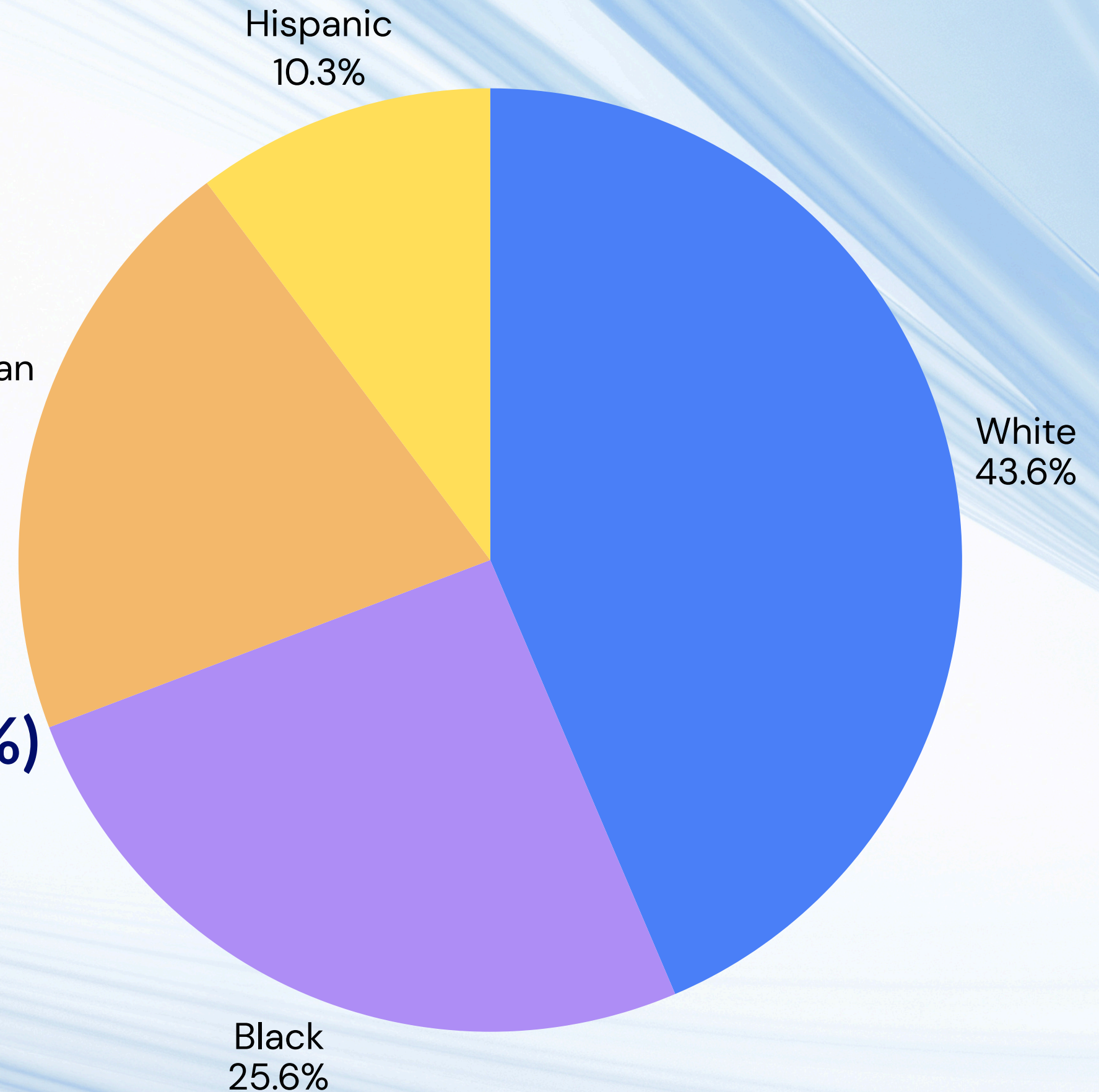
- I. homeless outreach

Successful Outcomes Breakdown

**HOMELESS OUTREACH
CASE COORDINATORS**

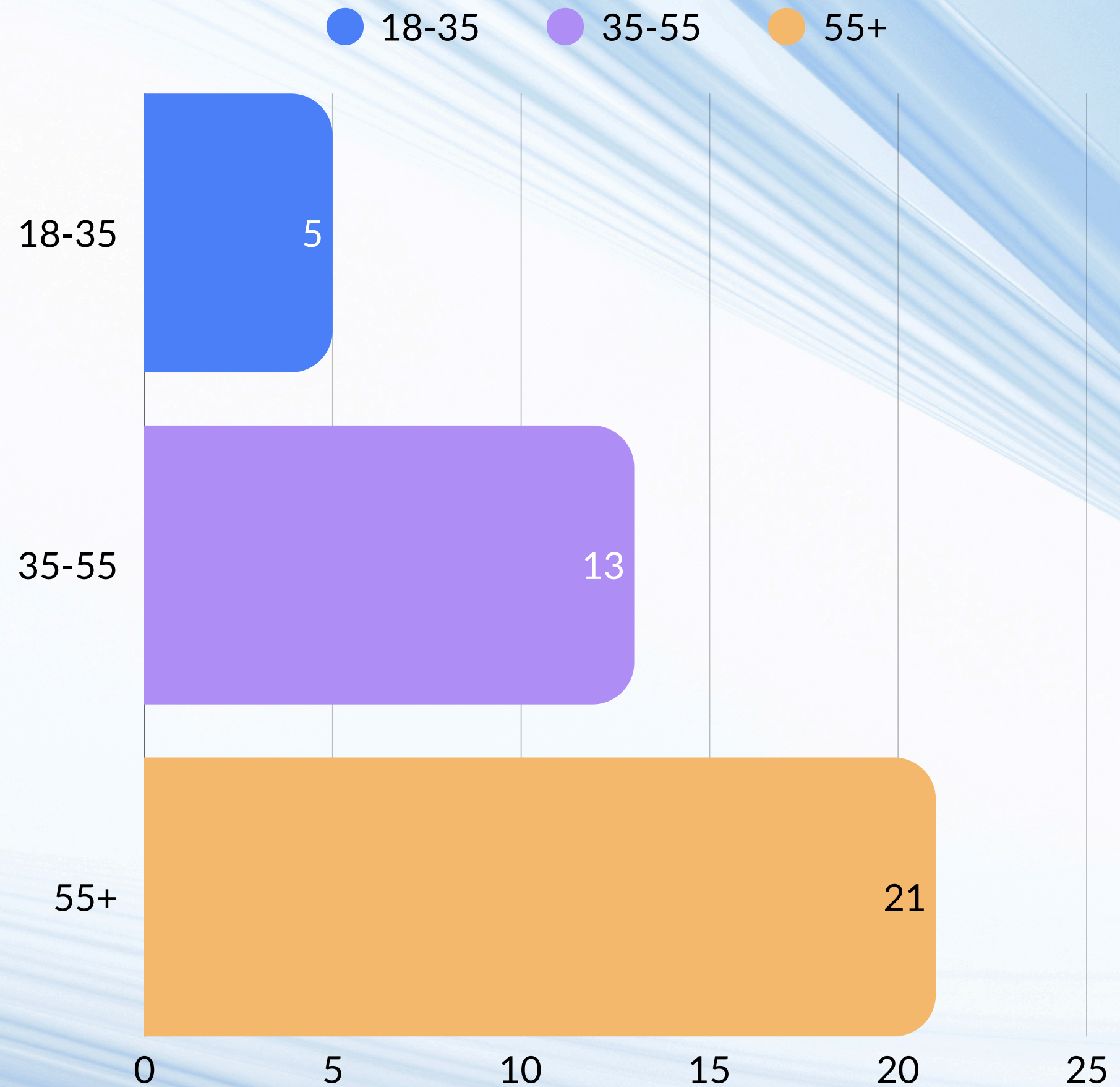
Demographics

- **WHITE: 17 (43.6%)**
- **BLACK: 10 (25.6%)**
- **NATIVE AMERICAN: 8 (20.5%)**
- **HISPANIC: 4 (10.3%)**



Ages

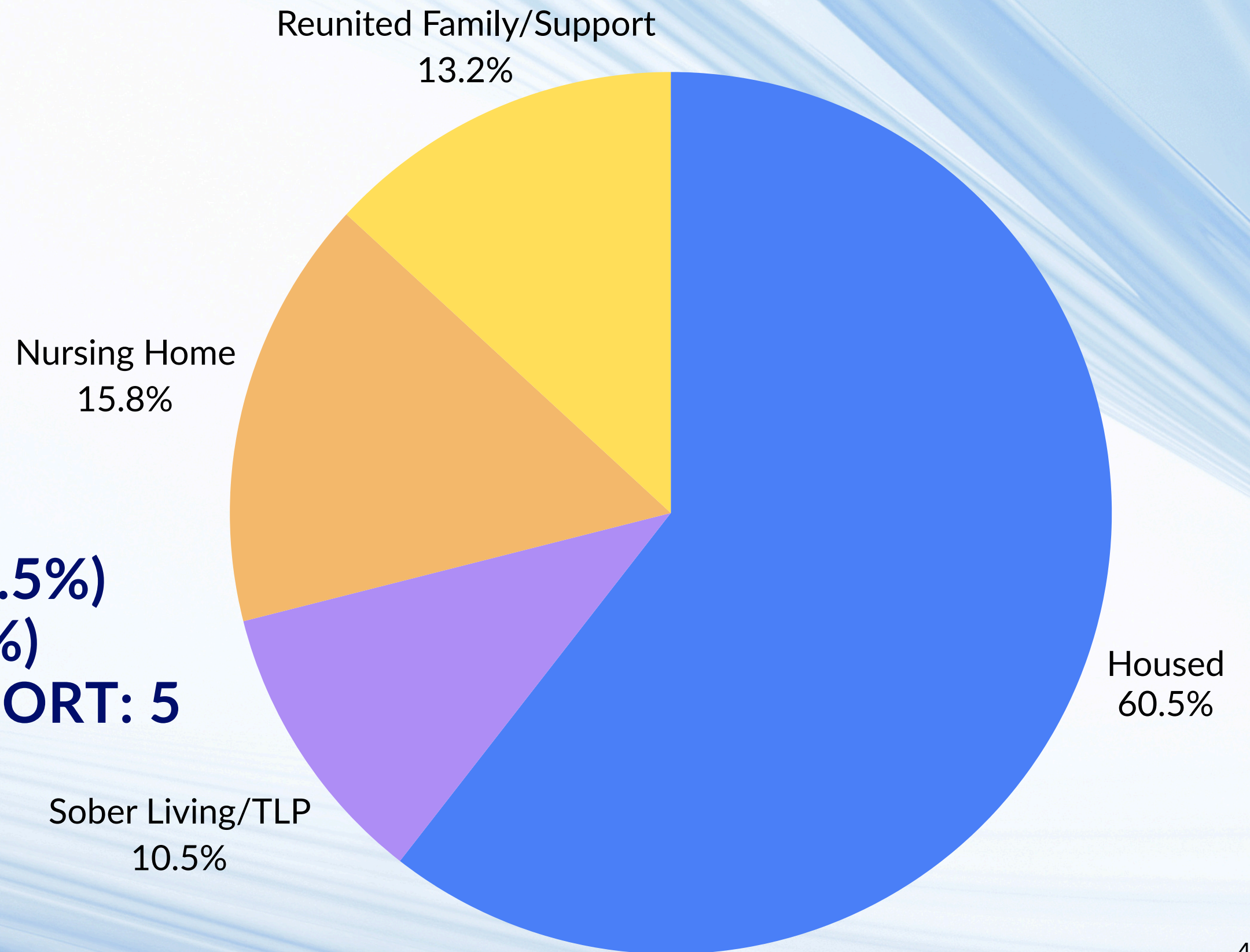
- 18-35: 5 (12.8%)
- 35-55: 13 (33.3%)
- 55+: 21 (53.8%)



Positive Outcomes

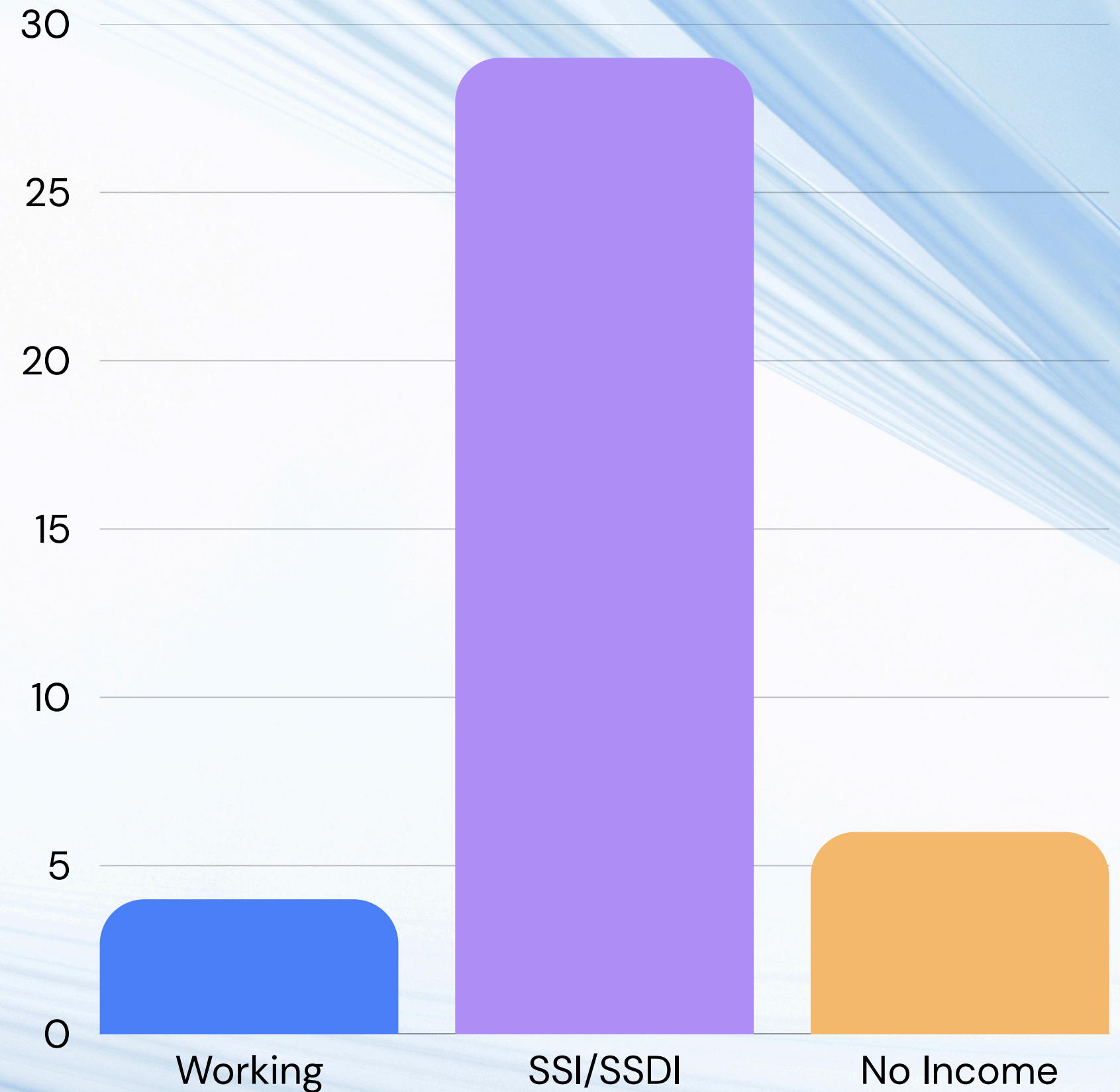
39 TOTAL

- **HOUSED: 23 (60.5%)**
- **SOBER LIVING/TLP: 4 (10.5%)**
- **NURSING HOME: 6 (15.8%)**
- **REUNITED FAMILY/SUPPORT: 5 (13.2%)**



Economic Situations

- **WORKING: 4 (10.3%)**
- **SSI/SSDI: 29 (74.4%)**
- **NO INCOME: 6 (15.4%)**



**RESOLUTION AUTHORIZING
A CONDITIONAL USE PERMIT
AT 123 JOAN AVENUE
(ZP 26-06)**

April 21, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 26-05 and the recommendation of the Plan Commission on April 13, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on the following described property:

Lot Thirty-five (35), according to the recorded Plat of First Addition to Sunrise Addition, in the City of Green Bay, East Side of Fox River, Brown County, Wisconsin

Said described lands contain 0.431 acres more or less.

Tax Parcel No. 21-89-19

Said CUP shall be granted subject to the following condition:

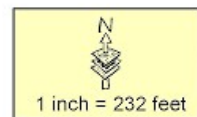
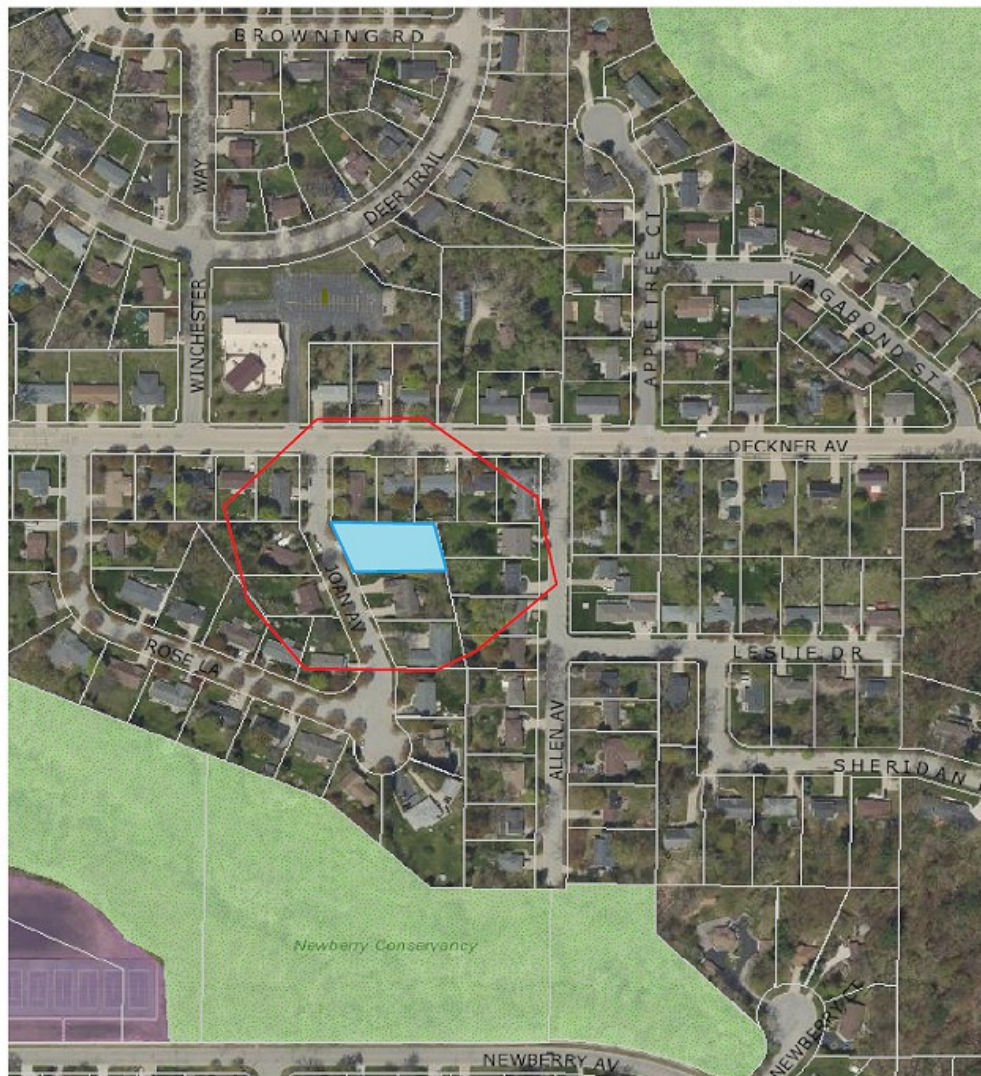
1. Compliance with all regulations of the Green Bay Municipal Code.

Adopted _____

Approved _____

Eric Genrich, Mayor

jl:
Attachment – Map



- Proposed CUP
- 200' Property Owner Notice

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

Conditional Use Permit (CUP) Proposal Accessory Dwelling Unit (ADU) Request 123 Joan Avenue

**RESOLUTION AUTHORIZING
A CONDITIONAL USE PERMIT
AT 511 S. ONEIDA STREET
(ZP 26-05)**

April 21, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 26-05 and the recommendation of the Plan Commission on April 13, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) to allow for a building not to exceed 45-feet in height on the following described property:

All of Lots 5 through 11, Plat of Oliver Roy, and Part of Lots 11 & 12, Plat of Cady and Burdon 2nd Addition, and Part of Lots 5 and 6, C.L.A. Tank's Subdivision of Prive Claims 2, 3, 4, 5, 6, 7, 8, & 9, and Part of Private Claim 2, West Side of Fox River, City of Green Bay, Brown County, Wisconsin, described as follows:

BEGINNING at the southeast corner of said Lot 5, Plat of Oliver Roy;
Thence, N63°59'50"W, 114.72 feet on the south line of said Lot 5 to the east right-of-way of Oneida Street;
thence N26°03'38"E, 558.52 feet on said east right-of-way to a south line of Parcel A, Certified Survey Map #8887, Document #2815759, Brown County Records;
thence N66°18'12"E, 28.79 feet on a south line of said Parcel A;
thence S64°01'38"E, 233.47 feet on a south line of said Parcel A;
thence S54°45'39"E, 127.85 feet on a south line of said Parcel A;
thence S31°44'17"E, 285.00 feet on a south line of said Parcel A;
thence S01°08'42"W, 92.00 feet on a south line of said Parcel A;
thence N31°45'15"W, 177.64 feet on the south line of lands described in Document #1551619, Brown County Records;
thence S58°04'04"W, 139.61 feet to the east line of said Lot 6, C.L.A. Tank's Subdivision of Prive Claims 2, 3, 4, 5, 6, 7, 8, & 9;
thence S25°45'04"W, 209.65 feet on the east line of said Lot 6;
thence N63°59'50"W, 70.00 feet to the west line of the east 70 feet of said Lot 6;
thence S25°45'04"W, 329.80 feet on said west line of the east 70 feet of said Lot 6 to the east line of lands described in Jacket 23725, Image 07, Document #1417139, Brown County Records;
thence S04°26'29"E, 13.92 feet on said east line to the north right-of-way of West Mason Street;
thence N63°59'50"W, 72.68 feet on said north right-of-way to the west line of lands described in Jacket 23557, Image 51 (J23557-I51), Document #1412085, Brown County Records;
thence on said west line 29.93 feet along the arc of a 19.00 foot radius curve to the left, long chord bears N70°52'37"E, 26.93 feet;
thence N 25°45'04"E, 9.92 feet on said west line;

thence S63°59'50"E, 6.60 feet on the north line of lands describe in said J23557-I51 to the west line of the east 110 feet of said Lot 6, C.L.A. Tank's Subdivision of Prive Claims 2, 3, 4, 5, 6, 7, 8, & 9;
thence N25°45'04"E, 186.35 feet on said west line of the east 110 feet of said Lot 6 to the south line of lands described in Volume 289, Page 74, Document #421609, Brown County Records;
thence N63°59'50"W, 210.77 feet on said south line to the east line of Lot 4 of said Plat of Oliver Roy;
thence N25°45'35"E, 35.15 feet on said east line to the POINT OF BEGINNING.
Said described lands contain 278,074 square feet or 6.384 acres more or less.

Tax Parcel No. 2-45

Said CUP shall be granted subject the following condition:

1. Sand and salt storage building not to exceed 45-feet in height.

Adopted _____

Approved _____

Eric Genrich, Mayor

dm:
Attachment – Map



0 200 400 Feet
1"=200'
1:2,400

511 S. Oneida Street City of Green Bay

Legend

- 511 S. Oneida St
- 200' Notification Area

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

Map prepared by City of Green Bay Department of Community & Economic Development
Date Printed: 27 Mar 2026
Path: <LINK>X:\Planning\Basemaps\511SOneidaSt.aprx</LINK>

GB - GIS

FINAL PAYMENTS RESOLUTION
April 21, 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. **TID 25-01 400-420 S. BROADWAY DEMOLITION & SITE IMPROVEMENTS
VEIT & COMPANY, INC.**

TOTAL AMOUNT EARNED:	\$ 1,605,721.50
LESS AMOUNT RETAINED:	<u>\$ 0.00</u>
	\$ 1,605,721.50
LESS AMOUNT PREVIOUSLY PAID:	<u>\$ 952,507.61</u>
AMOUNT DUE THIS PAYMENT:	\$ 653,213.89

ACCOUNT NUMBER
462250-53001-83087: \$653,213.89
PO #2500133

2. **WSG 2-25 LORE LANE TRENCH DRAIN RECONSTRUCTION
MARTELL CONSTRUCTION CO. INC.**

TOTAL AMOUNT EARNED:	\$ 48,888.15
LESS AMOUNT RETAINED:	<u>\$ 0.00</u>
	\$ 48,888.15
LESS AMOUNT PREVIOUSLY PAID:	<u>\$ 47,665.95</u>
AMOUNT DUE THIS PAYMENT:	\$ 1,222.20

ACCOUNT NUMBER
404500-55201-69085: \$1,222.20
PO #2500148

Adopted _____, 2026

Approved _____, 2026

Mayor

ATTEST:

City Clerk

BMJ



Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

April 21, 2026

PREPARED BY

Dan Ditscheit, Parks Director

AGENDA ITEM # Z.4

Resolution in support of World Migratory Bird Day.

BACKGROUND

Bird City Wisconsin is a statewide group that offers public recognition to all communities in Wisconsin that implement sound bird conservation practices. These communities that are recognized put forth efforts to enhance the environment for birds and educate the public about the importance that birds have to the community. There are currently over 100 municipalities that are members of Wisconsin Bird City. The City of Green Bay has been a member for a number of years. The Wildlife Sanctuary has taken the lead to satisfy the educational component of this mission.

There are only a few requirements to retain membership, one of which is for the Municipality to adopt a resolution in support of World Migratory Bird Day. This resolution provides statements indicating that the City Council supports the importance of migratory birds and recognizes the value that they bring to the City. This resolution also proclaims that the City officially recognizes Saturday May 9th, 2026 as World Migratory Bird Day in the City of Green Bay. The City has adopted a similar resolution each year for the last number of years.

In the past, the Wildlife Sanctuary held an annual event promoting the importance of World Migratory Bird Day. Our intention is to continue this practice. We have not planned this event for 2026 yet.

RECOMMENDATION

To approve.

FISCAL IMPACT

None.

ATTACHMENTS

- I. CoGB - Bird City - WMBD - Resolution 2026



**RESOLUTION RELATING TO
WORLD MIGRATORY BIRD DAY
April 21st, 2026**

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS migratory birds are some of the most beautiful and easily observed wildlife that share our communities; and

WHEREAS many citizens recognize and welcome migratory songbirds as symbolic harbingers of spring; and

WHEREAS these migrant species also play an important economic role in our community, controlling insect pests and generating millions in recreational dollars statewide; and

WHEREAS migratory birds and their habitats are declining throughout Americas, facing a growing number of threats on their migration routes and in both their summer and winter homes; and

WHEREAS public awareness and concern are crucial components of migratory bird conservation; and

WHEREAS citizens enthusiastic about birds, informed about the threats they face, and empowered to help address those threats can directly contribute to maintaining healthy bird populations; and

WHEREAS, since 1993, World Migratory Bird Day (“WMBD”), formerly International Migratory Bird Day, has become a primary vehicle for focusing public attention on the nearly 350 species that travel between nesting habitats in communities throughout North America and their wintering grounds in South and Central America, Mexico, the Caribbean, and the southern United States; and

WHEREAS World Migratory Bird Day is officially celebrated on the second Saturday in May in the US, as migratory birds’ journey to nesting sites.

WHEREAS observance of WMBD is not limited to a single day, and planners are encouraged to schedule activities on the dates best suited to the presence of both migrants and celebrants in accordance with federal, state, and local public health directives; and

WHEREAS WMBD is not only a day to foster appreciation for wild birds and to celebrate and support migratory bird conservation, but also a call to action.

NOW, THEREFORE, BE IT REOLVED that Saturday May 9th, 2026, shall be known as **World Migratory Bird Day** in the City of Green Bay, Wisconsin.

BE IT FURTHER RESOLVED that the Common Council of the City of Green Bay urges all residents to celebrate this observance and to support the efforts to protect and conserve migratory birds and their habitats in our community and the world at large.

Approved: _____

Eric Genrich, Mayor

**RESOLUTION TO ORDER REPAIR AND
REPLACEMENT OF SIDEWALKS
April 21, 2026**

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

1. That the described sidewalks to be ordered for repair and replacement per Wis. Statutes Section 66.0907 and that the city clerk issue a thirty (30) days notice as per the attached schedule of sidewalks.
2. The construction, repair, or replacement of sidewalks shall comply with City Ordinance Section 34-7. If the owner neglects to for a period of 30 days after service of notice to construct, repair, or replace the sidewalk, the City will cause the work to be done at the expense of the owner.

Adopted _____, 2026

Approved _____, 2026

Mayor

GREEN BAY, WISCONSIN

2026 SCHEDULE OF SIDEWALKS TO BE ORDERED FOR REPAIRS OR REPLACEMENT:

	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 LOT 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 BELLEVUE 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 SCHOBBER ST	21-2475-19	155.8	27.9
5	SCHOBBER SUBDIVISION #2 LOT 4 PETER A & CHRISTINE P SCHUH CHRISTINE PARKOS SCHUH & PETER A SCHUH 135 SCHOBBER 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 GARCACAMACHO, 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	240.5	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	419.3	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	113.9	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	244.0	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 SASHA & JACOB 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	270.9	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			
DISTRICT	1447 RUSSELL ST GREEN BAY WI 54304-3116			
	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			
DISTRICT	1448 RUSSELL ST GREEN BAY WI 54304-3134			
	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			
DISTRICT	937 ANCHORAGE CT OSHKOSH WI 54901			
	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			
DISTRICT	1442 LANGLADE AVE GREEN BAY WI 54304-3144			
	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			
DISTRICT	1435 9TH ST GREEN BAY WI 54304			
	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			
DISTRICT	1440 RUSSELL ST GREEN BAY WI 54304			
	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	73.0	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 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	112.8	90.7
8	SCHMITT PLAT #5 LOT 2 EX PR T OF WESTWOOD ADDN BLK 10 CYNTHIA & GRACE VANDERGRIF CYNTHIA VANDERGRIF 85 HARRY STOUT 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	848.8	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 SCOTT D & TINA L 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	2186.5	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	83.3	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	141.6	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	110.3	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 BRIANNA M & THOMAS GOKEY 1029 PARK ST GREEN BAY WI 54301			
DISTRICT	716 ETHEL AVE	18-857	192.5	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 DOUSMAN 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	2212.5	50.0
10	LOTS 1 & 2 OF 47 CSM 321 MAP 7055 IN 2111854 BNG PRS OF DOUSMAN CLAIM & PC 1 WSFR EX PCL 6 OF TPP 9202-07- 23-4.08 & THOSE PRS 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 LOT 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 JAMIE A & TIMOTHY A BLINTEN 8838 3RD AVE PLEASANT PRAIRIE WI 53158-4707			
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 COURCHAIINE 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	25.5	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	597.5	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 TRELIS 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 VANOYEN 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 BETWEEN 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 BETWEEN 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 BETWEEN 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 DEVELOPMENT 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	136.7	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 TELEMAR 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		60135.4	27636.7

**RESOLUTION AUTHORIZING THE SUBMISSION OF A COMMUNITY
DEVELOPMENT INVESTMENT GRANT APPLICATION FOR
420 S. BROADWAY, 402 S. BROADWAY, 419 S. MAPLE AVENUE,
AND 421 ARNDT STREET**

April 21, 2026

WHEREAS, the Community Development Investment (CDI) grant program, managed by the Wisconsin Economic Development Corporation (WEDC), provides incentives for shovel-ready projects that prioritize downtown community development, resulting in measurable benefits such as job creation, increased property values, and leveraged investments from local and private partners; and

WHEREAS, General Capital Group proposes to redevelop the former Badger Sheet Metal site, located at 420 S. Broadway, 402 S. Broadway, 419 S. Maple Avenue, and 421 Arndt Street, which will allow for 85 units of affordable housing, a modern Green Bay Metro Fire Station and administrative offices, approximately 600 square feet of commercial space, a shared Community Education Center, and a new public green infrastructure corridor; and

WHEREAS, General Capital Group, as the developer, has partnered with Wisconsin Preservation Fund, Inc., a non-profit affiliate, which will serve as the applicant and recipient for purposes of submitting and administering the CDI grant application on behalf of the project; and,

WHEREAS, WEDC requires a City resolution authorizing Wisconsin Preservation Fund, Inc. to submit a grant application as a prerequisite for the CDI grant application process; and

WHEREAS, the City of Green Bay supports the proposed redevelopment project and recognizes its anticipated benefits, including increased housing opportunities, reinvestment in a brownfield site, expansion of the local tax base, and enhancement of public infrastructure and community amenities;

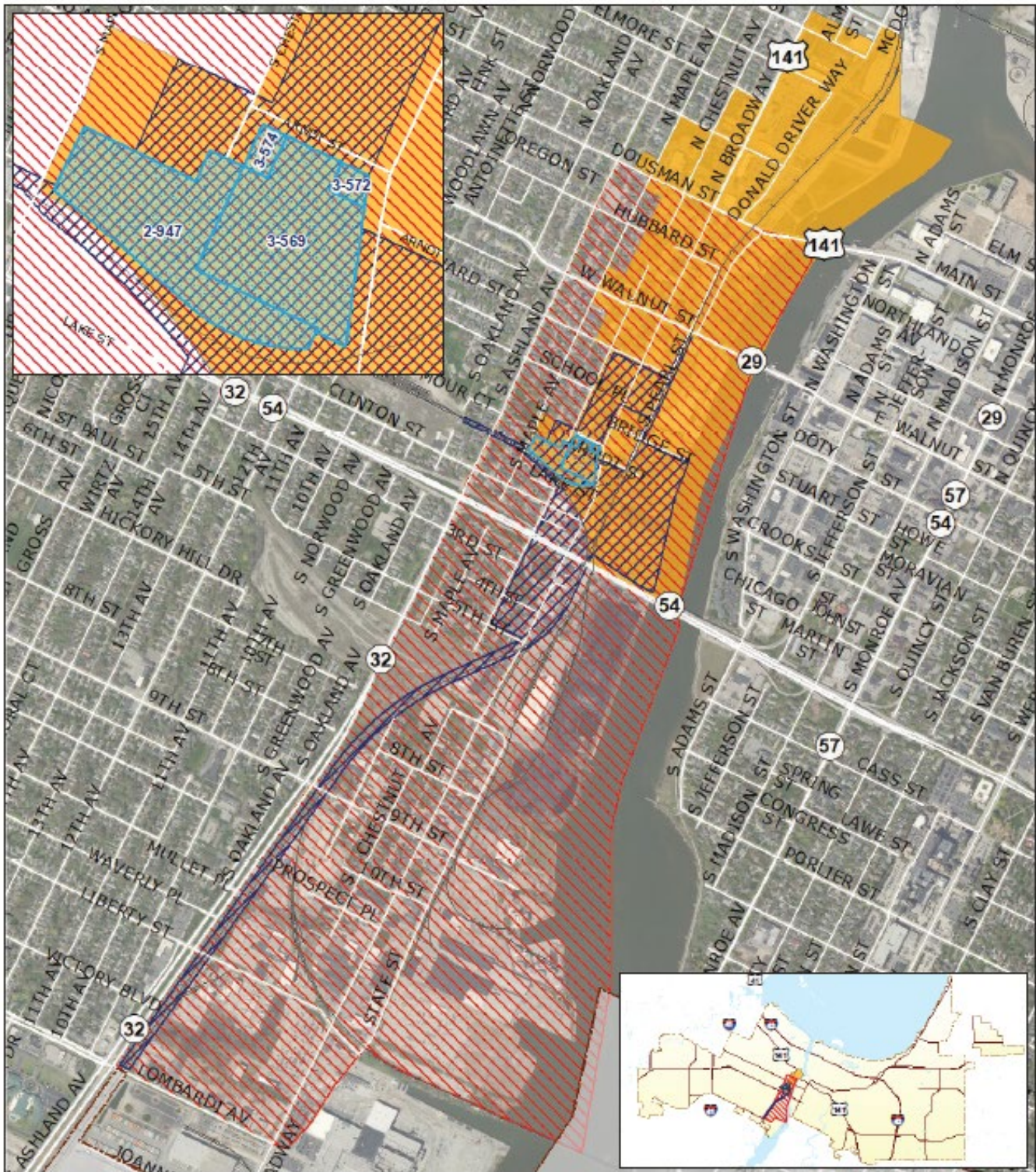
THEREFORE, BE IT RESOLVED, by the Common Council of the City of Green Bay that the City authorizes the submittal of a CDI grant application by Wisconsin Preservation Fund, Inc. for the redevelopment of 420 S. Broadway, 402 S. Broadway, 419 S. Maple Avenue, and 421 Arndt Street, which will allow for 85 units of affordable housing, a modern Green Bay Metro Fire Station and administrative offices, approximately 600 square feet of commercial space, a shared Community Education Center, and a new public green infrastructure corridor.

Adopted _____

Approved _____

Mayor

Project Map – 420 S. Broadway, 402 S. Broadway, 419 S. Maple Avenue, and 421 Arndt Street



Former Badger Sheet Metal - Green Bay Parcels 2-947, 3-569, 3-572, 3-574

0 500 1,000 2,000 Feet

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development, E.R.
10 Nov 2025 X:\Planning\Work Order Requests\2025\25.02 Office Maps\Idle Sites Grant\BadgerSheetMetal.mxd

-  Badger Sheet Metal Parcels
-  Tax Increment Finance District 22
-  Opportunity Zone
-  On Broadway BID

MISCELLANEOUS ORDINANCE NO. 02-26

**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
1696 JANICE AVENUE FROM MULTIFAMILY RESIDENTIAL
TO LOW DENSITY RESIDENTIAL
(CPA 26-02)**

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

WHEREAS the Common Council has adopted the Go Big Green Bay 2050 Comprehensive Plan for the purpose of guiding future land-use decision making, but recognizes that from time-to-time amendments may be necessary to reflect changes in the land use and planning needs of the community; and

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

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

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

SECTION 1. Comprehensive Plan Amendment CPA 26-02 is hereby adopted pursuant to Wis. Stats. § 66.1001(4)(c) on the following described property. A copy of the comprehensive plan amendment is attached to this ordinance.

Parcel 6-199-A

THAT PART OF PARCEL D, VOL. 2 CERTIFIED SURVEY MAPS, PAGE 561, MAP NO. 630 AS DOC. NO. 672810; SAID MAP BEING PART OF LOTS FIFTY-SIX (56) AND FIFTY-SEVEN (57), ACCORDING TO THE RECORDED PLAT OF C.L.A. TANK'S SUBDIVISION OF PRIVATE CLAIMS 2-9, WEST SIDE OF FOX RIVER, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL D; THENCE NORTH 70 DEG. 30 MINS. 50 SEC. EAST 230.00 FEET TO THE POINT OF BEGINNING; THEN CONTINUING NORTH 70 DEG. 30 MIN. 50 SEC. EAST 534.70 FEET; THENCE SOUTH 64 DEG. 03 MIN. EAST 211.55 FEET; THENCE 15.78 FEET ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE THE CHORD OF WHICH BEARS SOUTH 73 DEG. 10 MIN. 21 SEC. WEST 15.77 FEET; THENCE SOUTH 70 DEG. 30 MIN. 50 SEC. WEST 510.77 FEET; THENCE 68.23 FEET ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE THE CHORD OF WHICH BEARS SOUTH 59 DEG. 00 MIN. 59 SEC. WEST 67.77 FEET; THENCE NORTH 19 DEG. 29 MIN. 10 SEC. WEST 72.18 FEET; THENCE NORTH 64 DEG. 00 MIN. WEST 128.37 FEET TO THE POINT OF BEGINNING.

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

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

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

APPROVED:

Eric Genrich, Mayor

DM:

Attachments – Location Map

MISCELLANEOUS ORDINANCE NO. 02-26



- Subject Area
- 200' Property Owner Notice

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

**(ZP 26-04 and CPA 26-02)
Rezone & Comprehensive Plan
Amendment at
1696 Janice Avenue**



ZONING ORDINANCE NO. 02-26

**AN ORDINANCE REZONING THE PROPERTY LOCATED
AT 1696 JANICE AVENUE FROM
VARIED DENSITY RESIDENTIAL (R3) TO LOW DENSITY RESIDENTIAL (R1)
(ZP 26-04)**

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

SECTION 1. Section 44-30, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning the following described property from Varied Density Residential (R3) to Low Density Residential (R1) zoning:

LEGAL DESCRIPTION: Parcel 6-199-A

THAT PART OF PARCEL D, VOL. 2 CERTIFIED SURVEY MAPS, PAGE 561, MAP NO. 630 AS DOC. NO. 672810; SAID MAP BEING PART OF LOTS FIFTY-SIX (56) AND FIFTY-SEVEN (57), ACCORDING TO THE RECORDED PLAT OF C.L.A. TANK'S SUBDIVISION OF PRIVATE CLAIMS 2-9, WEST SIDE OF FOX RIVER, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL D; THENCE NORTH 70 DEG. 30 MINS. 50 SEC. EAST 230.00 FEET TO THE POINT OF BEGINNING; THEN CONTINUING NORTH 70 DEG. 30 MIN. 50 SEC. EAST 534.70 FEET; THENCE SOUTH 64 DEG. 03 MIN. EAST 211.55 FEET; THENCE 15.78 FEET ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE THE CHORD OF WHICH BEARS SOUTH 73 DEG. 10 MIN. 21 SEC. WEST 15.77 FEET; THENCE SOUTH 70 DEG. 30 MIN. 50 SEC. WEST 510.77 FEET; THENCE 68.23 FEET ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE THE CHORD OF WHICH BEARS SOUTH 59 DEG. 00 MIN. 59 SEC. WEST 67.77 FEET; THENCE NORTH 19 DEG. 29 MIN. 10 SEC. WEST 72.18 FEET; THENCE NORTH 64 DEG. 00 MIN. WEST 128.37 FEET TO THE POINT OF BEGINNING.

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

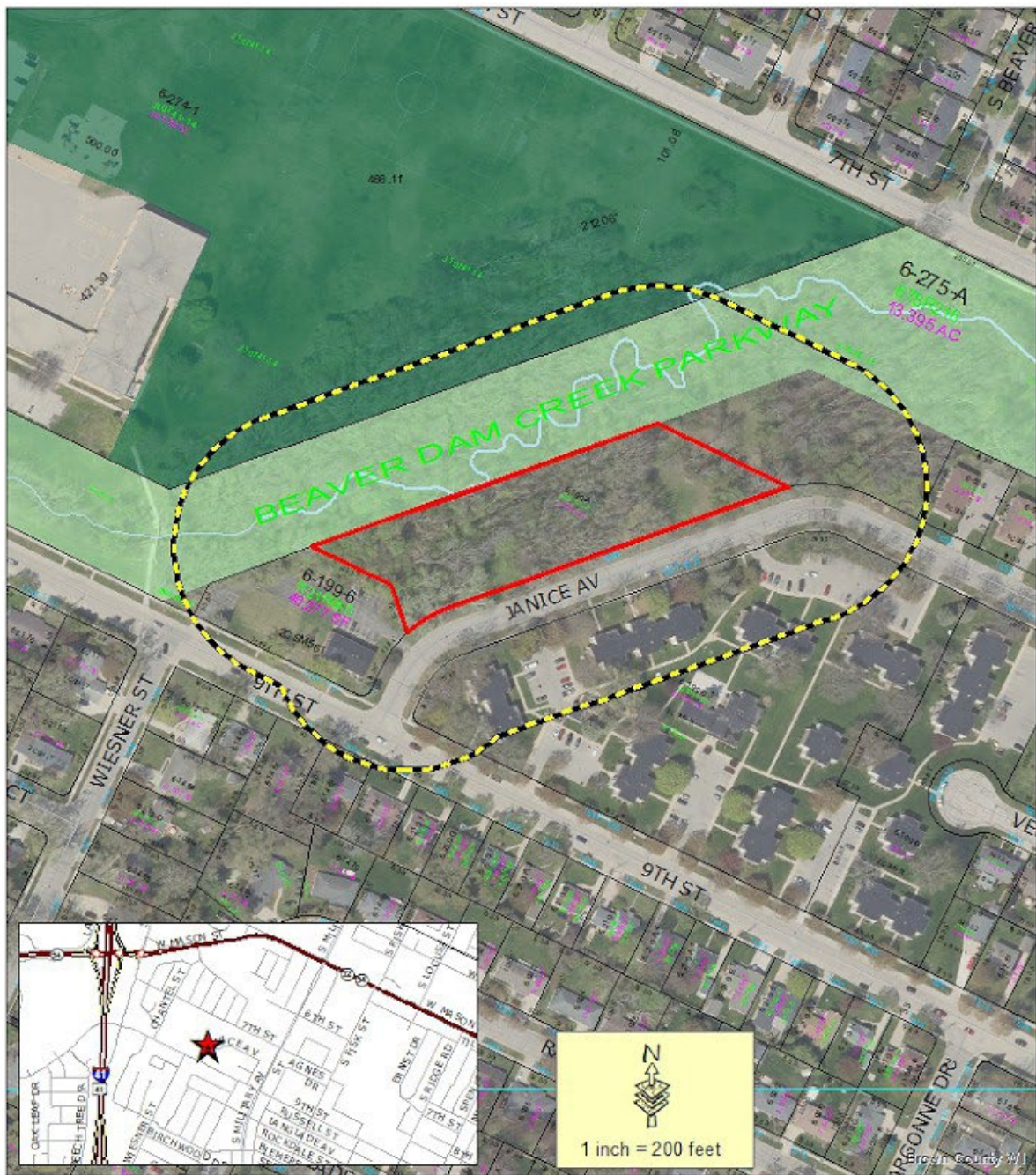
SECTION 3. This ordinance shall not take effect until a public hearing is held hereon as provided by Section 44-82, Green Bay Municipal Code, and the adoption and publication of this ordinance.

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

APPROVED:

Eric Genrich, Mayor

ZONING ORDINANCE NO. 02-26



- Subject Area
- 200' Property Owner Notice

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

(ZP 26-04 and CPA 26-02)
Rezone & Comprehensive Plan
Amendment at
1696 Janice Avenue



ZONING ORDINANCE NO. 03-26

**AN ORDINANCE ZONING LAND LOCATED AT 201 N MONROE
AVENUE AND 515 PINE STREET
AS A PLANNED UNIT DEVELOPMENT DISTRICT
(ZP 26-03)**

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

SECTION 1. Section 44-30, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development District on the following described property, as shown on Exhibit A - Location Map:

LOTS FIVE HUNDRED TWENTY (520), FIVE HUNDRED TWENTY-ONE (521), FIVE HUNDRED TWENTY-TWO (522), FIVE HUNDRED FORTY-ONE (541), FIVE HUNDRED FORTY-TWO (542), AND FIVE HUNDRED FORTY-THREE (543), PLAT OF NAVARINO, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY WISCONSIN
Parcel 11-188 (201 N Monroe Ave)

LOT 1 OF 4 CSM 513 BEING PART OF LOTS 145 THROUGH 150 AND BEING PART OF VACATED ALLEY AND ALL OF LOTS 389,390,391,392 EXCEPT 1024 R 523 AND PART DESCRIBED IN 908 R 113 OF LOTS 148, 149 AND 150 AND VACATED ALLEY ADJACENT PLAT OF NAVARINO AND LOT H OF H K HAGEMEISTERS SUBDIVISION OF LOTS 147, 148, AND 149 OF NAVARINO, CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN
Parcel 11-263 (515 Pine Street)

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

- A. Purpose and Intent. The Planned Unit Development (PUD) is being utilized to allow promotion of integrated land uses allowing for a mixture of potential residential, commercial, and public facilities along corridors and in transitional area and the provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques. The overall appearance and design of the site and improvements shall comply with the attached Exhibits and as regulated within this PUD. The PUD is established to facilitate expansion of the existing Brown County Central Library for the purposes of including office space and restaurant use and to permit surface parking lot use within the northern portion Parcel 11-188 for Brown County Library user purposes while advocating for future redevelopment of Parcel 11-188 to be consistent with Downtown and Future Land Use Standards

- B. Development Site. The area included within this PUD consists of all land described above, Parcel 11-263 and 11-188. A PUD amendment shall be required for any future changes that do not comply with this PUD.
- C. Land Use Regulations. The principal and accessory land uses which may be established shall be compliant with uses listed below. A PUD amendment is required for any additional uses.
1. Parcel 11-263:
 - a. Principal uses may include public institutional uses for library, office, and restaurant purposes for public or other-semi public users. Accessory uses include surface parking and a drive through drop off for library uses.
 2. Parcel 11-188
 - a. Principal uses. Northern 190 feet: Surface parking lot and shall include all D1-Downtown uses. Southern 140 feet. All existing buildings and improvements on the site shall be razed and returned to green space. Future improvements shall include D1-Downtown uses.
- D. Prohibited Uses. Any land use not listed in Section C is considered a prohibited use within this PUD.
- E. Dimensional and Area Requirements. Dimensional and area requirements for principal structure on the subject property shall generally comply with Exhibit B and shall be regulated under the Downtown (D1) zoning district with the following exceptions:
 - a. A maximum of 31 parking stalls located along the north property line of Parcel 11-263 may continue contiguously with a handicapped stall located near the northern entryway of the library building without a landscaped island.
- F. Architectural Design Standards. All building elevations shall substantially comply or be similar to those depicted in Exhibit C as well as any standards associated with the base zoning as determined in Section M of this ordinance.
- H. Access, Circulation, and Parking. Access, circulation, and parking within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code, and the following standards:
 1. Surface parking is permitted as a principal use in the northern 190 feet of Parcel 11-188. The southernmost 25 feet of said 190 feet shall grant ingress-egress shared driveway easement access to any future development to the southern 140 feet of Parcel 11-188

- I. Signage. All signs on the subject property shall conform to the standards as set forth within Chapter 30 of the Green Bay Municipal Code for Downtown (D1) zoning district.
- J. Lighting. All lighting within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article V of the Green Bay Municipal Code.
- K. Refuse and Mechanical Equipment. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code. Any loading area shall not directly face a public right of way. All loading areas or refuse area shall be screened by use of architectural elements, materials, colors of which create a design of screening walls, coverings, and/or fences shall be compatible with those used as predominant materials, colors, and elements on the building or landscaping. Said screened screening with walls and/or fences or landscaping shall be designed to be at least six feet in height and 90 percent impervious to sight on a year-round basis.
- L. Landscaping and Transitional Yards. Landscaping within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code, with the following exception:
 - 1. Surface parking located along the north edge of Parcel 11-263 may replace a required mid-aisle landscape island within the parking aisle near or adjacent to the adjacent parcel to be replaced with handicapped parking stalls.
- M. Compliance with all the regulations of the Green Bay Municipal Code not covered under the PUD. If not covered as part of this PUD, the base zoning shall be considered Public Institutional (PI) for Parcel 11-263 and Downtown (D1) for Parcel 11-188.

SECTION 3. The provisions of this ordinance, including, without limitation, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

SECTION 4. Each exhibit which is attached to this ordinance is deemed to be and is expressly made a part of and incorporated into this ordinance to the same extent as if

each such exhibit, and the plans identified therein, had been set forth in its entirety in the body of this ordinance.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. In addition to all other remedies available to the City of Green Bay, the City may decline to issue any building or other permits otherwise required by any ordinance of this City while any violation of this ordinance remains uncured.

SECTION 7. If any provision in this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the City of Green Bay that all provisions of this ordinance are separable.

SECTION 8. This ordinance shall not take effect until a public hearing is held thereon as provided by Chapter 44, Article II, Division 2, Section 44-82 Zoning Amendments, Green Bay Municipal Code, and the adoption and publication of this ordinance.

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

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

jl:

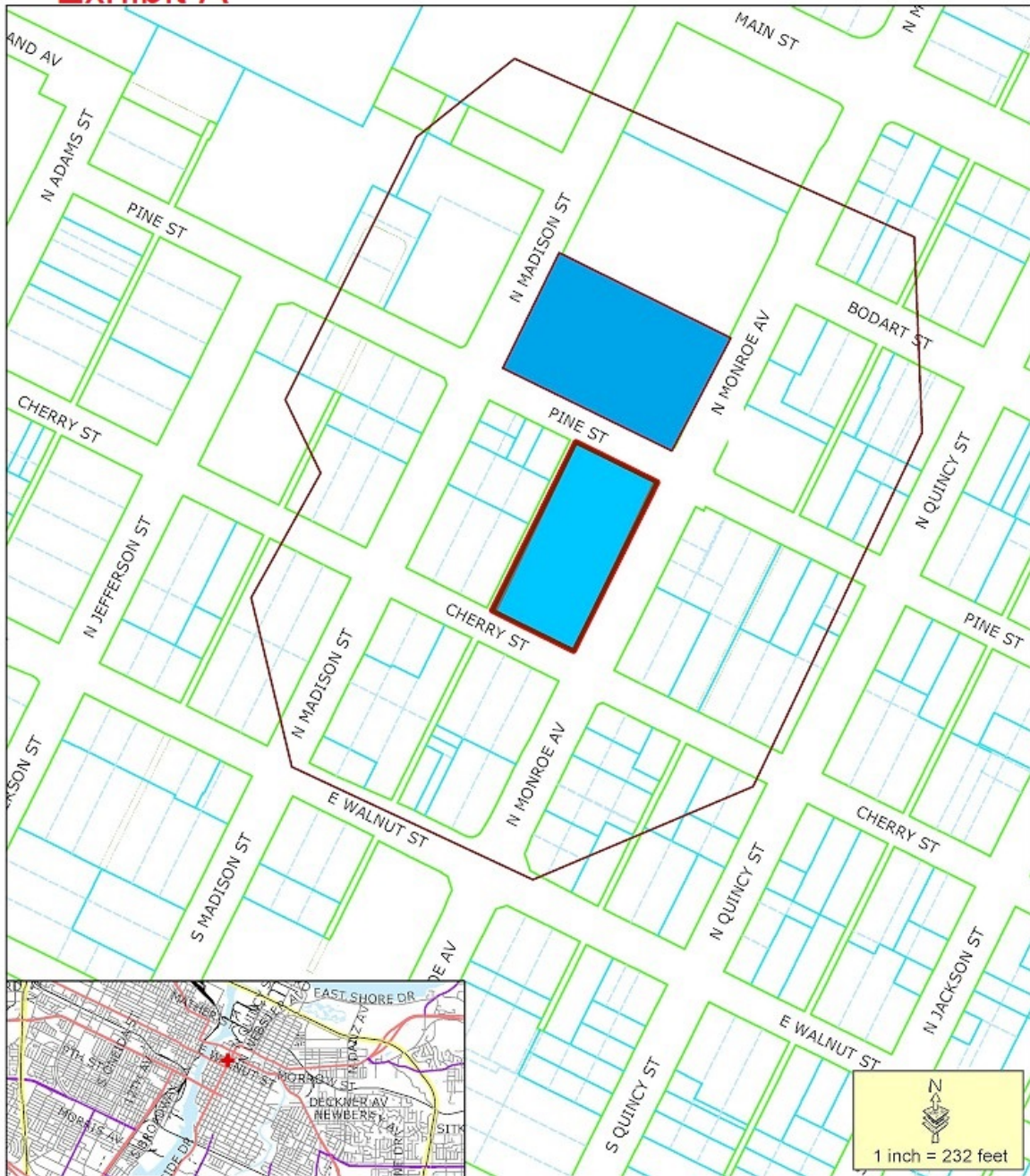
Attachments:

Exhibit A – Location Map

Exhibit B1 and B2 – Off Street Parking Modification Exhibits

Exhibit C- Library Café Addition Concept

Exhibit A



- Proposed PUD
- 400' Property Owner Notice

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

Planned Unit Development (PUD) Proposal Permit Library, Community Center, Surface Parking Uses 515 Pi 201 N Monroe Ave

Exhibit B1

– Bank Mutual Site Parking Modifications

- 54 spaces total
- Northmost row includes 2 ADA stalls adjacent to walkway.
- Additional ADA spaces can be created.
- Existing alley and driveway off Monroe would not change.
- Minimum 5' green space around parking lot provided.
- Minimum 10' is provided for all driveway throats.

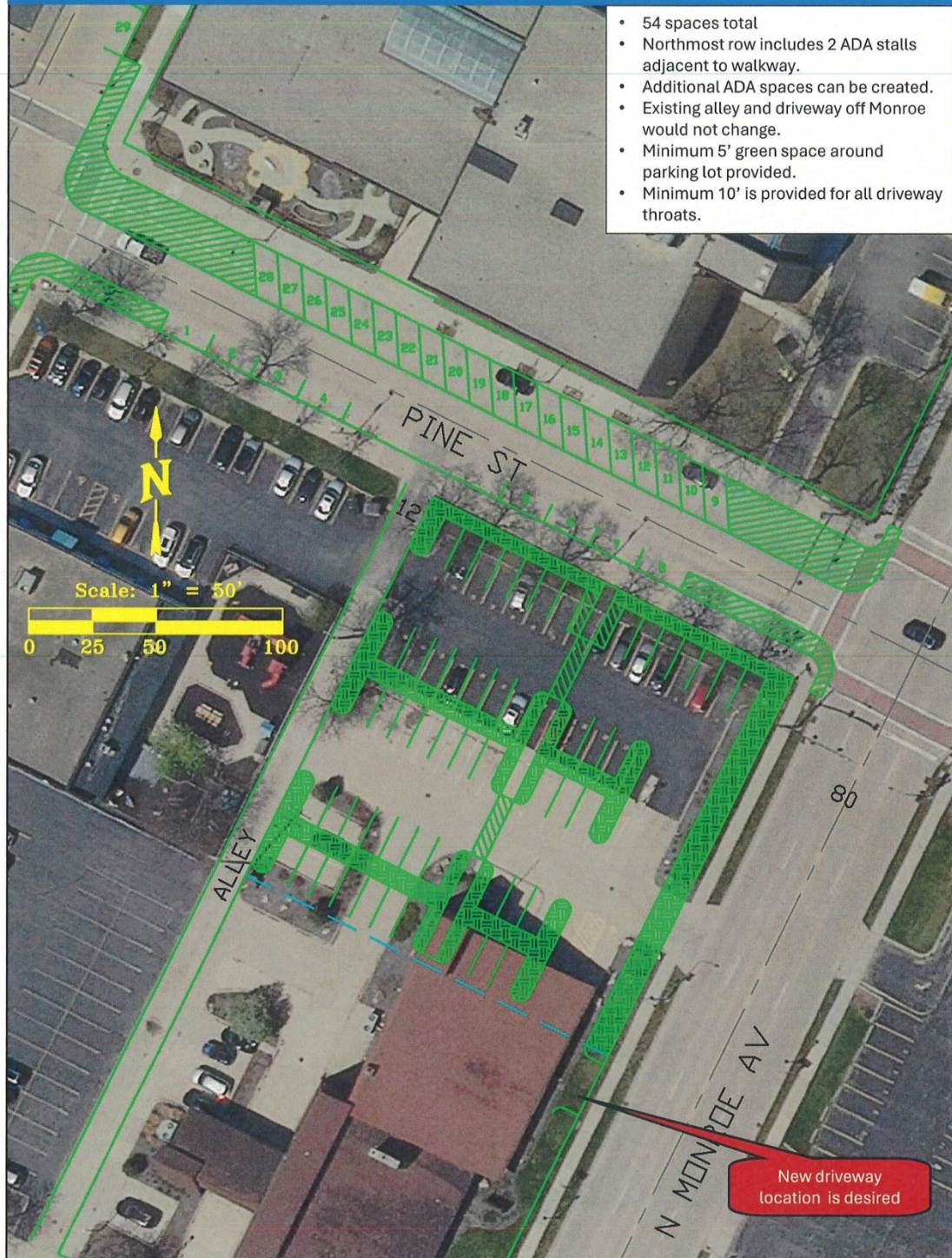


Exhibit B2 – Library Site & Circulation

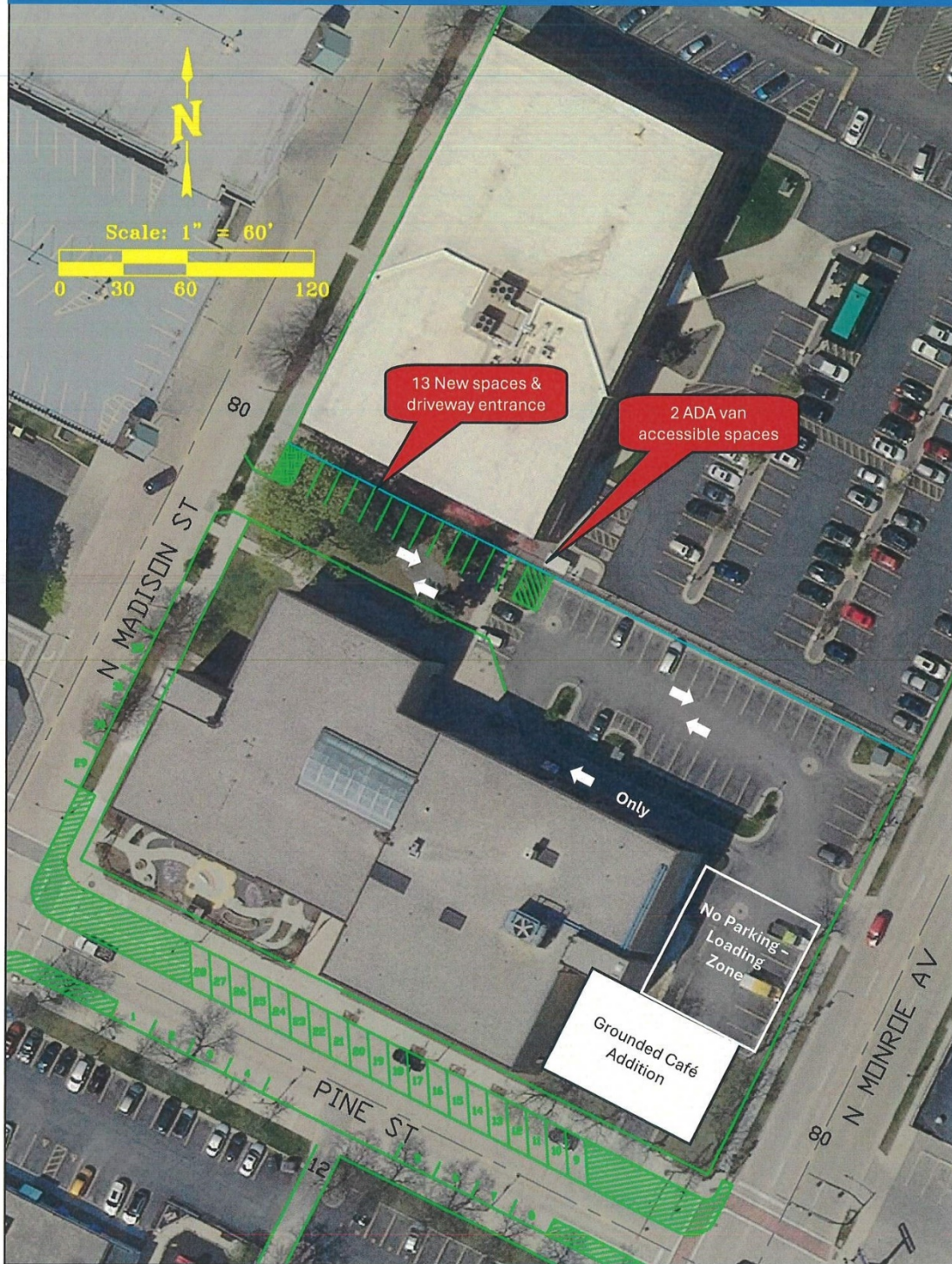
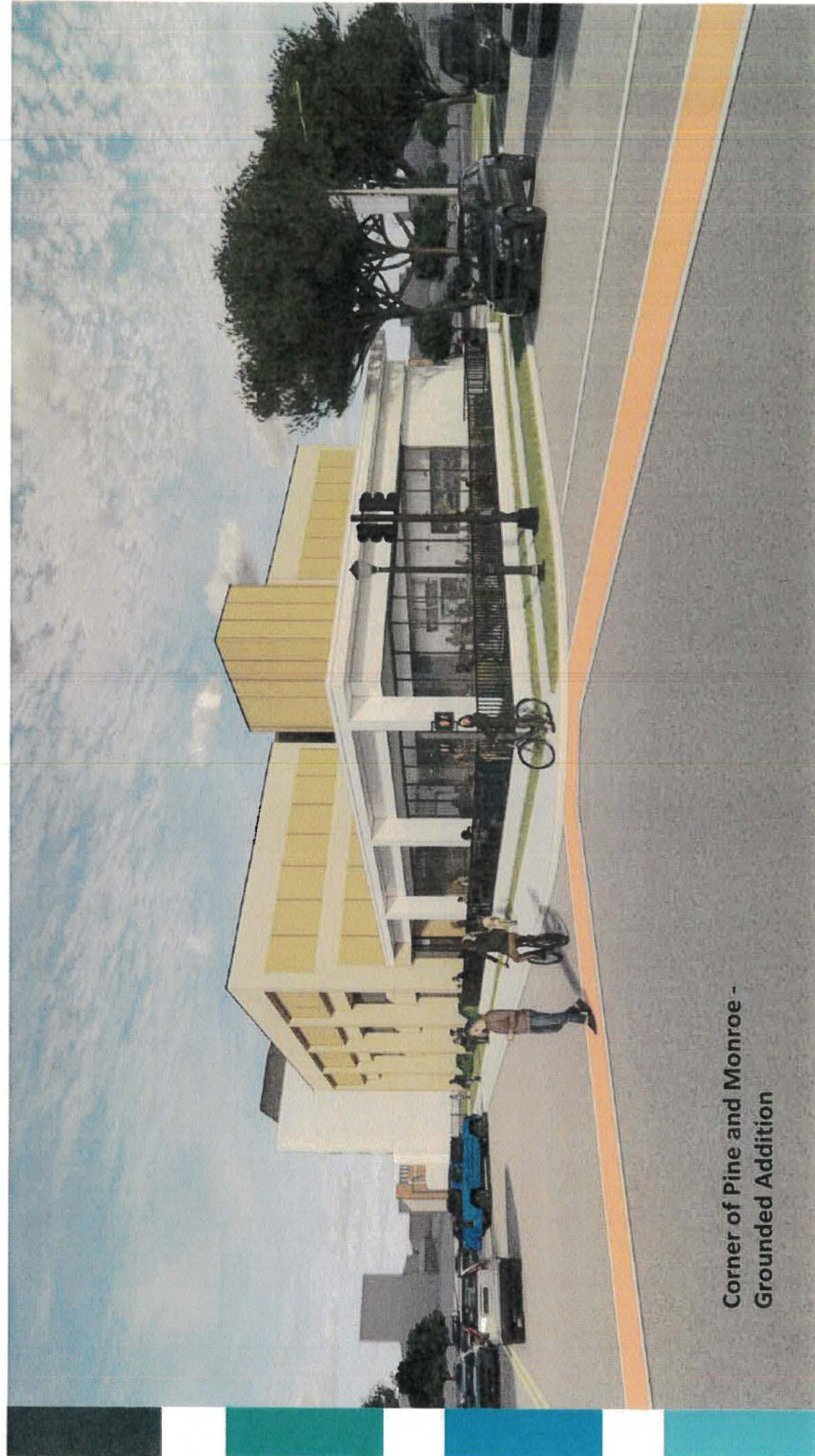


Exhibit C



GENERAL ORDINANCE NO. 09-26

**AN ORDINANCE
AMENDING SECTION 40-37(1),
GREEN BAY MUNICIPAL CODE,
RELATING TO PENALTIES FOR PARKING VIOLATIONS**

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

SECTION 1. Section 40-37(1), Green Bay Municipal Code, is hereby amended to read:

Sec. 40-37 – Penalties for parking violations.

A violation of the parking provisions in this chapter shall result in the following forfeitures and be subject to the following procedures:

(1) Payment or Contest within Five Days. If payment or notice to contest is provided to the Parking Division within five calendar days after the violation, the penalty shall be:

(a) ~~Twenty-two dollars (\$22.00)~~ **Twenty-four dollars (\$24.00)** for a violation of Section 40-28 (Class “A” Parking Violations).

(b) ~~Thirty-two dollars (\$32.00)~~ **Thirty-four dollars (\$34.00)** for a violation of Section 40-29 (Class “B” Parking Violations), or any other parking violation not specifically enumerated in Sections 40-28 through 40-31, Green Bay Municipal Code.

(c) ~~Forty-two dollars (\$42.00)~~ **Forty-four dollars (\$44.00)** for a violation of Section 40-30, (Class “C” Parking Violations).

(d) One hundred ~~and two~~ **and four** dollars ~~(\$102.00)~~ **(\$104.00)** for a violation of Section 40-31 (Class “D” Parking Violations).

(e) Three hundred ~~and two dollars (\$302.00)~~ **and four dollars (304.00)** for violation of Section 40-32 (Class “E” Parking Violations).

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.

General Ordinance No. 09-26

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

APPROVED:

Mayor

law

04/21/26