AGENDA OF THE COMMON COUNCIL

TUESDAY, MAY 5, 2026, 6:00 PM
In person at City Hall, Room 203 - Council Chambers.
Virtual attendance also available via Zoom.

A. Zoom Meeting Information.

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

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

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

B. Roll Call.

1. Alders: Jennifer Grant (District 1), Jim Hutchison (District 2), Bill Morgan (District 3), Jon Shelton (District 4), Doug Orlowski (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. Approval of Minutes.

1. Approval of the minutes from the April 21, 2026 meeting.

F. Approval of the Agenda.

1. Approval of the agenda for the Tuesday, May 5, 2026, meeting of the Common Council.

G. Report by the Mayor.

H. Announcements.

I. Appointments.

1. **Appointments:**

Police and Fire Commission
Jean Marsch, 290 Arbor Lane, Green Bay, WI 54301
Term to expire: April 1, 2027 (Filling the remainder term)

Redevelopment Authority
Timothy McCoy, 740 S. Jackson Street, Green Bay, WI 54301
Term to expire: March 1, 2031

On Broadway Business Improvement District Board
Jonathan Martens, 3244 Sweet Meadow Dr., DePere, WI 54115
Term to expire: December 1, 2028 (Filling the remainder term)

Reappointments:

Green Bay Public Arts Commission
Rissel Peguero Almonte, 110 Little Swiss Pl., Green Bay, WI 54302
Term to expire: April 1, 2029 (Liaison)

Green Bay Area Room Tax Commission
Larry Vesely, 1715 E. Sonata Dr., Green Bay, WI 54311
Term to expire: April 1, 2027

Brett Vogel, 2670 Van Beek Road, Green Bay, WI 54311
Term to expire: May 1, 2027

Sex Offender Residency Board
Heidi Michel, 1201 St. Agnes Dr., Green Bay, WI 54304
Term to expire: May 1, 2031

Brian Skaletski, 2083 Muirwood Lane, Green Bay, WI 54313
Term to expire: May 1, 2031

Police and Fire Commission
Ed Dorff, 3375 Pebble Beach Court, Green Bay, WI 54311
Term to expire: May 1, 2031

Rod Goldhahn, 3109 Nicolet Dr., Green Bay, WI 54311
Term to expire: May 1, 2031

Brown County Planning Commission
Steve Grenier, 341 Charity Lane, Green Bay, WI 54311
Term to expire: May 1, 2029

Josh Lutzow, 427 S Baird Street, Green Bay, WI 54301
Term to expire: May 1, 2029

Zoning & Planning Board of Appeals
Noel Halvorsen, 2443 Deckner Ave., Green Bay, WI 54302
Term to expire: April 1, 2029

Green Bay Plan Commission
Jacob Miller, 1014 S Clay Street, Green Bay, WI 54301
Term to expire: May 1, 2029

J. Public Hearings.

1. Public Hearing on a request to adopt 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)

K. Ordinances - Second Reading for Adoption.

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

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

1. Consideration with possible action on 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.

M. Report of the Improvement & Services Committee (April 29, 2026).

1. Informational: Ald. Melinda Eck was elected as Chairperson and Ald. Ben DeBaker was elected as Vice-Chairperson of the Improvement & Services Committee.

2. To refer to staff the request by Alder Prestley (District 6) to reduce charges for damage to a traffic light controller levied against Ayan Ahmed and to have staff submit the claim to the City's insurance. (PC-26-04)

3. To approve the request by Department of Public Works to award final design services for the Community Coastal Hazard Risk Reduction and Restoration at the Mouth of the Fox River project to GEI Consultants, Inc. in the amount of $859,983.00, and to authorize the Department of Public Works to enter into a professional services agreement for this work.

4. To approve the request by Department of Public Works to award contract CITY HALL 1-26 PARAPET WALL REPAIRS to IEI General Contractors in the amount of $75,739.50.

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

    1. Sidewalk Builder

        a. Jim Fischer, Inc.
        b. Helmle Construction & Concrete, Inc.
        c. Total Construction (Joe Mains Concrete)
        d. Al Dix Concrete
        e. Allied Concrete Construction, Inc.

6. To approve the request by Department of Public Works to award contract RESURFACING 1-26 (INCLUDING SEWER & WATER) to Jossart Brothers, Inc. in the amount of $4,221,446.81.

7. To approve the request by Department of Public Works to award contract PARKS 3-26 JBS URBAN BARN DEVELOPMENT to Milbach Construction Services Co. in the amount of $1,345,075.00.

N. Report of the Protection & Policy Committee (April 27, 2026).

1. To deny an appeal by Tena Doxtater regarding the denial of her excess animal permit.

2. To hold an appeal by Terry Mooren regarding the denial of his operator's license over to the 5/11 P&P.

3. To hold an appeal by Andria Nolan regarding the denial of her operator's license to the 5/11 P&P.

4. To approve an appeal by Dawn Fischer regarding the denial of her operator's license.

5. To approve an appeal by Alicia Schadrie-Wagnitz regarding the denial of her operator's license.

6. To hold an appeal by Mykaiel Schadt-Reed regarding the denial of his operator's license to the 5/11 P&P.

7. To hold an appeal by Shane Schumacher regarding the denial of his operator's license to the 5/11 P&P.

8. To approve a Limited Expansion of Licensed Premises for Blue Collar Bar & Grill at 1313 S Broadway for May 17, 2026 with a licensed premised description of "outside w/ tent, completely fenced, small bar outside w/ cans only".

9. To approve the renewal liquor application with no changes for the 2026-2027 license year for Green Bay Blue Ribbons Baseball Club at 1450 E Walnut St to Jennifer Leo.

10. To approve an original application for a Class "B" beer and "Class B" liquor license for Eddie Boyce at Studio 112, 1139 Main St with a licensed premise description of "bar and storage room w/cooler and outdoor patio".

11. To approve an original application for a Class "B" beer and a "Class B" liquor license for Jeffrey Schermetzler at The Depot, 200 Dousman St with a licensed premise description of "restaurant 1st floor, bar, dining, kitchen, walk-in cooler, storage, office, outdoor patio".

12. Informational: Ald. Hutchison was elected as the Chair; Ald. Orlowski was elected as the Vice Chair of the Protection and Policy Committee.

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

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

P. Report of the Plan Commission (April 27, 2026).

1. To approve the amendment of the Grandview Planned Unit Development (PUD), located on parcels #21-16-1-5, #21-10, #21-11, #21-12, #21-13-1, #21-17, #12-11-1, #21-16-1-16, #21-21-A, #21-20, #21-4. (ZP 26-07 Public Hearing held April 27, 2026)

2. To approve a Conditional Use Permit to allow a Rooming House at 828 Cherry Street. (ZP 26-08 Public Hearing held April 27, 2026).

3. To approve the amendment of the Planned Unit Development for the JBS Development Site (Parcels #23-243-1-1, #23-243-1, #23-243-1-2, #23-243-1-3, #B-243-4), subject to the adoption of the draft PUD. (ZP 26-18 Public Hearing held April 27, 2026).

4. To approve a Conditional Use Permit request to build a single-family home within the S-RLI zoned district at 1108 S Broadway with conditions. (ZP 26-09 Public Hearing held April 27, 2026).
   To approve a Conditional Use Permit request to build a single-family home within the S-RLI zoned district at 1112 S Broadway with conditions. (ZP 26-10 Public Hearing held April 27, 2026).
   To approve a Conditional Use Permit request to build a single-family home within the S-RLI zoned district at 1116 S Broadway with conditions. (ZP 26-11 Public Hearing held April 27, 2026).

5. To approve a Conditional Use Permit request to build a single family home within the S-RLI zoned district at 1216 S Broadway with conditions. (ZP 26-12 Public Hearing held April 27, 2026).
   To approve a Conditional Use Permit request to build a single family home within the S-RLI zoned district at 1319 S Broadway with conditions. (ZP 26-13 Public Hearing held April 27, 2026).
   To approve a Conditional Use Permit request to build a single family home within the S-RLI zoned district at 1321 S Broadway with conditions. (ZP 26-14 Public Hearing held April 27, 2026).
   To approve a Conditional Use Permit request to build a single-family home within the S-RLI zoned district at 1305 S Chestnut Ave with conditions. (ZP 26-15 Public Hearing held April 27, 2026).
   To approve a Conditional Use Permit request to build a single family home within the S-RLI zoned district at 1223 S Chestnut Ave with conditions. (ZP 26-16 Public Hearing held April 27, 2026).
   To approve a Conditional Use Permit request to build a single family home within the S-RLI zoned district at 1322 S Chestnut Ave with conditions. (ZP 26-17 Public Hearing held April 27, 2026).

Q. Report of the Finance Committee (April 28, 2026).

1. For Information only:
   Ald. Kathy Hinkfuss was elected Chair of the Finance Committee.
   Ald. Jon Shelton was elected Vice-Chair of the Finance Committee.

2. To accept the land donation of parcel 18-754-A, Emmet St, from Diane Derks to the City of Green Bay for the purposes of future development.

3. To approve the purchase of eighteen (18) complete package APX800 All Band Radios for the Fire Department for a total of $157,521.00.

4. To approve the purchase and install of four (4) emergency notification sirens for the City of Green Bay Fire Department for a total of $126,695.81.

5. To approve the resolution authorizing a budget amendment to transfer from the Parking Operating fund to the Parking Capital fund for $600,000.

6. To accept three (3) police donations totaling $32,705 per city donation policy.

7. To approve the 2026 budget amendment resolution for unbudgeted overtime for special events.

8. To approve a 60-day planning option extension to Keller Inc. for approximately nine (9) acres of land located on Erie Road, Parcel 21-199.

R. Report of the Park Committee (April 29, 2026).

1. For information only:
   Alder Ben Delie was elected as Chairperson of the Parks Committee.
   Alder Jim Ridderbush was elected as Vice Chairperson of the Parks Committee.

2. To approve hiring GRAEF for a total cost of $123,000 for architectural/engineering services related to the design of a new shelter/concession stand at Colburn Park.

S. Report of the Personnel Committee (April 28, 2026).

1. For information only:
   Ald. Joey Prestley was elected Chair of the Personnel Committee
   Ald. Jennifer Grant was elected Vice Chair of the Personnel Committee

2. To approve the reclassification of the Resiliency Coordinator position from Pay Grade J to Pay Grade K.

3. To approve the elimination of the requirement to obtain approval from the Common Council to fill existing and budgeted positions when vacant and direct staff to provide a list of vacant positions as an informational item on Personnel Committee agendas. This policy change includes all recruitments, including internal transfers between positions, which do not change classification, FTE status, or paygrade. (communication submitted by Ald. Alyssa Proffitt (District 7). [PC-26-05]

T. Report of the Public Arts Commission (April, 22, 2026).

1. To approve the Petition and Communication submitted by Alder Proffitt and co-sponsored by Mayor Genrich and Alders Shelton, Orlowski, Prestley, Ridderbush, and Delie to recommend the City adopt a resolution directed to Brown County to reaffirm the Neville Public Museum's mission as a vital cultural institution and to prioritize the prompt hiring of a permanent Director committed to honoring its heritage and advancing a vision for a new era of collaboration.

U. Report of the Traffic, Bicycle, and Pedestrian Commission (April 20, 2026).

1. To receive and place on file the March and April 2026 reports by the Police Department on the monthly Traffic Enforcement Unit Traffic Safety Plans.

2. To receive and place on file the report by the Police Department of the 2026 1st quarter serious injury and fatal crashes.

3. To approve the request by Ald. Johnson (District 9) to modify the "No Stopping or Standing 12 A.M. to 3 A.M." parking condition on Washington Street as follows on a 90-day trial:

   A. Remove the NO STOPPING NO STANDING MIDNIGHT TO 3:00 AM (Saturday & Sunday) restriction in the 200 block of N. Washington Street.
   B. Remove the NO STOPPING NO STANDING MIDNIGHT TO 3:00 AM (Saturday & Sunday) restriction in the 100 block of S. Washington Street.
   C. Create a NO STOPPING NO STANDING MIDNIGHT TO 3:00 AM (Saturday & Sunday) restriction in the 200 block of N. Washington Street from Doty Street to a point 260 feet north of Doty Street.
   D. Remove the 5 MINUTE LOADING ZONE (7:00 AM-11:00 PM) from a point 80 feet south of E. Walnut Street to a point 195 feet south of E. Walnut Street.
   E. Create a NO PARKING 5 MINUTE LOADING ZONE ONLY from a point 80 feet south of E. Walnut Street to a point 195 feet south of E. Walnut Street.

(PC-26-03)

4. To approve the request by the Traffic Engineer, on behalf of Freedom House Ministries, to create a Bus Loading Zone on Saint Anthony Drive adjacent to its facility located at 2997 Saint Anthony Drive.

5. To approve the request by the Traffic Engineer to restrict parking on both sides of the West Mason Street south frontage road on behalf of Chili's Restaurant located at 2363 West Mason Street.

6. To approve the request by the Traffic Engineer to remove the traffic signal at Shawano Avenue (STH 29) and Siegler Street.

7. To approve the request by the Traffic Engineer to remove the traffic signal at Dousman Street and Taylor Street.

8. To approve the request by the Traffic Engineer to restrict parking on the south side of Liberty Street west of Ridge Road.

V. Report of the Sustainability Commission (April 16, 2026).

1. Refer to Parks staff to work in collaboration with the Sustainability Commission on amendments to Sec. 28-3 that would allow the harvesting of fruit and nuts on City-owned park property.

2. Informational: Work Group Reports of the Sustainability Commission from April 16, 2026.

3. Informational: Report of the Resiliency Coordinator.

W. Committee of the Whole

1. Consideration with possible action on involvement in the Firetruck antitrust litigation against firetruck manufacturers pending in the Eastern District of Wisconsin, Green Bay Division.

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

X. Resolutions.

1. Resolution Authorizing a Conditional Use Permit at 828 Cherry Street (ZP 26-08)

2. Resolution Authorizing a Conditional Use Permit at 1108 S Broadway (ZP 26-09)

3. Resolution Authorizing a Conditional Use Permit at 1112 S Broadway (ZP 26-10)

4. Resolution Authorizing a Conditional Use Permit at 1116 S Broadway (ZP 26-11)

5. Resolution Authorizing a Conditional Use Permit at 1216 S Broadway (ZP 26-12)

6. Resolution Authorizing a Conditional Use Permit at 1319 S Broadway (ZP 26-13)

7. Resolution Authorizing a Conditional Use Permit at 1321 S Broadway (ZP 26-14)

8. Resolution Authorizing a Conditional Use Permit at 1305 S Chestnut (ZP 26-15)
9. Resolution Authorizing a Conditional Use Permit at 1223 S Chestnut Avenue (ZP 26-16)
10. Resolution Authorizing a Conditional Use Permit at 1322 S Chestnut (ZP 26-17)
11. Resolution authorizing a budget amendment to transfer from the Parking Operating fund to the Parking Capital fund for $600,000.
12. Resolution authorizing budget amendment for unbudgeted overtime for special events.
13. Resolution creating Ward 48 in the City of Green Bay, Brown County, Wisconsin.
14. Resolution in support of the Neville Public Museum

Y. Ordinances - First Reading.

1. Zoning Ordinance No. 04-26
   An Ordinance Amending Planned Unit Development (PUD) ZO 1-15 & 4-18 for land generally located North of Finger Road, West of Northview Road, South of Catalina Drive, And East of Erie Road (ZP 26-07)
2. Zoning Ordinance No. 05-26
   An Ordinance Amending a Planned Unit Development for Certain Land known as The JBS Redevelopment Site (Tax Parcels #23-243-1-1, #23-243-1, #23-243-1-2, #23-243-1-3, #23-337) Located on the 1300 Block of Guns Road (ZP 26-18)

Z. Adjournment.

1. Next Meeting: May 19, 2026.
2. Adjournment of the Tuesday, May 5, 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, 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.

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

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

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

B. ROLL CALL.

1. Alders: Jennifer Grant (District 1), Jim Hutchison (District 2), Bill Morgan (District 3), Jon Shelton (District 4), Doug Orlowski (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).

   Present: Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton
   Excused:
   Absent:

C. PLEDGE OF ALLEGIANCE.

D. INVOCATION.

E. ALDERS' OATH OF OFFICE

F. ELECTION OF COMMON COUNCIL PRESIDENT.

Moved by Ald. Melinda Eck, seconded by Ald. Jennifer Grant to conduce the election of president and vice president via secret ballot.
Motion Failed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Melinda Eck, No-Joey Prestley, Alyssa Proffitt, Ben Delie, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, Abstain-None.

Ald. Morgan nominated Ald. Kathy A. Hinkfuss
Ald. Delie nominated Ald. Alyssa Proffitt

Tabulation of votes for president -- Kathy A. Hinkfuss received 5 votes; Alyssa Proffitt received 7 votes.

Grant	Kathy A Hinkfuss
Hutchison	Alyssa Proffitt
Morgan	Kathy A Hinkfuss
Shelton	Alyssa Proffitt
Orlowski	Alyssa Proffitt
Prestley	Alyssa Proffitt
Proffitt	Alyssa Proffitt
Ridderbush	Alyssa Proffitt
DeBaker	Kathy A Hinkfuss
Delie	Alyssa Proffitt
Eck	Kathy A Hinkfuss
Hinkfuss	Kathy A Hinkfuss

G. ELECTION OF COMMON COUNCIL VICE PRESIDENT.

Ald. Prestley nominated Ald. Hutchison; Ald. Eck nominated Ald. Hinkfuss

Tabulation of votes for vice president, Jim Hutchison received 11 votes; Kathy A. Hinkfuss received 1 vote.

Grant	Jim Hutchison
Hutchison	Jim Hutchison
Morgan	Jim Hutchison
Shelton	Jim Hutchison
Orlowski	Jim Hutchison
Prestley	Jim Hutchison
Proffitt	Jim Hutchison
Ridderbush	Jim Hutchison
DeBaker	Jim Hutchison
Delie	Jim Hutchison
Eck	Kathy A Hinkfuss
Hinkfuss	Jim Hutchison

H. APPROVAL OF MINUTES.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

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

I. APPROVAL OF THE AGENDA.

Moved by Ald. Joey Prestley, seconded by Ald. Jim Ridderbush to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

1. 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.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to approve the reappointments.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

Moved by Ald. Ben Delie, seconded by Ald. Joey Prestley to approve the new appointments.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

1. **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.

Moved by Ald. Joey Prestley, seconded by Ald. Kathy Hinkfuss to adopt.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda

Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, 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.

O. REPORT OF THE REDEVELOPMENT AUTHORITY (APRIL 14, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to approve, except item 2, Ald. DeBaker abstains from item 3.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

1. 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.

   Moved by Ald. Kathy Hinkfuss, seconded by Ald. Melinda Eck to motion to hold until May 5, 2026 council meeting.
   Motion Passed.
   Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

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).

Moved by Ald. Ben Delie, seconded by Ald. Melinda Eck to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

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 1-26 MAIN STREET BRIDGE B-5-311 (STRUCTURAL REHABILITATION PHASE 1) to Lunda Construction in the amount of $1,403,326.20.

Q. REPORT OF THE PROTECTION & POLICY COMMITTEE (MARCH 23, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to approve, except item 2.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

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)

   Moved by Ald. Jim Hutchison, seconded by Ald. Ben Delie to open the floor.
   Motion Passed.
   Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

   Officer M. Meves
   Dan Remington and Diana Krause 2566 Remington Court

   Moved by Ald. Melinda Eck, seconded by Ald. Jim Hutchison to close the floor.
   Motion Passed.
   Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

   Moved by Ald. Jim Hutchison, seconded by Ald. Melinda Eck to approve the appeal.
   Motion Passed.
   Yes-Jennifer Grant, Jim Hutchison, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, No-William Morgan, Joey Prestley, Alyssa Proffitt, Jon Shelton, Abstain-None.

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.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

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

S. REPORT OF THE PLAN COMMISSION (MARCH 23 & APRIL 13, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Jim Hutchison to approve, except 7.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

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).

   Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to open the floor.
   Motion Passed.
   Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

   Dan Teeters, Brown County Planning, 305 E Walnut
   Jim Sanderson, 417 Cambridge St
   Jeff Mirkes, DGBI, 130 E Walnut
   Brian Johnson, OBI,

   Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to close the floor.
   Motion Passed.
   Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

   Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to amend to include highlighted language for library to build Job Center, Grounded Cafe and ADRC, in order to construct the parking lot.
   Motion Passed.
   Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, 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, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

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 R1 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).

Moved by Ald. Ben Delie, seconded by Ald. Melinda Eck to approve, except item 1.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

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.

   Moved by Ald. Jim Hutchison, seconded by Ald. Alyssa Proffitt to approve.
   Motion Passed.
   Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

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).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

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

V. REPORT OF THE PUBLIC ARTS COMMISSION (APRIL 15, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Jim Ridderbush to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

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

Moved by Ald. Melinda Eck, seconded by Ald. Ben Delie to approve.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

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.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to suspend the rules and take up all with one roll call vote.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

Moved by Ald. Joey Prestley, seconded by Ald. Jim Ridderbush to adopt.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

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.

Moved by Ald. Joey Prestley, seconded by Ald. Ben Delie to suspend the rules and take up items 1, 2, 4 with one roll call vote.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Kathy Hinkfuss to advance.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

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)

   Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to amend as directed at plan commission.
   Motion Passed.
   Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

Moved by Ald. Ben Delie, seconded by Ald. Alyssa Proffitt to advance as amended.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

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.

Moved by Ald. Ben Delie, seconded by Ald. Alyssa Proffitt to adjourn.
Motion Passed.
Yes-Jennifer Grant, Jim Hutchison, William Morgan, Joey Prestley, Alyssa Proffitt, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, Doug Orlowski, Ben DeBaker, Jon Shelton, No-None, Abstain-None.

1. Next Meeting: May 5, 2026

2. Adjournment of the Tuesday, April 21, 2026, meeting of the Common Council.

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

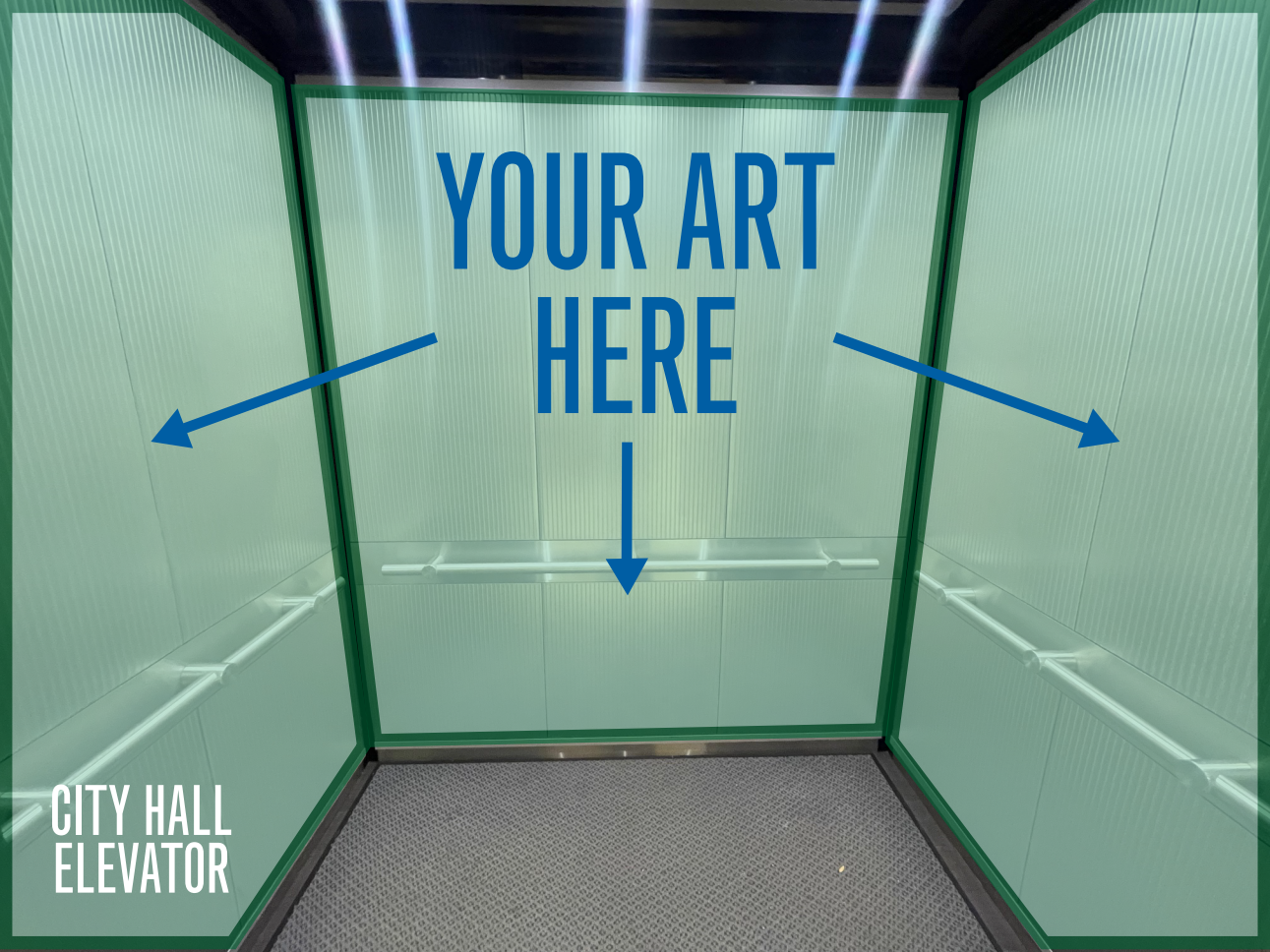
Submission Deadline

TBD

LOCATION EXAMPLES



SKYBRIDGE


YOUR ART
HERE
CITY HALL
ELEVATOR

Report to the
Common Council
of the City of Green Bay

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # J.1

Public Hearing on a request to adopt 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)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Draft M.O. 02-26-Related to Amending the Comp Plan for 1696 Janice Ave

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.

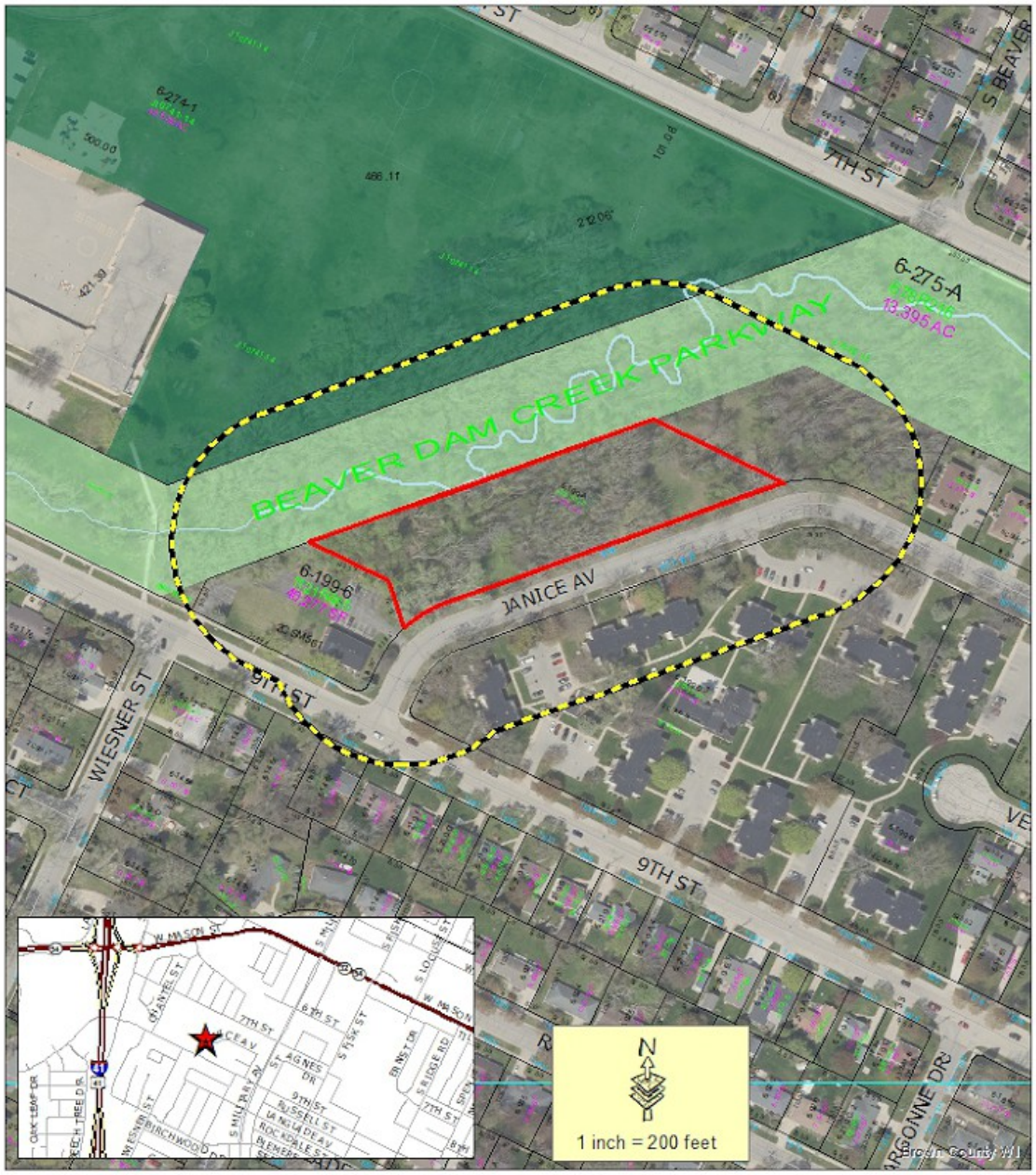
APPROVED:

_____
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

CITY OF GREEN BAY
Titletown, USA

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.

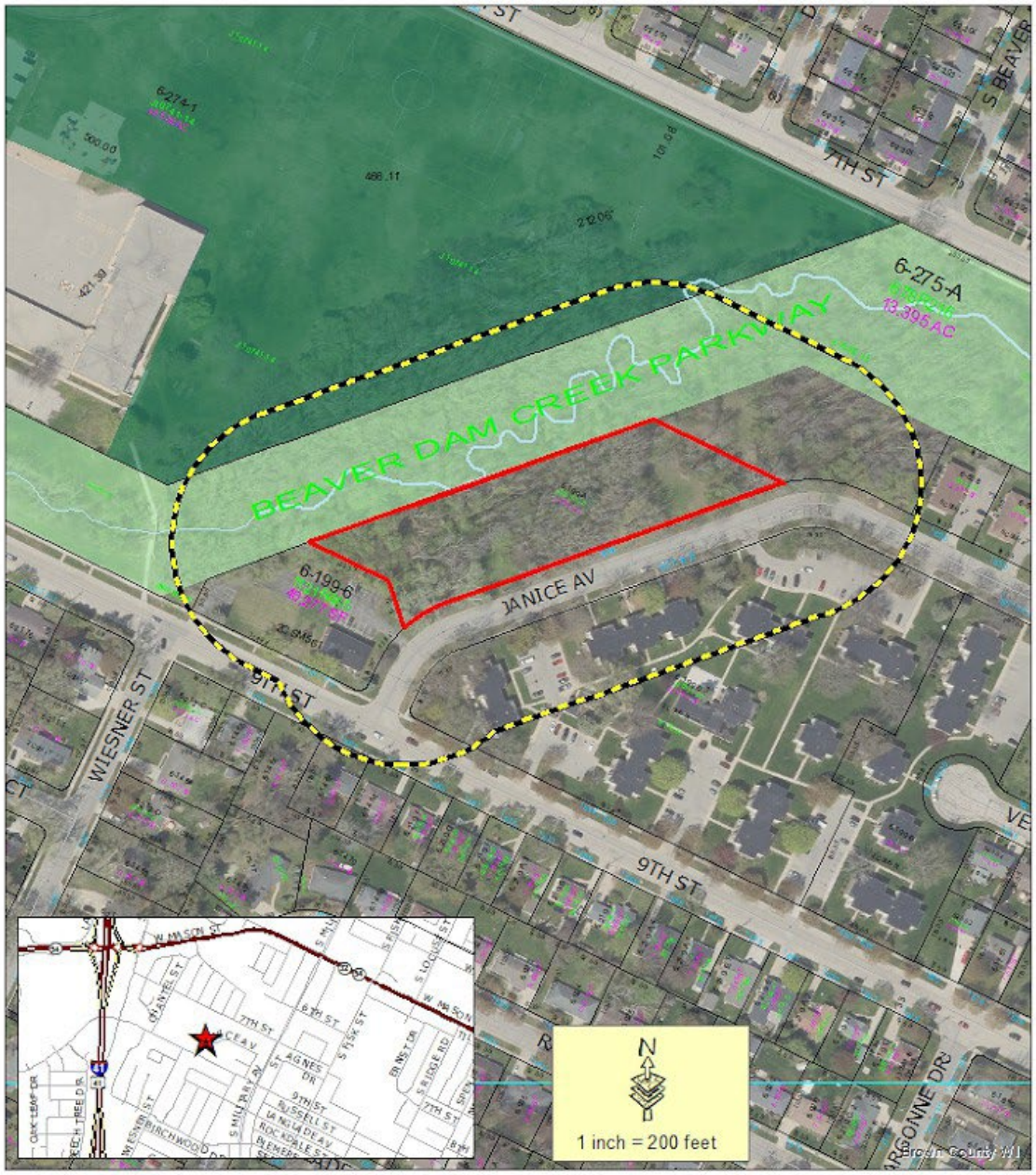
APPROVED:

_____
Eric Genrich, Mayor

DM:

Attachments – Location Map

MISCELLANEOUS ORDINANCE NO. 02-26



Subject Area

200' Property Owner Notice

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(ZP 26-04 and CPA 26-02)
Rezone & Comprehensive Plan Amendment at
1696 Janice Avenue

GREEN BAY
Titletown, USA

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

dm
Attachment – Location Map


BEAVER DAM CREEK PARKWAY
JANICE AV
9TH ST
7TH ST
WIESNER ST
6-275-A
6-199-6
1 inch = 200 feet
Brown County WI
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
GREEN BAY
Titletown, USA

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 SUBDIVISON 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, specific to users of the Brown County Central Library, Aging and Disability Resource Center (ADRC), Grounded Café restaurant operated by the ADRC, and Job Center and to permit surface parking lot use within the northern portion Parcel 11-188 for Brown County Central Library, ADRC, Grounded Café restaurant operated by

the ADRC, and Job Center 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 to include public institutional uses specific to the Brown County Central Library, ADRC, Grounded Café restaurant operated by the ADRC, and Job Center. Accessory uses include surface parking and a drive through drop off for library uses.
2. Parcel 11-188
    a. Principal uses. Northern 190 feet: All D-1 Downtown Uses and surface parking lot to accommodate specific expanded users of the Brown County Central Library Parcel. The surface parking users shall be limited to users of the Brown County Central Library, ADRC, Grounded Café restaurant operated by the ADRC and Job Center. A surface parking lot for users of Brown County Central Library, ADRC, Grounded Café restaurant operated by the ADRC and Job Center shall not be constructed or used as surface parking if the ADRC, Grounded Café restaurant operated by the ADRC and Job Center is not constructed within the Brown County Central Library site at Parcel 11-263 or if use operations for the ADRC, Grounded Café restaurant operated by the ADRC or Job Center cease operations within the Brown County Central Library site at Parcel 11-263. 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

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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 for users of the Brown County Central Library, ADRC, Grounded Café restaurant operated by the ADRC, and Wisconsin Job Center 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.

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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 use 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:

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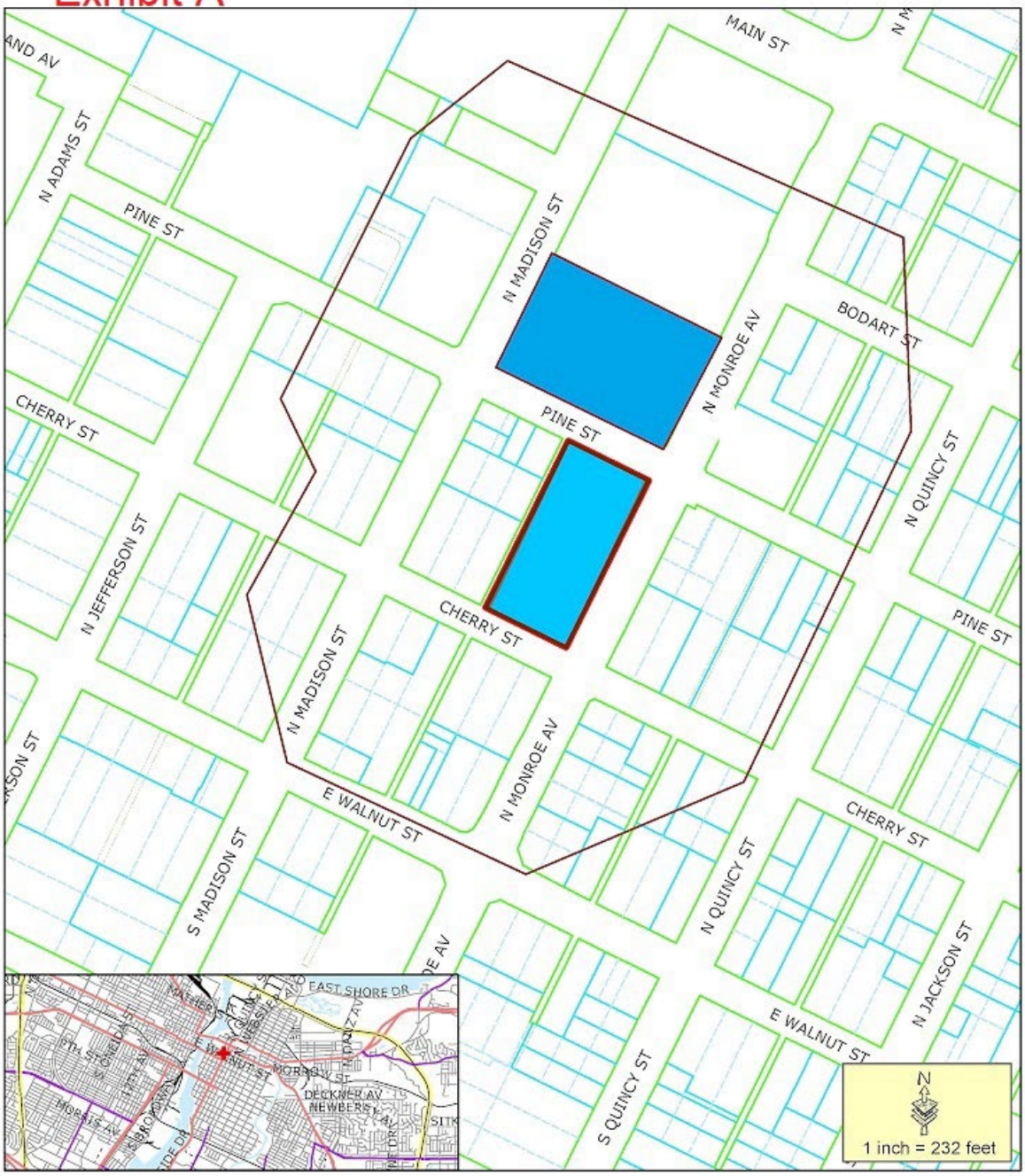
Celestine Jeffreys, City Clerk

jl:

Attachments:
Exhibit A – Location Map
Exhibit B1 and B2 – Off Street Parking Modification Exhibits
Exhibit C- Library Café Addition Concept

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Exhibit A



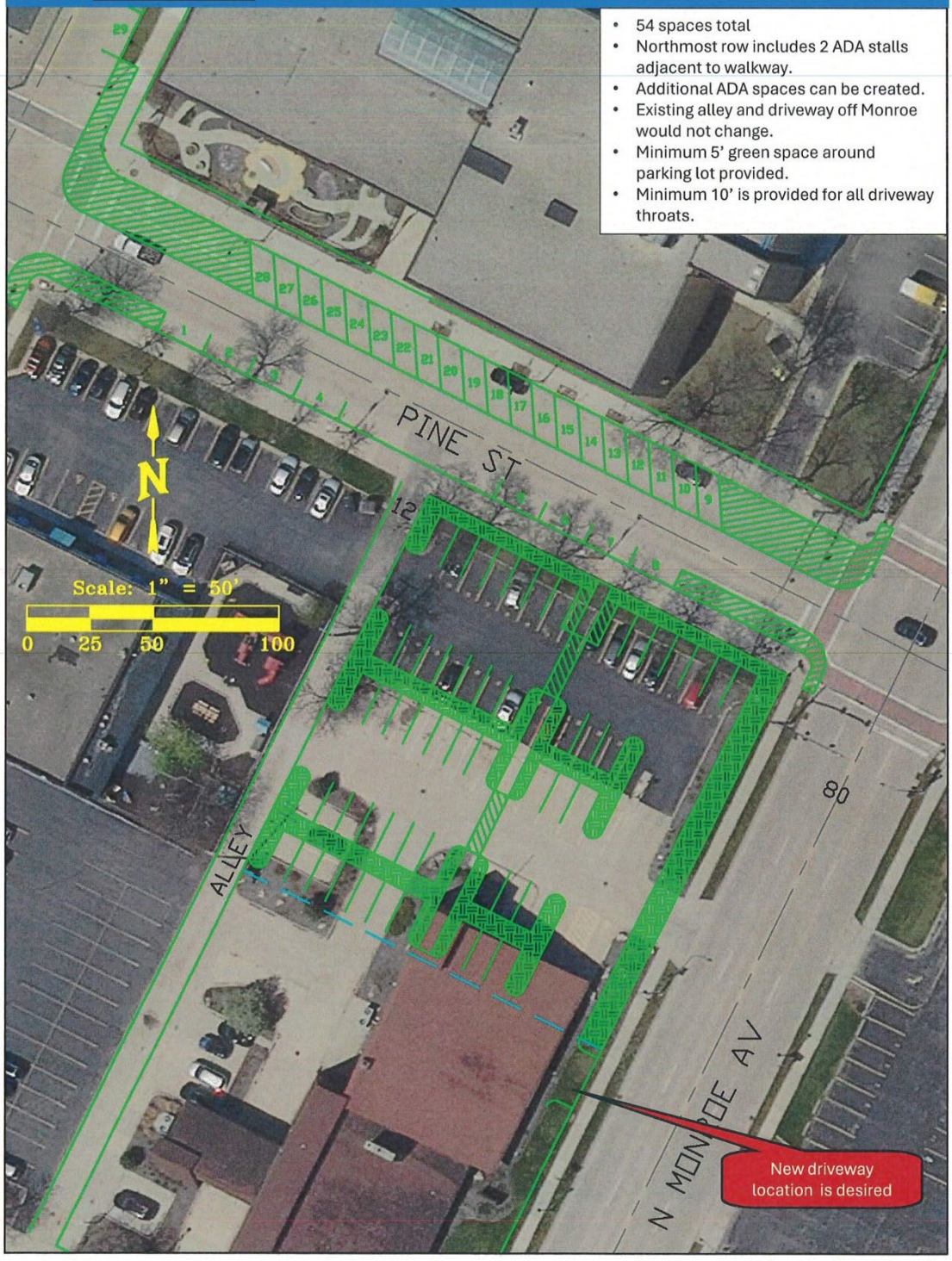
Proposed PUD

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.

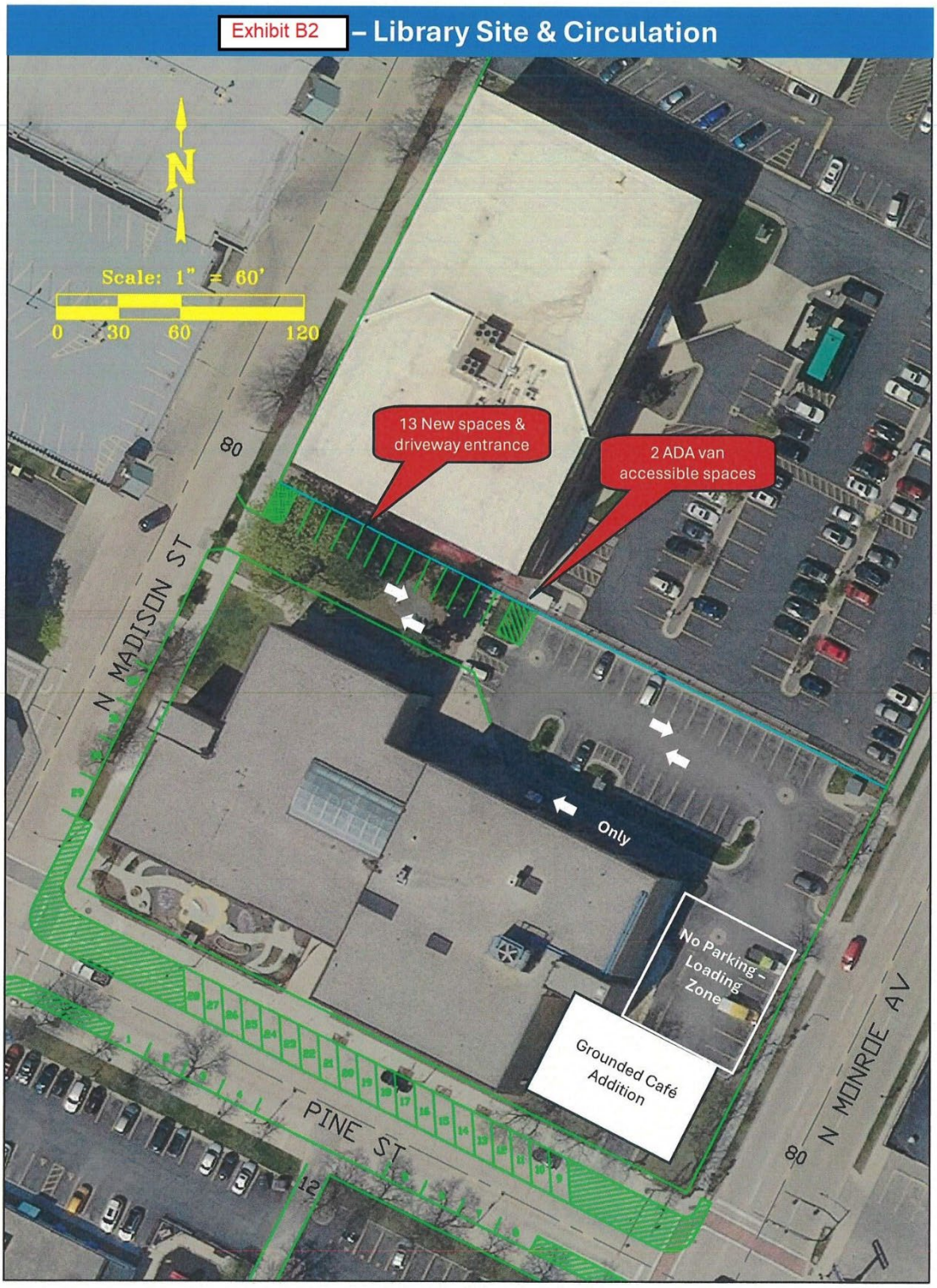

Exhibit B2
– Library Site & Circulation
N
Scale: 1" = 60'
0 30 60 120
13 New spaces & driveway entrance
2 ADA van accessible spaces
80
N MADISON ST
Only
No Parking – Loading Zone
Grounded Café Addition
PINE ST
N MONROE AV
80

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

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
May 5, 2026	Matthew Buchanan, Staff

AGENDA ITEM # L.1

Consideration with possible action on 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 ($1,200,00.00) 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 5.1.2026 Clean

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:

Tax Parcel	Address	Acres	Assessed Value
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 story (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 subdivided into three (3) separate parcels pursuant to a Certified Survey Map ('CSM') prepared and recorded prior to conveyance of the Property to Developer. Each Phase of the Project will be constructed on a corresponding CSM parcel ('Phase Parcel'). Prior to commencing each Phase, Developer shall form a Wisconsin limited liability company (each a 'Phase LLC') to hold title to and develop the corresponding Phase Parcel. Each Phase LLC shall

be added as a Party to the Agreement prior to commencing its respective Phase. The Phase LLCs and their corresponding Phase Parcels are as follows:

Phase I LLC — to hold title to Phase I Parcel (80-unit, 4-story building) — to be formed prior to Phase I commencement;

Phase II LLC — to hold title to Phase II Parcel (60-unit, mixed-use building) — to be formed prior to Phase II commencement; and

Phase III LLC — to hold title to Phase III Parcel (28 townhomes) — to be formed prior to Phase III commencement.

Three Sixty Real Estate Solutions, LLC ('Developer') shall remain the guarantor of all obligations under this Agreement through final completion of Phase III, 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:

4. Zero dollars ($0.00) in total real estate taxes annually (assessed mill rate of $19.92);

5. Zero dollars ($0.00) in real estate taxes to the City of Green Bay annually (assessed mill rate of $8.12).

D. 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 I	$8,000,000.00	Dec. 31, 2028
Phase 2	$15,000,000.00 (combined)	Dec. 31, 2029
Phase 3	$18,500,000.00 (combined)	Dec. 31, 2031

1. Phase I (Estimated Assessed Value: $8,00,000.00)

    a) One hundred sixty-six thousand seven hundred twenty dollars ($166,720.00) in total real estate taxes annually (assessed mill rate of $20.84);

    b) Seventy thousand eight hundred eighty dollars ($70,880.00) in real estate taxes to the City of Green Bay annually (assessed mill rate of $8.36).

2. Phase 2 (Combined Estimated Assessed Value: $15,00,000.00)

    a) Three hundred twelve thousand six hundred dollars ($312,600.00) in total real estate taxes annually (assessed mill rate of $20.84);

    b) One hundred twenty-five thousand, four hundred dollars ($125,400.00) 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. 'Phase LLC' means each of the three Wisconsin limited liability companies to be formed by Developer to hold title to and develop a Phase Parcel, as described in the Recitals.

J. 'Phase Parcel' means each of the three separate legal parcels created by the CSM corresponding to Phase I, Phase II, and Phase III of the Project.

K. 'Phase Development Budget' means the Development Budget submitted for a specific Phase pursuant to §IV.C.

L. 'Phase Authorization' means written authorization from RDA to Developer and the applicable Phase LLC to commence construction of a specific Phase, issued pursuant to §IV.L.

M. 'Phase Conditions Precedent' means the conditions set forth in §IV.L and §V applicable to each Phase.

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

O. "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.

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

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

R. "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.

S. "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.

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

U. "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.

V. "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.

W. 'Substantial Completion' means, as to each Phase, the issuance of a certificate of occupancy for the primary improvements comprising that Phase by the City, or such other written confirmation from City that the Phase improvements are ready for their intended occupancy.

X. "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.

Y. "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 in2025; 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."

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

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

BB. "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:

1. 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 public 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. 1.

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:

1. 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 six million, three hundred thousand dollars ($6,300,000.00) or the total amount of Qualified Expenses incurred and paid by Developer and the Phase LLCs across all three phases ('Total TIF Cap').

a. The Total TIF Cap shall be allocated among the phases as follows, subject to reallocation upon written agreement of the parties:

(I) Phase I TIF Allocation: $2,709,000

(II) Phase II TIF Allocation: $2,394,000

(III) Phase III TIF Allocation: $1,197,000

TIF Incentive paid under a Phase's allocation shall not reduce the TIF Incentive available for prior Phase reimbursements that remain outstanding. Any unused TIF allocation from a completed Phase may be reallocated to a subsequent Phase upon written agreement of the parties. Phase-specific allocations shall be established at the time each Phase Development Budget is approved.

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, an provided Developer and all transferees have paid the real estate taxes and any Special Assessments and Special Charges in full for the previous tax year by July 31, TIF Incentive payments shall be made on or before September 1 of each year; provided, however, in no

event shall TIF Incentive payments continue after the earlier of the termination date of the TID or the termination of this Agreement if before the termination of the TID.

D. Guaranteed Minimum Payment; Payment in Lieu. Notwithstanding anything to the contrary herein, in the event 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. Should one or more of the Phase Parcels be repurchased by the RDA or City, pursuant to VIII. 8., The Guaranteed Minimum Payment shall be recalculated prior to tax year 2032, and reduced by an amount equal to the portion of the Guaranteed Minimum Payment attributable to the Phase Parcel's share of the III.C.2.A.

1. Shortfall. In any PILOT Term year in which the actual aggregate Annual Assessed Value of all completed Phase Parcels falls below the applicable Minimum Assessed Value, and such shortfall is primarily attributable to Developer's or a Phase LLC's failure to maintain, complete, or operate the applicable Phase improvements in accordance with this Agreement, the applicable Phase LLC (or Developer as guarantor) shall pay a Payment in Lieu of Taxes ('PILOT Payment') equal to the amount of Tax Increment that would have been generated had the Property been assessed at the applicable Minimum Assessed Value using the mill rates actually in effect for that tax year, minus the actual TIF Incentive available to Developer based on the actual Annual Assessed Value.

2. Exception. No PILOT Payment shall be due in any PILOT Term year in which the Annual Assessed Value falls below the Minimum Assessed Value primarily attributable to:

   A. A market-wide decline in assessed values affecting comparable properties within the TID, as documented by City assessment records for the TID as a whole;
   B. TID administrative action, State decertification of the TID, or other governmental action outside Developer's and the Phase LLCs' control; or
   C. A Force Majeure event under §X.G that has materially impaired the applicable Phase Parcel improvements for more than 180 days.

3. Invoice. The City shall invoice the Developer and the applicable Phase LLC no later than January 31 of the year following the applicable tax year, including the projected shortfall, the assessed value data relied upon, and the mill rates applied. Developer and the Phase LLCs

retain all statutory rights to notice, hearing, and appeal under Wis. Stats. §70.41(7), regarding an objection to valuation, and Wis. Stats. §66.0703 with respect to any special assessment levy.

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. 1.

B. Construction Documents

1. Phase I Construction Documents. Prior to November 1, 2026, and prior to commencement of Phase I construction, Developer and the Phase I LLC shall submit Phase I Construction Documents to RDA for approval. Phase I Construction Documents shall include: (a) plans and specifications for structural, mechanical, and electrical systems for the Phase I structure; (b) full-color elevations for all sides of the Phase I structure; (c) descriptions of all exterior building materials; (d) descriptions and photographic examples of interior finishes; and (e) such other items as reasonably required by RDA.
2. Prior to February 1, 2028, and as a condition precedent to commencement of Phase II construction, Developer and the Phase II LLC shall submit Phase II Construction Documents to RDA for approval, covering the same categories of information as §IV.B.1 applied to the Phase II structure. No obligation to submit Phase II Construction Documents arises before February 1, 2028.
3. Prior to February 1, 2030, and as a condition precedent to commencement of Phase III construction, Developer and the Phase III LLC shall submit Phase III Construction Documents to RDA for approval, covering the same categories of information as §IV.B.1 applied to the Phase III townhome structures. No obligation to submit Phase III Construction Documents arises before February 1, 2030. Failure to submit Phase III Construction Documents before this date shall not constitute an Event of Default under this Agreement.

C. Development Budget.

1. Prior to September 1, 2026, Developer and the Phase I LLC shall submit the Phase I Development Budget to RDA for approval. The Phase I Development Budget shall include:

(a) Phase I hard construction costs of $13,647,000.00;

(b) Contingency line of not less than 10% of Phase I total project costs;

(c) Public Art allocation of not less than 1% of Phase I estimated assessed value ($8,000,000), totaling not less than $80,000; and

(d) Line items for each Phase I Qualified Expenditure for which Developer seeks TIF Incentive reimbursement.

2. Prior to February 1, 2028, and as a condition precedent to Phase II commencement, Developer and the Phase II LLC shall submit the Phase II Development Budget for hard construction costs of $13,507,000.00 to RDA for approval. The Phase II Development Budget shall include a Public Art allocation of not less than 1% of Phase II's incremental estimated assessed value ($7,000,000 incremental), totaling not less than $70,000.

3. Prior to February 1, 2030, and as a condition precedent to Phase III commencement, Developer and the Phase III LLC shall submit the Phase III Development Budget for hard construction costs of $5,290,000.00 to RDA for approval. The Phase III Development Budget shall include a Public Art allocation of not less than 1% of Phase III's incremental estimated assessed value ($3,500,000 incremental), totaling not less than $35,000. The aggregate of all Phase I, II, and III hard construction costs shall not be less than $29,801,311.

4. RDA Approval of Phase Budgets. RDA shall indicate approval or required modifications in writing within thirty (30) days of receipt of each Phase Development Budget. Approval of one Phase Development Budget shall not constitute approval of any other Phase Development Budget. RDA shall not unreasonably withhold, condition, or delay approval of any Phase Development Budget that is consistent with the objectives of this Agreement.

D. 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.

E. Proof of Equity.

1. Phase I Equity. Prior to September 1, 2026, Developer and the Phase I LLC shall provide City and RDA written proof of equity available for injection into Phase I only, in an amount not less than twenty percent (20%) of Phase I total project costs as set forth in the approved Phase I Development Budget. Acceptable proof includes: executed equity commitment letters from equity partners, verified liquid asset statements, or executed and funded joint venture or operating agreements, in a form reasonably satisfactory to City and RDA. Phase I equity proof shall not be required to address Phase II or Phase III costs.

2. Phase 2 Equity. As a condition precedent to Phase II commencement and RDA's issuance of Phase II Authorization, Developer and the Phase II LLC shall provide City and RDA written proof of equity available for injection into Phase II only, in an amount not less than twenty

percent (20%) of Phase II total project costs as set forth in the approved Phase II Development Budget. To the extent Phase I has generated appreciated equity value above the Phase I Minimum Assessed Value, Developer may apply such appreciated value toward the Phase II equity requirement, subject to verification by the City Assessor or an independent appraiser.

3. Phase 3 Equity. As a condition precedent to Phase III commencement and RDA's issuance of Phase III Authorization, Developer and the Phase III LLC shall provide City and RDA written proof of equity available for injection into Phase III only, in an amount not less than twenty percent (20%) of Phase III total project costs as set forth in the approved Phase III Development Budget. No obligation to demonstrate Phase III equity arises before February 1, 2030. Failure to demonstrate Phase III equity before this date shall not constitute an Event of Default.

F. Proof of Financing.

1. Phase 1 Financing. By no later than December 1, 2026, Developer and the Phase I LLC shall deliver to City and RDA proof of construction financing for Phase I only, satisfactory to City and RDA in their reasonable discretion. Such financing, together with the Phase I equity demonstrated under §IV.F.1, must be sufficient to complete Phase I according to the Phase I plans and specifications and Phase I Development Budget. Acceptable proof includes: a fully executed construction loan commitment from a licensed financial institution, a letter of credit, or evidence of self-financing through verified liquid assets. No requirement to demonstrate financing for Phase II or Phase III is imposed at this stage.

2. Phase 2 Financing. By no later than February 1, 2028, and as a condition precedent to Phase II commencement, Developer and the Phase II LLC shall deliver to City and RDA proof of construction financing for Phase II only, satisfactory to City and RDA in their reasonable discretion. Such financing, together with Phase II equity under §IV.F.2, must be sufficient to complete Phase II. No requirement to demonstrate Phase III financing is imposed at this stage.

3. Phase 3 Financing. By no later than February 1, 2030, and as a condition precedent to Phase III commencement, Developer and the Phase III LLC shall deliver to City and RDA proof of construction financing for Phase III only, satisfactory to City and RDA in their reasonable discretion. No obligation to demonstrate Phase III financing arises before February 1, 2030. Failure to secure or demonstrate Phase III financing at any time prior to February 1, 2030 shall not constitute an Event of Default under this Agreement. Phase III financing shall not be required to be demonstrated at the time of Agreement execution or as a condition to Phase I or Phase II commencement.

4. Phase Financing as a Condition to City Authorization. City's and RDA's obligation to issue Phase Authorization for any Phase is conditioned upon satisfaction of the Phase-specific financing and equity conditions under §IV.F and §IV.G for that Phase. City and RDA shall issue written Phase Authorization within ten (10) business days of confirming all Phase Conditions Precedent have been satisfied. Phase Authorization shall not be unreasonably withheld, conditioned, or delayed once all conditions are confirmed.

5. Developer Financing Judgement; Exit Right. Notwithstanding any other provision of this Section, the determination of whether construction financing is sufficient or acceptable for purposes of this Agreement shall be made by Developer in Developer's sole and exclusive judgment. No financing commitment shall be deemed to satisfy the requirements of this Section unless Developer, by written notice to City and RDA, has affirmatively confirmed the

financing as acceptable. In the event Developer is unable to secure construction financing for any Phase on terms it determines, in its sole and exclusive judgment, to be acceptable, Developer shall provide City and RDA a Financing Inability Notice on or before the applicable financing deadline. Such notice shall include a summary of Developer's financing efforts. Upon receipt:

(a) The applicable construction commencement deadline for that Phase shall be automatically tolled for up to ninety (90) days while the parties meet and confer in good faith regarding alternatives, including potential modifications to TIF structure, land payment terms, or project scope;

(b) If no written resolution is reached within the ninety (90)-day toll period, Developer may elect, upon thirty (30) days' additional written notice, to terminate this Agreement as to the affected Phase only, or as to the entire Agreement if the affected Phase is Phase I;

(c) Termination under this Section shall not constitute an Event of Default, shall carry no penalty or damages obligation for Developer, and shall entitle Developer to return of all land payments made to RDA for the affected Phase Parcel, less any documented, reasonable out-of-pocket costs incurred by City and RDA directly in connection with that Phase (capped at $25,000 per Phase); and

(d) Termination of a later Phase under this Section shall not affect Developer's rights, completed improvements, TIF reimbursements, or ongoing obligations with respect to any Phase that has already achieved Substantial Completion.

G. Acquisition of Property. By no later than July 31, 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.

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

I. Certified Survey Map. A certified survey map must be recorded with the Brown County Register of Deeds.

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

K. Improvement of Property. Developer shall promptly design and complete the Project in three (3) phases as described in the Recitals and Concept Plan.

1. 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 December 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.

L. 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.

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

N. 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.

O. Transfer or Sale of Project Property.

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

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

P. 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.

Q. 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.

R. 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.

S. 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.

T. 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.

U. 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.

V. 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.

W. 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. Upon the occurrence of a Phase-specific Event of Default, or a Phase LLC's failure to commence vertical construction on the applicable Phase Parcel by the Phase deadline, RDA shall have the right, but not the obligation, to exercise a conditional option to repurchase the defaulting Phase Parcel only. RDA's repurchase right is limited to the Phase Parcel on which the default has occurred and shall not affect Developer's or any Phase LLC's rights in any Phase Parcel that has achieved Substantial Completion or on which vertical construction has been actively commenced. The Parties agree each Phase Parcel shall be subject to a Conditional Option to Purchase to be signed by the Parties and recorded prior to the Property transfer pursuant to IV.O.

9.

a. Repurchase Price. The repurchase price for any Phase Parcel shall equal: (i) the per-square-foot price derived from the total purchase price of $1,200,000 (less the outstanding balance of land installment payments as of the repurchase date), divided by the total land area of all Phase Parcels conveyed, multiplied by the square footage of the Phase Parcel being repurchased; PLUS (ii) the documented actual cost of environmental remediation, demolition, site clearing, stormwater management, utility construction, and public infrastructure improvements paid by Developer or the Phase

LLC and directly benefiting the Phase Parcel being repurchased, as verified by documentation satisfactory to the parties' mutual independent auditor selected within 30 days of RDA's repurchase notice. The independent auditor shall determine the verified improvement credit within 60 days of selection, and RDA shall pay the total repurchase price within 30 days of the auditor's determination.

b. Definition of 'Commenced'. For purposes of this Section, 'commenced vertical construction' means the permanent installation of structural framing (columns, beams, or load-bearing walls) above finished grade elevation on the applicable Phase Parcel, documented by a City record. Land preparation, excavation, foundation work, grading, and environmental remediation alone shall not constitute commencement of vertical construction.

c. Phase Isolation/No Cross-Default. A Phase-specific default or repurchase event shall not, standing alone, constitute an Event of Default with respect to any completed Phase or any Phase LLC that has achieved Substantial Completion on its Phase Parcel. Developer's and the applicable Phase LLC's obligations under completed Phases — including TIF reimbursement qualification, PILOT obligations for completed Phase Parcels, and land installment payments — shall remain unaffected by a Phase III default. RDA's repurchase remedy is expressly limited to the non-performing Phase Parcel.

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. 1. 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]

Signature page 1 of 3

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

DEVELOPER:
THREE SIXTY REAL ESTATE SOLUTIONS, LLC

By: _____

_____
Marvin W. Wanders, Managing Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

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.

_____
*Kevin J. Roop
Notary Public, LaCrosse County, Wisconsin
My Commission is permanent.

Signature page 2 of 3

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

THE CITY OF GREEN BAY

By: _____
Eric Genrich, Mayor

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

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

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

Signature page 3 of 3

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

REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

By: _____
Gary J. Delveaux, Chair

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

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

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

EXHIBIT A
Property Map

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

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

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # M.2

To refer to staff the request by Alder Prestley (District 6) to reduce charges for damage to a traffic light controller levied against Ayan Ahmed and to have staff submit the claim to the City's insurance. (PC-26-04)

BACKGROUND

On October 25, 2025, a traffic signal control cabinet was damaged by Ayan Ahmed (refer to Motor VehicleCrash 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.

FISCAL IMPACT

ATTACHMENTS

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

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.

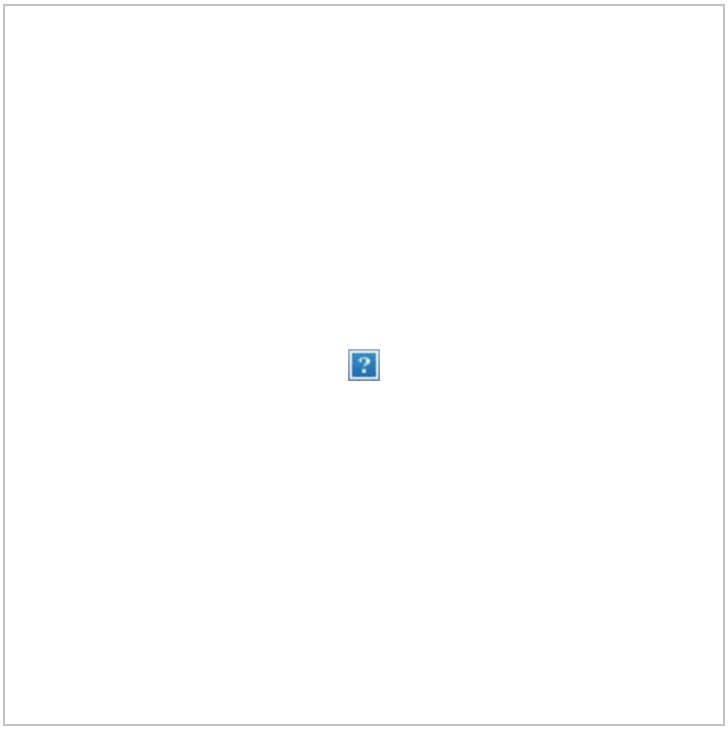
Hello Valerie,

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 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

0000018202630020737400005251549 1

✂ 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 USEAGE	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

GREEN BAY POLICE DEPARTMENT

Case / Incident Report

Case Number	Incident Number	Incident Type
25-252923	25-252923	ACCIDENT - REPORTABLE

Motor Vehicle Crash Report

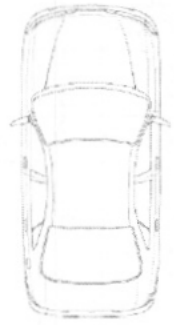
Crash Information

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

Crash Party Information (Unit #:0)

Type: PROPERTY OWNER

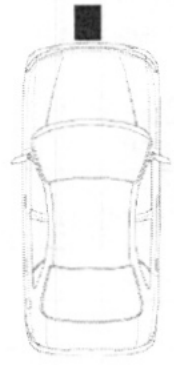
Involved Party Name			DOB:	Home Phone:	Cell Phone:
CITY OF GREEN BAY ,			1/1/0001		
Involved Party Address:			**DL Number:**		**DL State:**
MASON/MILITARY GREEN BAY , WI					
Vehicle Year:	**Vehicle Make:**	**Vehicle Model:**		**License Plate:**	**Plate State:**
Enforcement:		**Ord. / Statute**		**Insurance Company:**	
				TRAFFIC ELECTRICAL BOX	
Violation Description:					
Vehicle / Property Owner:			**Vehicle / Property Owner Address:**		
,			,		



Crash Party Information (Unit #:1)

Type: DRIVER

Involved Party Name			DOB:	Home Phone:	Cell Phone:
AHMED , AYAN ALI			[redacted]	[redacted]	
Involved Party Address:			**DL Number:**		**DL State:**
[redacted]			[redacted]		WI
Vehicle Year:	**Vehicle Make:**	**Vehicle Model:**		**License Plate:**	**Plate State:**
2014	FORD	ESCAPE		[redacted]	WI
Enforcement:		**Ord. / Statute**		**Insurance Company:**	
CITATION				[redacted]	
Violation Description:					
UNSAFE LANE DEVIATION					
Vehicle / Property Owner:			**Vehicle / Property Owner Address:**		
AHMED , AYAN ALI			[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.

Multimedia List

Videos

Title: AXON FLEET 3 FRONT CAMERA VIDEO 2025-10-24 2303

Record Date:	Device:	Officer:	Length:
10/25/2025 04:03:50	FLEET3	CHERRY, C (0703)	593.219

Title: ACCINJ

Record Date:	Device:	Officer:	Length:
10/25/2025 04:04:06	AXONBODY4	BOERSMA, C (0858)	515.528

Title: ACCINJ

Record Date:	Device:	Officer:	Length:
10/25/2025 04:04:00	AXONBODY4	LUBERDA, M (0872)	735.379

Title: ACCIDENTINJ

Record Date:	Device:	Officer:	Length:
10/25/2025 04:05:10	AXONBODY4	GLISCZINSKI, B (0847)	452.399

Title: ACCINJ

Record Date:	Device:	Officer:	Length:
10/25/2025 03:54:11	AXONBODY4	LUBERDA, M (0872)	546.602

Title: ACCIDENT W/INJ

Record Date:	Device:	Officer:	Length:
10/25/2025 03:54:18	AXONBODY4	VANDONSEL, L (0687)	1078.669

Title: ACCIDENT W/INJ

Record Date:	Device:	Officer:	Length:
10/25/2025 03:54:18	FLEET3	VANDONSEL, L (0687)	1183.255

Title: ACCINJ

Record Date:	Device:	Officer:	Length:
10/25/2025 03:54:11	FLEET3	LUBERDA, M (0872)	1323.574

Audio Files

There are no audio files with this report

CAD Call for Service

CAD Incident Data

Incident Number:	Disposition:		Call Source:	Priority:
25-252923			C	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	**Time Closed:** 10/24/2025 11:20:24 PM
			District: GBA2	

CAD Complainant

Name:	Phone #:	Type:
KENYATTA J WILLIAMS [redacted]	[redacted]	CALLER

CAD Comments

Update Time:	Comment:
10/24/2025 10:50:54 PM	WPH2 DATA. PHONE: [redacted] 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 INVOVLED
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: [redacted] 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	[redacted]
10/24/2025 10:53:37 PM	COMP WITNESSED ACCIDENT
10/24/2025 10:53:38 PM	VEH HIT BUIILDING.. 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: [redacted] 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 [redacted] 854 10/24/25 22:52 01 OF 01 VEHICLE REGISTRATION RESPONSE INPUT REQUEST: Plate: [redacted] Type:

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]

NAM/WILLIAMS, KENYATTA J [redacted]
STR/[redacted]
CTY/[redacted] ST/[redacted] ZIP/[redacted] CT/BROWN
SEX/F RAC/BLACK DOB/[redacted] HGT/504 WGT/115 HAI/BRWN EYE/BRWN DONR/ N
LT= [redacted] ISS= [redacted] EXP= [redacted] AT= ORG
CLASSES= D
STATUS= VAL

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

Probationary License Status=VAL Classes=D-VAL Expires= [redacted]
Name on Card=WILLIAMS KENYATTA J [redacted]

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 [redacted] 870 10/24/25 22:53 01 OF 01
Request: 2025-10-24-22.53.56.000041 Type=CFL DID=[redacted]
DID/[redacted]
NAM/AHMED, AYAN ALI
STR/[redacted]
CTY/[redacted] ST/[redacted] ZIP/[redacted] CT/BROWN
SEX/F RAC/ DOB/[redacted] HGT/504 WGT/120 HAI/BLCK EYE/BRWN DONR/ N
LT= [redacted] ISS= [redacted] EXP= [redacted] AT= ORG
CLASSES= D
STATUS= VAL

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

Regular Instruction Permit Status=VAL Classes=D-VAL Expires=[redacted]
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=[redacted] Expires=[redacted]
Name on Card=AHMED AYAN ALI

ADDRESS UPDATED=08/22/2024

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

** Note - Amounts in orange update periodically
**Equipment rates have been updated

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**

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	PREPARED BY
May 5, 2026	

AGENDA ITEM # M.3

To approve the request by Department of Public Works to award final design services for the Community Coastal Hazard Risk Reduction and Restoration at the Mouth of the Fox River project to GEI Consultants, Inc. in the amount of $859,983.00, and to authorize the Department of Public Works to enter into a professional services agreement for this work.

BACKGROUND

- The project is a grant funded by the National Fish and Wildlife Foundation (NFWF) awarded to the City of Green Bay through the National Coastal Resilience Fund.
- The project is intended to address the coastal hazard of flooding, as well as improve the Green Bay waterfront and benefit adjacent economic and recreational assets, including manufacturing and commercial sites, South Bay Marina, Bay Beach Amusement Park, the Children's Museum, Bay Beach Wildlife Sanctuary, and the NEW Water wastewater treatment facility. Creation and restoration of wetland habitat types within this project area are intended to add storm-driven water absorption capacity to the flood-prone area, improving the resilience of the natural and built shoreline.
- This phase of the project will advance engineering and design from 60% to 100% design, prepare and submit permit applications, coordinate stakeholder engagement, and complete phase appropriate construction bid documents.

RECOMMENDATION

To approve the award of the final design services for the Community Coastal Hazard Risk Reduction and Restoration at the Mouth of the Fox River project to GEI Consultants, Inc. for the amount of $858,025.13 and to authorize the Department of Public Work to enter into a professional services agreement for this work.

FISCAL IMPACT

$858,025.13, which is fully funded by the National Fish And Wildlife Foundation Grant that was awarded to the City.

ATTACHMENTS

1. Final Design for Community Coastal Hazard Risk Reduction and Restoration at the Mouth of the Fox River Proposal_2026.04.24 corre

April 24, 2026

City of Green Bay
Department of Public Works
100 N. Jefferson Street
Green Bay, Wisconsin 54301

Re: NCRF – Final Design for Community Coastal Hazard Risk Reduction and Restoration
At the Mouth of the Fox River
Green Bay, Wisconsin

Introduction

We are pleased to continue working with the City of Green Bay on the effort to incorporate flooding mitigation and coastal resilience with a grant funded habitat restoration project that will bring more people to the shores of Green Bay with expanded public access. Based on our conversation on January 7, 2026, we are submitting the proposal to conduct the next phase of work to take the NCRF Final Design for Community Coastal Hazard Risk Reduction and Restoration at the Mouth of the Fox River project from 60% design to 100% design and issue for bid documents within the confines of the grant application awarded by NFWF.

GEI is the consultant tasked with bringing the project team and community's design vision to life within the parameters of the existing grant funding and expectations of future available funding for implementation over the last three years. This project area encompasses a portion of the ongoing Bay Beach Wildlife Sanctuary and Renard Island Nearshore Enhancements Habitat AOC Restoration project area that is being led by GEI in conjunction with the City of Green Bay Parks Department and WDNR's Office of Great Waters Staff. GEI and the project team for the AOC specific project have worked collaboratively since the inception of the restoration project to ensure the work being conducted in that project area would be beneficial to the AOC goals, would translate to future work with consistent metrics, and would dovetail with the goals of the AOC project within these boundaries. The collaborative approach to working with other project teams has established a familiarity and ease of working with the GEI team that is not easily replicated.

GEI and the City have completed a significant amount of field surveys, desktop review, and design effort to bring the project to its current status.

Those efforts included:

- Mussel Presence Surveys and DO measurements
- Floristic Quality Assessments
- Bathymetry and Topographic Surveys
- Bird Surveys
- Initial Geotechnical surveys

- Habitat Assessment
- Aquatic Plant Surveys
- Sediment Poling
- Hydrodynamic and Wave Modeling
- Prior Concepts Review
- Multifaceted stakeholder and public engagement

The familiarity and collaborative effort executed in the first phase of design work can only lead to efficiencies with the anticipated work moving forward. The savings in time and effort will allow the grant funding dollars to go further and make a larger contribution to the restoration of the project area and mitigation of coastal flooding hazards for the residents of Green Bay.

Project Understanding

The project is intended to address the coastal hazard of flooding in this area, as well as improve the Green Bay waterfront and benefit adjacent economic and recreational assets, including manufacturing and commercial sites, South Bay Marina, Bay Beach Amusement Park, the Children's Museum, Bay Beach Wildlife Sanctuary, and the NEW Water wastewater treatment facility. Creation and restoration of wetland habitat types within this project area are intended to add storm driven water absorption capacity to the flood prone area improving resilience of the natural and built shoreline. These efforts will be highlighted in public information used for stakeholder engagement and mitigation components will be outlined in project reports.

The project's initial design phase incorporated advanced numerical modeling to assess infrastructure protection and wave energy reduction under both current and future weather extremes. Additional modeling will be performed during the final design phase to improve our understanding of system responses under a range of scenarios, refine design details, and answer questions provided by the City to GEI at the end of the first design phase. GEI is committed to working with the City and CPPT to move the project forward from its current 60% design phase to a permittable and biddable design plan.

To advance this project to the final design GEI will work collaboratively with the City and NFWF to develop a project timeline. The grant proposal outlined a tight, yet achievable timeline for completion within the 2026 calendar year. The City may opt to pursue a timeline extension. Our staff is dedicated to helping the City achieve their goals for the project within a reasonable timeline which will be reviewed when notice to proceed is issued by the City. We understand the restrictions and additional needs that a grant funded opportunity can produce and will work with the City to address any issues that arise with grant requirements around timing of completion.

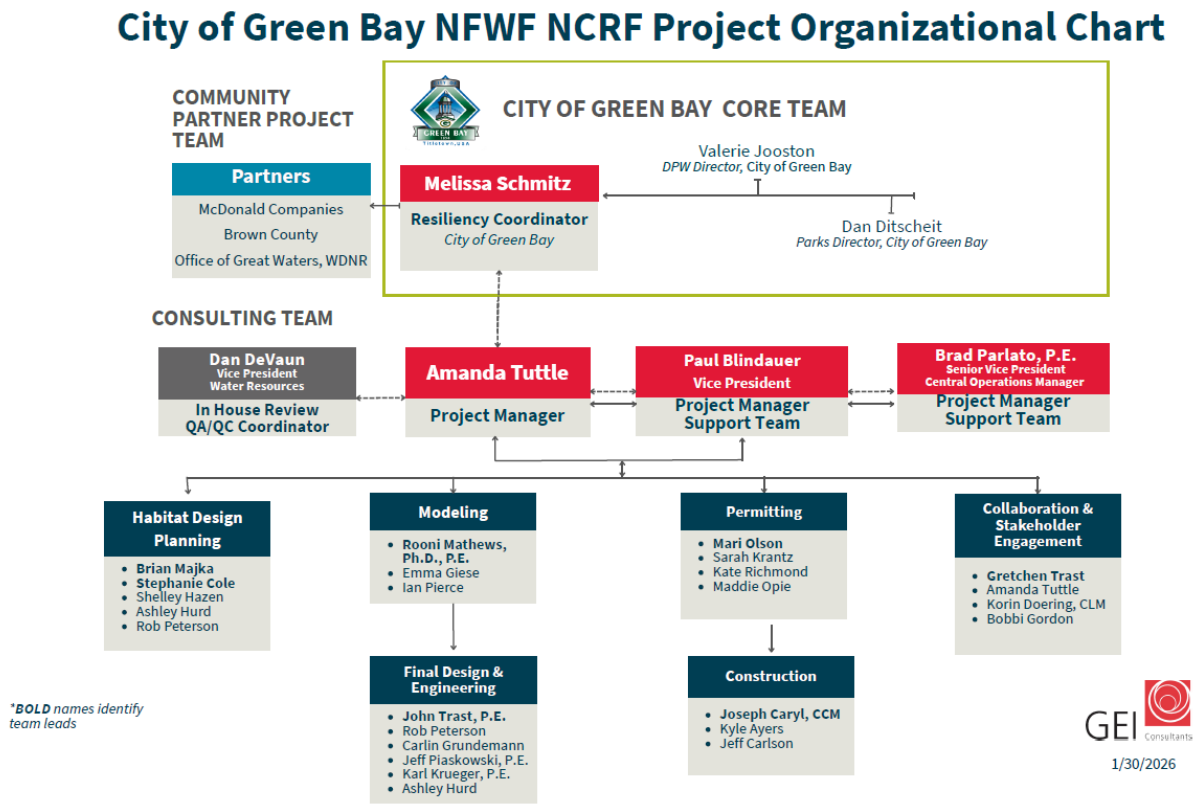
Remaining work to be conducted can be summarized into several project goals:

- The City needs to secure necessary access and modification rights to the project area from various entities. GEI will support the City in these efforts as described under Task 2.2.
- Geotechnical borings will be completed by a subcontractor with GEI oversite and soils tested to determine placement of structures or modifications that are needed as described under task 4.1.
- The GEI project team will conduct additional modeling to determine the potential success of the project as described under tasks 4.2, 4.3, and 4.4.

- GEI will work with the City to engage the public and various stakeholders about the project as described in Task 2.
- GEI's engineering team will work with City staff to advance the drawings to a final design and bid package as described in Task 4.
- GEI will work with the City to prepare permit application documents.
- GEI will develop necessary post-construction monitoring, operation and maintenance plans.

To facilitate efficient implementation of the project, GEI has brought together a team with the necessary technical expertise and experience in collaborating on design projects. Our team will be led by a project management team that will be focused on providing clear, timely and consistent communication, attention to City goals and needs, and delivering a project on time and on budget that meets GEI's quality standards. The organization chart below identifies the key staff for the project.

Figure 1. City of Green Bay NFWF NCRF Project Organizational Chart



GEI has a formalized project delivery model (PDM), which is a framework of proven processes and tools we use to successfully accomplish client work. At the core of the model are three interrelated processes: planning, execution, and managing change. Engineering design and construction projects evolve over time, and our approach explicitly acknowledges that change occurs. We anticipate changes in the planning process, monitor work, and look for changes as we execute, and proactively manage changes to keep the project moving toward its objectives. We believe our project delivery framework and approach to dealing with change can provide you with tremendous value. We also have a company-wide Health and Safety plan, regular training programs, standards, and an EMR under 1. GEI considers safety and quality, along with ethical behavior and client success, critical components of our philosophy and mission.

Strategic Decision Making: During the early stages of this project, we will focus on those issues that maximize the potential for cost savings on the project while minimizing the risks to the public and the environment. As the program is implemented, GEI will develop and communicate critical information early so decisions can be determined on the preferred approach for implementation.

Fiscal Management: Financial control will be maintained through our Financial Monitoring System, which utilizes BST support software that provides GEI project managers with the financial status of their projects on a weekly basis. This system enables close tracking of the project budget for monthly reporting and percentage complete details.

Interaction with the Public: GEI's programs for public outreach and community engagement are designed for cooperative and proactive communication. Services we provide may include attending and facilitating meetings to establish a dialogue between project managers and interested citizens, producing written and graphic materials, developing conflict resolution strategies, and helping project personnel better communicate environmental and risk issues to the media and the public.

Quality Assurance/Quality Control: GEI's Quality Assurance Program has three primary components: Standard Operating Procedures (SOPs), Training, and Product and Process Review. All personnel will have undergone appropriate training and will follow our standard operating procedures when carrying out work on this project. QA/QC will be provided by Dan DeVaun and various subject matter experts, who will review project deliverables (e.g., plans, specifications, memorandums, draft permit language) for technical content before they are issued to the client for review. The QA/QC Manager and Principal-in-Charge work with the Project Manager, Amanda Tuttle, and technical Task Managers to assure objectivity and quality of work product.

Constructability: GEI understands successful projects are not just completed through engineering design and analysis, but that constructability throughout the design process is an important piece of the puzzle to a successful project completion. Throughout each review cycle, a constructability review will be completed in conjunction with QA/QC review. During this review, Senior Construction Managers will take a critical eye to proposed project layouts, materials, and construction challenges that might arise during execution of the project. Completion of these reviews throughout the life of the project can have significant cost savings impacts to the project in the long term by identifying constructability issues early on, prior to finalizing of the plans.

Permitting and Other Coordination: The GEI Team maintains excellent collaborative working relationships with many of the regulators associated with this region of the state. We implement an open communication strategy on our projects with regulatory staff early in the project schedule to facilitate collaborative discussion and understanding that can be incorporated into the project design such that a permittable design is achieved as efficiently as possible.

Deliverables: GEI will make every effort to provide deliverables in original source format via OneDrive. Bookmarked PDFs and ,jpegs used in deliverables will also be shared when possible (WDNR forms for example are only PDF).

Task 1: Project Management and Meetings

Budget: $62,600.63

Project Management and Grant Administration (Estimated Budget: 7.3%)

In order to provide continuity of project understanding and stakeholder relations, Amanda Tuttle will serve as our project manager. She will be the primary point of contact and manage the daily operations of our team. She will maintain close communication with the City. Amanda will be supported by a management team, which will provide regular reviews of project progress, approach, and deliverables, as well as support project communications. Paul Blindauer will be serving as our Senior Project Manager, providing support to Amanda for daily operations and communications. Dan DeVaun will serve as the In-House Reviewer, checking deliverables for consistency with project scope and goals, and GEI's QA/QC policies. Dan will be available as needed to support project meetings and communications. Brad Parlato will serve as our Principal-in-Charge, periodically checking project progress and client satisfaction, and supporting management of project staffing needs. Collectively this team will work to deliver on the City's goals of restoring a resilient shoreline and coastal habitat.

Specific task activities will support transparency and ongoing feedback between the project owner and design team throughout the duration of the project. Our goal will be to facilitate efficient delivery of a biddable and permittable project. Our management team will focus on tracking design progress, verifying alignment with project schedule and budget. When changes occur or project risks are identified (such as real estate/partnership agreements), our team will provide early communication, recommendations for mitigation, and as necessary, identify a critical path forward relative to the overall project. Activities will include a kickoff project meeting, monthly progress meetings, schedule and budget forecasting, and progress reporting.

Upon project award, GEI will schedule and coordinate a kickoff meeting (1.a.) with the City and other agreed upon parties. This group will be known as the focus team. The project scope, budget, deliverables, and grant specific procedural requirements will be reviewed. GEI assumes the kickoff meeting will be held in person for the City, GEI Project Manager, and others as needed and will have a virtual option for remote key staff. The 60% design plans will also be reviewed at this meeting for any changes requested by the city.

The GEI Project Manager, and at times, key GEI staff members, will participate in monthly project update meetings (1.b.) with the City. Meetings can be conducted in person or virtually without impact on project

cost. Prior to each monthly meeting, GEI will prepare and circulate a draft agenda to meeting participants. At the conclusion of each meeting, GEI will prepare and circulate meeting minutes, which will include monthly updates on the project progress.

1.e. To assist with project tracking and reporting requirements, GEI will prepare and submit a brief monthly progress report to be submitted with the monthly invoice. These progress reports will incorporate documentation of necessary metrics to meet grant reporting requirements. This summary will provide the following information:

- money spent in the previous month,
- overall budget tracking,
- deliverable status and updates,
- upcoming deliverables,
- and problems/solution analysis.

Assumptions:

Facility use is not included in the meeting scope.

Deliverables:

- List of focus team members (1.b.)
- Project Design Kickoff Meeting and Meeting Notes with Attendee List (1.a.)
- Monthly Progress Meetings and Meeting Notes with Attendee List (1.b)
- Monthly Reporting (1.e.)
- Progress on Metrics (1.f.)

Task 2 – Community and Stakeholder Engagement

Budget: $55,998.75 (Estimated Budget: 6.5%)

This scope of work will include continuing Community Partner Project Team (CPPT) meetings established during the preliminary design phase as well as additional direct outreach to neighboring businesses and residents, with a grant metric goal of reaching 500 people during this phase of work.

- GEI will schedule and plan four CPPT meetings

Task 2.b - Support City in Project Partner Communication

GEI staff will support the City of Green Bay in meetings regarding the use of land either owned or managed by other entities, such as Brown County's lakebed lease surrounding Renard Island and along the Causeway and the McDonald Companies property beginning to the west of the Causeway, as directed by the City. The Green Bay and Lower Fox River AOC Bay Beach Wildlife Sanctuary and Renard

Island Nearshore Enhancements project overlap a portion of the project area. As such, the plans for improvements to the area should be in line with the AOC goals. The outcome/goals of the meetings are to assist the City in entering into mutual agreements for the needed use and access of land or lakebed held under an alternative entity and establish roles and responsibilities related to funding, project implementation support, and long-term management.

- Brown County – Lakebed approvals
- McDonald Companies – property easements or other use arrangements such as memorandum of understanding (MOU) or memorandum of agreement (MOA)
- WDNR Office of Great Waters – statement of goal alignment with project plans

Assumptions

- GEI will support the City or other City designated party, and can lead meetings regarding land use, as directed by the City. Not to exceed four total meetings.
- GEI will support the City or other city designee by providing easement needs based on project designs and support in development of agreement and access goals by the city.
- The City is reserving $10,000 from the grant funds for property easement and real estate cost. GEI can provide development of easement documents under separate scope, if requested by the City.
- We have assumed printing for public engagement at CPPT meetings, including but not limited to posters and banners, and those items are included within this scope.
- The city requests website updates. GEI will provide 3 website updates.

Deliverables

- Meeting Notes
- Updates will be made to the Connect the Bay website 3 times during the granting period. (2.c)
    - One year of web hosting is included and will be paid for by GEI
    - One year of Web Domain fees are included and will be paid for by GEI
    - Website interaction numbers will be provided quarterly during the granting period.

Task 2.a - Stakeholder Engagement

GEI Staff will plan, lead, and execute up to four CPPT meetings based on participant lists developed with the focus team. Bringing the group together for candid conversations and project updates has proven to be both an efficient use of time and led to more interactive sessions and higher quality feedback. Direct outreach to neighbors will support long-term project support.

GEI's natural resources staff, designers, and graphic artists will work with project stakeholders to program and develop the content, style, and design for interpretive signage to engage and educate the

intended audience. Design will be suitable for communicating signage needs and information to include to a contractor who will be tasked with final design, proofs, and implementation at the City's direction.

Assumptions

- Facility use is not included in the scope.
- GEI will coordinate with McDonald Companies or City to arrange meeting space

Deliverables

- Four CPPT Meetings' slide decks and meeting notes including number of people reached for the reporting of grant metrics.
- Photos will be provided in jpeg format

Task 3 – Permitting and Regulatory Requirements

Budget: $138,464.62 (Estimated Budget: 16.1%)

Permitting

The purpose of this task is to progress the project through the permitting process and develop a permittable project that is construction ready. Project partners have engaged with the Wisconsin Department of Natural Resources, U.S. Army Corps of Engineers, and the City of Green Bay during Preapplication Meetings held on September 3, 2024, March 11, 2025, and October 16, 2025, to evaluate the appropriate path to permitting and have included them in additional outreach efforts, such as CPPT meetings, for their input on design. GEI will assist the City with preparing and submitting permit applications to obtain project permits needed for appropriate phases including, but not limited to:

- WDNR ERR Summary (3.a)
- iPaC and Summary (3.a)
- Formal Section 7 Consultation (3.b)
- WDNR Wetland and Waterway Permitting (3.c)
- USACE Wetland and Waterway Permitting (3.d)
- City of Green Bay & WDNR Site Erosion Control and Storm Water Management Permits (3.e)
- Floodplain Permitting - City of Green Bay (3.f)
- Coastal Consistency Letter – CZMA (3.g)
- Cultural Resources (Desktop, Field, Section 106) (3.h)

Anticipated project phases are outlined below to provide an overview of which project components are included in each phase. The 60% phasing plan is attached for reference. Phases and timelines will be evaluated during the design process and may be updated as the project moves forward.

Project Phase	Description	Timeline
Phase 1b. 60% Design through Final Design and Permitting	Advances 60% design to final plans, securing permits	2026-2027
Construction Sequence 1. In-water Nearshore Restoration Implementation	Install breakwaters, nearshore and marsh habitat, habitat structures, and cobble outcrops to the east and west of Renard Island	2027-2029
Construction Sequence 2. In-water West of Renard Island Restoration Implementation	Install triangular breakwaters, cobble, native plantings, and invasive species management west of Renard Island	2028-2030
Construction Sequence 3. Breakwater Extensions and Beach Improvements Implementation	Install breakwaters, cobble sand beach, breakwater extensions, nearshore and marsh habitat, and habitat structures west of Renard Island	2029-2031
Construction Sequence 4+. Marina and Flooding Improvements Implementation	Install marina breakwaters and beach, seawall, and walking paths.	2030+

Since this project will result in greater than one acre of land disturbance, a Construction Site Stormwater Permit is required by the WDNR. This permit outlines existing and proposed land use, potential impacts to environmentally sensitive areas, as well as stormwater management features and erosion control Best Management Practices (BMPs) that will be utilized to control runoff and prevent erosion.

As you are aware, the City requires a Site Plan submittal for development projects, that generally includes a Stormwater Management Plan and Erosion Control Plan in accordance with Chapter 16 of the Green Bay Municipal Code. Coordination will take place with the City and the Bay Beach Amusement Park to determine if a SWMP is needed. Similar to the WDNR Construction Site Stormwater Permit, the Stormwater Management Plan identifies existing and proposed land use, sensitive areas such as wetlands, floodplains, and nearby water bodies that may be impacted by the development. In addition, the Erosion Control Plan identifies the BMPs and post-construction stormwater management features that will be used to control runoff on the site to protect the newly formed habitat areas. A complete Site Plan package will need to be finalized and submitted to the City's Community and Economic Development Department for erosion control permitting and any other permits identified by the City (e.g., floodplain, if applicable).

This project takes place in a sensitive area near the Bay of Green Bay. Therefore, special consideration will be given to environmental resources in the area in terms of the approach and measures required. For example, construction schedules may need to be adjusted to avoid spawning dates of fish or other wildlife.

Assumptions

- GEI will be meeting and collaborating with City staff and regulatory agency staff throughout the design phase to anticipate and incorporate permitting needs into the project and permit documents. If inquiries or correction requests from permit review require significant design

changes, additional scope and budget may be warranted. We anticipate one round of review comments and corrections for each permit application. (1.c)

- The phasing projection will be reviewed during the design process but is anticipated to remain similar to the outline included in the table above.
- This scope does not include any construction phase coordination for permits or permit close-out documentation or requirements.
- GEI is not responsible for securing road closure permits that may be necessary.
- GEI is not responsible for acquiring aquatic herbicide application permits and permits for pesticide treatments, as needed.
- GEI will prepare erosion control plans to a level necessary for obtaining a permit and directing Contractor requirements. The contractor will be required to submit a detailed erosion control plan.
- Project does not currently anticipate sampling, handling, or disturbance of contaminated sediments. Scope is limited to collection of soil borings and geotechnical testing.
- GEI will prepare permit applications for the entire project. Due to the phased approach of the project and uncertainty regarding project implementation schedule, future efforts may be necessary for the City to modify or apply for permits for subsequent phases. These future phase efforts are outside of the current scope of work.
- Budget for the cost of permits is reserved for those permits submitted under this grant funded scope. GEI is unable to do so for future phase permits past conclusion of this grant funded phase of the project. (3.i)

Deliverables

- Copies of drafted permit applications or amendments, attachments, and regulatory correspondence performed by GEI will be supplied to the City, for submittal by the City.
- All permit deliverables will be provided in source format when possible
- Two meetings will be scheduled with permitting agencies during the design process, as appropriate, and a final review meeting will be held prior to permit submission and meeting notes will be provided after the meetings. (1.c)

Task 4: Engineering Services and Final Design Development

Total Budget: $602,919.00 (Estimated Budget: 70.1%)

Engineering and Final Design Development

The purpose of this task is to finalize project designs, taking designs from 60 to 100 percent completion. Activities include engineering, modeling, design drawings and reports, performance specifications, site plan reviews, and development of a post-construction monitoring and long-term maintenance plan.

Designs will incorporate comments or revisions previously received from the City or required either by USACE or WDNR such as additional construction details, access/staging locations and full sedimentation and erosion control measures. The designs will be fully developed into construction-ready documents that will be accompanied by written project performance specifications. The specifications will include performance specifications that provide requirements necessary for project construction. The City will provide front end construction documents, which will be coordinated with GEI developed specifications. The project components are designed to work in tandem, with careful consideration given to the sequence of construction for optimal habitat establishment and coastal resilience. The carefully detailed order of operations will increase the likelihood of achieving long-term coastal hazard reduction, resilience benefits, and maximize the return on investment for restoration efforts.

Assumptions

- Any substantial changes to plans will be identified and incorporated into the design. The review of the 60% design and any changes requested will take place during the kickoff meeting for this project phase. This meeting is described under Task 1 on page 5 of the proposal. Any major changes or modifications made after that point will be evaluated and shared with the City for impacts to project schedule and budget.

Subtasks and Deliverables

Task 4.a - Geotechnical Investigation Report

GEI will arrange for a Subconsultant who would utilize a barge based, high-frequency sonic sampling which is preferred over conventional standard penetration test sampling in marine environments with soft sediments and organic silts due to its ability to minimize sample disturbance and maximize core recovery. The high frequency vibrations reduce friction along the sampler's sidewalls, allowing the sampler to penetrate with minimal radial displacement of the surrounding sediment. This mechanism preserves the in-situ structure and stratigraphy of soft and organic-rich layers, reduces sample smearing, and improves core recovery and representativeness. The technique is particularly effective in low-strength sediments where conventional dynamic methods may fail to capture intact cores. This would allow us to more accurately determine the amount of material needed to construct the breakwater structures. GEI will conduct oversight during the work and provide a report developed based upon the findings, soil characteristics and any structural testing determined to be necessary.

We are investigating the subgrade below the proposed marine improvements (Rock Jetty / Riprap Breakwater). This investigation will provide us with a depth of compressible foundation materials that we need to account for in the project quantity estimates. If needed, we can recommend following up with standard penetration test sampling Barge Sampling which could be completed with a local contractor (e.g., ECS Ltd).

Deliverables

- A report will be developed based upon the findings from the soil borings outlined above.

Task 4.b - Fox River Hydraulic Modeling and Report

The proposed marina breakwaters are located near the mouth of the Fox River where it enters Green Bay. GEI will complete a riverine hydraulic analysis to evaluate any impacts of the breakwaters on upstream flood elevations. GEI will use the existing FEMA floodplain HEC-RAS model that has been developed for the Fox River, which is available from Wisconsin DNR. The FEMA model will be checked and compared to the established flood elevations in the Brown County FEMA Flood Insurance Study. The model will be updated as needed, following FEMA and Wisconsin DNR guidance. The proposed breakwaters will then be added to the model geometry and GEI will compare flood elevations between existing and proposed conditions to determine if the added fill will have any impacts to flood elevations. If initial modeling shows that the proposed breakwaters would increase flood levels, the model will be used to refine the breakwater design so that there are no impacts to flood elevations in the Fox River.

Task 4.b - Wave Modeling (3 Iterations) Report Updates

Previous GEI studies as part of the Concept Design Report included the development and application of hydrodynamic and wave (phase-averaged) models of the Bay of Green Bay to characterize water levels and wave heights at the project site under extreme event conditions. These results were used to assess the existing conditions during extreme events at the site and develop various alternatives including breakwaters for wave protection and wetland restoration. As part of the final design scope of work proposed, GEI will further refine the alternative selected in the Concept Design Report. The refinements will address stakeholder comments on the Concept Design Report. The objectives are performing a comprehensive assessment of the wave climate at the project site and performing detailed wave modeling in the vicinity of the support design of the proposed breakwaters using a phase-resolving wave model. The modeling will use a phase-resolving model framework such as the USACE's BOUSS-2D or FUNWAVE-TVD. These model frameworks are capable of accurately representing wave transformation such as shoaling, diffraction, refraction, and breaking in the near-shore zone and in the vicinity of in-water structures such as breakwaters. The model results will be used to further refine the breakwater design. The proposed approach is also consistent with stakeholder comments on the Concept Design Report.

Task 4.c - Sediment Transport Modeling and Report

GEI will perform analyses to assess the impact of the alternative selected in the Concept Design Report on sediment transport at the project site. Specific issues to be assessed include (1) the impact of the various constructed features on hydraulic circulation and the potential for sedimentation of suspended sediment transported from the Fox River, (2) the impact on the future development of the tombolo near the southeastern end of Renard Island, and (3) the potential for sedimentation at the reoriented marina entrance. These analyses will use the previously developed hydrodynamic and wave models, and a sediment transport model, if necessary. Various techniques will be used to assess these specific issues. For instance, the first issue will include an assessment of circulation patterns using the calibrated hydrodynamic model under existing conditions and after construction of the restoration/resilience features. This assessment may be supplemented by a hydraulic residence time analysis and/or a screening-level sediment transport model application to assess the fate of suspended sediment loadings from the Fox River.

The second issue will include an assessment of the wave climate in the vicinity of the existing tombolo under existing conditions and after construction of the restoration/resilience features. This assessment will include use of the calibrated wave model and may be supplemented by application of an analytical model of longshore transport to assess changes in longshore transport rates relevant for the continued development of the tombolo.

The third issue will include use of the calibrated hydrodynamic model and a screening-level sediment transport model application to assess trends in sedimentation at the mouth of the marina under existing conditions and following construction of the reoriented marina entrance. However, because of the lack of sufficient data, the sediment transport model will not be calibrated; rather, it will be parameterized based on the available literature, e.g., using settling velocities from existing sediment transport models of the Lower Fox River.

Deliverables

- An update modeling report will be provided

Task 4.d - 90% Design Drawings and Reports

Building off the completion of the initial design, GEI will prepare project construction documents (i.e., plans and performance specifications) that present the specific design to achieve desired goals for the site. Construction documents would include detailed plans and designs, performance specifications, and cost estimates.

We envision a final plan set including, but not necessarily being limited to, the following sheets:

- Cover and sheet index
- Existing conditions base plan, with public and private utilities shown, wetland and plant communities, bathymetry, topography, and soft sediment thickness, overlaid on a recent aerial
- Site access and construction staging plan
- Demolition plan (if needed)
- Soil Erosion and Sedimentation Control Plan
- Proposed conditions plan, including public access plan and natural resource impact areas
- Marsh cross-sections showing overlay of existing and proposed bathymetry and/or topography; changes in water surface elevations
- Planting plan
- Breakwater details
- Details for public access features
- Habitat improvement details
- SESC details, planting details
- Updated cost estimate

- Other infrastructure details

The 90% submittal would include a revised detailed design, an updated basis of design report, draft performance specifications, and a preliminary cost estimate. A review of the 90% design and any requested changes will take place at a 90% design review meeting, which would take the place of a monthly focus team meeting. This scope includes one (1) round of revisions to address City comments.

Task 4.e - Final Design Drawings and Reports

The City will be responsible for coordinating bidding for construction services. GEI will support bidding services by preparing a bid package that builds off the final deliverables from the previous design phase. The bid package prepared by GEI will include plans, performance specifications (including Special Provisions), and a final utilizing templates that will be supplied by the City to be consistent with the City's standards for bidding.

Building off the completion of the 60% design, GEI would prepare project construction documents (i.e., plans and performance specifications) that present the specific design to achieve desired goals for the site. Construction documents would include detailed plans and designs, performance specifications, and cost estimates.

The final design package will progress the construction documents, incorporating review comments received during the 90% design review and finalize the basis of design report.

The 100% submittal would include final detailed plans and designs, performance specifications, and a cost estimate suitable for bids from contractors. A review of the 100% design and any requested changes will take place at a 100% design review meeting, which would take the place of a monthly focus team meeting. This scope includes one (1) round of revisions to address City Comments

Assumptions

- The Contractor will be required to obtain utility locates prior to construction. Known utility locations will be identified on drawing plan sets.
- The City will provide GIS locations of storm and sanitary sewer utilities within or immediately adjacent to the project site.
- GEI will address one round of comments for revision of each submittal package prior to finalization of the documents.
- City will provide comments on 90% and 100% design packages within 3 weeks of submittal.

Deliverables

- Bid package includes construction contract documents (e.g., plan set, performance specifications, and engineer's cost estimate). (4.f, 4.g)

Task 4.i – Post-Construction Vegetation Management, Operation, and Maintenance Plan (Short Term - Phased)

GEI will draft a final short and long-term Maintenance plan to guide restoration and management after restoration implementation. The plan will outline efficient monitoring methods to determine if the projects are trending toward or meeting the expected performance standards. The plan will include qualitative and quantitative measures to assess project outcomes and methods for informing the Contractor of post-construction modifications required, such as replanting, herbicide treatment changes, or repairs needed to roads. GEI and the City will outline and agree upon the length of time needed for the short and long term maintenance plans. Various components have different standard periods, and a phased approach adds a further layer of complexity to this planning effort. Funding has been adjusted to provide time needed for phased documents. Preliminary tasks and approximate timelines will be provided to assist in the development of MOUs with relevant stakeholders and property owners as requested by the City.

Most ecological restoration projects will put the living system on a path toward restoration, but this is not an immediate change. Monitoring and adaptive management are typically necessary following construction as a part of the permitting process and/or to monitor short-, mid-, and long-term project success. GEI would work with the project team to develop efficient monitoring methods to determine if projects are trending toward or meeting the performance standards. These plans are flexible and can often be carried out by local volunteer organizations or customized to a municipality or organization's monitoring that is completed for other similar projects.

GEI knows that successful habitat restoration and enhancement projects require close oversight of project construction and maintenance by experienced staff. When working in natural systems, it is understood that water levels may vary greatly between the time when survey data were collected and when the project begins construction. Other changes may occur including vegetation type and density, sediment deposition or erosion, and jurisdictional boundaries such as property ownership or zoning areas. Therefore, knowing the design intent, project goals, and having a clear list of performance standards for the contractor will maximize work that can be produced on-the-ground while minimizing the time and budget necessary for plan sheets and design.

Task 4.j – Long Term Monitoring and Maintenance Schedule and Plan with Cost Estimates

Maintaining high-quality habitat for fish, plants, and wildlife will depend on regular and long-term monitoring and management of the site following construction. GEI will develop a long-term habitat monitoring and maintenance plan, including recommended staffing, equipment, supplies, timing of activities, and budget. This plan will provide guidance for each habitat type (emergent wetland, open water, hardwood swamp, etc.). The plan will also contain maps of habitat types, access points, habitat structures, and other features.

GEI recommends an adaptive management approach to habitat restoration areas, which means the schedule and techniques used should be flexible, and actions will depend on the annual monitoring results. The site has several characteristics that will make regular monitoring and management critical, as the site conditions will change from year to year. These characteristics include (1) adjacent roads that can be vectors of invasive plant species, (2) high edge to interior ratio, which generally increases

maintenance needs, (3) adjacent landowners with invasive plants that will serve as sources for re-infestations, and (4) fluctuating water levels, which will create dynamic wetland conditions. Ideally, the adjacent landowners will be responsible for conducting management on their lands consistent with the habitat goals of the project site or provide permission for City staff, or contractors to conduct management along the project boundaries. In addition, management should be consistent with plant and wildlife goals at the site (e.g., activities should not interfere with breeding birds or amphibians).

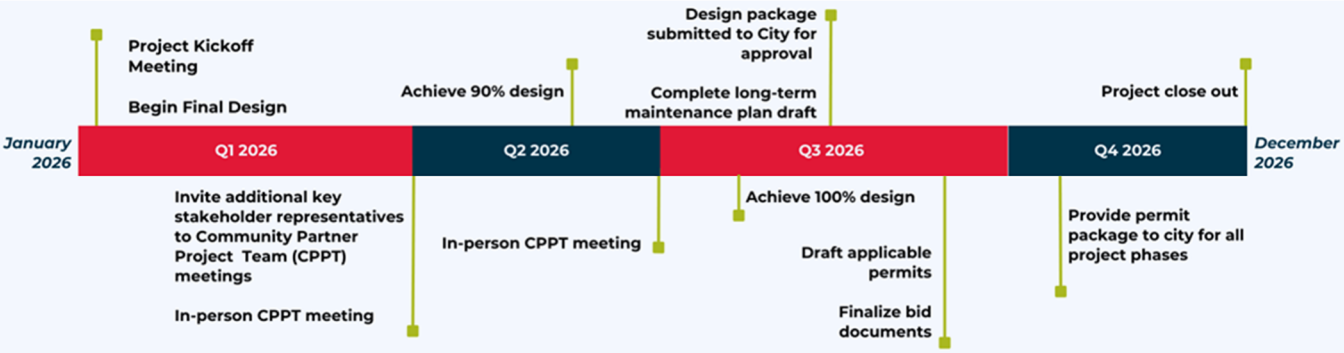
Infrastructure, public access, and other "gray" features will have maintenance recommendations outlined as well. This will include but is not limited to inspection of breakwater structures, gathering circles, pathways, cobble outcrops, and other features installed as part of this project.

Task 5 –Options for Scope not Included in Grant Funded Budget Scope

There is potential that some of the anticipated permit applications may not be needed based upon agency directions, or we may find additional efficiencies throughout the process of completing other tasks. If this is the case, we will track the funds and work with the City to modify the scope outlined in this document. All scope changes will be discussed with the City and agreed upon by both parties in writing.

As indicated in the grant proposal submitted to NFWF, The City may opt to use matching funds for future grant funding development. If directed to do so, GEI will use the funds to conduct a Grant investigation, write appropriate applications, and develop a benefit cost analysis as needed. Direction to use the funds for this purpose must be outlined and agreed upon in writing.

GEI has budgeted for up to 8 hours of grant support work under the current funding. This is indicated on the budget table. (2.d)



The project schedule outlined above was submitted with the grant proposal. A detailed project schedule is being developed and is dependent upon information being provided by the City, contracting efforts, and GEI receiving a Notice to Proceed.

The City has requested 3-week review periods for the 90%, 100%, Final design, and permit comments. This cumulative review period could take up to 12 weeks or 3 months, which is not possible with an expected project completion of December 31, 2026. It may be possible to complete somework concurrently during the review periods and every attempt will be made to do so when this is an option, shortening the overall review length for the project. This request will be discussed further within the

context of a grant extension during the schedule development effort after receiving the notice to proceed. The City has informed GEI it is their intention to request an extension from NFWF.

A finalized project schedule will be collaboratively developed and agreed upon by both the City and GEI. GEI will provide a finalized project schedule once the City has established a final schedule with NFWF.

Closing

If you have any questions, please feel free to contact Amanda Tuttle at atuttle@geiconsultants.com or 251-753-0021.

Sincerely,

GEI CONSULTANTS, INC.



Amanda Tuttle
Project Manager



Paul R. Blindauer
Vice President

GEI_Letter_Template_v2_2025_01_05
ACT/PRB:amp
B:\Working\GREEN BAY WI, CITY OF\2400860 McDonald NCRF Restoration\02_PM\2025 grant proposal\Final Design for Community Coastal Hazard Risk Reduction and Restoration at the Mouth of the Fox River Proposal_FINAL.docx

GEI Consultants

Connect the Bay 60% to Final Design, Permitting

Sub-task	Sub-task Description	Hours	Supplies & Subs	Labor Fee	Total
1. Project Management and Meetings					
1.a	Project Design Kickoff Meeting (in-person)	12	$ 90	$ 1,806	$ 1,896.00
1.b	Monthly Focus Team Progress Meetings (half in-person) 12 Months	150	$ 810	$ 19,915.88	$ 20,725.88
1.c	FocusTeam & Regulators Meetings 2 progress meetings and 1 final review meeting	99	$ -	$ 13,686.75	$ 13,686.75
1.d	Project Schedule and Fee Expenditure Forecast. Updated throughout the project.	40	$ -	$ 6,888	$ 6,888.00
1.e	Monthly Reporting (12 Months)	90	$ -	$ 12,569	$ 12,568.50
1.f	Quarterly Reporting (4 reports)	54	$ -	$ 6,836	$ 6,835.50
				Task A	**$ 62,600.63**
2. Community and Stakeholder Engagement					
2.a	Public CPPT Meetings (qty 4)	348	$ 1,058	$ 42,399	$ 43,456.50
2.b	Land Use meetings with stakeholders GEI to support City (qty 4)	12		$ 1,638	$ 1,638.00
2.c	Website Updates (3 updates, 1-yr hosting)	30	$ 530	$ 9,282	$ 9,812.25
2.d	Grant Support	8		$ 1,092	$ 1,092.00
				Task B	**$ 55,998.75**
3. Permitting and Regulatory Requirements					
3a	Endangered and Threatened Resources - WDNR ERR summary & iPaC	30	$ -	3,906	$ 3,906.00
3.b	Formal Section 7 Consultation	12	$ -	$ 1,801	$ 1,800.75
3.c	WDNR Wetland and Waterway Permitting	172	$ -	$ 25,568	$ 25,567.50
3.d	USACE Wetland and Waterway Permitting	236	$ -	$ 34,409	$ 34,408.50
3.d	City of Green Bay and WDNR Site Erosion Control and Storm Water Management Permits	146	$ -	$ 18,795	$ 18,795.00
3.f	Floodplain Permitting with City of GB	108	$ -	$ 14,942	$ 14,941.50
3.g	Coastal Consistency Letter - Coastal Zone Management Act (CZMA)	8	$ -	$ 1,118	$ 1,118.25
3.h	Cultural Resources (Desktop, Field, Section 106)	196	$ -	$ 31,878	$ 31,878.00
3.i	Permit Submittal Costs and contingency		$ 6,049		$ 6,049.12
				Task C	**$ 138,464.62**
4. Engineering Services and Final Design Development					
4.a	Geotech -GEI oversight and testing	100	$ 84,000	$ 11,991	$ 95,991.00
4.b	Modeling	296	$ -	$ 36,026	$ 36,025.50
4.c	Sediment Transport Modeling	122	$ -	$ 18,186	$ 18,186.00
4.d	90% Design Drawings and Reports	1,544	$ -	$ 217,949	$ 217,948.50
4.e	Final Design (90% to 100%) Drawings and Reports	1,026	$ -	$ 147,378	$ 147,378.00
4.f	Specifications	164	$ -	$ 24,644	$ 24,643.50
4.g	Construction Sequence, staging and access	60	$ -	$ 9,230	$ 9,229.50
4.h	City Site Plan Review	56	$ -	$ 6,573	$ 6,573.00
4.i	Short Term Vegetation Management, Operation, and Maintenance Plan - Phased	185	$ -	$ 23,472	$ 23,472.00
4.j	Long Term Monitoring and Maintenance Schedule and Plan with Cost Estimates - Phased	185	$ -	$ 23,472	$ 23,472.00
				Task D	**$ 602,919.00**
				Total A-D	**$ 859,983.00**

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

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # M.4

To approve the request by Department of Public Works to award contract CITY HALL 1-26 PARAPET WALL REPAIRS to IEI General Contractors in the amount of $75,739.50.

BACKGROUND

City Hall, constructed in 1956, features a brick-and-mortar façade. While minor maintenance has been performed over the years, the façade now requires repointing and replacement of deteriorated bricks to preserve a weathertight building envelope. The scope of this project includes repointing mortar joints and replacing damaged brick units along the parapet walls.

RECOMMENDATION

The Department of Public Works and Parks, Recreation, and Forestry Department recommend to award contract to the lowest responsive bidder, IEI General Contractors.

FISCAL IMPACT

Funding for this project in the amount of $75,000, is included in the approved 2026 Capital Improvements Plan. Costs exceeding this amount will be funded through the fund balance.

ATTACHMENTS

1. Quest CDN Project Results - City Hall 1-26 Parapet Wall Repairs
2. City Hall 1-26 Parapet Wall Repairs Award Memo

CITY HALL 1-26 PARAPET WALL REPAIRS

Quest Number: 10131969

Closing Date: Tue, 04/21/2026 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:	Jeff Lambrecht
Email:	jeff.lambrecht@greenbaywi.gov
Phone:	920-609-4753
Award Date:	
Comments:	
Award Status:	Pending
Letting Bid Tabulation:	View on vBid

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
IEI General Contractors	Shane Whelchel	920-337-2111	shane@ieigc.com	$ 75,739.50		
Restoration Systems Inc.	Blake Dronen	952-368-0463	bdronen@restorationsystems.net	$ 89,441.00		
Building Restoration Corporation	Dale Zoerb	612-789-2800	pm@buildingrestoration.com	$ 118,257.00		
Berglund Construction Company	April Wilson	7733741000	awilson@berglundco.com	$ 170,000.00		
Central Restoration, LLC	Ashley Sobotta	920-583-3733	sobotta1@centralrestoration.com	$ 200,000.00		

Parks, Recreation & Forestry Department
100 North Jefferson Street • Room 510
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3365
Fax 920.448.3393

4/22/26

To: Valerie Joosten, P.E.

From: Emma Browne, P.E.

Re: City Hall 1-26 Parapet Wall Repairs

CC: Dan Ditscheit, PLA
James Brunette, PE
Trista Hobbs, PE
Kala Lardinois

The Parks, Recreation, and Forestry Department supports awarding City Hall 1-26 Parapet Wall Repairs to the lowest responsive and responsible Bidder, IEI General Contractors, for the Base Bid amount of $75,739.50. Below is a summary of the bids received.

Bidder	Base Bid
IEI General Contractors	$75,739.50
Restoration Systems Inc.	$89,441.00
Building Restoration Corporation	$118,257.00
Berglund Construction Company	$170,000.00
Central Restoration, LLC	$200,000.00

Emma Browne, P.E.

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

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # M.5

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

1. Sidewalk Builder

    a. Jim Fischer, Inc.
    b. Helmle Construction & Concrete, Inc.
    c. Total Construction (Joe Mains Concrete)
    d. Al Dix Concrete
    e. Allied Concrete Construction, Inc.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # M.6

To approve the request by Department of Public Works to award contract RESURFACING 1-26 (INCLUDING SEWER & WATER) to Jossart Brothers, Inc. in the amount of $4,221,446.81.

BACKGROUND

RECOMMENDATION

Award to the low-responsive, responsible bidder Jossart Brothers, Inc. in the amount of $4,221,446.81.

FISCAL IMPACT

The project is funded with a combination of Bonded funds and Vehicle Registration Fee funds.

ATTACHMENTS

1. Quest CDN Project Results Resurfacing 1-26 (Including Sewer & Water)

RESURFACING 1-26 (INCLUDING SEWER & WATER)

Quest Number: 10157062

Closing Date: Tue, 04/28/2026 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:	Pat Molski
Email:	pat.molski@greenbaywi.gov
Phone:	920-448-3093
Award Date:	
Comments:	
Award Status:	Pending
Letting Bid Tabulation:	View on vBid

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
Jossart Brothers, Inc.	Jason Hermsen	920-339-8500	jasonh@jossartbrothers.com	$ 4,221,446.81		
Peters Concrete Company	Duke Peters	920-494-3700	quote@petersconcrete.com	$ 4,259,040.41		
Carl Bowers & Sons Const. Co., Inc.	bill bowers	920-766-2629	billbowers@carlbowers.com	$ 4,446,120.59		
DE GROOT, INC.	MARK DE GROOT	920-866-2348	mark@degrootinc.com	$ 4,499,603.56		
Dorner Inc.	Tina Aschenbrenner	920-845-2442	tina.asch@dornerinc.com	$ 4,606,474.31		

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

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # M.7

To approve the request by Department of Public Works to award contract PARKS 3-26 JBS URBAN BARN DEVELOPMENT to Milbach Construction Services Co. in the amount of $1,345,075.00.

BACKGROUND

The City Council previously approved using ARPA funding to partially fund the construction of a food production barn with restrooms at the JBS Park site. At the time, the consultant hired to design the barn, estimated the total cost of the project to be approximately $1 Million. The City approved allocating ARPA funding in the amount of $752,843.00 plus an additional $48,000.00 in ARPA funding to include solar panels on the roof. At the time, Wello agreed to fundraise the remaining $250,000.00 needed for this project. Some of the ARPA funding has already been spent on Architectural fees.

The City recently bid out the construction of the barn. The low bid came in higher than the allocated budget for this project. Wello has agreed to increase their fundraising goal moving forward to help cover the funding shortage.

The Parks, Recreation and Forestry Department is recommending awarding Parks 3-26 JBS Urban Barn Development to the lowest responsive and responsible Bidder, Milbach Construction Services, Co. for the solar allowance cost plus base bid cost for a subtotal of $1,290,775.00. Park staff also recommends awarding the Alternate to install a roof over the patio for an additional $54,300, bringing the total cost to $1,345,075.00.

RECOMMENDATION

To Approve

FISCAL IMPACT

There are multiple funding sources related to this project.
$630,143.00 – Remaining ARPA funding approved for barn construction.
$48,000.00 – Remaining ARPA funding approved for Park solar project.
$666,932.00 – JBS TID 28 funding.
$1,345,075.00 – Total Funding Needed.

Please note that Wello is committed to securing funding for this project and they have several potential funding sources in the works. Staff is recommending awarding the bid using TID 28 funding. Wello will reimburse the City as their funding becomes available. Any funding shortage incurred through fundraising will be offset with City TID funding.

ATTACHMENTS

1. JBS Barn Bid Award 1-26

2. Barn Renderings
3. Quest CDN Project Results - Parks 3-26 JBS Barn Development

Parks, Recreation & Forestry Department
100 North Jefferson Street • Room 510
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3365
Fax 920.448.3393

4/28/26

To: Valerie Joosten, P.E.

From: Dan Ditscheit

Re: Parks 3-26 JBS Urban Barn Development

CC: James Brunette, PE
Trista Hobbs, PE
Emma Browne, PE
Kala Lardinois
Diana Jacquet

The Parks, Recreation and Forestry Department supports awarding Parks 3-26 JBS Urban Barn Development to the lowest responsive and responsible Bidder, Milbach Construction Services, Co. for the solar allowance cost plus base bid cost for a subtotal of $1,290,775. Park staff also recommends awarding the Alternate to install a roof over the patio for an additional $54,300, bringing the total cost to $1,345,075. Below is a summary of the bids received.

Bidder	Solar Allowance Plus Base Bid	Alternate (Roof Over Patio)	Total Cost
Milbach Construction Services, Co.	$1,290,775	$54,300	$1,345,075
Frank O. Zeise Construction Co., Inc.	$1,403,253	$88,380	$1,491,633
8Pine. Inc.	$1,451,400	$73,080	$1,524,480
Elite Builds, Inc.	$1,554,400	$68,275	$1,622,675

There are multiple funding sources related to this project.
$630,143 – Remaining ARPA funding approved for barn construction.
$48,000 – Remaining ARPA funding approved for Park solar project.
$666,932 – JBS TID 28 funding.
$1,345,075 – Total Funding Needed.

Please note that WELLO is committed to securing funding for this project and they have several potential funding sources in the works. Staff is recommending awarding the bid using TID 28 funding. WELLO will reimburse the City as their funding becomes available. Any funding shortage incurred through fundraising will be offset with City TID funding.

Dan Ditscheit
Parks, Recreation & Forestry Director





JBS Barn Renderings

PARKS 3-26 JBS URBAN BARN DEVELOPMENT

Quest Number: 10131973

Closing Date: Tue, 04/21/2026 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:	Trista Hobbs
Email:	trista.hobbs@greenbaywi.gov
Phone:	920-448-3114
Award Date:	
Comments:	
Award Status:	Pending
Letting Bid Tabulation:	View on vBid

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
Milbach Construction Services, Co.	Mike Milbach	920-993-0735	milbconst@aol.com	$ 1,290,775.00		
Frank O. Zeise Construction Co., Inc.	Beckie McDermid	920-437-5426	bmcdermid@zeiseconstruction.com	$ 1,403,253.00		
8PINE. Inc.	Bert Pieper	715-574-8708	bids@8-pine.com	$ 1,451,400.00		
Elite Builds, Inc.	DONNA TEWELIS	920-457-0923	donnat@elite-builds.com	$ 1,554,400.00		

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

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # N.1

To deny an appeal by Tena Doxtater regarding the denial of her excess animal permit.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Doxtater
2. 408 columbia 1
3. 408 columbia 2
4. 408 columbia 3
5. 408 columbia 4
6. 408 columbia 5
7. 408 columbia 6
8. 408 columbia 7
9. 1000006609
10. 1000006610
11. 1000006611
12. 1000006612
13. 1000006613
14. 1000006614
15. 1000006615
16. 1000006616
17. 1000006617
18. 1000006618
19. 1000006619
20. 1000006620
21. CompViolationLetter 408 Columbia

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

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # N.2

To hold an appeal by Terry Mooren regarding the denial of his operator's license over to the 5/11 P&P.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Mooren
2. MOOREN CIB
3. MOOREN CCAP

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

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # N.3

To hold an appeal by Andria Nolan regarding the denial of her operator's license to the 5/11 P&P.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Nolan Appeal
2. NOLAN CIB
3. NOLAN CCAP
4. NOLAN MUNI

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

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # N.4

To approve an appeal by Dawn Fischer regarding the denial of her operator's license.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Fischer
2. FISCHER CCAP and MUNI
3. FISCHER CIB

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

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # N.5

To approve an appeal by Alicia Schadrie-Wagnitz regarding the denial of her operator's license.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Schadrie-Wagnitz
2. SCHADRIE-WAGNITZ CIB
3. SCHADRIE-WAGNITZ CCAP

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

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # N.6

To hold an appeal by Mykaiel Schadt-Reed regarding the denial of his operator's license to the 5/11 P&P.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Schadt-Reed
2. SCHADT-REED CIB
3. SCHADT-REED CCAP and MUNI

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

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # N.7

To hold an appeal by Shane Schumacher regarding the denial of his operator's license to the 5/11 P&P.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Schumacher
2. SCHUMACHER CIB
3. SCHUMACHER CCAP

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

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # N.8

To approve a Limited Expansion of Licensed Premises for Blue Collar Bar & Grill at 1313 S Broadway for May 17, 2026 with a licensed premised description of "outside w/ tent, completely fenced, small bar outside w/ cans only".

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. LELP

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

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # N.10

To approve an original application for a Class "B" beer and "Class B" liquor license for Eddie Boyce at Studio 112, 1139 Main St with a licensed premise description of "bar and storage room w/cooler and outdoor patio".

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 1139 Main

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

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # N.11

To approve an original application for a Class "B" beer and a "Class B" liquor license for Jeffrey Schermetzler at The Depot, 200 Dousman St with a licensed premise description of "restaurant 1st floor, bar, dining, kitchen, walk-in cooler, storage, office, outdoor patio".

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 200 DOUSMAN LIQ

REPORT OF THE GREEN BAY POLICE DEPARTMENT
GRANTING OPERATOR LICENSES
May 5, 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

Carviou, Anastasia
Davis, Lyndsay B
DeLean, Emily M
Duescher, Noah A
Flores, Jessenia
Jeanquart, Valerie J
Mills, Nevaeh L
Ogblomesse, Ami M
Parrish, Logan D
Smits, Sarah M
Strain, Joshua M
Vanness, Ronald R
Zintman, Cassidey RM

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
May 5, 2026	Stephanie Hummel, Staff

AGENDA ITEM # P.1

To approve the amendment of the Grandview Planned Unit Development (PUD), located on parcels #21-16-1-5, #21-10, #21-11, #21-12, #21-13-1, #21-17, #12-11-1, #21-16-1-16, #21-21-A, #21-20, #21-4. (ZP 26-07 Public Hearing held April 27, 2026)

BACKGROUND

Reason for Request: To amend the existing Planned Unit Development (PUD) to reflect clerical updates, minor adjustments for two development proposals, and staff updates reflecting modern zoning code.

Subject Parcel Zoning and Land Use: Subject land area is zoned Planned Unit Development and is undeveloped and farmed green space.

Surrounding Zoning and Land Uses:
North: Rural Residential (RR) and Conservancy (CON) | Single-family home and undeveloped, farmed land
South: Rural Residential (RR), Low-Density Residential (R1), & General Commercial (C1) | Single- and Two-Family Homes, Religious Institution, & Restaurant
East: Rural Residential (RR) | Single-family homes and green, farmed land
West: Rural Residential (RR), Medium-Density Residential (R2), & General Commercial (C1) | Single-family homes and golf course with restaurant

Comprehensive Plan: The 2050 Go Big Green Bay Comprehensive Plan recommends Mixed Residential uses for this area. The application is consistent with this recommendation.

Report: The Grandview PUD was created in 2014 as a Traditional Neighborhood Development, with focus on a mix of residential uses, building styles, with commercial areas to support these homes. It is intended to be designed at a human scale and connectivity throughout the development area. Total size of the PUD area is 263.36 acres. It was previously amended in 2018 to adjust some design features and to phase the storm water management plan. To date, one development has occurred in this PUD — Oak Park Place, a senior and assisted living facility.

There are two developers with proposals in the Grandview PUD area. Their developments require minor amendments to the PUD. Staff took this opportunity to review the PUD to do some clerical updates (primarily outdated code references), as well as review the content for compliance with current zoning code.

The first development proposed is in the southeast corner of the PUD area. This includes a mix of singles, townhomes, duplexes, and multi-families. While the land uses are not being amended, the site layout is — see attachment showing the comparison. Additionally, access alleys are being shown in the townhome areas to allow for rear-loaded townhomes to be built.

The second development proposed is in the northwest corner of the PUD area. This includes singles and townhomes. There are slight adjustments to the land uses, swapping a small townhome area for singles.

"Standard" single-family lots have a private road being added for a single-family condominium development. Lastly, alley access is being shown in the townhome area to allow for rear-loaded homes. The multifamily area just south of this will remain the same.

Alders Grant and Hutchison and neighbors within 200 ft. have been notified of the meeting based on Plan Commission policy. Staff has not received any inquiries about the request as of the drafting of this report.

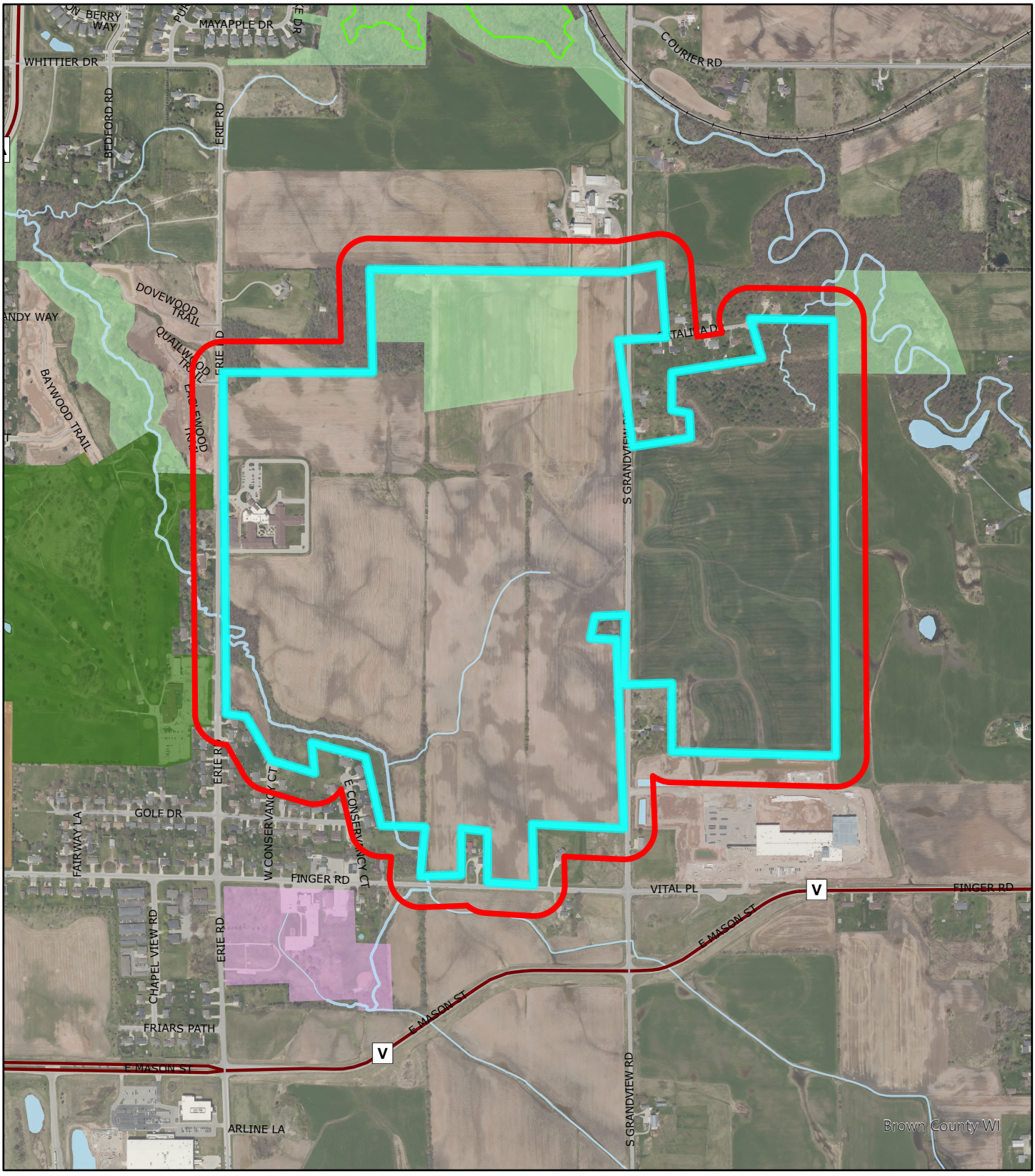
RECOMMENDATION

Approval of the request, subject to the adoption of the draft PUD.

FISCAL IMPACT

ATTACHMENTS

1. ZP 26-07 Map
2. ZP 26-07 Updated Land Use Exhibit
3. ZP 26-08 Northwest Development Comparison
4. ZP 26-07 Rocky Arbor SF Site Plan
5. ZP 26-07 Rocky Arbor Project Narrative
6. ZP 26-08 Southeast Development Comparison
7. ZP 26-07 MF+ Site Plan, SE corner
8. ZP 26-07 Multi-Family plus Singles Project Narrative
9. ZO XX-XX - Grandview PUD Amendment, DRAFT
10. ZO XX-XX, Exhibits B-J - Grandview Place



(ZP 26-07) PUD Amendment for Grandview Development

Feet
0 240 480 960

N

JBS Development Site

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 and Economic Development. E.R. 10 Apr 2026 C:\Users\stephaniehu\Documents\ArcGIS\Projects\Base Map\Base Map.aprx

Planned Unit Development

South Grandview Road & Erie Road



Rocky Arbor Trail
Overhead Power Lines
Catalina Drive
Overhead Power Lines
Rocky Arbor Trail
Wisteria Ct
Road A
Road B
East Chippewa Circle
Road K
East Chippewa Circle
Cooper Falls Way
Copper Falls Way
Erie Road
Copper Falls Way
West Chippewa Circle
Road J
South Grandview Road
Road I
East Chippewa Circle
MF Site Access
Road F
Peninsula Place
Blue Mound Circle
Road B
Road E
Road A
Road F
Road G
Golf Drive
Finger Road

- *Single Family Residential (detached)*
- *Medium Density Residential (attached)*
- *Multi-family Residential*
- *Senior Living*
- *Commercial*
- *Parkland / Stormwater Management*

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Grandview Place

South Grandview & Erie Roads
City of Green Bay, WI
Brown County

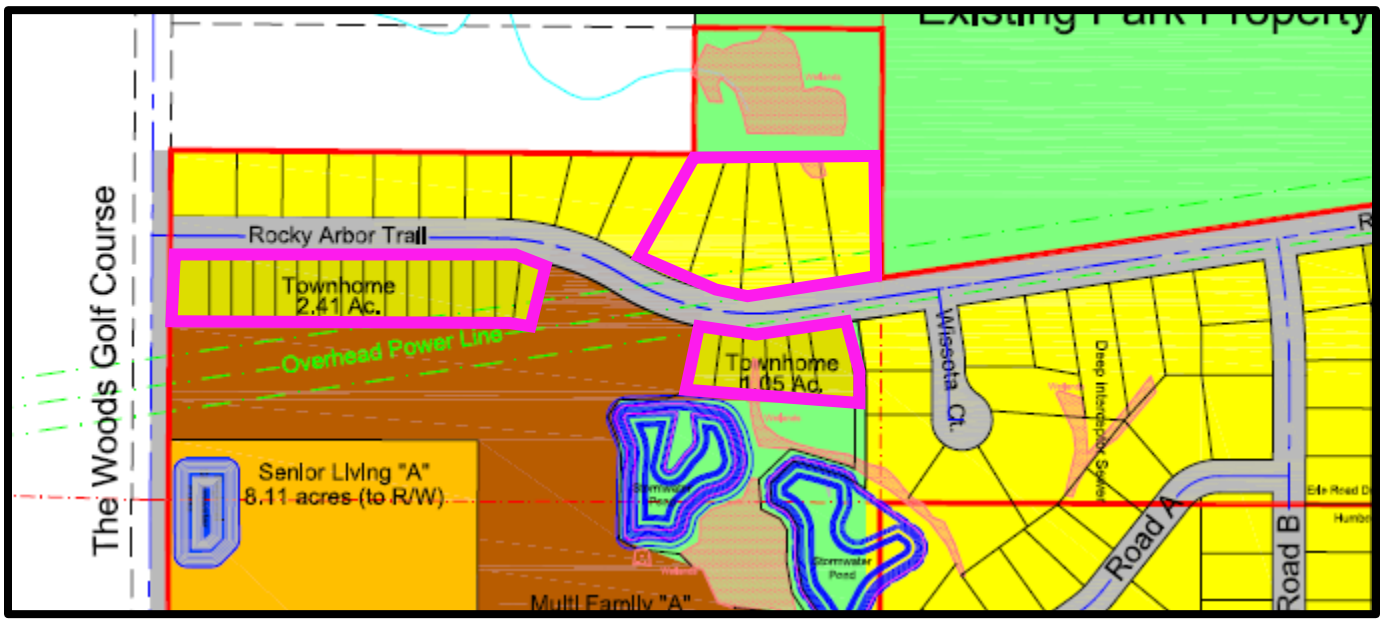
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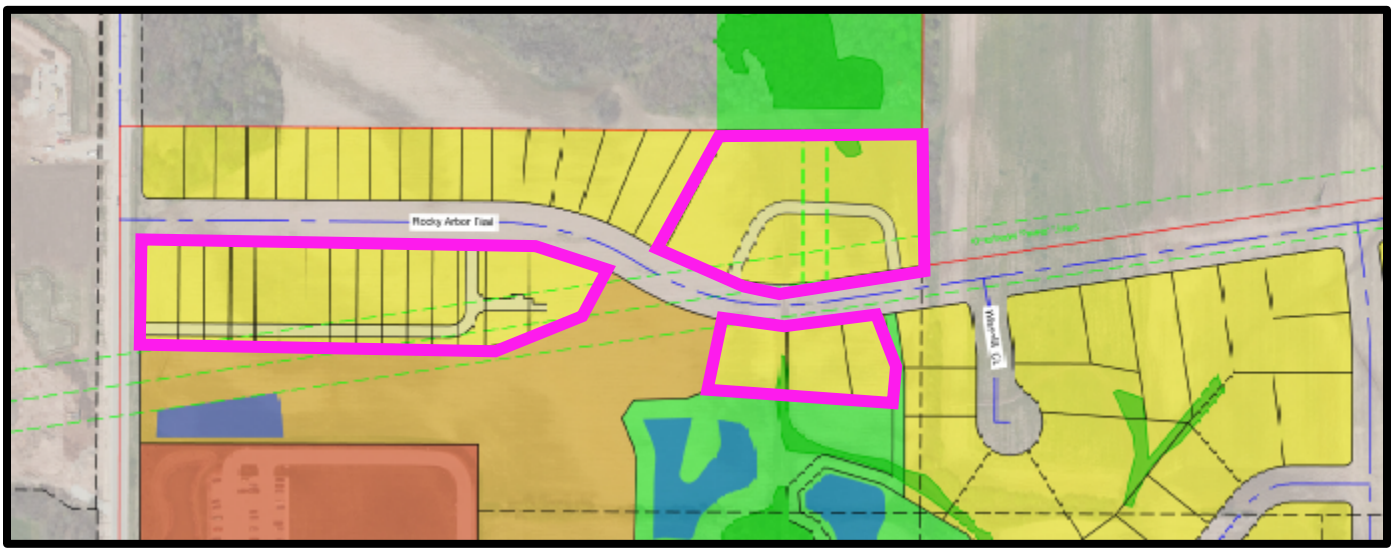
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Development #2, Northwest Corner

2018 Land Use and Roads



2026 Land Use and Roads



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SITE PLAN EXHIBIT

Erie Road
Tax Parcel: 21-10

N
W E
S

GRAPHIC SCALE, FEET
0 20 40 80

Rocky Arbor Trail

LOT 101 8,109 Sq. Ft.
LOT 102 6,115 Sq. Ft.
LOT 103 6,117 Sq. Ft.
LOT 104 6,711 Sq. Ft.
LOT 105 6,112 Sq. Ft.
LOT 106 6,113 Sq. Ft.
LOT 107 6,113 Sq. Ft.
LOT 108 6,114 Sq. Ft.
LOT 109 6,114 Sq. Ft.
LOT 110 6,115 Sq. Ft.
LOT 111 6,115 Sq. Ft.
LOT 112 6,471 Sq. Ft.
LOT 113 6,872 Sq. Ft.
LOT 114 7,377 Sq. Ft.
LOT 115 8,742 Sq. Ft.
LOT 116 10,534 Sq. Ft.
LOT 117 11,887 Sq. Ft.
LOT 118 13,231 Sq. Ft.
LOT 119 13,231 Sq. Ft.
LOT 120 7,934 Sq. Ft.
LOT 121 7,178 Sq. Ft.
LOT 122 7,178 Sq. Ft.
LOT 123 7,178 Sq. Ft.
LOT 124 7,178 Sq. Ft.
LOT 125 7,178 Sq. Ft.
LOT 126 7,178 Sq. Ft.
LOT 127 7,178 Sq. Ft.
LOT 128 7,178 Sq. Ft.
LOT 129 7,178 Sq. Ft.
LOT 130 7,178 Sq. Ft.
LOT 131 7,178 Sq. Ft.
LOT 132 10,928 Sq. Ft.

25' Building Setback
15' Building Setback

vierbicher
advisors / engineers / surveyors

Wood Run LLC
Erie Road
City of Green Bay, WI
Brown County

REVISIONS		
NO.	DATE	REMARKS
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DATE: 02-04-2026
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PUD Amendment Narrative: Grandview PUD (ZO 4-18)

Project Location: Tax Parcel 21-10 (Wood Run LLC)

Date: March 2026

I. Introduction

This narrative supports an amendment to the Grandview Planned Unit Development (PUD) established by **Zoning Ordinance No. 4-18**. This amendment presents the final site layout and architectural details for the residential phase east of Erie Road. While staying true to the original PUD's focus on quality design, walkability, and varied housing, these updates refine the lotting and infrastructure to better fit our specific building plans.

II. Infrastructure and Site Connectivity

The proposed layout maintains the integrity of the original master plan while refining access for safety and environmental compliance.

1. **Rocky Arbor Trail:** This internal public street remains consistent in all aspects—including dimensions, alignment, and function—with the original conceptual layout of the PUD.
    - **Internal Private Drives:** A private drive accessing from two points on Rocky Arbor Trail provides dedicated entry and exit to the single-family condominium development on the eastern portion of the site. Orth of Rock Arbor Trail.
    - **Pedestrian Connectivity:** In accordance with Section 3.J.7 of ZO 4-18, concrete sidewalks will be installed on both sides of Rocky Arbor Trail.
2. **Erie Road Access Points:**
    - **Townhome Rear Drive:** A private rear driveway serves Lots 118–132, connecting Rocky Arbor Trail to Erie Road.
    - **Multifamily/Apartment Access:** Separate connected private driveway off of Erie Road and Rocky Arbor Trail serving the multifamily development south of the townhomes. The Eire Road access is ±182' south of the intersection of Rocky Arbor Trail and Eire Road.
    - **Separation and Constraints:** To ensure optimal traffic safety, the access point on Erie Road is placed at the maximum achievable ±115' south from the townhome private drive

III. Residential Development and Architectural Standards

The amendment defines the specific housing types for **Lots 101–132** and the adjacent condo and apartment parcels:

1. Single-Family Detached (Lots 101–117 and 3 South-Side Lots)

- **Scope:** Includes the 17 lots north of Rocky Arbor Trail and the 3 lots located on the south side of Rocky Arbor trail, East of the Multifamily Apartments.
- **Specifications:** 2-bedroom, 2-bathroom units with 2-stall garages.
- **Anti-Monotony Strategy:** The units are comprised of 2 different floor plans to maintain cost consistency. However, to meet PUD architectural standards, **3–4 distinct exterior versions** will be utilized. These versions will vary in roof lines, exterior colors, and materials to ensure no adjoining parcels share the same front façade.

2. Single-Family Condominium Development (East of Lot 117)

- **Scope:** Includes the 8 Units north of Rocky Arbor Trail.
- **Specifications:** 2-bedroom, 2-bathroom units with 2-stall garages.
- **Anti-Monotony Strategy:** The units are comprised of 2 different floor plans to maintain cost consistency. However, to meet PUD architectural standards, **3–4 distinct exterior versions** will be utilized. These versions will vary in roof lines, exterior colors, and materials to ensure no adjoining parcels share the same front façade.

3. Townhomes (Lots 118–132)

- **Scope:** Includes the 14 lots south of Rocky Arbor Trail, and north of the Multifamily Apartments. These will have rear entry garages and 2 access points, one on Erie Road and one on Rocky Arbor Trail.
- **Specifications:** 2-bedroom, 2-bathroom units with 2-stall garages.
- **Anti-Monotony Strategy:** The units are comprised of 3 different floor plans to maintain cost consistency. However, to meet PUD architectural standards, **3–4 distinct exterior versions** will be utilized. These versions will vary in roof lines, exterior colors, and materials to ensure no adjoining parcels share the same front façade.

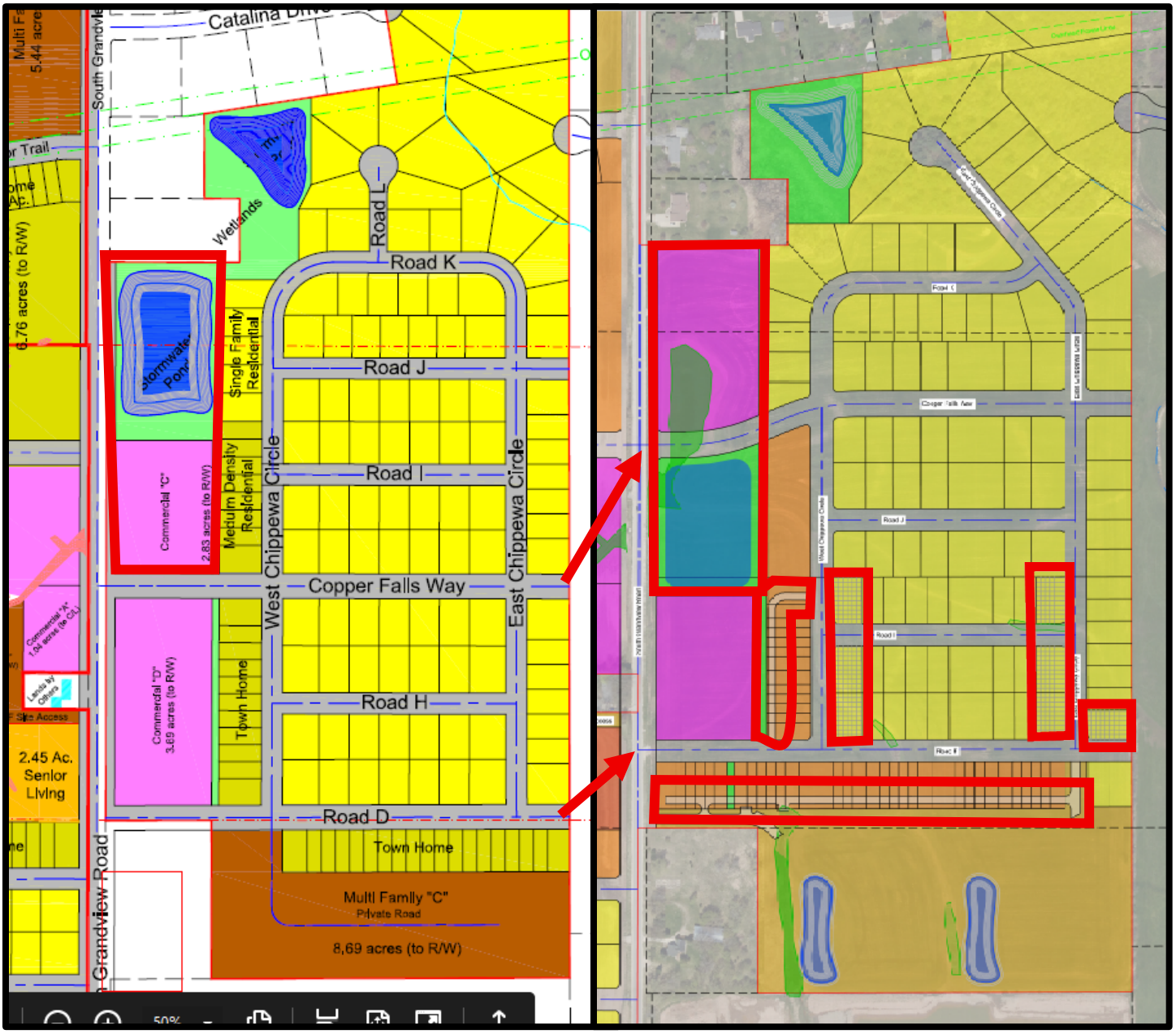
4. Multifamily Apartments (South of Townhomes)

- **Scope:** Multifamily apartment complex.
- **Specifications:** Undetermined
- **Context:** This phase utilizes two dedicated access points, Rocky Arbor Trail and Erie Road. The Eire Road access is positioned to maximize distance from northern traffic points while accommodating the proposed regional storm water management pond.

Development #1, Southeast Corner

2018 Land Use and Roads

2026 Land Use and Roads



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SITE PLAN EXHIBIT

South Grandview Road
Parcel # 21-21-A





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Grandview Apartments

South Grandview Rd
City of Green Bay, WI
Brown County

REVISIONS		
NO.	DATE	REMARKS

DATE: 10-22-25
DRAFTER: JCL
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PROJECT NO.: 250743
SHEET: 1 OF 1

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PUD Amendment Narrative: Grandview Apartments (ZO 4-18)

Project Location: Tax Parcel #21-21-A

Date: March 2026

I. Introduction

This narrative supports an amendment to the Grandview Planned Unit Development (PUD) established by **Zoning Ordinance No. 4-18**. This amendment presents the final site layout and architectural details for the residential phase located at **South Grandview Road**. While staying true to the original PUD's focus on quality design, walkability, and varied housing, these updates refine the lotting and infrastructure to better fit specific building plans.

II. Infrastructure and Site Connectivity

The proposed layout maintains the integrity of the original master plan while refining access for safety and environmental compliance.

- **Public Road Interface**: The development is primarily accessed via South Grandview Road.
- **Internal Public Streets**: The layout includes **Road I, Road F, and East Chippewa Circle**, which serve as the primary internal corridors.
- **Curbing and Parking**: The design utilizes professional curbing and incorporates **parallel and inset parking** along public street frontages to provide guest parking without obstructing traffic flow.
- **Traffic Calming**: Road geometry, including the intersection of Road I and Road F, is designed to regulate speeds.
- **Pedestrian Connectivity**: In accordance with PUD Section 3.J.7, concrete sidewalks will be installed on both sides of all public streets to ensure safe movement throughout the site.

III. Stormwater Management and Site Amenities

The plan incorporates **three significant stormwater management ponds**.

- **Visual Interest**: The ponds serve as focal points for the southern multifamily complex and the northwest entrance.
- **Open Space Buffering**: These features provide natural separation between higher-density buildings and surrounding residential lots.
- **Compliance**: These basins manage regional runoff and satisfy the 20% open space requirement established in the original ordinance.

IV. Residential Development and Architectural Standards

The amendment defines specific housing types and anti-monotony strategies to ensure a diverse streetscape:

1. Single-Family and Duplex Residential (Lots 15–52)

- **Scope**: Lots organized around Road I and East Chippewa Circle.
- **Duplex Designations**: Lots 15, 24, 25, 34, 35, 44, and 51 are specifically designated as duplex lots.
- **Anti-Monotony**: To exceed the standards of PUD Section 3.C.2.f, 3–4 distinct exterior versions will be utilized, varying in roof lines and materials so that no adjoining parcels share a front façade.

2. Townhome Style Units (Lots 2-13 and 54–89)

- **Scope**: Provides a high-quality transition between low and high density.
- **Building Design**: Buildings 1 through 8 feature a consistent 6-unit townhome design.
- **Visual Variety**: A minimum of 3–4 distinct exterior versions will be rotated across these buildings.

3. Multifamily Apartments (Lot 90)

- **Scope**: Includes **Buildings 9–15** located in the southern portion of the development.
- **Building Specifications**: Comprised of 30-unit and 42-unit buildings, staying within the PUD-mandated density of 10–20 units per acre.
- **Context**: This phase utilizes dedicated **private drives** to maximize distance from northern traffic points while accommodating the regional stormwater ponds.

V. Closing Statement

The proposed amendments to the Grandview Planned Unit Development represent a refined vision for **Tax Parcel #21-21-A**, balance increased residential density with high-standard architectural aesthetics. By integrating deliberate anti-monotony strategies across all residential types, this development ensures a diverse and visually engaging streetscape that honors the quality design goals of **Zoning Ordinance No. 4-18**. Furthermore, the strategic placement of stormwater management ponds and the commitment to comprehensive pedestrian connectivity create a sustainable, walkable environment that serves both as a functional infrastructure solution and a key community amenity. This final site layout preserves the integrity of the original 2018 master plan while providing the necessary technical refinements to deliver a premier residential destination for the South Grandview Road corridor.

ZONING ORDINANCE NO. XX-XX

AN ORDINANCE
AMENDING PLANNED UNIT DEVELOPMENT (PUD) **ZO 1-15 & 4-18**
FOR LAND GENERALLY LOCATED
NORTH OF FINGER ROAD, WEST OF NORTHVIEW ROAD,
SOUTH OF CATALINA DRIVE, AND EAST OF ERIE ROAD
(ZP 26-07)

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 amending the Planned Unit Development (PUD) District on the following described property:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 1, T23N-R21E; THENCE N00°26'02"E, 635.02 FEET ALONG THE WEST LINE OF THE SW1/4–NW1/4 OF SAID SECTION 1, THENCE S89°32'54"E, 983.85 FEET; THENCE N00°26'04"E, 690.00 FEET; THENCE S89°32'54"E, 1,664.20 FEET; THENCE S00°07'58"W, 1,079.77 FEET; THENCE S89°46'12"E, 400.00 FEET; THENCE N00°08'01"E, 180.00 FEET; THENCE N89°46'07"W, 100.00 FEET; THENCE N00°09'51"W, 239.43 FEET; THENCE N81°16'35"E, 552.07 FEET; THENCE N08°43'25"W, 253.00 FEET; THENCE N89°45'35"E, 524.42 FEET; THENCE S00°00'09"W, 994.57 FEET; THENCE S00°04'03"E, 1,770.48 FEET; THENCE S89°55'51"W, 1,004.06 FEET; THENCE N00°07'58"E, 434.18 FEET; THENCE S89°55'51"W, 334.10 FEET; THENCE S00°07'58"W, 916.33 FEET; THENCE N89°32'54"W, 604.18 FEET; THENCE S00°05'12"W, 371.43 FEET; THENCE N87"22'26"W, 303.29 FEET; THENCE N00°07'04"E, 329.98 FEET; THENCE N89°05'24"W, 169.93 FEET; THENCE S00°07'04"W, 329.98 FEET; THENCE N87°23'43"W, 251.57 FEET; THENCE N00°28'38"E, 305.90 FEET; THENCE N88°04'59"W, 287.60 FEET; THENCE N08°57'38"W, 465.99 FEET; THENCE N77°25'18"W, 248.99 FEET: THENCE S29°15'01"E, 163.87 FEET; THENCE 65.32 FEET ALONG THE ARC OF A 55 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS S26°43'13"W, 61.53 FEET; THENCE N78°53'21"W, 382.13 FEET; THENCE 129.88 FEET ALONG THE ARC OF A 55 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS N52°44'23"W, 101.74 FEET; THENCE N30°23'35"W, 180.30 FEET; THENCE N15°59'51"W, 397.37 FEET; THENCE N88°55'28"W, 119.75 FEET TO THE WEST LINE OF THE NW1/4–SW1/4 OF SECTION 1, T23N-R21E; THENCE N00°06'09"E, 1,304.09 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

Parcel Numbers: 21-10, 21-11, 21-11-1, 21-12, 21-12-1, 21-13-1, 21-16-1-5, 21-17, 21-20, 21-21-A, 21-4, **21-16-1-16**
Parcels contains 11,471,961.6 square feet / 263.36 acres

Parcel is subject to easements and restrictions of record

SECTION 2. This ordinance is enacted pursuant to Wis. Statutes Sections 62.23 and 66.1027. Its purpose is to allow the optional development and redevelopment of land in Green Bay consistent with the design principles of traditional neighborhoods.

A. INTENT. The intent of the PUD is to develop the subject area with elements of a traditional neighborhood, these themes include:

1. Is compact and is designed for the human scale.
2. Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood.
3. Provides a mix of housing styles, types, and sizes to accommodate the households of all ages, sizes, and incomes.
4. Incorporates a system of relatively narrow, interconnected streets with sidewalks, as well as access to bicycle and transit routes; offering multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those streets to existing and future developments.
5. Incorporates significant environmental features into the design.
6. Is consistent with the City of Green Bay Comprehensive Plan.

B. APPLICABILITY. This ordinance applies as an alternative set of standards for development or redevelopment on sites of 5 acres or more if it is within the Urban Service or Urban Expansion Districts and is contiguous to existing development and 15 acres or more if it is within the Urban Service or Urban Expansion Districts and is noncontiguous to existing development.

C. INTERPRETATION. Development shall be planned, reviewed, and carried out in conformance with all municipal, state, and other laws and regulations. However, if there is a conflict between the provisions of this subchapter and other provisions of the zoning or subdivision sections of the Green Bay Municipal Code, this subchapter shall take precedence.

SECTION 3. Pursuant to **Chapter 44, Article XX**, Green Bay Municipal Code, as they apply, the following conditions are imposed:

A. PERMITTED, CONDITIONAL, AND ACCESSORY USES. The only uses that may be established and/or maintained on the subject property, in conformance with Exhibit D – Grandview Place Land Use Plan, are as follows:

1. Permitted Uses: In order to achieve the proximity necessary to make neighborhoods walkable, it is important to mix land uses. A traditional neighborhood development shall consist of the following components: a residential area, a mixed-use area, and open space, as specified below.

a. Residential areas. The PUD shall include a residential area in which the following uses are permitted:

(1) Single-family detached dwellings.
(2) Single-family attached dwellings.
(3) Two-family dwellings as shown in Exhibit D.
(4) Multi-family dwellings, including senior housing, at a density of at least 10 and no more than 20 units per net acre. ~~Listed in Exhibit A.~~
(5) Required mix. A minimum of two housing types from this list must be present in the PUD. Single-family detached dwellings shall constitute a maximum of 70 percent of the dwelling units.
(6) Parcel No. 21-12-1 shall maintain the underlying R1 – Low Density Residential zoning.

b. Mixed-use areas. The PUD shall include a mixed-use area containing commercial, civic, residential, and open space uses as identified below. The total land area devoted to nonresidential development, including ground floor commercial or office uses, civic buildings, and parking areas, shall not exceed 25 percent of the gross acreage of the PUD.

(1) Commercial uses:

(a) Food services (grocery stores, butcher shops, bakeries, and other specialty food stores, ice cream, candy shops, and restaurants, not including bars, taverns, and similar uses).
(b) General retail.
(c) Services such as daycare centers, music, dance or exercise studios, offices, including professional and medical offices, barber, hair salon, dry cleaning, repairs of small goods such as shoes, electronics, or similar items.
(d) Accommodations, including bed and breakfast establishments, small hotel, or inn.

(2) Residential uses, including those listed above, with the exception of single-family detached dwellings and also including the following:

(a) Residential units located above or to the rear of commercial uses.
(b) Live-work units that combine a residence and work place.

(3) Civic or institutional uses, including the following:

(a) Municipal offices, fire and police stations, libraries, museums, community meeting facilities, and post offices.
(b) Transit shelters.
(c) Places of worship.
(d) Educational facilities.

(4) Open space uses:

(a) Central square.
(b) Neighborhood park.
(c) Playground
(d) Natural open space area.

2. Conditional Uses: The following uses may be established with approval of a conditional-use permit:

~~a. Single-family attached dwellings.~~
b. Community-living arrangements and assisted living facilities. The density and housing type shall be determined based on the findings for the conditional-use permit.
c. Commercial uses, identified above, greater than 10,000 square feet.
d. Commercial uses with drive-through facilities.

3. Accessory Uses: The only accessory uses that may be established and/or maintained on the subject property, in conformances with permitted uses listed above, are as follows:

a. Residential areas: **Chapter 44, Article VI. Division 2**, Green Bay Municipal Code.
b. Mixed-use areas: **Chapter 44, Article VII, Division 2**, uses and standards listed under the Neighborhood Commercial (NC) District, Green Bay Municipal Code.

4. Open Space:

a. At least 20 percent of the gross acreage of the PUD shall be designated as open space, which may include undevelopable areas, such as steep slopes and wetlands, and stormwater detention and retention basins. Open space areas may include:

(1) Environmental corridors, greenways.
(2) Protected natural areas.
(3) Neighborhood and community parks, squares, plazas, and playing fields.
(4) Streams, ponds, and other water bodies.
(5) Open spaces do not include required setback areas and rights-of-way but may include (1) – (4) above.

b. Common open space. At least 25 percent of the open space area must be common open space available for public use. At least 90 percent of all dwellings shall be located within one-half mile of such common open space.

c. Conservancy and open space areas shall be dedicated to the City at the time of platting.

B. DIMENSIONAL AND LOT AREA REQUIREMENTS. The following dimensional and area requirements shall apply to all lots within the development based on the land-use plan listed in Exhibit D.

1. Block and lot size diversity. Street layouts should provide for perimeter blocks that are generally in the range of 200 – 400 feet deep by 400 – 800 feet long. A variety of lot sizes should be provided to facilitate housing diversity and choice and meet the projected requirements of people with different housing needs.
2. Lot widths. Lot widths should create a relatively symmetrical street cross-section that reinforces the public space of the street as a simple, unified public space. Similar lot sizes and housing types should generally be located on opposite sides of a street.
3. Dimensional Standards.

	Min. lot size	**Min. lot width**	**Front yard setback**	**Rear yard setback** [a]	**Side yard setback** [b, e, c]	**Height** [d]	**Max Impervious Surface** [g]
			Min - Max	Minimum	Minimum	Min - Max	
Single-family detached	5,000 SF	50	10-**20**~~—35~~	~~25~~ **5**	~~6 (two) or 10 (one — ZLL)~~ **5**	1 – 2.5 stories / 35’	60%
Two-family/attached residences	2,000 SF/unit	25 per unit	10-**20**~~—25~~	~~25~~ **5**	~~10~~ **5** (end units)	1 – 2.5 stories / 35’	60%
Multi-family residences [h]	1,500/unit, min 4,000 SF	~~80~~ **40**	5 – 25	~~15~~ **5**	10	2-4 stories / 45’	70%
Nonresidential or mixed use	5,000	50	0 – 10	n/a	6[c]	2-4 stories / 45’	80%
Civic (institutional, rec.) buildings	5,000	50	0 – 25	n/a	10	2-4 stories / 45’	80%

Notes:

a. ~~Where an alley is present, half of the alley’s right-of-way width shall be counted toward the rear setback.~~

b. ~~A minimum side yard setback of 6 feet shall be provided for single-family detached dwellings or a single side yard of 10 feet for semi-detached single-family dwellings. A minimum side yard setback of 10 feet shall be provided~~

~~for end-unit attached dwellings. For semi-detached single-family dwellings, a reciprocal access easement shall be recorded for both lots~~. All semi-detached single-family dwellings, townhouses, and other attached dwellings shall have pedestrian access to the rear yard through means other than the principal structure.

c. No side yards are required along interior lot lines, except as otherwise specified in the building code, except that if walls of structures facing such interior lot lines contain windows or other openings, yards of not less than 6 feet shall be provided. Side and rear yards of at least 6 feet shall be required when a nonresidential use adjoins a side yard of a residential property.
d. See **Chapter 44-1499(a)**, Green Bay Municipal Code, for exceptions to maximum height.
e. Corner properties. The side façade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street. If no structure exists on the adjacent property, no less than half of the front setback applies.
f. Commercial buildings or a portion of such buildings shall be oriented to the public right-of-way with parking located in the rear or side yard to ensure the uses are integrated into the block structure. The same restrictions shall apply to multi-family buildings or a portion of such buildings that front onto Erie Road or Grandview Road.
g. Single-family detached lots greater than 7,500 square feet shall have a maximum impervious surface coverage of 50 percent.
h. All units in multi-family development shall have an attached garage and may have additional detached garages as necessary.

4. Standards for garages and other access structures. Garages may be placed on a single-family detached residential lot either within the principal building or an accessory building, meeting the following requirements:

a. Attached accessory structures shall be considered attached and integral part of the principal structure when it is connected by an enclosed passageway. Such structures are subject to **Section 44-590(b),** Green Bay Municipal Code.
b. Detached accessory structures shall be permitted in residential districts in accordance with **Section 44-590(c)**, Green Bay Municipal Code.
c. All garages shall be set back 20 feet from the public right-of-way.

C. ARCHITECTURE STANDARDS. A variety of architectural and design features and building materials is encouraged to give each building or group of buildings a distinct character, as well as sensitivity to the surrounding context.

1. Commercial use building height. To create a visually unified streetwall, buildings should be no more than 30 percent taller or shorted that then average building height on the block.
2. Entries and facades:

a. The architectural features, materials, and the articulation of a façade of a building shall be continued on all sides visible from a public street. This shall exclude single-family detached residential homes.
b. The front or principal façade of the principal building on any lot shall face a public street and shall not be oriented to face directly toward a parking lot.
c. Buildings of more than 30 feet in width shall be divided into smaller regular increments through articulation of the façade. This can be achieved through variations in materials, detailing, roof lines, and elements, such as arcades, awnings, windows, and balconies.
d. The ground level of any multi-story, commercial, and mixed-use structure shall be visually distinct from the upper stories through the use of an intermediate cornice line, sign band, awning or arcade, or a change in building materials, texture, or detailing.
e. Porches, pent roofs, roof overhangs, hooded front doors, or similar architectural elements shall be used to define the front entrance to all residences or multi-family buildings.
f. No single-family detached structure shall have the same front façade as an adjoining parcel.

3. Residential uses at street level should generally be set back far enough from the street to provide a private yard area between the sidewalk and the front door. Landscaping, steps, porches, grade changes, and low ornamental fences or walls may be used to provide increased privacy and livability for first floor units. ~~A list of permitted residential architectural styles is listed under Exhibit A.~~ **Residential architectural styles shall include but not be limited to: Craftsman, Bungalow, Classic, Traditional, Cottage, Country, Farmhouse, Southern and Ranch. All single family detached homes shall have a covered front porch. The following styles are viewed not to conform: Mediterranean, Log, Southwestern.**
4. For commercial or mixed-use buildings, a minimum of 30 percent of the front façade on the ground floor shall be transparent, consisting of window or door openings allowing views into and out of the interior.
5. Additions to existing structures shall maintain setbacks, building proportions, roof and cornice lines, façade divisions, rhythm and proportion of openings, building materials, and colors that are similar to and compatible with the existing structure.
6. Materials. A 30 percent mix of materials is required for the front façade of residential structures. A major change in texture on a material can be considered a change in material. A change in direction of application qualifies as a change in material or texture. Acceptable building façade material includes:

a. Concrete (including precast concrete with prior approval of sample),
b. Glass,
c. Masonry (brick as well as decorative block with prior approval of block sample),
d. Metals,
e. Stone,
f. Tile,

g. Vinyl,
h. Wood with prior approval of sample,
i. Other materials, such as cementious sidings, stucco, and polyurethane or PVC detailing.

7. Commercial street façade should have clear distinction between the "storefront" on the first floor and the floors above for the mixed-use commercial and light industrial uses of this district.
8. Any signage, lighting and awning must be integrated into the design.
9. Second street façade (these will occur on corner lots and lots adjacent to dedicated park space) should be developed to a similar level of detail as the "address" elevation, though the overall emphasis of the "address" elevation should be greater than the second street facades.
10. Functional entries are allowed and encouraged on second street facades.
11. Side façade at adjoining property lines may be "blank" and must meet fire separation codes.
12. Rear façade should also use good design principles.

    a. Entries should be properly emphasized to match use of entry (customer entry more emphasized than a "receiving" entry).
    b. Some differentiation should occur between the first floor and the upper floors.
    c. Rear façade should correlate to the front elevation.

13. A minimum 1,000 square foot dwelling unit for all single-family detached dwelling structures.
14. A minimum 900 square foot dwelling unit for single-family attached dwelling structures.

D. SITE DESIGN STANDARDS.

1. Lighting. Street lighting shall be provided on both sides of all streets at intervals of no greater than 75 feet. Generally, smaller lights, as opposed to fewer high-intensity lights, should be used. Street lighting design shall meet the minimum standards developed by the Department of Public Works. Exterior lighting shall be directed downward in order to reduce glare onto adjacent properties, per **Green Bay Municipal Code**, General Regulations.
2. Exterior signage. Sign number, size, height, and location in the PUD shall meet the requirements of the Neighborhood Center District. A comprehensive sign program shall be developed for the entire PUD that establishes a uniform sign theme. Signs shall share a common palette of sizes, shapes, materials, and lettering styles.
3. Landscaping and screening standards:

    a. Overall composition and location of landscaping shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller disconnected areas.

b. Height and opacity. Where screening is required by this ordinance, it shall be at least 3 feet in height unless otherwise specified. Required screening shall be at least 50 percent opaque throughout the year.
c. Components. Required screening shall be satisfied by one or a combination of the following:

(1) A decorative fence not less than 50 percent opaque behind a continuous landscaped area.
(2) A masonry wall.
(3) A hedge.
(4) Mixed use and commercial building foundation landscaping shall be in accordance with **Section 44-1967**, Green Bay Municipal Code.

4. Street trees. Street trees shall be required in accordance with **Chapter 36**, Green Bay Municipal Code. Trees should preferably be located within a planting strip between the sidewalk and the curb, within a landscaped median strip, or in tree wells installed in pavement or concrete.

E. PARKING. Parking areas for shared or community use should be encouraged. In addition:

1. In the mixed-use area, any parking lot shall be located at the rear or side of a building. If located at the side, screening shall be provided as specified in **Chapter 44-1519**, Green Bay Municipal Code.
2. A parking lot or parking garage shall not be located adjacent to or opposite a street intersection.
3. In the mixed-use area, a commercial use shall provide one parking space for every 300 square feet of gross floor area or portion thereof. Parking may be provided in shared or community lots within 1,000 feet of the site.
4. Shared parking and cross-access easements are highly encouraged to better facilitate movement throughout the development area.
5. In the mixed-used and residential areas, 1.5 off-street parking spaces shall be provided for each dwelling unit, with the exception of senior housing and secondary dwelling units, which shall provide one space per unit, and live-work units, which shall provide two spaces per unit.
6. On-street parking directly adjacent to a building may apply toward the minimum parking requirements for that building.
7. Surface parking lots or garages shall provide at least one bicycle parking space for every 10 motor vehicle parking spaces. Bicycle parking shall consist of a rack of acceptable design in a well-lit location, preferably sheltered.
8. Service access. Direct access to service and loading dock areas for service vehicles should be provided, while avoiding movement through parking areas to the greatest extent possible. Alleys may be used to provide service access.
9. Paving. Reduction of impervious surfaces through the use of interlocking pavers is strongly encouraged for remote parking lots or those used infrequently.
10. A preliminary development site and parking plan is included as Exhibits G and H.

F. LANDSCAPING AND PARKING MAINTENANCE. All parking and loading areas fronting public street and sidewalks shall be landscaped in accordance with the requirements of **Chapter 44, Article XIX**, Green Bay Municipal Code. All parking and loading areas abutting residential districts shall be landscaped in accordance with **Chapter 44, Article XIX**, Green Bay Municipal Code. Parking area interior landscaping shall conform to the requirements of **Chapter 44, Article XIX**, Green Bay Municipal Code. Parking area landscaping can include turf grass, native grasses, or other perennial flowering plants, vines, shrubs, or trees. Such spaces may also include architectural features, such as benches, kiosks, or bicycle parking.

G. LIGHTING. Lighting throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, **Chapter 44, Article V, Division 8**, Green Bay Municipal Code, and further regulated as follows:

1. Parking lot lighting shall consist of sharp cut-off fixtures. Poles shall not exceed 25 feet in height.
2. Pedestrian lighting for walkways shall not exceed 16 feet overall measured from ground level.
3. Lighting plan indicating fixtures, placement, and height shall be included as part of the site plan submittal process and approved by the Community Development Review Team.

H. STORMWATER MANAGEMENT AND GRADING PLAN. The design and development of the PUD should minimize off-site stormwater run off, promote onsite filtration, and minimize the discharge of pollutants to ground and surface water. Natural topography and existing land cover should be maintained/protected to the maximum extent practicable. New development and redevelopment shall meet the requirements of **Chapter 42**, Green Bay Municipal Code. A conceptual stormwater management plan and grading plan meeting the standards established by the City's Department of Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the City prior to the issuance of building permits and shall be approved as listed above.

A complete stormwater management plan can be done for the entire PUD area, or in the following phases (as detailed in Exhibit J):

- Phase 1: All land generally north of Copper Falls Way
- Phase 2: All land generally south of Copper Falls Way
- Phase 3: All land east of Grandview Road

The complete stormwater management plan for each Phase shall be submitted at the time the first land division for a Phase is submitted. This stormwater management plan shall address all watershed areas in the Phase. This stormwater management plan shall be submitted in accordance with the requirements of **Chapter 42**, Green Bay Municipal Code, and prior to approval of any land divisions within each Phase. The

stormwater management plan shall be implemented by the Developer prior to construction of public infrastructure improvements.

Any proposed amendment to the land-use plan within the PUD described in Exhibit D as a result of the complete stormwater management plan shall be approved according to Section 3.D. of this ordinance.

I. REFUSE AND MECHANICALS. Screening of refuse materials and mechanicals shall meet the standards as set forth within the Green Bay Zoning Code, **Chapter 44, Article XIX**, Green Bay Municipal Code.

J. ACCESS AND CIRCULATION STANDARDS. Access and circulation for automobile and pedestrian traffic established through permanent access easements and in substantial conformity with what is depicted on the attached Exhibit E. The attached circulation standards allow for multiple modes of transportation. They provide functional and visual links within the residential, mixed-use, and open-space areas of the PUD and provide multiple connections to existing and proposed external development. The circulation standards provide for adequate traffic capacity and multiple connections to pedestrian bicycle routes, including off-street bicycle or multi-use paths. The standards also control through traffic, limit lot access to streets of lower traffic volumes, and promote safe and efficient mobility through the PUD.

1. Pedestrian circulation. Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout the PUD. Where feasible, any existing pedestrian routes through the site shall be preserved and enhanced. All streets, except for alleys, shall be bordered by sidewalks on both sides in accordance with the specifications listed in Table 14-2. The following provisions also apply:

    a. Sidewalks in mixed use areas. Clear and well-lighted walkways at least 5 feet in width shall connect all building entrances to the adjacent public sidewalk and associated parking areas.
    b. Disabled accessibility. Sidewalks shall comply with the applicable requirements of the Americans with Disabilities Act.
    c. Crosswalks. Intersections of sidewalks with streets shall be designed with clearly defined edges. Crosswalks shall be well-lit and clearly marked with contrasting paving material at the edges or with striping.

2. Bicycle circulation. Bicycle circulation shall be accommodated on streets and/or dedicated bicycle paths. Any existing or planned bicycle routes through the site shall be preserved or developed. Bicycle facilities may include off-street paths (generally shared with pedestrians and other non-motorized uses) and/or separate striped 4-foot bicycle lanes on streets. If a bicycle lane is combined with a parking lane, the combined width should be 14 feet.
3. Transit access. Where public transit service is available or planned, convenient access to transit stops shall be provided. Transit shelters, where provided, shall be

well-lighted and placed in highly visible locations that provide security through surveillance.

4. Motor vehicle circulation. Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Traffic calming features, such as "queuing streets", curb extensions, traffic circles, and medians, may be used to encourage slow traffic speeds.
5. Street hierarchy. Each street within a PUD shall be classified according to the following hierarchy:

    a. Arterial streets should not bisect a PUD but may border a PUD.
    b. Collector. This street provides access to mixed-use areas and is also part of the City's major street network.
    c. Subcollector. This street provides primary access to residential properties and connects streets of higher and lower function, and it may provide access to community facilities, such as schools.
    d. Local street. This street provides primary access to residential properties.
    e. Alley. This street provides primary access to residential garages and commercial parking areas. It is typically used where street frontages are narrow, where the primary street width is narrow and limited on-street parking is provided, or to provide delivery access and access to commercial parking. Alleys should be discouraged, though not prohibited, in both attached and detached residential areas.

6. Street design. The following table is a guide to street design in the PUD. Street and right-of-way widths shall be reviewed by City staff as part of the concept plan review and shall be approved as part of the platting process in accordance with the phasing exhibit listed above.
7. Concrete sidewalks. Concrete sidewalks shall be installed on both sides of all public streets within this PUD. Sidewalks shall be installed at the time the lots are developed and prior to receiving an occupancy permit or as directed by the Common Council of the City of Green Bay. Once a block is built up with 50 percent of structures, the Common Council shall order in the sidewalks to complete the block network.
8. Walking Trails. The Developer is not responsible for the installation of trails. Dedication of trail areas to the City shall be done at the time of platting. Trails will be installed at the City of Green Bay Parks, Recreation, and Forestry Department's discretion.

	Collector	**Sub-Collector**	**Local Street**	**Alley**
Typical Average Daily Trips	750 or more	250 – 750	Less than 250	N/A
Right-of-way	76-88 feet	48 -72 feet	50 - 60 feet	12-16 feet
Auto travel lanes	2 or 3 @ 12 feet	2 @ 10 feet	2 @ 10'	2 @ 8 feet or 1 @ 12 feet (1-way)

Bicycle lanes (may be required where needed)	6 feet next to parking lane	4 feet without parking or 6 feet next to parking lane	None	None
Parking	Both sides, 9 feet	One or both sides, 9 feet	One or both sides, 9 feet	None (access to drives and garages)
Curb and gutter	Required	Required	Required	Not required
Planting strips	Both sides, min. 6 feet	Both sides, min. 6 feet	Both sides, min. 6 feet	None
Sidewalks	Both sides @ 5 feet min.	Both sides @ 5 feet	Both sides @ 5 feet	None

K. SUBDIVISION OF LAND. If the PUD involves the subdivision of land, as defined in the subdivision ordinance, the applicant shall submit all required land division documents in accordance with the requirements of **Chapter 36,** Green Bay Municipal Code, and Chapter 236, Wisconsin Statutes. If there is a conflict between the design standards of the subdivision ordinance and the design guidelines of this ordinance, the provisions of this ordinance shall apply.

L. OWNERSHIP AND MAINTENANCE OF PUBLIC SPACE. Provisions shall be made for the ownership and maintenance of streets, squares, parks, open space, and other public spaces in a PUD by dedication to the City or management by an entity, such as homeowners association or neighborhood association approved by the Common Council.

M. PROPOSED SCHEDULE OF DEVELOPMENT PHASING. The section allows for phased construction with the knowledge that subsequent phases will be developed consistently with earlier phases and under the review of the Plan Commission in accordance with the provisions of **Chapter 44**, Green Bay Municipal Code. Phasing of this PUD shall be permitted, provided that each individual phase is designed and developed to exist as an independent unit and that the construction and improvement of common open space and site amenities shown on the development plan proceeds at the same rate as the construction of dwellings and other permitted land uses. Any violation of this provision shall authorize the Common Council to hold a public hearing to review the status of the PUD and impose any remedies it deems appropriate, including, but not limited to, revocation of permits, issuance of construction orders, or issuance of citations for failure to comply with such orders.

The applicant must submit to the Planning Department for review a Final Development Plan for each phase before development on it can begin. The Final Development Plan for each phase must include a written summary describing the following information:

1. Proposed subdivisions of land, including total number and type of dwelling units.
2. Planned utility improvements plan showing underground and above-ground lines and structures for sanitary sewers, electricity, gas, telecommunications, etc.

3. A site plan, including proposed topographic contours at 2-foot intervals, with the following information:

    a. The location existing and if know commercial and mixed-use structures that will remain, with height and gross floor area noted.
    b. The location and function of proposed open space.
    c. The circulation system indicating pedestrian, bicycle, and motor vehicle movement systems, including existing and proposed public streets or rights-of-way; transit stops; easements or other reservations of land on the site; the location and dimensions of existing and proposed curb cuts, off-street parking, and loading spaces, including service access for receiving and trash removal; sidewalks and other walkways.
    d. Location of all trees, shrubs, and groundcover proposed or existing to remain on the site.
    e. The location of street and pedestrian lighting, including lamp intensity and height.
    f. If known, detailed elevations of all proposed commercial buildings and typical elevations of residential buildings. Scaled elevations should identify all signs; building materials; the location, height, and material for screening walls and fences, including outdoor trash storage areas; electrical, mechanical, and gas metering equipment; storage areas for trash and recyclable materials; and rooftop equipment.

4. Stormwater Management Plan as required by **Chapter 42**, Green Bay Municipal Code.
5. Ownership and maintenance of public space (see Section 3.N of this ordinance).
6. Any other information deemed necessary by the Zoning Administrator in order to evaluate plans.

N. AMENDMENTS TO PLANNED UNIT DEVELOPMENT. Requested amendments to the PUD or to individual phases of the PUD as subject to the following:

1. Minor changes. Minor changes to the final plan adopted by the Plan Commission may be approved by the Planning Department, provided that the changes do not involve:

    a. Increases or decreases of less than 10 percent in the floor area of structures or number of dwelling units or the area designated as open space.
    b. Changes to the street layout or circulation pattern that would eliminate a street or path segment or an intersection.
    c. Changes to primary architectural style(s) as shown.
    d. Alteration of any conditions attached or modifications to the conceptual plan made by the Common Council.
    e. Any other changes that, in the opinion of the planning staff, depart from the original concept or intent of the conceptual plan.

2. Major changes. A major change to a final plan shall require approval by a majority vote of all members of the Common Council.

O. FINAL SITE PLAN APPROVAL.

1. Following the adoption of this ordinance and prior to the issuance of building permits, the petitioner for single-family attached dwellings shall receive approval of final site plans from the Community Development Review Team.
2. Following the adoption of this ordinance and prior to the issuance of building permits, the petitioner for multi-family dwellings shall receive approval of final site plans from the Plan Commission.
3. Following the adoption of this ordinance and prior to the issuance of building permits, the petitioner for duplexes, townhouses, and rowhouses shall receive approval of final site plans from the Community Development Review Team as part of the conditional-use permit.

SECTION 4. This PUD shall be recorded with any future plats or land divisions.

SECTION 5. The provisions of this ordinance, including, without limitation, the granting of a conditional-use permit and all obligations, conditions, restrictions and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

SECTION 6. 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 7. Unless stated above, the development must comply with all other regulations of the Green Bay Municipal Code.

SECTION 8. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

~~**SECTION 9.** This ordinance supersedes any discrepancies between the standards herein and the Grandview Place Development Plan Report listed in Exhibit A.~~

SECTION 10. 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 11. 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 12. 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.

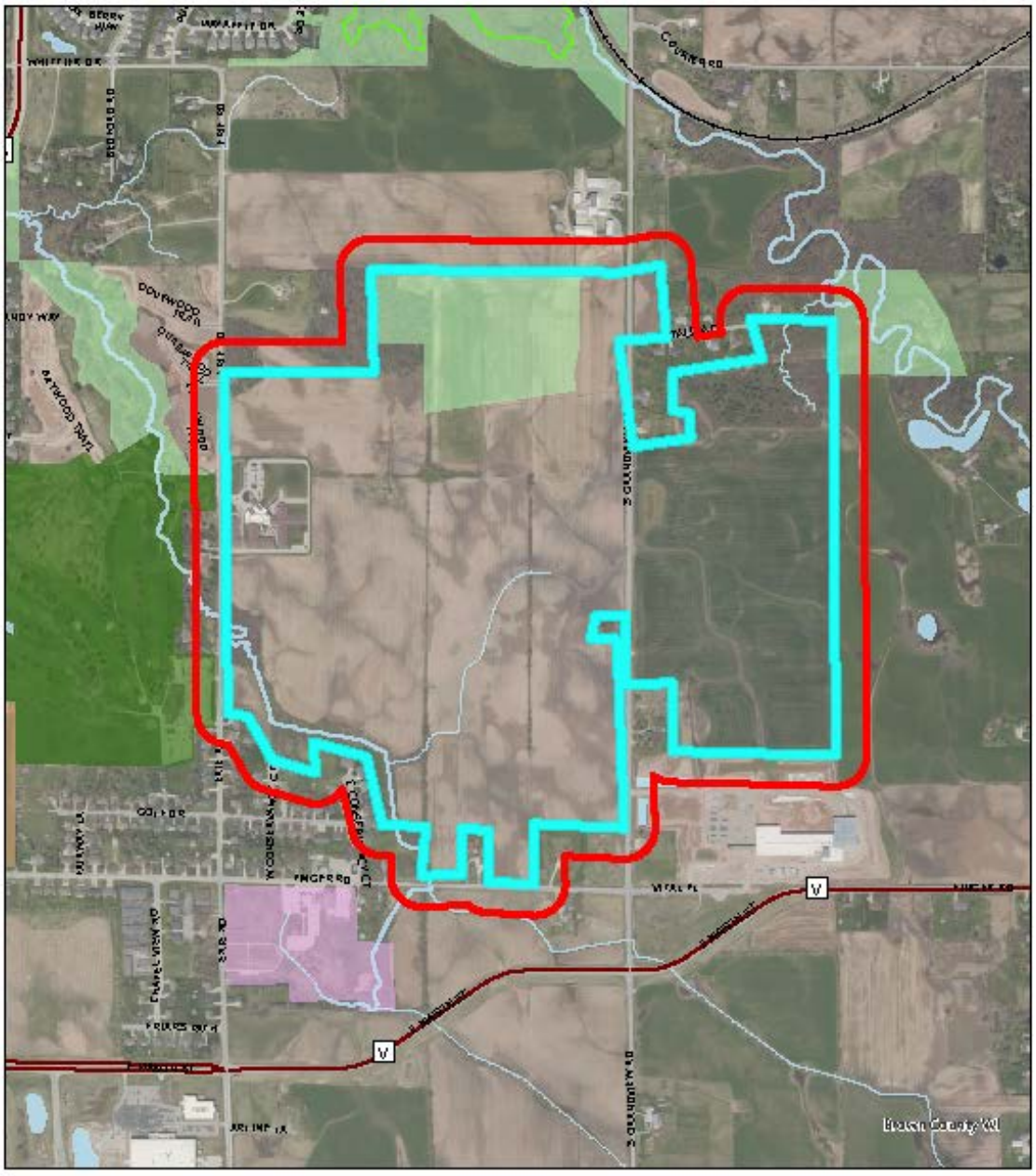
APPROVED:

_____
Mayor

ATTEST:

_____
Clerk

Attachments:
Site Location Map
~~Exhibit A - Grandview Place Development Plan~~
Exhibit B - Grandview Place Natural Resources Inventory
Exhibit C - Grandview Place Existing Site Topography Map
Exhibit D - Grandview Place Land Use Map
Exhibit E - Grandview Place Circulation Plan (sidewalks required)
Exhibit F - Grandview Place Phasing Map
Exhibit G - Grandview Place Development Site
Exhibit H - Grandview Place Development Site
Exhibit I - Grandview Place Conceptual Stormwater Management Plan
Exhibit J - Watershed Map



(ZP 26-07) PUD Amendment for Grandview Development

Feet
0 240 480 960

N

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 Apr 2026 G:\Users\stephanenfield\Documents\ArcGIS\Projects\Misc Map\Misc Map.aprx

JBS Development Site

200' Notification Area

~ Traditional Neighborhood Development ~

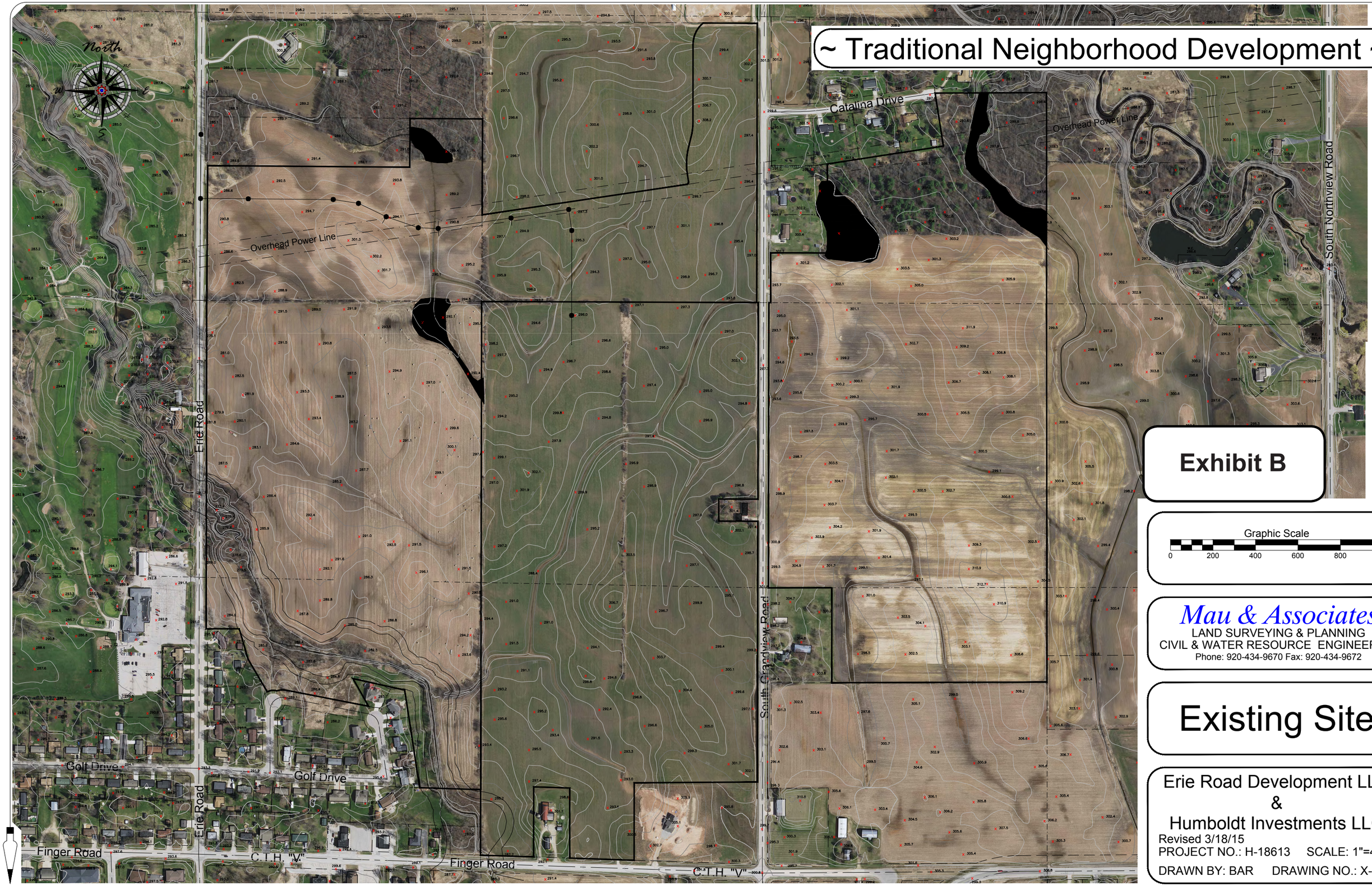


Exhibit B

Graphic Scale

0 200 400 600 800 1000

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Existing Site

Erie Road Development LLC
&
Humboldt Investments LLC

Revised 3/18/15
PROJECT NO.: H-18613 SCALE: 1"=400'
DRAWN BY: BAR DRAWING NO.: X-713

~ Traditional Neighborhood Development ~

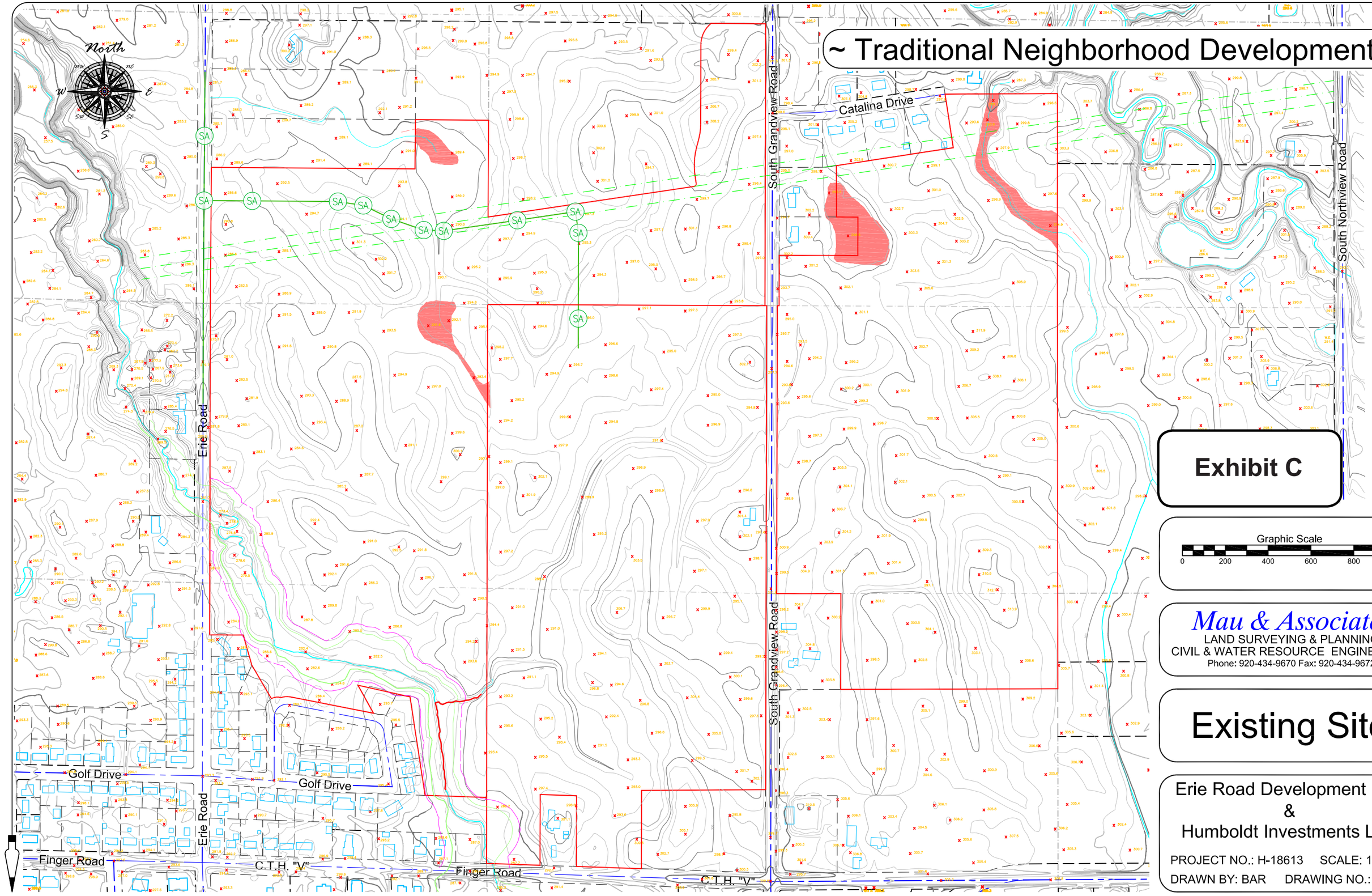


Exhibit C

Graphic Scale

0 200 400 600 800 1000

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Existing Site

Erie Road Development LLC
&
Humboldt Investments LLC

PROJECT NO.: H-18613 SCALE: 1"=400'
DRAWN BY: BAR DRAWING NO.: X-713

Planned Unit Development

South Grandview Road & Erie Road

Exhibit D



Rocky Arbor Trail
Rocky Arbor Trail
Overhead Power Lines
Overhead Power Lines
Catalina Drive
Wasepi Ct
Road A
Road B
Road K
East Chippewa Circle
East Chippewa Circle
Copper Falls Way
Copper Falls Way
Road J
West Chippewa Circle
Road I
East Chippewa Circle
Road F
Erie Road
Copper Falls Way
Peninsula Place
Blue Mound Circle
South Grandview Road
MF Site Access
Road B
Road E
Road A
Road F
Road G
Golf Drive
Finger Road

- Single Family Residential (detached)
- Medium Density Residential (attached)
- Multi-family Residential
- Senior Living
- Commercial
- Parkland / Stormwater Management

vierbicher
advisors / engineers / surveyors

Grandview Place
South Grandview & Erie Roads
City of Green Bay, WI
Brown County

REVISIONS	DATE	REMARK

DATE	02-04-26
DRAFTER	BAR
CHECKED	
PROJECT NO.	250743
SHEET	1 OF 1

© Vierbicher Associates, Inc

27 Mar 2026 - 12:59p G:\Grandview Development Inc\250743 S. Grandview Road Ext Green Bay, Brown Co\CAD\VS\250743 PUD Amend 030626.dwg by: bkym

~ Traditional Neighborhood Development ~

North

Existing School Property

Existing Park Property

Multi Family "B"
5.44 acres (to R/W)

South Grandview Road

Catalina Drive

Stormwater Pond

Road L

Road K

Road J

Road I

Road H

Road D

Town Home

Multi Family "C"
Private Road

8.69 acres (to R/W)

Single Family Residential

Medium Density Residential

2.83 acres (to R/W)

Commercial "C"

Commercial "D"
3.69 acres (to R/W)

West Chippewa Circle

East Chippewa Circle

South Northview Road

Rocky Arbor Trail

Townhome

Senior Living "A"
8.11 acres (to R/W)

Regional Stormwater Pond

Multi Family "A"
13.59 acres (to R/W)

Wissota Way

Buckhorn Lane

Road B

Humboldt Inv.

Medium Density "XX"
6.76 acres (to R/W)

Duplex

Commercial "B"
3.14 acres (to R/W)

Multi Family "D"
1.80 acres (to R/W)

Commercial "A"
1.04 acres (to C.U.)

Lands by Others

Town Home

Road M

Road E

Road A

Road F

Road G

Stormwater Pond

2.49 acres
Senior Living

Property to be attached to abutting owner to the East

The Woods Golf Course

Residential Home

Erie Road

Copper Falls Way

Peninsula Place

Blue Mound Circle

Golf Drive

Finger Road

C.T.H. "V"

Exhibit E

Graphic Scale

0 200 400 600 800 1000

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Pedestrian Circulation

Legend

- Concrete Sidewalk
- Pedestrian Trail

Erie Road Development LLC
&
Humboldt Investments LLC

Revised 3/18/15
PROJECT NO.: H-18613 SCALE: 1"=400'
DRAWN BY: BAR DRAWING NO.: X-713

~ Traditional Neighborhood Development ~

North

PHASE I

PHASE II

Erie Road

Copper Falls Way

Peninsula Place

Blue Mound Circle

Wissota Way

Buckhorn Lane

Road B

Road M

Road A

Road E

Road F

Road G

Golf Drive

Finger Road

C.T.H. "V"

Catalina Drive

Road L

Road K

Road J

Road I

West Chippewa Circle

East Chippewa Circle

Road H

Road D

Private Road

South Grandview Road

South Northview Road

Property to be attached to abutting owner to the East

Exhibit F

Graphic Scale

0 200 400 600 800 1000

Mau & Associates

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

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

Phasing Plan

Erie Road Development LLC

&

Humboldt Investments LLC

PROJECT NO.: H-18613 SCALE: 1"=400'

DRAWN BY: BAR DRAWING NO.: X-713

~ Traditional Neighborhood Development ~

Exhibit G

Graphic Scale
0 75 150 225 300 375

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Commercial Layout

Erie Road Development LLC
&
Humboldt Investments LLC

Revised 3/18/15
PROJECT NO.: H-18613 SCALE: 1"=150'
DRAWN BY: BAR DRAWING NO.: X-713

~ Traditional Neighborhood Development ~

The Woods

Residential Home

215.07'

560.22'

630.00'

Regional Stormwater Pond

Senior Living "A"
8.11 acres (to R/W)

Multi Family "A"
13.59 acres (to R/W)

Exhibit H

Graphic Scale
0 40 80 120 160 200

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Senior Living Layout

Erie Road Development LLC
&
Humboldt Investments LLC

PROJECT NO.: H-18613 SCALE: 1"=80'
DRAWN BY: BAR DRAWING NO.: X-713

~ Traditional Neighborhood Development ~

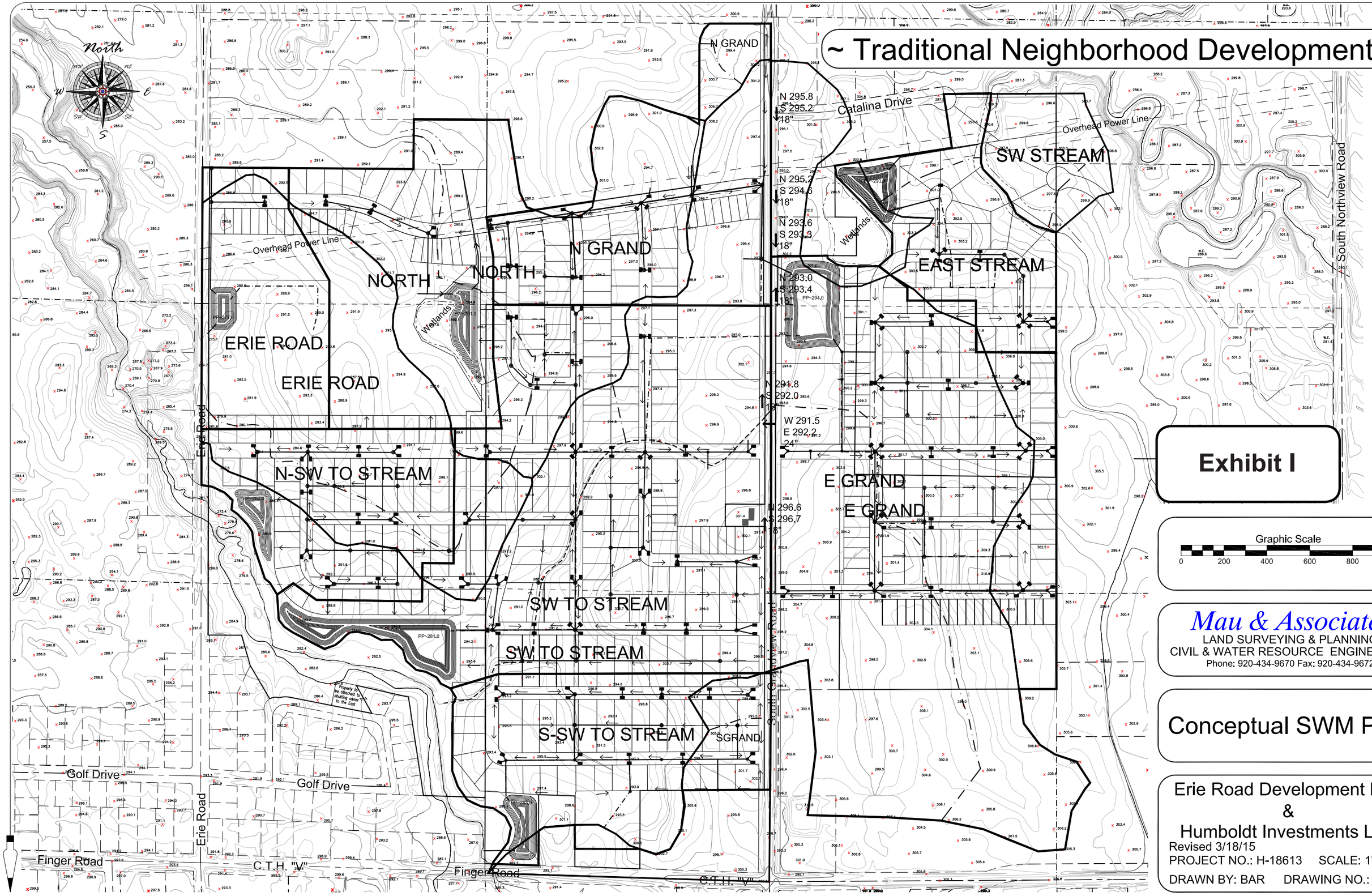


Exhibit I

Graphic Scale

0 200 400 600 800 1000

Mau & Associates

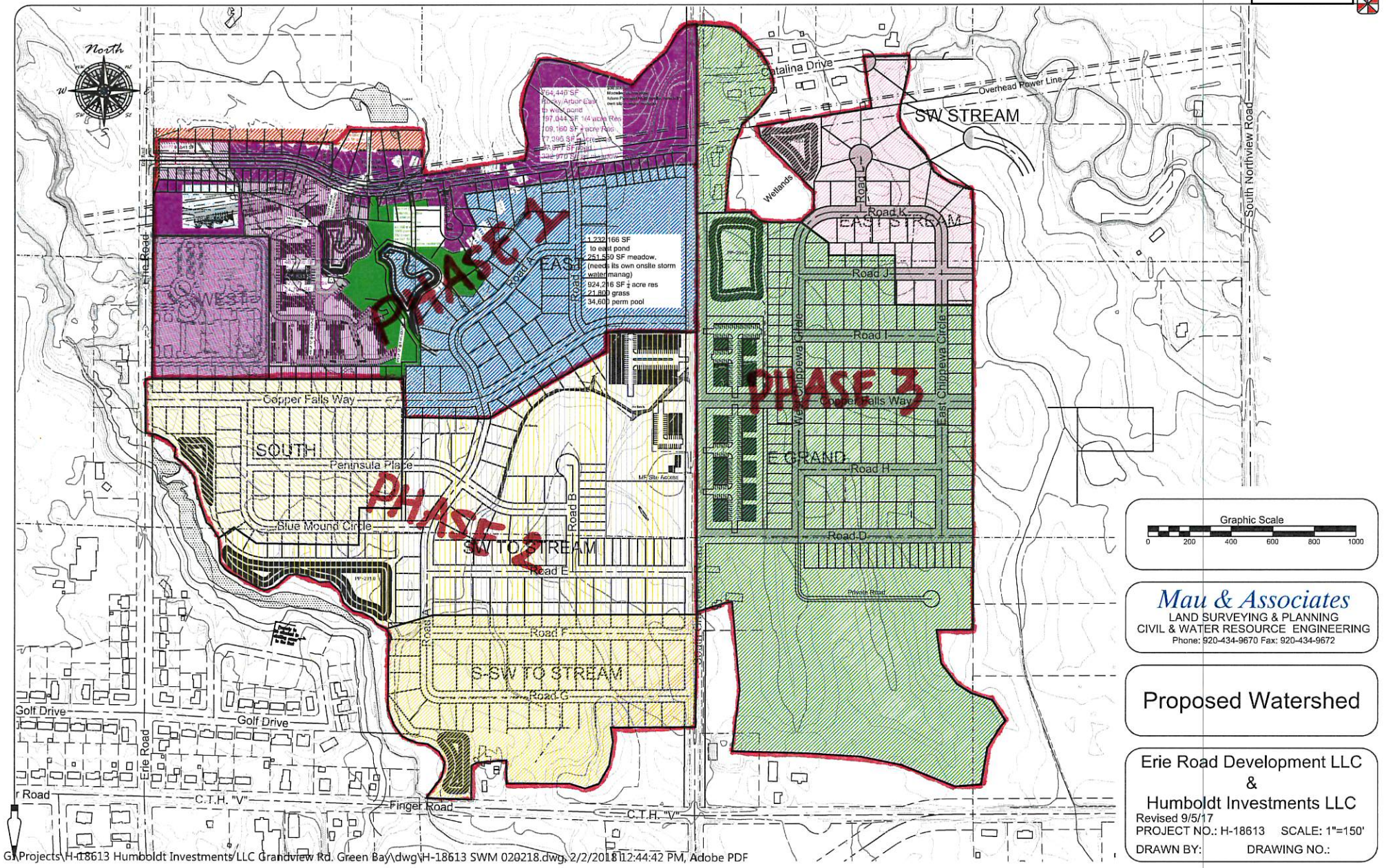
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Conceptual SWM Plan

Erie Road Development LLC
&
Humboldt Investments LLC

Revised 3/18/15
PROJECT NO.: H-18613 SCALE: 1"=400'
DRAWN BY: BAR DRAWING NO.: X-713

Exhibit J



Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Proposed Watershed

Erie Road Development LLC
&
Humboldt Investments LLC

Revised 9/5/17
PROJECT NO.: H-18613 SCALE: 1"=150'
DRAWN BY: DRAWING NO.:

G:\Projects\H-18613 Humboldt Investments LLC Grandview Rd. Green Bay\dwg\H-18613 SWM 020218.dwg, 2/2/2018 12:44:42 PM, Adobe PDF

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
May 5, 2026	Stephanie Hummel, Staff

AGENDA ITEM # P.2

To approve a Conditional Use Permit to allow a Rooming House at 828 Cherry Street. (ZP 26-08 Public Hearing held April 27, 2026).

BACKGROUND

Reason for Request: The proposed Conditional Use Permit (CUP) would allow for a Rooming House in the Office Residential (OR) zoning district.

Subject Parcel Zoning and Land Use: Office Residential (OR) | Vacant Office Building

Surrounding Zoning and Land Uses:
North: Office Residential (OR) | Single-Family Home & Townhomes
South: Office Residential (OR) | Single- and Two-Family Homes
East: Office Residential (OR) | Two- and Multi-Family Homes
West: Office Residential (OR) | Multi-Family Homes

Comprehensive Plan: The 2050 Go Big Green Bay Comprehensive Plan recommends Mixed-Use uses for this parcel. This project is compatible with this recommendation.

Report: 828 Cherry Street is a 12,806 square-foot lot with a vacant two-story office building on site. The applicant is proposing a rooming house in the vacant building. A rooming house is defined as follows in our Zoning Code: *a building that provides a dwelling space to be occupied by four or more individuals who are unrelated and do not constitute a family or by a family and two or more unrelated individuals. A fee is paid to the leaseholder or owner for occupancy for usually longer than one night, and common facilities may be shared, including toilet and kitchen. If, in addition to a room, the leaseholder or owner, as part of the fee for services, provides meals, then the building is considered a boarding house. A rooming house/boarding house may be considered a dormitory as defined and regulated within this Code.* Rooming house uses are considered a Conditional Use within the Office Residential (OR) zoning district.

The applicant originally proposed a capacity of 25–31 people. This has been reduced to a maximum of 20 people based on the capacity analysis done by staff, using Section 44-1581(c) — listed below. This is reflected in the approval conditions. Staff believes the capacity may be further reduced due to the parking requirement of one parking stall per bed, but that would be determined during Site Plan Review.

Capacity was discussed at length during a neighborhood meeting for this project. With the existing OR zoning, a 12-unit multi-family building could be built with no CUP required. While we cannot assume the capacity of a fictional building, we could safely estimate 24 people could comfortably live in a 12-unit building. Because of this, and because of the detailed capacity restrictions in Section 44-1581(c) that already have to be adhered to, as well as a parking capacity, staff feels a maximum of 20 is sufficient.

The applicant plans to host sober-only tenants in this rooming house. There will be provisions in place by the

landlord concerning tenant requirements to remain housed at this location, but none of those provisions exceed our definition for a rooming house as they will not offer recovery services, programming, or any detox services on site. This property is intended to be a home for sober individuals, not a facility to become sober. Approval conditions have been added to reflect the approval of the rooming house use only and that any changes to capacity or programming would require a new CUP or a CUP Amendment.

Because of the change of use from office to residential, we are requiring buffering on site, specifically to the existing parking lot. The southern and western property lines are adjacent to residential uses. Staff is requiring a 5-foot landscape buffer as well as a 6-foot-tall, 100% opaque fence along those property lines. A 15-foot buffer for the parking lot is also required between the sidewalk and the parking area along the eastern property line. This is reflected in the conditions.

Other possible conditions of approval were discussed at the neighborhood meeting, including requiring annual or semi-annual meetings with the neighborhood association, a limit on police calls that would require the CUP to be revoked or reviewed by Common Council, or requirements for curfews. While these conditions have been placed on shelter facilities in the past, staff sees no reason to place these conditions on a rooming house. A final site plan has to meet our site plan review standards, and additionally meet two land use development standards sections (listed below) for approval. Since this is residential in nature and not a recovery facility, staff has not added these conditions to their approval.

Section 44-83(e) of the Zoning Ordinance establishes seven standards for the Plan Commission to consider when reviewing a CUP:

(1) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger public health, safety, or general welfare.

(2) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

(3) The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.

(4) Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.

(5) Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.

(6) Adequate parking facilities as specified in Article XVIII of this chapter.

(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.

Rooming house uses have land use development standards associated with them. Per section 44-1584(a) of the Green Bay Municipal Code, the following are also required:

(1) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits, and bathrooms.

(2) All new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings.

(3) An appropriate transition area between the use and adjacent property shall be required and to include landscaping, screening, and other site improvements consistent with the character of the neighborhood.

(4) A rooming house/boarding house may be considered a dormitory as defined and regulated within this Code.

As noted in the definition, rooming houses can be considered a dormitory use, which has the following standards per Section 44-1581(c):

(1) Onsite services shall be for residents of the facility only.

(2) The maximum number of persons occupying the building shall not exceed four per bedroom with 50 square feet

of sleeping area per resident, except that more than four individuals may be allowed per room if all said individuals are related by blood, marriage, or adoption. Rooms shall consist of enclosed places having walls that extend from the ceiling to the floor and an entry door.

(3) One bath and restroom facility for every eight individuals residing in the dormitory. The bath and restroom facility shall be located so that no individual is required to pass through a sleeping room other than their own in order to access the bath and restroom facility.

(4) One kitchen and dining area for every ten individuals residing in the dormitory.

(5) One laundry facility consisting of a minimum of one clothes washer, one clothes dryer, and a washbasin for every ten individuals residing in the dormitory.

(6) One common use area/lounge of at least 600 square feet in size for relaxation and recreation of the occupants for every ten individuals residing in the dormitory.

(7) If the dormitory use ceases for a period of 12 months or more, the conditional use approval will no longer be in effect. If construction and occupancy has not been completed and established within 12 months of the date of approval, the conditional use status of the property shall no longer be in effect. In the event of a natural disaster or emergency situation, as determined by the City of Green Bay, these regulations may be suspended for a term of not more than 12 months.

Staff believes the CUP standards have been met. Staff also believes the proposed development does or can comply with the two land use development standards listed above. These will be confirmed during site plan review.

A neighborhood meeting was held on April 15th. Approximately 23 members of the public attended. There were people in support, in opposition, and others just looking for information. There was much discussion about having too many "transient", "rehab", or "shelter" facilities in their neighborhood. Because of this, staff did an assessment of Congregate Living in our downtown.

Congregate Living covers all types of group living within Green Bay. There are six main types (some with sub-types within): rooming house, boarding house, community living arrangement (CLA), shelters, transitional housing, and dormitories. These are all defined in the attached memo. When discussing the concentration of "transient" housing uses, staff can't be sure what people mean. Anyone can be transient by definition — as a property owner, renter, or anything in between. Staff is making the assumption that the uses defined as Congregate Living are generally what people are referring to.

To note, there are no concentration restrictions for any congregate living uses except for CLAs. These are detailed in the memo, but generally say that a CUP is needed if two would like to establish within 2,500-feet of one another, that their total capacity within any alder district cannot exceed 25 or 1% of the population of that district (whichever is greater), and that their capacity city-wide cannot exceed 1% of the City's total population.

Our analysis is based on facilities that have secured a CUP or that we are aware of through our staff's outreach in the homeless community. We found 16 congregate living uses (shown on the City-Wide map in the memo). Of these, 13 are in our downtown, defined as Alder Districts 7 and 9 (also mapped). We also mapped within a half-mile of 828 Cherry Street, which holds 9 facilities: 3 boarding houses (Jackie Nitschke Sober Living for Women, Jackie Nitschke Sober Living -Future site, & Transformation House), 4 shelters (Wellspring, Newcap/Safer Haven, Jackie Nitschke Sober Living for Women, and Golden House), 1 general congregate living (Serenity House), and 1 dormitory (The Center for Youth).

While staff offers no opinion on this data and only provides it for context in a conversation around concentration of uses, it is important to note that not all congregate living facilities are shelters. Congregate living provides a needed middle-ground for many in our community who are not ready, able, or willing to live in more "traditional" rental or ownership situations.

Alder Proffitt and property owners within 200' have been notified of this request. As of the drafting of this report, one additional comment outside the neighborhood meeting has been received via e-mail — see attached.

RECOMMENDATION

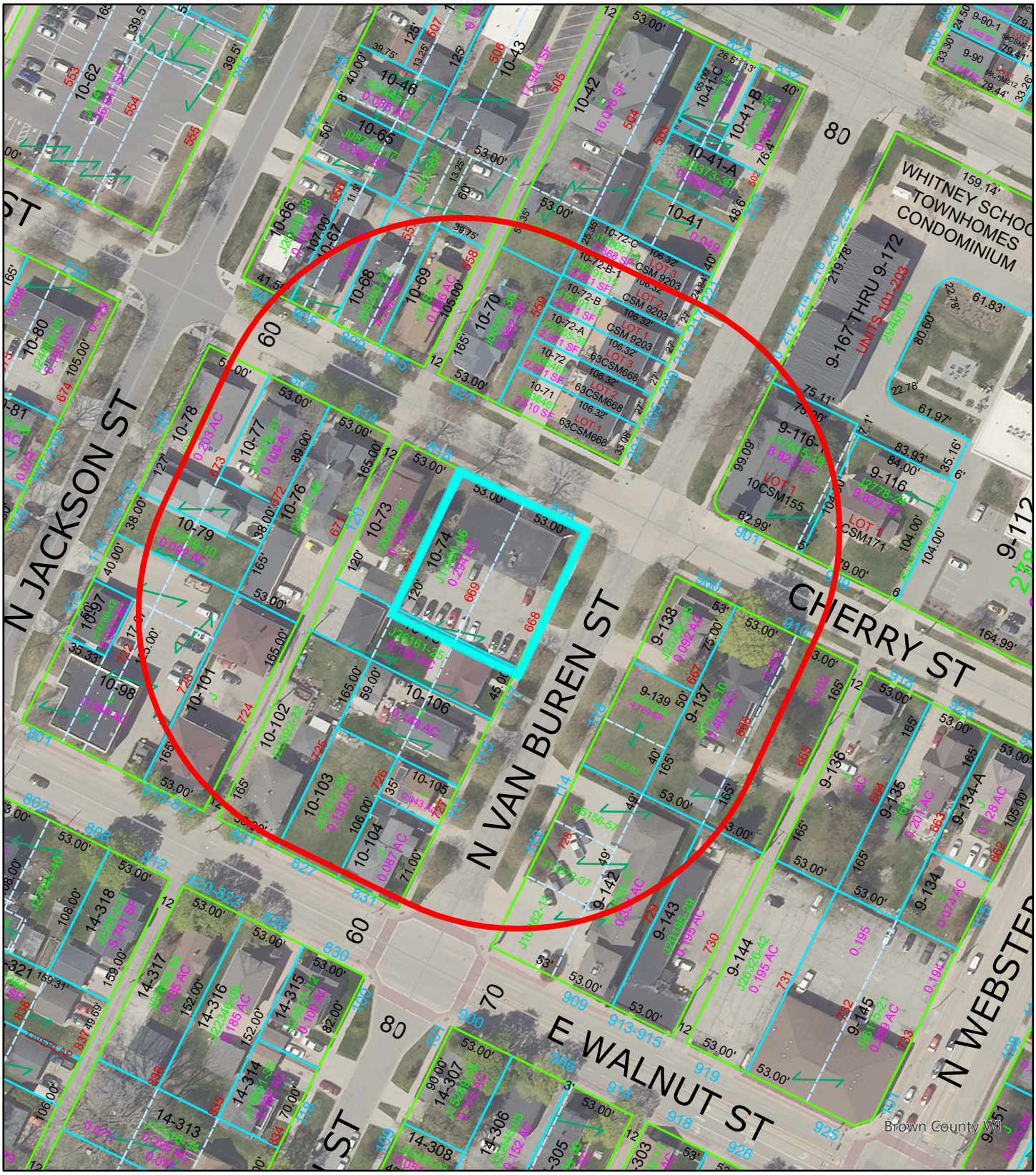
Approval of the conditional use permit, subject to the following conditions:

1. Sleeping capacity shall be limited to 20 people/beds. Any increase in beds and/or capacity shall require an amendment to the Conditional Use Permit.
2. This Conditional Use Permit is for Rooming House uses only; any programming changes may require an amendment to this Conditional Use Permit if programming falls outside the Green Bay Municipal Code's definition of Rooming House.
3. Onsite parking requirements shall be 1 space provided per every bed.
4. All buffering shall comply with the provisions of Section 44-1966 and is required as follows:
    a. A 6-foot, 100% opaque fence is required along the southern and western property lines starting 15 feet back from the front property line.
    b. A 5-foot landscaped buffer is required along the southern and western property lines.
    c. A 15-foot buffer is required along the eastern property line where it abuts the parking lot.
5. Compliance with all regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. ZP 26-08 Map
2. ZP 26-08 Floor Plans
3. ZP 26-08 half mile congregate living map, 828 Cherry
4. ZP 26-08 Project Narrative
5. ZP 26-08 Managment Plan
6. Congregate Living Inventory, Review Memo, 4.27.26
7. ZP 26-08, Neighbor Comment, Proposed project at 828 Cherry St.
8. Comment for (ZP 26-08) FW_ [EXTERNAL] 383 Cherry St. (Major concern)
9. Comment for (ZP 26-08) FW_ Green Bay Planning for 828 Cherry St
10. Comment for (ZP 26-08) FW_ 828 Cherry Street Project
11. Comment for (ZP 26-08) FW_ Proposed Development at 828 Cherry St

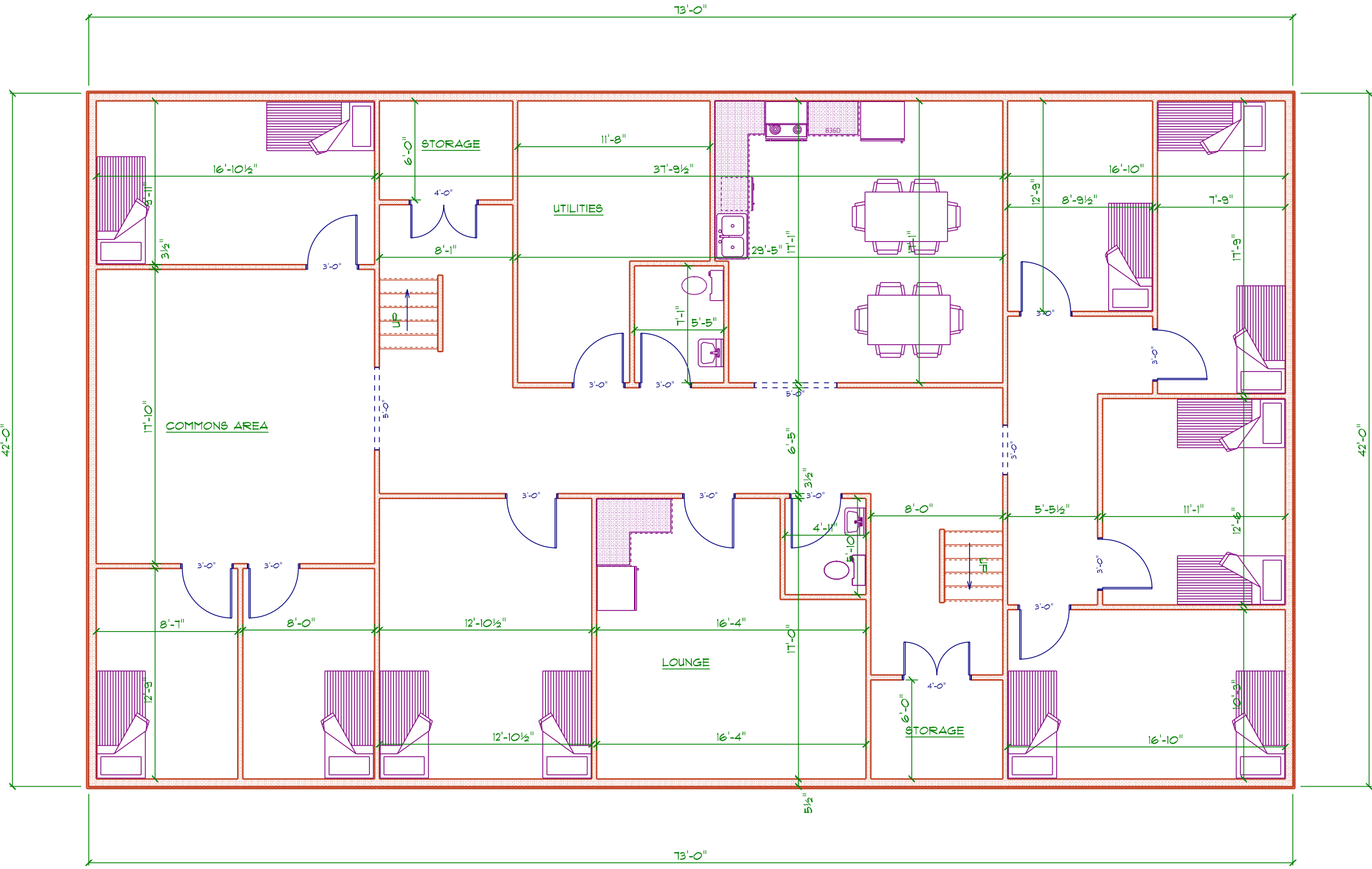


(ZP 26-08) CUP from Rooming House at 828 Cherry Street

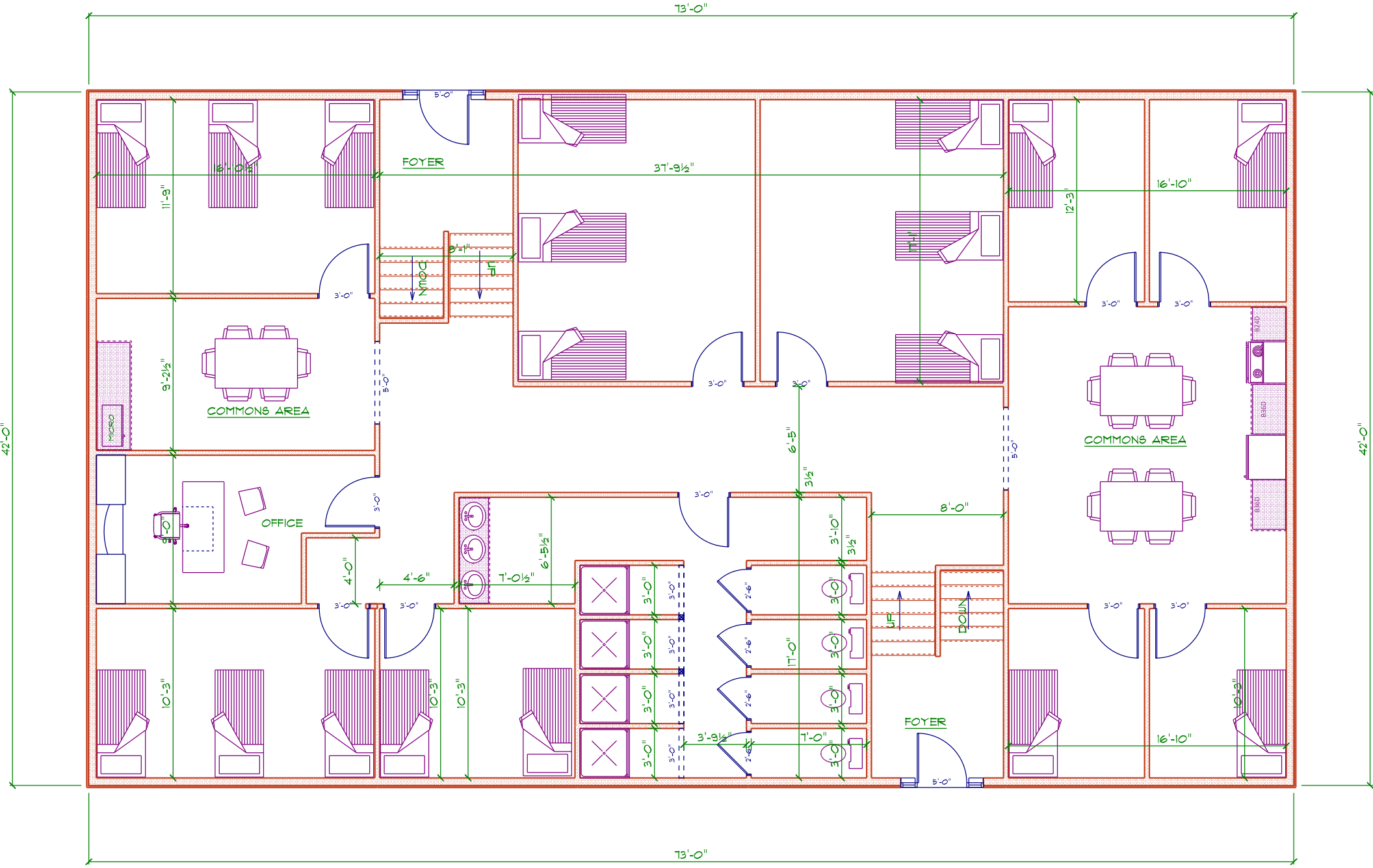
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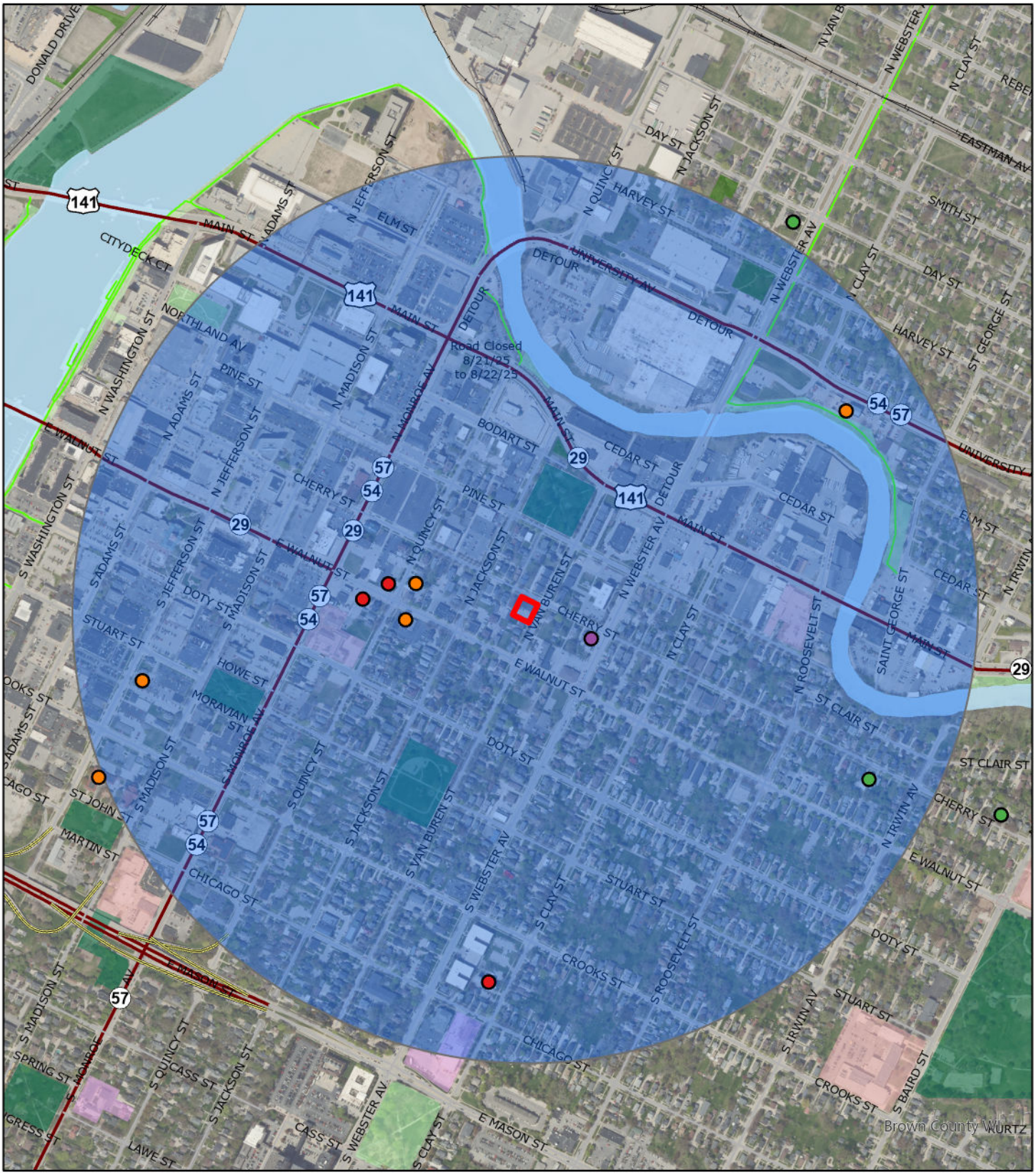
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only.The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 08 Apr 2026 C:\Users\stephaniehu\Documents\ArcGIS\Projects\Base Map\Base Map.aprx



GROUND FLOOR PLAN



MAIN FLOOR PLAN



828 Cherry St - Congregated Living Analysis

Feet
0 225 450 900
N

828 Cherry St
1/2 Mile Buffer

Boarding House
Shelter
Congregate Living
Dorm

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. S.S. 15 Apr 2026 C:\Users\sierrasc\Documents\ArcGIS\Projects\Congregate Living\Congregate Living.aprx

PROJECT NARRATIVE

828 Cherry Street
Green Bay, Wisconsin

Prepared for: City of Green Bay – Community & Economic Development Department
Prepared by: DIG TOO LLC (David Nelson)

Project Overview

My name is David Nelson. I am a local builder and real estate investor based in Green Bay. I have been self-employed in real estate full-time since August of 2015 (and off and on since 1990) and have completed over 120 transactions, including renovations, rentals; short term, month to month furnished and long-term rentals, and new construction. I am a licensed contractor and remain directly involved in the projects I take on.

This project involves the renovation and adaptive reuse of the existing office building at 828 Cherry Street.

The intent is to convert this underutilized property into a structured shared housing environment for adult men who choose to live in a substance-free setting.

This is not a treatment center, not a government program, and not an institutional use. This is affordable, structured, housing.

What makes it different is the structure:

- No alcohol
- No drugs
- Clear expectations for behavior, cleanliness, and respect

The goal is simple, to create a closely monitored, well-run, stable property that provides affordable housing options without creating issues for the surrounding neighborhood.

Property Background & Compatibility

The building has historically functioned as office space and is currently underutilized.

This project represents a transition to residential use that aligns with broader city goals:

- Bringing underused buildings back into productive use

- Increasing available housing
- Supporting stable occupancy near the downtown area

The size and layout of the building are well-suited for shared housing. Using an existing commercial structure for this purpose helps avoid additional pressure on single-family housing in surrounding neighborhoods.

Practical Use Considerations

While office use remains one possible path for buildings in this area, the current market offers a wide range of flexible office options throughout Green Bay and nearby communities.

Today, businesses can access office space with short-term commitments, minimal upfront cost, and fully built-out environments that include shared amenities. This creates a competitive landscape, particularly for older or non-specialized office buildings.

Based on current availability and leasing models, this property is not uniquely positioned to compete as a traditional office building without significant additional investment, leasing concessions, and extended vacancy risk.

At the same time, there is a limited supply of visible, affordable, and structured living environments for individuals seeking stable, substance-free housing.

Most existing options fall into three categories:

- Emergency shelters
- Small shared housing arrangements in residential properties
- Extended motel stays

Motels are often used as a temporary solution, but they typically lack structure, accountability, and long-term stability.

This project is intended to provide a more appropriate alternative, a structured, managed housing environment that offers stability, clear expectations, and a path toward more independent living.

Context Within the Community

Shared housing arrangements already exist throughout Green Bay, typically within traditional residential homes and often without much visibility or structure.

This project is different.

It is being developed intentionally, in a building suited for this scale, and in a way that is transparent and accountable from the beginning.

By using an office building rather than a single-family property, the project reduces impact on surrounding housing stock and allows for clearer oversight and management.

Occupancy & Resident Profile

- Estimated occupancy: 25–30 adult male residents
- No minors or families

Residents are individuals seeking stable housing and a structured environment. Many are working or actively pursuing employment and are choosing this type of housing because they want accountability and consistency. This is a specialized affordable housing option.

Resident Sourcing

Residents will be sourced through:

- Local community networks
- Professional and informal referrals
- Direct inquiries from individuals seeking structured housing

This is a voluntary housing model. Residents choose to live in this environment.

Resident Intake & Expectations

All residents go through an intake process prior to acceptance, which includes:

- Application and screening
- Agreement to house expectations
- Commitment to a substance-free environment

Clear expectations are established upfront to ensure compatibility with the living environment.

Living Environment & Structure

The property will operate with consistent expectations that support a stable and respectful environment:

- Quiet hours
- Respect for other residents and neighbors
- Cleanliness and shared responsibility
- No disruptive or illegal behavior

This is a structured environment. If expectations are not followed, individuals will not remain in the housing.

Substance-Free Standard

A core requirement of residency is maintaining a substance-free environment:

- No alcohol
- No illegal drugs

This is not treatment. It is a housing standard intended to support safety, stability, and accountability.

Length of Stay

Typical stays are approximately 12 months, with flexibility based on individual circumstances.

Rental Structure

Average rent is approximately $150 per week.

This includes:

- Furnished living space
- Utilities
- Shared common areas

Residents will also have access to:

- Internet
- Designated computers for job searches and applications

The intent is to support residents in maintaining or obtaining employment and moving forward.

Meals & Daily Living

Meals are not provided.

Residents are responsible for their own food and daily living needs, with access to shared kitchen facilities.

Management & Oversight

The property will be actively managed to maintain standards and respond to any issues promptly .

I will remain directly involved and responsible for the property, including oversight of operations, maintenance, and expectations.

Neighborhood Impact & Compatibility

The intent is for this property to operate in a way that is:

- Quiet
- Predictable
- Well-maintained

Clear expectations, active management, and accountability are what allow this to function without negatively impacting the surrounding neighborhood.

Parking & Transportation

Parking demand is expected to be limited.

Residents will primarily rely on:

- Walking
- Public transportation
- Shared transportation

Landscaping & Exterior Improvements

The project will include exterior improvements such as:

- Landscaping
- Property cleanup
- Visual upgrades consistent with the surrounding area

All improvements will be aligned with CUP requirements and neighborhood expectations.

Summary

This project takes an underutilized commercial building and puts it back into productive use in a way that is structured and intentional.

It provides:

- Affordable housing
- Clear expectations
- A substance-free environment
- Active management and accountability

The goal is to create a stable, well-run property that fits into the neighborhood and operates responsibly over the long term.

This management plan establishes a governance framework for the DalMont Phoenix Foundation for Sober Living, that balances professional oversight with direct resident empowerment.

1. Governance Structure

The Foundation operates under a dual-leadership model to ensure both fiscal responsibility and operational excellence.

- **Board of Directors**:
    - **Role**: Responsible for legal oversight, strategic planning, and financial stewardship.
    - **Composition**: A minimum of three members with diverse expertise in recovery, finance, and community advocacy.
    - **Resident Representative**: One elected resident who has attained a "Leadership" or "Senior" status within the house will serve as a non-voting liaison to the Board. This individual has full access to all Board meetings to voice resident concerns and provide feedback on house culture.
- **Executive Director (Founder: LaMaun "Monty" Jensen)**:
    - **Role**: Manages day-to-day operations, implements Board-approved strategies, and leads community outreach efforts.
    - **Authority**: Direct oversight of house managers, staff, and the intake process for new residents.

2. Operational Framework

The Foundation follows a "Social Model of Recovery," focusing on peer support and personal accountability.

- **Resident Representation**:
    - **Elected Position**: Every six months, residents elect a "House Liaison" who represents the collective voice of the home.
    - **Responsibilities**: Chairs weekly house meetings, collects grievances or suggestions, and prepares a monthly report for the Executive Director and Board.

- House Standards:
    - Abstinence-Based: Zero tolerance for alcohol and illicit substances, enforced by random testing.
    - Accountability: Residents are required to attend 12-step meetings, participate in shared chores, and maintain employment or volunteer work.

3. Strategic Goals & Mission

- Mission: To provide a safe, nurturing, and structured sober environment for individuals to rebuild their lives.
- Community Integration: Building strong partnerships with local treatment centers, probation offices, and support groups in Wisconsin (e.g., Green Bay and Oconto areas).
- Financial Sustainability: Operating as a 501(c)(3) non-profit, utilizing a mix of resident fees and private donations to ensure long-term stability without pursuing profit.

4. Compliance & Ethics

- Licensing: Maintain compliance with Wisconsin state regulations for recovery residences.
- Ethical Code: Adhere to the National Alliance for Recovery Residences (NARR) standards to ensure resident rights and safety are prioritized.

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

TO: Common Council & Plan Commission

FROM: Stephane Hummel, AICP, Planner II

RE: Congregate Living Analysis

DATE: Monday, April 27, 2026

As discussions around the concentration of Congregate Living uses have increased, I have prepared a report memo on the subject. This includes definitions of these uses in the Green Bay Municipal Code, land use development standards that are required of these uses, and a draft analysis of congregate living use locations. Our staff knows this is not a complete list at this time; we have pulled data from locations that applied for Conditional Use Permits when needed, as well as locations that are known to our staff.

Congregate Living covers all types of group living within Green Bay. There are six main types (some with sub-types within): rooming house, boarding house, community living arrangement (CLA), shelters, transitional housing, and dormitories. These are defined below and include any additional standards that are required of them due to their use.

Rooming house, boarding house means a building that provides a dwelling space to be occupied by four or more individuals who are unrelated and do not constitute a family or by a family and two or more unrelated individuals. A fee is paid to the leaseholder or owner for occupancy for usually longer than one night, and common facilities may be shared, including toilet and kitchen. If, in addition to a room, the leaseholder or owner, as part of the fee for services, provides meals, then the building is considered a boarding house. A rooming house/boarding house may be considered a dormitory as defined and regulated within this Code.

- Section 44-1581(a) Rooming house, boarding house in all districts.
    - (1) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits, and bathrooms.
    - (2) All new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings.
    - (3) An appropriate transition area between the use and adjacent property shall be required and to include landscaping, screening, and other site improvements consistent with the character of the neighborhood.
    - (4) A rooming house/boarding house may be considered a dormitory as defined and regulated within this Code.

Community living arrangement means a facility licensed, operated, or permitted by the State of Wisconsin that is either:

a. A facility where four or more children reside and are provided with care and maintenance by persons other than a relative or guardian. This definition includes foster homes, treatment

foster homes, community living arrangements for children, and residential childcare centers as defined by Wisconsin State Statute, but does not include educational institutions, public agencies, hospitals, maternity homes, nursing homes, or sanitariums.

b. A facility where three or more adults not related to the operator reside and are typically provided with care, treatment, or services above the level of room service, which may include prescribed personal care. This definition includes Community Living Arrangements (CLAs), Community Based Residential Facilities (CBRFs), and Adult Family Homes (AFHs) as defined by Wisconsin State Statutes, but does not include transitional housing, nursing homes, prisons, jails, correctional facilities, convents, monasteries/seminaries, or educational institutions and related student housing.

- Section 44-1581(b)Community living arrangements in all districts.
  - (1) Intent. It is the intent and purpose of these regulations to avoid discrimination against disabled persons by maintaining the residential character and desirability of the neighborhoods in which community living arrangements may locate. These regulations are intended to avoid the undue concentration of community living arrangements, as such concentrations may alter the residential character and desirability of a neighborhood and thus defeat the purpose of providing community living housing opportunities in a residential neighborhood setting. It is the nature of community living arrangements as business operations within residential neighborhoods, not the disabled individuals who occupy community living arrangements, that necessitate these regulations. Such facilities impact a residential neighborhood like a "business operation" in that they may include higher levels of nonresident traffic due to staffing, shift changes, and various other service providers, may require state licensing, and may be subject to special regulations administrated by state agencies. The following standards are established consistent with Wis. Stats. § 62.23(7)(i).
  - (2) No community living arrangement may be established within 2,500 feet of any other such facility except with a conditional use permit. Note that 2,500 feet is not a density standard or minimum separation distance, but rather is a determinant for whether the conditional use process will be applied.
  - (3) Community living arrangements shall be permitted under the standard above as long as their total capacity within any aldermanic district does not exceed 25 or one percent of the population of that district, whichever is greater. When that capacity is reached, no additional community living arrangements shall be permitted within that district until their capacity is reduced or the district's population increases, thus changing the ratio.
  - (4) Community living arrangements shall be permitted under the standards above as long as their total capacity does not exceed one percent of the City's total population. When that total capacity is reached, no additional community living arrangements shall be permitted within the City until their capacity is reduced or the City's population increases, thus changing the ratio.
  - (5) Exceptions from conditional use permit process.
    - a. In accordance with Wis. Stats. § 62.23(7)(i), in all cases where a community living arrangement has capacity for eight or fewer persons being served by the program, meets the criteria listed in subsections (b)(2) through (4) of this section,

and is licensed, operated, or permitted under the authority of the Department of Health Services or the Department of Children and Families, that facility is entitled to locate in any residential zone without being required to obtain a conditional use permit.

- b. Adult family home or small group shelter care facility. All adult family homes or small group shelter care facilities which serve disabled residents are entitled to locate in any residential zone without being required to obtain a conditional use permit. All residents of the adult family home or small group shelter care facility, other than the operator or care provider and the operator or care provider's immediate family, shall be disabled persons, as defined by the required state license application.

- (6) In reviewing a conditional use permit for a community living arrangement, the Plan Commission and Common Council shall consider the following:
  - a. The character and use of surrounding buildings, the density of nearby community living arrangements, and the potential impact of the proposed facility on the character and desirability of the surrounding neighborhood. Such facilities should not be permitted where proposed building architecture (assuming new construction) does not fit in with the surrounding neighborhood or where the density of such facilities (regardless of whether it is new construction or conversion of an existing building) will negatively impact the neighborhood.
  - b. The proximity of the proposed facility to essential services and infrastructure such as police and fire protection, pedestrian paths, transit stops, park facilities, and the like. Such facilities should not be permitted where essential services or infrastructure are not present or planned for improvement or construction.
  - c. Whether granting the conditional use permit will provide disabled persons with reasonable accommodation for housing as defined by the Americans with Disabilities Act (ADA) and Fair Housing Act-Amended (FHAA). Such facilities should not be denied a conditional use permit if they are needed to provide reasonable accommodation.
  - d. Whether any conditions of approval are needed to address the compatibility of the use as a business operation with the character of the residential neighborhood. Such conditions shall not be discriminatory toward disabled residents of a community living arrangement.
- (7) Based on the resident capacity, community living arrangements shall provide adequate living space in compliance with the most restrictive of the dormitory standards of this article (subsection (c) of this section), Chapter 8, and applicable state administrative codes.
- (8) A community living arrangement may be considered a dormitory as defined and regulated within this Code.

Shelter facility means a temporary place of lodging for homeless individuals or homeless families. A shelter facility may be considered a dormitory as defined and regulated within this Code.

Transitional housing means a premises, other than a community living arrangement or community based residential facility, for the temporary placement of persons on parole, extended supervision, or probation in a controlled environment, including supervision or monitoring. A transitional housing facility may be considered a dormitory as defined and regulated within this Code.

Dormitory means a communal-type living arrangement of four or more persons not related by blood, adoption, or marriage who share common sleeping areas, kitchen, bath, or restroom facilities. This definition includes, but is not limited to, shelter facilities, educational facility housing, rooming houses, boarding houses or lodging houses, community living arrangements, community-based residential facilities, migrant housing, seminary, or similar institution.

- Section 44-1581(c)Dormitory in all districts.
    - (1) On-site services shall be for residents of the facility only.
    - (2) The maximum number of persons occupying the building shall not exceed four per bedroom with 50 square feet of sleeping area per resident, except that more than four individuals may be allowed per room if all said individuals are related by blood, marriage, or adoption. Rooms shall consist of enclosed places having walls that extend from the ceiling to the floor and an entry door.
    - (3) One bath and restroom facility for every eight individuals residing in the dormitory. The bath and restroom facility shall be located so that no individual is required to pass through a sleeping room other than their own in order to access the bath and restroom facility.
    - (4) One kitchen and dining area for every ten individuals residing in the dormitory.
    - (5) One laundry facility consisting of a minimum of one clothes washer, one clothes dryer, and a washbasin for every ten individuals residing in the dormitory.
    - (6) One common use area/lounge of at least 600 square feet in size for relaxation and recreation of the occupants for every ten individuals residing in the dormitory.
    - (7) If the dormitory use ceases for a period of 12 months or more, the conditional use approval will no longer be in effect. If construction and occupancy has not been completed and established within 12 months of the date of approval, the conditional use status of the property shall no longer be in effect. In the event of a natural disaster or emergency situation, as determined by the City of Green Bay, these regulations may be suspended for a term of not more than 12 months.

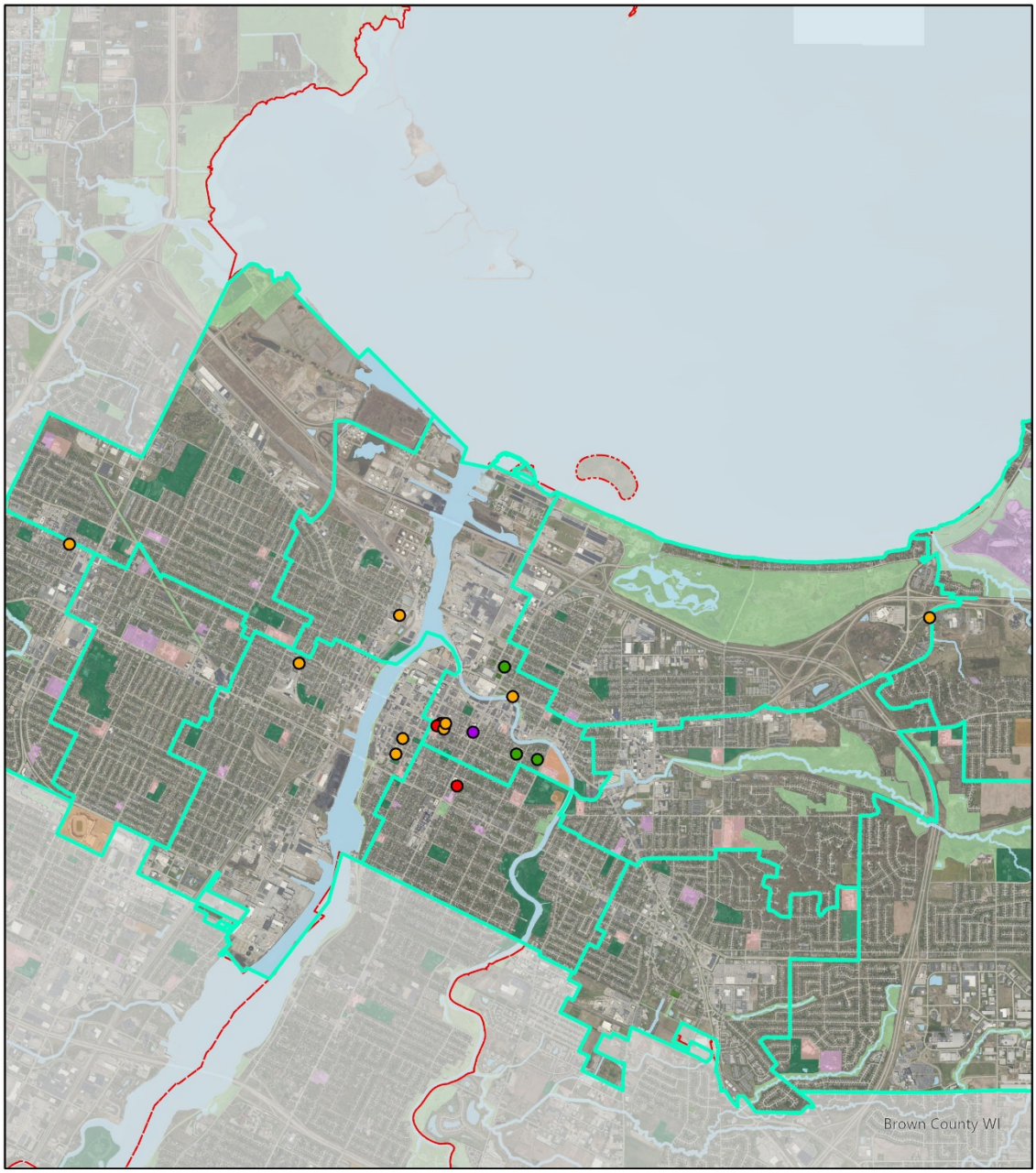
Concerning concentration of these uses, please note that only Community Living Arrangements (CLAs) have capacity limits, listed in Section 44-1581(b). No other congregate living uses have concentration limits in Green Bay.

Our analysis is based on facilities that have secured a Conditional Use Permit or that we are aware of through our staff's outreach in the homeless community. We found 16 congregate living uses (shown on the City-Wide map, attached). Of these, 13 are in our downtown, defined as Alder Districts 7 and 9 (map attached). It is important to note the variety in type of congregate living use for each of these locations. There is generally an assumption that these are all some sort of "shelter" facility, which is not true. Listed below are the locations, names, and uses of the 16 facilities:

- 932 Cherry Street, The Center for Youth, District 7, Dorm (youth specific, currently closed)
- 700 E Walnut Street, Wellspring, District 7, Shelter (women-only)
- 411 St. John Street, St John's Shelter, District 9, Shelter (men-only)
- 315 S Jefferson Street, Former Newcap facility- future Safer Haven, District 9, Shelter (low barrier shelter for men and women)
- 301 Mather Street, NEW Community Shelter, District 7, Shelter (sober shelter, men and women)
- 108 N Quincy Street, Jackie Nitschke Center, District 7, Shelter (sober, women-only)
- 633 E Walnut Street, Jackie Nitschke Center, District 7, Boarding House (future sober living)
- 620 E Walnut Street, Jackie Nitschke Center, District 7, Boarding House (sober living, women-only)
- 430 S Clay Street, Transformation House, District 4, Boarding House (transitional housing)
- 1254 Cherry Street, Serenity House, District 7, General Congregate Living (sober living)
- 825 N Webster Avenue, Amanda's House, District 7, General Congregate Living (sober living)
- 1357 Cherry Street, Serenity House #2, District 7, General Congregate Living (sober living)
- 865 Christiana Street, 4th Dimension, District 9, Shelter
- 1120 University Avenue, Golden House, District 7, Shelter (women and families)
- 2997 St. Anthony Drive, Freedom House, District 6, Dorm/Shelter (families)
- 1660 Christiana Street, House of Hope, District 11, Shelter (emergency for youth)

Staff offers no recommendation based on this information. It is being provided only for context.

Enclosures



Congregated Living Facilities within City of Green Bay

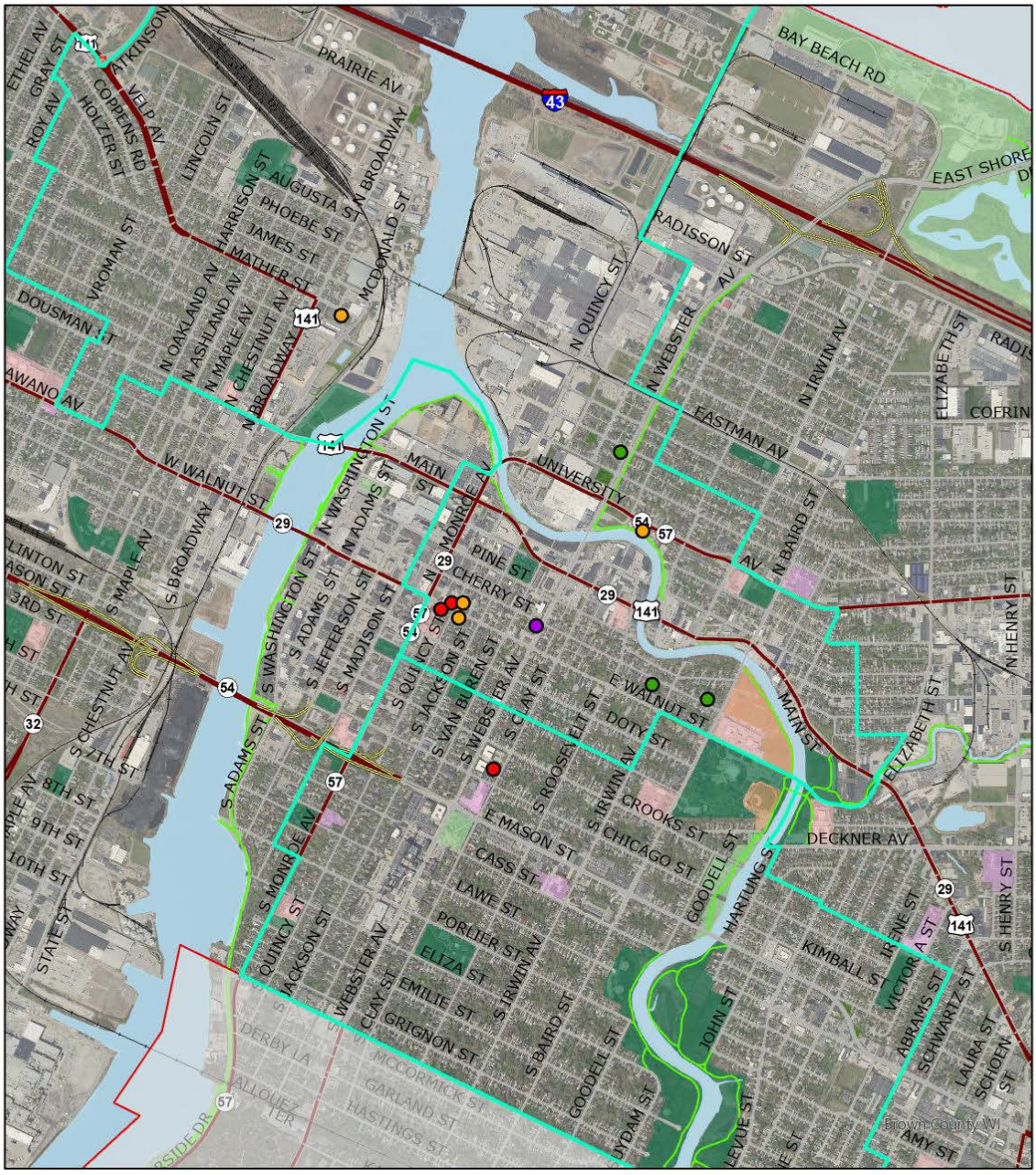
Miles
0 0.33 0.65 1.3

N

Alder Districts

- Boarding House
- Shelter
- Congregate Living
- Dorm

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. S.S. 22 Apr 2026 C:\Users\sierrasc\Documents\ArcGIS\Projects\Congregate Living\Congregate Living.aprx



Congregated living Facilities within Alder Districts 7 & 9

Miles
0 0.13 0.25 0.5

N

Alder Districts

- Boarding House
- Shelter
- Congregate Living
- Dorm

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. S.S. 21 Apr 2026 C:\Users\sierrasc\Documents\ArcGIS\Projects\Congregate Living\Congregate Living.aprx

From: Beth Pless
To: Stephanie Hummel; Dena Mooney; Alyssa Proffitt
Subject: [EXTERNAL] Proposed project at 828 Cherry St.
Date: Wednesday, April 15, 2026 4:28:15 PM

Caution: This email originated from a sender outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Stephanie and Dena,

I live on N. Van Buren St. approximately one block away from this proposed project.

While I hold a lot of empathy for people struggling to overcome addiction, I do not support the addition of yet another social services/recovery housing project in our neighborhood. Within a very small radius there are already 2 Jackie Nitschke centers, several other social services providers, and multiple housing/shelter options for houseless individuals and at risk youth. I am sure you are aware of the potential negative impact on property values and appearance of safety in the neighborhood of adding another similar project.

Additionally, the fact that the applicant published an incorrect meeting date, and also failed to enclose a project map as stated in the original notification, raises legitimate concerns about how well the project will be managed and maintained.

Finally, the information provided by the applicant appears to be intentionally vague and ambiguous as to the nature of the project, describing it only as “a structured, shared residential housing environment for adult residents.” It is also highly unlikely that crazyhomebuyers.com has the best interests of the City of Green Bay and this neighborhood in particular in mind when pitching this project.

We have been working for many years to revitalize our neighborhood and make it an attractive and inviting area for families. This project is inconsistent with this goal.

Unfortunately, I am not able to attend the meeting this evening; however, I felt it important that my concerns would be heard.

Beth R. Pless

From: Stephanie Hummel
To: Shannon Sjoquist
Subject: FW: [EXTERNAL] 383 Cherry St. (Major concern)
Date: Tuesday, April 28, 2026 11:38:51 AM

For council packet

Stephanie Hummel, AICP
Planner II

From: Chris Tobin <christobin@ymail.com>
Sent: Monday, April 27, 2026 6:11 PM
To: Alyssa Proffitt <Alyssa.Proffitt@greenbaywi.gov>; Dena Mooney <Dena.Mooney@greenbaywi.gov>; Stephanie Hummel <Stephanie.Hummel@greenbaywi.gov>
Subject: [EXTERNAL] 383 Cherry St. (Major concern)

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.

Alyssa, Stephanie, and Dena,

I came across your names on the meeting agenda and minutes page of Green Bay Cities website having been made aware of the impending move to allow 838 Cherry St. GB, WI. to be bought by the Delmonte Phoenix corporation.

Needless to say, myself and from what I am hearing most of the residents and businesses in the area around 828 Cherry St. are highly against this sale moving forward. After all, this is a halfway house situation and one for men at that.

As someone who works near this building, I would like to bring up my concerns with any move by the city to let this sale happen:

- I am concerned about my personal property and safety (for obvious reasons).
- You are looking to allow male drug addicts, many who I'm sure have a criminal record to move into the same building. It is a well known fact that putting several like minded people under the same roof leads to scheming to get what they want. In this case drugs and/or alcohol. I know the argument will be made that the like mindedness of treatment will create an environment of rehabilitation. However, it only takes one rotten egg to ruin the cake. In this case, one person will lead to another through convincing or showing that doing drugs and living there can be gotten away with. This leads to another and another and so on.
- Moves like this bring down property values.
- Aren't there already enough derelicts selling drugs in the surrounding parks.
- You are putting a rehabilitation center in an area that is already concentrated with them, and that should attest as part of the reason for such high crime scene in

the area. Do we really need more of this around here?

- An argument is being made that the people that would be moving into the property will be vetted and under constant surveillance. SEE how this worked out in my example below.
- Why can't this facility be put in a rural neighborhood where it would be more difficult to affect the surrounding community?

I can find plenty of statistical data online to make my case, but I'm sure that the opposite position can find countering data as well. Statistics are statistics, and it all depends on how the numbers are obtained, who's obtaining said statistics, and how the data is being presented. Because of this, I am going to speak from experience. Two years ago, I was involved with some remediation of a house so that it could be sold. The house in question was a large halfway house where 6-8 people were living at any given time. The house was being sold because it was in such disarray from neglect due to the way that the residents were treating it. During the remediation process, the follow happened:

- The neighbors were ecstatic to hear that this property was no longer going to be a halfway house.
- The remediation of the property brought neighbors properties up in value.
- During the remediation process, the police stopped by to arrest one of the residents for a parole violation. Yet these people were all VETTED and constantly being WATCHED to make sure this doesn't happen.
- There were holes in walls and other hiding places throughout the property where needles, empty booze bottles, etc were found. But again, these people were all VETTED and under constant SURVEILLANCE.

So again, the vetting and surveillance part of the buyers argument falls on deaf ears here.

Let's be honest here. When the LARGE majority of people living in and business surrounding a certain area are against something and yet a few people are pushing hard to make it happen, the question must be posed "who's getting paid?" whether under or above the table.

Please reconsider your position on this, as it is detrimental to the safety and quality of life for the people and property immediately affected by the locality of this.

Chris

From: Stephanie Hummel
To: Shannon Sjoquist
Subject: FW: Green Bay Planning for 828 Cherry St
Date: Tuesday, April 28, 2026 11:49:22 AM

For council packet

Stephanie Hummel, AICP
Planner II

From: Julie Tilly <tillyjulie01@gmail.com>
Sent: Monday, April 27, 2026 4:53 PM
To: Allyssa.Proffitt@greenbaywi.gov; Dena.Mooney@hreenbaywi.gov; Stephanie Hummel <Stephanie.Hummel@greenbaywi.gov>
Subject: Green Bay Planning for 828 Cherry St

---------- Forwarded message ---------
From: **Julie Tilly** <tillyjulie01@gmail.com>
Date: Mon, Apr 27, 2026, 4:47 PM
Subject:
To: Julie Tilly <Tillyjulie01@gmail.com>

I approach this matter with genuine compassion for individuals working to overcome addiction, yet I must express my firm opposition to introducing yet another recovery housing or social services facility into an area that already shoulders a heavy concentration of such programs. Within a very tight radius, our neighborhood already hosts two Jackie Nitschke centers, multiple additional social service providers, and various shelters serving homeless individuals and at-risk youth, raising legitimate worries about further strain on local property values and the overall sense of safety and stability. Compounding these issues, the applicant's notification contained an incorrect meeting date and omitted the promised project map, which understandably calls into question the level of professionalism and oversight this initiative would receive. The description of the project remains notably vague—simply labeling it a "structured, shared residential housing environment for adult residents"—while the involvement of crazyhomebuyers.com leaves me doubtful that the developer truly prioritizes the long-term well-being of Green Bay or our specific community. For years, neighbors have invested significant effort into revitalizing this area to make it welcoming and family-friendly, and this proposal feels at odds with those hard-won gains. Although I am unable to attend this evening's meeting, I believe it is essential that these community concerns be fully considered and documented.

From: Stephanie Hummel
To: Shannon Sjoquist
Subject: FW: 828 Cherry Street Project
Date: Tuesday, April 28, 2026 11:49:15 AM
Attachments: image001[13].png

For Council Packet

Stephanie Hummel, AICP
Planner II

From: Justin Scott <jscott@execmort.com>
Sent: Monday, April 27, 2026 4:54 PM
To: Alyssa Proffitt <Alyssa.Proffitt@greenbaywi.gov>; Dena Mooney <Dena.Mooney@greenbaywi.gov>
Cc: Stephanie Hummel <Stephanie.Hummel@greenbaywi.gov>
Subject: [EXTERNAL] 828 Cherry Street Project

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Alyssa, Dena and Stephanie,

I am aware the meeting to propose this to the city, is Tonight. I have previously mentioned in a separate email the concerns I personally face as a business owner.

I truly feel this project would compound an existing issue we see in the North Eastern part of the City. With so many facilities in close proximity to one another, combined with the seemingly growing homelessness issue; I feel this is a powder keg waiting to happen.

If we were proposed a reasonable compromise of 4-6 residents; that would have been a respectable place to begin the conversation; but we were told 30 residents. I understand this has been lowered to 20 residents, but that is still a very ambitious number.

It raises concerns of management and promises. It was presented to me as a business owner as if it were already happening, almost assumed.

There have been numerous complaints in the neighborhood about this proposal, with all the work the City has done with the Arts district and Whitney park, the condominium projects on Van Buren; this project is too large, unregulated and does not fit the community around it.

I am told we can suggest “conditions” on the project, that is things we would like to see happen if it were to continue; and my only condition is the project will not happen for the most obvious reasons.

Please consider the neighborhoods unanimous concern and opinion on this project.



Justin Scott

Owner NMLS #878581
Phone: (920) 530-4484 | Office: (920) 490-8967

Executive Mortgage NMLS #271650
909 E Walnut St, Green Bay, WI 54301
Links: Apply Today | Client Login | Credit Opt Out | Home Report

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Important Notice: Wire fraud is a serious issue. If you're ever asked to wire money, please contact your loan officer on their personal number to verify the request.

From: Stephanie Hummel
To: Shannon Sjoquist
Subject: FW: Proposed Development at 828 Cherry St
Date: Wednesday, April 29, 2026 2:25:55 PM
Attachments: image001.png

Still time to add this one? Should be the last!

Stephanie Hummel, AICP
Planner II

From: Christopher Tanke <ctanke@acrisure.com>
Sent: Thursday, April 23, 2026 12:40 PM
To: Stephanie Hummel <Stephanie.Hummel@greenbaywi.gov>; Dena Mooney <Dena.Mooney@greenbaywi.gov>; Alyssa Proffitt <Alyssa.Proffitt@greenbaywi.gov>
Subject: [EXTERNAL] Proposed Development at 828 Cherry St

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Stephanie, Alyssa and Dena,

I own property on N. Van Buren St. approximately one block away from this proposed project.

I do not support the addition of a social services/recovery housing project in our neighborhood. Within a very small radius there are already 2 Jackie Nitschke centers, several other social services providers, and multiple housing/shelter options for homeless individuals and at risk youth. I am sure you are aware of the potential negative impact on property values and appearance of safety in the neighborhood of adding another similar project.

The neighborhood has been working for many years to revitalize our neighborhood and make it an attractive and inviting area for families. This project is inconsistent with this goal.

Unfortunately, I am not able to attend the meeting this evening; however, I felt it important that my concerns would be heard.

Regards,
Chris Tanke

Client Advisor
Acrisure Truck Group
Midwest Division

Cell: 262-617-5978



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Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
May 5, 2026	Stephanie Hummel, Staff

AGENDA ITEM # P.3

To approve the amendment of the Planned Unit Development for the JBS Development Site (Parcels #23-243-1-1, #23-243-1, #23-243-1-2, #23-243-1-3, #B-243-4), subject to the adoption of the draft PUD. (ZP 26-18 Public Hearing held April 27, 2026).

BACKGROUND

Reason for Request: To amend the existing Planned Unit Development (PUD) to reflect a recently executed land-swap with the Village of Bellevue.

Subject Parcel Zoning and Land Use: Subject land area is zoned General Industrial (GI) District and is undeveloped green space (formerly farmed).

Surrounding Zoning and Land Uses:
North: Business Park District (BP) | Green Bay School District Services Building
South: Village of Bellevue | Railroad Tracks
East: Village of Bellevue | Single-family homes and Walmart Store
West: Public Institutional District (PI) | Kroc Community Center

Comprehensive Plan: The 2050 Go Big Green Bay Comprehensive Plan recommends Mixed Residential uses for this area. The application is consistent with this recommendation.

Report: The JBS Development Area PUD was created in 2023 to regulate the proposed vision for housing of varying types, a community park, and urban farming. The overall development area is approximately 25.61 acres of land; 2.63 of these acres were recently added from the Village of Bellevue in a land swap with the City. Of the 2.63 acres, .695 acres are being added as land for housing. The rest is right-of-way.

The newly-added land for housing was part of the original PUD but had language noting that it was still in the Village of Bellevue. The PUD amendment removes this language. Additionally, we are adding the new land as part of the land description in Section 1 of the PUD. No substantive changes are being requested, and we consider this amendment a "clean-up" action.

Ald. Morgan and neighbors within 200 ft. have been notified of the meeting based on Plan Commission policy. Staff has not received any inquiries about the request as of the drafting of this report.

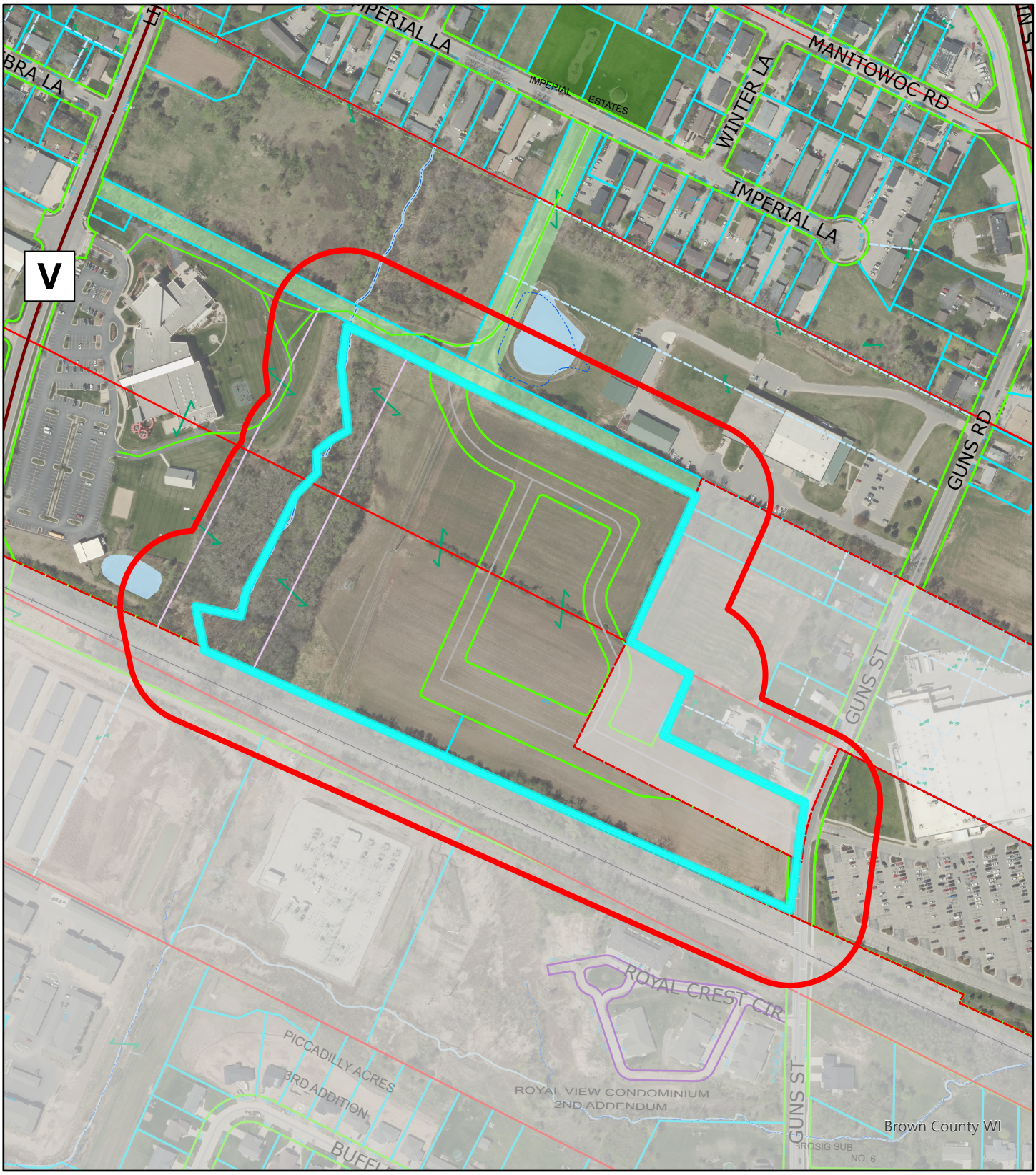
RECOMMENDATION

Approval of the request, subject to the adoption of the draft PUD.

FISCAL IMPACT

ATTACHMENTS

1. ZP 26-18 Map



(ZP 26-18) PUD Amendment for JBS Development Site

Feet
0 100 200 400
N

JBS Development Site

200' Notification Area

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Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
May 5, 2026	Jon LeRoy, Zoning Administrator

AGENDA ITEM # P.4

To approve a Conditional Use Permit request to build a single-family home within the S-RLI zoned district at 1108 S Broadway with conditions. (ZP 26-09 Public Hearing held April 27, 2026).
To approve a Conditional Use Permit request to build a single-family home within the S-RLI zoned district at 1112 S Broadway with conditions. (ZP 26-10 Public Hearing held April 27, 2026).
To approve a Conditional Use Permit request to build a single-family home within the S-RLI zoned district at 1116 S Broadway with conditions. (ZP 26-11 Public Hearing held April 27, 2026).

BACKGROUND

Reason for Request: To construct a single-family home at 1108, 1112, and 1116 S Broadway within the S-RLI Special Purpose–Residential Light Industrial district. A new single-family home requires a conditional use permit.

Subject Parcel Zoning and Land Use: S-RLI | Vacant (All three lots)

Surrounding Zoning and Land Uses:
North: S-RLI Special Purpose–Residential Light Industrial | Single-Family Residential
South: S-RLI Special Purpose–Residential Light Industrial | Single-Family Residential
East: S-RLI Special Purpose–Residential Light Industrial | Single-Family Residential
West: S-RLI Special Purpose–Residential Light Industrial | Single-Family Residential and Vacant

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan designates this area for Mixed-Use

Report: The subject requests are located on three individual lots at 1108, 1112, and 1116 S Broadway, located mid-block between Seventh and Eighth Street. Radue Homes is seeking to develop each individual lot which measures at approximately 120' x 50' (6,055 sf total). Each individual lot requires its own individual zoning petition, but the applicant is seeking to place a substantially similar product on each adjacent lot. Each single-family home is proposed to be approximately 732 square feet for a footprint of a two-story home. Each home is proposed to have a driveway off Broadway leading to a two-stall garage. Each home shown can meet setback standards.

Because of the same property owner, same applicant, and similar nature of each residence and parcel, these individual parcel applications are being presented as a singular staff report to the Plan Commission as they all share the same characteristics. Each individual parcel will have its own individual resolution and is subject to its own individual standards if the Plan Commission or Common Council choose to enact individual recommendations for approval. The applicant has provided three different design concepts for the three individual buildings. All share the same building footprint, but variations occur with fenestration and size of attached front porch.

Conditional use approval may be recommended by the Plan Commission with reasonable consideration of

the following:

(1) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger public health, safety, or general welfare.

(2) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

(3) The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.

(4) Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.

(5) Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.

(6) Adequate parking facilities as specified in Article XVIII of this chapter.

(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.

S-RLI requires a conditional use permit for new residential homes. The zoning code calls for a mix of compatible land uses in a variety of locations and scales, with the intent of continuing and limiting expansion of single and two-family uses while allowing for compatibility with commercial and light industrial uses. Within the S-RLI, any new residential uses must meet standards defined in Sec. 44-2078. Those standards are italicized.

The residential use is located in a predominantly residential area.
The parcels are mid-block and surrounded by single-family residential uses.

The residential use will not adversely affect commercial and industrial uses in the area.
At a parcel level, staff does not feel the development of a single parcel will adversely affect commercial and industrial uses given the small size of each lot. However, if all three lots were to be combined, the possibility of a more tangible commercial or industrial user would be greater. However, given the location in the mid-block, being surrounded by existing residential homes, staff does not believe banking the individual parcels to hold out for a potential larger user is necessary.

The residential use will not be subject to excessive noise, smoke, dust, noxious odor, toxic materials, safety hazards, or other adverse impacts from current or previous commercial or manufacturing uses.
Staff does not believe this location to have substantial adverse impacts.

The residential use will not impair the future use or development of commercial and manufacturing zoned lots.
As previously noted, staff has some hesitance to this provision, but given the mid-block location and the surrounding existing single-family homes, staff believe the proposed use is appropriate and the development of commercial or manufacturing is more appropriate on larger lots or corner lots.

New residential uses shall fit in with the scale and design of surrounding residential uses.
The proposed options call for a 26-foot-wide, two-story home with a two-stall detached garage in the rear. Each proposed residence includes a covered front porch of varying sizes. The proposal denotes varying materials and roof pitches. The overall footprint is 732 square feet. This design is of a nature which is similar to surrounding homes which vary from one story to two stories, but generally have a footprint of similar nature, often with covered front porches and detached backyard garages.

For new single-family homes, the minimum building width shall be at least 22 feet.

The proposed buildings meet this qualification.

Ald. DeBaker, the Shipyard Neighborhood Association, and adjacent property owners within 200 ft. of the subject area have been notified of the request. There was one inquiry and shared by a property owner residing on State Street. The neighbor was generally favorable of the request and would like to see more single-family homes in the neighborhood. The neighbor had concerns about construction disruptions as a possible concern.

RECOMMENDATION

Approval subject to the following conditions (for each parcel):
1. Compliance with all regulations of the Green Bay Municipal Code.
2. A sidewalk leading from the front porch to the sidewalk at the Right of Way shall be present
3. New residential construction must vary in roof pitch and material color from neighboring residences.

FISCAL IMPACT

ATTACHMENTS

1. ZP 26-09 26-10 26-11 Redacted Application
2. ZP 26-09 Rendering and Layout
3. ZP 26-09 10 11 Site Plan

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: 1108, 1112, & 1116 S Broadway

Parcel Number(s): 1-767, 1-766, 1-765

Petitioner(s): Radue Homes Inc Date: 2/26/2026

Email: _____ Phone Number: 920-

Address: 2585 S Broadway City: Green Bay State: WI Zip: 54304

Property Owner: City of Green Bay RDA 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, Ryan Radue, 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: _____

Petitioner Signature(s): _____ 3/6/2026

Checklist of required attachments:

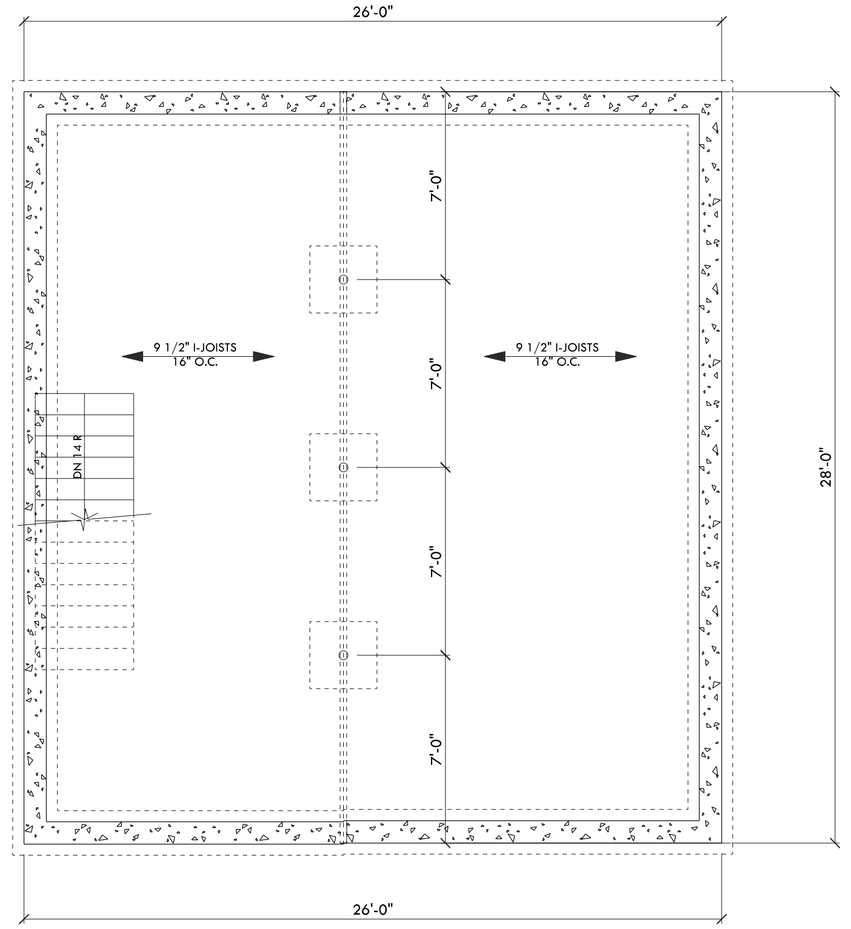
- **Map**
- **Legal Description**
- **Applicant Narrative Describing Project**
- **All Other Pertinent Information**

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

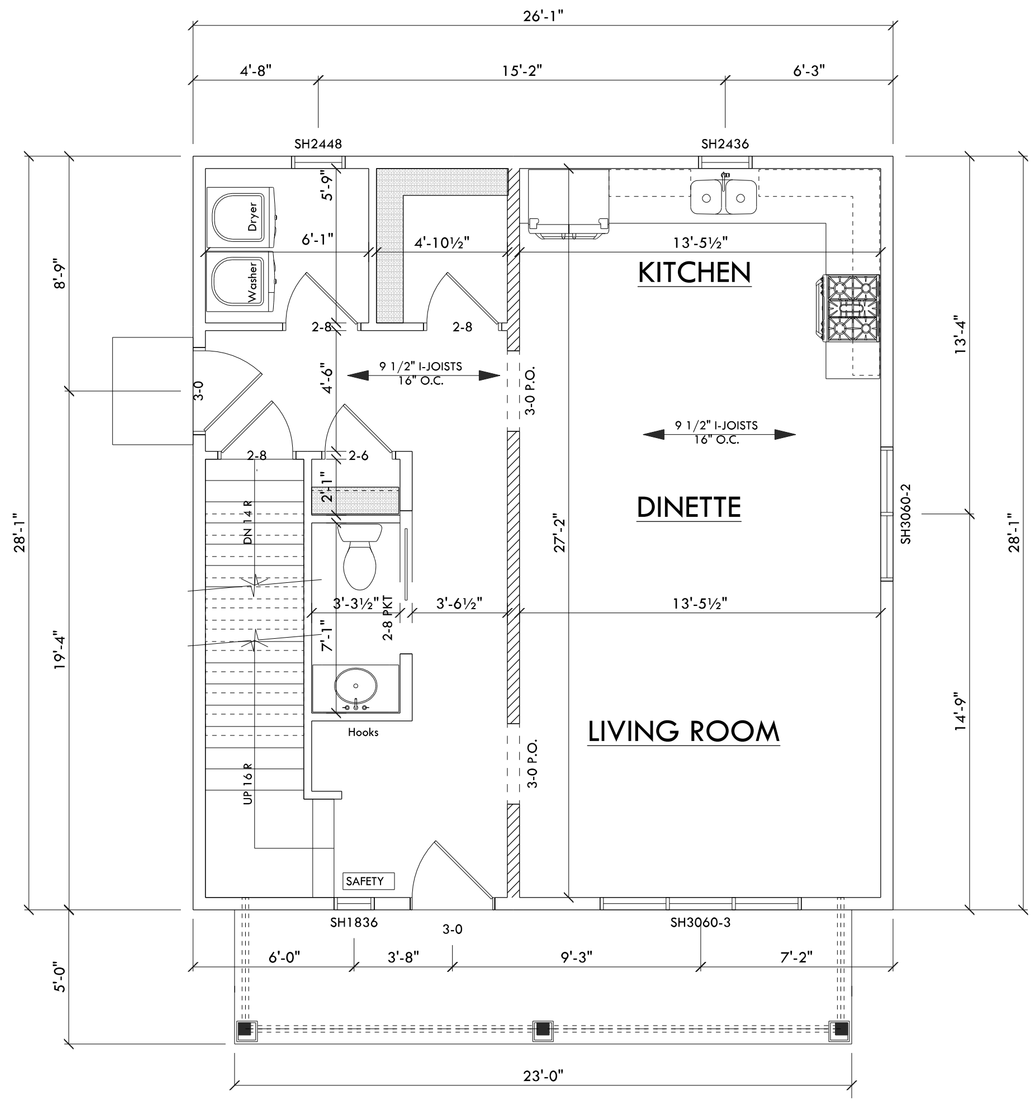
For office use only:
Review Fee:_____ Receipt No.:_____ Zoning Petition No.:_____



Front Elevation
SCALE 1/4"=1'-0"

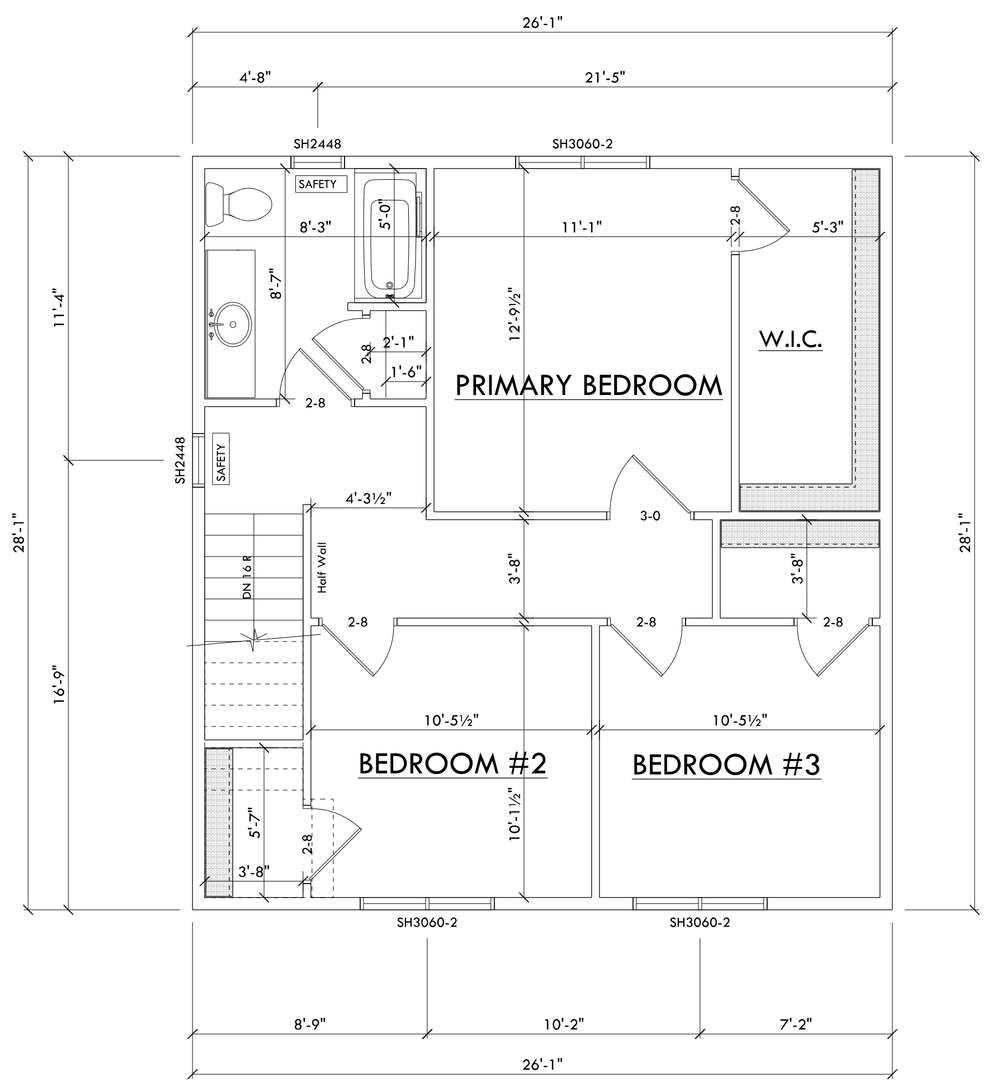


Lower Level Plan
SCALE 1/4"=1'-0"



First Floor Plan
SCALE 1/4"=1'-0"
9'-1 1/8" CLG HT.

AREA SCHEDULE	
NAME	AREA
First floor	732.5 sq ft.
Second Floor	732.5 sq ft.



Second Floor Plan
SCALE 1/4"=1'-0"
8' 1 1/8" CLG HT.

ADDRESS:
2585 S. BROADWAY
GREEN BAY, WI 54304
PH: 920.569.6355
RADIEHOMES.COM

THESE PLANS ARE PROPERTY OF RADIE HOMES, ANY REPRODUCTION WITHOUT WRITTEN CONSENT IS STRICTLY PROHIBITED

BROADWAY
OPTION A

REVISIONS

DATE: 2/17/26

DESIGNER: KAILYN E.

PERSONAL BUILDER

PLAN # 26-06

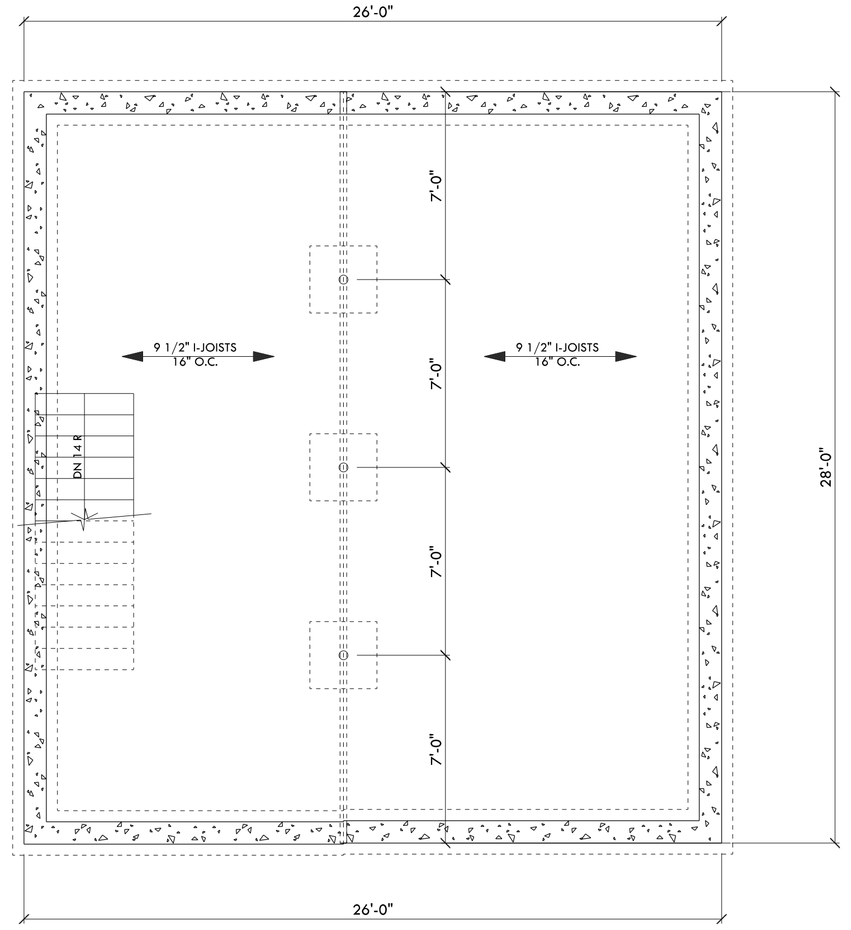
STATUS: Bid Plan

SHEET 1 / 3



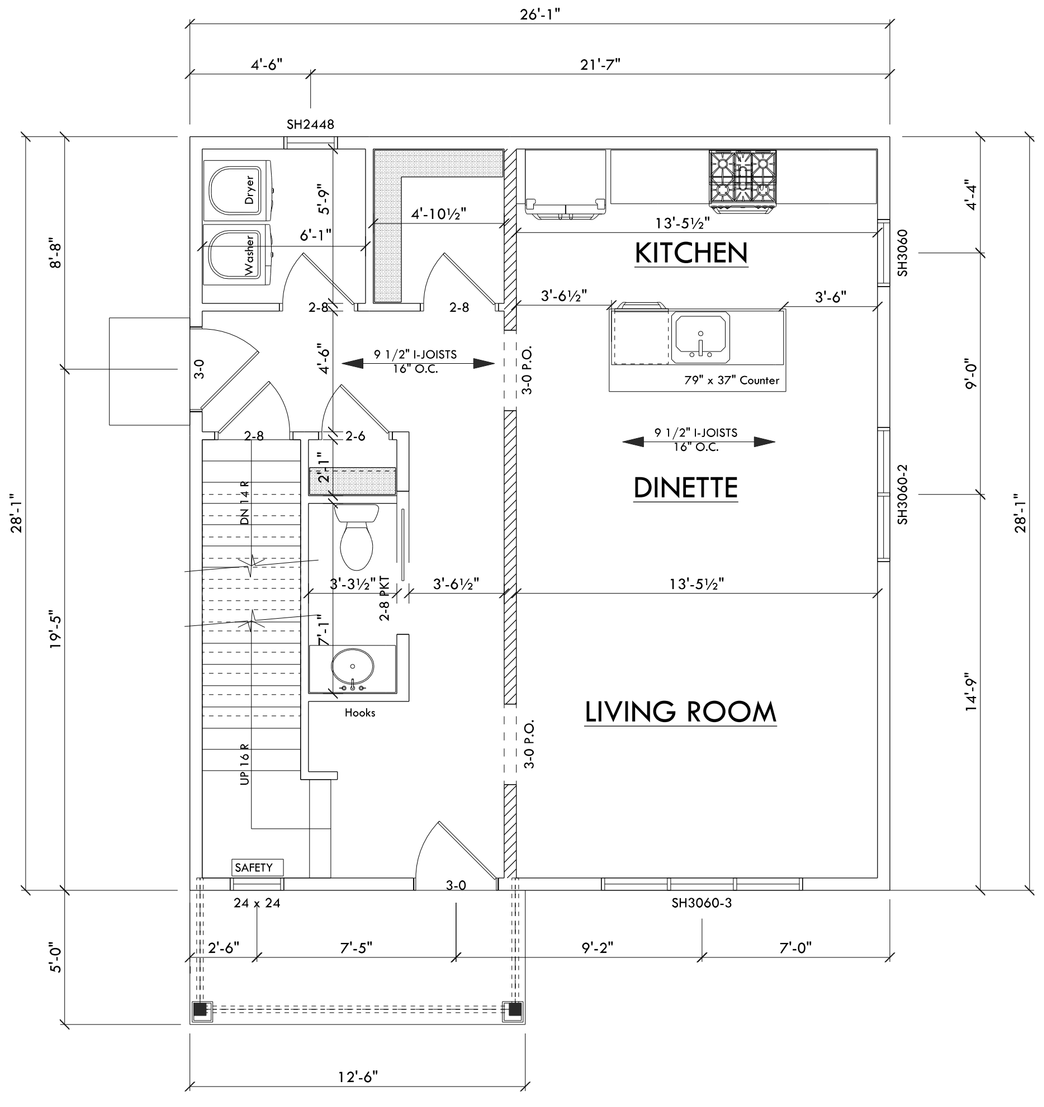
Elevation

SCALE 1/4"=1'-0"



Lower Level Plan

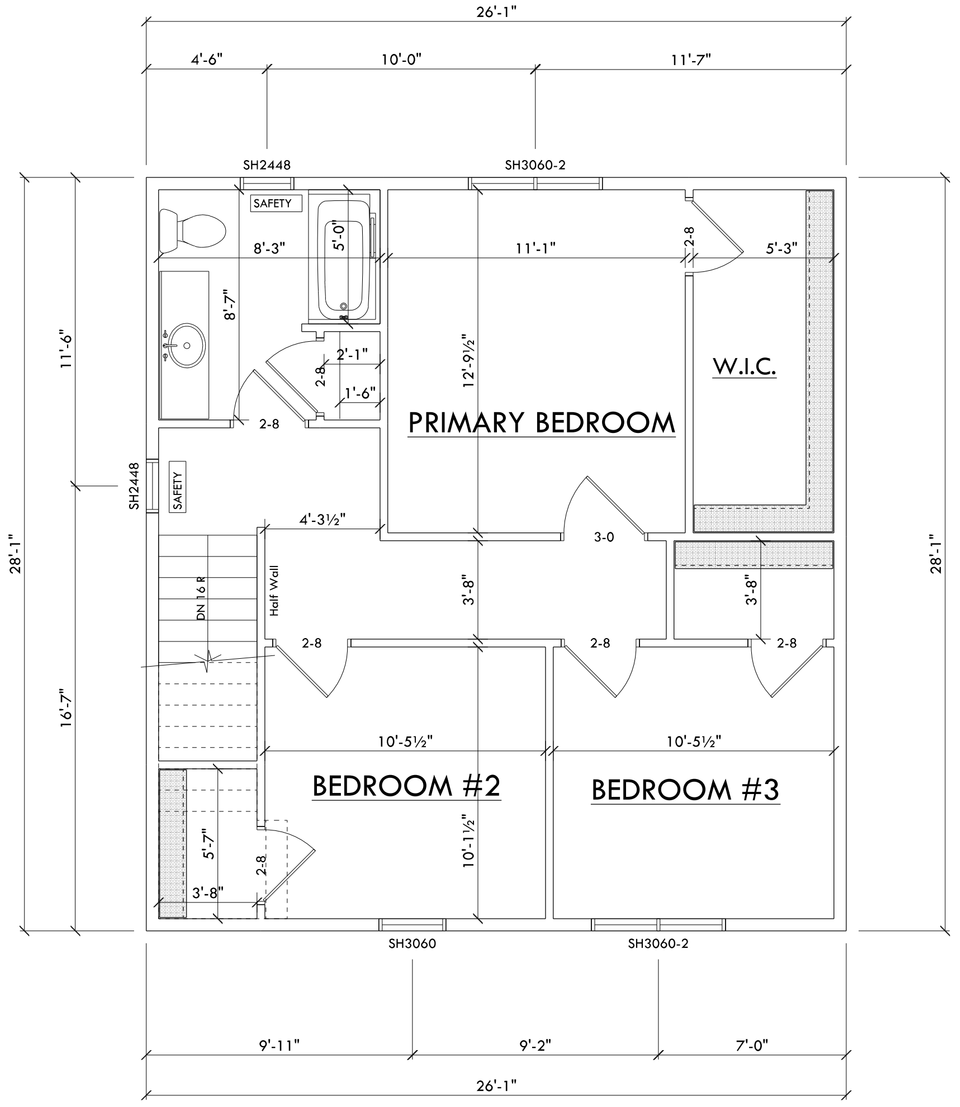
SCALE 1/4"=1'-0"



First Floor Plan

SCALE 1/4"=1'-0"
9'-1 1/8" CLG. HT.

AREA SCHEDULE	
NAME	AREA
First floor	732.5 sq ft.
Second Floor	732.5 sq ft.



Second Floor Plan

SCALE 1/4"=1'-0"
8'- 1 1/8" CLG. HT.

ADDRESS:
2585 S. BROADWAY
GREEN BAY, WI 54304
PH: 920.569.6355
RADIEHOMES.COM

THESE PLANS ARE PROPERTY OF RADIE HOMES. ANY REPRODUCTION WITHOUT WRITTEN CONSENT IS STRICTLY PROHIBITED

BROADWAY

OPTION B

REVISIONS

DATE: 2/17/26

DESIGNER: KAILYN E.

PERSONAL BUILDER

PLAN # 26-06

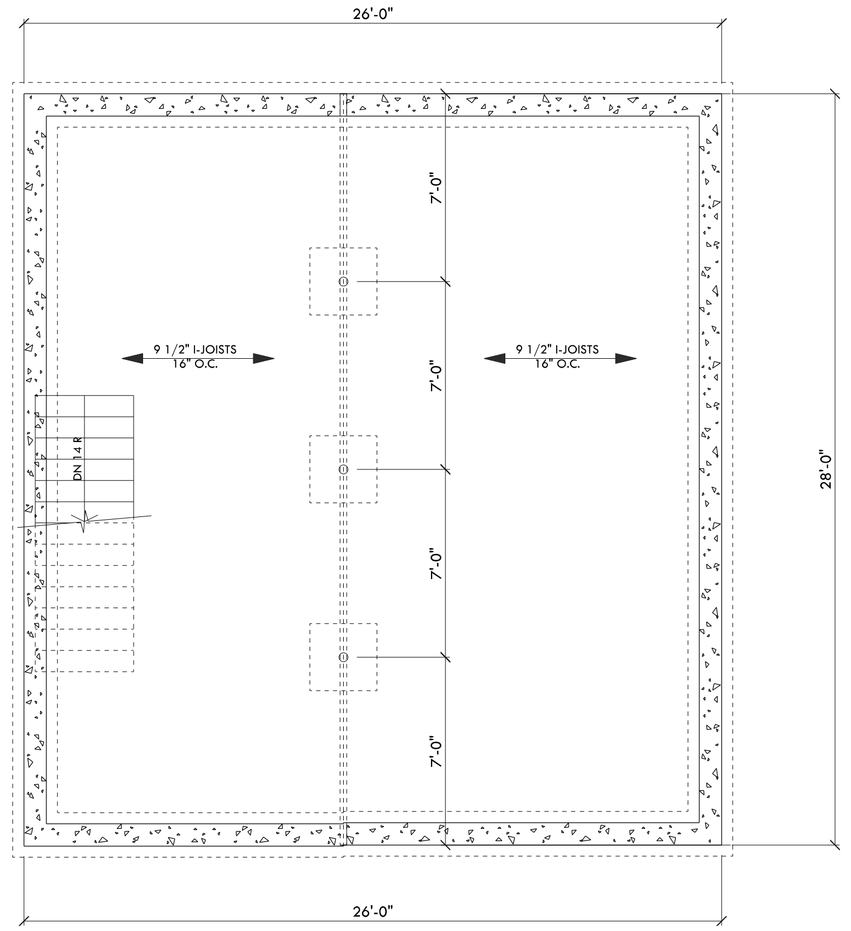
STATUS: Bid Plan

SHEET 2 / 3



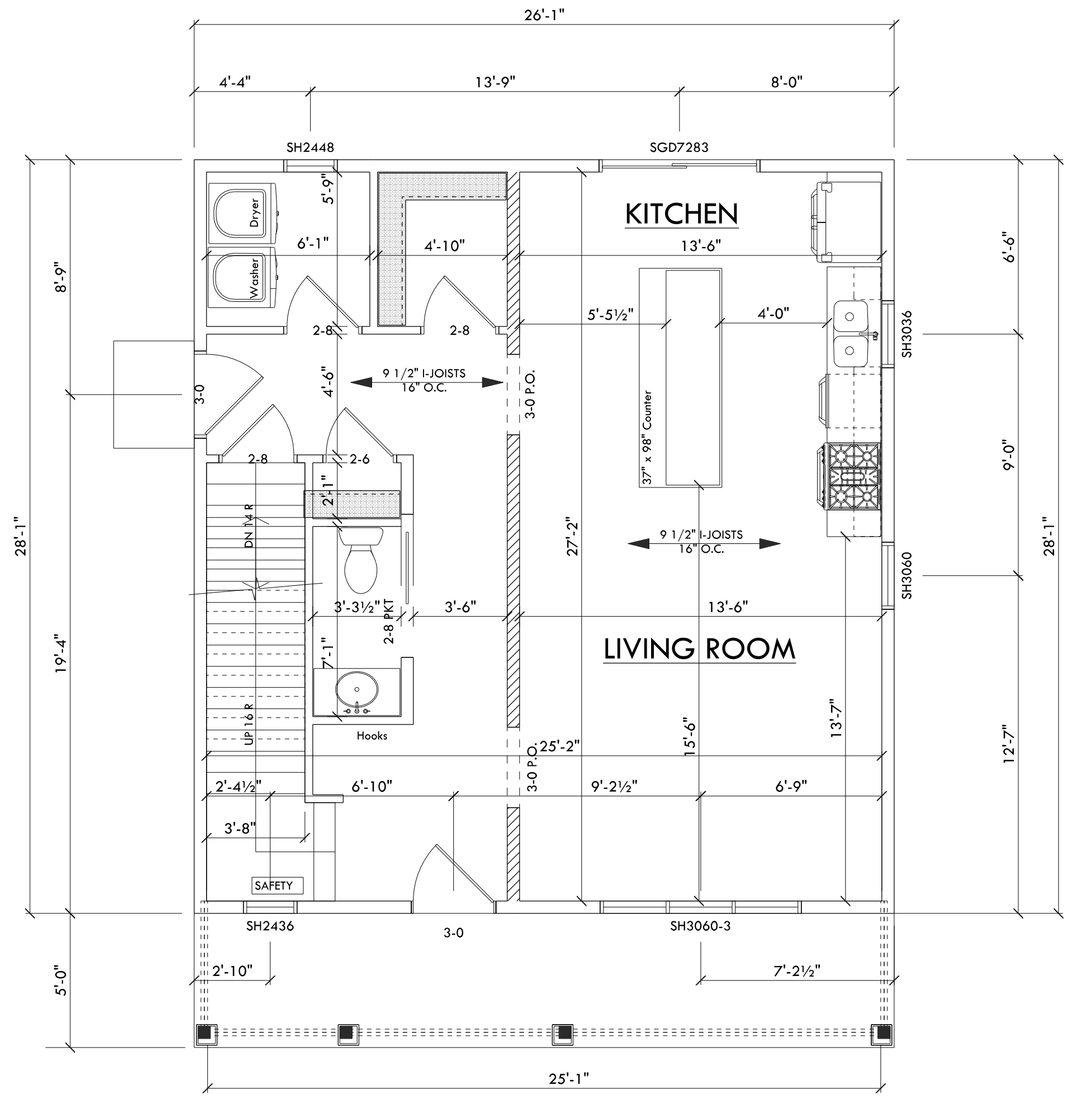
Elevation

SCALE 1/4"=1'-0"



Lower Level Plan

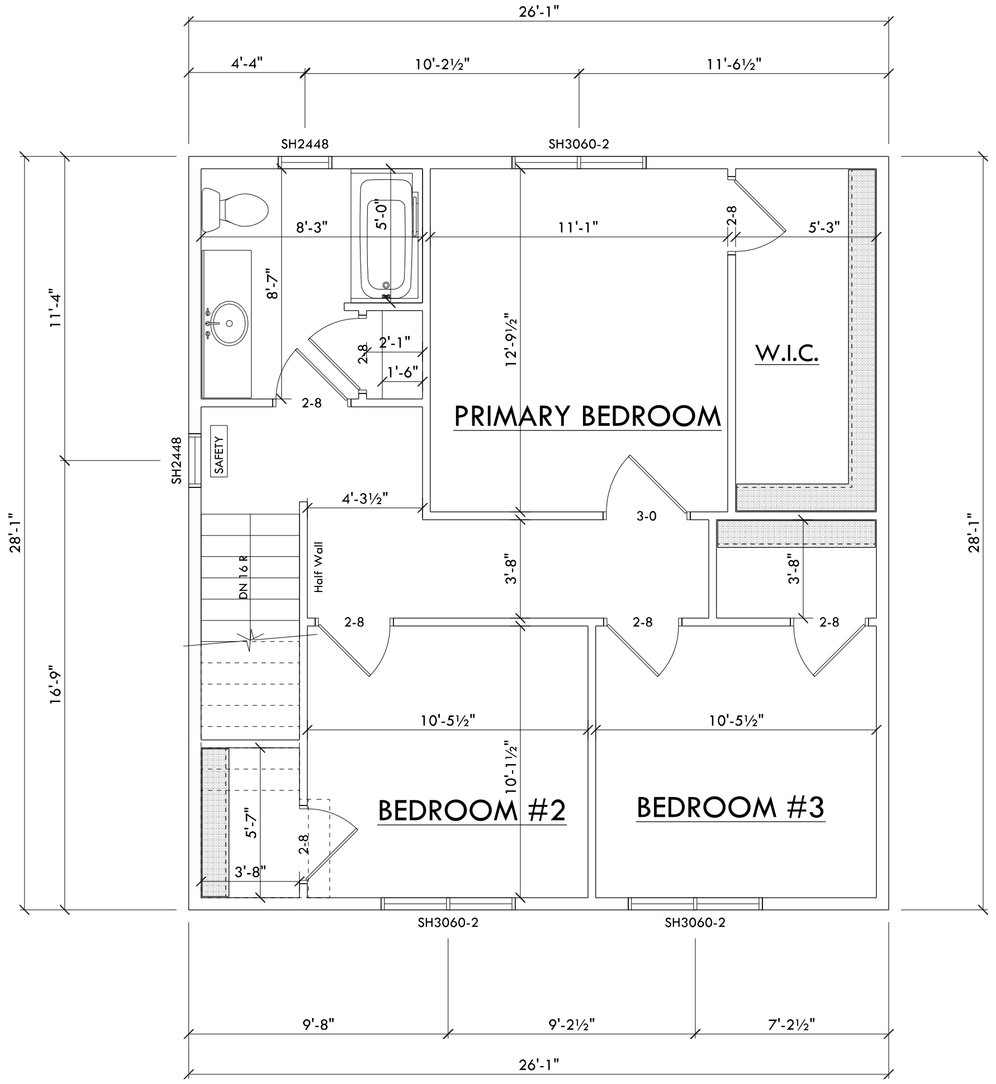
SCALE 1/4"=1'-0"



First Floor Plan

SCALE 1/4"=1'-0"
9'- 1 1/8" CLG. HT.

AREA SCHEDULE	
NAME	AREA
First floor	732.5 sq ft.
Second Floor	732.5 sq ft.



Second Floor Plan

SCALE 1/4"=1'-0"
8'-1 1/8" CLG. HT.

ADDRESS:
2585 S. BROADWAY
GREEN BAY, WI 54304
PH: 920.569.6355
RADUEHOMES.COM

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BROADWAY
OPTION C

REVISIONS

PERSONAL BUILDER

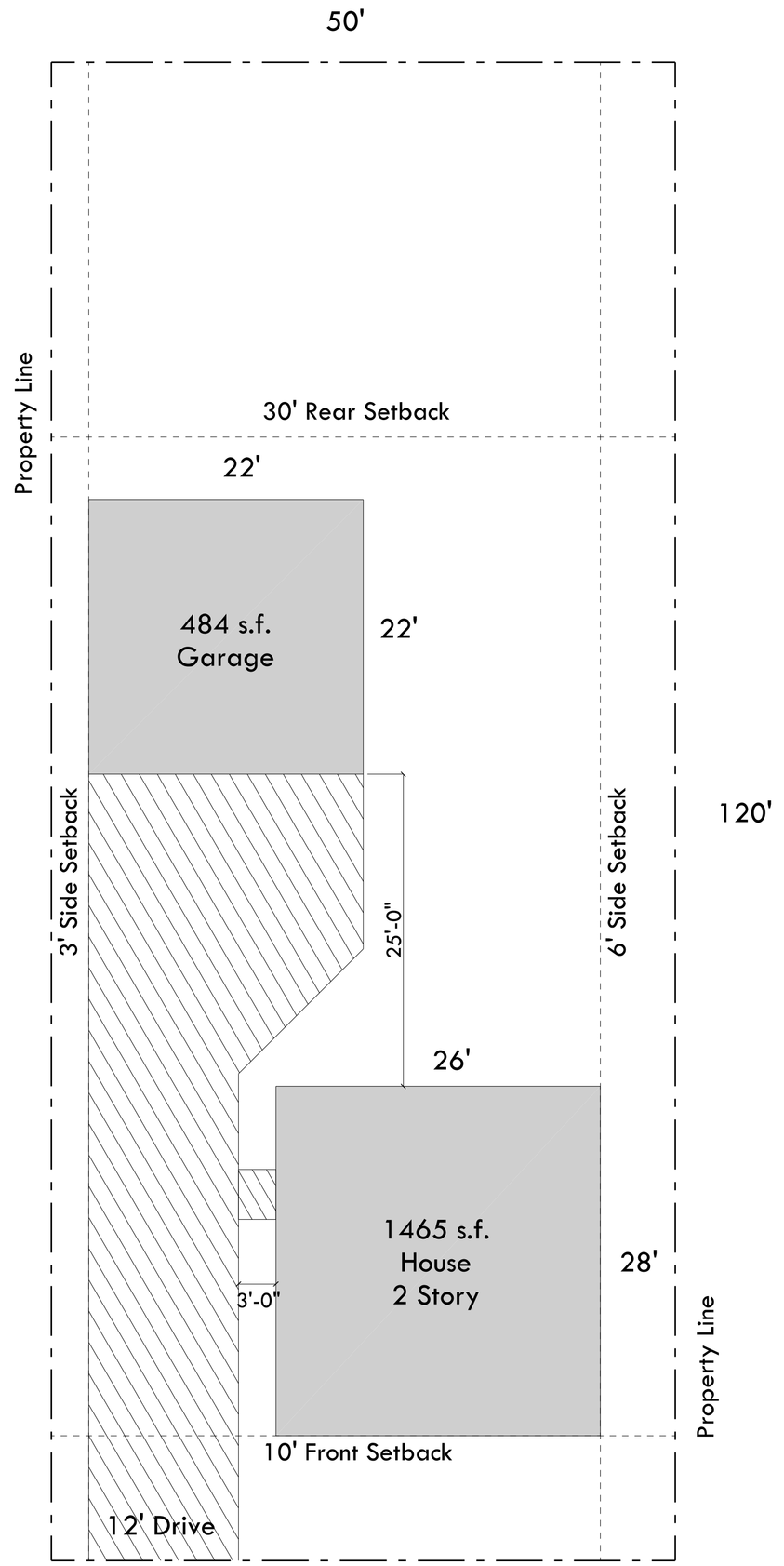
PLAN # 26-06

DATE: 2/17/26

DESIGNER: KAILYN E.

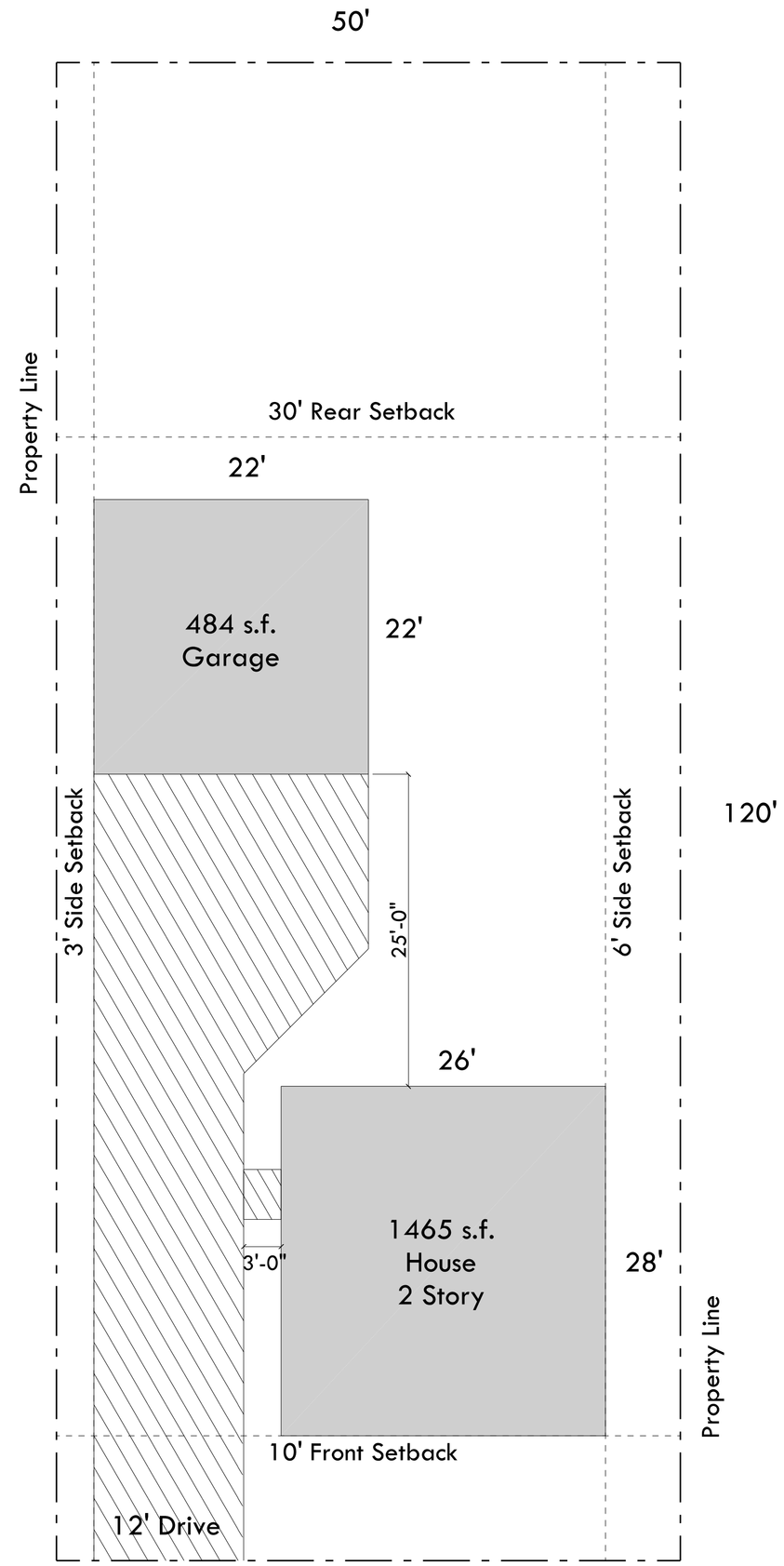
STATUS: Bid Plan

SHEET 3 / 3



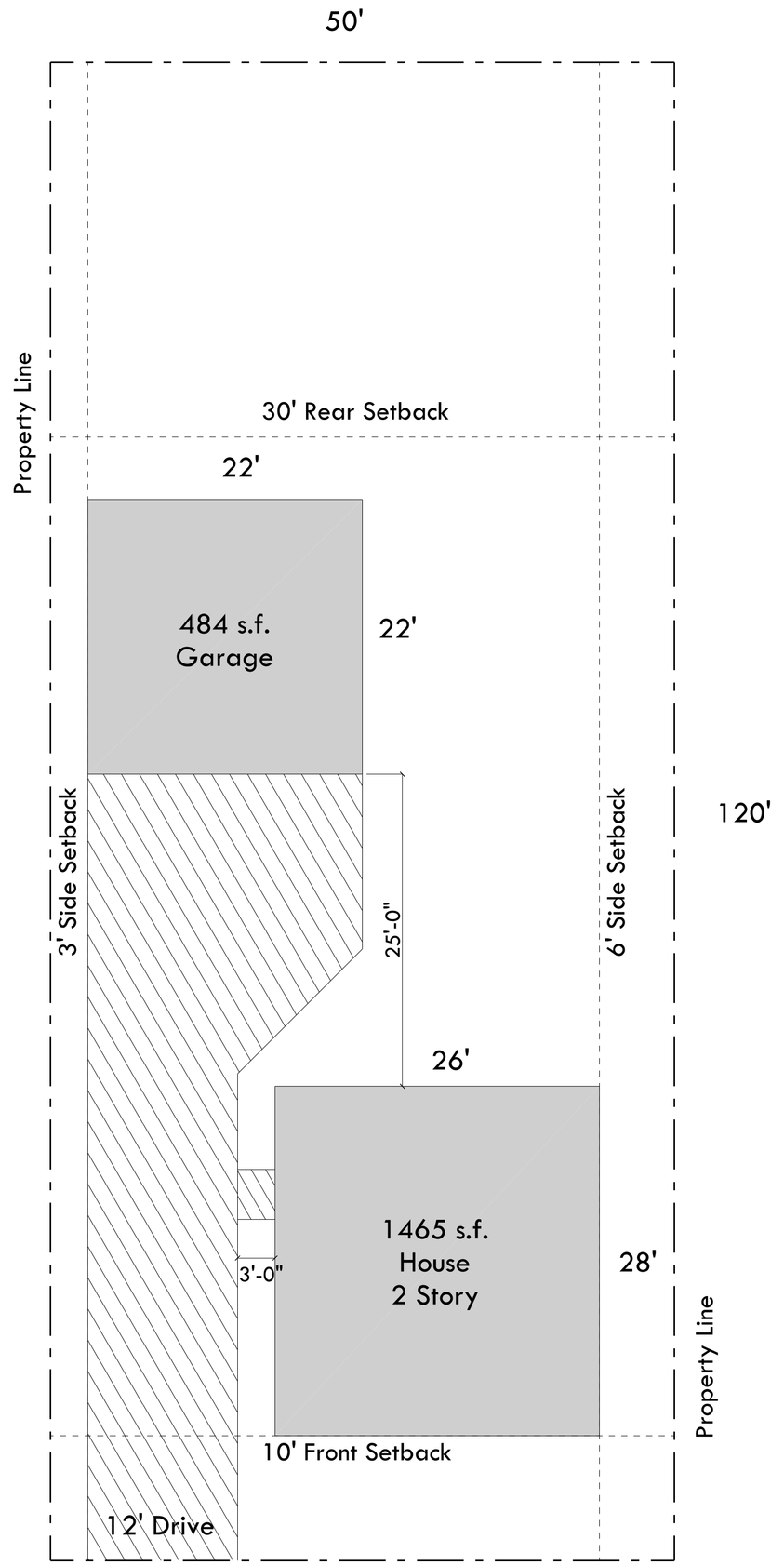
1116 S Broadway
Lot 1-765

NORTH



1112 S Broadway
Lot 1-766

NORTH



1108 S Broadway
Lot 1-767

NORTH

RADUE HOMES

ADDRESS:
2585 S. BROADWAY
GREEN BAY, WI 54304
PH: 920.569.8255
RADUEHOMES.COM

THESE PLANS ARE PROPERTY OF RADUE HOMES. ANY REPRODUCTION WITHOUT WRITTEN CONSENT IS STRICTLY PROHIBITED

BROADWAY SITE PLAN

LOT 1-765, 1-766, 1-767

REVISIONS

DATE: 2/27/25

DESIGNER: KAILYN E.

PERSONAL BUILDER

PLAN #: 26-06

STATUS: BID PLAN

SHEET 1 / 1

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
May 5, 2026	Jon LeRoy, Zoning Administrator

AGENDA ITEM # P.5

To approve a Conditional Use Permit request to build a single family home within the S-RLI zoned district at 1216 S Broadway with conditions. (ZP 26-12 Public Hearing held April 27, 2026).
To approve a Conditional Use Permit request to build a single family home within the S-RLI zoned district at 1319 S Broadway with conditions. (ZP 26-13 Public Hearing held April 27, 2026).
To approve a Conditional Use Permit request to build a single family home within the S-RLI zoned district at 1321 S Broadway with conditions. (ZP 26-14 Public Hearing held April 27, 2026).
To approve a Conditional Use Permit request to build a single-family home within the S-RLI zoned district at 1305 S Chestnut Ave with conditions. (ZP 26-15 Public Hearing held April 27, 2026).
To approve a Conditional Use Permit request to build a single family home within the S-RLI zoned district at 1223 S Chestnut Ave with conditions. (ZP 26-16 Public Hearing held April 27, 2026).
To approve a Conditional Use Permit request to build a single family home within the S-RLI zoned district at 1322 S Chestnut Ave with conditions. (ZP 26-17 Public Hearing held April 27, 2026).

BACKGROUND

Reason for Request: To construct a single-family homes within the S-RLI Special Purpose — Residential Light Industrial. A new single-family home requires a conditional use permit. The following staff report is for the following address submitted by Matt Sahs of Green Bay Habitat for Humanity, applicant and property owner.

1216 S Broadway (ZP 26-12)
1319 S Broadway (ZP 26-13)
1321 S Broadway (ZP 26-14)
1305 S Chestnut Av (ZP 26-15)
1223 S Chestnut Av (ZP 26-16)
1322 S Chestnut Av (ZP 26-17)

RLI Special Purpose–Residential Light Industrial district. A new single-family home requires a conditional use permit.

Subject Parcel Zoning and Land Use: S-RLI | Home under construction

Surrounding Zoning and Land Uses:
1216 S Broadway
North: S-RLI Special Purpose–Residential Light Industrial | Single-Family Residential
South: S-RLI Special Purpose–Residential Light Industrial | Single-Family Residential
East: S-RLI Special Purpose–Residential Light Industrial | Blindauer warehouse
West: S-RLI Special Purpose–Residential Light Industrial | Single-Family Residential and Vacant

1319 S Broadway
North: S-RLI Special Purpose–Residential Light Industrial | Two-Family Residential

South: S-RLI Special Purpose–Residential Light Industrial | Single-Family Residential
East: S-RLI Special Purpose–Residential Light Industrial | HVAC Office
West: S-RLI Special Purpose–Residential Light Industrial | Three-Family Residential

1321 S Broadway
North: S-RLI Special Purpose–Residential Light Industrial | Single-Family Residential
South: S-RLI Special Purpose–Residential Light Industrial | Single-Family Residential
East: S-RLI Special Purpose–Residential Light Industrial | Commercial Parking
West: S-RLI Special Purpose–Residential Light Industrial | Two-Family Residential

1305 S Chestnut
North: S-RLI Special Purpose–Residential Light Industrial | Single-Family Residential
South: S-RLI Special Purpose–Residential Light Industrial | Single-Family Residential
East: S-RLI Special Purpose–Residential Light Industrial | RDA Vacant
West: S-RLI Special Purpose–Residential Light Industrial | Single-Family Residential

1223 S Chestnut
North: S-RLI Special Purpose–Residential Light Industrial | Single-Family Residential
South: S-RLI Special Purpose–Residential Light Industrial | Single-Family Residential
East: S-RLI Special Purpose–Residential Light Industrial | Three-Family Residential
West: S-RLI Special Purpose–Residential Light Industrial | Single-Family Residential

1322 S Chestnut
North: S-RLI Special Purpose–Residential Light Industrial | Razed Home Site
South: S-RLI Special Purpose–Residential Light Industrial | Single-Family Residential
East: S-RLI Special Purpose–Residential Light Industrial | Two-Family Residential
West: S-RLI Special Purpose–Residential Light Industrial | Single-Family Residential and Vacant

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan designates this area for Mixed-Use

Report: The subject requests are located on six individual lots located in the 1200 and 1300 blocks of S Broadway and S Chestnut Ave. All are located mid-block. Greater Green Bay Habitat for Humanity is seeking to develop each individual lot. Each lot is approximately 50 feet and have a slight variance in depth, resulting in lot sizes varying from 7345 square feet to 7688 square feet. Each individual lot requires its own individual zoning petition, but the applicant is seeking to place a single family residence on each lot.

Because of the same property owner, same applicant, and similar nature of each residence and parcel, these individual parcel applications are being presented as a singular staff report to the Plan Commission as they all share similar design and use characteristics. Each individual parcel has its own individual resolution and is subject to its own individual standards if the Plan Commission or Common Council choose to enact individual recommendations for approval. The applicant has provided individual site plans and building designs for each lot.

The three lots along Broadway were sold as part of a purchase with the Redevelopment Authority (RDA) in 2025. Those three lots, along with parcels at 1305 and 1223 S Chestnut, have received approval for the build of a single-family home from inspectors, meeting typical bulk requirements. These homes still require a conditional use permit for use as a new single-family home.

Conditional use approval may be recommended by the Plan Commission with reasonable consideration of the following:

(1) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger public health, safety, or general welfare.

(2) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

(3) The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.

(4) Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.

(5) Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.

(6) Adequate parking facilities as specified in Article XVIII of Section 44-83 within the Municipal Code.

(7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

After reviewing the request, staff has determined that the use does comply with the seven standards for CUP approval.

S-RLI requires a conditional use permit for new residential homes. The zoning code calls for a mix of compatible land uses in a variety of locations and scale of parcels. Limited expansion of single and two-family uses can be conditionally approved if the use allows for compatibility with commercial and light industrial uses. Within the S-RLI, any new residential uses must meet standards defined in Sec. 44-2078. Those standards are italicized.

The residential use is located in a predominantly residential area.
The parcels are located mid-block and typically surrounded by residential uses on the block itself. The exceptions are some rear yards are adjacent to commercial use as the parcels along Broadway have commercial use adjacent.

The residential use will not adversely affect commercial and industrial uses in the area.
Given the size of the individual lots and its locations in the mid block, new commercial and industrial activity is very limited and the sizing of the lots is appropriate for a single-family home.

The residential use will not be subject to excessive noise, smoke, dust, noxious odor, toxic materials, safety hazards, or other adverse impacts from current or previous commercial or manufacturing uses.
Staff does not believe this location to have substantial adverse impacts.

The residential use will not impair the future use or development of commercial and manufacturing zoned lots.
No. The size of the parcels and locations in the mid-block do not create ideal conditions for standalone commercial or manufacturing use.

New residential uses shall fit in with the scale and design of surrounding residential uses.
The proposed buildings are a mix of single and two-story single-family homes with detached garages. With the exception of 1319 and 1321 S Broadway, homes have alley-loaded driveway access and have proposed driveways from the alley. The layouts meet bulk requirements.

For new single-family homes, the minimum building width shall be at least 22 feet.
The proposed buildings meet this qualification.

Ald. DeBaker, the Shipyard Neighborhood Association, and adjacent property owners within 200 ft. of the

subject area have been notified of the request. As of publishing of this report, staff has not received feedback from neighbors.

RECOMMENDATION

Approval of the request subject to the following conditions (for each parcel):
1) Compliance with all the regulations of the Green Bay Municipal Code, including standard site plan review and approval

FISCAL IMPACT

ATTACHMENTS

1. ZP 26-12 1216 S Broadway Redacted Application
2. ZP 26-12 Site Plan Vertical Letter Size
3. ZP 26-12 Rendering and Layout Vertical Ltr Size
4. Property Map 26-12 26-16
5. ZP 26-13 1319 S Broadway Redacted Application
6. ZP 26-13 1319 S Broadway Site Plan
7. ZP 26-13 Rendering and Layout
8. Property Map ZP 26-13 26-14
9. ZP 26-14 Redcated Application
10. ZP 26-14 1321 S Broadway Site Plan
11. ZP 26-14 Rendering and Layout
12. ZP 26-15 Redacated Application 1305 S Chestnut
13. ZP 26-15 1305 S Chestnut Site Plan
14. ZP 26-15 Rendering and Layout
15. ZP 26-16 Redacted Application 1223 S Chestnut
16. ZP 26-16 1223 S Chestnut Site Plan
17. ZP 26-16 Rendering and Layout
18. ZP 26-17 Redacted Application 1322 S Chestnut
19. Property Map ZP 26-15 26-17
20. ZP 26-171322 South Chestnut Site plan
21. ZP 26-17 Rendering and Layout

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: 1216 S. Broadway

Parcel Number(s): 1-851

Petitioner(s): Greater Green Bay Habitat for Humanity Date: 03/26/2026

Email: . Phone Number:

Address: 1967 Allouez Avenue City: Green Bay State: WI Zip: 54311

Property Owner: Greater Green Bay Habitat for Humanity 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, Matt Sahs, 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: 3-26-26

Petitioner Signature(s):

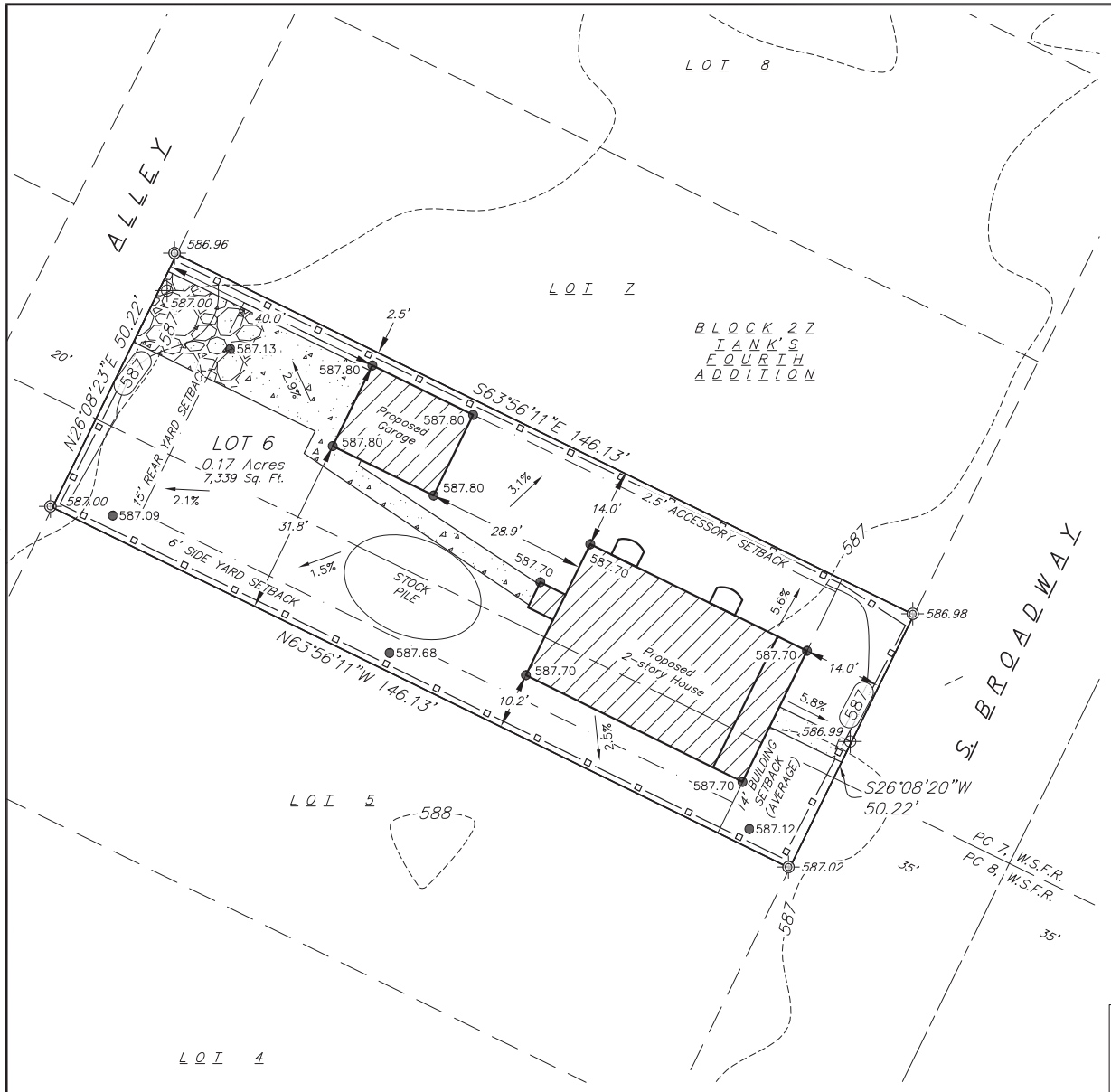
Checklist of required attachments:

- **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.:

© Vierbicher Associates, Inc.



SITE PLAN

Lot 6, Block 27 of the recorded C.L.A. Tank's 4th Addition, located in Private Claims 7 & 8, West Side of Fox River, City of Green Bay, Brown County, Wisconsin.
~ 1216 S. Broadway ~

Bearings are based upon the Wisconsin County Coordinate System, Brown County, the Westerly right of way of S. Broadway assumed to be S26°05'47"W.

GRAPHIC SCALE: 1" = 20'

0 10 20 40

LEGEND

- POINT OF RECORD
- 820 EXISTING CONTOURS
- 820 PROPOSED CONTOURS
- EROSION CONTROL
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- PROPOSED BUILDING
- PROPOSED CONCRETE
- TRACKING PAD
- WINDOW WELL

BUILDING ELEVATIONS

TOP OF WALL: 589.7'
FINISHED FLOOR: 590.9'
BASEMENT FLOOR: 582.0'
GARAGE FLOOR: 588.0'

NOTES

Existing contours are from the 2020 Brown County LiDar data.

Elevations are referenced to the NAVD 88 Benchmark Datum. The conversion factor to the City of Green Bay Datum is −483.79'.

Footprint of proposed house & garage is Foundation Plan from Wisconsin Building Supply Plan No. 25−179−T, dated August 4, 2025.

Proposed Impervious Surface:
Buildings: 1,463 sq. ft.
Concrete: 809 sq. ft.

EROSION & SEDIMENT CONTROL NOTE

FOLLOW THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AS FOUND AT:
dnr.wisconsin.gov/topic/Stormwater/standards/const_standards.html

ALSO REFER TO CITY OF GREEN BAY ORDINANCE CHAPTER 16 FOR FURTHER REQUIREMENTS.

TAX PARCEL: 1−851
FIELDWORK COMPLETED: XX/XX/XX

SHEET 1 OF 1

SITE PLAN

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

SURVEYED FOR:
Habitat for Humanity
1967 Allouez Ave
Green Bay, WI. 54311

Drawing NO.: X-2022

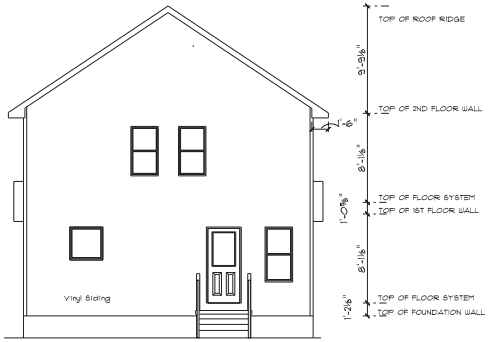
Job #: 250161
Date: 01/28/2025
Rev: 01/09/2026
Drafted By: CMUE
Checked By: BBEI

vierbicher
planners | engineers | advisors

09 Jan 2026 - 10:20a G:\Habitat for Humanity Greater Green Bay\250161 South Broadway, City of Green Bay\CADD\250161_SitePlan 1216 S Broadway.dwg by: cmue

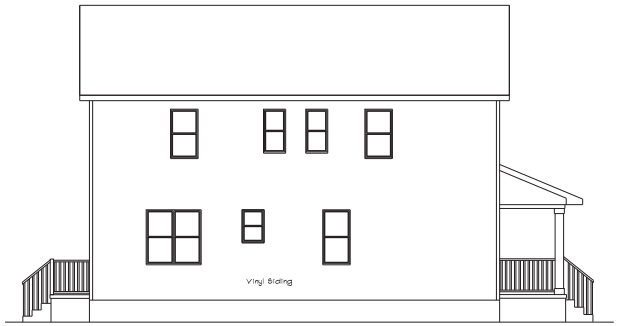
SQUARE FOOTAGE:

FIRST FLOOR:	967
SECOND FLOOR:	967
FINISHED BASEMENT:	525
COVERED PORCH:	156



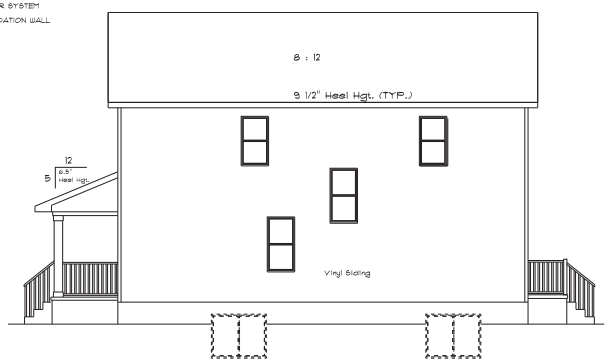
REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:

THIS CONSTRUCTION PLAN CURRENTLY DOESN'T NOTATE PROPER WALL BRACING REQUIREMENTS. PLEASE CONTACT WISCONSIN BUILDING SUPPLY PRIOR TO APPLYING FOR PERMITS TO INITIATE THE START OF THE WALL BRACING PLAN/CALCULATIONS

CUSTOM DESIGNED FOR:
Greater Green Bay - Habitat For Humanity

JOB NAME: 1216 South Broadway

DATE: August 4, 2025

DRAWN BY: Hallie Sulick

PLAN #: 25-179-T
(BASED OFF OF PLAN 10467)

REVISIONS:

IMPORTANT NOTE:

* IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

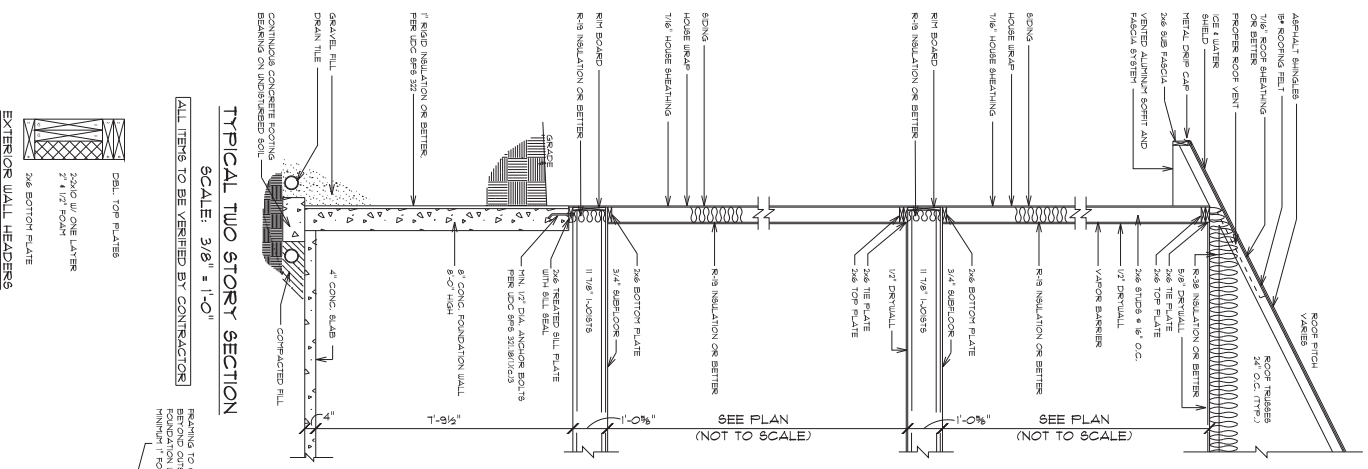
* IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

MAILING ADDRESS:
P.O. BOX 10007
GREEN BAY, WI 54307-0007

OFFICE:
1930 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920)496-5080
FAX (920)494-9570

COMPONENTS:
1748 MORAINE TERRACE
GREEN BAY, WI 54303
PHONE (920)468-8004
FAX (920)496-1918

Wisconsin BUILDING SUPPLY

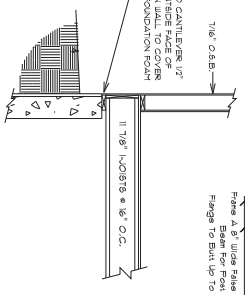


TYPICAL TWO STORY SECTION

SCALE: 3/8" = 1'-0"

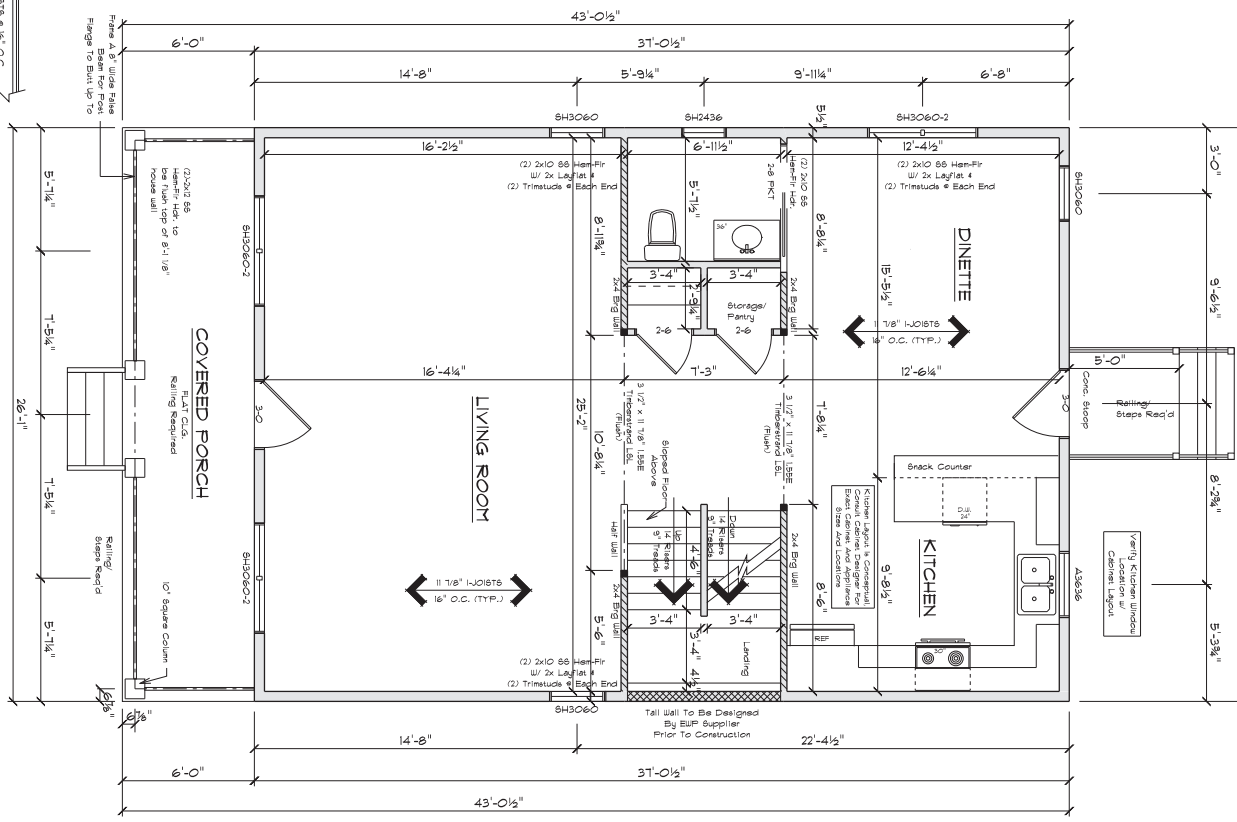
ALL ITEMS TO BE VERIFIED BY CONTRACTOR

EXTERIOR WALL HEADERS



BOX SILL DETAIL

SCALE: 3/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

8'-1 1/8" CLG. HGT.

NOTE:

EXTERIOR DIMENSIONS ARE SHOWN TO REFLECT HOUSE FRAMING WALLS HELD OUT 1/2" FOR EXTERIOR WALL SHEATHING TO FLUSH OUT WITH 1" FOUNDATION FOAM.

SQUARE FOOTAGE:

FIRST FLOOR:	967
SECOND FLOOR:	967
FINISHED BASEMENT:	525
COVERED PORCH:	156

PLAN SPECIFICATIONS:

* THE CONDITIONS LISTED BELOW ARE STANDARD FOR THIS PLAN ONLY. EXCEPTIONS ARE NOTED ON THE PLAN ITSELF

WALL INFORMATION:
HOUSE FOUNDATION: 8" POURED CONCRETE
PORCH FOUNDATION: CONCRETE MIN. 4'-0" TALL
HOUSE EXTERIOR: FIRST FLOOR: 2" x 6" x 8'-1 1/8" WALLS @ 16" O.C.
HOUSE INTERIOR: FIRST FLOOR: 2" x 4" x 8'-1 1/8" WALLS @ 16" O.C.
- TALL WALLS ARE EXTERIOR WALLS WITH STUDS @ 16" O.C.
- TALLER THAN 10'-0" AND NEED TO BE DESIGNED
- TAPERED WALLS ARE TO BE TREATED TO UNDERSIDE OF BOWSTRING ROOF TRUSSES

STAIR INFORMATION:
BASEMENT TO FIRST FLOOR: 14 RISERS @ 7 1/2" TREADS + 9"
FIRST FLOOR TO SECOND FLOOR: 14 RISERS @ 7 13/16" TREADS + 9"

FLOOR SYSTEM(S):
BASEMENT: REINFORCED CONCRETE SLAB
FIRST FLOOR: 11 7/8" I-JOISTS @ 16" O.C.
SECOND FLOOR: 11 7/8" I-JOISTS @ 16" O.C.
STD. LOADING (PER SQ. FT.):
ADDITIONAL LOADING (PER SQ. FT.):
10" TOTAL FOR TILE FLOOR
DEFLECTION (LL=480 DL=240
DURATION OF LOAD: LOG
- TO VERIFY EXACT SIZE AND LOCATION OF ALL FLUSH HEADERS AND BEAMS IN FLOOR SYSTEM

ROOF SYSTEM:
ROOF TRUSSES @ 24" O.C.
STD. LOADING (PER SQ. FT.):
- DESIGNED FOR BROWN COUNTY - ZONE 1
SNOW LOAD: 30 PSF
DEFLECTION (LL=240 DL=180):
DURATION OF LOAD: LSS
- TOP OF WINDOW R.O.B.
- 10" ABOVE SUBFLOOR
SECOND FLOOR @ 9'-1 1/8" ABOVE SUBFLOOR
- MINIMUM OF (2) TRIM STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER

WINDOWS:
ALLMARK VINYL WINDOWS
- MANUFACTURER TO PROVIDE SUPPLIER WITH EXACT R.O. SIZES AND DETAILS. SUPPLIER TO VERIFY

GENERAL INFORMATION:
- THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE BASEMENT BY GENERAL CONTRACTOR:
FURNACE
ELECTRIC SERVICES
WATER HEATER
- BUILDER TO PROVIDE HEADER/SILL DETAILS FOR ALL NON-STANDARD OPENINGS
- POURED CONCRETE FOOTINGS TO BEAR ON NATIVE UNDISTURBED SOIL OR ENGINEERED FILL
- POURED CONCRETE FOOTINGS TO BEAR ON MINIMUM 2000 PSF SOIL
- STEEL COLUMNS TO SUPPORT 12,000#
- INTERIOR BEARING WALLS TO SIT ON CONTINUOUS LATERAL BRACING
- CONCRETE CONTRACTOR AND BUILDER ARE RESPONSIBLE TO VERIFY ALL FOUNDATION DIMENSIONS PRIOR TO CONSTRUCTION
- ALL DIMENSIONS SHOWN ARE FROM STUD TO STUD.
- FIRE SEPARATION THAT IS TO BE PROVIDED BETWEEN HOUSE AND GARAGE (SEE CODE FOR DETAILS)
- ALL HEADER SIZES ARE FOR EQUAL OR SIMILAR LOADING CONDITIONS. CONTRACTOR TO VERIFY ALL SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS

Wisconsin BUILDING SUPPLY

MAILING ADDRESS:
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GREEN BAY, WI 54307-0007

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GREEN BAY, WI 54303
PHONE (920)496-5080
FAX (920)494-9570

COMPONENTS:
1745 MORAINE TERRACE
GREEN BAY, WI 54303
PHONE (920)496-5094
FAX (920)498-1219

IMPORTANT NOTE:

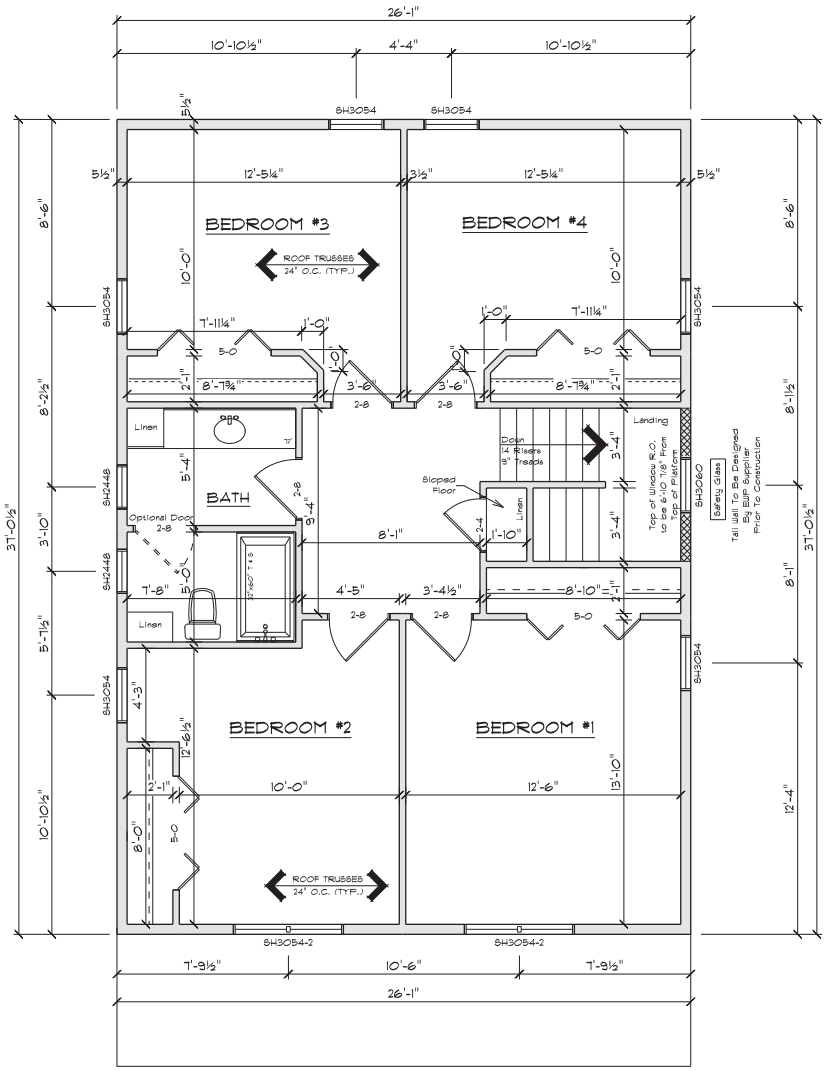
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* IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

CUSTOM DESIGNED FOR:
Greater Green Bay - Habitat For Humanity

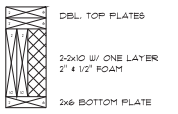
JOB NAME:	1216 South Broadway
DATE:	August 4, 2025
DRAWN BY:	Hallis Swick
PLAN #: (BASED OFF OF PLAN #19-1481-T)	25-179-T

REVISIONS:



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
8'-1 1/8" CLG. HGT.



EXTERIOR WALL HEADERS

NOTE:

EXTERIOR DIMENSIONS ARE SHOWN TO REFLECT HOUSE FRAMING WALLS HELD OUT 1/2" FOR EXTERIOR WALL SHEATHING TO FLUSH OUT WITH 1" FOUNDATION FOAM.

SQUARE FOOTAGE:

FIRST FLOOR:	967
SECOND FLOOR:	967
FINISHED BASEMENT:	525
COVERED PORCH:	156

PLAN SPECIFICATIONS:

* THE CONDITIONS LISTED BELOW ARE STANDARD FOR THIS PLAN ONLY - EXCEPTIONS ARE NOTED ON THE PLAN ITSELF

WALL INFORMATION:
HOUSE FOUNDATION:
8" X 8'-0" POURED CONCRETE
PORCH/PATIO FOUNDATION:
8" POURED CONCRETE, MIN. 4'-0" TALL
HOUSE EXTERIOR:
FIRST FLOOR: 2 X 6 X 8'-1 1/8" WALLS, STUDS @ 16" O.C.
SECOND FLOOR: 2 X 6 X 8'-1 1/8" WALLS, STUDS @ 16" O.C.
HOUSE INTERIOR:
FIRST FLOOR: 2 X 4 X 8'-1 1/8" WALLS, STUDS @ 16" O.C.
SECOND FLOOR: 2 X 4 X 8'-1 1/8" WALLS, STUDS @ 16" O.C.
- TALL WALLS ARE EXTERIOR WALLS WITH STUDS TALLER THAN 10'-0" AND NEED TO BE DESIGNED BY ENGINEERED WOOD PRODUCTS SUPPLIER
- TAPERED WALLS ARE TO BE FRAMED TO UNDERSIDE OF SCISSORS ROOF TRUSSES

STAIR INFORMATION:
BASEMENT TO FIRST FLOOR:
14 RISERS @ 7 9/16" - 13 TREADS @ 9"
FIRST FLOOR TO SECOND FLOOR:
14 RISERS @ 7" (3/16" - 13 TREADS @ 9"

FLOOR SYSTEM(S):
BASEMENT:
4" REINFORCED CONCRETE SLAB
FIRST FLOOR:
11 7/8" I-JOISTS @ 16" O.C.
SECOND FLOOR:
11 7/8" I-JOISTS @ 16" O.C.
STD. LOADING (PER SQ. FT.):
40# LL, 10# DL
ADDITIONAL LOADING (PER SQ. FT.):
10# TCDL FOR TILE FLOOR
25# TCDL FOR GRANITE
DEFLECTION: LL#/480 DL#/240
DURATION OF LOAD: 1.00%
- FRAMER TO REFERENCE JOIST/TRUSS LAYOUT PLANS TO VERIFY EXACT SIZE AND LOCATION OF ALL FLUSH HEADERS AND BEAMS IN FLOOR SYSTEM

ROOF SYSTEM:
ENGINEERED WOOD TRUSSES @ 24" O.C.
DESIGNED FOR BROWN COUNTY - ZONE #2
STD. LOADING (PER SQ. FT.):
30# TCLL, 10# TCDL, 10# BCDL
DEFLECTION: LL#/240 DL#/180
DURATION OF LOAD: 1.15%
- FRAMER TO REFERENCE TRUSS LAYOUT PLANS TO VERIFY EXACT LOCATIONS OF GIRDER TRUSSES AND THEIR RESPECTIVE BEARING REQUIREMENTS & UPLIFT ANCHORING REQUIREMENTS

HEADERS:
- STD. HEADERS: (2) 2X10 HEM-FIR SELECT STRUCTURAL WITH 2X LAYFLAT (SEE DETAIL)
- TOP OF WINDOW R.O.S.:
FIRST FLOOR = 6'-11 3/8" ABOVE SUBFLOOR
SECOND FLOOR = 6'-11 3/8" ABOVE SUBFLOOR
- MINIMUM OF (2) TRIM STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER

WINDOWS:
- ALLIANCE VINYL WINDOWS
- MANUFACTURER TO PROVIDE SUPPLIER WITH EXACT R.O. SIZES AND DETAILS. SUPPLIER TO VERIFY THAT ALL CODE REQUIREMENTS ARE MET.

GENERAL INFORMATION:
- THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE FOUNDATION BY THE GENERAL CONTRACTOR:
BASEMENT WINDOWS — FLOOR DRAINS
ELECTRIC SERVICES — WATER HEATER
SUMP PIT & PUMP — FURNACE
- BUILDER TO PROVIDE HEADERS AT CONCRETE OPENINGS IF NOT NOTED ON THE FOUNDATION PLAN
- POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE
- STEEL COLUMNS TO SUPPORT 12,000#
- INTERIOR BEARING WALLS TO SIT ON CONTINUOUS CONCRETE FOOTINGS, STUDS @ 16" O.C. WITH BLOCKING OR LATERAL BRACING
- CONCRETE CONTRACTOR AND BUILDER ARE RESPONSIBLE TO DETERMINE SITE SOIL CONDITIONS AND FOLLOW STANDARDS PER SPS 320.24. THE MOST RESTRICTIVE STANDARDS OF SPS 312.15 - SPS 321.18, ACI 318-14 AND ACI 332-14 FOR ALL FOOTING & WALL REINFORCEMENT, IF NEEDED, MUST BE FOLLOWED
- ASSUMED SOIL CAPACITY IS 3,000 PSF. FTG SIZES MUST BE ADJUSTED FOR VARYING SITE DETERMINED SOIL BEARING CONDITIONS
- ALL LUMBER IN PERMANENT CONTACT W/ CONCRETE MUST BE PRESSURE TREATED LUMBER AS PER WI SPS 321.10
- DUE TO UNKNOWN GRADE CONDITIONS, ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON SITE BY: GENERAL CONTRACTOR
- FRAMER IS RESPONSIBLE FOR TRANSFERRING POINT LOADS FROM ABOVE, THROUGH THE FLOOR SYSTEM(S) AND WALLS W/ SOLID BLOCKING DOWN TO CONCRETE FOUNDATION WALLS BELOW
- PLAN IS DRAWN ACCORDINGLY FOR 3 1/4" CASING
- ALL DIMENSIONS SHOWN ARE FROM STUD TO STUD
- BUILDER TO PROVIDE ATTIC SCUTTLE AND LOCATION
- FIRE SEPARATION MUST BE PROVIDED BETWEEN HOUSE AND GARAGE (SEE CODE FOR DETAILS)
- ALL CABINET LAYOUTS ARE CONCEPTUAL. CONSULT CABINET DESIGNER/ PROVIDER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS

IMPORTANT NOTE:

* IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY WORK AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

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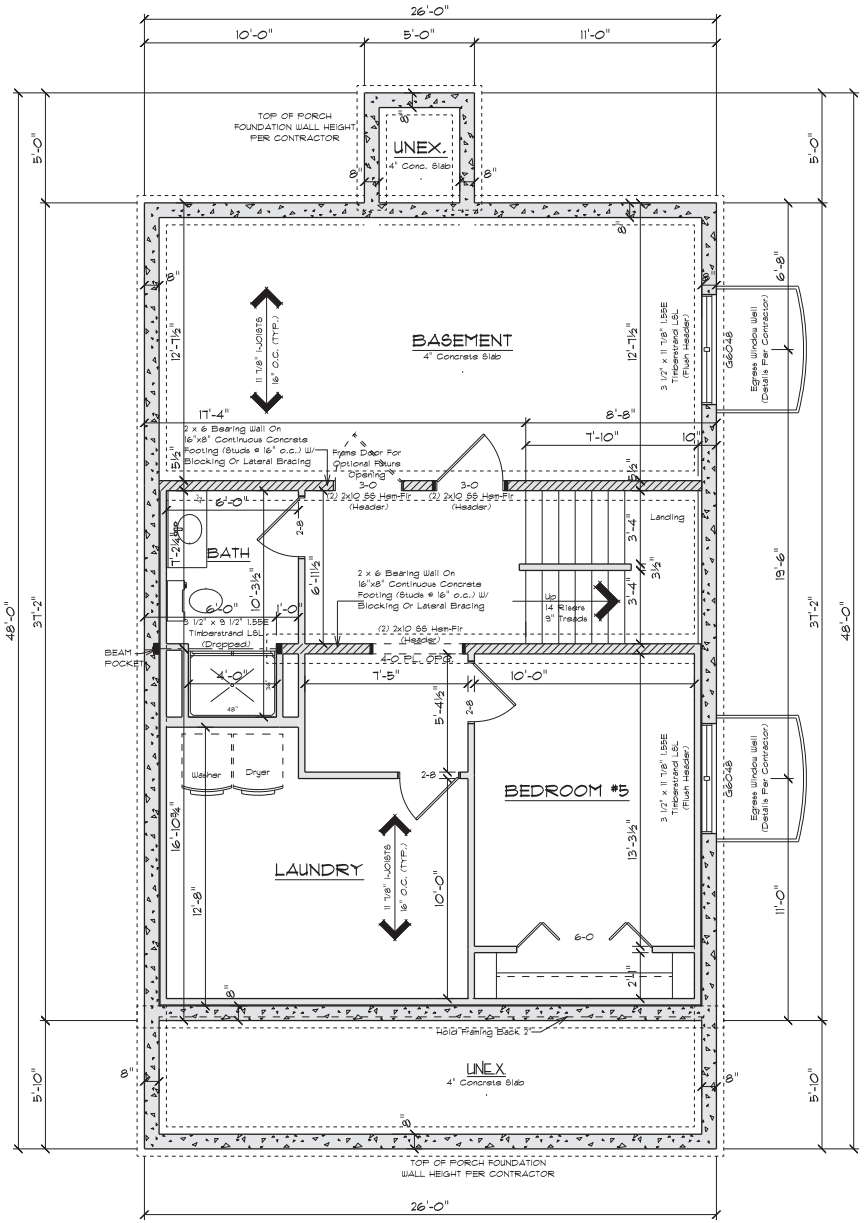
CUSTOM DESIGNED FOR:
Greater Green Bay - Habitat For Humanity
JOB NAME: 1216 South Broadway
DATE: August 4, 2025
DRAWN BY: Hallie Sulick
PLAN #: 25-179-T
(BASED OFF OF PLAN 10-067)
REVISIONS:

MAILING ADDRESS:
P.O. BOX 10007
GREEN BAY, WI 54307-0007

OFFICE:
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GREEN BAY, WI 54303
PHONE (920)496-5080
FAX (920)494-9570

COMPONENTS:
1745 MORAINE TERRACE
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PHONE (920)496-8054
FAX (920)496-2191

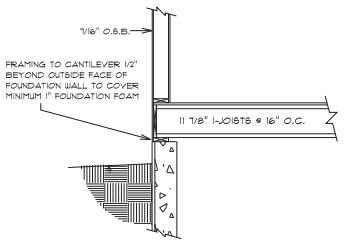
Wisconsin BUILDING SUPPLY



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
8'-0" FOUNDATION WALL HGT.

NOTE:
SUPPLIER OF WINDOW WELL & WINDOW IS RESPONSIBLE FOR MEETING ALL LIGHT & EGRESS REQUIREMENTS PER THE IRC



BOX SILL DETAIL
SCALE: 3/8" = 1'-0"

NOTE:
EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION WALLS. EXTERIOR FRAMED HOUSE WALLS ARE TO BE HELD OUT 1/2" TO FLUSH WALL SHEATHING OUT WITH 1" FOUNDATION FOAM

SQUARE FOOTAGE:

FIRST FLOOR:	967
SECOND FLOOR:	967
FINISHED BASEMENT:	525
COVERED PORCH:	156

PLAN SPECIFICATIONS:

* THE CONDITIONS LISTED BELOW ARE STANDARD FOR THIS PLAN ONLY - EXCEPTIONS ARE NOTED ON THE PLAN ITSELF

WALL INFORMATION:
HOUSE FOUNDATION:
8" X 8'-0" POURED CONCRETE
PORCH/PATIO FOUNDATION:
8" POURED CONCRETE, MIN. 4'-0" TALL
HOUSE EXTERIOR:
FIRST FLOOR: 2 X 6 X 8'-1 1/8" WALLS, STUDS @ 16" O.C.
SECOND FLOOR: 2 X 6 X 8'-1 1/8" WALLS, STUDS @ 16" O.C.
HOUSE INTERIOR:
FIRST FLOOR: 2 X 4 X 8'-1 1/8" WALLS, STUDS @ 16" O.C.
SECOND FLOOR: 2 X 4 X 8'-1 1/8" WALLS, STUDS @ 16" O.C.
- TALL WALLS ARE EXTERIOR WALLS WITH STUDS TALLER THAN 10'-0" AND NEED TO BE DESIGNED BY ENGINEERED WOOD PRODUCTS SUPPLIER
- TAPERED WALLS ARE TO BE FRAMED TO UNDERSIDE OF SCISSORS ROOF TRUSSES

STAIR INFORMATION:
BASEMENT TO FIRST FLOOR:
14 RISERS @ 7 5/16" - 13 TREADS @ 9"
FIRST FLOOR TO SECOND FLOOR:
14 RISERS @ 7 13/16" - 13 TREADS @ 9"

FLOOR SYSTEM(S):
BASEMENT:
4" REINFORCED CONCRETE SLAB
FIRST FLOOR:
11 7/8" I-JOISTS @ 16" O.C.
SECOND FLOOR:
11 7/8" I-JOISTS @ 16" O.C.
STD. LOADING (PER SQ. FT.):
40# LL, 10# DL
ADDITIONAL LOADING (PER SQ. FT.):
10# TCDL FOR TILE FLOOR
25# TCDL FOR GRANITE
DEFLECTION: LL/L/480 DL/L/240
DURATION OF LOAD: 1.00%
- FRAMER TO REFERENCE JOIST/TRUSS LAYOUT PLANS TO VERIFY EXACT SIZE AND LOCATION OF ALL FLUSH HEADERS AND BEAMS IN FLOOR SYSTEM

ROOF SYSTEM:
ENGINEERED WOOD TRUSSES @ 24" O.C.
DESIGNED FOR BROWN COUNTY - ZONE #2
STD. LOADING (PER SQ. FT.):
30# TCLL, 10# TCDL, 10# BCDL
DEFLECTION: LL/L/240 DL/L/180
DURATION OF LOAD: 1.15%
- FRAMER TO REFERENCE TRUSS LAYOUT PLANS TO VERIFY EXACT LOCATIONS OF GIRDER TRUSSES AND THEIR RESPECTIVE BEARING REQUIREMENTS & UPLIFT ANCHORING REQUIREMENTS

HEADERS:
- STD. HEADERS: (2) 2X10 HEM-FIR SELECT STRUCTURAL WITH 2X LAYFLAT (SEE DETAIL)
- TOP OF WINDOW R.O.B.:
FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR
SECOND FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR
- MINIMUM OF (2) TRIM STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER

WINDOWS:
- ALLIANCE VINYL WINDOWS
- MANUFACTURER TO PROVIDE SUPPLIER WITH EXACT R.O. SIZES AND DETAILS. SUPPLIER TO VERIFY THAT ALL CODE REQUIREMENTS ARE MET.

GENERAL INFORMATION:
- THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE FOUNDATION BY THE GENERAL CONTRACTOR:
BASEMENT WINDOWS — FLOOR DRAINS
ELECTRIC SERVICES — WATER HEATER
SUMP PIT & PUMP — FURNACE
- BUILDER TO PROVIDE HEADERS AT CONCRETE OPENINGS IF NOT NOTED ON THE FOUNDATION PLAN
- POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE
- STEEL COLUMNS TO SUPPORT 2,000#
- INTERIOR BEARING WALLS TO SIT ON CONTINUOUS CONCRETE FOOTINGS, STUDS @ 16" O.C. WITH BLOCKING OR LATERAL BRACING
- CONCRETE CONTRACTOR AND BUILDER ARE RESPONSIBLE TO DETERMINE SITE SOIL CONDITIONS AND FOLLOW STANDARDS PER SPS 320.24. THE MOST RESTRICTIVE STANDARDS OF SPS 321.15 - SPS 321.18, ACI 318-14, AND ACI 332-14 FOR ALL FOOTING & WALL REINFORCEMENT, IF NEEDED, MUST BE FOLLOWED
- ASSUMED SOIL CAPACITY IS 3,000 PSF, FTG SIZES MUST BE ADJUSTED FOR VARYING SITE DETERMINED SOIL BEARING CONDITIONS
- ALL LUMBER IN PERMANENT CONTACT W/ CONCRETE MUST BE PRESSURE TREATED LUMBER AS PER WI SPS 321.10
- DUE TO UNKNOWN GRADE CONDITIONS, ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON SITE BY GENERAL CONTRACTOR
- FRAMER IS RESPONSIBLE FOR TRANSFERRING POINT LOADS FROM ABOVE, THROUGH THE FLOOR SYSTEM(S) AND WALLS W/ SOLID BLOCKING DOWN TO CONCRETE FOUNDATION WALLS BELOW
- PLAN IS DRAWN ACCORDINGLY FOR 3 1/4" CASING
- ALL DIMENSIONS SHOWN ARE FROM STUD TO STUD
- BUILDER TO PROVIDE ATTIC SCUTTLE AND LOCATION
- FIRE SEPARATION MUST BE PROVIDED BETWEEN HOUSE AND GARAGE (SEE CODE FOR DETAILS)
- ALL CABINET LAYOUTS ARE CONCEPTUAL. CONSULT CABINET DESIGNER/ PROVIDER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS

IMPORTANT NOTE:
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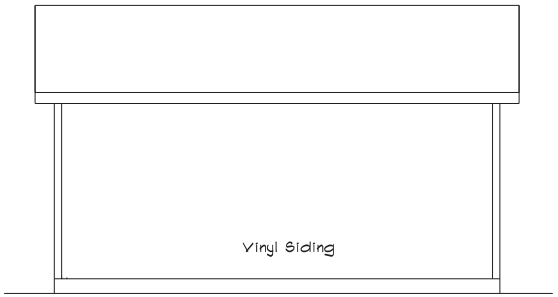
CUSTOM DESIGNED FOR:
Greater Green Bay - Habitat For Humanity
JOB NAME: 1916 South Broadway
DATE: August 4, 2025
DRAWN BY: Hallie Swick
PLAN #: 25-179-T
(BASED OFF OF PLAN 19-067)
REVISIONS:

MAILING ADDRESS:
P.O. BOX 10007
GREEN BAY, WI 54307-0007

OFFICE:
1930 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920)496-5080
FAX (920)494-9570

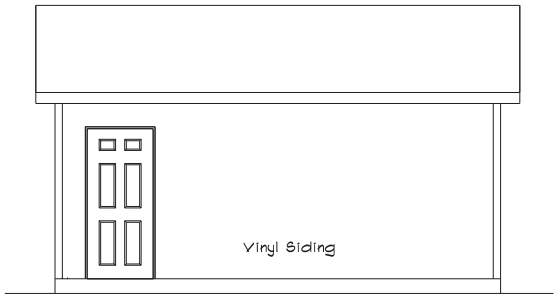
COMPONENTS:
1745 MORAINE TERRACE
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PHONE (920) 496-8004
FAX (920)496-219

Wisconsin BUILDING SUPPLY



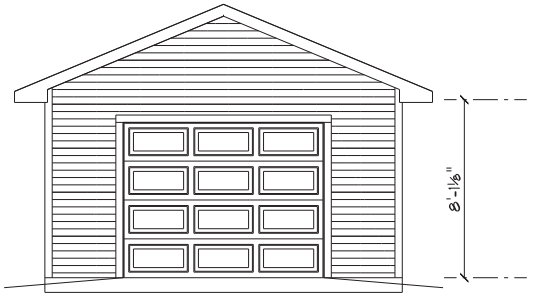
LEFT PLAN

SCALE: 1/4"=1'-0"



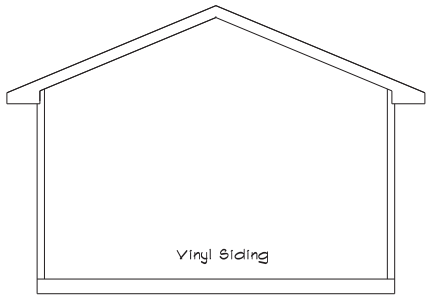
RIGHT PLAN

SCALE: 1/4"=1'-0"



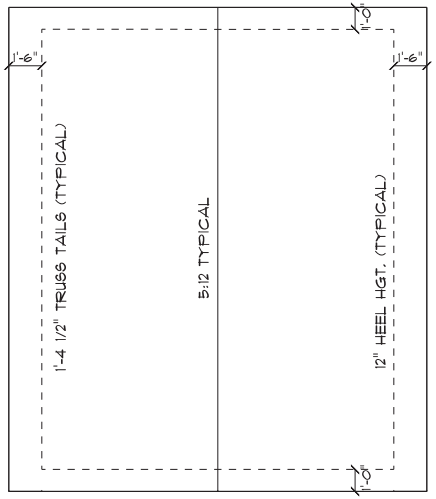
FRONT PLAN

SCALE: 1/4"=1'-0"



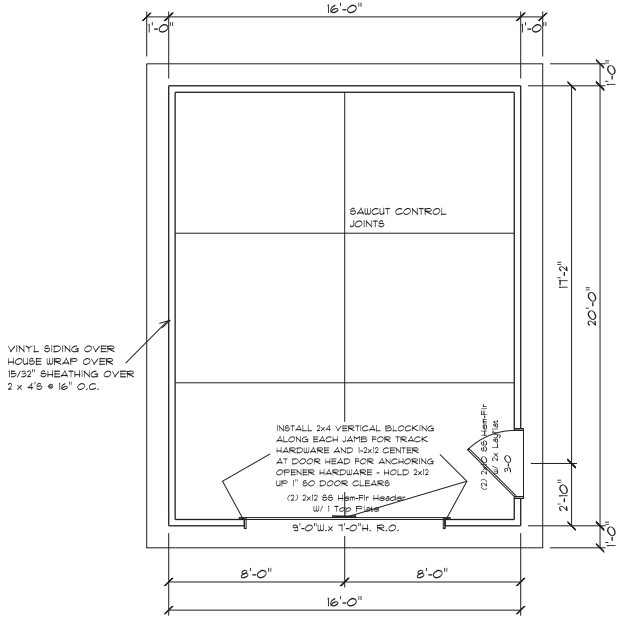
REAR PLAN

SCALE: 1/4"=1'-0"



ROOF PLAN

SCALE: 1/4"=1'-0"



FLOOR PLAN

SCALE: 1/4"=1'-0"

NOTE:

THIS CONSTRUCTION PLAN CURRENTLY DOESN'T NOTATE PROPER WALL BRACING REQUIREMENTS. PLEASE CONTACT LOCAL BUILDING OFFICAL TO VERIFY IF BRACING IS REQUIRED FOR GARAGE PLAN PRIOR TO APPLYING FOR PERMITS TO INITIATE THE START OF THE WALL BRACING PLAN/CALCULATIONS

CUSTOM DESIGNED FOR:
Greater Green Bay - Habitat For Humanity

JOB NAME: 1216 South Broadway

DATE: August 4, 2025

DRAWN BY: Hallie Sulick

REVISIONS:

PLAN #: 25-179-T

IMPORTANT NOTE:

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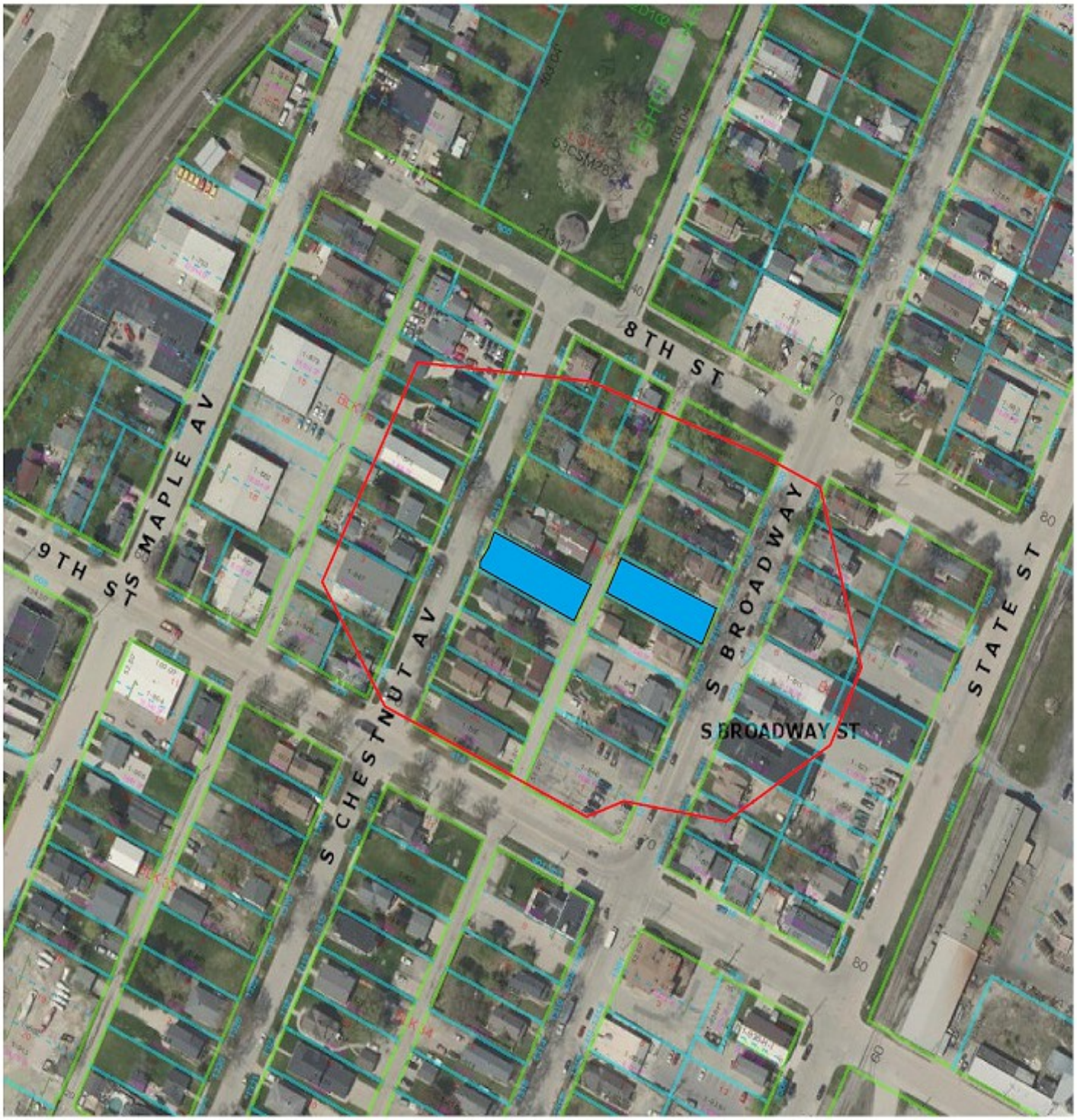
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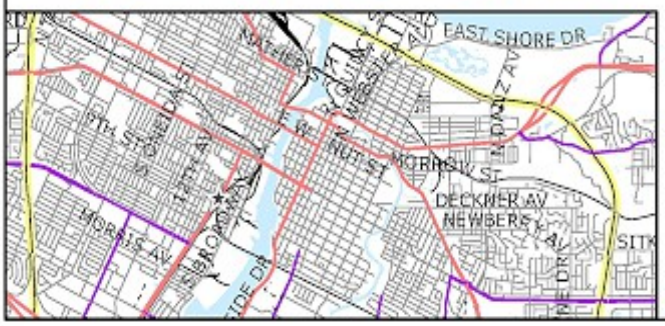
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P.O. BOX 10007
GREEN BAY, WI 54307-0007

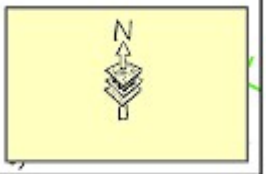
OFFICE:
1930 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920)496-5080
FAX (920)494-9570

COMPONENTS:
1748 MORAINE TERRACE
GREEN BAY, WI 54303
PHONE (920)468-8034
FAX (920)496-1218

Wisconsin BUILDING SUPPLY







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
Single Family Residential Home Request
1216 S Broadway, 1223 S Chestnut Av

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: 1319 S. Broadway

Parcel Number(s): 1-936-C

Petitioner(s): Greater Green Bay Habitat for Humanity Date: 03/26/2026

Email: . Phone Number: 9

Address: 1967 Allouez Avenue City: Green Bay State: WI Zip: 54311

Property Owner: Greater Green Bay Habitat for Humanity Phone Number: 9

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, Matt Sahs, 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 AdministrationFee)
- ☐ Vacate a Street/Alley/Pedestrian Way ($300.00 AdministrationFee) PLEASE FILL OUT PAGE 2 OF APPLICATION Closure of Street/Alley/Pedestrian Way ($300.00 AdministrationFee)
- ☐ Comprehensive Plan Amendments ($375.00 Review Fee)
- ☐ Other ($200.00 Administration Fee): _____

Owner Signature: _____ Date: 3-26-26

Petitioner Signature(s): _____ _____

Checklist of required attachments:

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

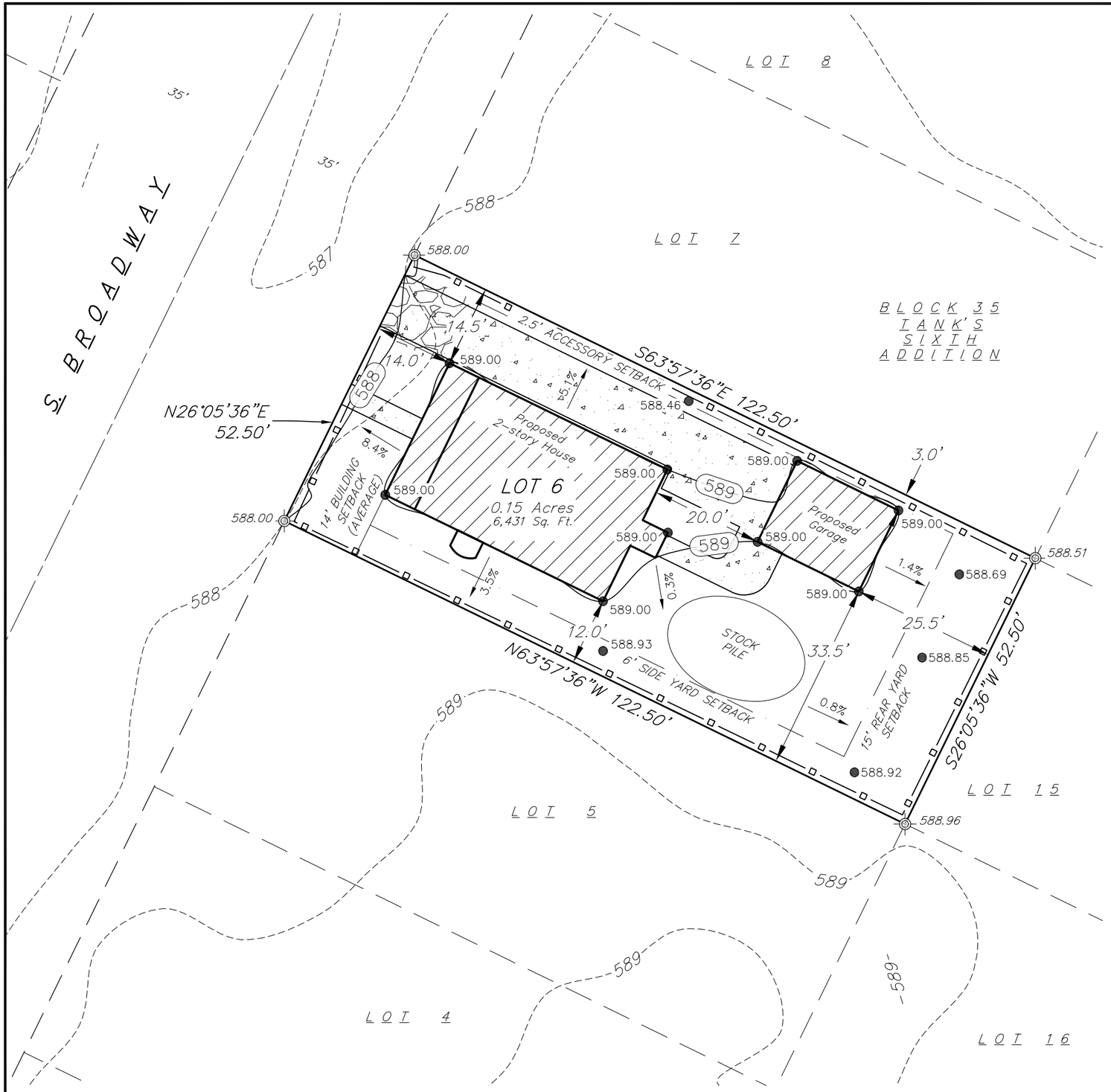
You must meet with Planning staff prior to submission. View City of Green Bay Actions Guide for Rezone, CUP and PUD guidelines - https://www.greenbaywi.gov/ActionsGuide

For office use only:
Review Fee:_____ Receipt No.:_____ Zoning Petition No.:_____

© Vierbicher Associates, Inc.

SITE PLAN

Lot 6, Block 35 of the recorded C.L.A. Tank's 6th Addition, located in Private Claim 9, West Side of Fox River, City of Green Bay, Brown County, Wisconsin.
~ 1319 S. Broadway ~



Bearings are based upon the Wisconsin County Coordinate System, Brown County, the Easterly right of way of S. Broadway assumed to be N26°05'36"E.

GRAPHIC SCALE: 1" = 20'

0 10 20 40

LEGEND

- POINT OF RECORD
- 820 — EXISTING CONTOURS
- 820 PROPOSED CONTOURS
- EROSION CONTROL
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- PROPOSED BUILDING
- PROPOSED CONCRETE
- TRACKING PAD
- WINDOW WELL

BUILDING ELEVATIONS
TOP OF WALL: 591.0'
FINISHED FLOOR: 592.2'
BASEMENT FLOOR: 583.3'
GARAGE FLOOR: 589.2'

NOTES

Existing contours are from the 2020 Brown County LiDar data.

Elevations are referenced to the NAVD 88 Benchmark Datum. The conversion factor to the City of Green Bay Datum is −483.79'.

Footprint of proposed house & garage is Foundation Plan from Wisconsin Building Supply Plan No. 19−148−T, revision date 6/7/19.

Proposed Impervious Surface:
Buildings: 1,463 sq. ft.
Concrete: 1,036 sq. ft.

EROSION & SEDIMENT CONTROL NOTE

FOLLOW THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AS FOUND AT:
dnr.wisconsin.gov/topic/Stormwater/standards/const_standards.html

ALSO REFER TO CITY OF GREEN BAY ORDINANCE CHAPTER 16 FOR FURTHER REQUIREMENTS.

TAX PARCEL: 1−936−C
FIELDWORK COMPLETED: XX/XX/XX

SHEET 1 OF 1

SITE PLAN

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434−9670

SURVEYED FOR:
Habitat for Humanity
1967 Allouez Ave.
Green Bay, WI. 54311

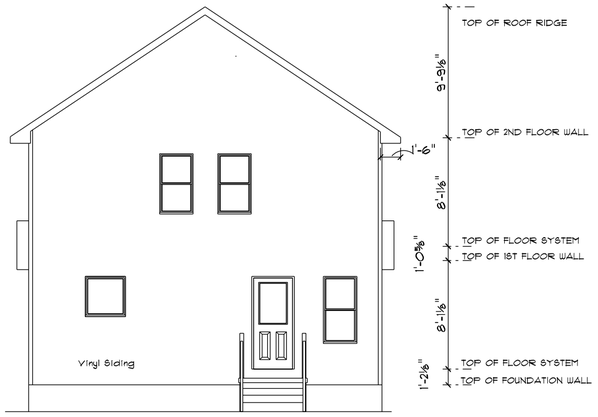
Job #: 250161
Date: 01/28/2025
Rev: 08/26/25
Drafted By: CMUE
Checked By: BBEI
Drawing NO.: X−2023

vierbicher
planners | engineers | advisors

26 Aug 2025 - 9:08a G:\Habitat for Humanity Greater Green Bay\250161 South Broadway, City of Green Bay\CADD\250161_SitePlan 1319 S.Broadway.dwg by: cmue

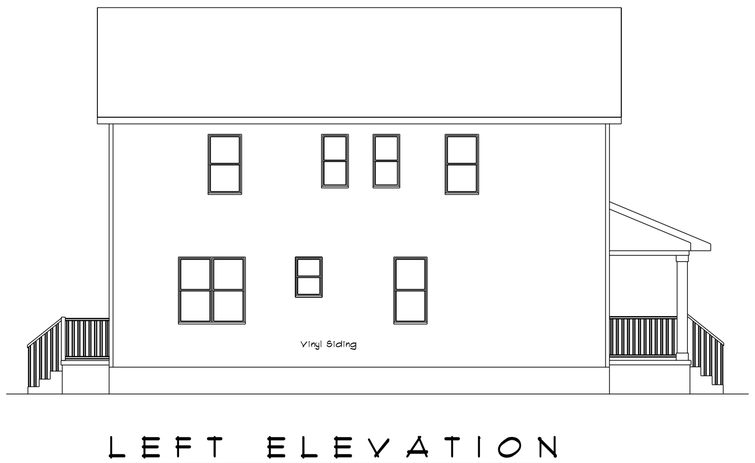
SQUARE FOOTAGE:

FIRST FLOOR:	967
SECOND FLOOR:	967
FINISHED BASEMENT:	525
COVERED PORCH:	156



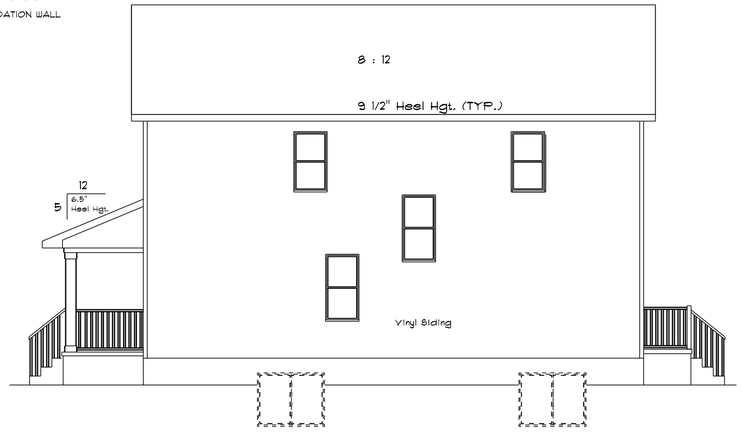
REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:

THIS CONSTRUCTION PLAN CURRENTLY DOESN'T NOTATE PROPER WALL BRACING REQUIREMENTS. PLEASE CONTACT WISCONSIN BUILDING SUPPLY PRIOR TO APPLYING FOR PERMITS TO INITIATE THE START OF THE WALL BRACING PLAN/CALCULATIONS

CUSTOM DESIGNED FOR:
Greater Green Bay - Habitat For Humanity

JOB NAME: 1319 South Broadway

DATE: August 4, 2025

DRAWN BY: Hallie Swick

PLAN #: 25-178-T
(BASED OFF OF PLAN #25-148-T)

REVISIONS:

IMPORTANT NOTE:

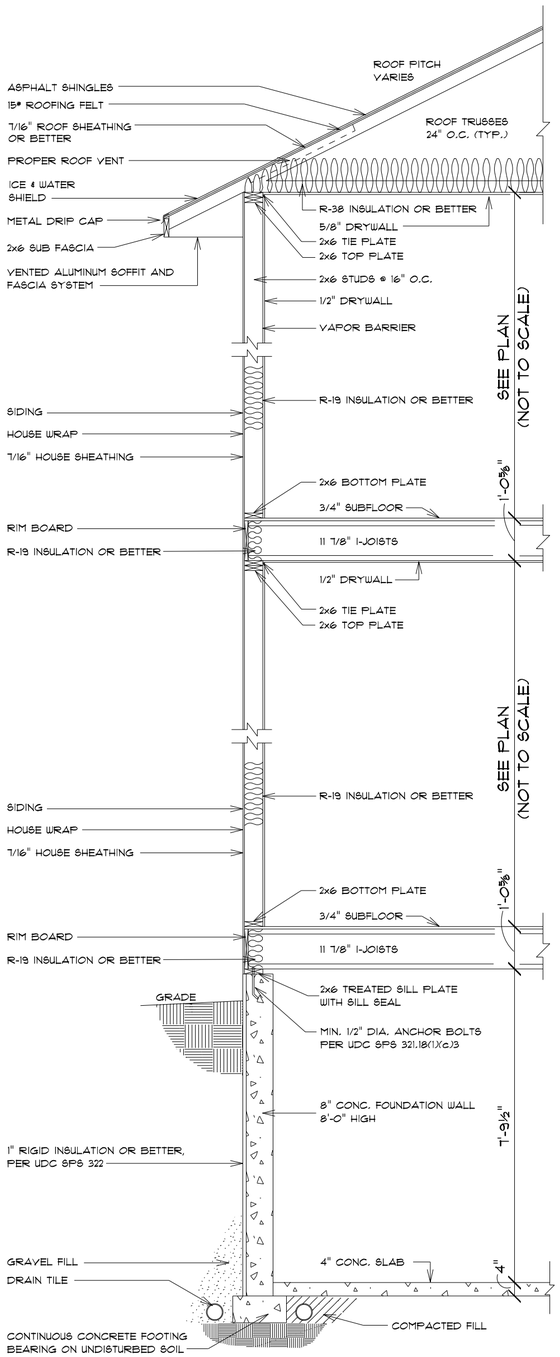
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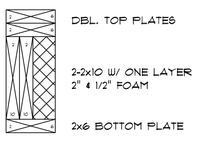
Wisconsin BUILDING SUPPLY



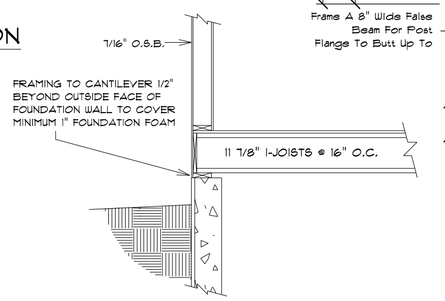
TYPICAL TWO STORY SECTION

SCALE: 3/8" = 1'-0"

ALL ITEMS TO BE VERIFIED BY CONTRACTOR

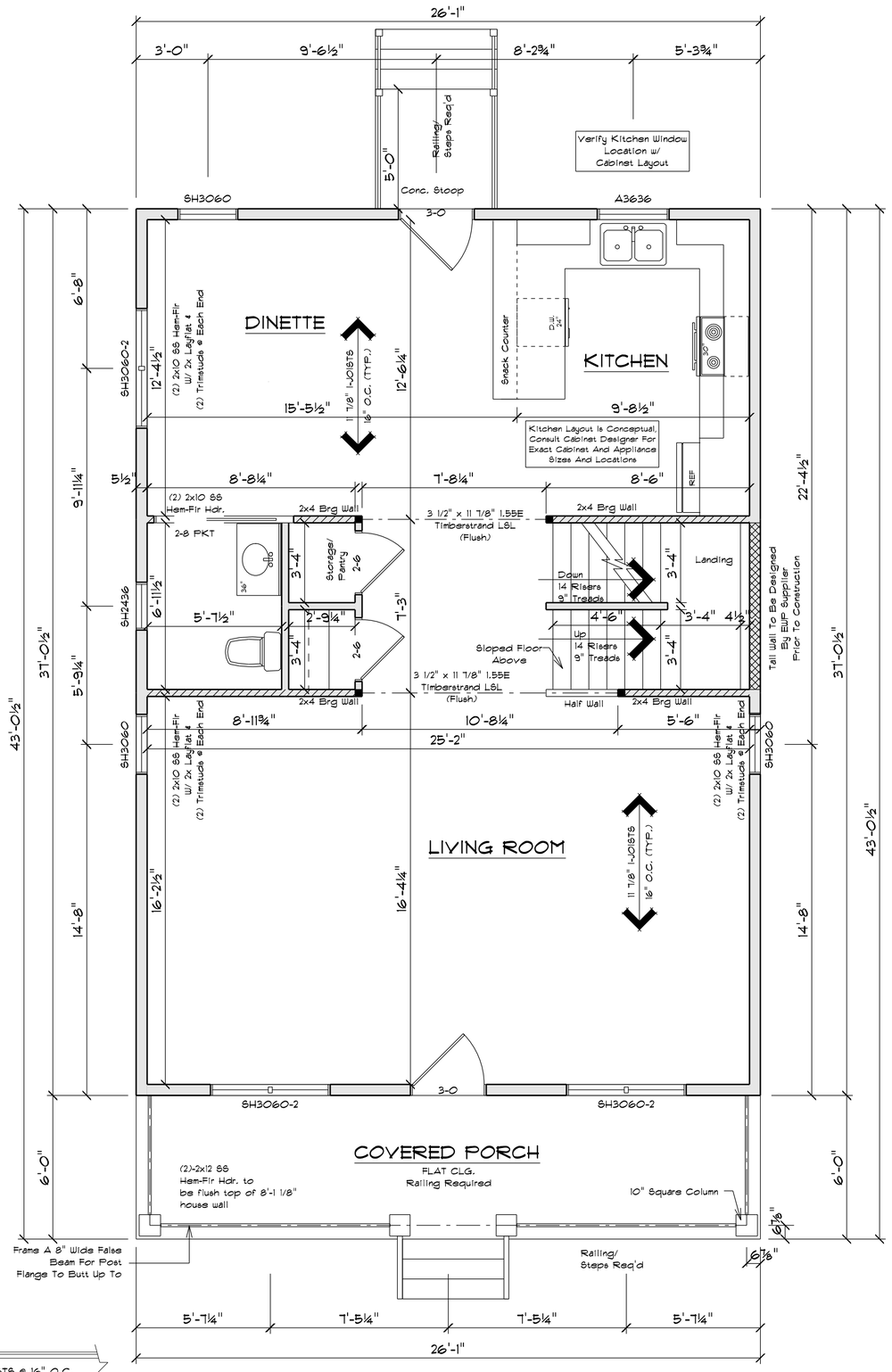


EXTERIOR WALL HEADERS



BOX SILL DETAIL

SCALE: 3/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
8'-1 1/8" CLG. HGT.

SQUARE FOOTAGE:

FIRST FLOOR:	967
SECOND FLOOR:	967
FINISHED BASEMENT:	525
COVERED PORCH:	156

PLAN SPECIFICATIONS:

• THE CONDITIONS LISTED BELOW ARE STANDARD FOR THIS PLAN ONLY - EXCEPTIONS ARE NOTED ON THE PLAN ITSELF

WALL INFORMATION:
HOUSE FOUNDATION:
8" X 8'-0" POURED CONCRETE
PORCH/PATIO FOUNDATION:
8" POURED CONCRETE, MIN. 4'-0" TALL
HOUSE EXTERIOR:
FIRST FLOOR: 2 X 6 X 8'-1 1/8" WALLS, STUDS @ 16" O.C.
SECOND FLOOR: 2 X 6 X 8'-1 1/8" WALLS, STUDS @ 16" O.C.
HOUSE INTERIOR:
FIRST FLOOR: 2 X 4 X 8'-1 1/8" WALLS, STUDS @ 16" O.C.
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- TALL WALLS ARE EXTERIOR WALLS WITH STUDS TALLER THAN 10'-0" AND NEED TO BE DESIGNED BY ENGINEERED WOOD PRODUCTS SUPPLIER
- TAPERED WALLS ARE TO BE FRAMED TO UNDERSIDE OF SCISSORS ROOF TRUSSES

STAIR INFORMATION:
BASEMENT TO FIRST FLOOR:
14 RISERS @ 7 9/16" - 13 TREADS @ 9"
FIRST FLOOR TO SECOND FLOOR:
14 RISERS @ 7 13/16" - 13 TREADS @ 9"

FLOOR SYSTEM(S):
BASEMENT:
4" REINFORCED CONCRETE SLAB
FIRST FLOOR:
11 7/8" I-JOISTS @ 16" O.C.
SECOND FLOOR:
11 7/8" I-JOISTS @ 16" O.C.
STD. LOADING (PER SQ. FT.):
40# LL, 10# DL
ADDITIONAL LOADING (PER SQ. FT.):
10# TCDL FOR TILE FLOOR
25# TCDL FOR GRANITE
DEFLECTION: LL/L/480 DL/L/240
DURATION OF LOAD: 1.00%
- FRAMER TO REFERENCE JOIST/TRUSS LAYOUT PLANS TO VERIFY EXACT SIZE AND LOCATION OF ALL FLUSH HEADERS AND BEAMS IN FLOOR SYSTEM

ROOF SYSTEM:
ENGINEERED WOOD TRUSSES @ 24" O.C.
DESIGNED FOR BROWN COUNTY - ZONE #2
STD. LOADING (PER SQ. FT.):
30# TCLL, 10# TCDL, 10# BCDL
DEFLECTION: LL/L/240 DL/L/180
DURATION OF LOAD: 1.15%
- FRAMER TO REFERENCE TRUSS LAYOUT PLANS TO VERIFY EXACT LOCATIONS OF GIRDER TRUSSES AND THEIR RESPECTIVE BEARING REQUIREMENTS & UPLIFT ANCHORING REQUIREMENTS

HEADERS:
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DATE: August 4, 2025

DRAWN BY: Hallie Swick

PLAN #: 25-178-T
(BASED OFF OF PLAN #19-48-T)

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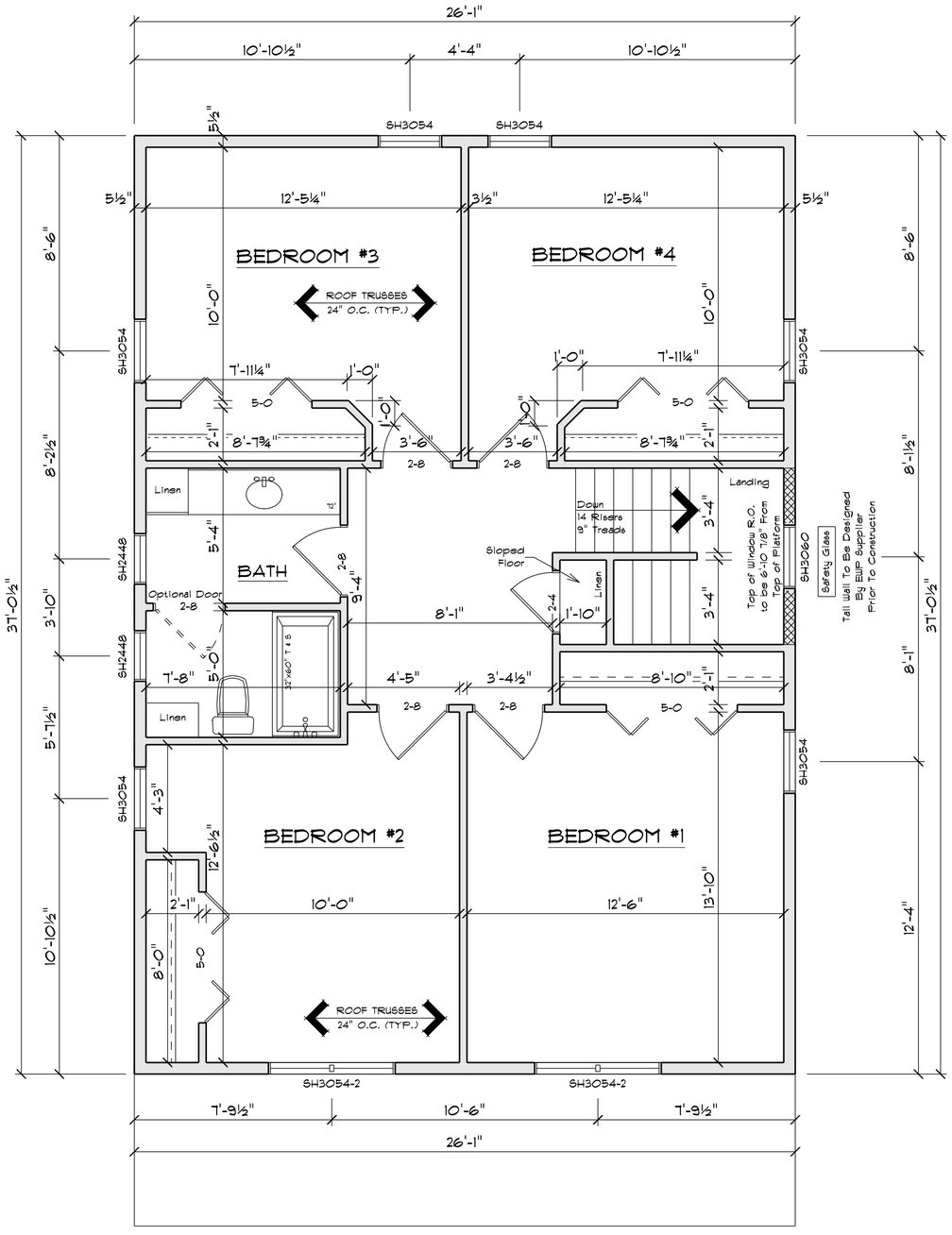
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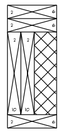
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DESIGNED FOR BROWN COUNTY - ZONE #2
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EXTERIOR WALL HEADERS

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SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
8'-1 1/8" CLG. HGT.

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JOB NAME: 1319 South Broadway

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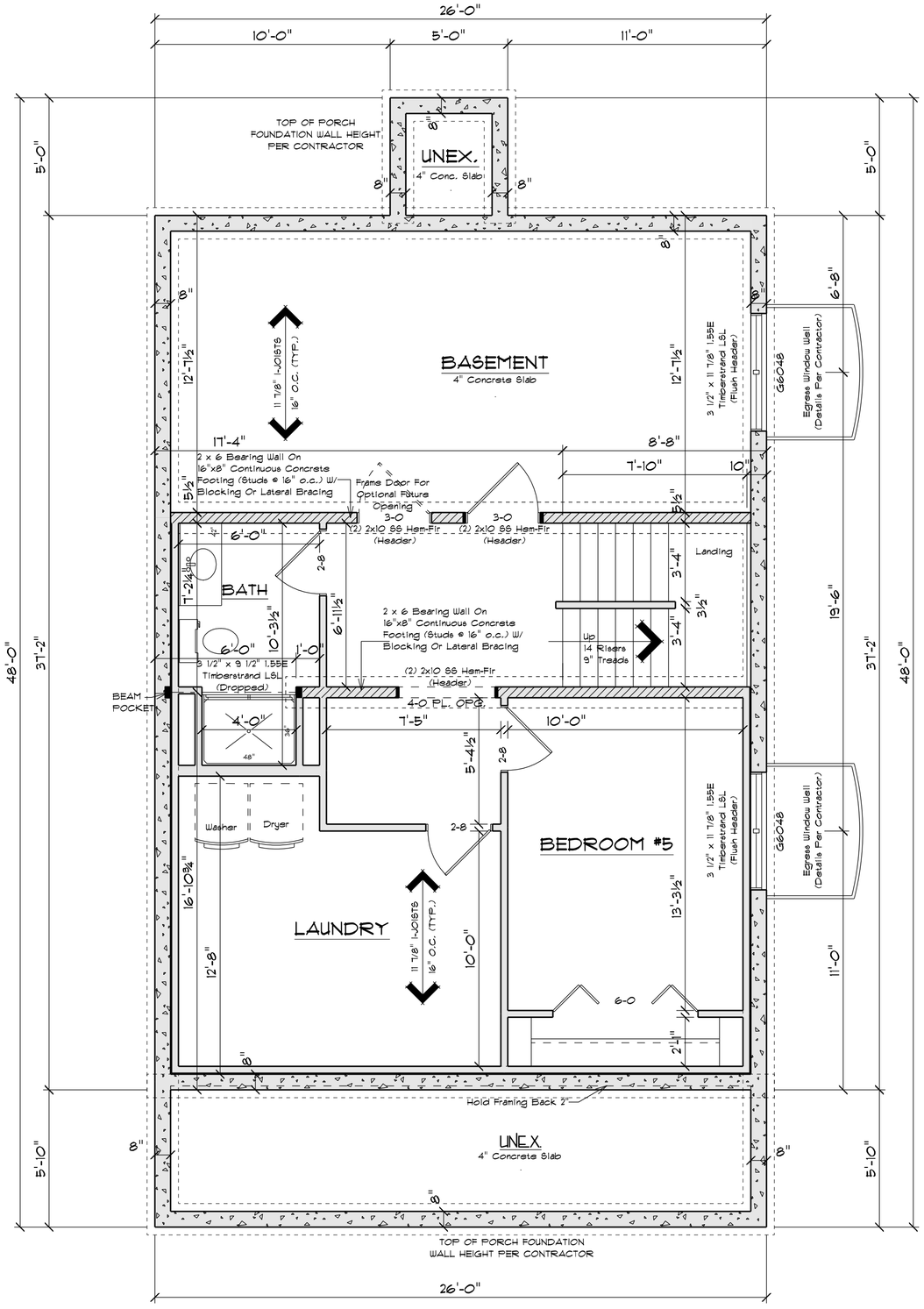
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• IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

OFFICE:
1930 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920)496-5080
FAX (920)494-9570

COMPONENTS:
1745 MORAINE TERRACE
GREEN BAY, WI 54303
PHONE (920)496-5094
FAX (920)498-1219

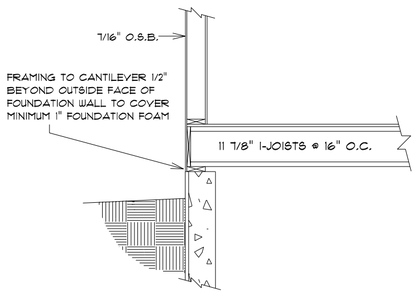
MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54307-0001

Wisconsin BUILDING SUPPLY



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
8'-0" FOUNDATION WALL HGT.



BOX SILL DETAIL

SCALE: 3/8" = 1'-0"

NOTE:
EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION WALLS. EXTERIOR FRAMED HOUSE WALLS ARE TO BE HELD OUT 1/2" TO FLUSH WALL SHEATHING OUT WITH 1" FOUNDATION FOAM

SQUARE FOOTAGE:

FIRST FLOOR:	967
SECOND FLOOR:	967
FINISHED BASEMENT:	525
COVERED PORCH:	156

PLAN SPECIFICATIONS:

• THE CONDITIONS LISTED BELOW ARE STANDARD FOR THIS PLAN ONLY - EXCEPTIONS ARE NOTED ON THE PLAN ITSELF

WALL INFORMATION:
HOUSE FOUNDATION:
8" X 8'-0" POURED CONCRETE
PORCH/PATIO FOUNDATION:
8" POURED CONCRETE, MIN. 4'-0" TALL
HOUSE EXTERIOR:
FIRST FLOOR: 2 X 6 X 8'-1 1/8" WALLS, STUDS @ 16" O.C.
SECOND FLOOR: 2 X 6 X 8'-1 1/8" WALLS, STUDS @ 16" O.C.
HOUSE INTERIOR:
FIRST FLOOR: 2 X 4 X 8'-1 1/8" WALLS, STUDS @ 16" O.C.
SECOND FLOOR: 2 X 4 X 8'-1 1/8" WALLS, STUDS @ 16" O.C.
- TALL WALLS ARE EXTERIOR WALLS WITH STUDS TALLER THAN 10'-0" AND NEED TO BE DESIGNED BY ENGINEERED WOOD PRODUCTS SUPPLIER
- TAPERED WALLS ARE TO BE FRAMED TO UNDERSIDE OF SCISSORS ROOF TRUSSES

STAIR INFORMATION:
BASEMENT TO FIRST FLOOR:
14 RISERS @ 7 9/16" - 13 TREADS @ 9"
FIRST FLOOR TO SECOND FLOOR:
14 RISERS @ 7 13/16" - 13 TREADS @ 9"

FLOOR SYSTEM(S):
BASEMENT:
4" REINFORCED CONCRETE SLAB
FIRST FLOOR:
11 7/8" I-JOISTS @ 16" O.C.
SECOND FLOOR:
11 7/8" I-JOISTS @ 16" O.C.
STD. LOADING (PER SQ. FT.):
40# LL, 10# DL
ADDITIONAL LOADING (PER SQ. FT.):
10# TCDL FOR TILE FLOOR
25# TCDL FOR GRANITE
DEFLECTION: LL=L/480 DL=L/240
DURATION OF LOAD: 1.00%
- FRAMER TO REFERENCE JOIST/TRUSS LAYOUT PLANS TO VERIFY EXACT SIZE AND LOCATION OF ALL FLUSH HEADERS AND BEAMS IN FLOOR SYSTEM

ROOF SYSTEM:
ENGINEERED WOOD TRUSSES @ 24" O.C.
DESIGNED FOR BROWN COUNTY - ZONE #2
STD. LOADING (PER SQ. FT.):
30# TCLL, 10# TCDL, 10# BCDL
DEFLECTION: LL=L/240 DL=L/180
DURATION OF LOAD: 1.15%
- FRAMER TO REFERENCE TRUSS LAYOUT PLANS TO VERIFY EXACT LOCATIONS OF GIRDER TRUSSES AND THEIR RESPECTIVE BEARING REQUIREMENTS & UPLIFT ANCHORING REQUIREMENTS

HEADERS:
- STD. HEADERS: (2) 2X10 HEM-FIR SELECT STRUCTURAL WITH 2X LAYFLAT (SEE DETAIL)
- TOP OF WINDOW R.O.S.
FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR
SECOND FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR
- MINIMUM OF (2) TRIM STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER

WINDOWS:
- ALLIANCE VINYL WINDOWS
- MANUFACTURER TO PROVIDE SUPPLIER WITH EXACT R.O. SIZES AND DETAILS. SUPPLIER TO VERIFY THAT ALL CODE REQUIREMENTS ARE MET.

GENERAL INFORMATION:
- THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE FOUNDATION BY THE GENERAL CONTRACTOR:
BASEMENT WINDOWS — FLOOR DRAINS
ELECTRIC SERVICES — WATER HEATER
SUMP PIT & PUMP — FURNACE
- BUILDER TO PROVIDE HEADERS AT CONCRETE OPENINGS IF NOT NOTED ON THE FOUNDATION PLAN
- POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE
- STEEL COLUMNS TO SUPPORT 12,000#
- INTERIOR BEARING WALLS TO SIT ON CONTINUOUS CONCRETE FOOTINGS, STUDS @ 16" O.C. WITH BLOCKING OR LATERAL BRACING
- CONCRETE CONTRACTOR AND BUILDER ARE RESPONSIBLE TO DETERMINE SITE SOIL CONDITIONS AND FOLLOW STANDARDS PER SPS 320.24. THE MOST RESTRICTIVE STANDARDS OF SPS 312.15 - SPS 321.18, ACI 318-14, AND ACI 332-14 FOR ALL FOOTING & WALL REINFORCEMENT, IF NEEDED, MUST BE FOLLOWED
- ASSUMED SOIL CAPACITY IS 3,000 PSF, FTG SIZES MUST BE ADJUSTED FOR VARYING SITE DETERMINED SOIL BEARING CONDITIONS
- ALL LUMBER IN PERMANENT CONTACT W/ CONCRETE MUST BE PRESSURE TREATED LUMBER AS PER WI SPS 321.10
- DUE TO UNKNOWN GRADE CONDITIONS, ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON SITE BY GENERAL CONTRACTOR
- FRAMER IS RESPONSIBLE FOR TRANSFERRING POINT LOADS FROM ABOVE, THROUGH THE FLOOR SYSTEM(S) AND WALLS, W/ SOLID BLOCKING DOWN TO CONCRETE FOUNDATION WALLS BELOW
- PLAN IS DRAWN ACCORDINGLY FOR 3 1/4" CASING
- ALL DIMENSIONS SHOWN ARE FROM STUD TO STUD
- BUILDER TO PROVIDE ATTIC SCUTTLE AND LOCATION
- FIRE SEPARATION MUST BE PROVIDED BETWEEN HOUSE AND GARAGE (SEE CODE FOR DETAILS)
- ALL CABINET LAYOUTS ARE CONCEPTUAL. CONSULT CABINET DESIGNER/ PROVIDER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS

NOTE:
SUPPLIER OF WINDOW WELL & WINDOW IS RESPONSIBLE FOR MEETING ALL LIGHT & EGRESS REQUIREMENTS PER THE UDC

CUSTOM DESIGNED FOR:
Greater Green Bay - Habitat For Humanity

JOB NAME: 1319 South Broadway

DATE: August 4, 2025

DRAWN BY: Hallie Swick

REVISIONS:

PLAN #: 25-178-T
(BASED OFF OF PLAN #13-148-T)

IMPORTANT NOTE:
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Wisconsin BUILDING SUPPLY

MAILING ADDRESS:
P.O. BOX 10007
GREEN BAY, WI 54307-0007

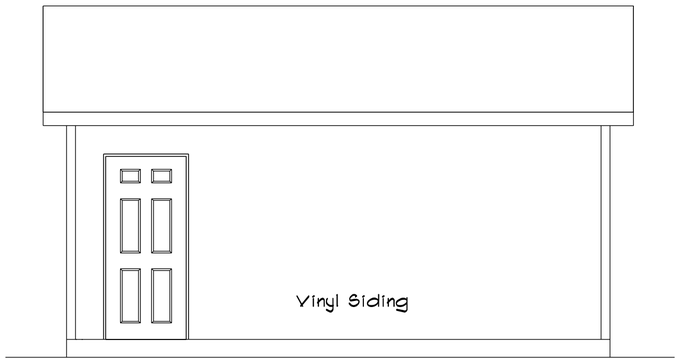
OFFICE:
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COMPONENTS:
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GREEN BAY, WI 54303
PHONE (920)496-5034
FAX (920)438-1219



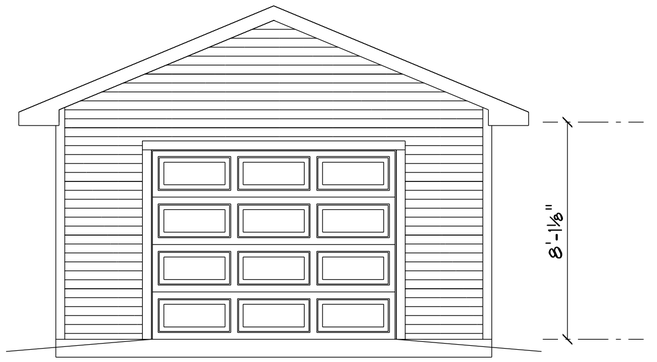
LEFT PLAN

SCALE: 1/4"=1'-0"



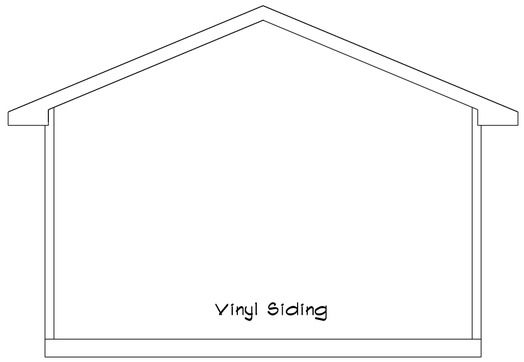
RIGHT PLAN

SCALE: 1/4"=1'-0"



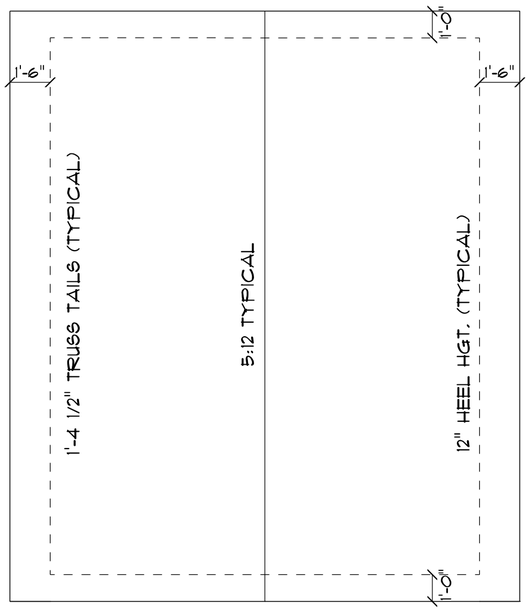
FRONT PLAN

SCALE: 1/4"=1'-0"



REAR PLAN

SCALE: 1/4"=1'-0"

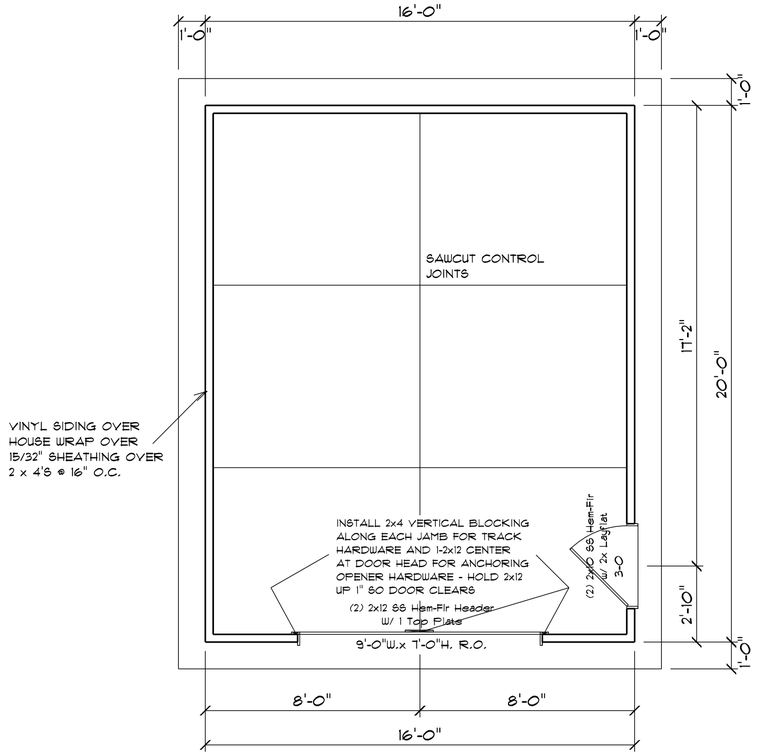


ROOF PLAN

SCALE: 1/4"=1'-0"

NOTE:

THIS CONSTRUCTION PLAN CURRENTLY DOESN'T NOTATE PROPER WALL BRACING REQUIREMENTS. PLEASE CONTACT LOCAL BUILDING OFFICAL TO VERIFY IF BRACING IS REQUIRED FOR GARAGE PLAN PRIOR TO APPLYING FOR PERMITS TO INITIATE THE START OF THE WALL BRACING PLAN/CALCULATIONS



FLOOR PLAN

SCALE: 1/4"=1'-0"

CUSTOM DESIGNED FOR:
Greater Green Bay - Habitat For Humanity

JOB NAME: 1313 South Broadway

DATE: August 4, 2025

DRAWN BY: Hallie Swick

PLAN #: 25-178-T
(BASED OFF OF PLAN #15-428-T)

REVISIONS:

IMPORTANT NOTE:

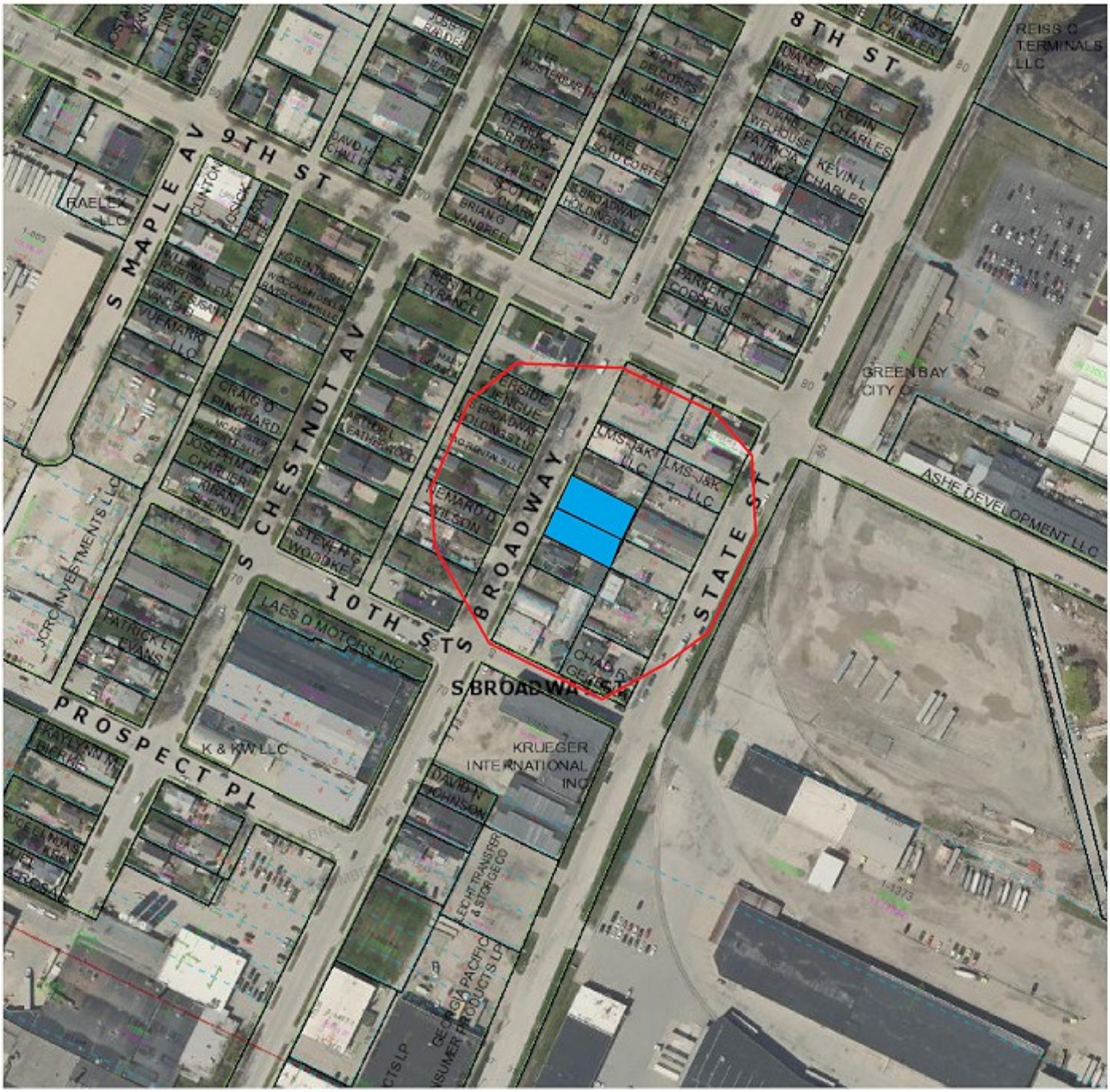
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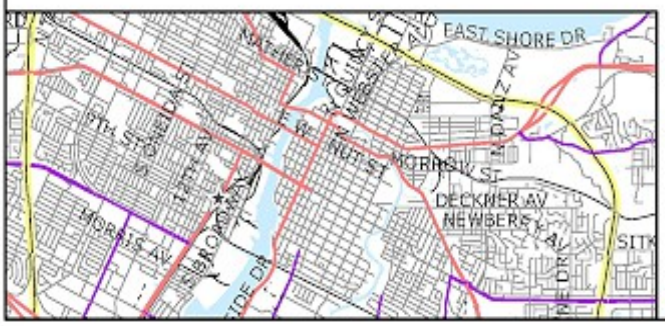
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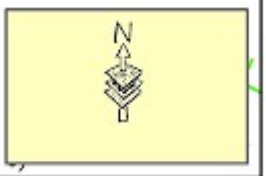
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P.O. BOX 10007
GREEN BAY, WI 54307-0007

Wisconsin BUILDING SUPPLY







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
Single Family Residential Home Request
1319 and 1321 S Broadway

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: 1321 S. Broadway

Parcel Number(s): 1-936-B

Petitioner(s): Greater Green Bay Habitat for Humanity Date: 03/26/2026

Email: Phone Number: 920-593-5788

Address: 1967 Allouez Avenue City: Green Bay State: WI Zip: 54311

Property Owner: Greater Green Bay Habitat for Humanity 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, Matt Sahs, 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 AdministrationFee)
- ☐ Vacate a Street/Alley/Pedestrian Way ($300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION Closure of Street/Alley/Pedestrian Way ($300.00 AdministrationFee)
- ☐ Comprehensive Plan Amendments ($375.00 Review Fee)
- ☐ Other ($200.00 Administration Fee):

Owner Signature: Date: 3-26-26

Petitioner Signature(s):

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

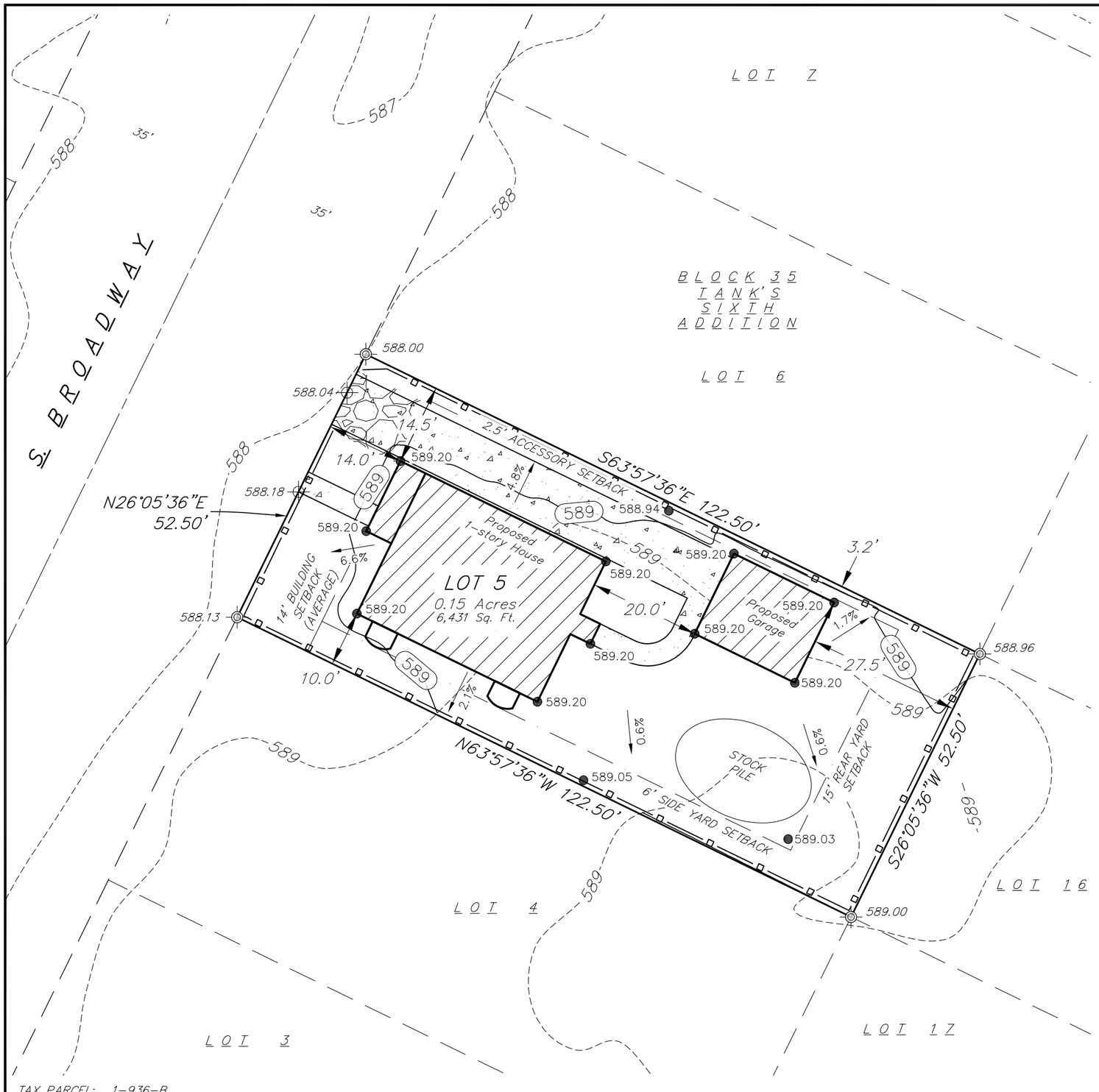
For office use only:
Review Fee: Receipt No.: Zoning Petition No.:

© Vierbicher Associates, Inc.

26 Aug 2025 - 9:18a G:\Habitat for Humanity Greater Green Bay\250161 South Broadway, City of Green Bay\CADD\250161_SitePlan 1321 S.Broadway.dwg by: cmue

SITE PLAN

Lot 5, Block 35 of the recorded C.L.A. Tank's 6th Addition, located in Private Claim 9, West Side of Fox River, City of Green Bay, Brown County, Wisconsin.
~ 1321 S. Broadway ~



TAX PARCEL: 1-936-B
FIELDWORK COMPLETED: XX/XX/XX

N
W E
S

Bearings are based upon the Wisconsin County Coordinate System, Brown County, the Easterly right of way of S. Broadway assumed to be N26°05'36"E.

GRAPHIC SCALE: 1" = 20'

0 10 20 40

LEGEND

- POINT OF RECORD
- 820 EXISTING CONTOURS
- 820 PROPOSED CONTOURS
- EROSION CONTROL
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- PROPOSED BUILDING
- PROPOSED CONCRETE
- TRACKING PAD
- WINDOW WELL

BUILDING ELEVATIONS

TOP OF WALL: 589.7'
FINISHED FLOOR: 590.7'
BASEMENT FLOOR: 582.0'
GARAGE FLOOR: 589.4'

NOTES

Existing contours are from the 2020 Brown County LiDar data.

Elevations are referenced to the NAVD 88 Benchmark Datum. The conversion factor to the City of Green Bay Datum is -483.79'.

Footprint of proposed house & garage is Foundation Plan from Wisconsin Building Supply Plan No. 24-064-R, revision date 3/05/24.

Proposed Impervious Surface:
Buildings: 1,414 sq. ft.
Concrete: 902 sq. ft.

EROSION & SEDIMENT CONTROL NOTE

FOLLOW THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AS FOUND AT:
dnr.wisconsin.gov/topic/Stormwater/standards/const_standards.html

ALSO REFER TO CITY OF GREEN BAY ORDINANCE CHAPTER 16 FOR FURTHER REQUIREMENTS.

SHEET 1 OF 1

SITE PLAN

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

SURVEYED FOR:
Habitat for Humanity
1967 Allouez Ave.
Green Bay, WI. 54311

Drawing NO.: X-2024

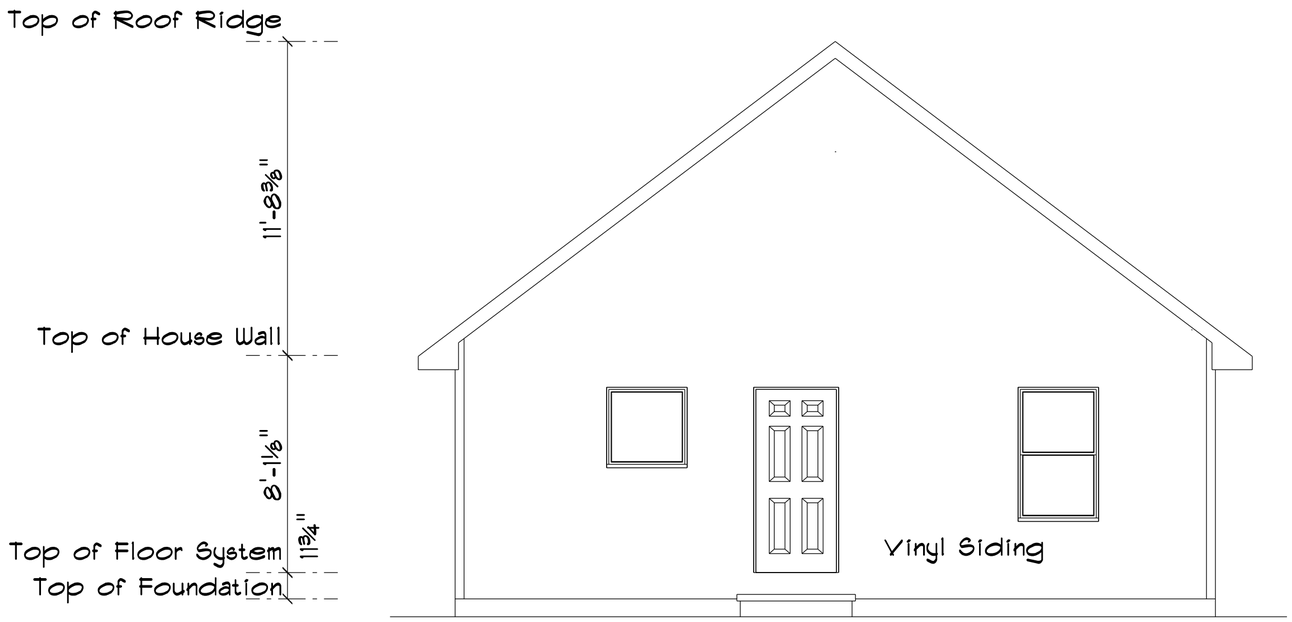
Job #: 250161
Date: 01/28/2025
Rev: 08/26/2025
Drafted By: CMUE
Checked By: BBEI

vierbicher
planners | engineers | advisors



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

IMPORTANT NOTE:

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CUSTOM DESIGNED FOR: GREATER GREEN BAY HABITAT FOR HUMANITY

JOB NAME: 1321 South Broadway

DRAWN BY: Hallie Swick

DATE: August 4TH, 2025

REVISIONS: (Based Off Plan #24-064-R)

SQ. FT.: See Plan

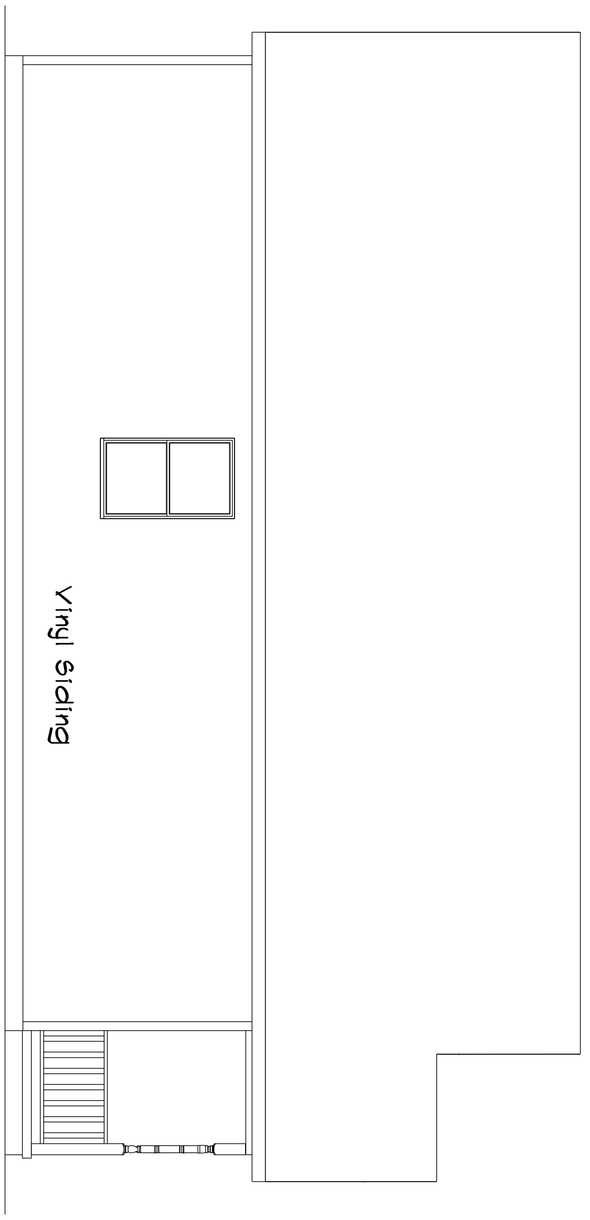
SCALE: As Indicated

PLAN NO.: 25-180-R

OFFICE:
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FAX (920) 494-9510
1930 LARSEN ROAD
P.O. BOX 10007
GREEN BAY, WI 54307

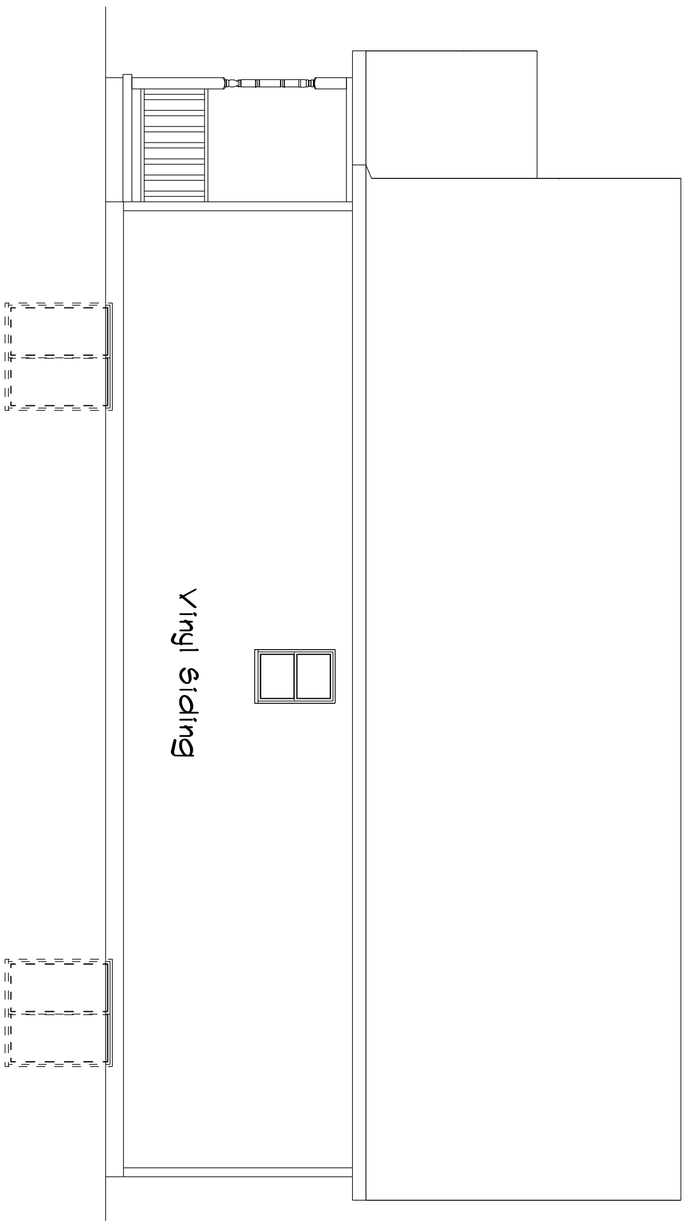
COMPONENTS:
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1745 MORAINE TERRACE
GREEN BAY, WI 54303

Wisconsin BUILDING SUPPLY



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

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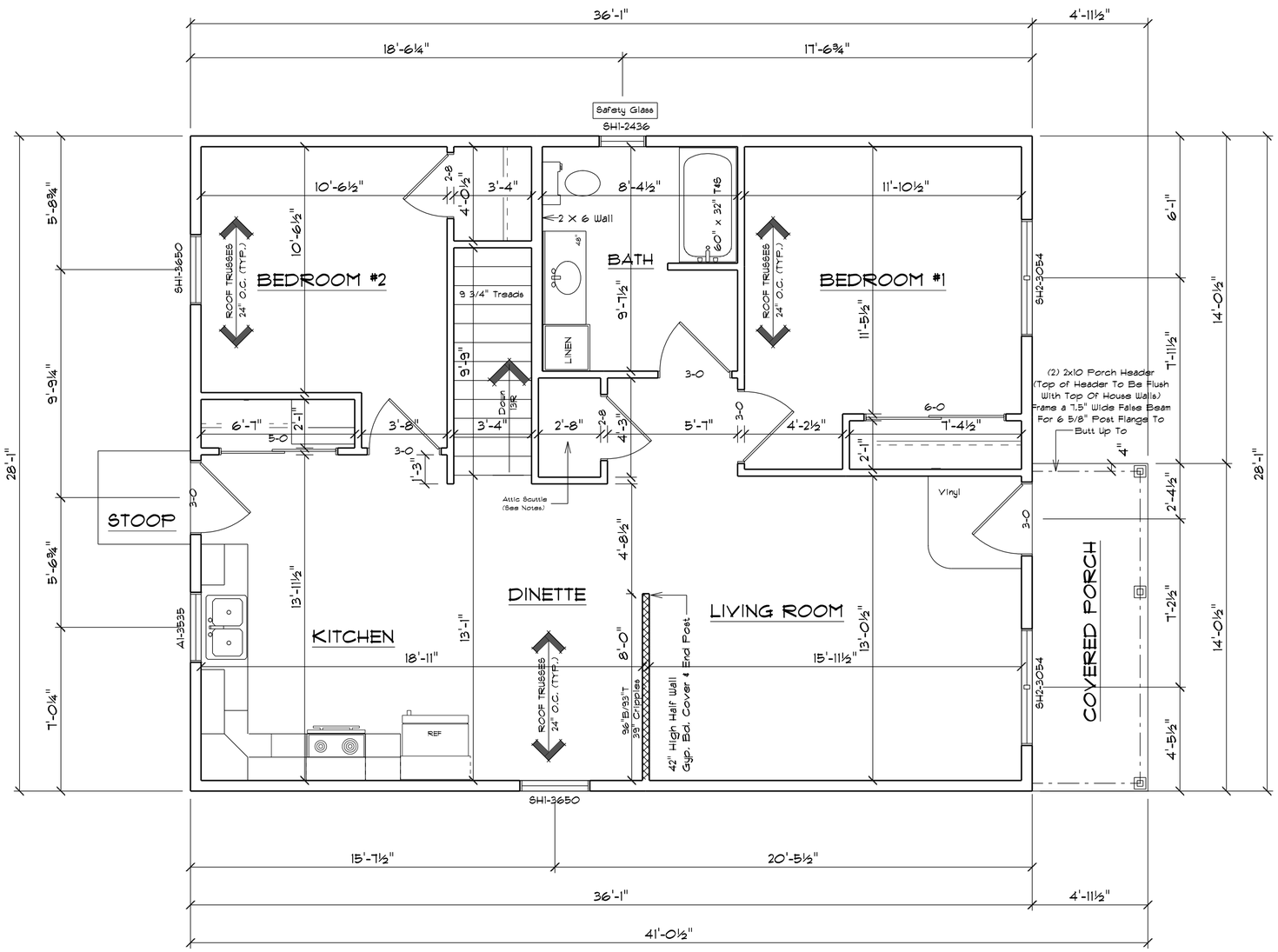
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DATE: August 4TH, 2025	SCALE: As Indicated
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FLOOR PLAN

8'-1 1/8" CLG. HGT.
1014 SQ. FT.
70 SQ. FT. (COVERED PORCH)

NOTE:

EXTERIOR DIMENSIONS ARE SHOWN TO REFLECT HOUSE FRAMING WALLS HELD OUT 1/2" FOR EXTERIOR WALL SHEATHING TO FLUSH OUT WITH 1" FOUNDATION FOAM. IF FOUNDATION FOAM IS TO BE OTHER THAN 1", FRAMING DIMENSIONS ARE TO BE FIELD ADJUSTED AND MAINTAIN ALL CODE COMPLIANCE ACCORDINGLY.

NOTE:

BUILDER RESPONSIBLE TO TRANSFER POINT LOADS FROM ABOVE THROUGH THE FLOOR SYSTEM, AND OTHER WALLS WITH SOLID BLOCKING DOWN TO FOUNDATION WALLS BELOW

NOTE:

BUILDER TO CONSULT TRUSS LAYOUT PLANS TO VERIFY EXACT LOCATIONS OF GIRDER TRUSSES, AND ANY ADDITIONAL BEARING REQUIREMENTS OTHER THAN THOSE NOTED ON FLOOR PLANS

NOTES:

1) FLOOR SYSTEM: 1ST FLR: 9 1/2" I-JOISTS @ 19.2" O.C.
   LOADING: TOTAL LOAD = 50#
   LL = 40#
   DL = 10#
   (ADDITIONAL 10# DL @ TILE AREAS)
   (ADDITIONAL 25# DL @ GRANITE AREAS)
   FLOOR DEFLECTION: LL = L/480
   DL = L/240
   DURATION OF LOAD: 1.00%
2) ROOF SYSTEM: WOOD TRUSSES @ 24" O.C.
   LOADING: TOTAL LOAD = 50#
   TCLL = 30#
   TCDL = 10#
   BCDL = 10#
   ROOF DEFLECTION: LL = L/240
   TL = L/180
   DURATION OF LOAD: 1.15%
3) STD. HEADERS: (2) -2 x 10 SELECT STRUCTURAL HEM-FIR
4) EXT. WALL STUDS: 1ST FLR: 2x6 x 92-5/8" @ 16" o.c. (8'-1 1/8" HT.)
5) INT. WALL STUDS: 1ST FLR: 2x4 x 92-5/8" @ 16" o.c. (8'-1 1/8" HT.)
6) WINDOW SIZES SHOWN ARE FOR SILVERLINE WINDOWS SEE CATALOG FOR DETAILS
7) ALL DIMENSIONS SHOWN ARE TO FACE OF STUD.
8) STAIRS: BSMT. TO 1ST FLR: 13 RISERS @ 7 13/16"
   12 TREADS @ 9 3/4"
9) PROVIDE ATTIC ACCESS PANEL W/ 2 - 2" FOAM ON BACK OF 5/8" GYPSUM BOARD. SET ON FOAM WEATHERSTRIP ROUGH OPENING TO BE 16 1/2" X 27". PROVIDE 1/2" OSB INSULATION BAFFLES 16" TO TOP MEASURED FROM BOTTOM OF TRUSSES. MIN. CODE CLEAR FINISH OPEN OF ACCESS IS 14"X24"
10) AT BEDROOM 2, BASEMENT BEDROOMS, AND HALL CLOSETS INSTALL MINIMUM OF 3-2X6 BACKING FOR CLOSET POLE BRACKET CENTERED IN CLOSET AT 70" TO TOP.
11) FOR STAIR RAILING INSTALL MINIMUM OF 2-2X6 BLOCKING AT TOP AND BOTTOM OF STAIRS AND 3 AT MIDDLE SPACED 3'-3" APART AT 36" TO TOP OF BLOCKING FOR A TOTAL OF FIVE BRACKETS SPACED
12) THE ABOVE CONDITIONS LISTED ARE STANDARD FOR THIS PLAN (EXCEPTIONS ARE NOTED ON THE PLAN)

IMPORTANT NOTE:

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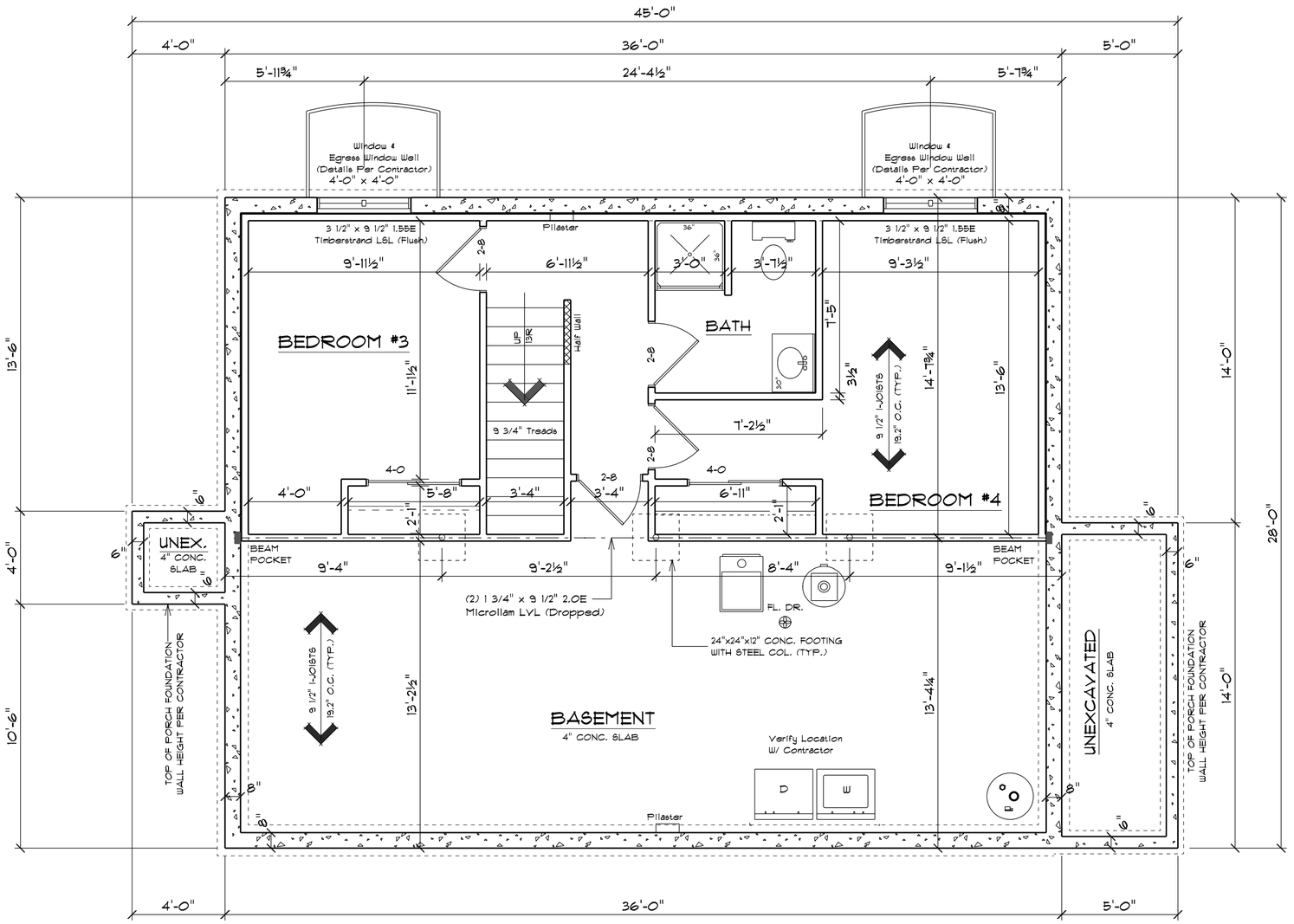
CUSTOM DESIGNED FOR: GREATER GREEN BAY HABITAT FOR HUMANITY

JOB NAME: 1321 South Broadway
DRAWN BY: Hallie Swick
DATE: August 4TH, 2025
SQ. FT.: See Plan
SCALE: As Indicated
PLAN NO.: 25-180-R
REVISIONS: (Based Off Plan #24-064-R)

OFFICE:
PHONE (920) 496-5080
FAX (920) 494-9510
1990 LARSEN ROAD
P.O. BOX. 10007
GREEN BAY, WI 54307

COMPONENTS:
PHONE (920) 496-5094
FAX (920) 498-1219
1745 MORAINE TERRACE
GREEN BAY, WI 54303

Wisconsin BUILDING SUPPLY



FOUNDATION PLAN

8'-0" FOUNDATION WALL HGT.
444 SQ. FT.

NOTE:

EXTERIOR DIMENSIONS ARE SHOWN TO REFLECT HOUSE FRAMING WALLS HELD OUT 1/2" FOR EXTERIOR WALL SHEATHING TO FLUSH OUT WITH 1" FOUNDATION FOAM. IF FOUNDATION FOAM IS TO BE OTHER THAN 1", FRAMING DIMENSIONS ARE TO BE FIELD ADJUSTED AND MAINTAIN ALL CODE COMPLIANCE ACCORDINGLY.

NOTE:

BUILDER RESPONSIBLE TO TRANSFER POINT LOADS FROM ABOVE THROUGH THE FLOOR SYSTEM, AND OTHER WALLS WITH SOLID BLOCKING DOWN TO FOUNDATION WALLS BELOW

NOTES:

1) FOUNDATION WALLS:
   HOUSE: 8" POURED CONCRETE WALLS 8'-0" HIGH
   GARAGE / PORCH: 6" POURED CONCRETE WALLS 4'-0" HIGH
2) THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE FOUNDATION BY THE CONTRACTOR:
   BASEMENT WINDOWS — FLOOR DRAINS
   ELECTRIC SERVICES — WATER HEATER
   SUMP PIT & PUMP — FURNACE
3) BUILDER TO PROVIDE HEADERS AT BASEMENT WINDOWS IF NOT NOTED ON THE FOUNDATION PLAN
4) POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE
5) STEEL COLUMNS TO SUPPORT 12,000 LBS. UNLESS OTHERWISE NOTED
6) ASSUMED SOIL BEARING CAPACITY IS 3,000 PSF. FOOTING SIZES MUST BE ADJUSTED FOR VARYING SOIL CONDITIONS
7) FOUNDATION WALLS ARE ASSUMED TO BE UNREINFORCED 3,000 PSI CONCRETE. WALLS ARE DESIGNED PER UDC TABLE 21.18-B BASED ON THE HEIGHT OF UNBALANCED FILL. PROPER REINFORCEMENT (DESIGNED BY OTHERS) MAY ALLOW FOR WALLS THAT ARE LESS THICK, BUT ANY DEVIATION FROM THE THICKNESSES SHOWN ON THE PLAN ARE THE RESPONSIBILITY OF THE FOUNDATION AND OR GENERAL CONTRACTOR.
8) ALL LUMBER IN PERMANENT CONTACT WITH CONCRETE MUST BE PRESSURE-TREATED LUMBER AS PER UDC 21.10.

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CUSTOM DESIGNED FOR: GREATER GREEN BAY HABITAT FOR HUMANITY

JOB NAME: 1321 South Broadway — SQ. FT.: See Plan

DRAWN BY: Hallie Swick — SCALE: As Indicated

DATE: August 4TH, 2025

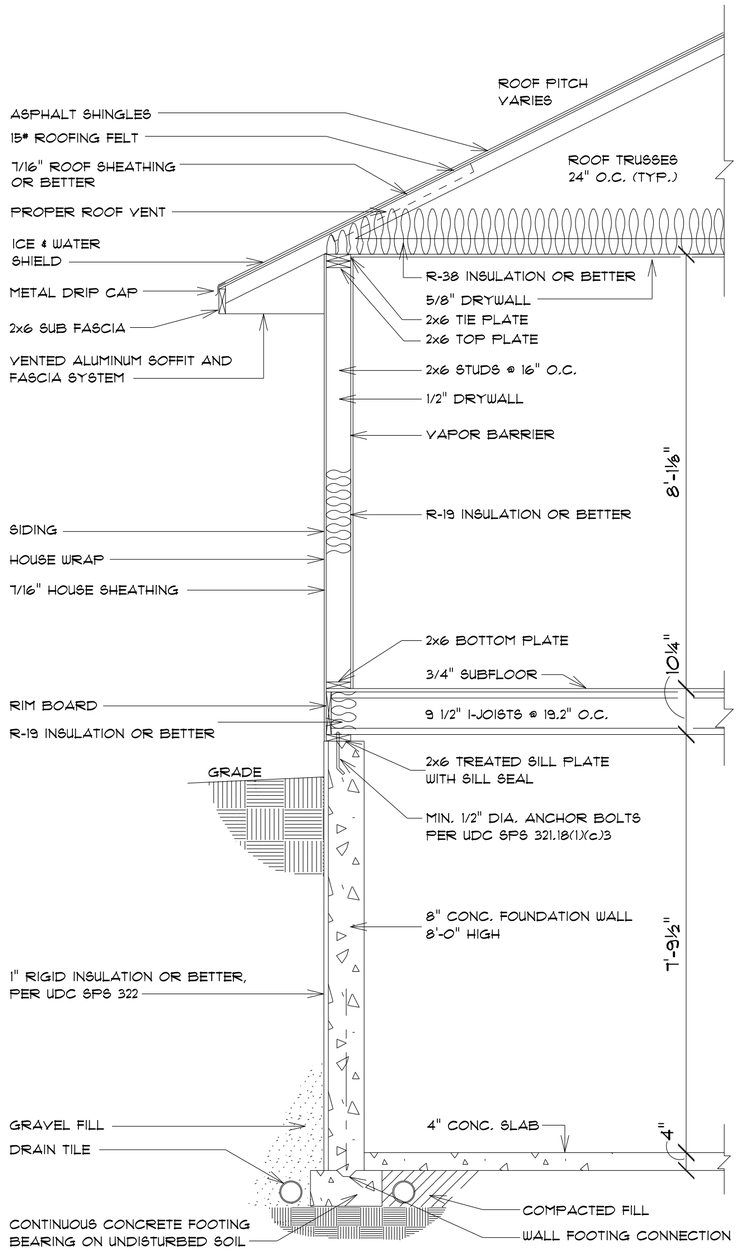
REVISIONS: (Based Off Plan #24-064-R)

PLAN NO.: 25-180-R

Wisconsin BUILDING SUPPLY

OFFICE:
PHONE (920) 496-5080
FAX (920) 494-9510
1930 LARSEN ROAD
P.O. BOX 10001
GREEN BAY, WI 54307

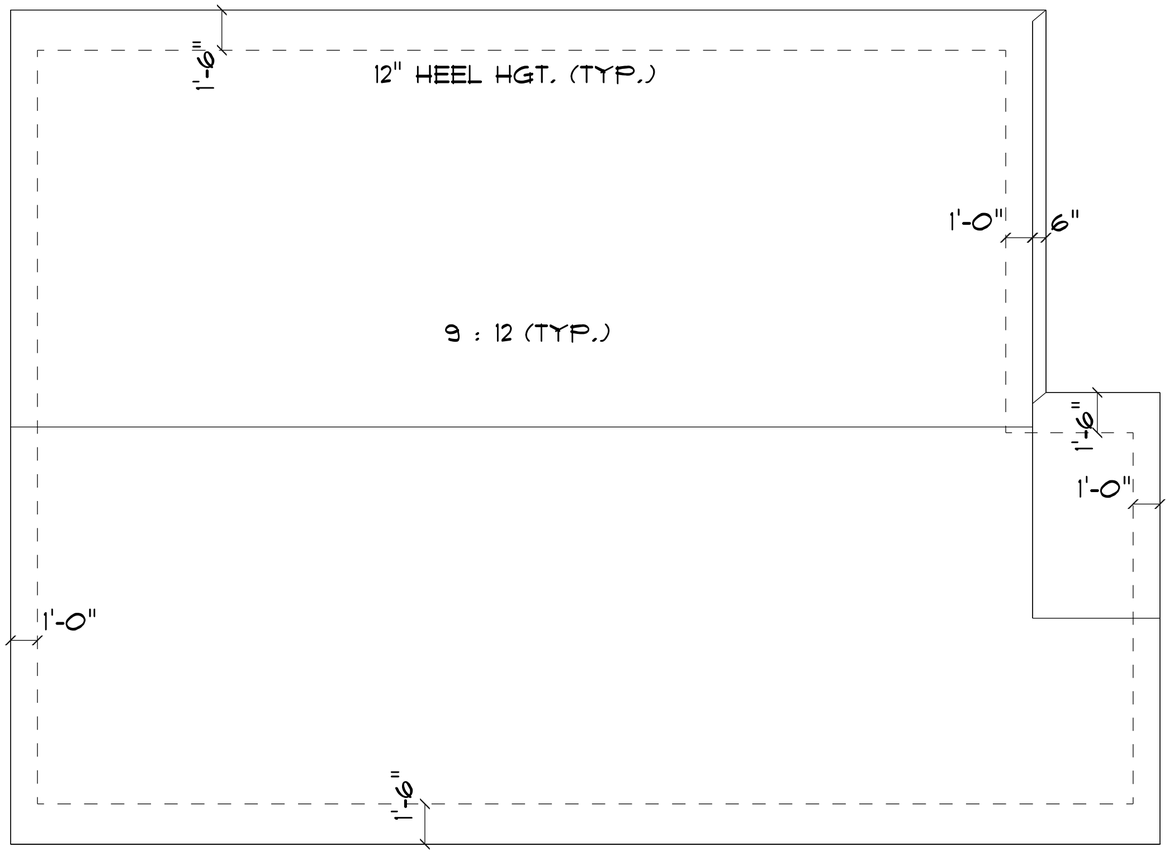
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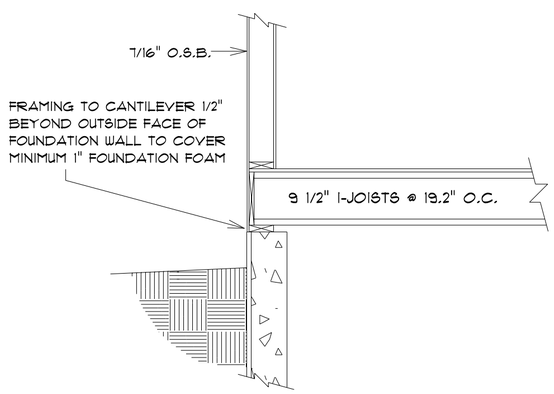


TYPICAL RANCH SECTION

SCALE: 1/2" = 1'-0"

ALL ITEMS TO BE VERIFIED BY CONTRACTOR





BOX SILL DETAIL

SCALE: 1/2" = 1'-0"

IMPORTANT NOTE:

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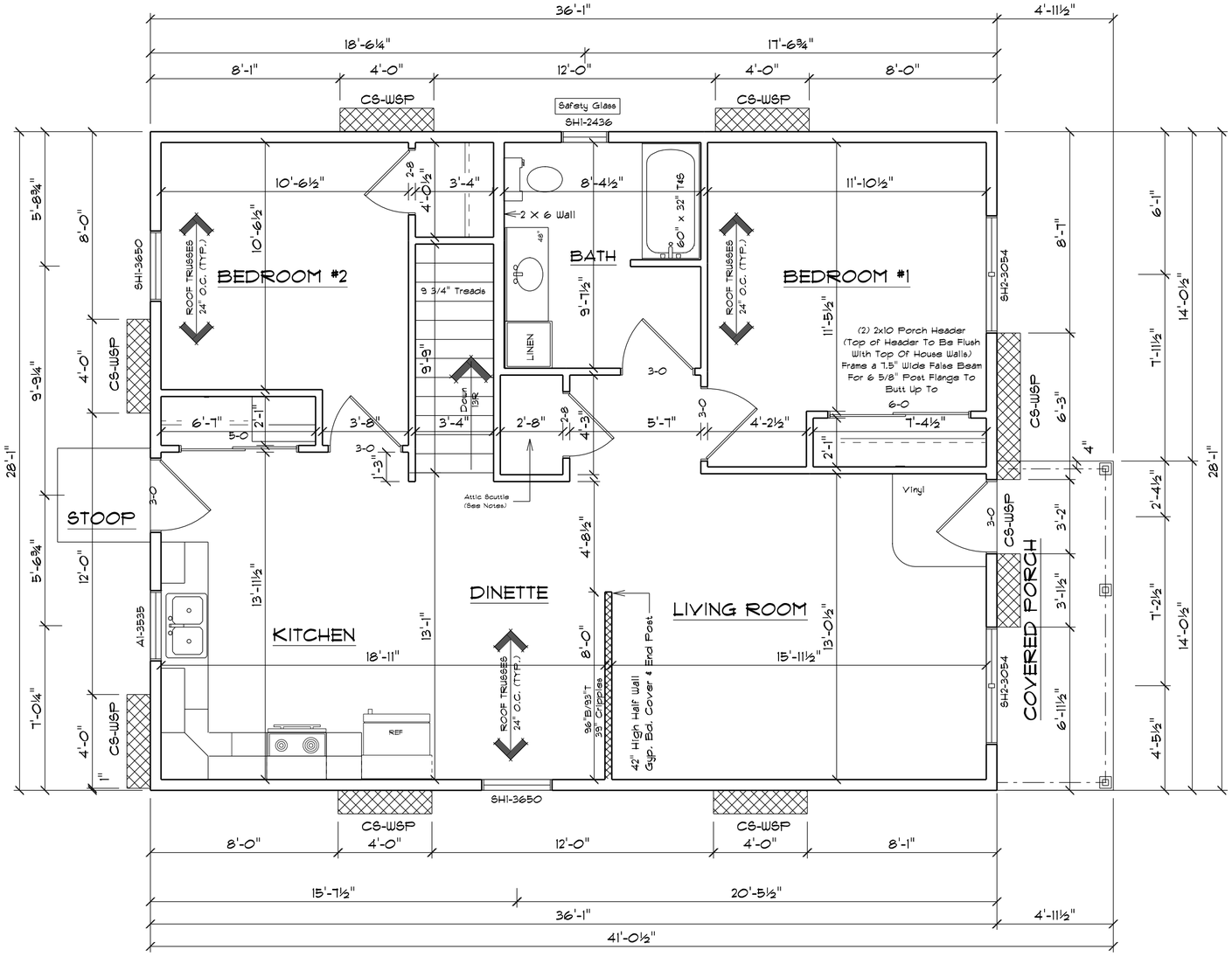
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Wisconsin BUILDING SUPPLY

TOTAL ADJACENT SIDE LENGTH: 28'-1"
BRACING METHOD: CONTINUOUSLY SHEATHED
EXPOSURE CATEGORY: C
TOTAL PANEL LENGTH REQUIRED: 6'-2 1/8"
TOTAL PANEL LENGTH PROVIDED: 8'-0"

5.0 X 1.3 (CAT C) X 0.95 (WALL HGT.) = 6'-2 1/8"



TOTAL ADJACENT SIDE LENGTH: 28'-1"
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5.0 X 1.3 (CAT C) X 0.95 (WALL HGT.) = 6'-2 1/8"

WALL BRACING LAYOUT PLAN

Scale: 1/4" = 1'-0"
House Wall Ht.: 8'-1 1/8"
Garage Wall Ht.: 9'-0 7/8"
Top-Of-Wall-To-Ridge Ht.: 8'-1 3/4"
Exterior Stud Spacing: 16" O.C.
Seismic Design: B

GENERAL NOTES:

WALL BRACING, SPS 321.25 (8)

<> CIRCUMSCRIBED RECTANGLES
<>EACH FLOOR PLAN LEVEL SHALL BE CIRCUMSCRIBED WITH ONE OR MORE RECTANGLES AROUND THE ENTIRE FLOOR PLAN AT THE FLOOR LEVEL UNDER CONSIDERATION. WHEN MULTIPLE RECTANGLES ARE USED, EACH SIDE SHALL BE BRACED AS THOUGH IT WERE A SEPARATE BUILDING AND THE BRACING AMOUNT ADDED TOGETHER ALONG THE COMMON WALL WHERE ADJACENT RECTANGLES OVERLAP OR ABUT.
<>EACH RECTANGLE SHALL HAVE A MAXIMUM RECTANGLE LENGTH-TO-WIDTH RATIO OF 3:1.

<> BRACED WALL PANEL (BWP) LOCATIONS: WITHIN 12'-6" FROM EACH SIDE AND 21'-0" PANEL EDGE TO PANEL EDGE (SEE FIGURE 321.25-C)
<>ALL EDGES OF PANEL-TYPE BRACING, EXCEPT HORIZONTAL JOINTS IN GB BRACING, SHALL BE ATTACHED TO FRAMING OR BLOCKING.
<>THE INTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE SHEATHED WITH MINIMUM 1/2" GYPSUM WALLBOARD UNLESS OTHERWISE PERMITTED TO BE EXCLUDED BY THIS SUBSECTION. (THIS REQUIREMENT IS EXCLUDED IN PORTAL FRAME METHOD)
<>BRACING WITH CS-WSP SHALL HAVE SHEATHING INSTALLED ON ALL SHEATHABLE SURFACES ABOVE, BELOW, AND BETWEEN WALL OPENINGS.
<>EACH BRACED WALL PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN TEN PERCENT OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FORTHS OF THE PANEL.

<> BLOCKING AND BRIDGING: 21.18 BRIDGING USED AT PARALLEL BOX SILL AND FLOOR JOIST. BRIDGING (@ 32" O.C.) IS THE SAME DEPTH AS THE JOIST.
<> WHERE JOISTS ARE PERPENDICULAR TO BWL'S ABOVE OR BELOW, BLOCKING SHALL BE PROVIDED BETWEEN THE JOISTS AT BWP LOCATIONS TO PERMIT FASTENING OF WALL PLATES WITH 16d NAILS @ 16" O.C.
<> WHERE JOISTS ARE PARALLEL TO BWL'S ABOVE OR BELOW, A RIM JOIST OR OTHER PARALLEL FRAMING MEMBER SHALL BE PROVIDED AT THE BWP TO PERMIT FASTENING OF WALL PLATES WITH 16d NAILS @ 16" O.C.

WALL BRACING MATERIAL LEGEND

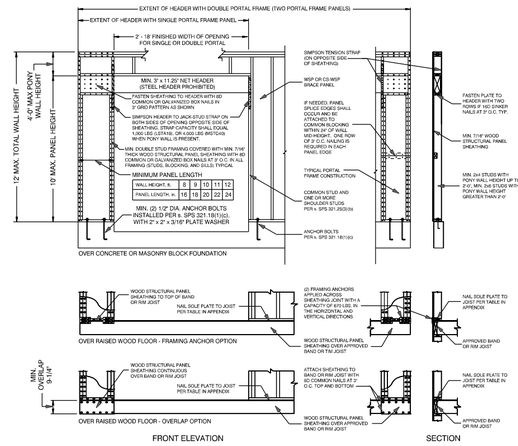
CS-WSP	(CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL) 3/8" THICK SHEATHING FOR MAX. 16" o.c. STUD SPACING 7/16" THICK SHEATHING FOR MAX. 24" o.c. STUD SPACING FASTEN WITH 6d COMMON NAIL OR 8d BOX NAIL (2 3/8" LONG x 0.113" DIA.) OR 7/16" or 1/2" - CROWN 16 GAGE STAPLES, 1 1/4" LONG MAXIMUM FASTENER SPACING: 6" EDGES, 12" FIELD (NAILS) / 3" EDGES, 6" FIELD (STAPLES)

TABLE 321.25-H a,b
MINIMUM WIDTHS OF CS-WSP BRACED WALL PANELS

MAXIMUM OPENING HEIGHT ADJACENT TO BRACED WALL PANEL	MINIMUM LENGTH OF FULL-HEIGHT BRACED WALL PANEL (INCHES)			
	8' TALL WALL	9' TALL WALL	10' TALL WALL	12' TALL WALL
5' - 4"	24	27	30	36
6' - 8"	32	30	30	36
8' - 0"	48	41	38	36
9' - 0"	-	54	46	41
10' - 0"	-	-	60	48
12' - 0"	-	-	-	72

a. SHEATHING SHALL EXTEND FROM TOP OF THE TOP PLATE TO THE BOTTOM PLATE AND MAY BE MULTIPLE SHEETS. ALL JOINTS SHALL BE BLOCKED.
b. INTERPOLATION IS PERMITTED

FIGURE 321.25-A
PF / CS-PF - PORTAL FRAME BRACE CONSTRUCTION



NOTE: STEEL HEADERS ARE PERMITTED IF DESIGNED BY STRUCTURAL ANALYSIS.
NOTE: AS SHOWN IN THE ABOVE CROSS-SECTION, 1/2" GYPSUM WALL BOARD IS NOT REQUIRED ON THE INTERIOR SIDE OF THE WALL.

IMPORTANT NOTE:

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SCALE: As Indicated
PLAN NO.: 25-180-R
REVISIONS: (Based Off Plan #24-064-R)

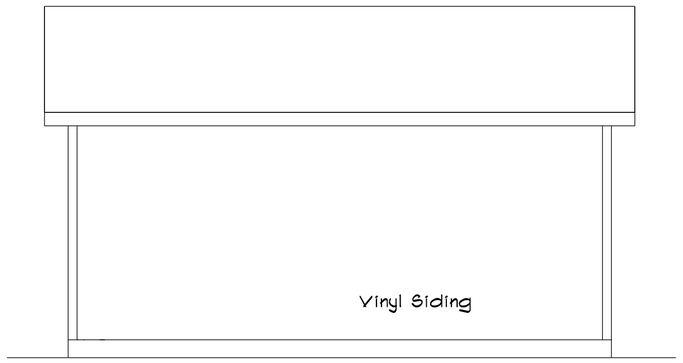
Wisconsin BUILDING SUPPLY

OFFICE:
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1930 LARSEN ROAD
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GREEN BAY, WI 54307

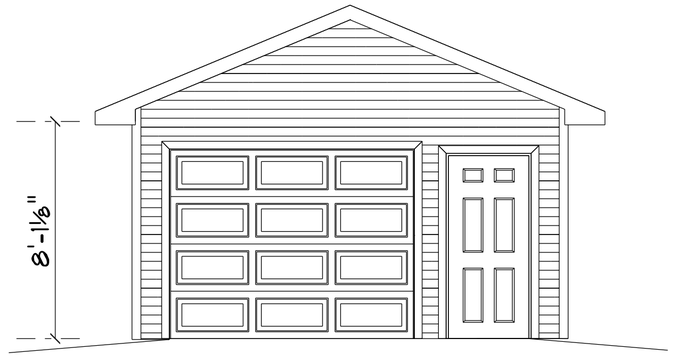
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1745 MORAINE TERRACE
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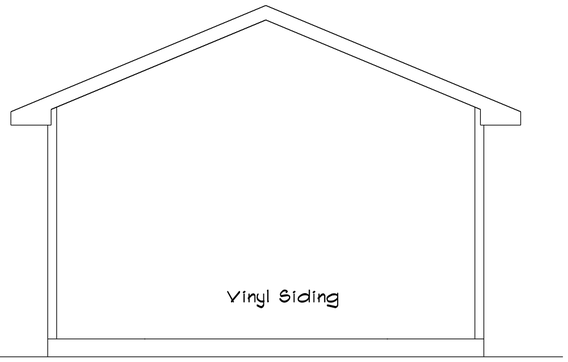
LEFT ELEVATION
SCALE: 1/4"= 1'-0"



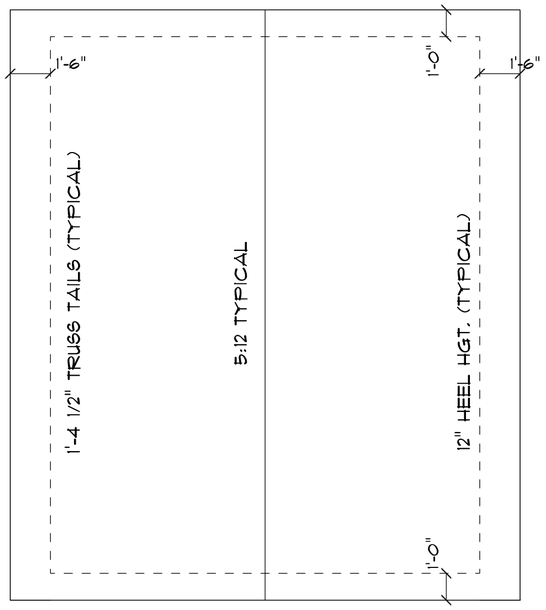
RIGHT ELEVATION
SCALE: 1/4"= 1'-0"



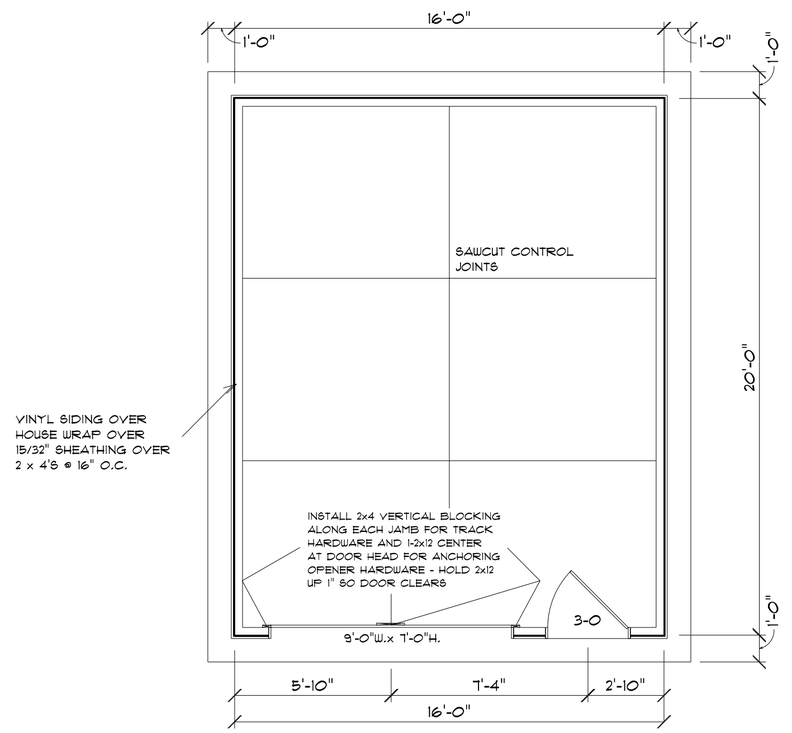
FRONT ELEVATION
SCALE: 1/4"= 1'-0"



REAR ELEVATION
SCALE: 1/4"= 1'-0"



ROOF PLAN
SCALE: 1/4"= 1'-0"



FLOOR PLAN
SCALE: 1/4"= 1'-0"

NOTE:
THIS CONSTRUCTION PLAN CURRENTLY DOESN'T NOTATE PROPER WALL BRACING REQUIREMENTS. PLEASE CONTACT WISCONSIN BUILDING SUPPLY PRIOR TO APPLYING FOR PERMITS TO INITIATE THE START OF THE WALL BRACING PLAN/CALCULATIONS

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GREEN BAY, WI 54307

COMPONENTS:
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FAX (920) 498-1219
1745 MORAINE TERRACE
GREEN BAY, WI 54303

Wisconsin BUILDING SUPPLY

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: 1305 S. Chestnut

Parcel Number(s): 1-925

Petitioner(s): Greater Green Bay Habitat for Humanity Date: 03/26/2026

Email . Phone Number: 9

Address: 1967 Allouez Avenue City: Green Bay State: WI Zip: 54311

Property Owner: Greater Green Bay Habitat for Humanity Phone Number: 9

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, Matt Sahs, 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: 3-26-26

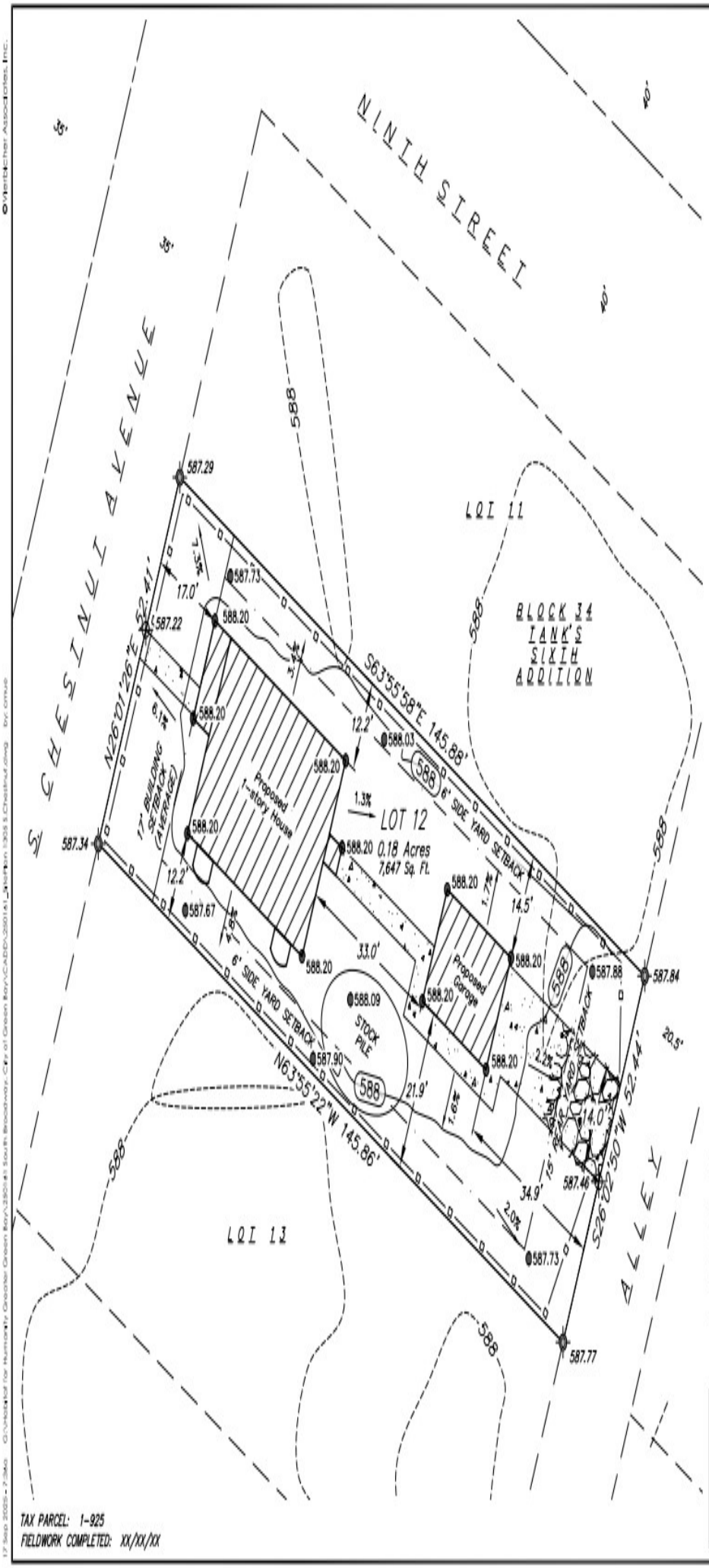
Petitioner Signature(s):

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.:



SITE PLAN

Lot 12, Block 34 of the recorded C.L.A. Tank's 6th Addition, located in Private Claim 9, West Side of Fox River, City of Green Bay, Brown County, Wisconsin.
~ 1305 S. Chestnut Avenue ~

Bearings are based upon the Wisconsin County Coordinate System, Brown County, the Easterly right of way of S. Chestnut Avenue assumed to be N26°01'26"E.

GRAPHIC SCALE: 1" = 20'

0 10 20 40

LEGEND

- POINT OF RECORD
- 820 EXISTING CONTOURS
- 820 PROPOSED CONTOURS
- EROSION CONTROL
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- PROPOSED BUILDING
- PROPOSED CONCRETE
- TRACKING PAD
- WINDOW WELL

BUILDING ELEVATIONS

TOP OF WALL: 588.75'
FINISHED FLOOR: 589.75'
BASEMENT FLOOR: 581.08'
GARAGE FLOOR: 588.45'

NOTES

Existing contours are from the 2020 Brown County LiDar data.

Elevations are referenced to the NAVD 88 Benchmark Datum. The conversion factor to the City of Green Bay Datum is -483.79'.

Footprint of proposed house & garage is Foundation Plan from Wisconsin Building Supply Plan No. 25-181-R, dated 8/04/25.

Proposed Impervious Surface:
Buildings: 1,414 sq. ft.
Concrete: 804 sq. ft.

EROSION & SEDIMENT CONTROL NOTE

FOLLOW THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AS FOUND AT:
dnr.wisconsin.gov/topic/Stormwater/standards/const_standards.html

ALSO REFER TO CITY OF GREEN BAY ORDINANCE CHAPTER 16 FOR FURTHER REQUIREMENTS.

TAX PARCEL: 1-925
FIELDWORK COMPLETED: XX/XX/XX

SURVEYED BY:
Vierbicher Associates, Inc.
200 Main Street, Suite 1
Green Bay, WI 54311
(920) 434-9670

SURVEYED FOR:
Habitat for Humanity
Habitat Way
Green Bay, WI 54311
Drawing NO.: X-2134

Job #: 250161
Date: 05/07/2025
Rev: 09/16/2025
Drafted By: CMJE
Checked By: BBG

vierbicher
planners | engineers | advisors

SITE PLAN

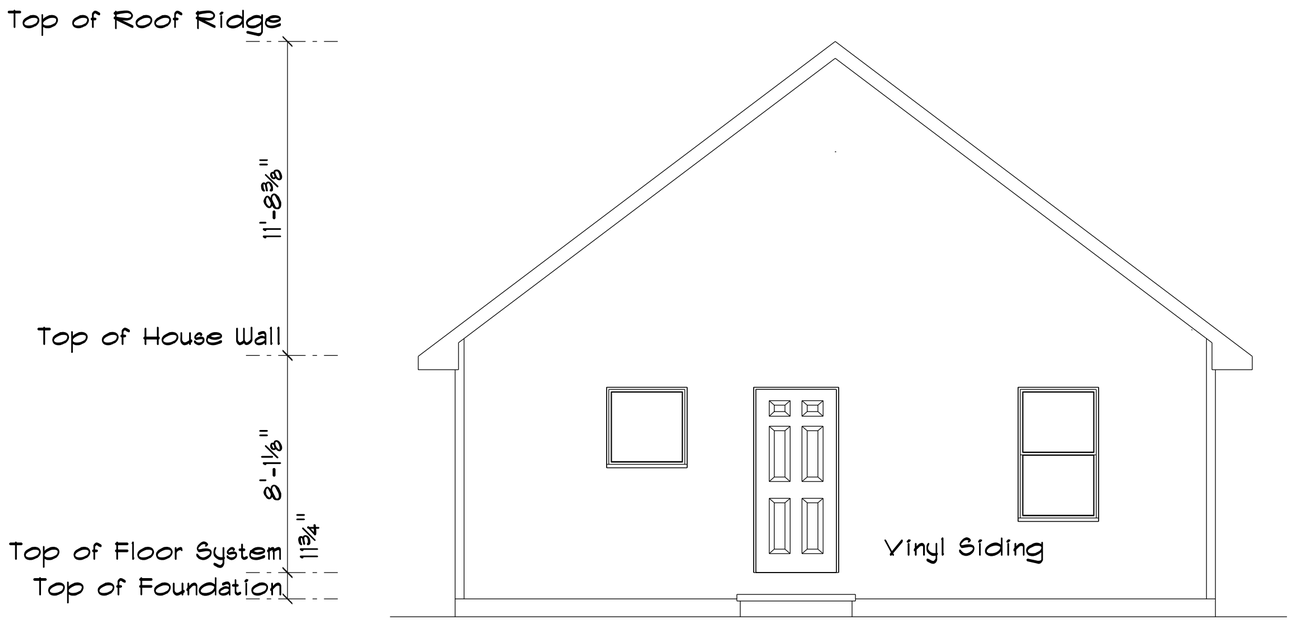
SHEET 1 OF 1

©Vierbicher Associates, Inc.



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

IMPORTANT NOTE:

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CUSTOM DESIGNED FOR: GREATER GREEN BAY HABITAT FOR HUMANITY

SQ. FT.: See Plan

JOB NAME: 1305 Chestnut St. | SCALE: As Indicated

DRAWN BY: Hallie Swick

DATE: August 4TH, 2025

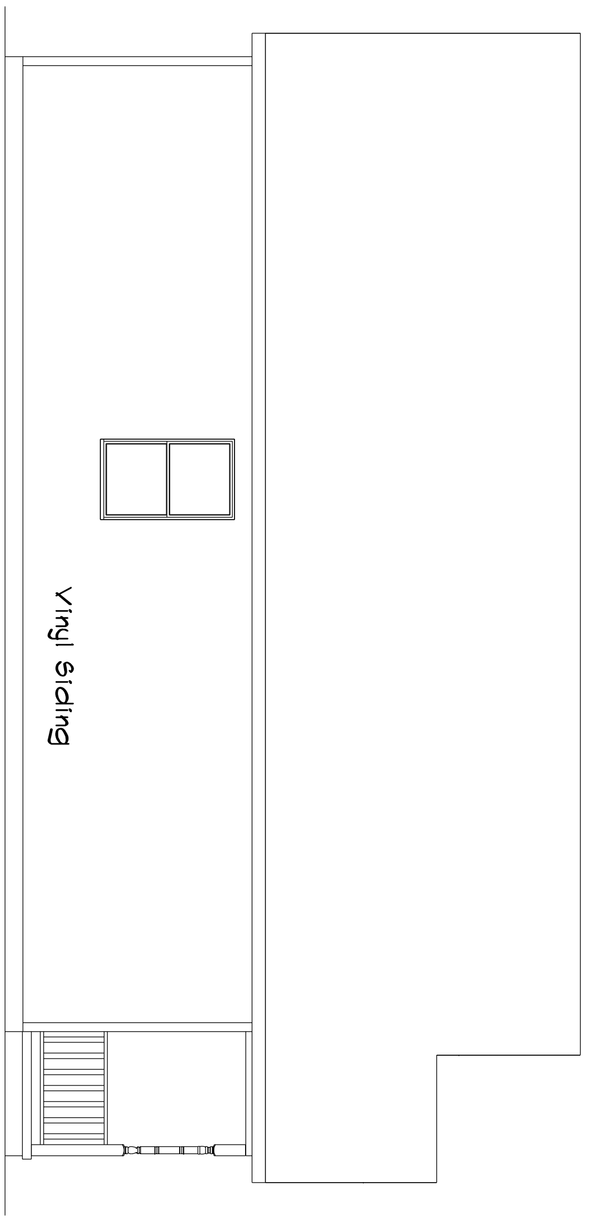
REVISIONS: (Based Off Plan #24-064-R)

PLAN NO.: 25-181-R

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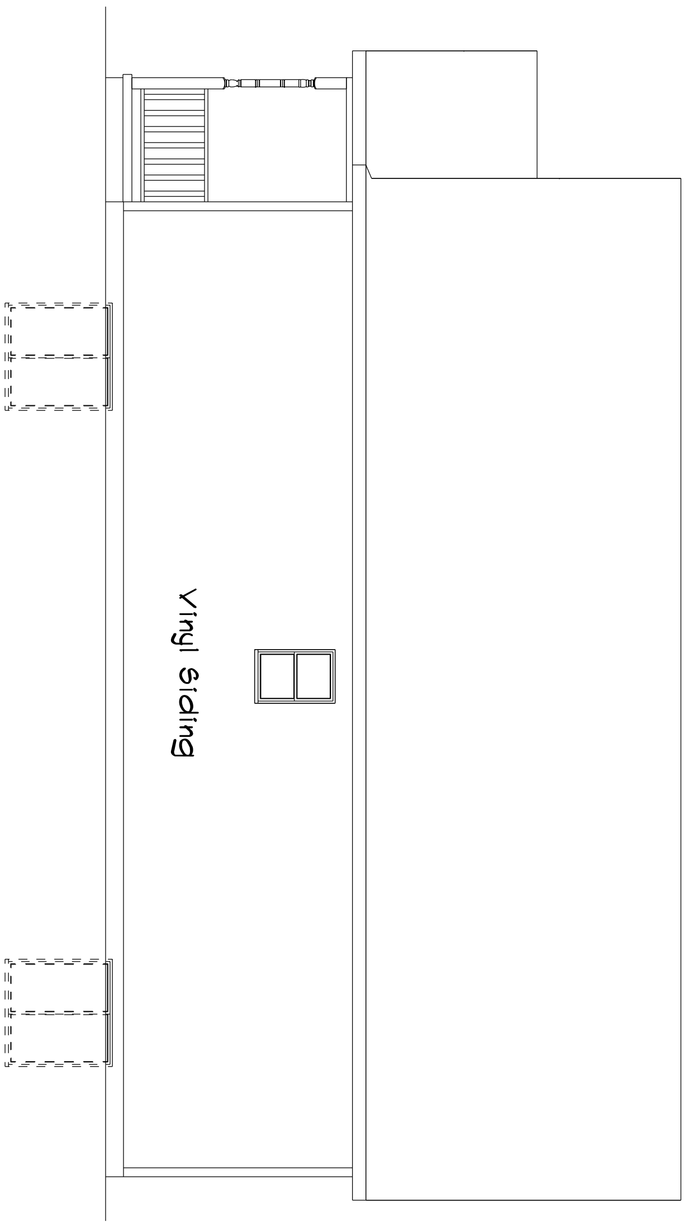
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LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

Wisconsin BUILDING SUPPLY

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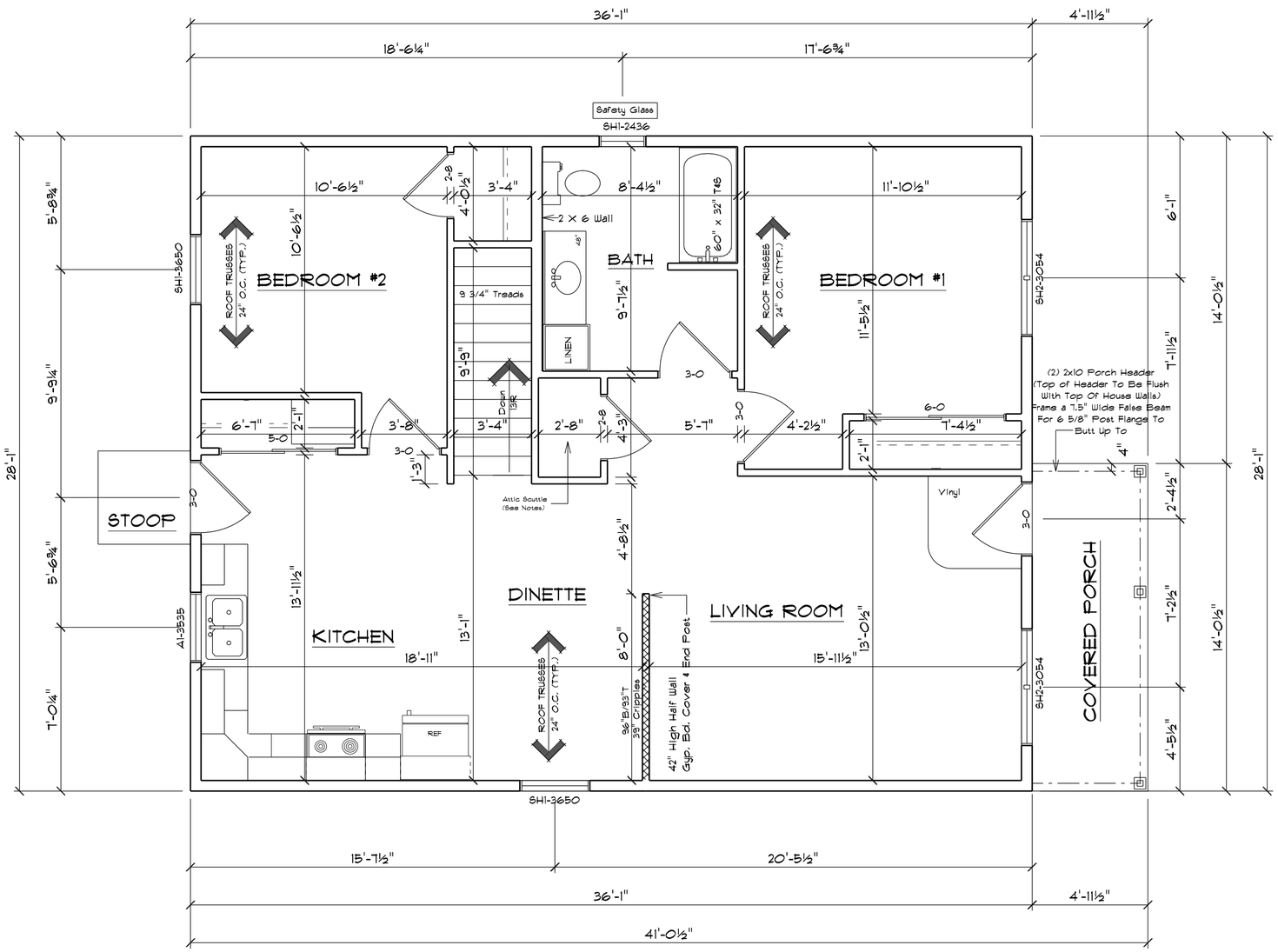
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CUSTOM DESIGNED FOR:
GREATER GREEN BAY HABITAT FOR HUMANITY

JOB NAME: 1305 Chestnut St.			
DRAWN BY: Hallie Swick		SQ. FT.: See Plan	
DATE: August 4TH, 2025		SCALE: As Indicated	
REVISIONS: (Based Off Plan #24-064-R)		PLAN NO.:	25-181-R

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FLOOR PLAN

8'-1 1/8" CLG. HGT.
1014 SQ. FT.
70 SQ. FT. (COVERED PORCH)

NOTE:

EXTERIOR DIMENSIONS ARE SHOWN TO REFLECT HOUSE FRAMING WALLS HELD OUT 1/2" FOR EXTERIOR WALL SHEATHING TO FLUSH OUT WITH 1" FOUNDATION FOAM. IF FOUNDATION FOAM IS TO BE OTHER THAN 1", FRAMING DIMENSIONS ARE TO BE FIELD ADJUSTED AND MAINTAIN ALL CODE COMPLIANCE ACCORDINGLY.

NOTE:

BUILDER RESPONSIBLE TO TRANSFER POINT LOADS FROM ABOVE THROUGH THE FLOOR SYSTEM, AND OTHER WALLS WITH SOLID BLOCKING DOWN TO FOUNDATION WALLS BELOW

NOTE:

BUILDER TO CONSULT TRUSS LAYOUT PLANS TO VERIFY EXACT LOCATIONS OF GIRDER TRUSSES, AND ANY ADDITIONAL BEARING REQUIREMENTS OTHER THAN THOSE NOTED ON FLOOR PLANS

NOTES:

1) FLOOR SYSTEM: 1ST FLR: 9 1/2" I-JOISTS @ 19.2" O.C.
   LOADING: TOTAL LOAD = 50#
   LL = 40#
   DL = 10#
   (ADDITIONAL 10# DL @ TILE AREAS)
   (ADDITIONAL 25# DL @ GRANITE AREAS)
   FLOOR DEFLECTION: LL = L/480
   DL = L/240
   DURATION OF LOAD: 1.00%
2) ROOF SYSTEM: WOOD TRUSSES @ 24" O.C.
   LOADING: TOTAL LOAD = 50#
   TCLL = 30#
   TCDL = 10#
   BCDL = 10#
   ROOF DEFLECTION: LL = L/240
   TL = L/180
   DURATION OF LOAD: 1.15%
3) STD. HEADERS: (2) -2 x 10 SELECT STRUCTURAL HEM-FIR
4) EXT. WALL STUDS: 1ST FLR: 2x6 x 92-5/8" @ 16" o.c. (8'-1 1/8" HT.)
5) INT. WALL STUDS: 1ST FLR: 2x4 x 92-5/8" @ 16" o.c. (8'-1 1/8" HT.)
6) WINDOW SIZES SHOWN ARE FOR SILVERLINE WINDOWS SEE CATALOG FOR DETAILS
7) ALL DIMENSIONS SHOWN ARE TO FACE OF STUD.
8) STAIRS: BSMT. TO 1ST FLR: 13 RISERS @ 7 13/16"
   12 TREADS @ 9 3/4"
9) PROVIDE ATTIC ACCESS PANEL W/ 2 - 2" FOAM ON BACK OF 5/8" GYPSUM BOARD. SET ON FOAM WEATHERSTRIP ROUGH OPENING TO BE 16 1/2" X 27". PROVIDE 1/2" OSB INSULATION BAFFLES 16" TO TOP MEASURED FROM BOTTOM OF TRUSSES. MIN. CODE CLEAR FINISH OPEN OF ACCESS IS 14"X24"
10) AT BEDROOM 2, BASEMENT BEDROOMS, AND HALL CLOSETS INSTALL MINIMUM OF 3-2X6 BACKING FOR CLOSET POLE BRACKET CENTERED IN CLOSET AT 70" TO TOP.
11) FOR STAIR RAILING INSTALL MINIMUM OF 2-2X6 BLOCKING AT TOP AND BOTTOM OF STAIRS AND 3 AT MIDDLE SPACED 3'-3" APART AT 36" TO TOP OF BLOCKING FOR A TOTAL OF FIVE BRACKETS SPACED
12) THE ABOVE CONDITIONS LISTED ARE STANDARD FOR THIS PLAN (EXCEPTIONS ARE NOTED ON THE PLAN)

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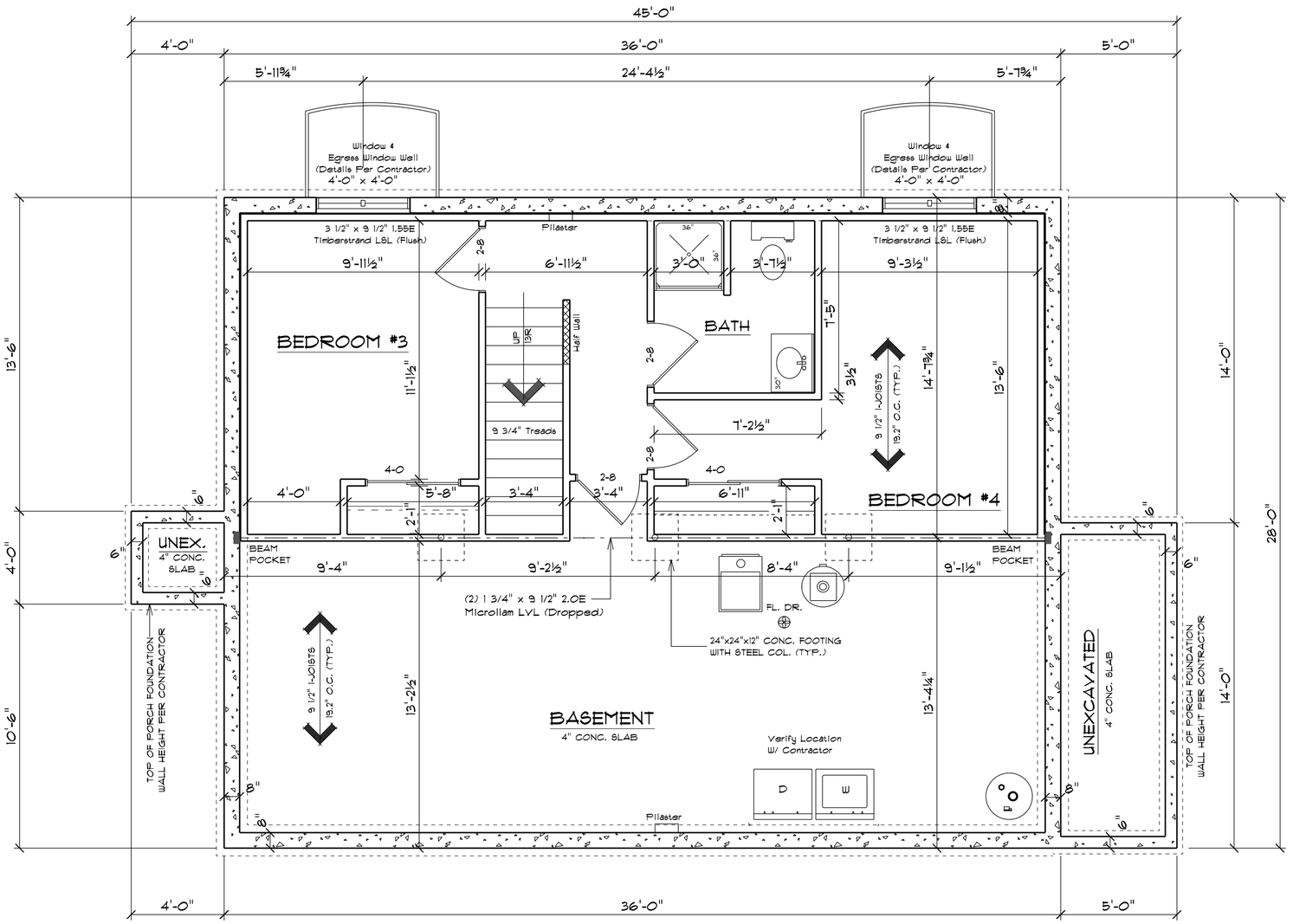
CUSTOM DESIGNED FOR: GREATER GREEN BAY HABITAT FOR HUMANITY

JOB NAME: 1305 Chestnut St.
SQ. FT.: See Plan
DRAWN BY: Halle Swick
SCALE: As Indicated
DATE: August 4TH, 2025
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PLAN NO.: 25-181-R

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Wisconsin BUILDING SUPPLY



FOUNDATION PLAN

8'-0" FOUNDATION WALL HGT.
444 SQ. FT.

NOTE:
EXTERIOR DIMENSIONS ARE SHOWN TO REFLECT HOUSE FRAMING WALLS HELD OUT 1/2" FOR EXTERIOR WALL SHEATHING TO FLUSH OUT WITH 1" FOUNDATION FOAM. IF FOUNDATION FOAM IS TO BE OTHER THAN 1", FRAMING DIMENSIONS ARE TO BE FIELD ADJUSTED AND MAINTAIN ALL CODE COMPLIANCE ACCORDINGLY.

NOTE:
BUILDER RESPONSIBLE TO TRANSFER POINT LOADS FROM ABOVE THROUGH THE FLOOR SYSTEM, AND OTHER WALLS WITH SOLID BLOCKING DOWN TO FOUNDATION WALLS BELOW

NOTES:

1) FOUNDATION WALLS:
   HOUSE: 8" POURED CONCRETE WALLS 8'-0" HIGH
   GARAGE / PORCH: 6" POURED CONCRETE WALLS 4'-0" HIGH
2) THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE FOUNDATION BY THE CONTRACTOR:
   BASEMENT WINDOWS — FLOOR DRAINS
   ELECTRIC SERVICES — WATER HEATER
   SUMP PIT & PUMP — FURNACE
3) BUILDER TO PROVIDE HEADERS AT BASEMENT WINDOWS IF NOT NOTED ON THE FOUNDATION PLAN
4) POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE
5) STEEL COLUMNS TO SUPPORT 12,000 LBS. UNLESS OTHERWISE NOTED
6) ASSUMED SOIL BEARING CAPACITY IS 3,000 PSF. FOOTING SIZES MUST BE ADJUSTED FOR VARYING SOIL CONDITIONS
7) FOUNDATION WALLS ARE ASSUMED TO BE UNREINFORCED 3,000 PSI CONCRETE. WALLS ARE DESIGNED PER UDC TABLE 21.18-B BASED ON THE HEIGHT OF UNBALANCED FILL. PROPER REINFORCEMENT (DESIGNED BY OTHERS) MAY ALLOW FOR WALLS THAT ARE LESS THICK, BUT ANY DEVIATION FROM THE THICKNESSES SHOWN ON THE PLAN ARE THE RESPONSIBILITY OF THE FOUNDATION AND OR GENERAL CONTRACTOR.
8) ALL LUMBER IN PERMANENT CONTACT WITH CONCRETE MUST BE PRESSURE-TREATED LUMBER AS PER UDC 21.10.

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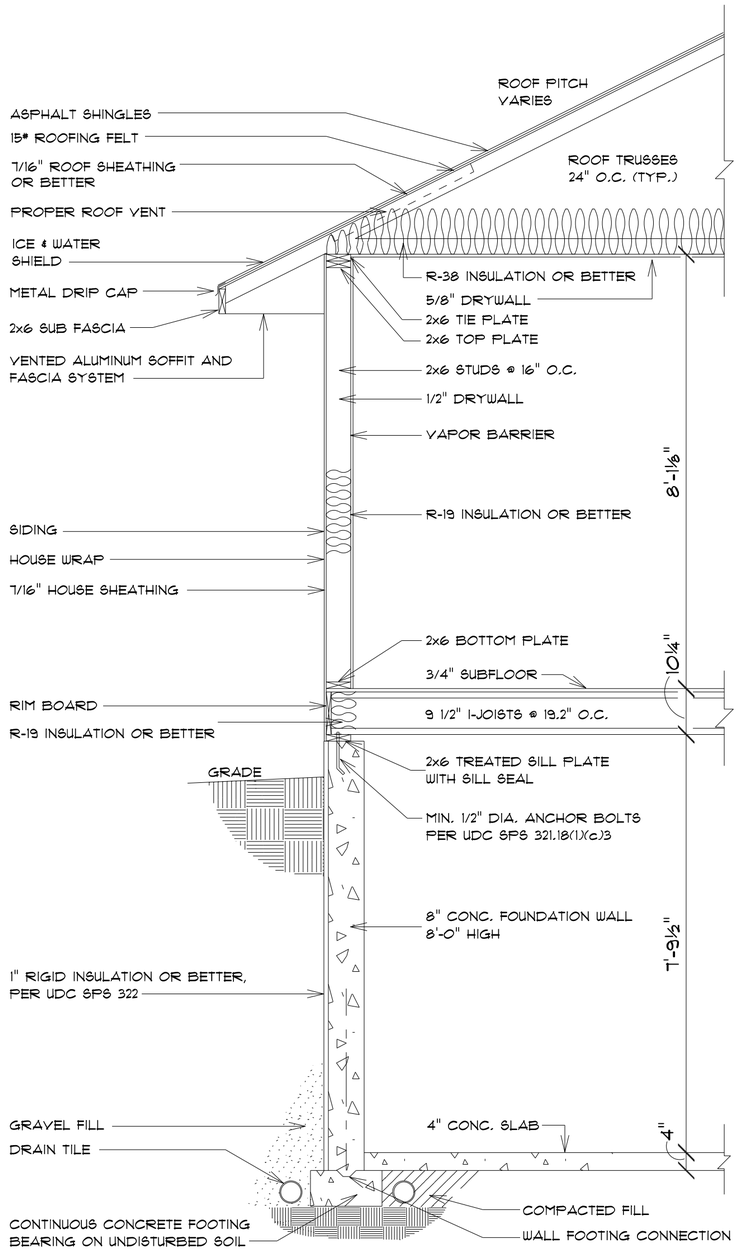
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JOB NAME: 1305 Chestnut St. — SQ. FT.: See Plan
DRAWN BY: Hallie Swick — SCALE: As Indicated
DATE: August 4TH, 2025 — PLAN NO.: 25-181-R
REVISIONS: (Based Off Plan #24-064-R)

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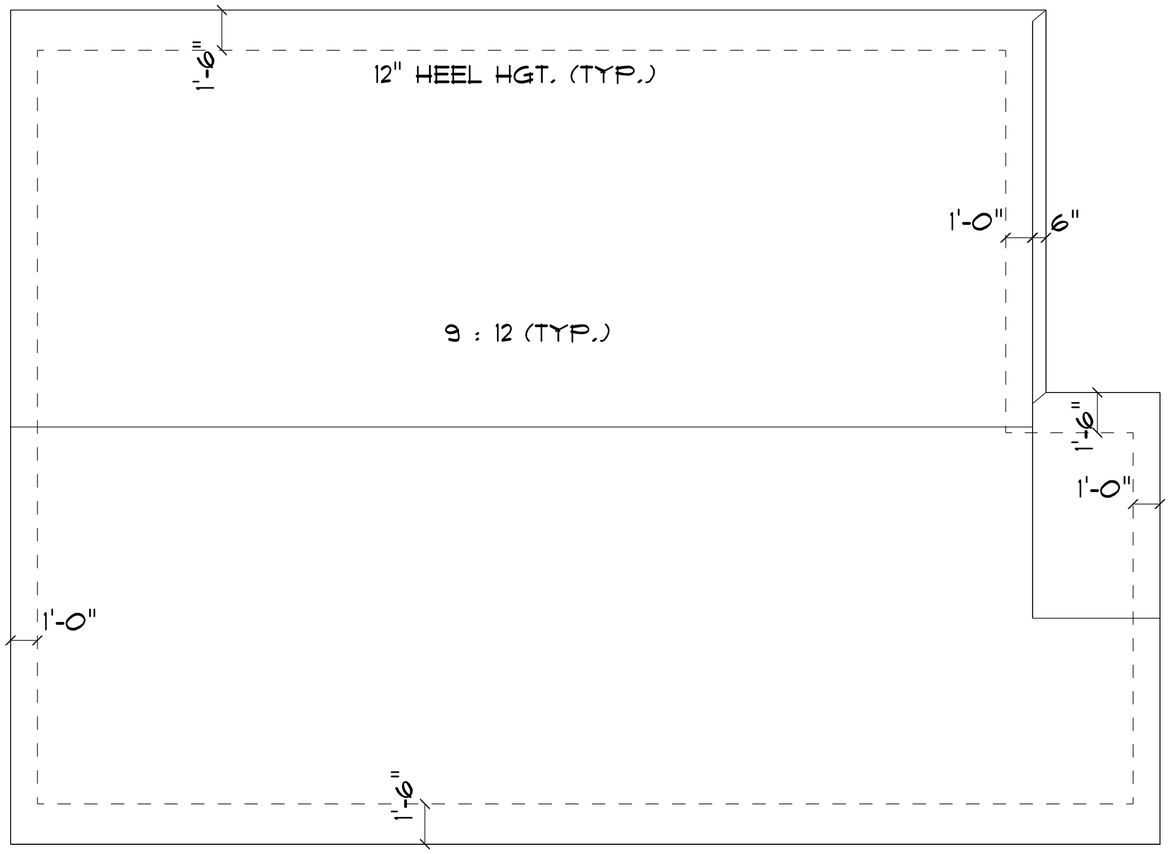
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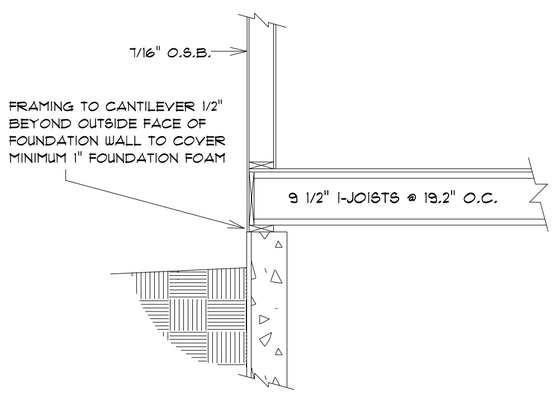


TYPICAL RANCH SECTION

SCALE: 1/2" = 1'-0"

ALL ITEMS TO BE VERIFIED BY CONTRACTOR





BOX SILL DETAIL

SCALE: 1/2" = 1'-0"

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DATE: August 4TH, 2025

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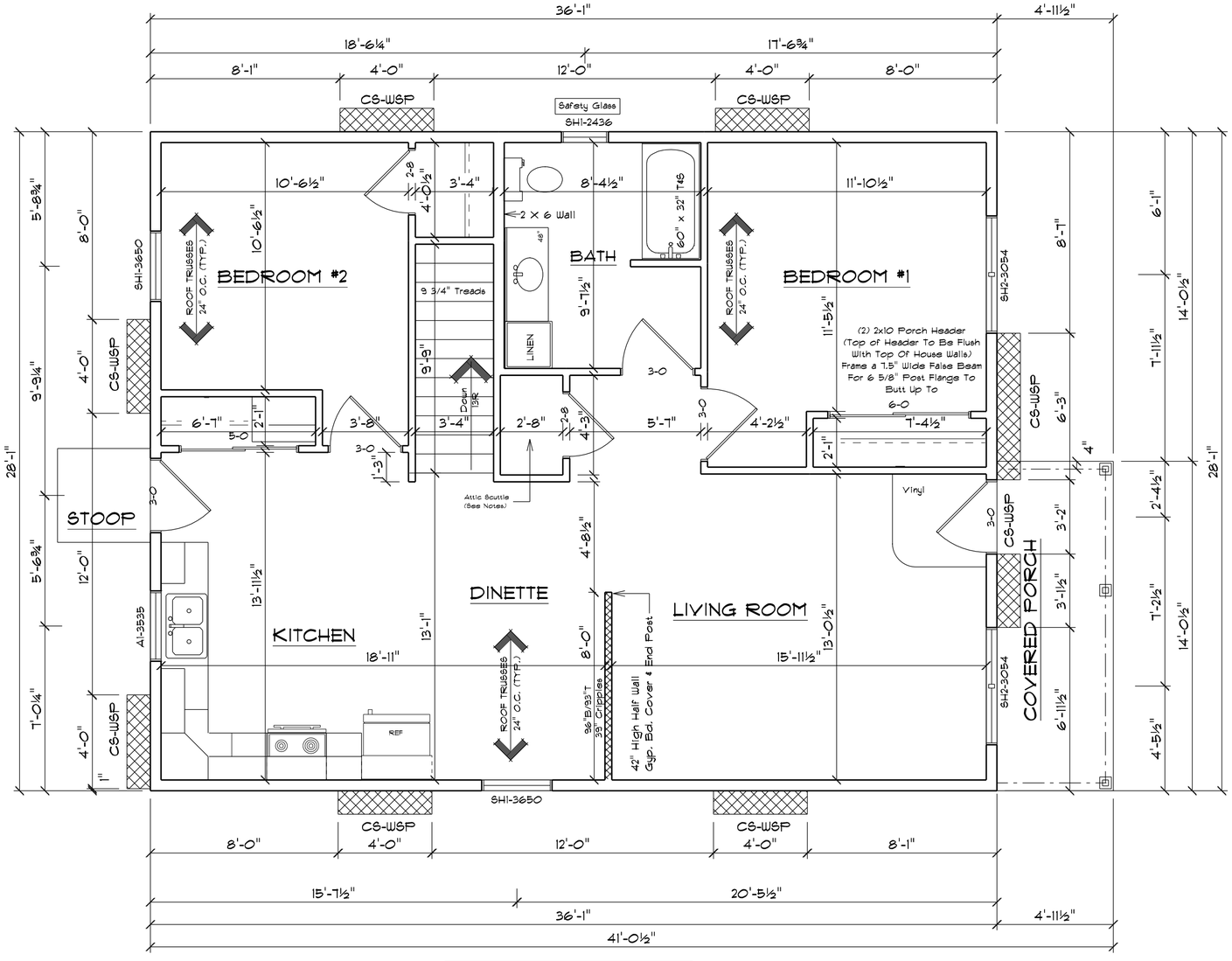
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WALL BRACING LAYOUT PLAN

Scale: 1/4" = 1'-0"
House Wall Ht.: 8'-1 1/8"
Garage Wall Ht.: 9'-0 7/8"
Top-Of-Wall-To-Ridge Ht.: 8'-1 3/4"
Exterior Stud Spacing: 16" O.C.
Seismic Design: B

TOTAL ADJACENT SIDE LENGTH: 28'-1"
BRACING METHOD: CONTINUOUSLY SHEATHED
EXPOSURE CATEGORY: C
TOTAL PANEL LENGTH REQUIRED: 6'-2 1/8"
TOTAL PANEL LENGTH PROVIDED: 8'-0"
5.0 X 1.3 (CAT C) X 0.95 (WALL HGT.) = 6'-2 1/8"



TOTAL ADJACENT SIDE LENGTH: 28'-1"
BRACING METHOD: CONTINUOUSLY SHEATHED
EXPOSURE CATEGORY: C
TOTAL PANEL LENGTH REQUIRED: 6'-2 1/8"
TOTAL PANEL LENGTH PROVIDED: 8'-0"
5.0 X 1.3 (CAT C) X 0.95 (WALL HGT.) = 6'-2 1/8"

GENERAL NOTES:

WALL BRACING, SPS 321.25 (8)

<> CIRCUMSCRIBED RECTANGLES
<>EACH FLOOR PLAN LEVEL SHALL BE CIRCUMSCRIBED WITH ONE OR MORE RECTANGLES AROUND THE ENTIRE FLOOR PLAN AT THE FLOOR LEVEL UNDER CONSIDERATION. WHEN MULTIPLE RECTANGLES ARE USED, EACH SIDE SHALL BE BRACED AS THOUGH IT WERE A SEPARATE BUILDING AND THE BRACING AMOUNT ADDED TOGETHER ALONG THE COMMON WALL WHERE ADJACENT RECTANGLES OVERLAP OR ABUT.
<>EACH RECTANGLE SHALL HAVE A MAXIMUM RECTANGLE LENGTH-TO-WIDTH RATIO OF 3:1.

<> BRACED WALL PANEL (BWP) LOCATIONS: WITHIN 12'-6" FROM EACH SIDE AND 21'-0" PANEL EDGE TO PANEL EDGE (SEE FIGURE 321.25-C)
<>ALL EDGES OF PANEL-TYPE BRACING, EXCEPT HORIZONTAL JOINTS IN GB BRACING, SHALL BE ATTACHED TO FRAMING OR BLOCKING.
<>THE INTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE SHEATHED WITH MINIMUM 1/2" GYPSUM WALLBOARD UNLESS OTHERWISE PERMITTED TO BE EXCLUDED BY THIS SUBSECTION. (THIS REQUIREMENT IS EXCLUDED IN PORTAL FRAME METHOD)
<>BRACING WITH CS-WSP SHALL HAVE SHEATHING INSTALLED ON ALL SHEATHABLE SURFACES ABOVE, BELOW, AND BETWEEN WALL OPENINGS.
<>EACH BRACED WALL PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN TEN PERCENT OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FORTHS OF THE PANEL.

<> BLOCKING AND BRIDGING: 21.18 BRIDGING USED AT PARALLEL BOX SILL AND FLOOR JOIST. BRIDGING (@ 32" O.C.) IS THE SAME DEPTH AS THE JOIST.
<> WHERE JOISTS ARE PERPENDICULAR TO BWL'S ABOVE OR BELOW, BLOCKING SHALL BE PROVIDED BETWEEN THE JOISTS AT BWP LOCATIONS TO PERMIT FASTENING OF WALL PLATES WITH 16d NAILS @ 16" O.C.
<> WHERE JOISTS ARE PARALLEL TO BWL'S ABOVE OR BELOW, A RIM JOIST OR OTHER PARALLEL FRAMING MEMBER SHALL BE PROVIDED AT THE BWP TO PERMIT FASTENING OF WALL PLATES WITH 16d NAILS @ 16" O.C.

WALL BRACING MATERIAL LEGEND

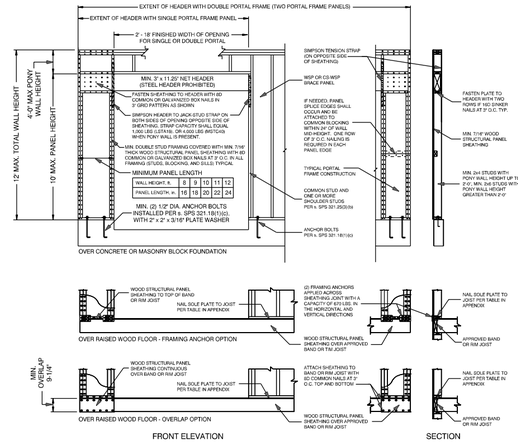
CS-WSP	(CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL) 3/8" THICK SHEATHING FOR MAX. 16" o.c. STUD SPACING 7/16" THICK SHEATHING FOR MAX. 24" o.c. STUD SPACING FASTEN WITH 6d COMMON NAIL OR 8d BOX NAIL (2 3/8" LONG x 0.113" DIA.) OR 7/16"or 1/2" - CROWN 16 GAGE STAPLES, 1 1/4" LONG MAXIMUM FASTENER SPACING: 6" EDGES, 12" FIELD (NAILS) / 3" EDGES, 6" FIELD (STAPLES)

TABLE 321.25-H a,b
MINIMUM WIDTHS OF CS-WSP BRACED WALL PANELS

MAXIMUM OPENING HEIGHT ADJACENT TO BRACED WALL PANEL	MINIMUM LENGTH OF FULL-HEIGHT BRACED WALL PANEL (INCHES)			
	8' TALL WALL	9' TALL WALL	10' TALL WALL	12' TALL WALL
5' - 4"	24	27	30	36
6' - 8"	32	30	30	36
8' - 0"	48	41	38	36
9' - 0"	-	54	46	41
10' - 0"	-	-	60	48
12' - 0"	-	-	-	72

a. SHEATHING SHALL EXTEND FROM TOP OF THE TOP PLATE TO THE BOTTOM PLATE AND MAY BE MULTIPLE SHEETS. ALL JOINTS SHALL BE BLOCKED.
b. INTERPOLATION IS PERMITTED

FIGURE 321.25-A
PF / CS-PF - PORTAL FRAME BRACE CONSTRUCTION



NOTE: STEEL HEADERS ARE PERMITTED IF DESIGNED BY STRUCTURAL ANALYSIS.
NOTE: AS SHOWN IN THE ABOVE CROSS-SECTION, 1/2" GYPSUM WALL BOARD IS NOT REQUIRED ON THE INTERIOR SIDE OF THE WALL.

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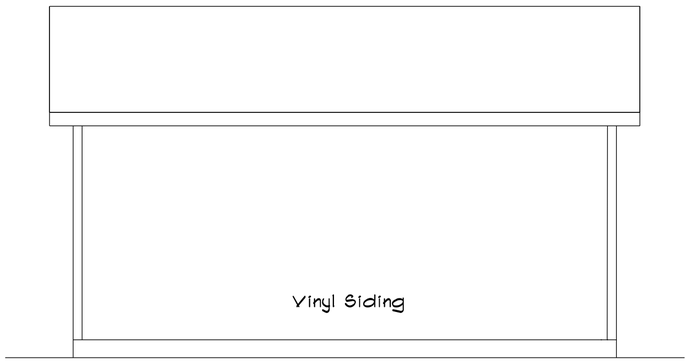
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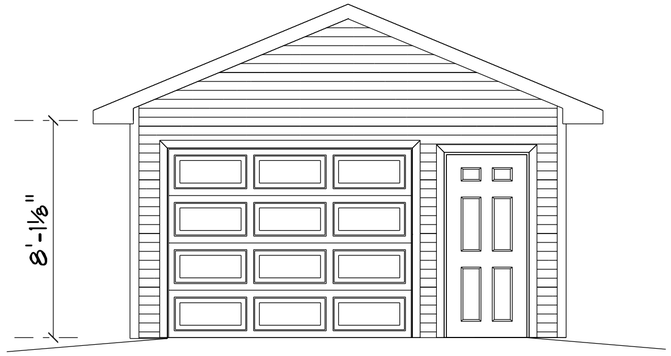
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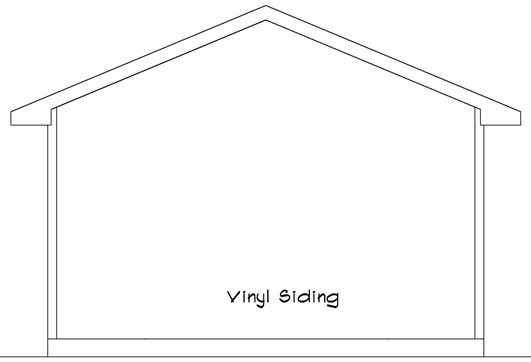
LEFT ELEVATION
SCALE: 1/4"= 1'-0"



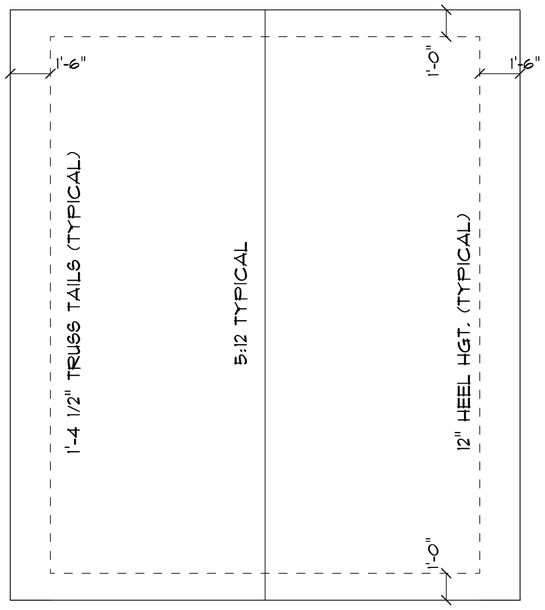
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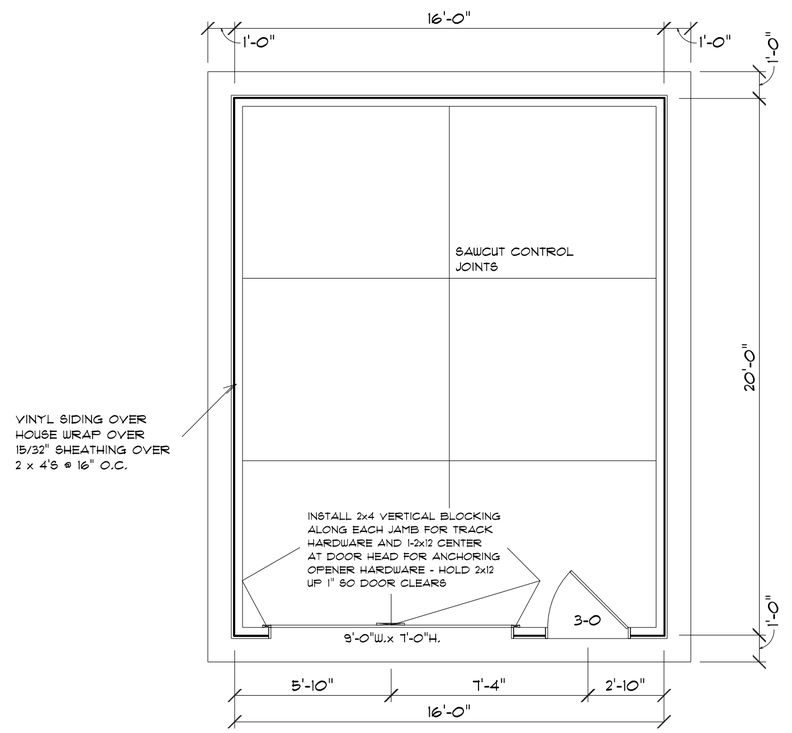
FRONT ELEVATION
SCALE: 1/4"= 1'-0"



REAR ELEVATION
SCALE: 1/4"= 1'-0"



ROOF PLAN
SCALE: 1/4"= 1'-0"



FLOOR PLAN
SCALE: 1/4"= 1'-0"

NOTE:
THIS CONSTRUCTION PLAN CURRENTLY DOESN'T NOTATE PROPER WALL BRACING REQUIREMENTS. PLEASE CONTACT WISCONSIN BUILDING SUPPLY PRIOR TO APPLYING FOR PERMITS TO INITIATE THE START OF THE WALL BRACING PLAN/CALCULATIONS

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COMPONENTS:
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FAX (920) 498-1219
1745 MORAINE TERRACE
GREEN BAY, WI 54303

Wisconsin BUILDING SUPPLY

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: 1223 S. Chestnut

Parcel Number(s): 1-861

Petitioner(s): Greater Green Bay Habitat for Humanity Date: 03/26/2026

Email: Phone Number: 9 City: Green

Address: 1967 Allouez Avenue Bay State: WI Zip: 54311 Phone

Property Owner: Greater Green Bay Habitat for Humanity 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, Matt Sahs, 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)
- ☐ A 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/A /Pedestrian Way ($300.00 Administration Fee)
- ☐ Comprehensive Plan Amendments ($375.00 Review Fee)
- ☐ Other ($200.00 Administration Fee):

Owner Signature: Date: 3-26-26

Petitioner Signature(s):

Checklist of required attachments:

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

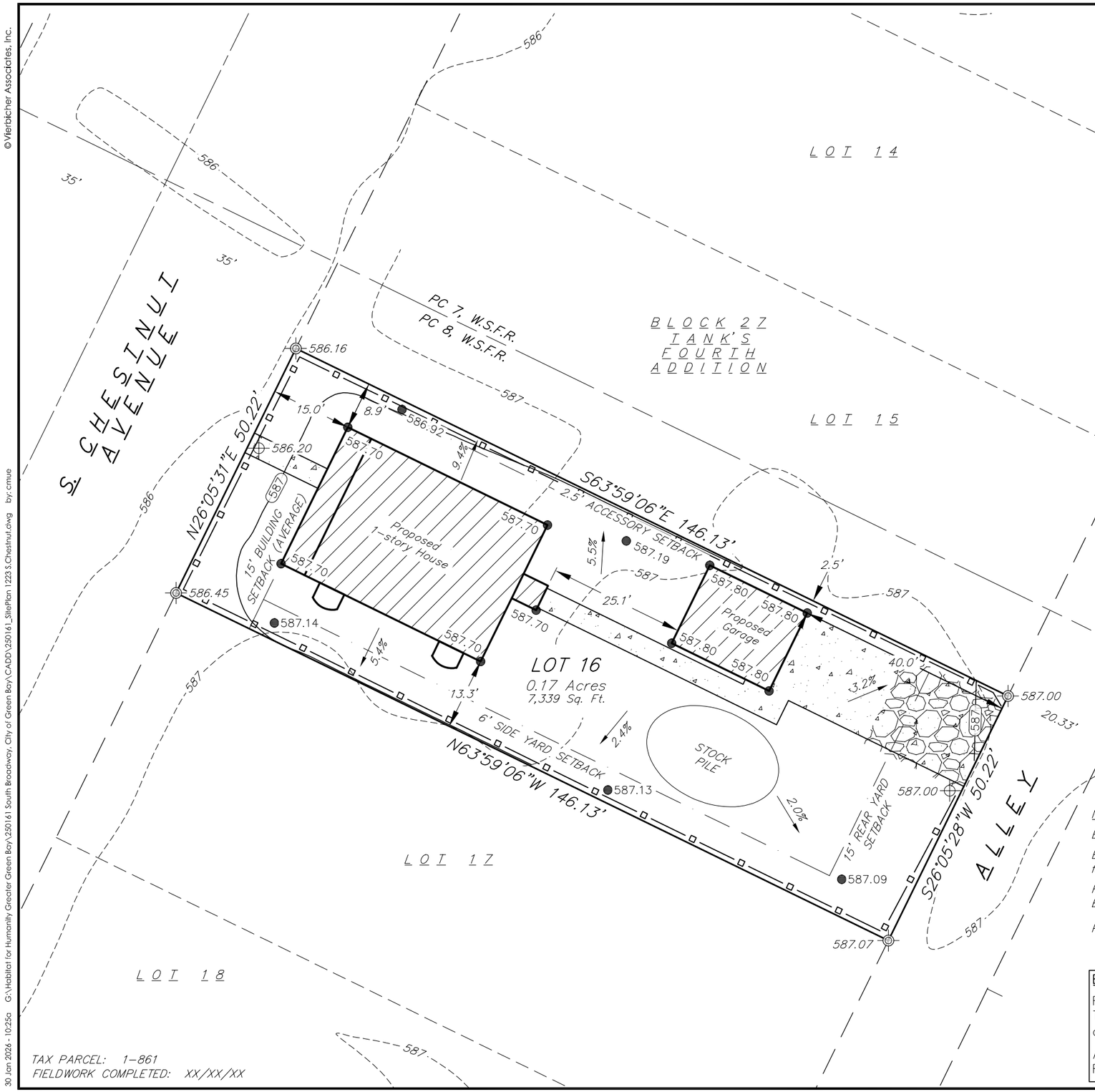
You must meet with Planning staff prior to submission. View City of Green Bay Actions Guide for Rezone, CUP and PUD guidelines - https://www.greenbaywi.gov/ActionsGuide

For office use only:
Review Fee: Receipt No.: Zoning Petition No.:

© Vierbicher Associates, Inc.

SITE PLAN

Lot 16, Block 27 of the recorded C.L.A. Tank's 4th Addition, located in Private Claim 8, West Side of Fox River, City of Green Bay, Brown County, Wisconsin.
~ 1223 S. Chestnut Avenue ~



Bearings are based upon the Wisconsin County Coordinate System, Brown County, the Easterly right of way of S. Chestnut Ave. assumed to be N26°05'31"E.

N
W E
S

GRAPHIC SCALE: 1" = 20'

0 10 20 40

LEGEND

- POINT OF RECORD
- 820 EXISTING CONTOURS
- 820 PROPOSED CONTOURS
- EROSION CONTROL
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- PROPOSED BUILDING
- PROPOSED CONCRETE
- TRACKING PAD
- WINDOW WELL

BUILDING ELEVATIONS

TOP OF WALL: 588.2'
FINISHED FLOOR: 589.2'
BASEMENT FLOOR: 580.5'
GARAGE FLOOR: 588.0'

NOTES

Existing contours are from the 2020 Brown County LiDar data.

Elevations are referenced to the NAVD 88 Benchmark Datum. The conversion factor to the City of Green Bay Datum is −483.79'.

Footprint of proposed house & garage is Foundation Plan from Wisconsin Building Supply Plan No. 26−005−R, dated 1/13/2026.

Proposed Impervious Surface:
Buildings: 1,493 sq. ft.
Concrete: 905 sq. ft.

EROSION & SEDIMENT CONTROL NOTE

FOLLOW THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AS FOUND AT:
dnr.wisconsin.gov/topic/Stormwater/standards/const_standards.html

ALSO REFER TO CITY OF GREEN BAY ORDINANCE CHAPTER 16 FOR FURTHER REQUIREMENTS.

SHEET 1 OF 1

SITE PLAN

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

SURVEYED FOR:
Habitat for Humanity
1967 Allouez Ave.
Green Bay, WI. 54311

Drawing NO.: X-2426

Job #: 250161
Date: 01/27/2026
Rev:
Drafted By: CMUE
Checked By: BBEI

vierbicher
planners | engineers | advisors

30 Jan 2026 - 10:25a G:\Habitat for Humanity Greater Green Bay\250161 South Broadway, City of Green Bay\CADD\250161_SitePlan 1223 S.Chestnut.dwg by: cmue

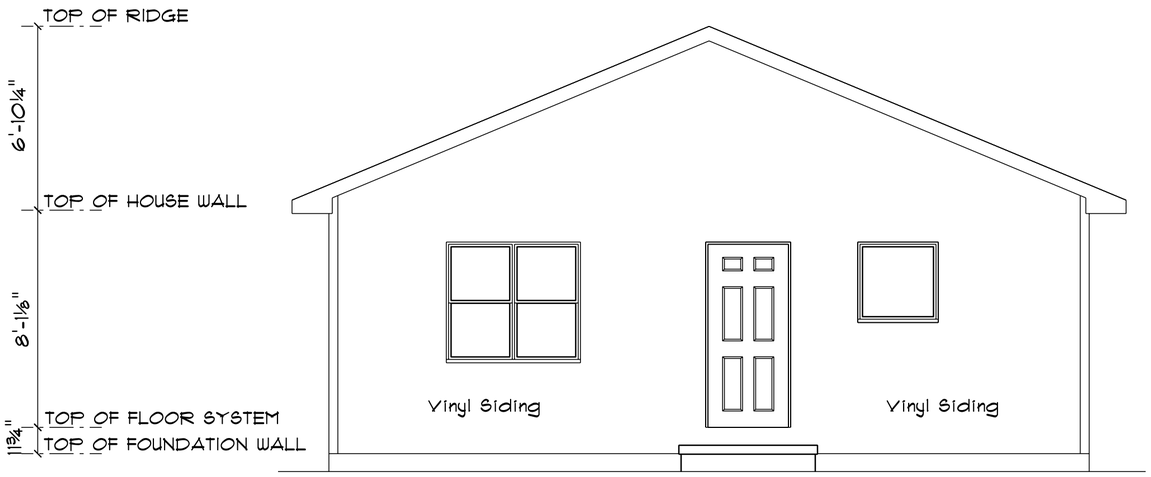
SQUARE FOOTAGE:

FIRST FLOOR:	1014
FUT. FIN. BASEMENT:	441
GARAGE:	320
COVERED PORCH:	70



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

CUSTOM DESIGNED FOR:
HABITAT FOR HUMANITY

JOB NAME: 1223 SOUTH CHESTNUT

DATE: 1/13/2026

DRAWN BY: ALI VAN STRATEN

PLAN #: 26-005-R
(BASED OFF OF PLAN #18-525-R2)

REVISIONS:

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

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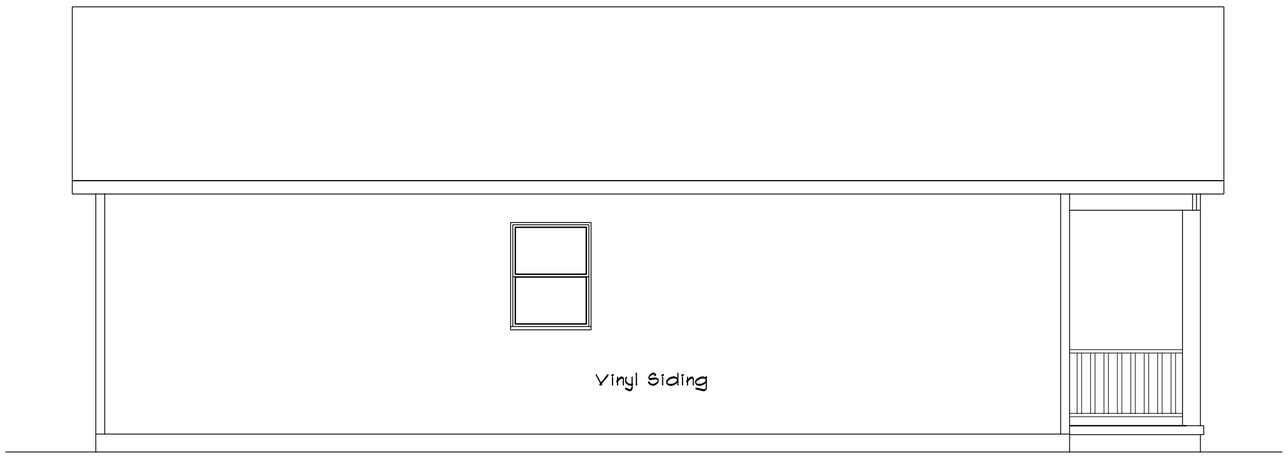
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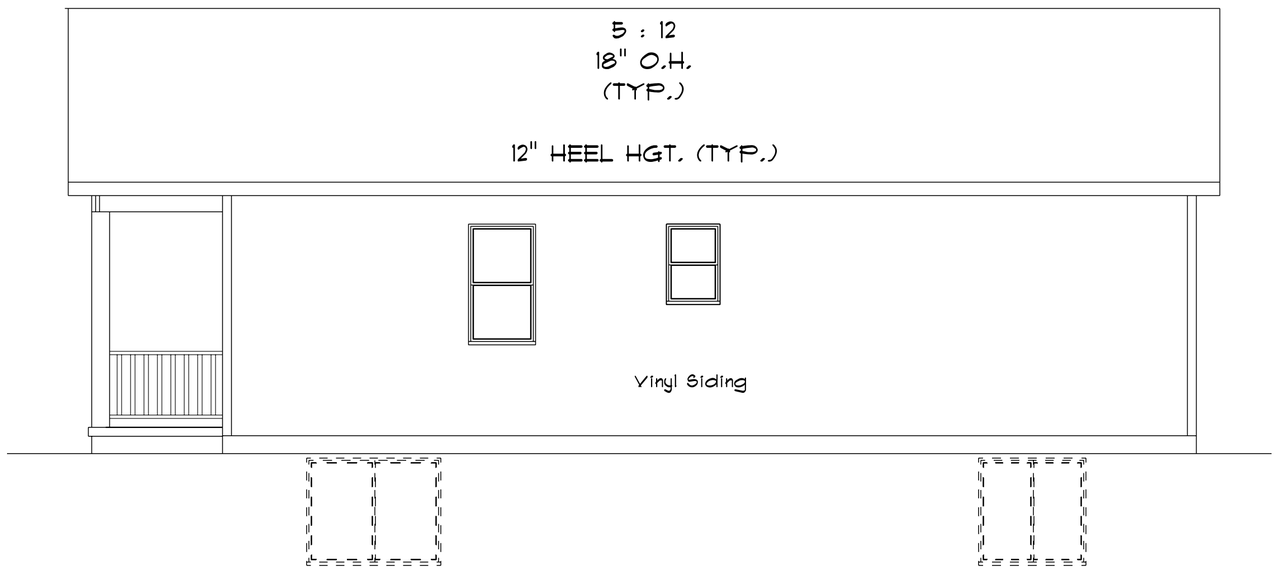
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COVERED PORCH:	70



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

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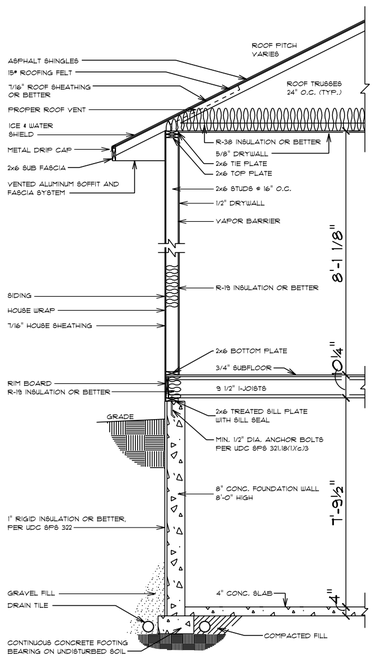
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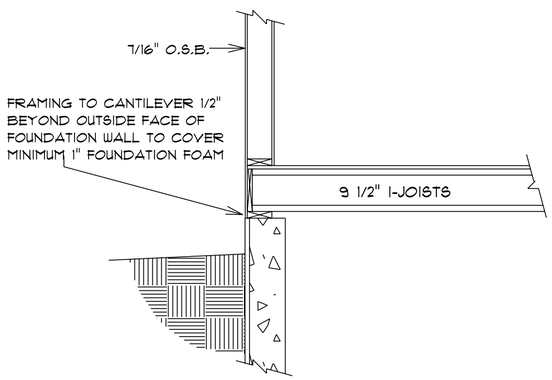
Wisconsin BUILDING SUPPLY



TYPICAL RANCH SECTION

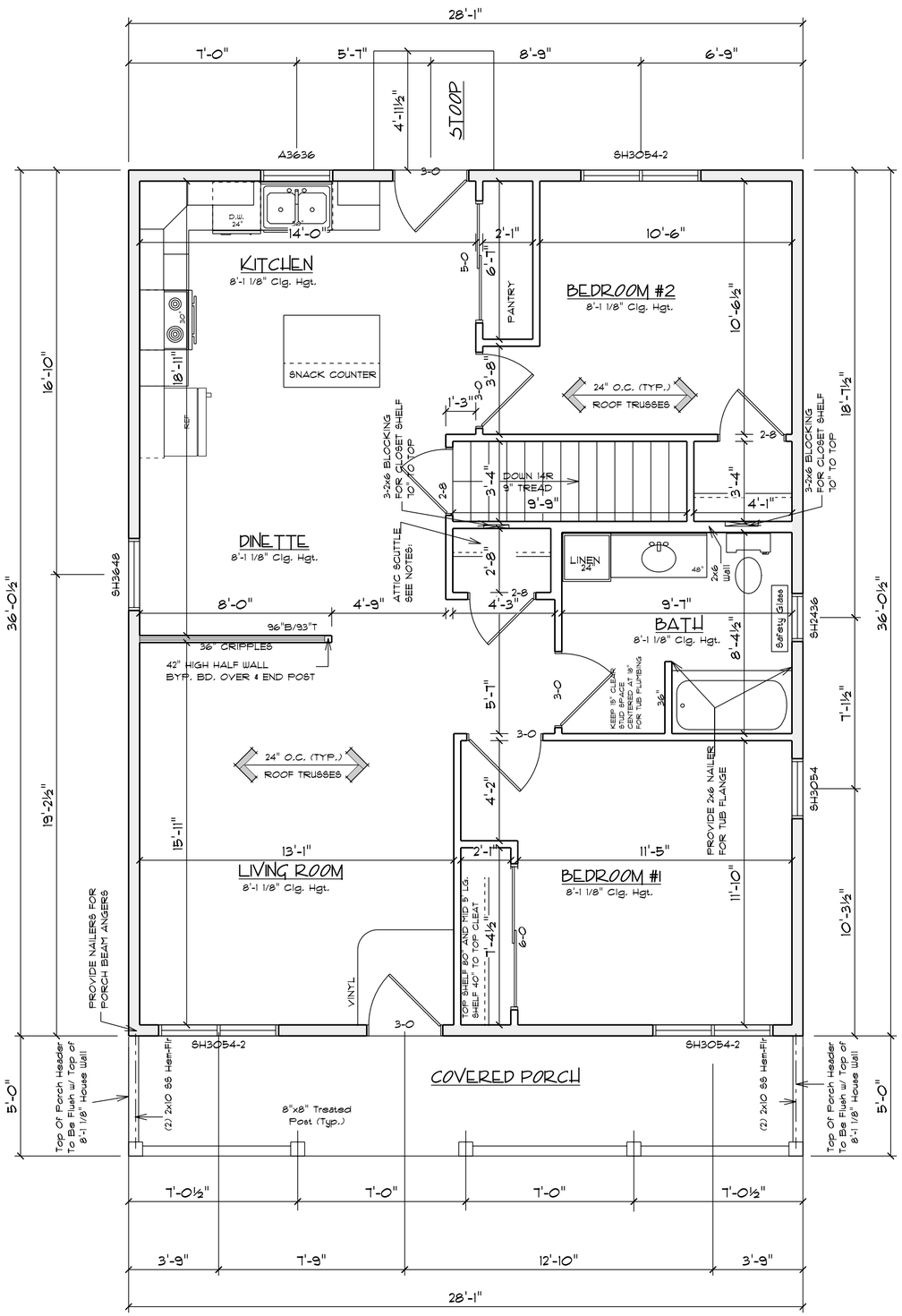
SCALE: 1/4" = 1'-0"

ALL ITEMS TO BE VERIFIED BY CONTRACTOR



BOX SILL DETAIL

SCALE: 1/2" = 1'-0"



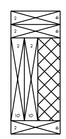
FLOOR PLAN

SCALE: 1/4" = 1'-0"

8'-1 1/8" CLG. HGT.

NOTE:

EXTERIOR DIMENSIONS ARE SHOWN TO REFLECT HOUSE FRAMING WALLS HELD OUT 1/2" FOR EXTERIOR WALL SHEATHING TO FLUSH OUT WITH 1" FOUNDATION FOAM. IF FOUNDATION FOAM IS TO BE OTHER THAN 1", FRAMING DIMENSIONS ARE TO BE FIELD ADJUSTED AND MAINTAIN ALL CODE COMPLIANCE ACCORDINGLY.



EXTERIOR WALL HEADERS

SQUARE FOOTAGE:

FIRST FLOOR:	1014
FUT. FIN. BASEMENT:	441
GARAGE:	320
COVERED PORCH:	70

PLAN SPECIFICATIONS:

* THE CONDITIONS LISTED BELOW ARE STANDARD FOR THIS PLAN ONLY - EXCEPTIONS ARE NOTED ON THE PLAN ITSELF

WALL INFORMATION:
HOUSE FOUNDATION:
8" X 8'-0" POURED CONCRETE
PORCH/PATIO FOUNDATION:
6" POURED CONCRETE, MIN. 4'-0" TALL
HOUSE EXTERIOR:
FIRST FLOOR: 2 X 6 X 8'-1 1/8", STUDS @ 16" O.C.
HOUSE INTERIOR:
FIRST FLOOR: 2 X 4 X 8'-1 1/8", STUDS @ 16" O.C.
- TALL WALLS ARE EXTERIOR WALLS WITH STUDS TALLER THAN 10'-0" AND NEED TO BE DESIGNED BY ENGINEERED WOOD PRODUCTS SUPPLIER
- TAPERED WALLS ARE TO BE FRAMED TO UNDERSIDE OF SCISSORS ROOF TRUSSES

STAIR INFORMATION:
BASEMENT TO FIRST FLOOR:
14 RISERS @ 7 7/16" - 13 TREADS @ 9"

FLOOR SYSTEM(S):
BASEMENT:
4" REINFORCED CONCRETE SLAB
FIRST FLOOR:
9 1/2" I-JOISTS @ 19.2" O.C.
STD. LOADING (PER SQ. FT.):
40# LL, 10# DL
ADDITIONAL LOADING (PER SQ. FT.):
10# DL FOR TILE FLOOR
25# DL FOR GRANITE
DEFLECTION: LLxL/480 DLxL/240
DURATION OF LOAD: 1.00%
- FRAMER TO REFERENCE JOIST/TRUSS LAYOUT PLANS TO VERIFY EXACT SIZE AND LOCATION OF ALL FLUSH HEADERS AND BEAMS IN FLOOR SYSTEM

ROOF SYSTEM:
ENGINEERED WOOD TRUSSES @ 24" O.C.
DESIGNED FOR BROWN COUNTY - ZONE #2
STD. LOADING (PER SQ. FT.)
30# TCLL, 10# TCDL, 10# BCDL
DEFLECTION: LLxL/240 DLxL/180
DURATION OF LOAD: 1.15%
- FRAMER TO REFERENCE TRUSS LAYOUT PLANS TO VERIFY EXACT LOCATIONS OF GIRDER TRUSSES AND THEIR RESPECTIVE BEARING REQUIREMENTS & UPLIFT ANCHORING REQUIREMENTS

HEADERS:
- STD. HEADERS: (2) 2X10 HEM-FIR SELECT STRUCTURAL W/ FLAT
- TOP OF WINDOW R.O.S:
FIRST FLOOR = 6'-11 3/8" ABOVE SUBFLOOR
- MINIMUM OF (2) TRIM STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER

WINDOWS:
- ALLIANCE VINYL WINDOWS
- MANUFACTURER TO PROVIDE SUPPLIER WITH EXACT R.O. SIZES AND DETAILS. SUPPLIER TO VERIFY THAT ALL CODE REQUIREMENTS ARE MET.

GENERAL INFORMATION:
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ELECTRIC SERVICES — WATER HEATER
SUMP PIT & PUMP — FURNACE
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- BEARING WALLS TO SIT ON MINIMUM 16"X8" CONTINUOUS CONCRETE FOOTINGS, STUDS @ 16" O.C. WITH BLOCKING OR LATERAL BRACING
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- FOUNDATION WALLS ARE ASSUMED TO BE UNREINFORCED 3,000 PSI CONCRETE. WALLS ARE DESIGNED PER WI SPS TABLE 321.18-B BASED ON THE HEIGHT OF THE UNBALANCED FILL. PROPER REINFORCEMENT (DESIGNED BY OTHERS) MAY ALLOW FOR WALLS THAT ARE LESS THICK, BUT ANY DEVIATION FROM THE THICKNESS SHOWN ON THE PLAN IS THE RESPONSIBILITY OF THE FOUNDATION CONTRACTOR AND/OR THE GENERAL CONTRACTOR
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CUSTOM DESIGNED FOR:
HABITAT FOR HUMANITY

JOB NAME: 1223 SOUTH CHESTNUT

DATE: 1/13/2026

REVISIONS:

DRAWN BY: ALI VAN STRATEN

PLAN #: 26-005-R
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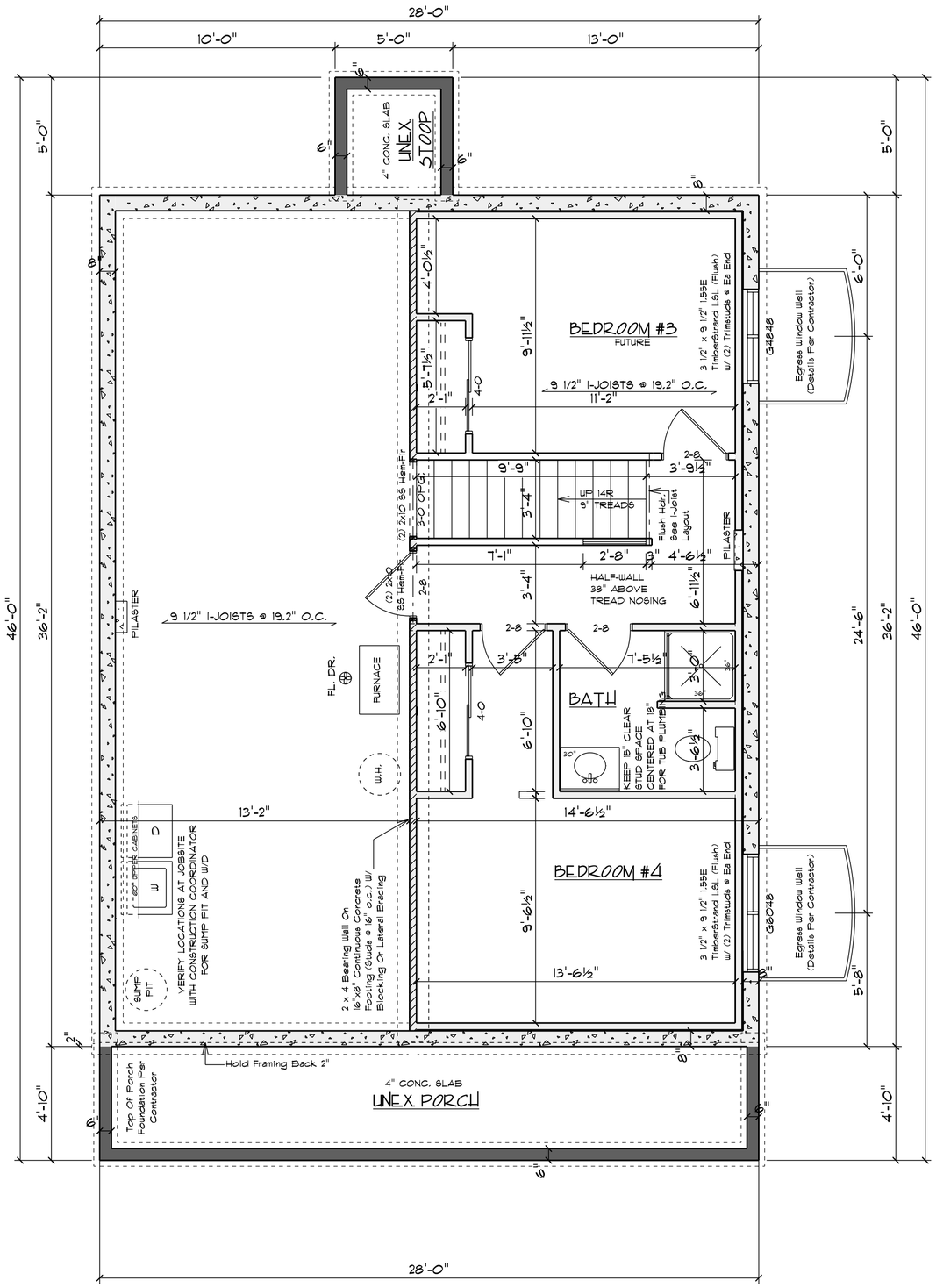
MAILING ADDRESS:
P.O. BOX 10007
GREEN BAY, WI 54307-0007

Wisconsin BUILDING SUPPLY



BOX SILL DETAIL

SCALE: 1/2" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

8'-0" FOUNDATION WALL HGT.

SQUARE FOOTAGE:

FIRST FLOOR:	1014
FUT. FIN. BASEMENT:	441
GARAGE:	320
COVERED PORCH:	70

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FIRST FLOOR:
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STD. LOADING (PER SQ. FT.):
40# LL 10# DL
ADDITIONAL LOADING (PER SQ. FT.):
10# DL FOR TILE FLOOR
25# DL FOR GRANITE
DEFLECTION: LL=L/480 DL=L/240
DURATION OF LOAD: 100%
- FRAMER TO REFERENCE JOIST/TRUSS LAYOUT PLANS TO VERIFY EXACT SIZE AND LOCATION OF ALL FLUSH HEADERS AND BEAMS IN FLOOR SYSTEM

ROOF SYSTEM:

ENGINEERED WOOD TRUSSES @ 24" O.C.
DESIGNED FOR BROWN COUNTY - ZONE #2
STD. LOADING (PER SQ. FT.):
30# TCLL, 10# TCDL, 10# BCDL
DEFLECTION: LL=L/240 DL=L/180
DURATION OF LOAD: 1.15%
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HEADERS:

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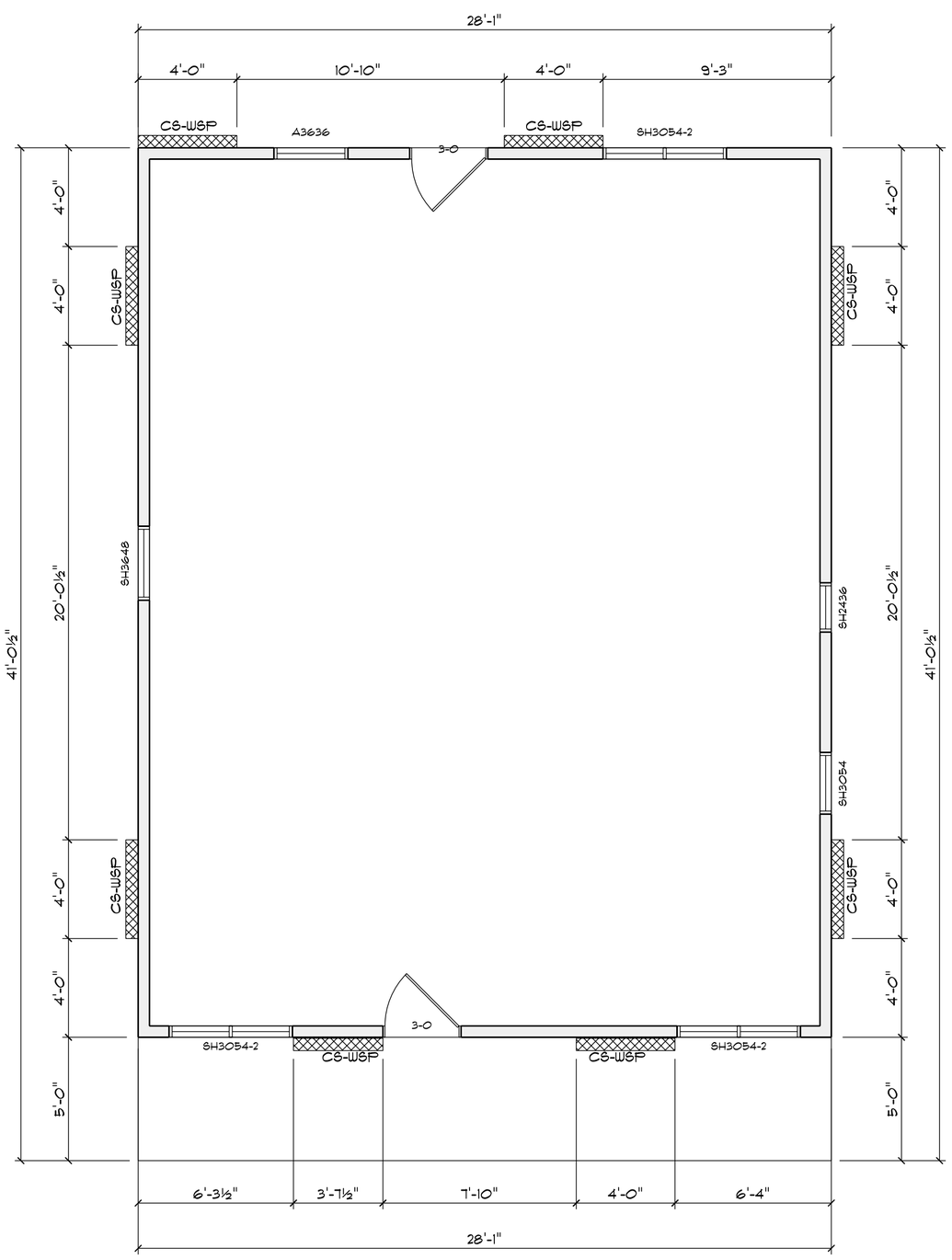
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Wisconsin BUILDING SUPPLY

Interpolation Of Table 321.25-J Was Performed To Achieve Req'd Bracing Length

TOTAL SIDE LENGTH: 36'-0 1/2"
BRACING METHOD: CONTINUOUSLY SHEATHED
EXPOSURE CATEGORY: C
TOTAL PANEL LENGTH REQUIRED: 6'-1"
TOTAL PANEL LENGTH PROVIDED: 8'-0"



Interpolation Of Table 321.25-J Was Performed To Achieve Req'd Bracing Length

TOTAL SIDE LENGTH: 36'-0 1/2"
BRACING METHOD: CONTINUOUSLY SHEATHED
EXPOSURE CATEGORY: C
TOTAL PANEL LENGTH REQUIRED: 6'-1"
TOTAL PANEL LENGTH PROVIDED: 8'-0"

Interpolation Of Table 321.25-J Was Performed To Achieve Req'd Bracing Length

TOTAL SIDE LENGTH: 28'-1"
BRACING METHOD: CONTINUOUSLY SHEATHED
EXPOSURE CATEGORY: C
TOTAL PANEL LENGTH REQUIRED: 5'-1"
TOTAL PANEL LENGTH PROVIDED: 8'-0"

Interpolation Of Table 321.25-J Was Performed To Achieve Req'd Bracing Length

TOTAL SIDE LENGTH: 28'-1"
BRACING METHOD: CONTINUOUSLY SHEATHED
EXPOSURE CATEGORY: C
TOTAL PANEL LENGTH REQUIRED: 5'-1"
TOTAL PANEL LENGTH PROVIDED: 8'-0"

WALL BRACING LAYOUT PLAN

Scale: 1/4" = 1'-0"
House Wall Ht.: 8'-1 1/8"
Top-Of-Wall-To-Ridge Ht.: 6'-10 1/4"
Exterior Stud Spacing: 16" O.C.
Seismic Design: B

GENERAL NOTES:

WALL BRACING, SPS 321.25 (8)

<> CIRCUMSCRIBED RECTANGLES
<>EACH FLOOR PLAN LEVEL SHALL BE CIRCUMSCRIBED WITH ONE OR MORE RECTANGLES AROUND THE ENTIRE FLOOR PLAN AT THE FLOOR LEVEL UNDER CONSIDERATION. WHEN MULTIPLE RECTANGLES ARE USED, EACH SIDE SHALL BE BRACED AS THOUGH IT WERE A SEPARATE BUILDING AND THE BRACING AMOUNT ADDED TOGETHER ALONG THE COMMON WALL WHERE ADJACENT RECTANGLES OVERLAP OR ABUT.
<>EACH RECTANGLE SHALL HAVE A MAXIMUM RECTANGLE LENGTH-TO-WIDTH RATIO OF 3:1.

<> BRACED WALL PANEL (BWP) LOCATIONS: WITHIN 12'-6" FROM EACH SIDE AND 21'-0" PANEL EDGE TO PANEL EDGE (SEE FIGURE 321.25-C)
<>ALL EDGES OF PANEL-TYPE BRACING, EXCEPT HORIZONTAL JOINTS IN GB BRACING, SHALL BE ATTACHED TO FRAMING OR BLOCKING.
<>THE INTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE SHEATHED WITH MINIMUM 1/2" GYPSUM WALLBOARD UNLESS OTHERWISE PERMITTED TO BE EXCLUDED BY THIS SUBSECTION. (THIS REQUIREMENT IS EXCLUDED IN PORTAL FRAME METHOD)
<>BRACING WITH CS-WSP SHALL HAVE SHEATHING INSTALLED ON ALL SHEATHABLE SURFACES ABOVE, BELOW, AND BETWEEN WALL OPENINGS.
<>EACH BRACED WALL PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN TEN PERCENT OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FORTHS OF THE PANEL.

<> BLOCKING AND BRIDGING: 21.18 BRIDGING USED AT PARALLEL BOX SILL AND FLOOR JOIST. BRIDGING (@ 32" O.C.) IS THE SAME DEPTH AS THE JOIST.
<> WHERE JOISTS ARE PERPENDICULAR TO BWL'S ABOVE OR BELOW, BLOCKING SHALL BE PROVIDED BETWEEN THE JOISTS AT BWP LOCATIONS TO PERMIT FASTENING OF WALL PLATES WITH 16d NAILS @ 16" O.C.
<> WHERE JOISTS ARE PARALLEL TO BWL'S ABOVE OR BELOW, A RIM JOIST OR OTHER PARALLEL FRAMING MEMBER SHALL BE PROVIDED AT THE BWP TO PERMIT FASTENING OF WALL PLATES WITH 16d NAILS @ 16" O.C.

WALL BRACING MATERIAL LEGEND

CS-WSP	(CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL) 3/8" THICK SHEATHING FOR MAX. 16" o.c. STUD SPACING 7/16" THICK SHEATHING FOR MAX. 24" o.c. STUD SPACING FASTEN WITH 6d COMMON NAIL OR 8d BOX NAIL (2 3/8" LONG x 0.113" DIA.) OR 7/16"or 1/2" - CROWN 16 GAGE STAPLES, 1 1/4" LONG MAXIMUM FASTENER SPACING: 6" EDGES, 12" FIELD (NAILS) / 3" EDGES, 6" FIELD (STAPLES)

TABLE 321.25-H a,b
MINIMUM WIDTHS OF CS-WSP BRACED WALL PANELS

MAXIMUM OPENING HEIGHT ADJACENT TO BRACED WALL PANEL	MINIMUM LENGTH OF FULL-HEIGHT BRACED WALL PANEL (INCHES)			
	8' TALL WALL	9' TALL WALL	10' TALL WALL	12' TALL WALL
5' - 4"	24	27	30	36
6' - 8"	32	30	30	36
7' - 2" (7' Gar. Dr.)	38	35	33	36
8' - 0"	48	41	38	36
8' - 2" (8' Gar. Dr.)	-	43	39	37
9' - 0"	-	54	46	41
10' - 0"	-	-	60	48
12' - 0"	-	-	-	72

a. SHEATHING SHALL EXTEND FROM TOP OF THE TOP PLATE TO THE BOTTOM PLATE AND MAY BE MULTIPLE SHEETS. ALL JOINTS SHALL BE BLOCKED.
b. INTERPOLATION IS PERMITTED

CUSTOM DESIGNED FOR:
HABITAT FOR HUMANITY

JOB NAME: 1223 SOUTH CHESTNUT

DATE: 1/13/2026

REVISIONS:

DRAWN BY: ALI VAN STRATEN

PLAN #: 26-005-R
(BASED OFF OF PLAN #18-525-R2)

IMPORTANT NOTE:

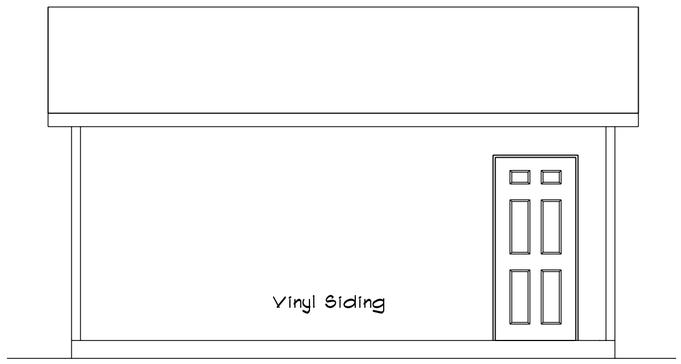
- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

OFFICE:
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GREEN BAY, WI 54303
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FAX (920)494-9570

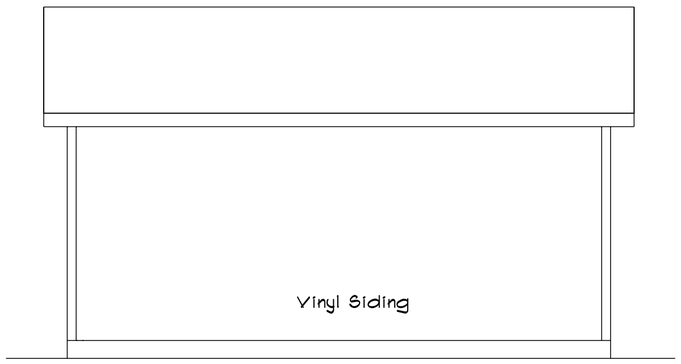
COMPONENTS:
1745 MORAINE TERRACE
GREEN BAY, WI 54303
PHONE (920)496-5094
FAX (920)498-1219

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54307-0001

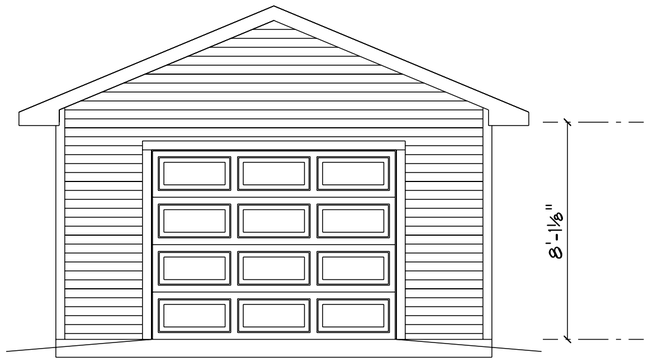
Wisconsin BUILDING SUPPLY



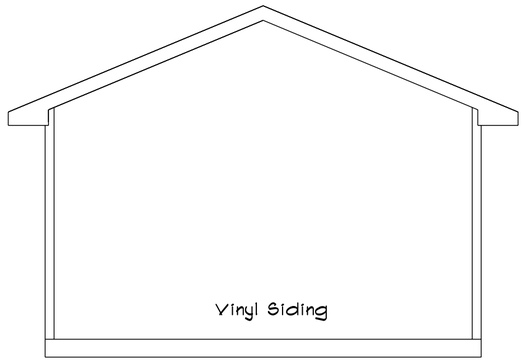
LEFT PLAN
SCALE: 1/4"=1'-0"



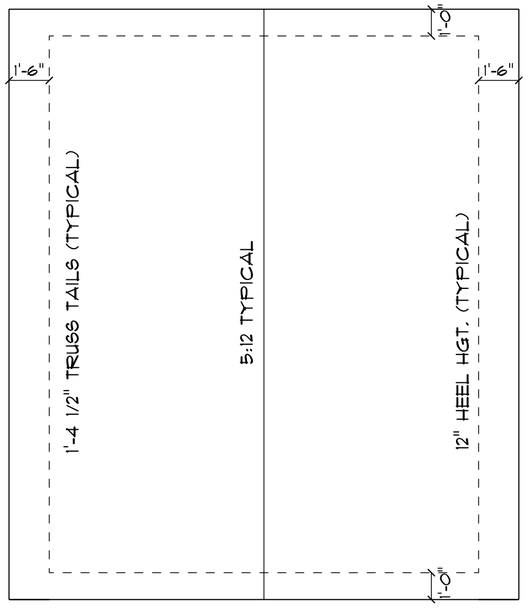
RIGHT PLAN
SCALE: 1/4"=1'-0"



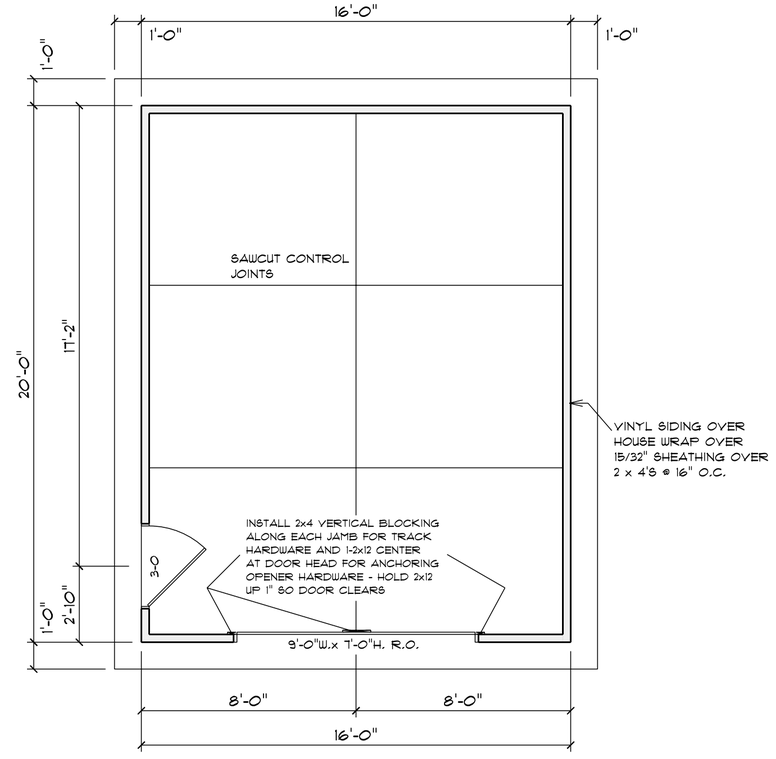
FRONT PLAN
SCALE: 1/4"=1'-0"



REAR PLAN
SCALE: 1/4"=1'-0"



ROOF PLAN
SCALE: 1/4"=1'-0"



FLOOR PLAN
SCALE: 1/4"=1'-0"

NOTE:
THIS CONSTRUCTION PLAN CURRENTLY DOESN'T NOTATE PROPER WALL BRACING REQUIREMENTS. PLEASE CONTACT LOCAL BUILDING OFFICAL TO VERIFY IF BRACING IS REQUIRED FOR GARAGE PLAN PRIOR TO APPLYING FOR PERMITS TO INITIATE THE START OF THE WALL BRACING PLAN/CALCULATIONS

CUSTOM DESIGNED FOR:
HABITAT FOR HUMANITY

JOB NAME: 1223 SOUTH CHESTNUT

DATE: 1/13/2026

DRAWN BY: ALI VAN STRATEN

PLAN #: 26-005-R
(BASED OFF OF PLAN #18-525-R2)

REVISIONS:

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
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MAILING ADDRESS:
P.O. BOX 10007
GREEN BAY, WI 54307-0007

Wisconsin BUILDING SUPPLY

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: 1322 S. Chestnut

Parcel Number(s): 1-898

Petitioner(s): Greater Green Bay Habitat for Humanity Date: 03/26/2026

Email: Phone Number: 9

Address: 1967 Allouez Avenue City: Green Bay State: WI Zip: 54311

Property Owner: Greater Green Bay Habitat for Humanity Phone Number: 9 2

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, Matt Sahs, 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: 3-26-26

Petitioner Signature(s): _____

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.:_____



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

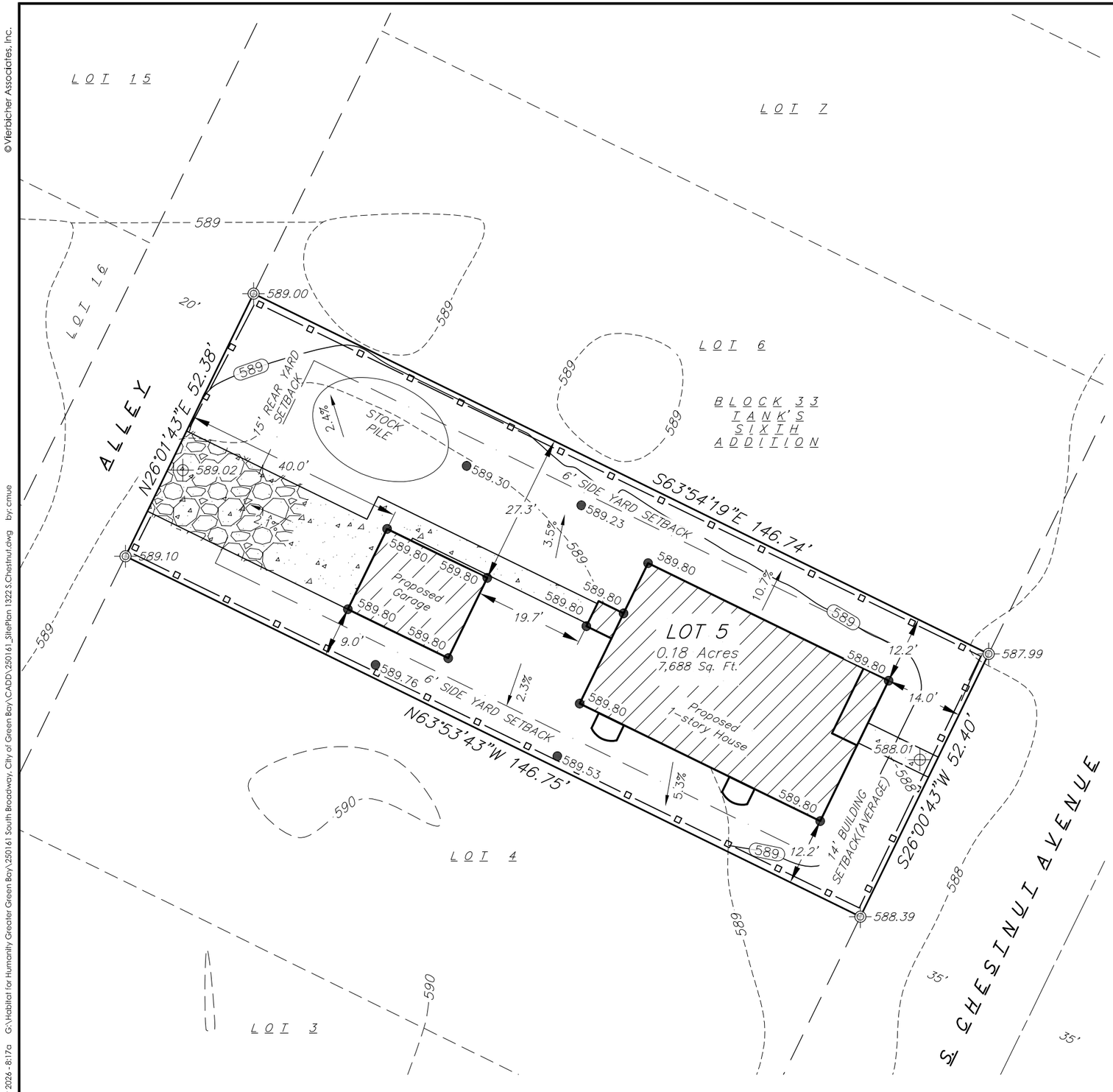
Conditional Use Permit (CUP) Proposal
Single Family Residential Home Request
1305 and 1322 S Chestnut Ave

© Vierbicher Associates, Inc.

SITE PLAN

Lot 5, Block 33 of the recorded C.L.A. Tank's 6th Addition, located in Private Claim 9, West Side of Fox River, City of Green Bay, Brown County, Wisconsin.

~ 1322 S. Chestnut Avenue ~



TAX PARCEL: 1-898

N

W E

S

Bearings are based upon the Wisconsin County Coordinate System, Brown County, the Westerly right of way of S. Chestnut Avenue assumed to be S26°00'43"W.

GRAPHIC SCALE: 1" = 20'

0 10 20 40

LEGEND

◎	POINT OF RECORD
— 820 —	EXISTING CONTOURS
820	PROPOSED CONTOURS
—□—	EROSION CONTROL
2.92%	PROPOSED SLOPE ARROWS
1048.61	EXISTING SPOT ELEVATIONS
● 1048.61	PROPOSED SPOT ELEVATIONS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	TRACKING PAD
D	WINDOW WELL

BUILDING ELEVATIONS

TOP OF WALL: 590.3'
FINISHED FLOOR: 591.3'
BASEMENT FLOOR: 582.6'
GARAGE FLOOR: 590.0'

NOTES

Existing contours are from the 2020 Brown County LiDar data.

Elevations are referenced to the NAVD 88 Benchmark Datum. The conversion factor to the City of Green Bay Datum is -483.79'.

Footprint of proposed house & garage is Foundation Plan from Wisconsin Building Supply Plan No. 17-422-R, revised date 2/27/26.

Proposed Impervious Surface:
Buildings: 1,689 sq. ft.
Concrete: 876 sq. ft.

EROSION & SEDIMENT CONTROL NOTE

FOLLOW THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AS FOUND AT:
dnr.wisconsin.gov/topic/Stormwater/standards/const_standards.html

ALSO REFER TO CITY OF GREEN BAY ORDINANCE CHAPTER 16 FOR FURTHER REQUIREMENTS.

SHEET 1 OF 1

SITE PLAN

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

SURVEYED FOR:
Habitat for Humanity
1967 Allouez Ave,
Green Bay, WI. 54311

Drawing NO.: X-2484

Job #: 250161
Date: 03/25/2026
Rev:
Drafted By: CMUE
Checked By: BBEI

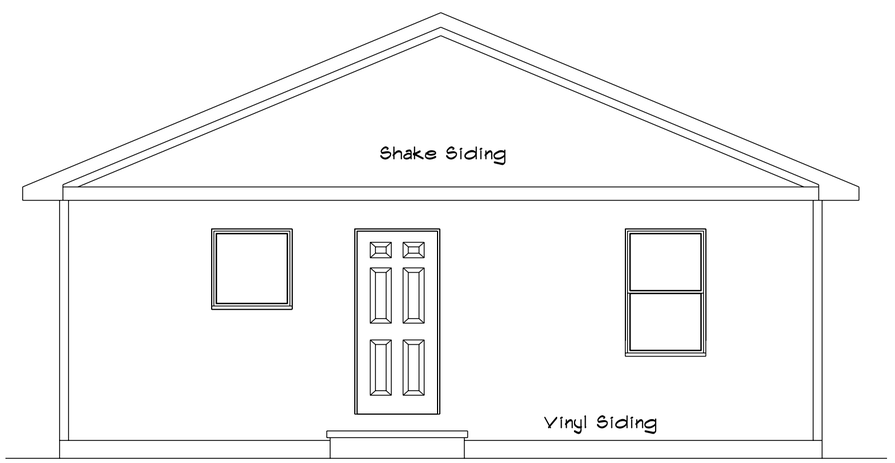
vierbicher
planners | engineers | advisors

26 Mar 2026 - 8:17a G:\Habitat for Humanity Greater Green Bay\250161 South Broadway, City of Green Bay\CADD\250161_SitePlan 1322 S.Chestnut.dwg by: cmue



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

IMPORTANT NOTE:

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CUSTOM DESIGNED FOR: Greater Green Bay Habitat For Humanity

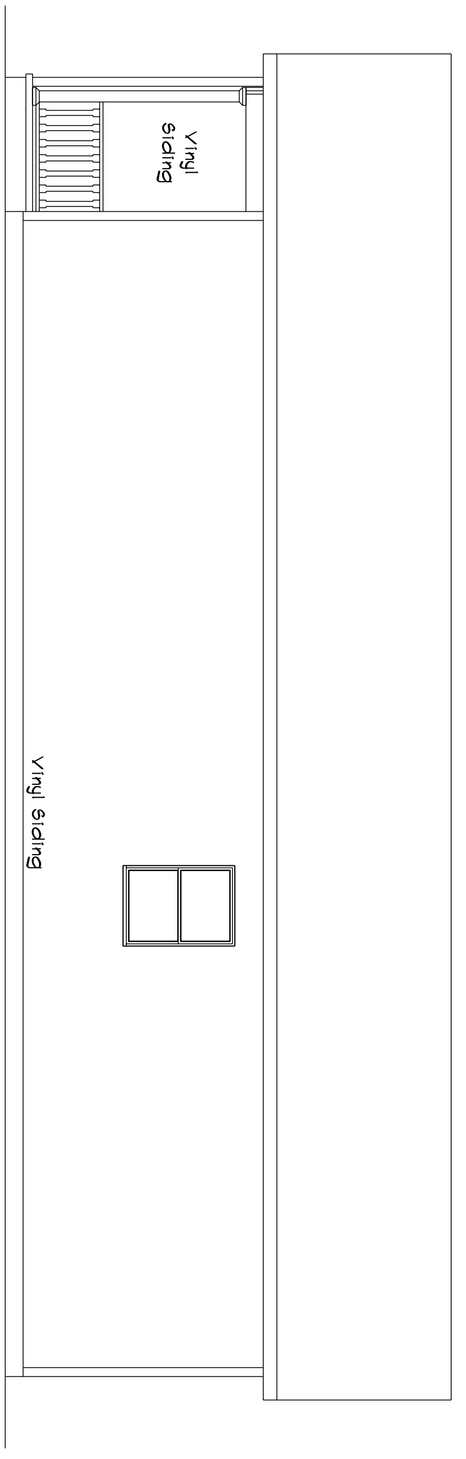
JOB NAME: 1322 South Chestnut

DRAWN BY:	Michael Herald	SQ. FT.:	See Plan
DATE:	August 29, 2017	SCALE:	As Indicated
REVISIONS:	2/27/26 AV	PLAN NO.:	17-422-R

OFFICE:
PHONE (920) 496-5080
FAX (920) 494-9510
1930 LARSEN ROAD
P.O. BOX 10007
GREEN BAY, WI 54307

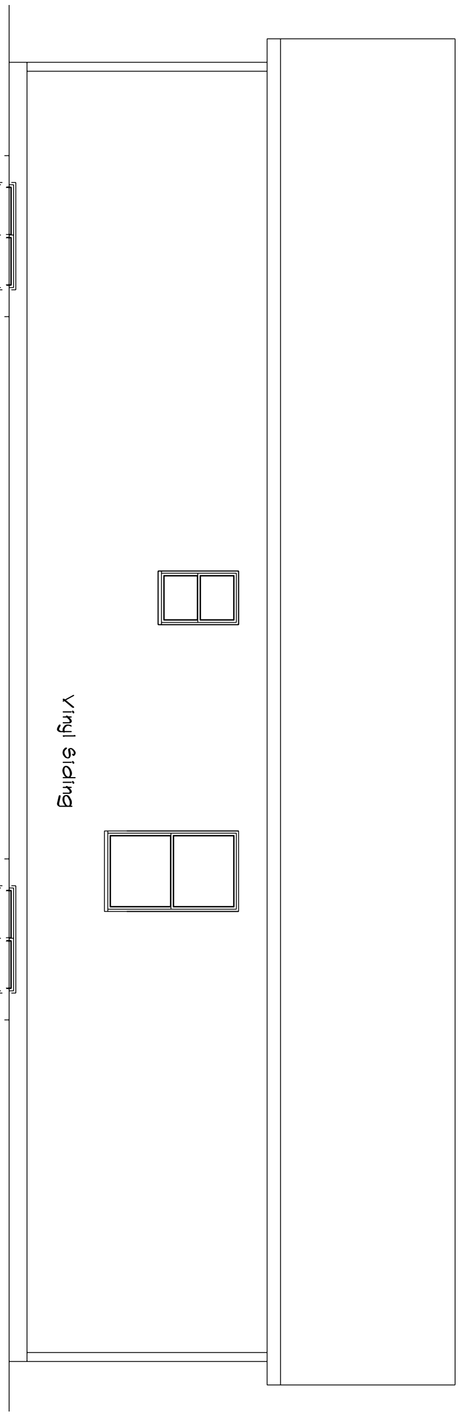
COMPONENTS:
PHONE (920) 496-5094
FAX (920) 498-1219
1745 MORAINE TERRACE
GREEN BAY, WI 54303

Wisconsin BUILDING SUPPLY



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

Wisconsin BUILDING SUPPLY

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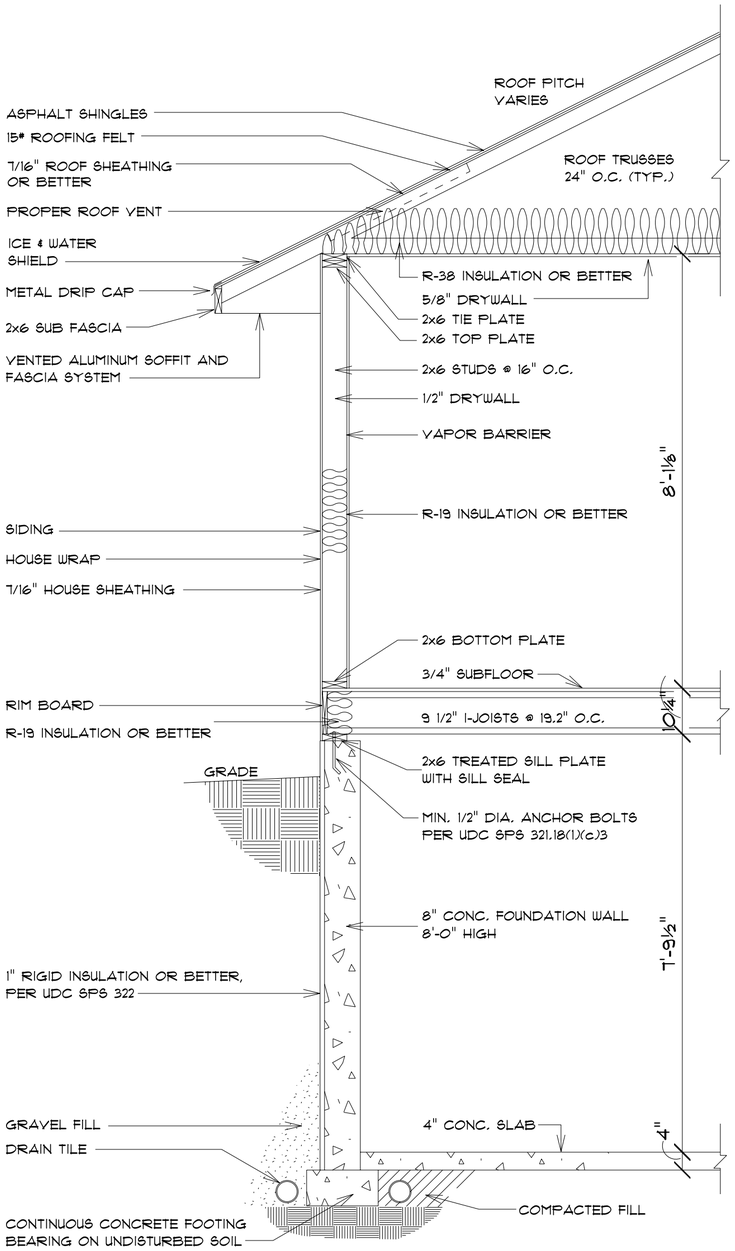
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JOB NAME: 1322 South Chestnut			
DRAWN BY: Michael Herald		SQ. FT.: See Plan	
DATE: August 29, 2017		SCALE: As Indicated	
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IMPORTANT NOTE:

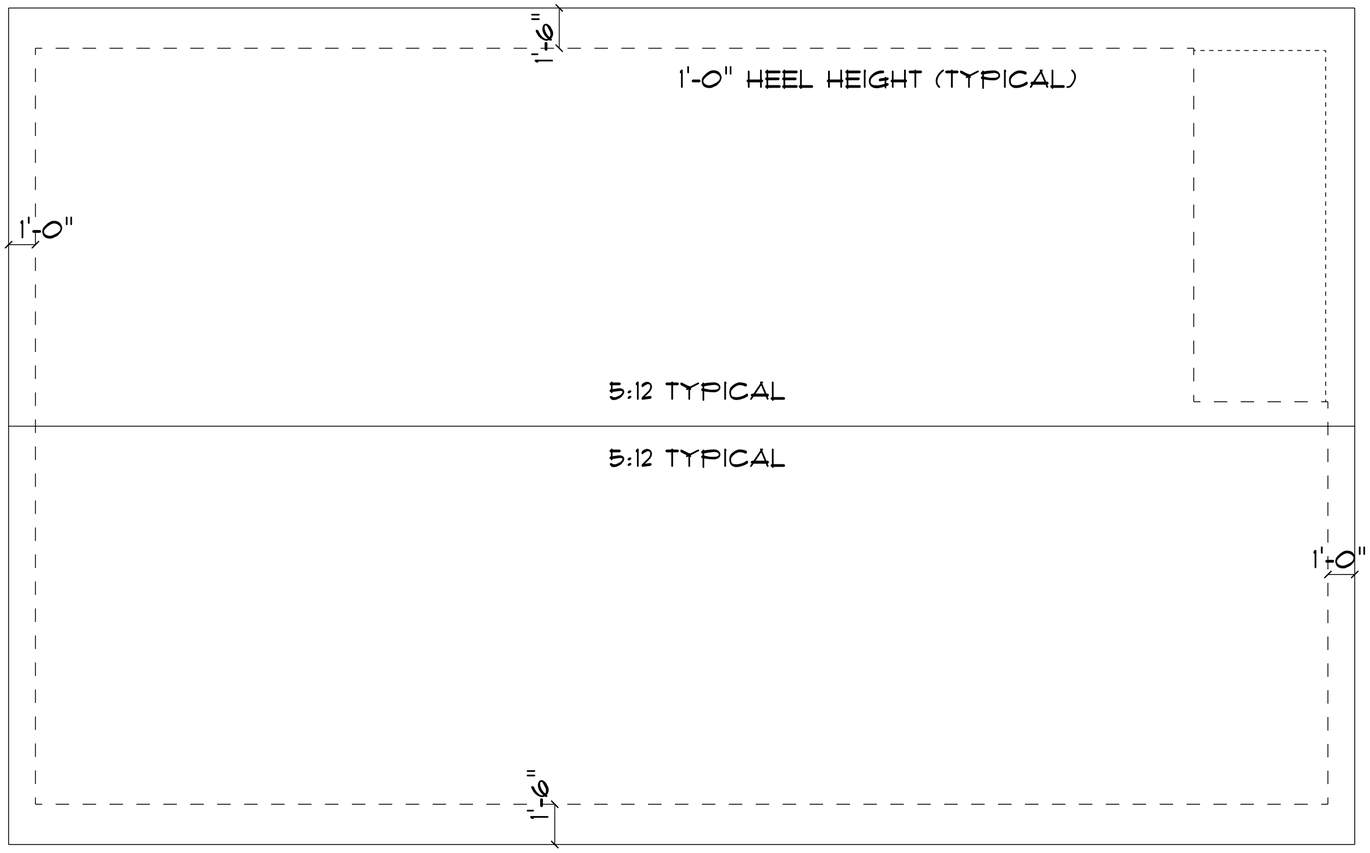
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TYPICAL RANCH SECTION

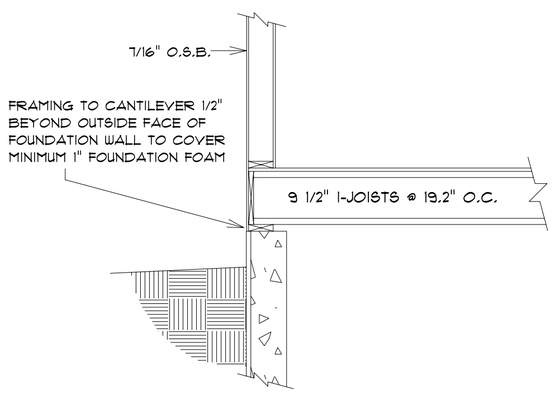
SCALE: 1/2" = 1'-0"

ALL ITEMS TO BE VERIFIED BY CONTRACTOR



ROOF PLAN

SCALE: 1/4" = 1'-0"



BOX SILL DETAIL

SCALE: 1/2" = 1'-0"

IMPORTANT NOTE:

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CUSTOM DESIGNED FOR: Greater Green Bay Habitat For Humanity

JOB NAME: 1322 South Chestnut

DRAWN BY: Michael Herald

DATE: August 29, 2017

REVISIONS: 9/12/17; 2/27/26 AV

SQ. FT.: See Plan

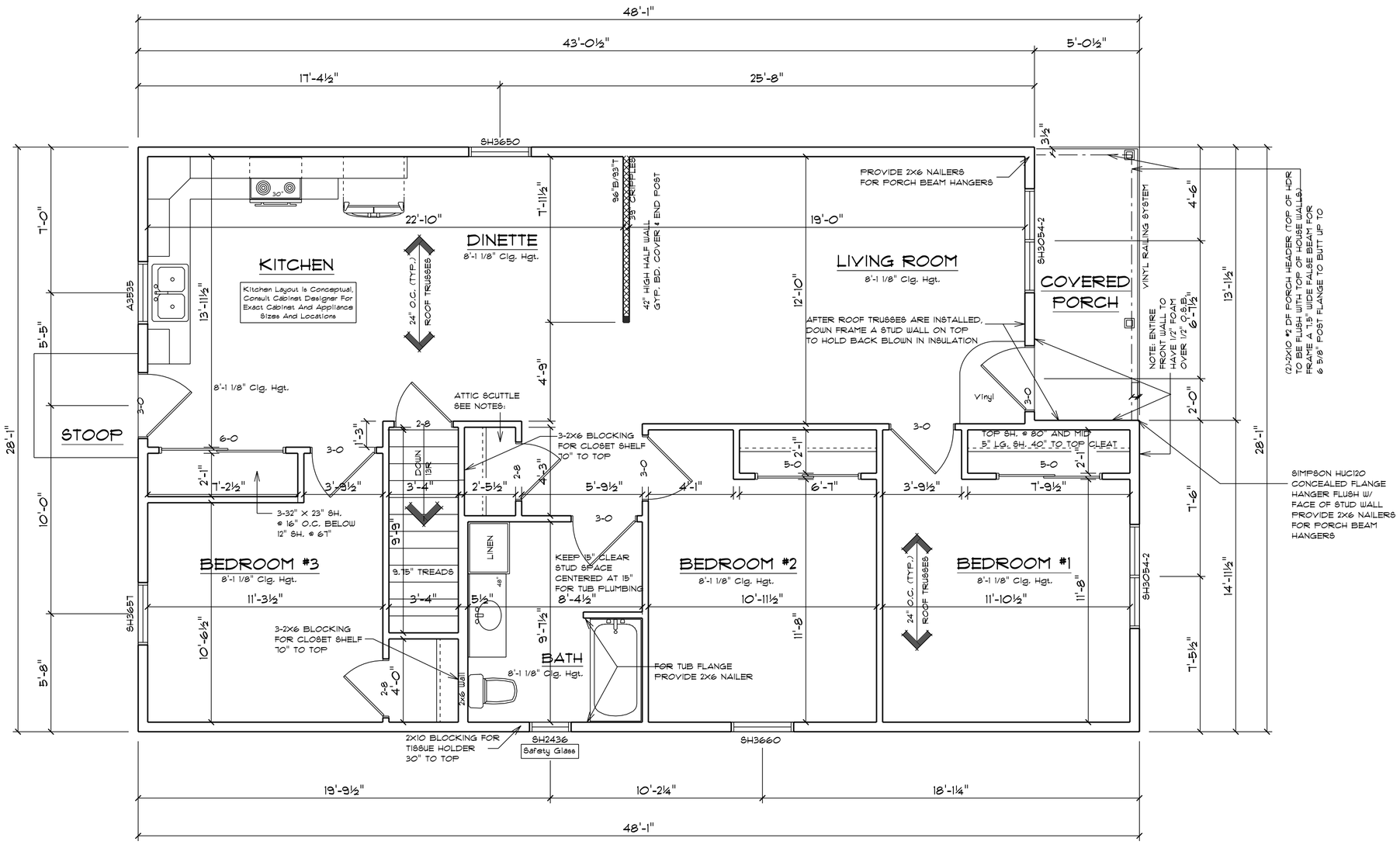
SCALE: As Indicated

PLAN NO.: 17-422-R

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1930 LARSEN ROAD
P.O. BOX 10007
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COMPONENTS:
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Wisconsin BUILDING SUPPLY



NOTE:

EXTERIOR DIMENSIONS ARE SHOWN TO REFLECT HOUSE FRAMING WALLS HELD OUT 1/2" FOR EXTERIOR WALL SHEATHING TO FLUSH OUT WITH 1" FOUNDATION FOAM. IF FOUNDATION FOAM IS TO BE OTHER THAN 1", FRAMING DIMENSIONS ARE TO BE FIELD ADJUSTED AND MAINTAIN ALL CODE COMPLIANCE ACCORDINGLY.

NOTE:

BUILDER RESPONSIBLE TO TRANSFER POINT LOADS FROM ABOVE THROUGH THE FLOOR SYSTEM, AND OTHER WALLS WITH SOLID BLOCKING DOWN TO FOUNDATION WALLS BELOW

FLOOR PLAN

8'-1 1/8" CLG. HGT.
1285 SQ. FT.
66 SQ. FT. (COVERED PORCH)

NOTE:

BUILDER TO CONSULT TRUSS LAYOUT PLANS TO VERIFY EXACT LOCATIONS OF GIRDER TRUSSES, AND ANY ADDITIONAL BEARING REQUIREMENTS OTHER THAN THOSE NOTED ON FLOOR PLANS

NOTES:

1) FLOOR SYSTEM: 1ST FLR: 9 1/2" I-JOISTS @ 19.2" O.C.
   LOADING: TOTAL LOAD = 50#
   LL = 40#
   DL = 10#
   (ADDITIONAL 10# DL @ TILE AREAS)
   (ADDITIONAL 25# DL @ GRANITE AREAS)
   FLOOR DEFLECTION: LL = L/480
   DL = L/240
   DURATION OF LOAD: 1.00%
2) ROOF SYSTEM: WOOD TRUSSES @ 24" O.C.
   LOADING: TOTAL LOAD = 50#
   TCLL = 30#
   TCDL = 10#
   BCDL = 10#
   ROOF DEFLECTION: LL = L/240
   TL = L/180
   DURATION OF LOAD: 1.15%
3) STD. HEADERS: (2) -2 X 10 #2 DF
4) EXT. WALL STUDS: 1ST FLR: 2x6 x 92-5/8" @ 16" o.c. (8'-1 1/8" HT.)
5) INT. WALL STUDS: 1ST FLR: 2x4 x 92-5/8" @ 16" o.c. (8'-1 1/8" HT.)
6) WINDOW SIZES SHOWN ARE FOR SILVERLINE WINDOWS (SEE SUPPLIER FOR DETAILS)
7) PLAN IS DRAWN ACCORDINGLY FOR 2 3/4" CASING
8) ALL DIMENSIONS SHOWN ARE TO FACE OF STUD.
9) STAIRS: BSMT. TO 1ST FLR: 13 RISERS @ 7 13/16+"
   12 TREADS @ 9 3/4"
10) PROVIDE ATTIC ACCESS PANEL W/ 2-2" FOAM ON BACK OF 5/8" GYPSUM BOARD SET ON FOAM WEATHERSTRIP ROUGH OPENING TO BE 16 1/2" X 27". PROVIDE 1/2" OSB INSULATION BAFFLES 16" TO TOP MEASURED FROM BOTTOM OF TRUSSES.
    MIN. CODE CLEAR FINISH OPEN OF ACCESS IS 14"X24"
11) A MINIMUM OF DOUBLE TRIMSTUDS MUST BE USED FOR ALL OPENINGS 6'-0" AND LARGER
12) THE ABOVE CONDITIONS LISTED ARE STANDARD FOR THIS PLAN (EXCEPTIONS ARE NOTED ON THE PLAN)
13) AT BEDROOM 1, 2, BASEMENT BEDROOMS, AND HALL CLOSETS INSTALL MINIMUM OF 3-2X6 BACKING FOR CLOSET POLE BRACKET CENTERED IN CLOSET AT 70" TO TOP
14) FOR STAIR RAILING INSTALL MINIMUM OF 2-2X6 BLOCKING AT TOP AND BOTTOM OF STAIRS AND 3 AT MIDDLE SPACED 3'-3" APART AT 36" TO TOP OF BLOCKING FOR A TOTAL OF FIVE BRACKETS

IMPORTANT NOTE:

* IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

* IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

CUSTOM DESIGNED FOR: Greater Green Bay Habitat For Humanity

JOB NAME: 1322 South Chestnut

DRAWN BY: Michael Herald — SQ. FT.: 1285 Sq. Ft.

DATE: August 29, 2017 — SCALE: 1/4" = 1'-0"

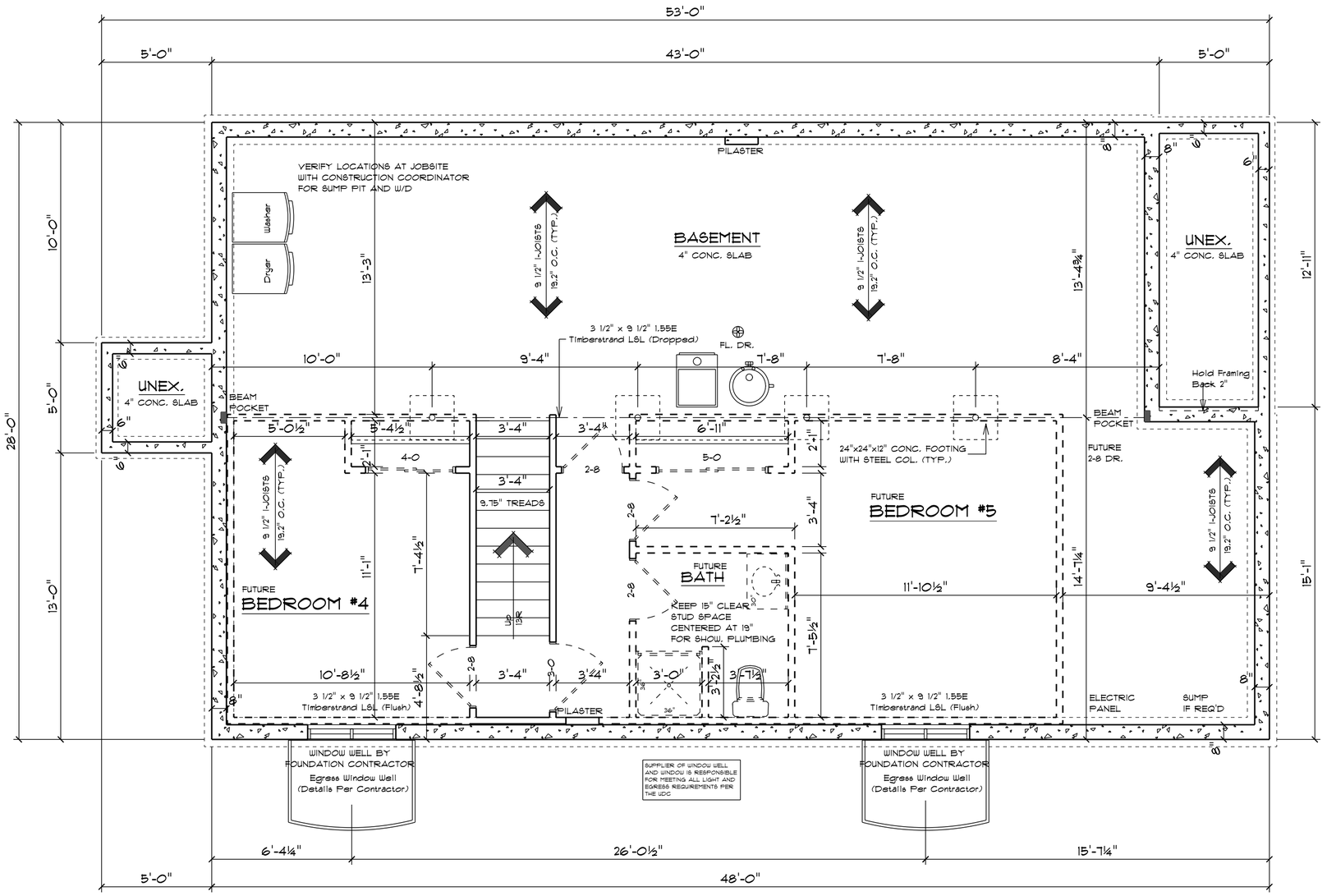
REVISIONS: 9/12/17 2/27/26 AV; 9/18/17

PLAN NO.: 17-422-R

OFFICE:
PHONE (920) 496-5080
FAX (920) 494-9570
1990 LARSEN ROAD
P.O. BOX 10007
GREEN BAY, WI 54307

COMPONENTS:
PHONE (920) 496-5094
FAX (920) 498-1219
1745 MORAINE TERRACE
GREEN BAY, WI 54303

Wisconsin BUILDING SUPPLY



NOTE:

EXTERIOR DIMENSIONS ARE SHOWN TO REFLECT HOUSE FRAMING WALLS HELD OUT 1/2" FOR EXTERIOR WALL SHEATHING TO FLUSH OUT WITH 1" FOUNDATION FOAM. IF FOUNDATION FOAM IS TO BE OTHER THAN 1", FRAMING DIMENSIONS ARE TO BE FIELD ADJUSTED AND MAINTAIN ALL CODE COMPLIANCE ACCORDINGLY.

NOTE:

BUILDER RESPONSIBLE TO TRANSFER POINT LOADS FROM ABOVE THROUGH THE FLOOR SYSTEM, AND OTHER WALLS WITH SOLID BLOCKING DOWN TO FOUNDATION WALLS BELOW

FOUNDATION PLAN

8'-0" FOUNDATION WALL HGT.
481 SQ. FT. (FUTURE)

NOTES:

1) FOUNDATION WALLS:
   HOUSE: 8" POURED CONCRETE WALLS 8'-0" HIGH
   GARAGE / PORCH: 6" POURED CONCRETE WALLS 4'-0" HIGH
2) THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE FOUNDATION BY THE CONTRACTOR:
   BASEMENT WINDOWS — FLOOR DRAINS
   ELECTRIC SERVICES — WATER HEATER
   SUMP PIT & PUMP — FURNACE
3) BUILDER TO PROVIDE HEADERS AT BASEMENT WINDOWS IF NOT NOTED ON THE FOUNDATION PLAN
4) POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE
5) STEEL COLUMNS TO SUPPORT 12,000 LBS. UNLESS OTHERWISE NOTED
6) ASSUMED SOIL BEARING CAPACITY IS 3,000 PSF. FOOTING SIZES MUST BE ADJUSTED FOR VARYING SOIL CONDITIONS
7) FOUNDATION WALLS ARE ASSUMED TO BE UNREINFORCED 3,000 PSI CONCRETE. WALLS ARE DESIGNED PER UDC TABLE 21.18-B BASED ON THE HEIGHT OF UNBALANCED FILL. PROPER REINFORCEMENT (DESIGNED BY OTHERS) MAY ALLOW FOR WALLS THAT ARE LESS THICK, BUT ANY DEVIATION FROM THE THICKNESSES SHOWN ON THE PLAN ARE THE RESPONSIBILITY OF THE FOUNDATION AND OR GENERAL CONTRACTOR.
8) ALL LUMBER IN PERMANENT CONTACT WITH CONCRETE MUST BE PRESSURE-TREATED LUMBER AS PER UDC 21.10.

IMPORTANT NOTE:

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CUSTOM DESIGNED FOR: Greater Green Bay Habitat For Humanity

JOB NAME: 1322 South Chestnut

DRAWN BY: Michael Herald — SQ. FT.: 481 Sq. Ft. (Future)

DATE: August 29, 2017 — SCALE: 1/4" = 1'-0"

REVISIONS:	
9/12/17	2/27/26 AV
9/18/17	

PLAN NO.: 17-422-R

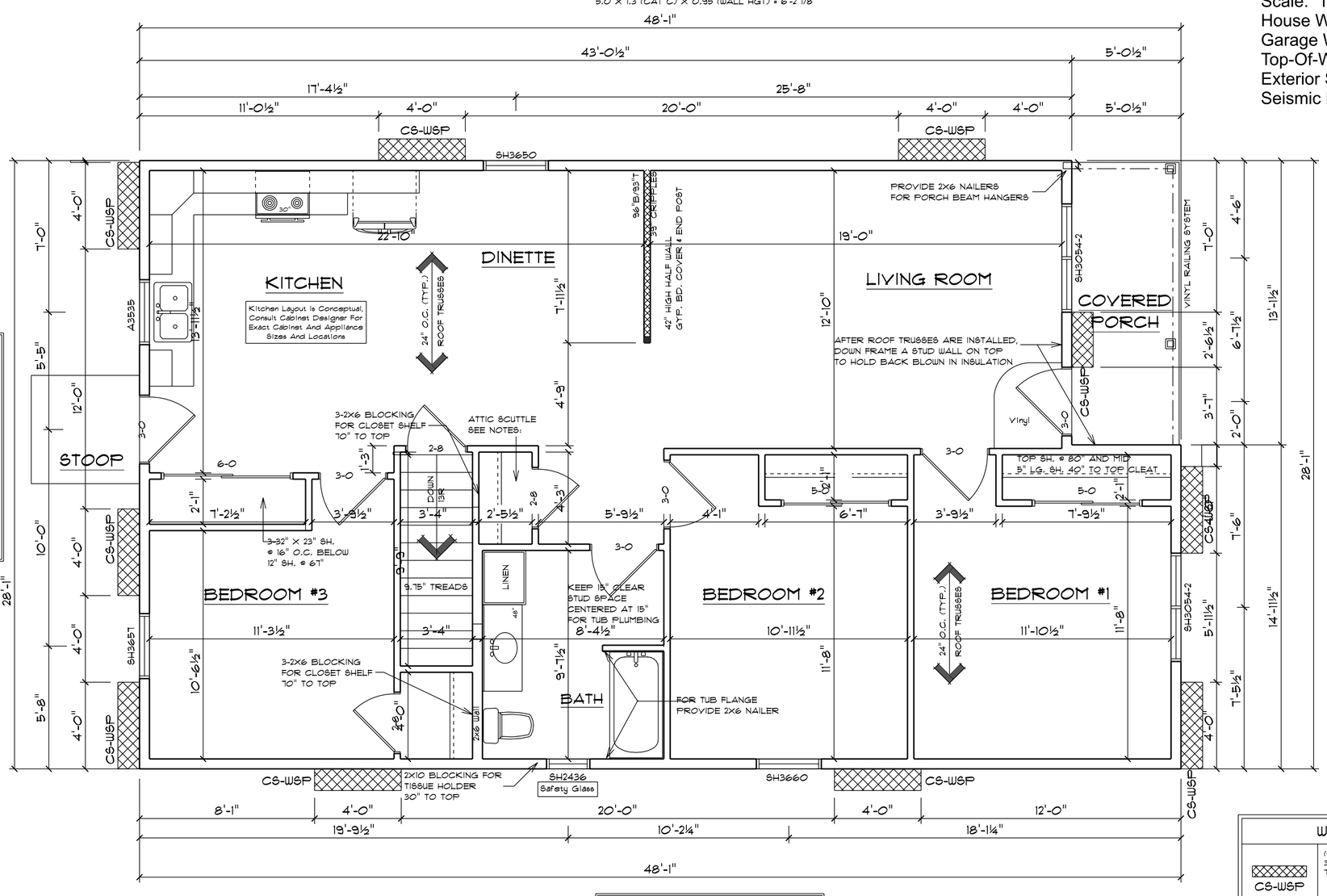
OFFICE:
PHONE (920) 496-5080
FAX (920) 494-9510
1930 LARSEN ROAD
P.O. BOX 10007
GREEN BAY, WI 54307

COMPONENTS:
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FAX (920) 498-1219
1145 MORAINE TERRACE
GREEN BAY, WI 54303

Wisconsin BUILDING SUPPLY

WALL BRACING LAYOUT PLAN

Scale: 1/4" = 1'-0"
House Wall Ht.: 8'-1 1/8"
Garage Wall Ht.: N/A
Top-Of-Wall-To-Ridge Ht.: 6'-10 1/4"
Exterior Stud Spacing: 16" O.C.
Seismic Design: B



NOTE:
THIS FLOOR PLAN TO BE USED FOR WALL BRACING PURPOSES ONLY

TOTAL ADJACENT SIDE LENGTH: 28'-1"
BRACING METHOD: CONTINUOUSLY SHEATHED
EXPOSURE CATEGORY: C
TOTAL PANEL LENGTH REQUIRED: 6'-2 1/8"
TOTAL PANEL LENGTH PROVIDED: 8'-0"
5.0 X 1.3 (CAT C) X 0.95 (WALL HGT) = 6'-2 1/8"

WALL BRACING MATERIAL LEGEND

CS-WSP	(CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL) 3/8" THICK SHEATHING FOR MAX. 16" o.c. STUD SPACING 7/16" THICK SHEATHING FOR MAX. 24" o.c. STUD SPACING FASTEN WITH 6d COMMON NAIL OR 8d BOX NAIL (2 3/8" LONG x 0.113" DIA.) OR 7/16"or 1/2" - CROWN 16 GAGE STAPLES, 1 1/4" LONG MAXIMUM FASTENER SPACING: 6" EDGES, 12" FIELD (NAILS) / 3" EDGES, 6" FIELD (STAPLES)

TABLE 321.25-H a,b
MINIMUM WIDTHS OF CS-WSP BRACED WALL PANELS

MAXIMUM OPENING HEIGHT ADJACENT TO BRACED WALL PANEL	MINIMUM LENGTH OF FULL-HEIGHT BRACED WALL PANEL (INCHES)			
	8' TALL WALL	9' TALL WALL	10' TALL WALL	12' TALL WALL
5' - 4"	24	27	30	36
6' - 8"	32	30	30	36
7' - 2" (7' Gar. Dr.)	38	35	33	36
8' - 0"	48	41	38	36
8' - 2" (8' Gar. Dr.)	-	43	39	37
9' - 0"	-	54	46	41
10' - 0"	-	-	60	48
12' - 0"	-	-	-	72

a. SHEATHING SHALL EXTEND FROM TOP OF THE TOP PLATE TO THE BOTTOM PLATE AND MAY BE MULTIPLE SHEETS. ALL JOINTS SHALL BE BLOCKED.
b. INTERPOLATION IS PERMITTED

GENERAL NOTES:

WALL BRACING, SPS 321.25 (8)

<> CIRCUMSCRIBED RECTANGLES
<>EACH FLOOR PLAN LEVEL SHALL BE CIRCUMSCRIBED WITH ONE OR MORE RECTANGLES AROUND THE ENTIRE FLOOR PLAN AT THE FLOOR LEVEL UNDER CONSIDERATION. WHEN MULTIPLE RECTANGLES ARE USED, EACH SIDE SHALL BE BRACED AS THOUGH IT WERE A SEPARATE BUILDING AND THE BRACING AMOUNT ADDED TOGETHER ALONG THE COMMON WALL WHERE ADJACENT RECTANGLES OVERLAP OR ABUT.
<>EACH RECTANGLE SHALL HAVE A MAXIMUM RECTANGLE LENGTH-TO-WIDTH RATIO OF 3:1.

<> BRACED WALL PANEL (BWP) LOCATIONS: WITHIN 12'-6" FROM EACH SIDE AND 21'-0" PANEL EDGE TO PANEL EDGE (SEE FIGURE 321.25-C)
<>ALL EDGES OF PANEL-TYPE BRACING, EXCEPT HORIZONTAL JOINTS IN GB BRACING, SHALL BE ATTACHED TO FRAMING OR BLOCKING.
<>THE INTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE SHEATHED WITH MINIMUM 1/2" GYPSUM WALLBOARD UNLESS OTHERWISE PERMITTED TO BE EXCLUDED BY THIS SUBSECTION. (THIS REQUIREMENT IS EXCLUDED IN PORTAL FRAME METHOD)
<>BRACING WITH CS-WSP SHALL HAVE SHEATHING INSTALLED ON ALL SHEATHABLE SURFACES ABOVE, BELOW, AND BETWEEN WALL OPENINGS.
<>EACH BRACED WALL PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN TEN PERCENT OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FORTHS OF THE PANEL.

<> BLOCKING AND BRIDGING: 21.18 BRIDGING USED AT PARALLEL BOX SILL AND FLOOR JOIST. BRIDGING (@ 32" O.C.) IS THE SAME DEPTH AS THE JOIST.
<> WHERE JOISTS ARE PERPENDICULAR TO BWL'S ABOVE OR BELOW, BLOCKING SHALL BE PROVIDED BETWEEN THE JOISTS AT BWP LOCATIONS TO PERMIT FASTENING OF WALL PLATES WITH 16d NAILS @ 16" O.C.
<> WHERE JOISTS ARE PARALLEL TO BWL'S ABOVE OR BELOW, A RIM JOIST OR OTHER PARALLEL FRAMING MEMBER SHALL BE PROVIDED AT THE BWP TO PERMIT FASTENING OF WALL PLATES WITH 16d NAILS @ 16" O.C.

IMPORTANT NOTE:

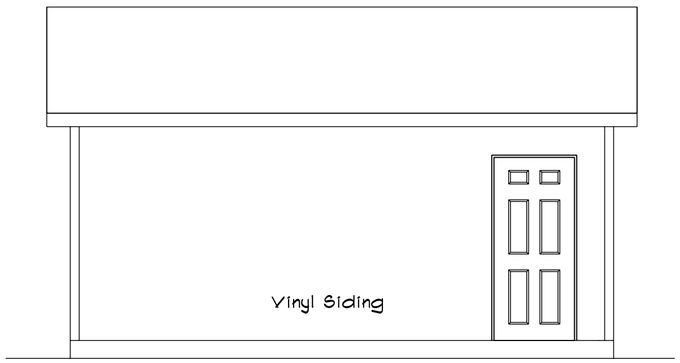
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CUSTOM DESIGNED FOR: Greater Green Bay Habitat For Humanity
JOB NAME: 1322 South Chestnut
DRAWN BY: Michael Herald
DATE: August 29, 2017
REVISIONS: 9/12/17; 2/27/26 AV
SQ. FT.: 1285 Sq. Ft.
SCALE: 1/4" = 1'-0"
PLAN NO.: 17-422-R

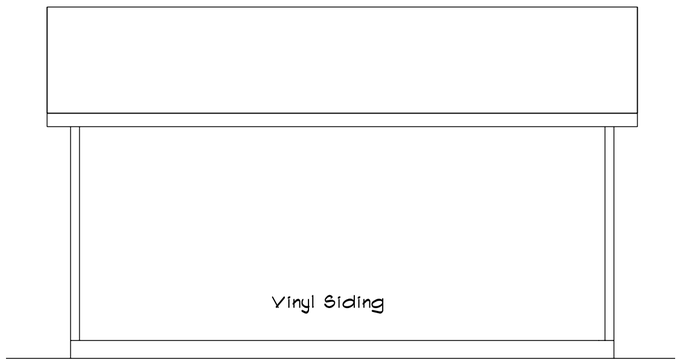
OFFICE:
PHONE (920) 496-5080
FAX (920) 494-9570
1990 LARSEN ROAD
P.O. BOX 10001
GREEN BAY, WI 54307

COMPONENTS:
PHONE (920) 496-5094
FAX (920) 498-1219
1745 MORAINE TERRACE
GREEN BAY, WI 54303

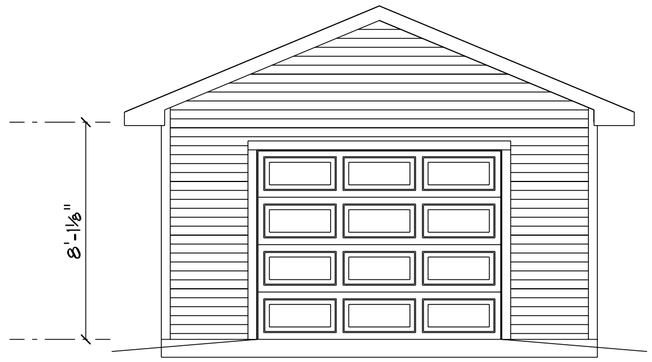
Wisconsin BUILDING SUPPLY



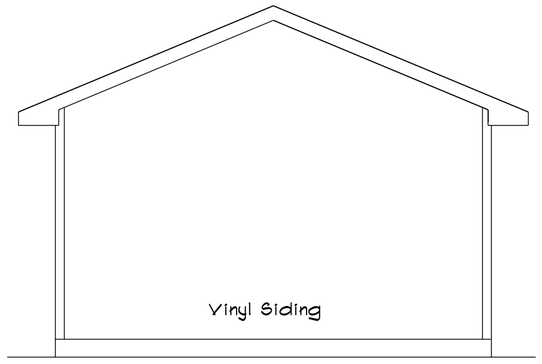
LEFT PLAN
SCALE: 1/4"=1'-0"



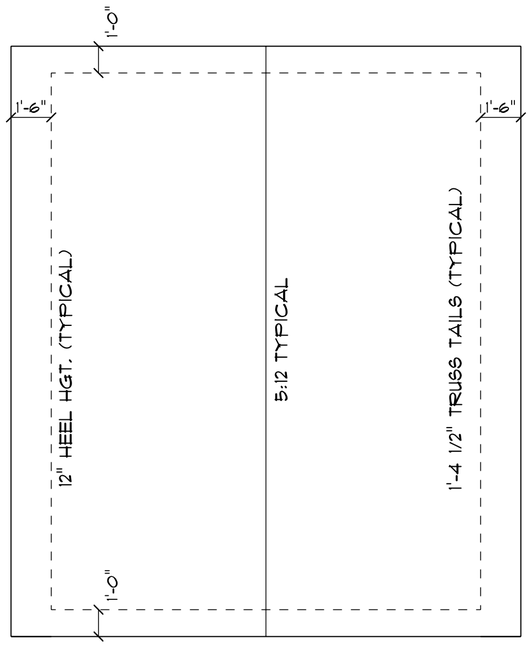
RIGHT PLAN
SCALE: 1/4"=1'-0"



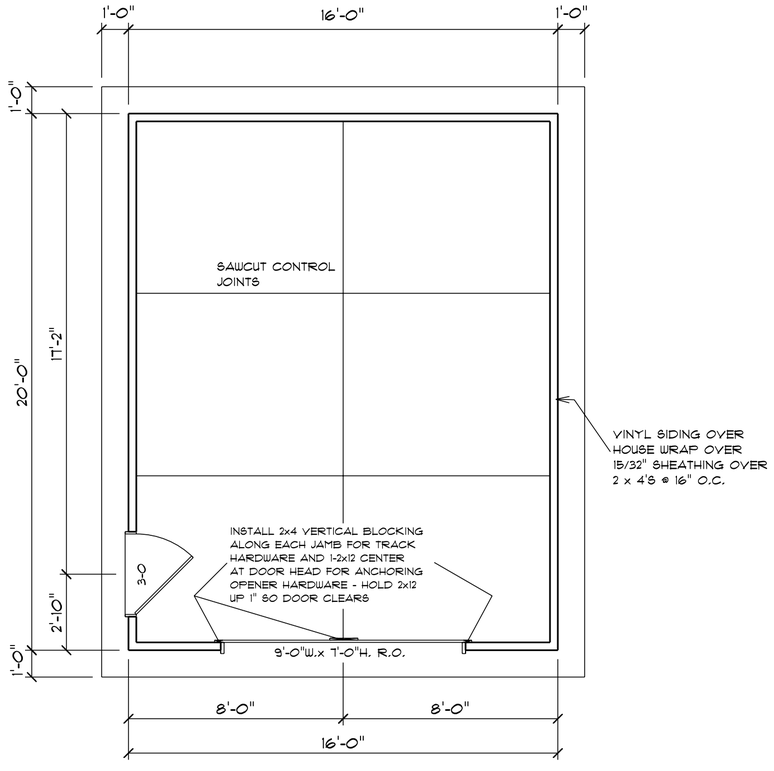
FRONT PLAN
SCALE: 1/4"=1'-0"



REAR PLAN
SCALE: 1/4"=1'-0"



ROOF PLAN
SCALE: 1/4"=1'-0"



FLOOR PLAN
SCALE: 1/4"=1'-0"

NOTE:

THIS CONSTRUCTION PLAN CURRENTLY DOESN'T NOTATE PROPER WALL BRACING REQUIREMENTS. PLEASE CONTACT LOCAL BUILDING OFFICAL TO VERIFY IF BRACING IS REQUIRED FOR GARAGE PLAN PRIOR TO APPLYING FOR PERMITS TO INITIATE THE START OF THE WALL BRACING PLAN/CALCULATIONS

IMPORTANT NOTE:

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GREATER GREEN BAY HABITAT FOR HUMANITY

CUSTOM DESIGNED FOR:

JOB NAME: 1322 South Chestnut

DRAWN BY: Michael Herald

DATE: October 26, 2017

REVISIONS: 2/27/26 AV
(15-371-R)

SQ. FT.: N/A

SCALE: As Noted

PLAN NO.: 17-422-R

OFFICE:
PHONE (920) 496-5080
FAX (920) 494-9510
1930 LARSEN ROAD
P.O. BOX 10007
GREEN BAY, WI 54307

COMPONENTS:
PHONE (920) 496-5094
FAX (920) 498-1219
1745 MORAINE TERRACE
GREEN BAY, WI 54303

Wisconsin BUILDING SUPPLY

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 5, 2026	Ronda Bitney

AGENDA ITEM # Q.2

To accept the land donation of parcel 18-754-A, Emmet St, from Diane Derks to the City of Green Bay for the purposes of future development.

BACKGROUND

Diane Derks reached out to the Real Estate Specialist, Ronda Bitney to express her interest in donating a parcel of land to the City of Green Bay due to the properties location and lack of utilities. The land is currently unusable for their purpose and the parcel would create a larger site for future development possibilities.

RECOMMENDATION

To accept the land donation of parcel 18-754-A, Emmet St, from Diane Derks to the City of Green Bay

FISCAL IMPACT

2025 tax bill was $31.26.

ATTACHMENTS

1. Emmet GIS


Part of Brown County WI
LEGEND / 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 map legend (map key) is available at:
tinyurl.com/BrownDogLegend
Map printed
4/16/2026
N
W
E
S
1:1,200
1 inch = 100 feet*
1 inch = 0.0189 miles*
*original page size is 8.5" x 11"
Appropriate format depends on zoom level
This is a custom web map created by an online user of the GIS map services provided by the
Brown County Wisconsin Planning & Land Services Department
Brown County Planning & Land Services
(920) 448-6480
www.browncountywi.gov
3
GREEN BAY CITY OF
18-756-C
WEINSTEIN PROPERTIES LLC
80
60
JOSEPH A
DIANE M
DERKS
18-754-B
REDEVELOPMENT AUTHORITY FOR THE CITY OF GREEN BAY
NICHOLAS ADAM
NORDMAN
18-756-C-3
1978171
165,319 SF
PCL A
2CSM351
PIPE & TV CO LLC
HUS PROPERTIES LLC
BARBARA
BOOTZ ETAL
GABRIELA
MB RENTALS LLC
DENISE M
0
0.02
0.04
mi
Brown County Municipalities, Brown County, Brown County WI, Brown County Wisconsin

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 5, 2026	Thomas Walenski, Raymond Fuiten

AGENDA ITEM # Q.3

To approve the purchase of eighteen (18) complete package APX800 All Band Radios for the Fire Department for a total of $157,521.00.

BACKGROUND

Replacement radios for fire crews.
Model 2.5 VHF w/Hazloc (see attached quote #3486041) Item# QA01648AA.

RECOMMENDATION

Approval of the purchase of eighteen (18) radios for a total cost of $157,521.00. The radios are being purchased on the State of Wisconsin Contract #24752-WCA. The purchase is from Motorola Solutions with the pass-through to the local vendor Baycom.

FISCAL IMPACT

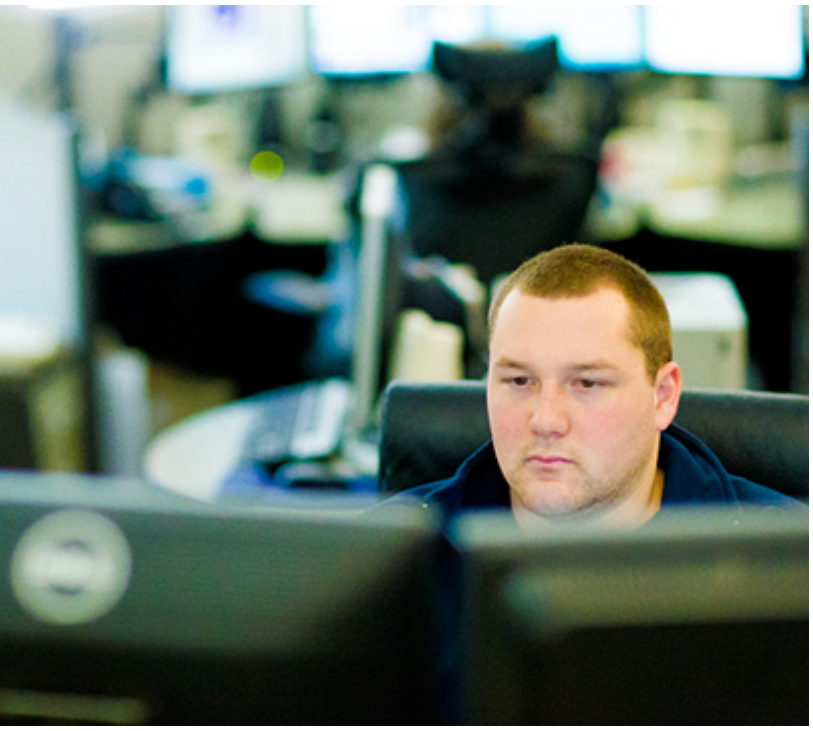
Funding will come out of 2026 Bonding Account #424400-55501-41277.

ATTACHMENTS

1. ES2026040602 Green Bay Fire MR APX8000

MOTOROLA SOLUTIONS







GREEN BAY, CITY OF

Green Bay, City Of; (18) APX8000 VHF & 7/800 w/HazLoc

02/03/2026

The design, technical, pricing, and other information ("Information") furnished with this submission is confidential proprietary information of Motorola Solutions, Inc. or the Motorola Solutions entity providing this quote ("Motorola") and is submitted with the restriction that it is to be used for evaluation purposes only. To the fullest extent allowed by applicable law, the Information is not to be disclosed publicly or in any manner to anyone other than those required to evaluate the Information without the express written permission of Motorola.
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MOTOROLA SOLUTIONS

QUOTE-3486041

02/03/2026

GREEN BAY, CITY OF
1820 MILLS ST
Green Bay, WI 54302

RE: Motorola Quote for Green Bay, City Of; (18) APX8000 VHF & 7/800 w/HazLoc

Dear Robert Jones,

Motorola Solutions is pleased to present GREEN BAY, CITY OF with this quote for quality communications equipment and services. The development of this quote provided us the opportunity to evaluate your requirements and propose a solution to best fulfill your communications needs.

This information is provided to assist you in your evaluation process. Our goal is to provide GREEN BAY, CITY OF with the best products and services available in the communications industry. Please direct any questions to Eric Schroeder at eschroeder@baycominc.com.

We thank you for the opportunity to provide you with premier communications and look forward to your review and feedback regarding this quote.

Sincerely,

Eric Schroeder

Motorola Solutions Manufacturer's Representative

Billing Address:
GREEN BAY, CITY OF
1820 MILLS ST
Green Bay, WI 54302
US

Quote Date:02/03/2026
Expiration Date:06/05/2026
Quote Created By:
Eric Schroeder
eschroeder@baycominc.com

End Customer:
GREEN BAY, CITY OF
Robert Jones
Robert.jones@greenbaywi.gov
920-391-3651

Contract: 24752 - WCA
Payment Terms:30 NET

Radio programming if needed will be invoiced separately by Baycom.

Line #	Item Number	Description	Qty	Contract Price
	APX™ 8000 Series	APX8000		
1	H91TGD9PW6AN	PORTABLE RADIO APX 8000 ALL BAND MODEL 2.5	18	$6,004.98
1a	H869BW	SOFTWARE LICENSE ENH: MULTIKEY	18	$283.24
1b	QA01648AA	ADD: HW KEY SUPPLEMENTAL DATA	18	$4.69
1c	Q806CB	ADD: ASTRO DIGITAL CAI OPERATION	18	$443.11
1d	Q361AN	ADD: P25 9600 BAUD TRUNKING	18	$257.69
1e	QA05594AA	ALT: BATT IMPRES 2 LIION DIV2 3400	18	$117.28
1f	QA05509AA	DEL: DELETE UHF BAND	18	-$584.00
1g	QA05100AA	EHN: STD 1 YR WARRANTY APPLIES	18	$0.00
1h	H38BS	ADD: SMARTZONE OPERATION	18	$1,289.18
1i	QA09113AB	ADD: BASELINE RELEASE SW	18	$0.00
1j	Q629AH	SOFTWARE LICENSE ENH: AES ENCRYPTION AND ADP	18	$408.80
2	PMNN4504A	PORTABLE RADIO BATTERY IMPRES 2 LI-ION UL2054 DIV2 R IP68 3400T	18	$179.00
3	PMMN4136B	XVP830 REMOTE SPEAKER MICROPHONE, NO CHANNEL KNOB	18	$379.60

Grand Total $157,521.00(USD)

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the ""Underlying Agreement"") that authorizes Customer to purchase equipment and/or services or license software (collectively ""Products""). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Notes:

- This quote contains items with approved price exceptions applied against them.
- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the ""Underlying Agreement"") that authorizes Customer to purchase equipment and/or services or license software (collectively ""Products""). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.

Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Parametric Data
1b	QA01648AA	ASKHOMID = 04A7

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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

MOTOROLA SOLUTIONS

Purchase Order Checklist NA OM

Marked as PO/ Contract/ Notice to Proceed on Company Letterhead **(PO will not be processed without this)**
PO Number/ Contract Number
PO Date
Vendor = Motorola Solutions, Inc.
Payment (Billing) Terms/ State Contract Number
Bill-To Name on PO must be equal to the *Legal* Bill-To Name
Bill-To Address
Ship-To Address (If we are shipping to a MR location, it must be documented on PO)
Ultimate Address (If the Ship-To address is the MR location then the Ultimate Destination address must be documented on PO)
PO Amount must be equal to or greater than Order Total
Non-Editable Format (Word/ Excel templates cannot be accepted)
Tax Exemption Status
Signatures (As required)

NOTE: When an email order is submitted a confirmation is sent from Motorola AutoNotify referencing a **case number**.
Once checklist is complete, order still must go through **Order Validation/Credit Approval**

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 5, 2026	Thomas Walenski, Raymond Fuiten

AGENDA ITEM # Q.4

To approve the purchase and install of four (4) emergency notification sirens for the City of Green Bay Fire Department for a total of $126,695.81.

BACKGROUND

Sirens are on a replacement schedule for end of life. Typically, replace two (2) a year. The sirens borrowed for 2025, were not replaced, so we are recommending replacing four (4) this year. Replacements will function with the existing notification system.

RECOMMENDATION

Approval of the Purchase and Install four (4) 2001-130 Electromechanical Rotating Siren 130 DB© 800hz includes Controller and Antenna and Install for compliance with the required notification codes. This request includes two segments:

Equipment: $74,155.81 Purchase (Federal Signal) on the GSA Cooperative TIPS # 220105

Install: $52,540.00 (Emergency Communications Systems) Sole Source, System Incumbent – installed to Federal Signal Installation Specifications

Total Request: $126,695.81

FISCAL IMPACT

Funding will come out of the 2025-2026 bonding account# 424400-55501-41248.

ATTACHMENTS

1. TIPS Green Bay Siren Quote SYSQ18969-01
2. Green Bay Siren Installation Estimate #6379
3. Sole Source Fire Siren Replacement 4-28-2026

FEDERAL SIGNAL
Safety and Security Systems
Protecting people and our planet
US : 2645 Federal Signal Drive, University Park, Illinois 60484 | Tel +1 708 534 4756

Quotation

Number : **SYSQ18969-01**
Date : **04/17/2026**
Expiration Date : **06/30/2026**
Quoted

Company:
Green Bay WI
100 N Jefferson Street
Green Bay, WI 54301
USA

To:
Raymond Fuiten
920-448-3280
Raymond.Fuiten@greenbaywi.gov

Your Sales Rep:
Bill Van Dyn Hoven
Federal Signal Manufacturer's
Phone 920-423-3311
bill@siren-service.com

Prepared By:
Glenn Wayman
Application Engineering Manager
Phone 708-587-3195
gwayman@fedsig.com

Notes:
-All prices US Dollars
-Freight Included
-Refer to TIPS Contract 220105

-Site 3 44.49875, -87.99781
-Site 11 44.51219, -88.05807
-Site 12 44.52706, -88.01436
-Site 8 44.48805, -87.93896

Project Ref:

TIPS Contract 220105

Terms	Ship Via	FOB
NET 30 With Account Approval	Freight Included	Origin

Line	Qty	Part Number	Description	Unit List	Unit Price	Ext. Price
TIPS Contrct 220105 City of Green Bay						
1	4	2001-130	Electro Mechanical Rotating Siren	$12,589.88	$10,071.90	$40,287.60
2	4	DCFCTBD	120VAC, Two Way DC Controler, No Radio	$8,896.50	$7,117.20	$28,468.80
3	4	OMNI-BUH-35	Omni Antenna 420-869MHZ UHF with 35ft Cable	$562.50	$450.00	$1,800.00
4	4	AMB-P	Pole Mount Antenna Bracket	$186.75	$149.40	$597.60
5	1	FREIGHT Z1	Freight Zone1-US Ground Only	$3,752.26	$3,001.81	$3,001.81

Lead Time:
Estimated 12 weeks

SubTotal	**$74,155.81**
Tax	
Total USD	**$74,155.81**
Recurring Totals	**$0.00**

This quotation is expressly subject to acceptance by Buyer of all terms stated on this and Federal Signal's terms of sale (available on request). Any exception to or modifications of such terms shall not be binding on Seller unless expressly accepted in writing by an authorized agent or office of Seller. Any order submitted to Seller on the basis set forth above, in whole or in part, shall constitute an acceptance by Buyer of Federal Signal's terms. Any such order shall be subject to acceptance by Seller in its discretion. Prices Subject To Change - Prices Based Upon Total Purchase - All Delivery, Training Or Consulting Services To Be Billed At Published Rates For Each Activity Involved. We Shall Not Be Liable For Any Loss Of Profits, Business, Goodwill, Data, Interruption Of Business, Nor For Incidental Or Consequential Merchantability Or Fitness Of Purpose, Damages Related To This Agreement.

Quote Approved By: _____

Closing Notes:

Taxes

Prices do not include taxes. Buyer shall pay Seller, in addition to the price of the goods, any applicable excise, sales, use or other tax (however designated) imposed upon the sale, production, delivery or use of the Goods or Services ordered to the extent required or not forbidden by law to be collected by Seller from Buyer, whether or not so collected at the time of the sale, unless valid exemption certificates acceptable to the taxing authorities are furnished to Seller before the date of invoice.

Cancellation Schedule - Material:

-Percentages shown are of total order value with weeks representing number of weeks from receipt of official order:

10% after 2 weeks.
20% after 4 weeks.
40% after 6 weeks.
80% after 8 weeks.

Cancellation Schedule - Services:

-If any cancellation of scheduled service visit occurs, Federal Signal reserves the right to impose cancellation charges as follows:

-Cancellation of visit within 7 days of mobilization - 50% of agreed upon labor and incurred expenses plus handling fee.

-Cancellation of visit within 2 days of mobilization - 100% of agreed upon labor and incurred expenses plus handling fee.

Delivery Schedule:

-From receipt of official purchase order, delivery is based upon the agreed upon schedule. Production does not commence until receipt of approved drawings to Code B(approved with comments)

Warranty/Guarantee:

Please see Federal Signal Limited Warranty Terms and Conditions document (attached)

Storage Charges:

-0.5% storage charge per month on total amount of invoice applies if product is not pickup/shipped within two weeks after signed FAT.

Quote Approved By: _____ Date: _____

This quotation is expressly subject to acceptance by Buyer of all terms stated on this and Federal Signal's terms of sale (available on request). Any exception to or modifications of such terms shall not be binding on Seller unless expressly accepted in writing by an authorized agent or office of Seller. Any order submitted to Seller on the basis set forth above, in whole or in part, shall constitute an acceptance by Buyer of Federal Signal's terms. Any such order shall be subject to acceptance by Seller in its discretion. Prices Subject To Change - Prices Based Upon Total Purchase - All Delivery, Training Or Consulting Services To Be Billed At Published Rates For Each Activity Involved. We Shall Not Be Liable For Any Loss Of Profits, Business, Goodwill, Data, Interruption Of Business, Nor For Incidental Or Consequential Merchantability Or Fitness Of Purpose, Damages Related To This Agreement.

LIMITED WARRANTY POLICY

Effective January 19, 2026

Federal Signal Corporation ("Federal Signal"), subject to the terms, conditions and exceptions contained herein, warrants each NEW product to be free from defects in material and workmanship, under normal and proper use, care, maintenance and required service only. Start of Warranty, Warranty periods and exceptions to the foregoing Limited Warranty are contained on the Schedule of Products included in this document and are subject to change at the sole discretion of Federal Signal.

SPECIFIC EXCLUSIONS AND EXCEPTIONS

This Limited Warranty does NOT apply nor is it extended to products that are not manufactured by Federal Signal. These products may be covered by a separate limited warranty provided by the particular manufacturer, and all claims and questions regarding the same are to be directed to the particular manufacturer. Goods sourced by Seller from a third party for resale to Buyer shall carry only the warranty extended by the original manufacturer.

Domes, lenses, lamps, and batteries installed on Federal Signal products are specifically excluded. Repair or replacement of any product(s) or part(s) under this warranty does NOT extend the term of this warranty, and such product(s) or part(s) shall remain covered by the unexpired portion of the warranty period or for ninety (90) days from the date of return to Federal Signal, whichever is later. This limited warranty applies ONLY to the initial or first installation of the product. This limited warranty shall not apply to products (1) that have been subjected to neglect, abuse, misuse, improper installation, inadequate maintenance, or damage due to improper use of cleaning or cleaning materials or chemicals, or non-compliance with Federal Signal's storage, installation, operation, maintenance or environmental requirements; (2) that have undergone any modification or repair not previously authorized by Federal Signal in writing, or service, repair or modification by or from any facility other than an authorized Federal Signal service center or technician, or that use non-authorized software or spare or replacement parts; or (3) that fail due to reasonable and normal use or wear and tear, or materials made, furnished, or specified by the Buyer or end user.

During the specific warranty periods set forth below, Federal Signal will, at its sole option, repair or replace the product(s) or particular part(s) that are found to be defective in either material or workmanship or, in its sole discretion, refund the purchase price for such product(s) or part(s), which are returned or delivered, transport or shipping prepaid by the Buyer or end user, to either Federal Signal or its designated and authorized warranty service center. This limited warranty does not cover travel expenses, the cost of specialized equipment for gaining access to the product(s) or part(s), or labor charges for removal and re-installation of the product.

No person or affiliated company representative is authorized to alter the terms of this warranty, to give any other warranties, to extend the term or duration of this warranty, or to assume any other liability on behalf of Federal Signal in connection with the sale, servicing, or repair of any product manufactured by the Federal Signal.

Federal Signal reserves the right to make design changes and improvements in its products without imposing any obligation upon itself to change or improve previously manufactured products.

The use in the product of any part other than parts approved by Federal Signal may invalidate this warranty. Federal Signal reserves the right to determine, in its sole discretion, if the use of non-approved parts invalidates this warranty.

THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND REGARDLESS OF ANY FAILURE OF ESSENTIAL PURPOSE. ALL OTHER WARRANTIES OF WHATSOEVER KIND AND NATURE, WHETHER EXISTING IN CONTRACT OR AT LAW, ARE HEREBY AND FOREVER DISCLAIMED. UNDER NO CIRCUMSTANCES WILL FEDERAL SIGNAL BE LIABLE OR RESPONSIBLE FOR SPECIAL, COMPENSATORY, INCIDENTAL, CONSEQUENTIAL OR PUNITIVE DAMAGES, LOST PROFITS, LOST SALES, OR LOSS OF USE OR LOSS OF BUSINESS OPPORTUNITY BY OR THROUGH THE USE OF THE PRODUCT. FEDERAL SIGNAL'S SOLE AND MAXIMUM LIABILITY WITH RESPECT TO THE PRODUCT, OTHER THAN ITS OBLIGATIONS SET FORTH ABOVE, SHALL BE THE TOTAL PURCHASE PRICE PAID FOR THE PRODUCT.

FEDERAL SIGNAL

LIMITED WARRANTY — SCHEDULE OF PRODUCTS

Federal Signal Corporation – Public Safety Systems Division (Police, Fire/EMS, Work Truck)

	Warranty Period for Parts replacement from the date of manufacture stamped on the product	Warranty period for Factory Labor from the date of delivery to the first user-purchaser
STANDARD WARRANTY COVERAGE		
AUDIBLE		
Speakers	2 years	1 year
Pathway™	5 years	5 years
Pathfinder®	5 years	5 years
LED PRODUCTS		
All LED (Light Emitting Diode) products unless otherwise noted	5 years	5 years
MicroPulse® LED lights (shipped prior to January 1, 2021)	3 years	3 years
MicroPulse® LED lights (shipped on or after January 1, 2021)	5 years	5 years
416300 Series (shipped prior to January 1, 2021)	3 years	3 years
416300 Series (shipped on or after January 1, 2021)	5 years	5 years
MB1 LED Message Board	3 years	3 years
Commander® Series Flex	3 years	3 years
4200S-A Perimeter Light	3 years	3 years
4200S/8200S SignalMaster™	3 years	3 years
SignalTech® Lights	3 years	3 years
ICON™ Series	3 years	3 years
Renegade LED	3 years	3 years
Firebolt LED Class 3	3 years	3 years
OTHER PRODUCTS		
Littlite® Map lights	5-year warranty on LED components Limited lifetime warranty on mechanical components	5-year warranty on LED components Limited lifetime warranty on mechanical components
Reverse Camera Systems	2 years	2 years
Stinger Spike Systems	5 years	5 years
DFC Series Push Bumper	3 years	3 years
FSLink® Programmer	1 year	1 year
Atkinson Dynamics® Intercoms	2 years	1 year
Switch Boxes SW200, SW300, SW400SS	3 years	3 years
Mounting Bar	3 years	3 years
Littlite Platform Series	3 years	3 years
Convergence Network Controllers & Relay Modules	3 years	3 years
FSDirect™ Control Module	5 years	5 years
Backup Alarms	3 years	3 years
Mounts, brackets, all other products not specifically listed below	3 years	3 years

NOTE: Domes, lenses, lamps, and batteries are NOT covered under warranty.

FEDERAL SIGNAL

LIMITED WARRANTY — SCHEDULE OF PRODUCTS

Federal Signal Corporation – Systems Division	
PRODUCT*	**WARRANTY PERIOD FOR PARTS REPLACEMENT AND FACTORY PERFORMANCE LABOR****
MECHANICAL SIRENS	
Mechanical Sirens	5 years parts and labor from date of delivery, return to factory for service
ELECTRONIC SIRENS	
MOD Series	2 years parts and labor from date of delivery, return to factory for service
DSA Series	
CONTROLLERS	
SS2000+	2 years parts and labor from date of delivery, return to factory for service
FC Series	
DC Series	
UltraVoice Series	
SPEAKERS	
Informers	1 year parts and labor from date of delivery, return to factory for service
IP Speakers	
100 W Speakers	
ECHO INTERCOMS	
ECHO Intercoms	5 years parts and labor from date of delivery, return to factory for service
OEM PRODUCTS	
PC Equipment	Federal Signal utilizes the original manufacturer's warranty
Field Devices	
Batteries	
UPS Systems	
PABX Systems	
Base Stations	
Solar Equipment	
PAGA	
PAGA	18 months from shipment or 12 months from commissioning system field acceptance whichever is sooner covering parts and labor, return to factory for service
SOFTWARE	
Commander®	For more information, click here to refer to the Commander End User License Agreement.
CommanderOne®	For more information, click here to refer to the CommanderOne End User License Agreement.

Federal Signal offers extended warranties and software maintenance agreements – contact Federal Signal for further information.
*Onsite services not included
** Domes, lenses, lamps and batteries installed on Federal Signal products are specifically excluded
When Federal Signal has provided a turnkey installation including optimization and/or commissioning services, Federal Signal will provide onsite warranty service during the first 60-days after completion of the installation.

FEDERAL SIGNAL

LIMITED WARRANTY — SCHEDULE OF PRODUCTS

Federal Signal Corporation – Signaling Division	
PRODUCT TYPE	**WARRANTY PERIOD FOR PARTS REPAIR OR REPLACEMENT**
VISUAL SIGNALS	
Battery Powered Lights	5 years parts and labor from date of delivery. Return to factory for service.
Incandescent Beacons	
LED Beacons	
Panel Mount Lights	
Status Indicators/Stack Lights	
Strobe Beacons	
AUDIBLE DEVICES	
Bells	5 years parts and labor from date of delivery. Return to factory for service.
Horns	
Intercoms (excludes Atkinson Dynamics®)	
Sirens (Model A, L, eSiren)	
Sounders	
Speakers	
MISCELLANEOUS	
Amplifiers	5 years parts and labor from date of delivery. Return to factory for service.
Audible/Visual Combination Signals	
Audible and Visual Accessories	
AudioMaster Products	
Audio Routers	
Extension Ringers	
Fire Alarms	
Initiating Devices	
Mounts and Brackets	
Power Supplies	
SelecTone® Tone Modules, Connector Kits, Controllers and Command Units	
ATKINSON® DYNAMICS	
Intercoms	2 years parts and labor from date of delivery. Return to factory for service.
Speakers	

FEDERAL SIGNAL

TERMS AND CONDITIONS OF SALE (Goods and Services)

Effective 2-20-2026

1. DEFINITIONS. In these Terms and Conditions of Sale, "Seller" means Federal Signal Corporation, including any division or subsidiary of Federal Signal Corporation; "Buyer" means the person or entity that placed the order or on whose behalf the order is placed; "Goods" means the goods identified in Seller's acknowledgment of Buyer's order; "Services" means the services identified in Seller's acknowledgment of Buyer's order; "Contract" means the written agreement (which shall include these Terms and Conditions) between Buyer and Seller for the supply of the Goods and/or provision of Services; and "Contract Price" means the price payable to Seller by Buyer for the Goods and/or Services.

2. ORDERS; CONTRACT. All orders must be in writing. Buyer understands and agrees that any order, upon Acceptance by Seller, shall be subject to these Terms and Conditions of Sale. Seller objects to and shall not be bound by any additional or different terms, whether printed or otherwise, in Buyer's order or in any other communication from Buyer to Seller, or any trade usage or course of dealing between Buyer and Seller, unless expressly agreed to in writing by Seller in Seller's acknowledgment of Buyer's order. If the details of the Goods or Services described in Seller's quotation differ from those set out in Seller's acknowledgment, the latter shall apply. Seller reserves the right to make minor modifications and/or improvements to the Goods before delivery provided that the performance of the Goods is not adversely affected and that neither the Contract Price nor the delivery date is affected.

3. EFFECTIVE DATE; CANCELLATION. The Contract shall become effective only upon the date of acceptance of Buyer's order by Seller's written acknowledgment or upon Seller's commencement of performance, whichever is first ("Acceptance"). Buyer may not cancel or change an order after Acceptance by Seller without the written consent of Seller. Notwithstanding the forgoing, Seller may, in its sole discretion, agree to a written request from Buyer for cancellation of an open order under the following conditions: Buyer shall be subject to cancellation charges equal to the greater of (i) 110% of the cost of work completed and/or custom materials purchased at the time the request is delivered, or (ii) a percentage of the canceled portion of the Contract calculated as follows:

10% - if cancelled more than 2 weeks from the Effective Date;
20% - if cancelled more than 4 weeks from the Effective Date;
40% - if cancelled more than 6 weeks from the Effective Date;
80% - if cancelled more than 8 weeks from the Effective Date.

Cancellation Schedule - Services:
If services are cancelled within 1 week of the scheduled mobilization date; 110% of unrecoverable out-of-pocket costs + 50% of scheduled services will be charged.
If services are cancelled within 2 days of the scheduled mobilization date; 110% of unrecoverable out-of-pocket costs + 100% of scheduled services will be charged.

Notwithstanding anything to the contrary herein, any service and/or commissioning line items that remain open and unperformed for a period of twenty-four (24) months or more from the Effective Date or Issuance of Buyer's Order, whichever is first shall be deemed automatically cancelled without further notice or action by either party. Upon such automatic cancellation, Buyer shall remain liable for all costs and charges incurred by Seller up to the date of cancellation, including but not limited to unrecoverable out-of-pocket costs, work completed, and custom materials purchased.

4. PRICE AND PAYMENT TERMS. Unless previously withdrawn, Seller's quotation is open for acceptance within the period stated therein or, when no period is so stated, within thirty days after its date of issuance to Buyer. Prices are subject to increase by Seller based on Seller's prices in effect at the time of shipment in all instances where the specified shipment date is more than 30 days from the date of the order from Buyer. Unless otherwise specified in the Contract or Seller's applicable price list, prices are FOB Seller's point of shipment, and the terms of payment are NET 30 days from the date of invoice. Amounts not paid when due shall bear interest for each day after the due date calculated at the annual rate of 18% or the highest rate permitted by law, whichever is less. Freight, packing and handling will be charged at Seller's standard rates, which are available upon request by Buyer. If the Contract is for more than one unit of Goods, the Goods may be shipped in a single lot or in several lots at the discretion of Seller. In such event, each such shipment shall be paid separately and Buyer shall be responsible for all transportation charges. Seller may require full or partial payment or payment guarantee in advance of shipment whenever, in its opinion, the financial condition of Buyer so warrants. Payment by credit card may be subject to a service charge. If Buyer requires Seller to submit invoices through an electronic portal or other third-party invoicing platform, Buyer shall pay Seller a fee of $150.00 per order.

5. TITLE; RISK OF LOSS. Title to, ownership of, and risk of loss or damage to the Goods shall pass to the Buyer, and Buyer shall be responsible for insurance of the Goods, upon delivery of the Goods to the carrier. Alternatively, if it is expressly stated in the Contract that Seller is to procure insurance for the Goods after delivery to the carrier, such insurance will be charged at the carrier's standard rates. "FOB" and any other delivery term used in the Contract shall be defined in accordance with the latest version of Incoterms. Buyer shall have sole responsibility for processing and collection of any claim of loss against the carrier.

6. TAXES. Prices do not include taxes. Buyer shall pay Seller, in addition to the price of the goods, any applicable excise, sales, use or other tax (however designated) imposed upon the sale, production, delivery or use of the Goods or Services ordered to the extent required or not forbidden by law to be collected by Seller from Buyer, whether or not so collected at the time of the sale, unless valid exemption certificates acceptable to the taxing authorities are furnished to Seller before the date of invoice.

7. DELIVERY; FORCE MAJEURE. Unless otherwise stated in Seller's quotation, all periods stated for delivery or completion run from the Effective Date and are to be treated as estimates only and are not guaranteed. If Seller is delayed in or prevented from performing any of its obligations under the Contract due to the acts or omissions of Buyer or its agents, the delivery/completion period and the Contract Price shall both be adjusted as necessary. If delivery is delayed due to any act or omission of Buyer, or if having been notified that the Goods are ready for shipment, Buyer fails to take delivery or provide adequate shipping instructions, Seller shall be entitled to place the Goods into storage at Buyer's expense. Upon placing the Goods into storage, delivery shall be deemed to be complete, risk in the Goods shall pass to Buyer and Buyer shall pay Seller accordingly. The Contract (other than Buyer's obligation to pay all sums due to Seller in accordance with the Contract) shall be suspended, without liability, in the event and to the extent that its performance is prevented or delayed due to any circumstance beyond the reasonable control of the party affected, including but not limited to: Act of God, war, armed conflict or terrorist attack, riot, fire, explosion, accident, flood, disease, health epidemic or pandemic, sabotage; governmental decisions or actions (including but not limited to prohibition of exports or re-exports or the failure to grant or the revocation of applicable export licenses), or labor trouble, strike, lockout or injunction. Seller shall have no obligation to deliver any hardware, software, services or technology unless and until it has received any necessary licenses or authorizations or has qualified for general licenses or license exceptions under applicable import, export control and sanctions laws, regulations, orders and requirements, as they may be amended from time to time (including without limitation those of the United States, the European Union and the jurisdiction in which Seller is established or from which the items are supplied). If for any reason any such licenses, authorizations or approvals are denied or revoked, or if there is a change in any such applicable laws, regulations, orders or requirements that would prohibit Seller from fulfilling the Contract, or would in the reasonable judgment of Seller otherwise expose Seller to a risk of liability under applicable laws, regulations, orders or requirements, Seller shall be relieved without liability of all obligations under the Contract.

   If either party is delayed or prevented from performance of its obligations by reason of this clause for more than 180 consecutive calendar days, either party may terminate the then unperformed portion of the Contract by notice in writing given to the other party, without liability provided that Buyer shall be obliged to pay the reasonable cost and expense of any work in progress and to pay for all Goods delivered and Services performed as at the date of termination. Seller may deliver by installments, and each delivery shall constitute a separate Contract. Failure by Seller to deliver any one or more of the installments in accordance with their terms shall not entitle Buyer to terminate the whole Contract or treat it as repudiated.

8. INSPECTION. Buyer shall inspect the goods immediately upon the receipt thereof. All claims for shortfalls in quantity or for incorrect delivery or for any alleged defect in Seller's performance under this Contract, capable of discovery upon reasonable inspection, must be fully set forth in writing and received by Seller within five days of Buyer's receipt of the Goods. Failure to make any such claim within said period shall constitute a waiver of such claim and an irrevocable acceptance of the Goods by Buyer.

9. DEDUCTIONS AND RETURNS. Buyer must contact the factory before returning any merchandise. Goods in new, unused and undamaged condition that are resalable as new products without modification or repackaging may be returned to Seller for credit only upon the Seller's prior written consent (such consent to be in the sole discretion of Seller) and upon terms specified by Seller, including prevailing restocking, freight, and handling charges. A Return Material Authorization (RMA) must be obtained before returning merchandise for credit. All returns are subject to inspection of merchandise and any defects in the units will be charged back to the Buyer at the cost of parts and labor. Credit deductions will not be honored unless covered by an RMA. Buyer assumes all risk of loss for such returned goods until actual receipt thereof by Seller. Agents of Seller are not authorized to accept returned goods or to grant allowances or adjustments with respect to Buyer's account.

10. LIMITED WARRANTY.
NOTICE: IF ANY GOODS, INCLUDING ANY COMPONENT PART OF ANY GOODS, OR SERVICES SOLD BY SELLER ARE ACCOMPANIED BY A SEPARATE MANUFACTURER'S WARRANTY COVERING SUCH GOODS OR SERVICES, THE TERMS OF SUCH WARRANTY, INCLUDING ALL LIMITATIONS OF SUCH WARRANTY, SHALL GOVERN THOSE GOODS OR SERVICES, AND ANY WARRANTY OF SELLER OTHERWISE APPLICABLE TO SUCH GOODS OR SERVICES SHALL NOT APPLY.

A. Goods. Subject to the foregoing, Seller's limited warranty for any new Goods which are the subject of any Seller's acknowledgment of Buyer's order may be found at www.fedsig.com/SSG-Warranty, or maybe obtained by writing to Federal Signal Corporation, 2645 Federal Signal Drive, University Park, IL 60484; by email to info@federalsignal.com; or by calling 708/534-3400.

B. Services Seller warrants that Services provided by Seller will be performed with all reasonable skill, care and diligence and in accordance with standard industry practice. Seller will correct defects in Services provided by Seller and reported to Seller within ninety days after completion of such Services. Services corrected in accordance with this Section shall be subject to the foregoing warranty for an additional ninety days from the date of completion of correction of such Services.

11. REMEDIES AND LIMITATIONS OF LIABILITY. The remedies contained the preceding paragraph constitute the sole recourse against Seller for breach of any of Seller's obligations under the Contract, whether of warranty or otherwise. In no event shall Seller be liable for consequential damages nor shall Seller's liability on any claim for any direct, incidental, consequential or special damages arising out of or connected with the Contract or the manufacture, sale, delivery or use of the Goods or Services exceed the purchase price of the Goods or Services. The term "consequential damages" shall include, but not be limited to, loss of anticipated profits, business interruption, loss of use, revenue, reputation and data, costs incurred, including without limitation, for capital, fuel, power and loss or damage to property or equipment. It is expressly understood that any technical advice furnished by Seller with respect to the use of the Goods is given without charge, and Seller assumes no obligation or liability for the advice given, or results obtained, all such advice being given and accepted at Buyer's risk.

12. LIMITED INDEMNITY AGAINST INFRINGEMENT. Seller shall, at its own expense, defend any litigation resulting from sale of the Goods to the extent that such litigation alleges that the Goods or any part thereof infringes any United States patent, copyright, or trademark, provided that such claim does not arise from the use of the Goods in combination with equipment or devices not made by Seller or from modification of the Goods, and further provided that Buyer notifies Seller immediately upon its obtaining notice of such impending claim and cooperates fully with Seller in preparing a defense. If Buyer provides to Seller the authority, assistance, and information Seller needs to defend or settle such claim, Seller shall pay any final award of damages in such suit and any expense Buyer incurs at Seller's written request, but Seller shall not be liable for a settlement made without its prior written consent. If the Goods are held to be infringing and the use thereof is enjoined, Seller shall, at its option, either (i) procure for the Buyer the right to use the Goods, (ii) replace the Goods with others which do not constitute infringement, or (iii) remove the infringing Goods and refund the payment(s) made therefor by Buyer. The foregoing states the Buyer's sole remedy for, and Seller's entire liability and responsibility for, infringement of any patent, trademark, or copyright relating to the Goods provided hereunder. THIS LIMITED INDEMNITY IS IN LIEU OF ANY OTHER STATUTORY OR IMPLIED WARRANTY AGAINST INFRINGEMENT.

13. INTELLECTUAL PROPERTY RIGHTS. All drawings, data, designs, tooling, equipment, procedures, engineering changes, inventions, trade secrets, copyrights, mask works, source code, object code, patents, patent applications, know-how, computer and/or product software and all parts thereof, trademarks and all other information, technical or otherwise which was developed, made or supplied by or for Seller in the production of any Goods or Services sold hereunder will be and remain the sole property of Seller (or its licensors, if any). Buyer agrees not to reverse engineer any Goods purchased hereunder.

14. EXPORT REGULATIONS. Buyer agrees to comply fully with all laws and regulations concerning the export of goods from the United States, including, but not limited to Export Administration Rules ("EAR"), regulations of the Office of Foreign Asset Control ("OFAC"), International Traffic in Arms Regulations ("ITAR"), as well as Denial Order and Entry lists under EAR and Specially Designated Nationals and Blocked Persons list under OFAC regulations.

15. INSTALLATION. In those circumstances where Seller has agreed to install Goods for Buyer, the following provisions shall control:

A. Responsibility. Installation shall be by Buyer unless otherwise specifically agreed to in writing by Seller.

B. Receiving Product and Staging Location. Buyer is responsible to receive, store and protect all Goods intended for installation purposes, including, but not exclusively, siren equipment, poles, batteries, and installation materials. Materials received in cardboard containers must be protected from all forms of precipitation. Additionally, Buyer is to provide a staging area of an appropriate size for installation contractors to work from and to store equipment overnight.

C. Installation Methods & Materials. Installation is based on methods and specifications intended to meet applicable safety and installation codes and regulations. Design changes required by Buyer may result in additional charges.

D. Radio Frequency Interference. Seller is not responsible for RF transmission and reception affected by system interference beyond its control.

E. Installation Site Approval. Buyer must provide signed documentation to Seller, such as the "WARNING SITE SURVEY FORM" or a document with the equivalent information, that Seller is authorized to commence installation at the site designated by Buyer before Seller will commence installation. Once installation has started at an approved site, Buyer is responsible for all additional costs incurred by Seller for redeployment of resources if the work is stopped by Buyer or its agents, property owners, or as the result of any governmental authority or court order, or if it is determined that installation is not possible at the intended location, or the site is changed for any reason by the Buyer.

F. AC Power Hookup. Buyer is responsible to coordinate and pay for all costs to bring proper AC power to the electrical service disconnect installed adjacent to the controller cabinet, unless these services are quoted by Seller.

G. Permits & Easements. Seller will obtain and pay for electrical and right-of-way work permits as necessary for installations. Buyer is responsible for obtaining and payment of all other required easements, permits, or other fees required for installation, unless specifically quoted.

H. Soil Conditions Clause. In the event of poor site conditions including, but not limited to rock, cave-ins, high water levels, or inability of soil to provide stable installation to meet specifications, Seller will direct installation contractors to attempt pole installation for a maximum of 2 hours. Buyer approval will be sought when pole installation exceeds 2 hours and abandoned if Seller cannot obtain approval in a timely manner.

I. Contaminated Sites. Seller is not responsible for cleanup and restoration of any installation sites or installer equipment where contaminated soil is encountered. Seller will not knowingly approve installation at any site containing contaminates. Buyer must inform Seller when known or suspected soil contaminates exist at any intended installation site.

J. Site Cleanup. Basic installation site cleanup includes installation debris removal, general site cleanup, and general leveling of affected soil within 30' of the pole. Additional site restoration quotes are available.

K. Waste Disposal. Buyer is responsible for providing disposal of all packing materials including shipping skids and containers.

L. Work Hours. All installation quotes are based on the ability to work outdoors during daylight hours and indoors from 7 AM to 7 PM Monday through Saturday. Work restrictions or limitations imposed by Buyer or its agents may result in additional charges being assessed to Buyer for services.

M. Project Reporting. Installation & Service Progress Reports will be provided on a regular basis, normally every week during active installation, unless pre-arranged otherwise by mutual agreement.

N. Safety Requirements & Compliance. Seller requires that all subcontractors and their employees follow applicable laws and regulations pertaining to all work performed, equipment utilized and personal protective gear common to electrical and construction site work performed in the installation of Seller equipment. Additional safety compliance requirements by Buyer may result in additional charges assessed to Buyer for the time and expenses required to comply with the additional requirements.

16. ASSIGNMENT AND SUBCONTRACTING. Seller may assign its rights and obligations by giving Buyer written notice thereof but without being obligated to obtain Buyer's consent prior thereto. In the event of an assignment, Seller shall be discharged of any liability pursuant to those purchase orders which have been assigned or delegated. Customer may not assign its rights nor delegate its obligations under any or all of its purchase orders unless Seller's written consent is obtained prior thereto and any such assignment or delegation without such consent shall be void.

17. DEFAULT, INSOLVENCY AND CANCELLATION. Seller shall be entitled, without prejudice to any other rights it may have, to cancel the Contract immediately, in whole or in part, by notice in writing to Buyer, if (a) Buyer is in default of any of its obligations under the Contract and fails, within 20 (twenty) days of the date of Seller's notification in writing of the existence of the default, either to rectify such default if it is reasonably capable of being rectified within such period or, if the default is not reasonably capable of being rectified within such period, to take and diligently continue action to remedy the default or (b) on the occurrence of an Insolvency Event in relation to Buyer. "Insolvency Event" in relation to Buyer means any of the following: (i) a meeting of creditors of Buyer being held or an arrangement or composition with or for the benefit of its creditors being proposed by or in relation to Buyer; (ii) a receiver, administrator or similar person taking possession of or being appointed over or any distress, execution or other process being levied or enforced (and not being discharged within seven days) on the whole or a material part of the assets of Buyer; (iii) Buyer ceasing to carry on business or being unable to pay its debts; (iv) Buyer or its equity holders or the holder of a qualifying floating charge giving notice of their intention to appoint, or making an application to the court for the appointment of, an administrator; (v) a petition being presented (and not being discharged within 30 days) or a resolution being passed or an order being made for the administration or the winding-up, bankruptcy or dissolution of Buyer; or (vi) the happening in relation to Buyer of an event analogous to any of the above in any jurisdiction in which it is incorporated or resident or in which it carries on business or has assets. Seller shall be entitled to recover from Buyer or Buyer's representative all costs and damages incurred by Seller as a result of such default or cancellation, including all costs of collection and a reasonable allowance for overheads and profit (including but not limited to loss of prospective profits and overheads).

18. SEVERABILITY. If any term, clause or provision contained in the sales contract is declared or held invalid by a court of competent jurisdiction, such declaration or holding shall not affect the validity of any other term, clause or provision herein contained.

19. NO WAIVER. No waiver by either party with respect to any breach or default or of any right or remedy and no course of dealing or performance, shall be deemed to constitute a continuing waiver of any other breach or default or of any other right or remedy, unless such waiver be expressed in writing and signed by the party to be bound.

20. NOTICES. All notices and claims in connection with the Contract must be in writing.

21. INTEGRATION. These terms and conditions supersede all other communications, negotiations and prior oral or written statements regarding the subject matter of these terms and conditions.

22. GOVERNING LAW AND LIMITATIONS. The formation and performance of the sales contract shall be governed by the laws of the State of Illinois. Venue for any proceeding initiated as the result of any dispute between the parties that arises under this Agreement shall be either the state or federal courts in Cook or DuPage County, Illinois. Whenever a term defined by the Uniform Commercial Code as adopted in Illinois is used in these standard terms, the definition contained in said Uniform Commercial Code is to control. Any action by the Buyer for breach of the sales contract or any covenant or warranty contained herein must be commenced within one year after the cause of action accrued.

23. U.N. CONVENTION. Pursuant to Article 6 of the United Nations Convention on Contracts for the International Sale of Goods (the "UN Convention"), the Parties agree that the UN Convention shall not apply to this Agreement.

Emergency Communication Systems
1750 Hamilton Court
Little Chute, WI 54140
(920) 585-4001
Bill@Siren-Service.com
www.emergencycommunicationsystems-ecs.com

Estimate

ADDRESS
Green Bay
Metro Fire Department
501 S. Washington Street
Green Bay,
Green Bay, WI 54301

ESTIMATE 6379
DATE 02/23/2026

DESCRIPTION	QTY	RATE	AMOUNT
Install (1) Federal Signal Siren per Federal Signal installation specifications at site approved by the city - Furnish and install (1) 50 foot wooden class 2 pole - Furnish and install 4 batteries as recommended by Federal Signal battery specifications - Furnish and install electrical accessories for 120 vAC operation of sirens - Coordinate diggers hotline at siren sites - Program, Test and Optimize System City/Village/Township is responsible for electrical utility cost (if any) for connecting the utility power or commercial power to the electrical disconnect installed by ECS at the pole, unless otherwise negotiated. The following rock clause will apply: In the event that rock or any other obstructions are encountered while digging, work at the site will be discontinued until the City/Village/Township can offer an alternate site that will not require unexpected expenses to Emergency Communication Systems such as the cost of rock removal. Adverse Site Conditions: including rock, caving soil conditions, contaminated soil, poor site access availability, and other circumstances which result in more than 2 hours to install a pole, will result in a $340.00 per hour fee, plus equipment. Trenching is additional. Power Clause: bringing power to the equipment is the responsibility of the purchaser. Permit Clause: any special permits, licenses or fees will be additional.	4	9,975.00	39,900.00
Kenwood 800hz radio -Includes programing and testing	4	1,895.00	7,580.00
100 Amp Overhead Service with disconnect and meter socket If there is any permits or fees required that will be additional City/Village is responsible for electrical utility cost (if any) for connecting the utility power or commercial power to the electrical disconnect installed by ECS at the pole, unless otherwise negotiated.	4	1,265.00	5,060.00

SUBTOTAL	52,540.00
TAX	0.00
TOTAL	**$52,540.00**

Accepted By

Accepted Date

City of Green Bay, Wisconsin
REQUEST FOR APPROVAL OF "NO SUBSTITUTE" PURCHASE SPECIFICATION

TO : Purchasing Division/Administrative Services **DATE**: 4/21/26

FROM: Department/Division FIRE **REQUISITION #**

List "No Substitute" Item(s) here: Green Bay Siren Installation – 4 sirens

Select One:

- [x] 1) One Time Purchase — Estimated Cost: $ 52,540.00
- [ ] 2) Annual Commodity purchase: — Estimated annual cost: $
- [ ] 3) Item may be purchased again: — Indicate term: — Estimated Annual Cost: $

Example: 1 year, indefinite, etc. Long term requests will be reevaluated periodically)

We request approval of a "NO SUBSTITUTE" specification for the purchase of the subject item(s)
Check appropriate justification(s). Provide DETAILED explanation(s) below.

- [x] 1. Sole Source – The below signed has searched the market and verified that no comparable item is available.
- [ ] 2. Single Source – Although comparable items are available, THIS is the only brand/model that will work.
- [ ] 3. Item(s) is (are) only acceptable replacement part(s) known for_____(Identify)
- [ ] 4. Continuity of design is overriding consideration (ex: playground equipment or street furniture)
- [ ] 5. Safety:
- [ ] 6. Other:

*Explanations shall contain sufficient information and justification for the items to be considered and approved as "NO SUBSTITUTE" items. Failure to do so will result in the request being denied and returned to the originator.

*Recommending Department Head will be available to defend said recommendation to the appropriate City Committee and/or Common Council.

PLEASE EXPLAIN YOUR REASONS FOR THIS REQUEST (additional info may be attached on a separate sheet):

Vendor has tribal knowledge of current system and understands the current design and replacement schedule and needs. New Sirens will be tied to current system and function as the emergency siren notification system.

Approvals:

Requestor: _____ Date: 4/21/2026

Department Head: Raymond Fuiten _____ Date: _____

Purchasing Manager: Thomas Walenski Date: 4/21/2026

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # Q.5

To approve the resolution authorizing a budget amendment to transfer from the Parking Operating fund to the Parking Capital fund for $600,000.

BACKGROUND

The north elevator at Cherry Street Ramp has failed, and the equipment is no longer supported by the manufacturer. The elevator cab and associated equipment must be replaced.

The transfer is being requested due to available funding as of 12/31/25 in the Parking Operating fund balance. The transfer will be used to fund the replacement of the elevator and the Parking Division Operating Fund balance after will be at a similar level to where it was at the beginning of 2025.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. Budget 2026 amendment Resolution - Parking fund balance transfer

RESOLUTION AUTHORIZING
BUDGET AMENDMENT

May 5, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of February 28, 2026, the following 2026 amendment of funds is hereby authorized:

	ACCOUNT		AMOUNT
Increase:	202505 59940	Transfer Out – Capital Project fund	$600,000.00
Increase:	430505 49220	Transfer In – Capital reserve fund	$600,000.00

***This budget amendment is for 2026 unbudgeted fund balance transfer from Parking Division operating fund balance to Parking capital fund to cover the Cherry Street ramp elevator cab and associated equipment that needs to be replaced.*

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # Q.6

To accept three (3) police donations totaling $32,705 per city donation policy.

BACKGROUND

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

ATTACHMENTS

1. GBPD 25-26 Donations over $10000 4-23-26

GREEN BAY POLICE DEPARTMENT

April 23, 2026

To: Finance Committee

From: Chief Chris Davis

Re: GBPD 2025/2026 Donations over $10,000

Cc: Finance Department, File

The Green Bay Police Department received the following donations of $10,000 or more during calendar years 2025 and 2026:

2025

- $10,000 from the Green Bay Police Foundation (through the Greater Green Bay Community Foundation). Funding was earmarked for Officer Health and Wellness expenses. The funds were deposited into our Wellness account (Project 27329) and have been expended on internal GBPD Wellness program costs as recommended by our Mental Health Nurse Practitioner and Division Supervisor.

2026

- $12,705 from the Heim Estate (through the Greater Green Bay Community Foundation) for our K9 Program. The funds have been deposited into our K9 Donations account (Project 27245). The funds have not been expended and are not earmarked for a specific purchase.

- $10,000 from the Nass Estate for our K9 Program. The funds have been deposited into our K9 Donations account (Project 27245). The funds have not been expended and are not earmarked for a specific purchase.

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # Q.7

To approve the 2026 budget amendment resolution for unbudgeted overtime for special events.

BACKGROUND

Resolution for unbudgeted overtime.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. Combined Resolution for 4.28.26 Finance Meeting-REVISED

RESOLUTION AUTHORIZING
BUDGET AMENDMENT

May 5, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of April 28, 2026, the following 2026 amendment of funds is hereby authorized:

	ACCOUNT		AMOUNT
Increase:	101300 50501	Police-Overtime	$53,149.57
Increase:	101300 46223	Police Overtime Reimbursement	$53,149.57

***This budget amendment is for 2026 unbudgeted overtime for staffing at the FBI, US Marshal and Internet Crimes Against Children Task Forces, unbudgeted special events such as HS Lunch Neighborhood Security-GB Schools, NAMI backfill and OT, Cnesses Temple Security and the Chilly Chocolate Run.*

Increase:	101400 50501	Fire-Overtime	$6,049.95
Increase:	101400 46223	Fire Overtime Reimbursement	$6,049.95

***This budget amendment is for 2026 unbudgeted overtime for staffing at events such as the Youth Fire Setter Intervention Program, UWGB Basketball games and the Brown County Fire Investigation Task Force.*

Increase:	101400 50501	Fire-Overtime	$15,991.25
Increase:	101400 43611	Fire-State Overtime Reimbursement	$15,991.25

***This budget amendment is for 2026 unbudgeted state reimbursements of costs incurred for employees to attend USAR (Urban Search & Rescue) trainings.*

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 5, 2026	Matthew Buchanan, Staff

AGENDA ITEM # Q.8

To approve a 60-day planning option extension to Keller Inc. for approximately nine (9) acres of land located on Erie Road, Parcel 21-199.

BACKGROUND

In May 2024, the city purchased a 35.88-acre parcel of land (21-199) for the expansion of the Grandview Industrial Park. The property is located southeast of E. Mason Street and S. Erie Road. To support future development, the City approved a Planned Unit Development (PUD) in July 2024, permitting industrial and commercial land uses. The City has also started planning for future public infrastructure, including regional stormwater ponds, streets, and utilities.

In September 2025, the City approved a 180-day planning option request to Keller Inc. for approximately 9 acres of the 35.88-acre parcel. Keller's preliminary plan for the site includes a light industrial use that includes a building with 60,000 square feet of warehouse space and 10,000 square feet of office space. This project will support a local, Green Bay-based company, continuing to expand capacity and grow operations here locally.

Since approval of the planning option, Keller and their client have conducted due diligence, finalized plans, identified financing partners, and received approvals to proceed with a formal development agreement. Specific terms of the development agreement with City staff are still being drafted. A 60-day extension to the planning option has been requested to finalize development agreement terms.

RECOMMENDATION

To approve a 60-day planning option extension to Keller Inc. for 9 acres of the site located on Erie Road, parcel (21-199).

FISCAL IMPACT

ATTACHMENTS

1. Keller Concept Plans 20260422

SHEET INDEX

C1.0 CONCEPTUAL SITE PLAN
A1.0 OVERALL FLOOR PLAN
A1.1 ENLARGED FLOOR PLAN
A2.0 BUILDING ELEVATIONS
A3.0 BUILDING CROSS SECTION, WALL SECTIONS
A3.1 BUILDING SECTION
A3.2 BUILDING SECTIONS
A7.0 REFLECTED CEILING PLAN
S1.0 FOUNDATION PLAN

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	PROPOSED
SECOND FLOOR	----- S.F.
FIRST FLOOR	70,082 S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.
BASEMENT	----- S.F.
BUILDING AREA SUB-TOTALS	70,082 S.F.
MEZZANINES	----- S.F.
FIRE AREA TOTALS	70,082 S.F.

BUILDING CODE ANALYSIS

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
ASHRAE Standard 90.1-2013 or 2015 IECC
2015 IEBC (Level # Alteration)

OCCUPANCY
B, S-1
Accessory Use

Incidental Use

High-Piled Combustible Storage NO
Hazardous Materials NO
Multiple Control Areas NO

HEIGHT & AREA
Building Height: 29'-0" Maximum Allowed: 55'-0"
Number of Stories: 1 Maximum Allowed: --
Total Building Area: 70,082 S.F. Maximum Allowed: -,--- S.F.
Total Fire Area: -,--- S.F. Maximum Allowed: -,--- S.F.
Mixed/Separated Occupancies
Unlimited Area Building YES

CONSTRUCTION TYPE
Construction Classification IIB
Fire Separation Distance '-'

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type NFPA13
Fire Alarm System YES

MEANS OF EGRESS
Occupant Load --
Panic Hardware NO

STRUCTURAL DESIGN
Risk Category II
Design Loads
Roof Live Load 20 psf
Walk-on IMP Ceiling Live Load -- psf
Steel Framing
Collateral Load 5 psf
Wood Truss
Top Chord Dead Load --psf
Bottom Chord Load --psf
Mezzanine/Second Floor/Basemen
Live Load -- psf
Point Load (Partition) -- psf
Snow Load Criteria
Ground Snow Load (Pg) 60 psf
Exposure Factor (Ce) 1.0
Thermal Factor (Ct) 1.0
Wind Loads
Wind Load 105 MPH
Surface Roughness B
Exposure Category B
Earthquake Load Criteria
Soil Site Class --
Ss .06
S1 .041

PLUMBING SYSTEMS
Mens WC Required #
Womens WC Required #
Drinking Fountain Required #
Other Source YES/NO
Ambulatory Stall Required YES/NO

MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15PSI AND 10 HORSEPOWER

SITE INFORMATION

SITE CONTENT

Building Size	-,--- S.F.	--%
Hard Surface	-,--- S.F.	--%
Green Space	-,--- S.F.	--%
Parcel Size (Approx.)	-,--- S.F.	-.-- Acres
Parking Provided	-- Stalls	
Area of Disturbance	-,--- S.F.	

ZONING
Property Zoning --
Setbacks FY '-.-" SY '-.-" RY '-.-"
Hard Surface Setback '-.-"
Coverage Limit --%
Greenspace Requirement --%
Parking Required -- Stalls
Refuse Enclosure YES/NO
RTU SCREENING YES/NO



NORTH

CONCEPTUAL SITE PLAN

1" = 60'-0"

0' 30' 60' 120' 240'

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATE. AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION. EASEMENTS, STREAMS AND ROADS ARE APPROXIMATE IN NATURE. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED FOR:

P25028

GREEN BAY, WISCONSIN

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5755 / 1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 / 1-800-236-2534
FAX (262) 250-9740

WAUSAU
5905 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR: P25028 WISCONSIN 54311 GREEN BAY,

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

1	02.05.2026	ACM
2		
3		
4		
5		
6		

PROJECT MANAGER: G. FRAZER
DESIGNER: T. TISLAU
INTERIOR DESIGNER: ---
DRAWN BY: J.R.S.
EXPEDITOR: ---
SUPERVISOR: ---
PRELIMINARY NO: P25028
CONTRACT NO: ---
DATE: 11.07.2025
SHEET: C1.0

PRELIMINARY - NOT FOR CONSTRUCTION



P25028

GREEN BAY, WISCONSIN

Keller
Planners | Architects | Builders
Offices in the Fox Cities, Madison, Milwaukee and Wausau

CONCEPT ONLY

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 5, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # R.2

To approve hiring GRAEF for a total cost of $123,000 for architectural/engineering services related to the design of a new shelter/concession stand at Colburn Park.

BACKGROUND

The Parks Department is interested in constructing a new park shelter with concession stand at the Colburn Park ballfield complex off of Fisk Street. The existing park shelter and concession stand would be demolished to construct 1 new, consolidated building. We are looking to hire an architect/engineer to design the building/site plan and create the necessary bid documents.

The request for proposals were sent to eight companies. Only 4 companies submitted proposals.

GRAEF - $123,000
ISG. Inc. - $31,080
Gries Architectural Group, Inc. - $110,800
Damon Farber Landscape Architects - $153,531

The RFP solicited architectural and engineering services for the design and construction administration of a new concession and restroom building, playground, and associated site improvements at Colburn Park. The scope included demolition of existing facilities, development of conceptual and final designs, preparation of construction documents, permitting, and construction administration. The selected consultant was also responsible for site layout, grading, utilities, stormwater management, ADA-compliant access, and playground design and specifications.

Staff recommends awarding the RFP to GRAEF for a total cost of $123,000 based on their extensive knowledge of the site and the completeness of their proposal.

ISG Inc. was not considered, as they only provided a fee for Phase I of the project. Gries Architectural Group, Inc. did not fully address the project scope, focusing primarily on the building component and not the site or playground. While Damon Farber Landscape Architects submitted a strong and competitive proposal, their fee was higher than GRAEF's.

RECOMMENDATION

To approve.

FISCAL IMPACT

The City bonded $100,000 for these services in 2026. The Parks Department does have additional bond funding available that can be used to fund the difference. No additional funding will be needed in order to award this contract.

Additional funding will be needed to construct the building. There is currently additional funding for these construction expenses being requested in 2027 in our 5-year Capital Improvement Plan.

ATTACHMENTS

1. GRAEF_AE Services for Colburn Park Concessions Restroom and Playground Facility

GRAEF



ARCHITECTURAL & ENGINEERING SERVICES PROPOSAL FOR:

COLBURN PARK

NEW CONCESSION, RESTROOM & PLAYGROUND FACILITY

CITY OF GREEN BAY DEPARTMENT OF PARKS, RECREATION, AND FORESTRY

April 21, 2026

PRIMARY POINT-OF-CONTACT:
Jay Jensen
Project Manager
jay.jensen@graef-usa.com
920 / 405 3811

116 S. Adams Street, Suite 201
Green Bay, WI 54304
920 / 592 9440
www.graef-usa.com

April 21, 2026

Emma Browne, PE
Park Planner
City of Green Bay Department of Parks, Recreation and Forestry
100 N Jefferson Street
Green Bay, WI 54301

RE: Architectural & Engineering Services Proposal for Colburn Park | New Concession, Restroom & Playground Facility

Dear Ms. Browne:

GRAEF is pleased to submit a proposal to provide the City of Green Bay with professional services for the Colburn Park – New Concession, Restroom & Playground Facility project. We understand that experience with similar projects is a very important criterion in your selection process. We believe GRAEF's expertise in this area, as well as our familiarity with Green Bay from prior successful projects together, will provide you with a level of comfort and confidence that our partnership will lead to a successful project for the community. Quality parks and their amenities are at the heart of today's vibrant and livable communities, and the City of Green Bay is fortunate to have the variety and quality of parks and natural resources available, particularly at Colburn Park.

At GRAEF, we innovate during design and collaborate with you to deliver long-lasting projects using our strong technical expertise and experience. GRAEF is a multi-discipline, planning, design, and engineering firm dedicated to serving public and private clients throughout the United States. For over 60 years, our ability to excel has been driven by integrity, quality, and our commitment to customer service. Today, with nearly 300 employees in ten offices in the Midwest, Florida, and Turks and Caicos Islands, GRAEF offers our clients a full range of consulting services, including building, playground, and stormwater management design.

GRAEF's project management approach revolves around a strong, experienced project manager and supporting staff who establish a collaborative partnership with the internal project team and City of Green Bay representatives. Our goal is to deliver on time, and within a cost-effective budget, high quality products that provide solutions to achieve the project purpose and goals.

Some of the key project benefits that you will gain through the selection of GRAEF will include:

- **Local Team Expertise:** The project will be led and assisted by staff from our downtown Green Bay office, many of whom also worked on the conceptual pool project at Colburn Park about ten years ago. This GRAEF team has the best combination of creative problem solving and practical engineering experience for this park project.
- **Proven Similar Experience:** The GRAEF team has a proven record of delivering similar concession/restroom and playground projects throughout Wisconsin, including the completion of numerous local projects. Our solutions feature both custom-designed buildings and pre-engineered buildings, which were eventually determined by balancing the needs and priorities of the owner. We have the understanding and resources to develop a design that provides safe, unique, and cost-effective solutions for the project.
- **Client Familiarity:** We have assembled a project team that is not only experienced with similar parks projects but has worked on numerous City of Green Bay projects and is familiar with you and your expectations, adding a level of comfort and confidence to working with GRAEF.

GRAEF is excited to partner with the City of Green Bay to bring the next phase of improvements at Colburn Park to life. Having previously supported planning efforts at Colburn Park, our team understands both the opportunities and practical considerations that come with enhancing this community space. We see this project as more than a new concession, restroom and playground facility. It is an investment in creating a functional, durable, and welcoming destination for residents and families.

Sincerely,

Jay Jensen
Project Manager| Designer
jay.jensen@graef-usa.com
920 / 405 3811

Jeff Rosner, PE
Project Executive | Principal | Structural Engineer
jeff.rosner@graef-usa.com
920 / 405 3813

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SECTION 1

FIRM OVERVIEW & PROJECT EXPERIENCE

Since its inception in 1961, GRAEF has grown from a small individual partnership to a prominent, multi-disciplinary international firm. GRAEF has a team of over 300 employees spread across ten offices in the Midwest, Florida, and Turks and Caicos.

For 65 years, GRAEF's unwavering dedication to excellence has been fueled by core values such as integrity, quality, and a steadfast commitment to exceptional customer service. These principles form the bedrock of GRAEF's operations, ensuring that clients receive the highest level of satisfaction and a seamless experience.

GRAEF has remained at the forefront of the industry, consistently adapting to emerging trends and embracing advancements, and is proud to be a reliable partner for clients seeking top-tier design services and unmatched expertise.

OUR CORE PURPOSE

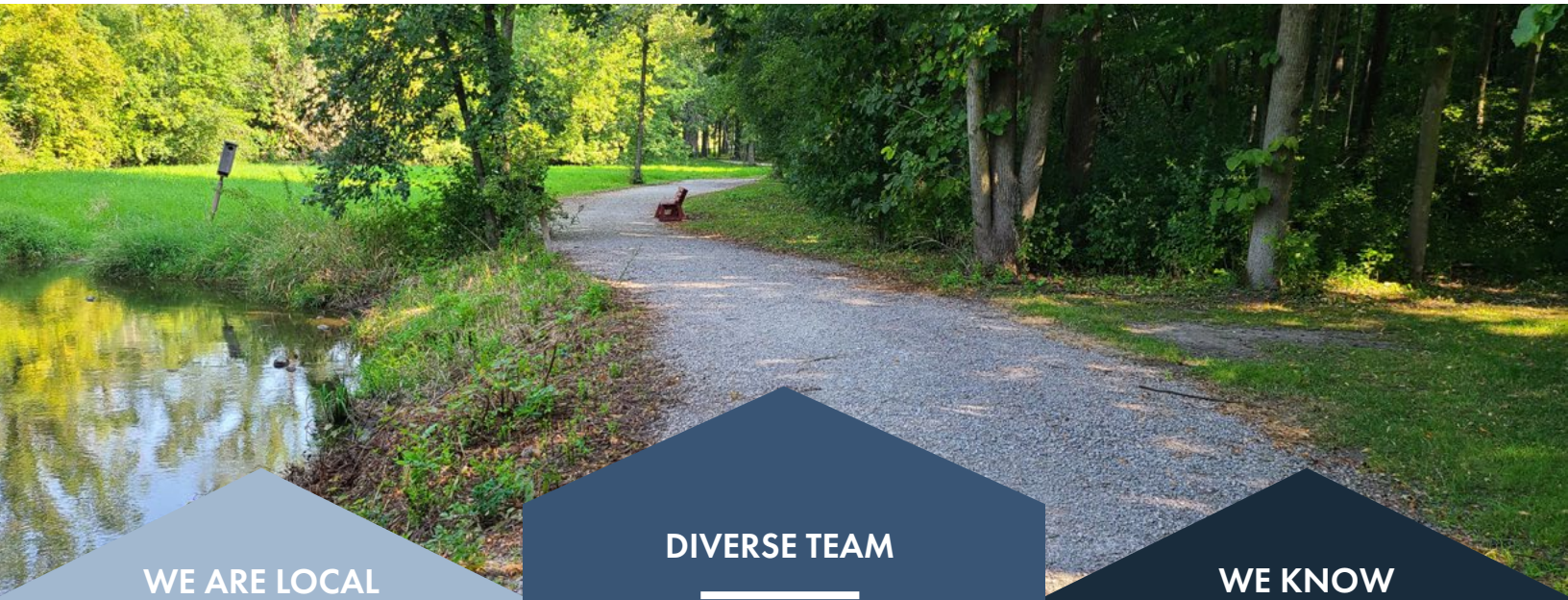
To improve the physical environment for the benefit of society in a sustainable manner

WE ARE

- Site / Civil Engineers
- Landscape Architects
- Structural Engineers
- MEP Engineers
- Planners & Urban Designers
- Architects
- GIS Specialists
- Environmental Engineers
- Transportation Engineers
- Surveyors

GRAEF
116 S Adams Street
Suite 201
Green Bay, WI 54301

(t) 920 / 592 9440
www.graef-usa.com



WE ARE LOCAL

Being a local firm, we have a strong connection with the community and better understanding of local needs, leading to effective solutions.

DIVERSE TEAM

Our team leverages the strengths of each team member, creating a dynamic and resilient environment that can thrive in both traditional and contemporary spaces.

WE KNOW PARKS

Our expertise is unmatched, reflecting our commitment to creating extraordinary experiences while ensuring safety for the community.

PARK/RECREATION **EXPERIENCE**

PROJECT	LOCATION	PROJECT ELEMENTS: PARK PLANNING/ DESIGN	CONCESSIONS / RESTROOM / PAVILION / SHELTER	PLAYGROUND
Heesakker Park (Next Phase is Currently in Design Phase)	Little Chute	•	•	
Community Park (Currently in Design Phase)	Oshkosh	•	•	•
Hart Park (Multiple Projects)	Wauwatosa	•	•	•
Arrowhead Park (Next Phase is Currently in Design Phase)	Neenah	•	•	•
Community Park	Salem	•	•	•
Naga-Waukee, Minooka, Mukwonago Parks	Waukesha County	•	•	•
Civic Campus Park	Mt Pleasant	•	•	•
Jaycee (Quarry) Park	Sheboygan	•	•	•
Hydro Park	Kaukauna	•	•	
Herb & Dolly Smith Park	Neenah	•	•	
Colburn Park (Pool Concepts)	Green Bay	•	•	
Erb Park and Swimming Pool Facility Evaluation and Concept Plan	Appleton	•	•	
JBS Subdivision and Parks	Green Bay	•		•
Kayla's Playground at Franklin Woods	Franklin	•		•









HEESAKKER PARK SHELTER & PARKING LOT CONCEPT REFINEMENT

LITTLE CHUTE, WI

GRAEF was hired to work alongside the Village of Little Chute and the community to develop three (3) initial park shelter concepts within different project budget levels. The concepts were designed based on survey results performed by the Village and open meetings held by the Park and Recreation department.

Conceptual plans of park shelter and parking lot, opinion of project costs, and renderings were provided as a final package to be used as the Village moves forward with the design phase of the project.

GRAEF has recently been selected to provide design development, construction documents, and construction administration of the preferred alternative.







HYDRO PARK

KAUKAUNA, WI

For over a decade, Kaukauna Utilities worked with the Federal Energy Regulatory Commission (FERC) for a new license on their upgrade to the Badger Hydro Plant with a new Powerhouse and power canal modifications in downtown Kaukauna. The hydro plant is contained in the Badger Hydro-Electric Historic District that was placed on the National Register in 1991. As part of the licensing requirements, KU was required to redevelop the old Badger facility and decommissioned area of the power canal. Part of the redevelopment was construction of community park.

This park incorporates historic elements outlined in the Historic Resources Management Plan to commemorate and educate on the historical significance of hydroelectric power in the area's settlement. For the initial phases of the project, GRAEF staff worked with KU, City, and general public representatives to develop a schematic master plan for the park. The effort included several stakeholder workshops to obtain public input for the park.

A portion of the power canal was filled and a new retaining wall constructed. Portions of the existing canal limestone wall were left in place and exposed as a nod to the historical use of the space. The design incorporated an area with views of the new powerhouse and remaining canal and a large turbine impeller that was already in the area. Also, historic educational nodes were integrated into the site design, as were an outdoor performance area, gathering spaces, and trail connections.







HERB AND DOLLY SMITH PARK

NEENAH, WI

Herb and Dolly Smith Park demonstrates the successful transformation of a once blighted area into a popular community recreational asset. The park is located on the site of a former fueling station and undeveloped area on the shores of Little Lake Butte des Morte.

The waterfront park offers amenities to suit many types of outdoor recreation enthusiasts including walking paths with wildlife viewing areas and a canoe and kayak launch with ADA accessibility. Spaced periodically along the shoreline are swinging contemplation benches that draw those interested in a relaxing, peaceful moment. An attractive park shelter and recreation area was designed around a green space and offers open-air picnic space available for events and festivities.

A central point of interest is the paved bicycle and pedestrian path that makes up part of the Loop the Little Lake recreational trail; a 3.5-mile loop that links Neenah, Menasha, and the Village of Fox Crossing. In order to avoid sensitive areas and meet ADA accessibility guidelines, this section of the 'Loop' includes a ravine crossing and a 390-foot-long timber boardwalk across the mouth of the Neenah Slough. GRAEF performed full hydraulic design for the boardwalk structure, ensuring that it meets state navigational and flood control requirements and carefully designed around existing creeks and wetlands, while restoring forested areas. Invasive plants were removed and native plants and tall grass prairies were planted.







COMMUNITY PARK

SALEM HILLS, WI

GRAEF designed an active community park located on 10 acres in the Village of Salem Hills. The project boasts two full size baseball diamonds, one combination soccer/football field, adequate parking, a pavilion/bathroom facility, a playground, and areas for open spaces and picnic tables. The combination soccer/football field includes space for movable bleachers on both sides of the field. The active use area was designed and constructed without impacting existing wetlands and a primary environmental corridor.

GRAEF provided complete grading and drainage plans for all storm water sewers, drainage swales, retention basins, and water quality improvements, meeting town, county, and state requirements. GRAEF provided a pavement design, grading plan, and typical section for all access roads, driveways, shared use trails, and a parking lot. GRAEF also prepared plans, specifications, and construction details for all site improvements including the athletic field base and turf materials, perimeter fencing, related equipment, site lighting, and water requirements for the pavilion/bathroom and irrigation of the sports fields.





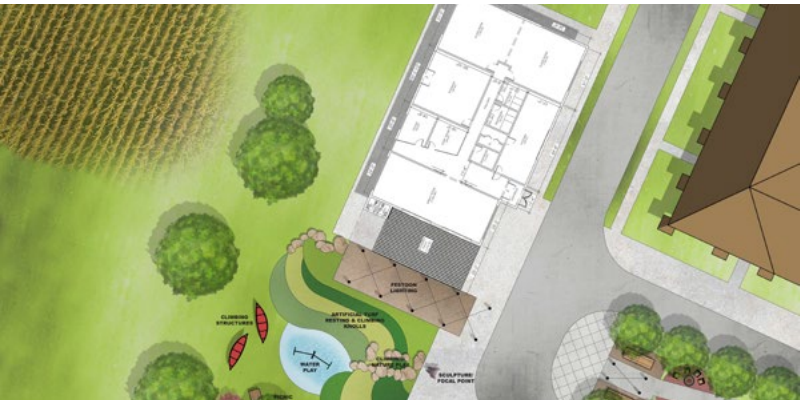


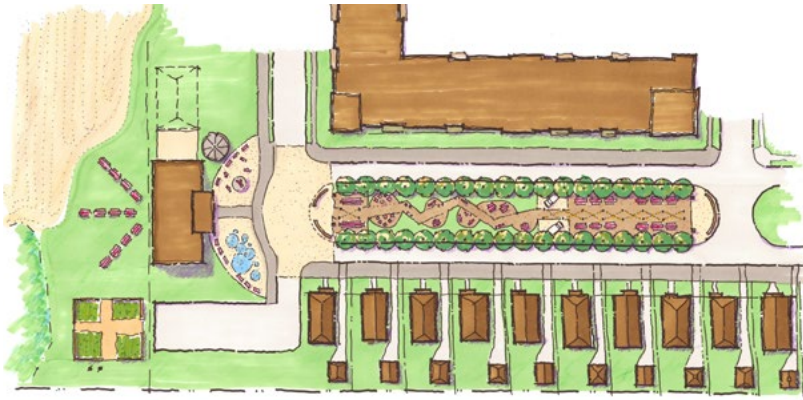
NAGA-WAUKEE, MINOOKA & MUKWONAGO PARK SHELTERS

WAUKESHA COUNTY, WI

Waukesha County constructed new restroom facilities at three of its county parks – Naga-Waukee, Minooka and Mukwonago. GRAEF provided engineering design, construction documents, bidding and construction administration for the four new restroom buildings. Full-service design included site/civil, electrical, mechanical, plumbing and structural engineering services as well as landscape architecture. The project was completed in three phases.







JBS REDEVELOPMENT SITE

GREEN BAY, WI

When JBS Foods donated nearly 26 acres of land to Green Bay in April 2021, the city quickly identified opportunities for the site. With the end goal being a development that embraces the multi-cultural and multi-generational composition of the existing surrounding neighborhoods and greater Green Bay. Conveniently located adjacent to the community anchor Salvation Army Kroc Center, Imperial Pride neighborhood, and commercial activity on Highway 141/Main Street, opportunities seemed limitless. GRAEF was retained in late 2022 to help identify opportunities, assign priorities, and bring community stakeholders together to develop a conceptual design of the site.

Key conceptual elements include connectivity to existing adjacent destinations and neighborhoods, destination park with diverse elements for all ages, community center and urban farming, active streets and medians, equal priority for bikes, pedestrians, and vehicles, and a variety of land uses focusing on a housing mix.

With conceptual design complete, GRAEF was further retained to provide design development services.



SECTION 2

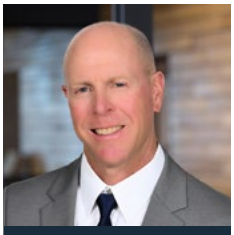
TEAM EXPERIENCE

PROJECT **TEAM**

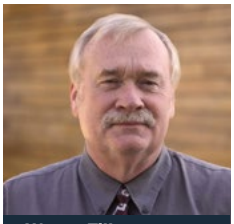
The GRAEF team is fully committed and available to undertake Architectural and Engineering Services for the City of Green Bay's Colburn Park concession, restroom and playground facility. Our dedicated professionals, including engineers, environmental scientists, planners, and project managers, are ready to allocate the necessary time and resources to ensure the successful completion of this project. We have ensured that our key personnel are available and have no conflicting commitments, allowing us to provide the highest level of service and support to the City of Green Bay.



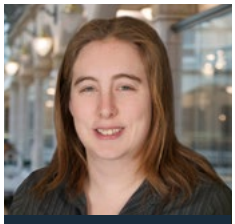
Jay Jensen
PROJECT MANAGER



Jeff Rosner PE, LEED AP
PROJECT EXECUTIVE AND STRUCTURAL ENGINEER



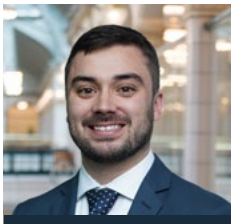
Wayne Tillmann NCARB, LEED AP
ARCHITECT
QA/QC



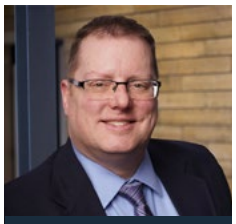
Christine Pichler PE
CIVIL AND STORMWATER ENGINEER



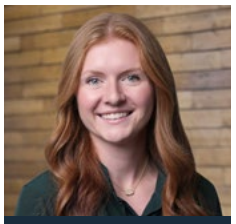
Erik Schmitt PLA, CDT, ASLA
SR. LANDSCAPE ARCHITECT



Matt Garcia PE
MECHANICAL ENGINEER



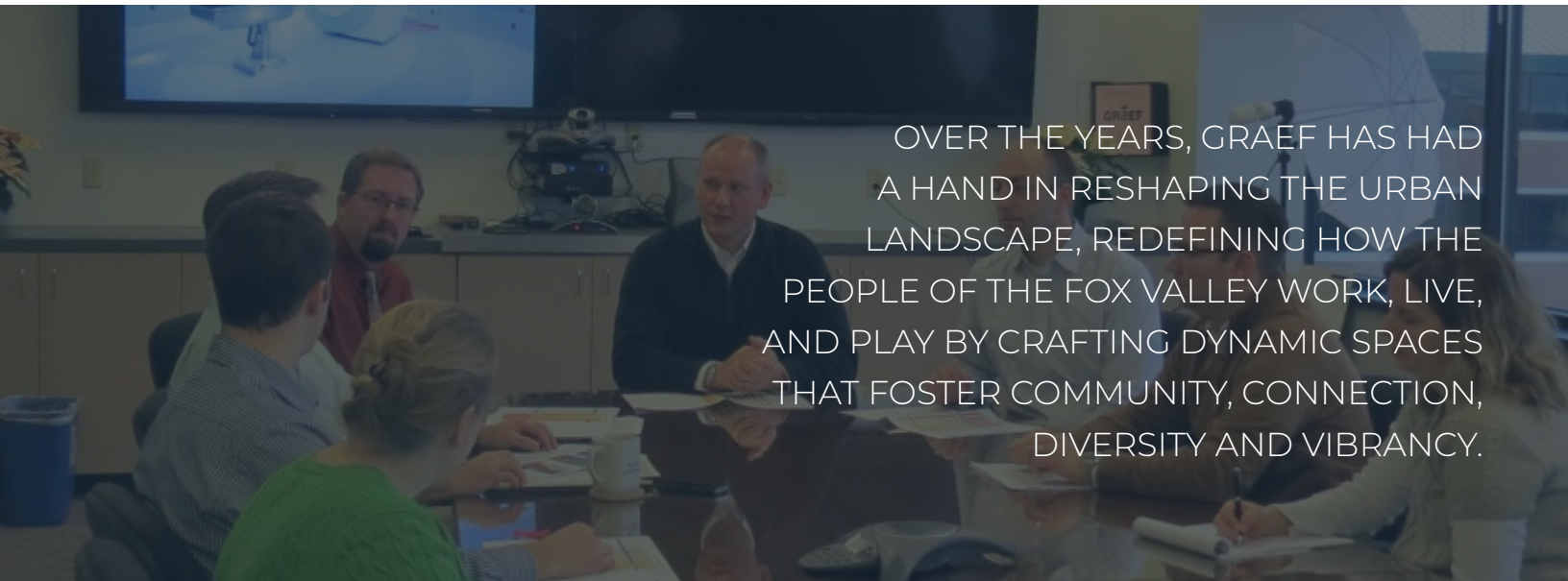
David Krajnak PE
ELECTRICAL ENGINEER



Alaina Michels PE
PLUMBING ENGINEER

Subconsultants:

ECS
SUBSURFACE EXPLORATION AND GEOTECHNICAL SERVICES



OVER THE YEARS, GRAEF HAS HAD A HAND IN RESHAPING THE URBAN LANDSCAPE, REDEFINING HOW THE PEOPLE OF THE FOX VALLEY WORK, LIVE, AND PLAY BY CRAFTING DYNAMIC SPACES THAT FOSTER COMMUNITY, CONNECTION, DIVERSITY AND VIBRANCY.



EDUCATION

B.S., Architecture, University of Wisconsin-Milwaukee, Milwaukee, WI

Jay Jensen

PROJECT MANAGER | ARCHITECTURAL DESIGNER

Jay possesses extensive experience in the architectural design of commercial, industrial, municipal buildings and related structures. He provides design, programming, space planning, construction documents and construction cost estimate services. Jay's specialized expertise includes architectural/engineering Building Information Management (BIM), 3D Modeling, photo realistic computer rendering and animations. Jay has developed numerous project displays to assist clients in visualizing various details associated with large and complex projects.

PROJECT EXPERIENCE

Heesakker Park Shelter & Parking Lot Concept Refinement – Little Chute, WI - Project Manager/Designer

Colburn Park Pool - Green Bay, WI – Designer

VFW Park Aquatic Facility and Legion Park Aquatic Facility Design & Construction, City of De Pere, WI - Designer

Hydro Park Pavilion, Kaukauna Utilities, Kaukauna, WI – Designer

Rapide Croche Park Pavilion, City of Kaukauna, WI – Designer

City of De Pere Riverwalk - De Pere, WI - Designer



EDUCATION

M.S., Structural Engineering, 1997, Marquette University, Milwaukee, WI

B.S., Civil Engineering, 1995, Marquette University, Milwaukee, WI

REGISTRATION

Professional Engineer – DC, ME, MT, NC, SD, TX, WI

CERTIFICATIONS

LEED Accredited Professional

Jeffrey S. Rosner PE, LEED AP

PROJECT EXECUTIVE | STRUCTURAL ENGINEER

Jeff has an outstanding record of completing a variety of consulting engineering projects. His structural project experience includes the design of new buildings, building additions, and evaluation and repair of existing buildings. Jeff's experience has encompassed a wide range of commercial building designs including numerous educational facilities, retail facilities, recreational facilities, office buildings, and water park/pool facilities. Jeff also provides notable experience in the inspection and design of bridges throughout Wisconsin. With a master's degree in structural engineering, Jeff has handled a design role on numerous bridge projects of various size and complexity. He has also been responsible for inspection of a number of large structures, including interstate bridges in southeastern Wisconsin.

PROJECT EXPERIENCE

Fox River Boardwalk, Little Chute, WI – Structural Engineer:

Fox River "Loop the Lake" bridge crossings, Neenah/Menasha, WI – Structural Engineer

CityDeck, City of Green Bay, WI - Structural Engineer

Ashwaubenon Creek Multi-Modal Bridge, Ashwaubenon, WI – Structural Engineer

De Pere Riverwalk, City of De Pere, WI - Structural Engineer

Colburn Park Pool - Green Bay, WI - Structural Engineer



Wayne Tillmann AIA, LEED AP

ARCHITECT | QA/QC

Wayne brings over 45 years of experience to projects at GRAEF. He has experience managing projects with budgets from a few thousand dollars to those in the millions. He has significant experience working with clients and clearly understands how to share ideas, milestones, and complex ideas with them. He provides project team oversight, specification writing, and shop drawing review and can work with multiple subconsultants in an effective and efficient manner. His body of work and excellent management skills are valuable tools on any architectural design project.

EDUCATION

M.Arch, University of Wisconsin-Milwaukee, Milwaukee, WI

B.S., Architecture, University of Wisconsin-Milwaukee, Milwaukee, WI

REGISTRATION

Registered Architect – WI, MN

CERTIFICATIONS

NCARB Certified

Construction Documents Technologist (CDT), Construction Specifications Institute

LEED Accredited Professional

PROJECT EXPERIENCE

Konkel Park Shelter, Greenfield, WI – Project Manager/Architect

Kayla's Playground, Franklin, WI – Project Manager/Architect

Franklin Woods Nature Center Pavilion, Franklin, WI – Project Manager/Architect

Department of Public Works Facility, Village of Germantown, WI – Project Architect

New Berlin Department of Public Works Building and Cold Storage Buildings, New Berlin, WI – Project Architect



Erik R. Schmitt PLA, CDT, ASLA

SENIOR LANDSCAPE ARCHITECT | ASSOCIATE

Erik is a licensed landscape architect with over 25 years of professional experience and brings an extensive understanding of all aspects of site development. With a strong passion for planting design, urban placemaking, intimate space details and providing context-sensitive design, Erik provides an artful, creative-minded approach to delivering unique and memorable design solutions on a wide variety of project types and scales in both the private and public sectors. Erik's substantial design and construction background features many award-winning projects which include the following services: Project visioning, community identity & branding, streetscapes, urban/civic plazas, rooftop gardens, sustainable design elements/ stormwater BMP's, gardens/intimate scale pedestrian spaces, parks/trails/open spaces, mixed-use developments, business parks, corporate & educational campus design, neighborhood and residential landscape design & master planning, resorts/ pools/water parks and large-scale land use planning.

EDUCATION

B.S., Landscape Architecture, 1996, University of Wisconsin-Madison, Madison, WI

B.S., Horticulture, 1996, University of Wisconsin-Madison, Madison, WI

REGISTRATION

Registered Landscape Architect – WI

Certified Construction Documents Technologist (CDT) – Construction Specifications Institute

AFFILIATIONS

American Society of Landscape Architects (ASLA)

Wisconsin Park & Recreation Association (WPRA)

PROJECT EXPERIENCE

Heesakker Park Shelter & Parking Lot Concept Refinement – Little Chute, WI - Landscape Architect

Kaukauna Hydro Park - Kaukauna Utilities/City of Kaukauna, Kaukauna, WI – Project Landscape Architect:

De Pere Aquatic Facility at VFW Park, De Pere, WI – Landscape Architect

Kinnickinnic River Reach 2 Park Improvements, Milwaukee Metropolitan Sewerage District, Milwaukee, WI – Landscape Architect

Herb & Dolly Smith Park, City of Neenah, WI - Landscape Architect



Matthew Garcia PE

MECHANICAL ENGINEER | MECHANICAL TEAM LEADER

Matt is an Associate at GRAEF and a registered Professional Engineer who leads the Milwaukee Mechanical Team. He has extensive experience designing HVAC and plumbing systems for a variety of building types, including industrial manufacturing, educational, commercial, recreation, and aviation facilities, which has allowed him to develop a diverse skill set. His expertise extends to performing energy analyses, designing geothermal-based HVAC systems, and creating HVAC systems for acoustically sensitive environments. He excels in multidiscipline coordination, project management, and innovative problem solving.

EDUCATION

B.S., Mechanical Engineering, 2015, University of Missouri, Columbia, MO

REGISTRATION

Professional Engineer – KY, MA, MI, MO, MS, NC, OH, TN, TX, WA, WI

AFFILIATIONS

American Society of Heating, Refrigeration, and Air Conditioning Engineers

(ASHRAE)

PROJECT EXPERIENCE

Imagination Center, Madison, WI – Lead Mechanical Engineer:

Howard Commons Apartments, Howard, WI – Plumbing Designer

Burlington Area School District Karcher Middle School – Burlington, WI – Mechanical Engineer

Burlington Area School District Elementary School Renovations - Burlington, WI – Mechanical Engineer

St. Augustine Prep School, Milwaukee, WI – Mechanical Engineer



David Krajnak PE

ELECTRICAL ENGINEER | ELECTRICAL TEAM LEADER

As an electrical engineer for over 30 years, David has a broad range of experience with clients, different building types, and varied electrical systems. He has significant experience designing electrical and lighting systems, building electrical services and distribution systems, process and special power requirements, site lighting, standby emergency power systems, and fire alarm systems.

EDUCATION

B.S., Electrical Engineering, 1991, University of Wisconsin -Platteville, Platteville, WI

M.B.A., Marketing Emphasis, 1999, University of Wisconsin Whitewater, Whitewater, WI

REGISTRATION

Professional Engineer – AR, CA, CT, FL, GA, IA, IL, KS, KY, MI, MN NC, NE, NV, TN, TX, VA, WA, WI, WV

AFFILIATIONS

Member, Illuminating Engineering Society (IES)

President, IES Milwaukee Section

PROJECT EXPERIENCE

Village of Hales Corners – Department of Public Works Building, Hales Corners, WI – Lead Electrical Engineer

Ashwaubenon Ballpark, Ashwaubenon, WI – Green Bay Booyah Baseball Ballpark, Green Bay, WI – Electrical Engineer

Green Bay Booyah Capital Credit Union Park, Ashwaubenon, WI – Electrical Engineer

City of Milwaukee DPW Central Repair Garage Mechanical Updates, Milwaukee, WI – Electrical Engineer



EDUCATION
B.S. Mechanical Engineering – Concentration in Engineering Leadership, 2021, Marquette University

REGISTRATION
Professional Engineer – WI

AFFILIATIONS
American Society of Plumbing Engineers (ASPE)

Alaina Michels PE

PLUMBING ENGINEER

Alaina is a skilled mechanical engineer specializing in plumbing and fire protection system design. She is proficient in performing accurate system sizing, engineered calculations, and code coordination for a wide range of building types. She designs plumbing and fire protection systems that meet client needs while ensuring efficiency, safety, and long-term performance. Her project experience includes industrial, commercial, educational, recreational, and multifamily facilities. Alaina also has strong technical skills in design software such as Revit and AutoCAD, which she uses to produce accurate and well-coordinated construction documents. She combines technical precision with effective project management and strong problem-solving skills, helping resolve design challenges, streamline coordination, and support successful project delivery.

PROJECT EXPERIENCE

Konkel Park Shelter, Greenfield, WI – Mechanical/Plumbing Designer

The Turf Park Shelter, Greenfield, WI – Mechanical/Plumbing Designer

Plamann Pavilion, Outagamie, WI - Plumbing/FP Designer

Germantown Department of Public Works Facility Site Evaluation and Design, Village of Germantown, WI – Plumbing/FP Designer

Wauwatosa West Zone Pumping Station, Wauwatosa, WI – Plumbing & Mechanical Designer



EDUCATION
B.S., Civil Engineering, University of Wisconsin Platteville, Platteville, WI

REGISTRATION
Professional Engineer – WI

Christine Pichler PE

CIVIL AND STORMWATER ENGINEER

Christine has worked on a wide array of engineering projects from schematic design to final construction. She specializes in site design, multi-use trails and park facilities, municipal utilities and roadways, and storm water management and system design. Christine is a municipal engineer in the development of plans and specifications for various municipalities and private sector clients. She is familiar with the preparation of permit applications including various design reports.

PROJECT EXPERIENCE

De Pere Aquatic Facility at VFW Park, City of DePere, WI – Design Engineer

Grundman Boat Landing, Winnebago County, WI – Design Engineer

Bomier Boat Launch, De Pere, WI - Design Engineer

Fox River Boardwalk, Village of Little Chute/City of Kaukauna, WI – Design Engineer

The Plaza at Gateway Park, Neenah, WI – Design Engineer

Colburn Park Pool - Green Bay, WI - Civil Engineer



SECTION 3

REFERENCES



CLIENT REFERENCES

HEESAKKER PARK:

John McDonald
Park, Recreation, and Forestry Director
Village of Little Chute
108 W. Main St.
Little Chute, WI 54140

920 / 423 3868
john@littlechutewi.org

HERB & DOLLY SMITH PARK:

Michael Kading
Director of Parks & Recreation
City of Neenah
211 Walnut Street
Neenah, WI 54956

920 / 886 6062
mkading@ci.neenah.wi.us

HYDRO PARK:

Eric Miller
Distribution Engineer
Kaukauna Utilities
777 Island St., P O Box 1777
Kaukauna, WI 54130

920 / 462 0214
emiller@wppisys.org

JBS DEVELOPMENT:

Dan Ditscheit
Green Bay Parks, Recreation and Forestry Department
City of Green Bay
100 North Jefferson Street, Room 608
Green Bay, WI 54301

920 / 448 3381
dan.ditscheit@greenbaywi.gov

COMMUNITY PARK:

Brad Zautcke
Director of Public Works / Planning & Development Administrator
Village of Salem Lakes
P.O. Box 443, 9814 Antioch Road
Salem, WI 53168

262 / 843 2753
bzautcke@voslwi.gov



SECTION 4

SUBCONTRACTORS



ABOUT OUR 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), #148 in Engineering News-Record's Top 200 Environmental Firms (October 2025) and #50 in Zweig Group's Hot Firm List (June 2025). For additional information about ECS, visit: www.ecslimited.com.

Our Midwest operations include offices in Wisconsin, Ohio, Illinois, Missouri and Iowa. With over 200 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.

3,000+
employees

100+
locations

37+
years' experience

ECS CORE SERVICES

- Geotechnical
- Construction Materials
- Environmental
- Facilities

ECS FOOTPRINT

Whether your project requires local project management, specialty expertise or both, we have you covered. ECS provides the best of both worlds - the attention your projects deserve from our local team, coupled with abundant staffing and technical resources.

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.



SECTION 5

PROPOSAL



PROJECT UNDERSTANDING & APPROACH

GRAEF understands that the City of Green Bay Department of Parks, Recreation, and Forestry (PRF) is seeking a qualified consultant to deliver a cohesive, code-compliant, and community-oriented improvement to Colburn Park. This includes the design and construction of a new seasonal concession and restroom facility, redesigned playground facilities, and associated site and infrastructure improvements. This project represents more than replacement of aging infrastructure. It is an opportunity to implement the vision outlined in the City's proposed conditions/master planning document while addressing existing site constraints, improving accessibility, and enhancing overall park functionality, safety, and user experience.

GRAEF will provide architectural and engineering design, organized into the three phases identified in the RFP. Being a full-service engineering firm, we will provide all this effort in-house, adding an unparalleled level of efficiency and coordination that will ensure a cohesive and accurate set of documents and cost estimates. This provides the City confidence and a seamless transition from conceptual design through construction administration. Our design team has experience with both custom-designed and pre-engineered building solutions and can provide the City with both alternatives from which to choose. The pre-engineered building solution likely offers cost savings during construction but may limit the customized design and amenity options that would integrate more seamlessly into the existing and proposed space. The custom-designed building will likely come with higher construction costs but offers more opportunity for the City to receive the exact final product it envisions. Our team will assist the City of Green Bay to help make the best decision for the community.

This project is an opportunity to heighten the existing City of Green Bay PRF infrastructure by allowing more efficient concession and restroom activities and safer and more accessible routes throughout the park. It will enhance wellness, energy, and Green Bay community pride, while promoting a more inclusive Colburn Park neighborhood environment. GRAEF looks forward to guiding the City through that cost/benefit analysis during the conceptual design, so an informed and appropriate decision can be made by PRF staff.

EXISTING CONDITIONS AND PLANNING CONTEXT

Based on site visits performed by GRAEF staff, existing conditions mapping, master plan documents, the stormwater management plan, and our knowledge of Colburn Park **(having an office in downtown Green Bay three miles away from the site and having worked on the park's pool renovation concepts in 2017)**, GRAEF is fully invested in enhancing our community with this project and recognizes several key drivers that will inform design:

- The existing concession and restroom structures are dated, fragmented, and do not efficiently serve current park programming or user demands.
- Circulation -- particularly between parking areas, the existing and proposed facilities, and recreational amenities -- can provide clearer sightlines, ADA-compliant connections, and fewer user conflicts.
- The site contains established utilities and drainage patterns that will require careful coordination to support new development while minimizing disruption.
- There is a need for consolidated facilities, enhanced gathering spaces, and a modernized, inclusive playground that better serves a broad spectrum of ages and abilities.

Our approach will be collaborative and align closely with existing planning framework while offering a fresh perspective that aligns with results of the topographic survey, geotechnical investigation, architectural and engineering analysis, as well as City input. GRAEF views meetings and collaboration with City staff as essential to project success, as it will be important to keep the design intent accurate and cost effective.

Phase 1: Concept Design and Design Development

GRAEF will begin by confirming project goals, operational needs, and budget expectations with PRF staff in Meeting #1. Using this input, along with insights from the topographic survey and geotechnical exploration, we will develop two distinct conceptual design alternatives. The GRAEF design team has extensive in-house design experience with this exact project scope, having designed and constructed numerous park restroom/concession buildings and playground facilities.

Each concept will:

- Explore a unique building configuration, aesthetics, and operational layout for the seasonal concession/restroom facility.
- Integrate the playground, gathering areas, and pedestrian circulation as a unified site design.
- Address ADA accessibility, safety, visibility, and user flow.
- Consider durability, vandal resistance, and ease of maintenance.
- Include preliminary stormwater and utility strategies consistent with the existing site conditions and stormwater management plan.

Concepts will be supported by order-of-magnitude cost estimates and presented for PRF review. Based on feedback, GRAEF will refine a preferred concept into a final schematic design.

During design development, we will:

- Advance architectural, structural, civil, mechanical, and electrical systems.
- Finalize site layout, grading, and drainage strategies.
- Coordinate utility connections (water, sanitary, storm, and electrical), verifying existing capacities and locations.
- Develop a more detailed playground design, including equipment selection, layout, surface material, and accessibility features in compliance with ADA, ASTM, and CPSC requirements. Playground equipment will be purchased directly by the City under a separate contract, per the RFP.
- Provide input on materials, lighting, security considerations, and long-term maintenance.





Phase 2: Construction Documents

GRAEF understands the importance of a complete and fully coordinated set of construction documents. Being a full-service engineering firm, we will provide all this effort in-house, adding an unparalleled level of efficiency and coordination that will ensure a cohesive and accurate set of construction documents. These construction drawings, specifications, and cost estimates will fully coordinate all disciplines, incorporate City feedback at the 75% and 95% milestones listed in the RFP, and provide the most accurate cost estimates to help the City make informed budget decisions.

Key components include:

- Detailed architectural and engineering plans for the concession/restroom facility.
- Comprehensive site design, including grading, drainage, and pedestrian circulation.
- Playground layout and specifications, coordinated with City procurement of equipment.
- Utility plans addressing any necessary extensions, relocations, and connections.
- Stormwater management design, including evaluation of the existing stormwater plan and incorporation of any required detention, infiltration, or water quality measures to meet both City and DNR requirements.
- ADA-compliant access routes and site features.

GRAEF will also:

- Prepare detailed construction cost estimates and bid-ready quantities.
- Develop an anticipated construction schedule.
- Assist with preparation of front-end documents, including AIA contract forms.
- Submit plans for City, State, and DNR review to obtain all necessary permits, including stormwater approvals.

Phase 3: Construction Administration

GRAEF has served as construction administrator for many similar building and parks projects, including those listed in our proposal, among others. Our team has the background and eye to spot construction concerns, and the confidence and tact to work with City staff and contractors, before they become issues and costly problems. During construction, GRAEF will serve as the City's representative to help ensure the project is delivered in accordance with the contract documents.

Services will include:

- Responding to contractor questions and issuing clarifications/addenda during bidding.
- Reviewing shop drawings and submittals.
- Responding to RFIs and evaluating change orders.
- •Conducting periodic site visits to observe progress and general conformance.
- Assisting with project closeout, including punch list development and certification of substantial completion.

If authorized, GRAEF can also provide in-house construction inspection services to supplement any City oversight and further support quality assurance and promote cost effectiveness.





INTEGRATED SITE DESIGN PHILOSOPHY

A key element of this project is the integration of all site components – concession/restroom building, playground, pedestrian circulation, utilities, stormwater management, and opinion of probable construction costs – into a cohesive and functional project. Being a full-service architectural and engineering firm, GRAEF has the unique ability to provide all these services in-house, providing confidence to the City that it will receive a coordinated, complete, and accurate set of plans, specifications, and estimates. Our structured Quality Assurance and Quality Control (QA/QC) process ensure all deliverables are accurate, coordinated, and aligned with project goals, fiscal responsibility, and regulatory requirements. For this project, QA/QC will be integrated throughout each phase rather than treated as a final review step.

In addition to the projects listed in this proposal, GRAEF is currently designing similar amenities at Community Park in Oshkosh, WI and Heesakker Park in Little Chute, WI. Our team understands the operational needs of park systems, the importance of durable and vandal-resistant building and playground design, and the technical coordination required to deliver efficient, cost-effective public facilities.

GRAEF's approach will:

- Align with the Colburn Park Master Plan vision.
- Improve circulation clarity and ADA accessibility.
- Improve sightlines between playground and the concession/restroom building for enhanced parental supervision
- Minimize conflicts between pedestrians, maintenance operations, and recreational users.
- Incorporate resilient and maintainable stormwater solutions.
- Create a welcoming and durable environment for long-term community use.

GRAEF understands the importance of maintaining budget considerations and keeping momentum to allow for construction in 2027. We will actively manage all design and construction processes, submittals, and decisions to avoid delays and minimize costs.

PROJECT SCHEDULE

GRAEF has reviewed the proposed schedule in the Request for Qualification / Proposal and can meet the anticipated schedule as proposed. Highlights include the following:

May 20, 2026:	Meeting #1 – Kickoff and site visit
June 10, 2026:	Meeting #2 – Present two alternative design concepts
July 8, 2026:	Meeting #3 – Present one final schematic design
August 5, 2026:	Submit 75% construction documents for City review
September 9, 2026:	Meeting #4 – Review City's proposed changes
November 4, 2026:	Submit 95% construction documents for City review
December 15, 2026:	Meeting #5 – Review City's proposed changes
January 11, 2027:	Submit 100% Plans, Specifications, and Cost Estimate

QUESTIONS & ADDENDA

GRAEF has received, acknowledges, and accepts "Addendum 1 – Design Services: Colburn Park New Concession, Restroom & Playground Facility" sent by Emma Browne via email on Monday, March 23, 2026.

CITY'S STANDARD AGREEMENT

GRAEF has read the "Standard Agreement for Professional Services Between City of Green Bay and Design Professional" and does not have any exceptions for consideration.

FEE PROPOSAL

COLBURN PARK NEW CONCESSION, RESTROOM & PLAYGROUND FACILITY

CITY OF GREEN BAY

4/21/2026

GRAEF has reviewed the Scope of Work as outlined in the Request for Qualifications/Proposal. We have developed a thorough task list and level of effort to complete the work as outlined in the RFP and clarified in our written Project Understanding and Approach included in the proposal. GRAEF proposes to complete the outlined scope for the following lump sum fee, per phase:

Phase 1: Concept Design and Design Development:		$49,500
Phase 2: Construction Documents:		$49,500
Phase 3: Construction Administration:		$24,000
	TOTAL:	**$123,000**

Phase 3 (alt): Construction Inspection: $28,750

This alternative Construction Inspection lump sum fee assumes a T6 technician/inspector on site and reporting four hours a week for six months and a P4 engineer on site and reporting four hours a week for four months.

GRAEF's 2026 Hourly Fee Schedule is included which shows hourly rates by staff classification, mileage rates, and other expenses for additional services if needed.

SCHEDULE OF HOURLY FEES

116 S. Adams Street, Suite 201
Green Bay, WI 54304
920 / 592 9440
www.graef-usa.com

CITY OF GREEN BAY: COLBURN PARK
PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES
ADDITIONAL SERVICES - FEE SCHEDULE
EFFECTIVE: MAY 1, 2026 - MAY 1, 2027

CLASSIFICATION	RATE
Senior Group Manager (P9)	$257.00
Group Manager (P8)	$235.00
Senior Professional (P7)	$224.00
Professional (P6)	$213.00
Professional (P5)	$201.00
Professional (P4)	$187.00
Professional (P3)	$172.00
Professional (P2)	$156.00
Professional (P1)	$131.00
Senior Technician/Inspector (T6)	$174.00
Senior Technician/Inspector (T5)	$160.00
Senior Technician /Inspector (T4)	$150.00
Technician/Inspector (T3)	$136.00
Technician/Inspector (T2)	$118.00
Technician/Inspector (T1)	$99.00
Survey Crew - 1 Person	$185.00
Survey Crew - 2 Person	$257.00
Administrative	$94.00

Automobile travel will be billed at the current federal rate.
Survey vehicles will be billed at $1.36 per mile.
Expenses such as travel and supplies will be billed at actual cost.
Contracted services and consultants will be billed at actual cost.

Report to the
Personnel Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 5, 2026	Jennifer Smits

AGENDA ITEM # S.2

To approve the reclassification of the Resiliency Coordinator position from Pay Grade J to Pay Grade K.

BACKGROUND

Since its creation in 2020, the Resiliency Coordinator position has grown in responsibility and organizational impact. This position was originally established to develop and support systems and policies that promote city-wide resilience and sustainability. The role has evolved to include grant and project management of large sustainability and resiliency projects; tracking and evaluating sustainability goals and performance metrics; coordinating and leading the internal multi-department Resiliency and Sustainability Team; and serving as a subject-matter expert for City departments and the Sustainability Commission regarding resiliency and sustainability practices, providing guidance and influencing operational decisions.

This position has evolved from a program support and development role to one that is characterized by increased technical expertise, project and grant management responsibilities, and organizational influence.

This position was reviewed by the City's salary plan consultant, Cottingham & Butler, for appropriate placement in the pay plan. Based upon that review, it is recommended that the position be placed in Pay Grade K of the City Pay Plan.

RECOMMENDATION

The Department of Public Works and Human Resources Department are requesting that the Resiliency Coordinator position be reclassified from Pay Grade J ($77,147-$90,771) to Pay Grade K ($82,950-$97,594).

FISCAL IMPACT

The estimated annual cost increase of this pay grade placement is $4,648. Director Joosten has stated that there is money in the budget to cover this increase.

Estimated	**Resiliency Coordinator Grade J, Step 5**	**Resiliency Coordinator Grade K, Step 4**
Salary	$86,237	$90,272
FICA	$6,597	$6,906
WRS (General)	$6,209	$6,500
Worker's Comp	$181	$190
Health Insurance	$17,712	$17,712
Dental Insurance	$1,402	$1,402
Life Insurance	$110	$115
TOTAL COMPENSATION	**$118,448**	**$123,095**

ATTACHMENTS

1. Resiliency Coordinator Strikeout 2026

JOB DESCRIPTION
City of Green Bay

Position Title	RESILIENCY COORDINATOR
Department	Department of Public Works
Reports To	~~Utility Manager~~Assistant Public Works Director (Utilities)
Supervises	None
Position Status	Exempt
Salary Range	Pay Grade J
Job Summary	Under direction of the Assistant Public Works Director (Utilities), ~~The position will work to~~ performs work of considerable difficulty promoting and implementing resiliency and sustainability within the City to protect and optimize the City's natural resources and built environments.~~create and sustain structures, systems and resources, which enable resiliency in the City of Green Bay and among its residents. In addition, the position embraces sustainable practices and policies in area governments, within the community, and through the services and infrastructure that is provided. Under direction, the position performs work of considerable difficulty promoting resiliency and sustainability within the City to protect and optimize the City's natural resources and built environments.~~
Essential Functions	1) Develops and maintains ~~a~~ strategic resiliency~~e~~ and sustainability plans with defined milestones, performance metrics, implementation strategies and ~~develops~~ outcome-based best practices. ~~2) Crafts, articulates and communicates a vision of resiliency and sustainability for the City.~~ 2) Researches, applies for, and manages related grants ensuring compliance with grant requirements and reporting. Assists Finance Department with grant audits as needed. Provides project management for grant-funded projects and initiatives, including scope development, budget tracking, consultant selection and oversight, contract administration and accounting, and performance monitoring. 3) Monitors, analyzes, and ~~R~~reports on progress towards key resiliency and sustainability goals.~~milestones, and~~ Prepares ~~creates~~ reports for internal and external audiences. 4) ~~Based on the resiliency plan, d~~Develops and implements sustainability and resiliency initiatives in ~~conjunction~~ collaboration with multiple departments, the City's Sustainability Commission, City Council, and residents and businesses to achieve plan objectives ~~implement the plan~~. ~~4)~~ Coordinates and leads the City's internal Resilience and Sustainability Team. Provides guidance, establishes priorities, facilitates collaboration, and ensures accountability toward City-wide goals. 5) Researches and evaluates community opinions and makes recommendations~~?~~ ~~communicates findings~~ to appropriate City leadership, including Mayor and Common Council. 6) Serves as ~~S~~staff liaison to the City's Sustainability Commission. Manages, facilitates, and supports the ~~City's Sustainability~~ Commission's mission by engaging elected officials and ~~,~~ staff~~, and other employees~~ in resiliency and sustainability efforts.

	Makes recommendations.~~?~~ ~~Responsible~~Prepares ~~for preparing~~ agendas and ~~,~~ ~~documenting~~ meeting minutes, and ~~coordinating~~coordinates follow up on Commission actions items and initiatives. 7) ~~Works with other~~Educates members of City committees, commissions and boards ~~to educate members~~ on relevant initiatives. Provides support in the areas of research, goal development, practices and policies. 8) Assists departments in identifying and implementing operational best practices. ~~in their operations.~~ Provides technical guidance and direction to departments regarding resiliency and sustainability initiatives. Advises and trains City staff on data collection and documentation practices. 9) Assists departments with public outreach ~~concerning~~ related to ~~vision, planning and implementation of a~~ resiliency planning, sustainability initiatives, and community engagement efforts. 10) Represents the City at various events and activities, and presents information at public meetings to residents, business owners, and City Council and committee meetings. 11) Identifies equity implications for the community, and incorporates equitable practices into proposed programs, policies, rules, services, operations, initiatives, and partnerships. 12) Builds resiliency at the neighborhood level by educating residents and fostering preparedness. ~~13) Researches, applies for, and administers grants which further develops and improves the City's resiliency and sustainability initiatives.~~ ~~14)~~13) Establishes and maintains relationships with existing organizations engaged in relevant initiatives. 14) Creates meaningful partnerships that leverages existing resources and increase awareness of the City's efforts. 15) Provides direction to limited term and seasonal staff, when applicable. 16) Performs all other duties as assigned.
Knowledge, Skills And Abilities	▪ Considerable knowledge of the principles and practices of sustainability, climate resiliency planning, and municipal energy management. Considerable ~~K~~knowledge of State and Federal grants and grant administration. ~~Knowledge of current conservation concepts, technology, and development in the areas of resiliency and sustainability.~~ Knowledge of applicable Local, State, and Federal laws. Knowledge of ~~local~~ municipal government ~~organization~~ structure and ~~its~~ departmental operating requirements. ▪ Considerable skill in project management. Considerable skill and ability to communicate effectively both orally and in writing. Skill in making public presentations. Skill in collection, preparation, and analysis of data collection, ~~program~~ performance metrics, ~~and~~ financial data, and reporting~~.~~ Skill in translating technical information into practical guidance for staff and policy makers. ▪ Ability to build consensus and coalitions among diverse stakeholders with strong skills in the areas of process improvement, conflict resolution, and ~~management~~, public relations. ~~and~~ Ability to advise and influence~~?~~ ~~ing~~ committees, boards, governing bodies, and City staff. ▪ Ability to establish and maintain effective working relationships with staff, elected officials, and members of the public. Ability to work the required ~~core~~ hours of the position including attendance at meetings ~~along with Sustainability Commission~~

	~~occasional meetings,~~ and outreach events that occur outside the normal business day. Ability to proficiently utilize a computer and the required software.
Minimum Education And Experience	▪ Bachelor's degree in natural or environmental science or studies, environmental management, environmental engineering, urban planning, sustainability or resiliency studies, public policy, or related field. Master's Degree preferred. ▪ Three or more years of work experience in sustainability or resiliency policy and program development, social and environmental sustainability, research and analysis, planning, and project management or related experience. ▪ A combination of equivalent experience and/or education may be considered.
Physical Requirements	Ability to perform the following activities: ▪ Lifting and carrying up to 10-20 pounds. ▪ Frequent standing and sitting. ▪ Ability to focus for long period of time on projects. ▪ Ability to reach, stoop and lift.

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) Date

_____

Employee Signature

Report to the
Personnel Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 5, 2026	Brian Rollefson, Human Resources Director

AGENDA ITEM # S.3

To approve the elimination of the requirement to obtain approval from the Common Council to fill existing and budgeted positions when vacant and direct staff to provide a list of vacant positions as an informational item on Personnel Committee agendas. This policy change includes all recruitments, including internal transfers between positions, which do not change classification, FTE status, or paygrade. (communication submitted by Ald. Alyssa Proffitt (District 7). [PC-26-05]

BACKGROUND

Under current practice, departments must seek Personnel Committee and Council approval before filling vacancies or making internal transfers when:

- The position is not included in the adopted budget and authorized position list; and
- There is a change to classification, pay grade, or FTE.

Since September 16, 2025, as directed by Common Council, Human Resources has been sending a weekly email to Council members to seek approval to fill vacancies or make internal transfers even when:

- The position is already included in the adopted budget and authorized position list; and
- No changes are proposed to classification, pay grade, or FTE.

If that weekly email resulted in no replies from any Alder, the position would be deemed approved and able to fill. If any Alder would like to discuss the position(s), that position would be placed on the next Personnel Committee agenda with an ask for approval before we are able to fill that position.

This extra step adopted on September 16, 2025 has proven to be unnecessary as minimal dialogue has resulted from these weekly emails. Of the 24 budgeted positions that were communicated, none were requested to be placed on an upcoming Personnel Committee meeting agenda to discuss or decide upon approval. This step causes the hiring manager, department head and Human Resources to begin the justification process and drafting the agenda item, spending an unnecessary amount of time on the process.

Request to Fill Approval Survey Results:

Municipality	Committee approval needed to fill replacement and transfer positions?	Source
Appleton	No	CVMIC poll

Cudahy	No	CVMIC poll
De Pere	No	city website and agendas
Elkhorn	No	CVMIC poll
Fitchburg	No	CVMIC poll
Fon du Lac	No	city website and agendas
Kenosha	No	city website and agendas
Madison	No	city website and agendas
Menomonee Falls	No	CVMIC poll
Oak Creek	No	CVMIC poll
Oshkosh	No	city website and agendas
Racine	No	city website and agendas
Waukesha	No	city website and agendas
Wausau	No	CVMIC poll
Wauwatosa	No	CVMIC poll
West Allis	No	CVMIC poll
Superior	Yes	CVMIC poll

RECOMMENDATION

Approve the removal of the committee and council approval requirement for budgeted replacement positions and qualifying internal transfers, effective immediately. Also, approve a change to Chapter 6 – Recruitment and Selection Policy, to reflect this modification in process.

Authorize departments, with Human Resources Director approval, to proceed with filling vacancies or making internal transfers without Personnel Committee and Council approval when:

- The position is budgeted and authorized in the current year;
- The title, classification, pay grade, and FTE remain unchanged; and
- The action does not exceed the budgeted compensation.

Requests involving new positions, classification changes, FTE adjustments, or pay grade modifications will still require committee and council review and approval. In accordance with City ordinance, the City Council will continue to approve/confirm candidates for appointed positions.

FISCAL IMPACT

No additional fiscal impact. This change applies only to positions already budgeted and authorized. Efficiency gains would result from lessening the hiring manager, department head and Human Resources team workload for this task.

ATTACHMENTS

1. 04162026 445 PM (CDT) - D7 - Alyssa Proffitt - Personnel Committee
2. Chapter 6 - Recruitment and Selection Policy (rev.)

Alders' Petitions and Communications

04/16/2026 4:45 PM (CDT)

Submitted by Alyssa Proffitt (Alyssa.Proffitt@greenbaywi.gov)

Alders' Petitions and Communications

Alder's Name	D7 - Alyssa Proffitt
Co-sponsor(s)	• D6 - Joey Prestley • D10 - Ben Delie • D2 - Jim Hutchison
Committee Name	Personnel Committee
Text of Communication	To refer to staff to eliminate the need to seek approval for replacing any existing and budget approved positions when a vacancy is created. This includes internal transfers between positions that do not change classification, FTE status or paygrade.

CITY OF GREEN BAY PERSONNEL POLICY

Policy Title	Policy Reference
Recruitment and Selection	Chapter 6
Policy Source	**Legal Review Date**
Human Resources Department	September 5, 2013
Personnel Committee Approval	**City Council Approval**
September 24, 2019	October 1, 2019

6.1 POLICY. It is the policy of the City of Green Bay to recruit, select, evaluate, promote, compensate, and retain employees on the basis of their ability to perform the duties and responsibilities of the position without regard to political affiliation, race, color, creed, religion, age, sex, sexual orientation, gender expression, gender identity, gender non-conformity, transgender status, disability, national origin, genetic information, ancestry, marital status, military service, arrest or conviction record, or any other basis protected by state or federal law. The City will provide reasonable accommodation for disabled applicants and employees who are otherwise qualified as long as such accommodation does not create an undue hardship for the City.

It will be the responsibility of the Human Resources Director to administer these policies under the direction of the Personnel Committee. In addition, it is the responsibility of all management staff and governing committees to ensure that recruitment and selection policies are consistently and impartially applied within their respective departments.

6.2 DEFINITIONS.

6.2.1 Transfer: A transfer is regarded as movement from one permanent City position to any other permanent position within the City's table of organization and may result in a higher salary range and increased level of job responsibilities.

6.2.2 Hiring Authority: The department head or designee directly responsible for employing and establishing job duties of the vacant position.

6.2.3 Immediate Family: For purposes of this policy immediate family means spouse, parent, stepparent, child, stepchild, foster child, sibling, guardian, parent-in-law, grandchild, and grandparent or step grandparent.

6.3 RECRUITMENT. The recruitment will be tailored for the position to be filled and directed to sources likely to yield qualified candidates. Applicants will be recruited from as broad a geographic area as necessary to assure well-qualified candidates for the various types of positions in City service with an attempt, within Affirmative Action guidelines, to achieve a diverse and qualified work force. The City encourages the filling of positions

with personnel from the present work force.

6.3.1 Notification. Human Resources will be notified immediately when a need to fill a new or existing position exists. Vacancies open to all City employees must be announced through Human Resources to ensure compliance with Labor Agreements, Personnel Policies and the City's Affirmative Action Plan.

6.3.2 Position Needs Analysis. Prior to filling any vacancy, Human Resources will review all functions of the vacant position before initiating the recruitment process. ~~, and present a recommendation to the Personnel Committee and City Council for action. At the discretion of the Human Resources Director, the recruitment process may begin prior to receiving approval by the Personnel Committee and City Council however; the position may not be filled prior to approval. Seasonal positions authorized through the budget process are exempt from this process.~~ If it is determined that a classification change, FTE status or salary change is warranted, this change to the classification will be presented to the Personnel Committee and City Council for action prior to recruitment.

Changes to the reporting structure for the classifications of Deputy Director, Assistant Director or Department Head must have the approval of the Personnel Committee and City Council.

The Mayor and Personnel Committee Chairman may authorize emergency filling of certain positions.

6.3.3 Job Announcement. A job announcement will include the job title or classification, pay rate or range, summary of duties, qualifications required, where to apply, and application deadline.

a. At the discretion of the Department Head and with Human Resources' authorization, internal movement within the department may occur prior to announcing a vacancy.

b. Where the job announcement is required by a Labor Agreement it will be posted in accordance with such Agreement.

6.2.4 Continuous Recruitment. The Human Resources Director will determine the need for continuous recruitment for positions in which there is a high degree of turnover or for which it is particularly difficult to recruit qualified employees, and will maintain lists of qualified candidates as appropriate.

6.2.5 Application Form. All applications for employment will be made on forms prescribed by Human Resources which are in compliance with State and Federal regulations regarding employment procedures.

6.3 DENIAL OF APPLICATIONS.

6.3.1 The Human Resources Director or designee may deny any applicant further consideration in the selection process if the applicant:

a. Has knowingly falsified the application or practiced deception at any step in the selection process.

b. Has been convicted of a crime which is related to the duties or responsibilities of the position.

c. Is not within legal age limits prescribed for the position or for City employment.

d. Has an unsatisfactory employment record indicating the candidate is not suitable for the position as evidenced by reference checks.

e. Does not meet the minimum requirements established for the position.

f. Is physically or mentally unable to perform the essential function(s) as certified by competent medical authority through a pre-placement exam.

g. Does not reply to mail inquiry within ten 10 calendar days or does not return a telephone inquiry within 2 working days.

h. Fails to accept appointment within 2 working days or to report for duty within the time prescribed in the offer of employment.

i. Does not properly complete the application.

6.4 APPLICANT SCREENING AND RANKING. Human Resources will conduct or authorize all appropriate screening and ranking (testing) procedures based on job analysis and professional personnel management principles to determine the candidates most qualified for the position. Human Resources will confer with the hiring authority before determining the appropriate procedures.

6.4.1 Screening and ranking procedures may include, but are not limited to, the following:

a. Written examination

b. Oral examination

c. Training and experience questionnaire to be rated by the Human Resources Department or an appropriate panel

d. Performance tests (e.g., typing, data entry, etc.)

e. Work simulations

f. Review of applications to determine compliance with minimum qualifications

g. Physical examinations including drug screen

h. Background and reference inquiries

i. Psychological evaluation

Criteria for selection will be based on, but not limited to, relevant work experience, work performance, applicable education and/or training, required skills, knowledge and abilities of the position, and other competencies as deemed appropriate by the hiring authority and Human Resources. When two or more employees are equally qualified with respect to the competencies desired for the position and have demonstrated equal ability and skills through past performance, seniority will prevail.

6.4.2 Confidentiality. All persons participating in the development and maintenance of selection materials will exercise every precaution to insure the highest level of integrity and security. Only the Human Resources Director or designee will handle confidential selection materials.

6.4.3 Notification of Applicants. Each person submitting an application who was not selected to participate in the selection process will be given proper notice they were not selected for the position by the Human Resources Department.

6.4.4 Notification of Final Interviewed Applicants. Each applicant interviewed and not hired will be given proper notice from the hiring authority or Human Resources.

6.5 HIRING. Applicants selected for and interviewed in accordance with the selection process will, whenever possible, be at least two more than the number of vacancies.

6.5.1 Rank. After review by Human Resources, the applications of the best qualified candidates will be submitted to the hiring authority for consideration.

6.5.2 Appointment. The hiring authority will make the final selection and placement to the position. First consideration will be given to the best qualified candidates to fill the vacancy. If the hiring authority does not select one of the eligible candidates, justification will be given to the Human Resources Director or designee.

The notice of selection is to be made to the Human Resources Director, or designee. The Human Resources Director or designee is also responsible for issuing a written offer of employment outlining the start date, salary, applicable fringe benefits and any other pertinent data. No offer will be made without the approval of the Human Resources Director or designee.

6.6 ELIGIBILITY LISTS.

6.6.1 The City of Green Bay may establish eligibility lists to be used as it deems appropriate in filling future City vacancies. A candidate may be removed from an eligibility list if the candidate:

a. Receives a permanent appointment;

b. Files a written statement indicating unwillingness to accept appointment;

c. Declines 2 offers of employment;

d. Fails to respond to any official inquiry regarding availability;

e. Fails to report for a scheduled interview;

f. Is disqualified for any reason listed in Section 3 of this chapter.

6.7 TEMPORARY HIRING. Temporary appointments of no more than 6 months may be made from applications on hand or temporary employment agencies. However, the Human Resources Director may authorize the appointment of other qualified individuals. The acceptance or refusal by an eligible candidate of a temporary appointment will not affect the candidate's standing for a permanent position if one becomes available. Temporary appointees who become regular City employees may receive service credit from the initial

day of employment.

Persons employed by the City under Federal or State manpower programs are considered limited term employees unless specific action is taken to appoint such an employee to a regular position after certification as eligible for such appointment by the Human Resources Director.

6.8 EXPENSES. Certain recruitment efforts may require the City to offer travel expenses to candidates who are being interviewed. When this is necessary, the Human Resources Director may authorize reimbursement for actual expenses incurred when supported by invoice, receipt or other acceptable documentation. The cost for the travel expenses will be the responsibility of the hiring department.

The Human Resources Director is authorized to offer moving expenses to Department Head candidates in an amount up to $10,000. Human Resources will work in conjunction with Purchasing when offering any moving expenses. A report will be provided to the Personnel Committee of any authorized moving expenses. Moving expenses for any other positions or requests in excess of $10,000 will require prior approval of the Personnel Committee and City Council. The City will recover the reimbursed amount from any employee who is terminated or voluntarily resigns during the first 18 months of employment.

6.9 NEPOTISM. No member of the immediate family of an alderperson, citizen member of a committee or commission, elected official, management personnel or other supervisor may be hired or transferred into a department where a potential supervisor-subordinate relationship would exist. A request for exemption from this section requires Personnel Committee approval.

6.10 ADA COMPLIANCE.

6.10.1 The City re-affirms its commitment to comply with the regulations of the U.S. Equal Employment Opportunity Commission implementing Title I of the Americans with Disabilities Act of 1990, codified at 29 C.F.R. Part 1630. Accordingly, the City assures the following:

a. The City will not discriminate on the basis of disability in its hiring or employment practices.

b. The City will not ask a job applicant about the existence, nature or severity of a disability. Applicants may be asked about their ability to perform essential job functions. Medical examination or inquiries may be made, but only after a conditional offer of employment is made and only if required of all applicants for the position.

c. The City will make reasonable accommodation for the known physical or cognitive limitations of a qualified applicant or employee with a disability upon request unless the accommodation would cause an undue hardship for the operation of the City's business. If an applicant or an employee requests a reasonable accommodation and the individual's disability and need for the accommodation are not readily apparent or otherwise known, the City may ask the individual for information necessary to

determine if the individual has a disability-related need for the accommodation.

d. The City will maintain employees' medical records separate from personnel files and keep them confidential.

e. The City will make an individualized assessment of whether a qualified individual with a disability meets selection criteria for employment decisions. To the extent the City's selection criteria have the effect of disqualifying an individual because of disability; those criteria will be job-related and consistent with business necessity.

6.11 TRANSFER. The City encourages and recognizes the value of providing opportunities for transfer from within and to improve the upward mobility potential for qualified City of Green Bay employees. Reasonable efforts will be made to fill vacant positions from within the City. Job announcements will be posted in areas that are accessible to all employees. At the discretion of the City, outside recruiting sources will be used and internal candidates may be considered simultaneously with outside candidates. This policy is intended to provide equal opportunity to all employees and job applicants.

6.11.1 Regular full and part-time employees who are in good standing will be allowed to seek a transfer.

6.11.2 Regular position vacancies will be posted City-wide for a minimum of 5 work days. Eligible employees will be required to submit required application materials to Human Resources by the date noted on the job announcement to be considered for the position. As noted previously, the selection process will be utilized to hire the best qualified individual for the position.

6.11.3 Transferring employees will retain their vacation and sick leave. A probationary employee, who successfully attains a transfer, will serve out the balance of the probationary period upon transfer to the new position.

6.12 TESTING POLICY.

6.12.1 Provisions. Human Resources is responsible for administering all employment testing. If it is determined that an employee is qualified for the position and a test is required, the employee will be tested. If a passing score is not achieved, the candidate will not be given further consideration for the position. Re-testing will be permitted every 90 days for employees with unsuccessful typing or data entry scores. Typing, data entry and other test scores will remain valid for a period of 5 years.

Other examples of tests administered for purposes of transfer may include money counting, calculator skills, oral directions, data entry, basic math or other general job skill testing.

6.12.2 Requirements. Minimum requirements are established by Human Resources according to class specifications. A candidate may be required to demonstrate minimum competency by successfully passing approved tests, background checks and medical exams when required.

RESOLUTION IN SUPPORT OF THE NEVILLE PUBLIC MUSEUM

April 21, 2026

WHEREAS, the Neville Public Museum has been serving the Northeast region of Wisconsin for over 100 years and, as the only accredited museum in the region, champions history, science, and art through a collection of more than one million objects, serving as a beacon of education and knowledge for audiences of all ages; and

WHEREAS, the Neville Public Museum originated as a City of Green Bay institution, was transferred to Brown County in 1981, and its current facility was built through a joint investment by the City of Green Bay and Brown County, demonstrating a shared civic commitment to its mission; and

WHEREAS, the Neville Public Museum has been operating without executive leadership, which impacts the institution, its employees, and the communities it serves and requires immediate action to lead the museum into its next chapter; and

WHEREAS, the Neville Public Museum was founded to bring the world to Green Bay and continues to reflect the richness within its own communities by showcasing diverse perspectives, elevating local voices, providing invaluable educational programming, and creating spaces that strengthen the region; and

WHEREAS, any long-term strategic changes to the Neville Public Museum should be guided by a transparent and inclusive community engagement process that includes intergovernmental cooperation, reflects the voices and interests of the broader public and supports continued public trust in the Museum's mission and future direction, and

WHEREAS, the Common Council recognizes that the Neville Public Museum's next era holds strong potential for meaningful collaboration with regional cultural and educational institutions, provided such efforts advance and preserve its distinct mission and identity, and affirms the City of Green Bay's enduring interest in the Museum's vitality given its founding role, joint investment in its facilities, and shared responsibility to residents it shares with Brown County;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Green Bay that the City stands ready to support the Neville Public Museum through property development, zoning and permitting, capital investment, and public advocacy and promotion, and urges Brown County to reaffirm the Museum's mission as a vital cultural institution, and to prioritize the prompt hiring of a permanent Director committed to honoring its heritage and advancing a clear vision for a new era of collaboration. +

BE IT FURTHER RESOLVED, That the City Clerk is directed to transmit this Resolution to the Brown County Clerk for distribution to the Brown County Executive and Board of Supervisors.

Adopted _____

Approved _____

Eric Genrich,
Mayor

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # U.1

To receive and place on file the March and April 2026 reports by the Police Department on the monthly Traffic Enforcement Unit Traffic Safety Plans.

BACKGROUND

RECOMMENDATION

APPROVE.

FISCAL IMPACT

ATTACHMENTS

1. Traffic Safety Plan April 2026
2. TRAFFIC SAFETY PLAN March 2026

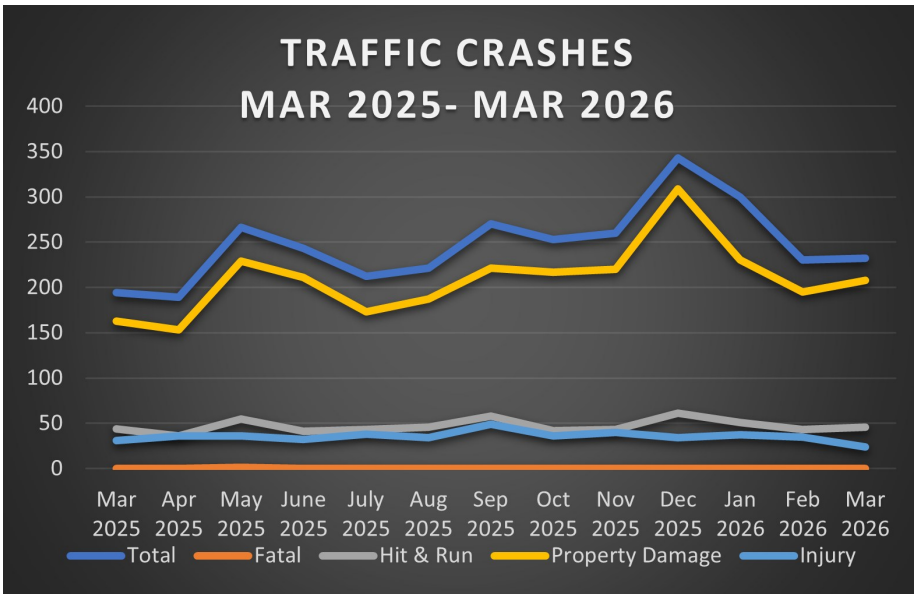
Green Bay Police Department

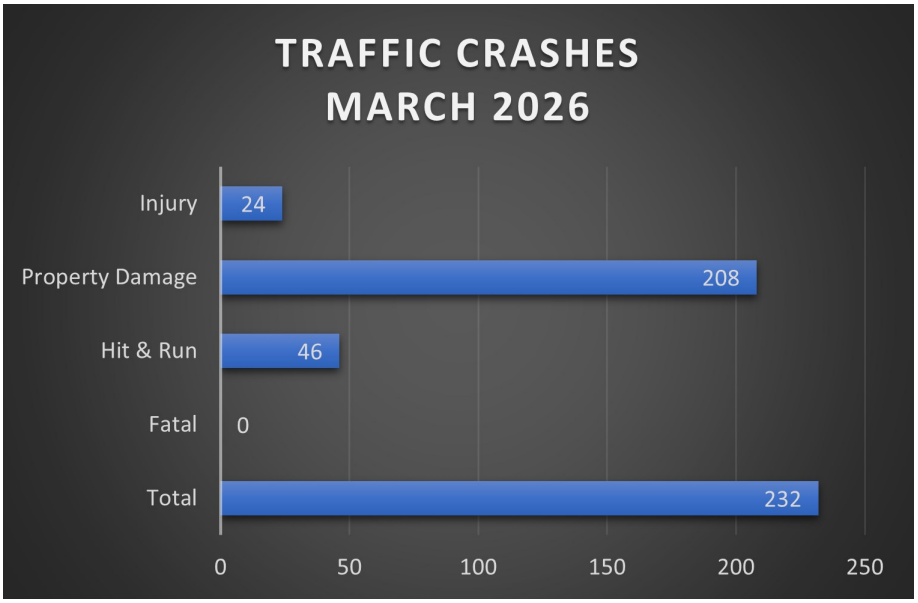
APRIL 2026

Traffic Safety Plan

Traffic complaints are the #1 complaint made to the Green Bay Police Department and City Alderpersons. The Police Department is committed to safe travels for motorists, pedestrians, and bicyclists. With a goal of reducing traffic crashes, property damage, injury, and death on Green Bay's roadways, the Police Department will use a data driven approach for traffic safety. Data analytics from crash data, citizens complaints, and traffic data resources will be used to identify traffic emphasis areas. Each month's report will be posted on the Police Department's website and will be presented at the Traffic, Bicycle, and Pedestrian Commission meeting.

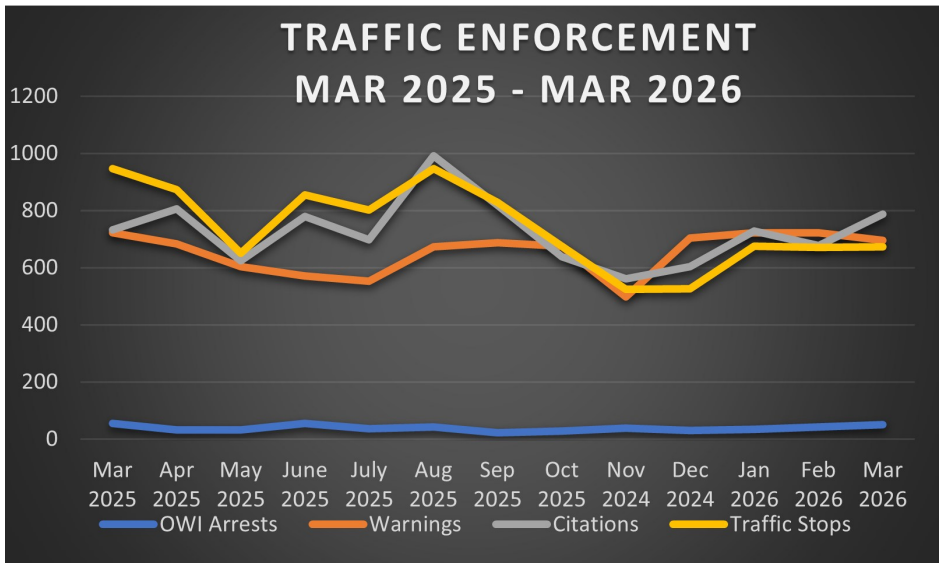
March 2026 Crash Data

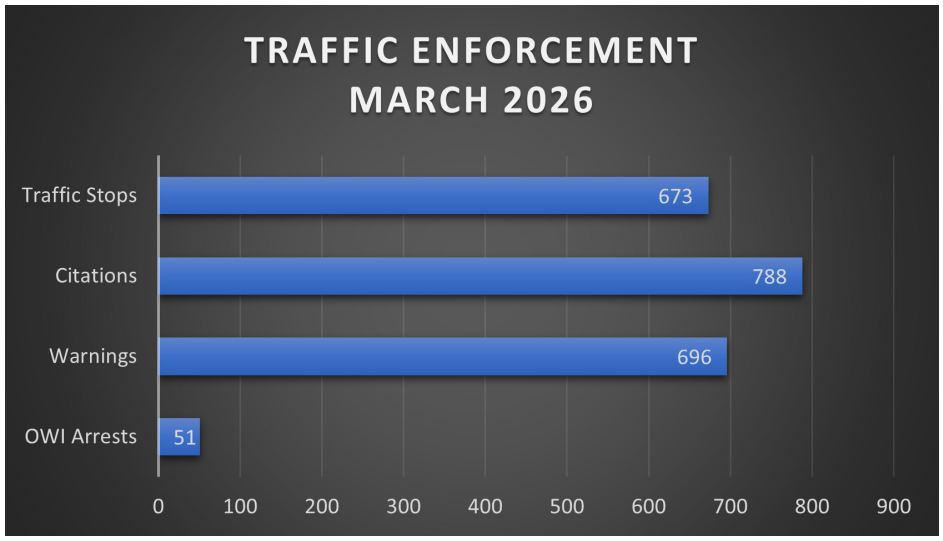




GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

MARCH 2026 TRAFFIC ENFORCEMENT





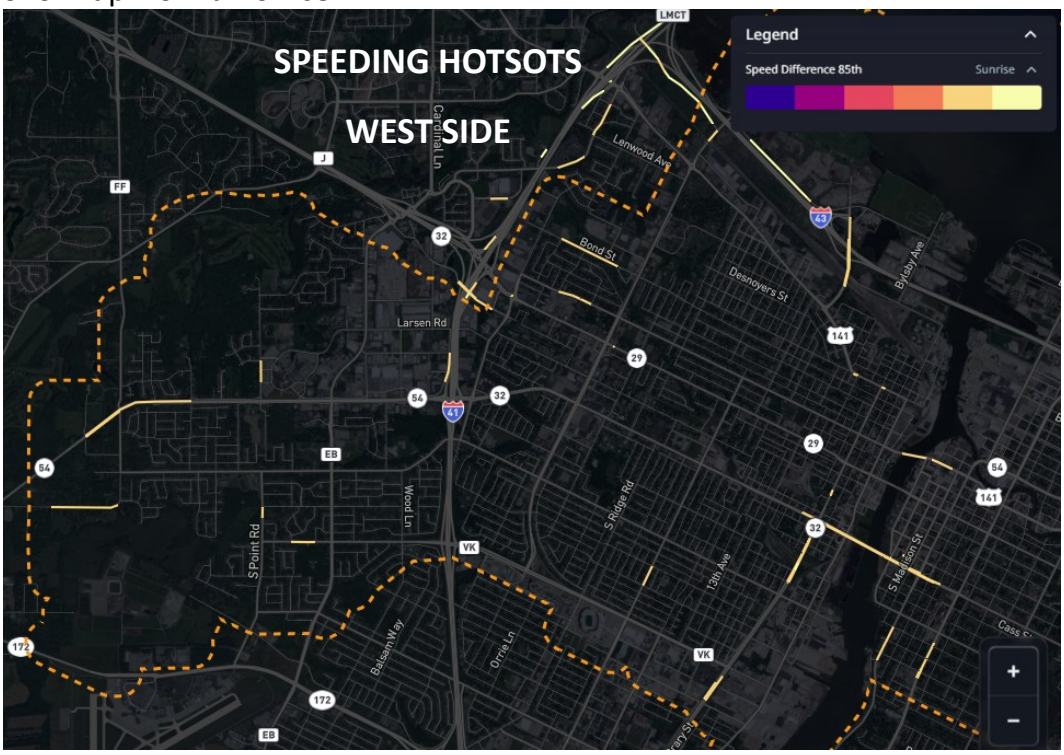
UPCOMING TRAFFIC TASK FORCE DEPLOYMENTS

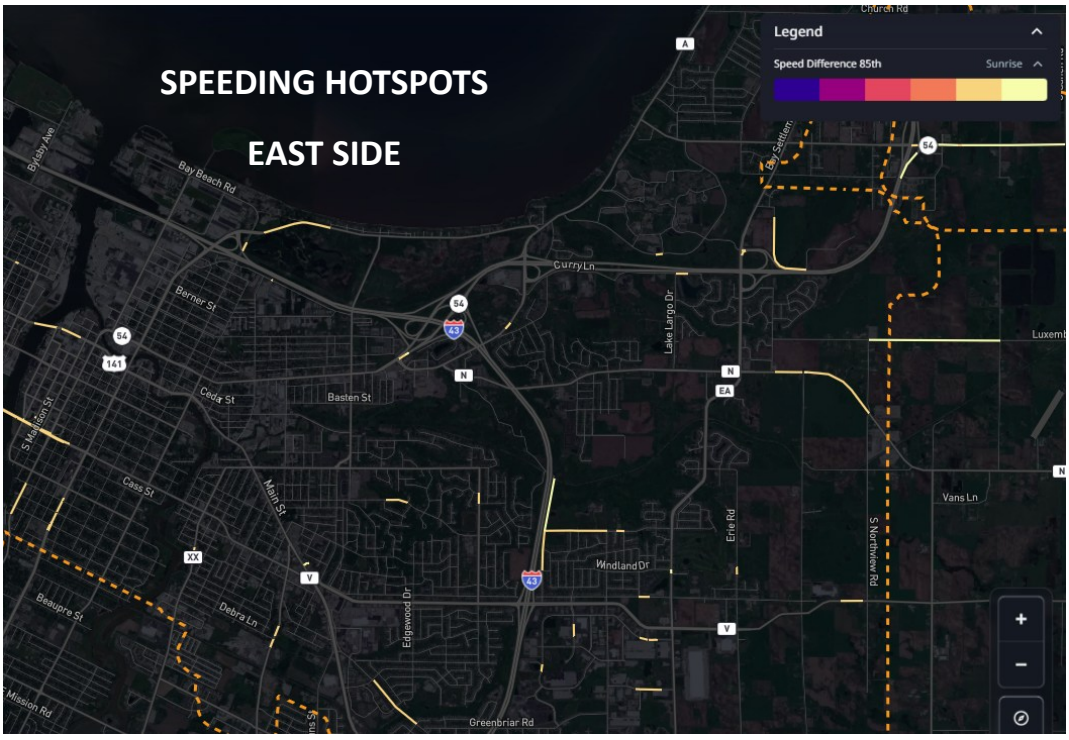
* OWI—May 1, 2, 5, 8, 9, 15, 16, 22, 23, 29, 30
* Speed—May 7, 21
* Seat Belt—May 19, 26
* Pedestrian/Bicycle—May 20, 27

GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

TRAFFIC COMPLAINTS

Below are the most recent areas of increased risks from traffic data. To make a traffic complaint, call the Traffic Safety Unit at (920) 448-3212. Residents can also submit an online complaint through the City's Request for Service page. Please leave detailed information including specific times/days of the week, street and block number/intersection, and contact information if you would like follow-up from an officer.





GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

ENFORCEMENT PRIORITY AREAS

Priority areas are determined using a predictive analysis tool through the Wisconsin DOT. The tool uses crash data from the previous three years to determine areas that have a high likelihood of vehicle crashes in the next 30 days.

University Av / Elizabeth St



Analysis Area #1: GREEN BAY (C)

Roadway: 054

Total Crashes: 18

Contributing Factors:

- Teen Driver (3)
- 65+ Driver (3)
- Motorcycle (2)
- Impaired (2)
- Distracted (2)
- Winter Road (2)
- Hit & Run (1)
- Pedestrian (1)

Sturgeon Bay Rd / University Av



Analysis Area #2: GREEN BAY (C)

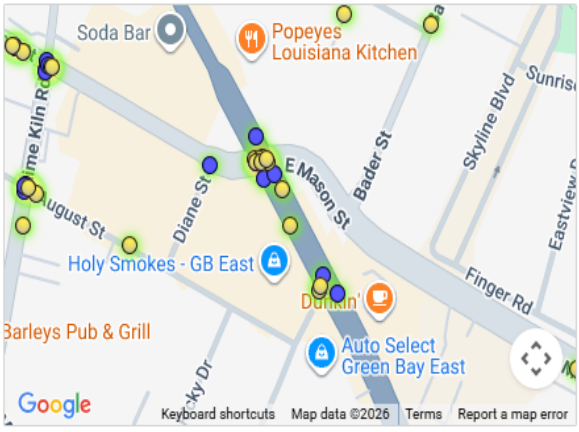
Roadway: 054

Total Crashes: 18

Contributing Factors:

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

Main St / E Mason St



Analysis Area #3: GREEN BAY (C)

Roadway: 141

Total Crashes: 20

Contributing Factors:

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

GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

A message for NHTSA



NHTSA

IF YOU FEEL DIFFERENT
YOU DRIVE DIFFERENT

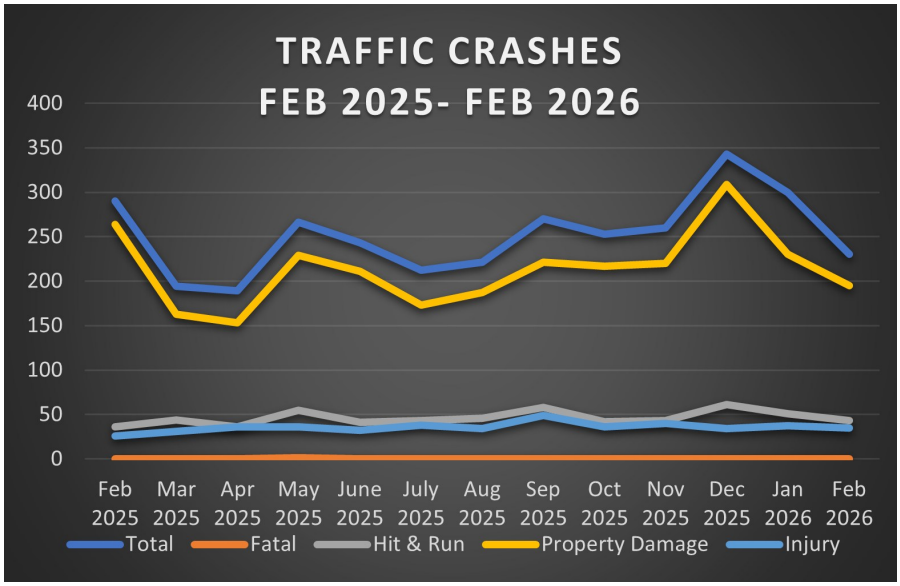
Green Bay Police Department

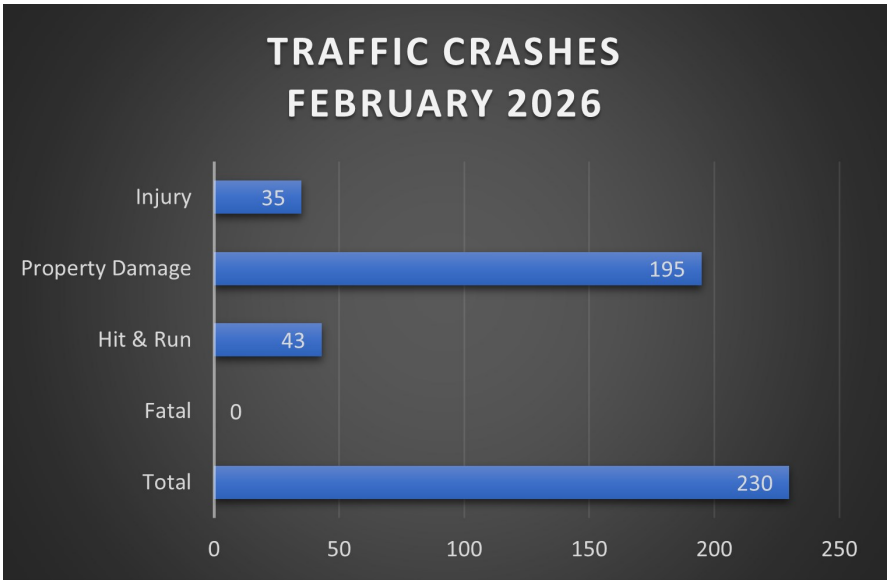
MARCH 2026

Traffic Safety Plan

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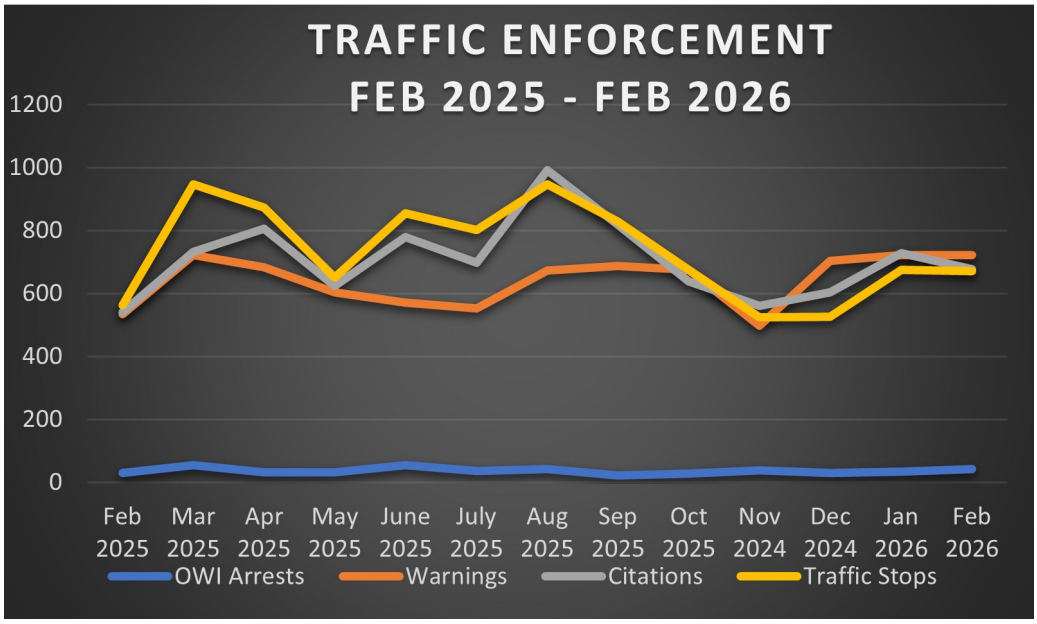
February 2026 Crash Data

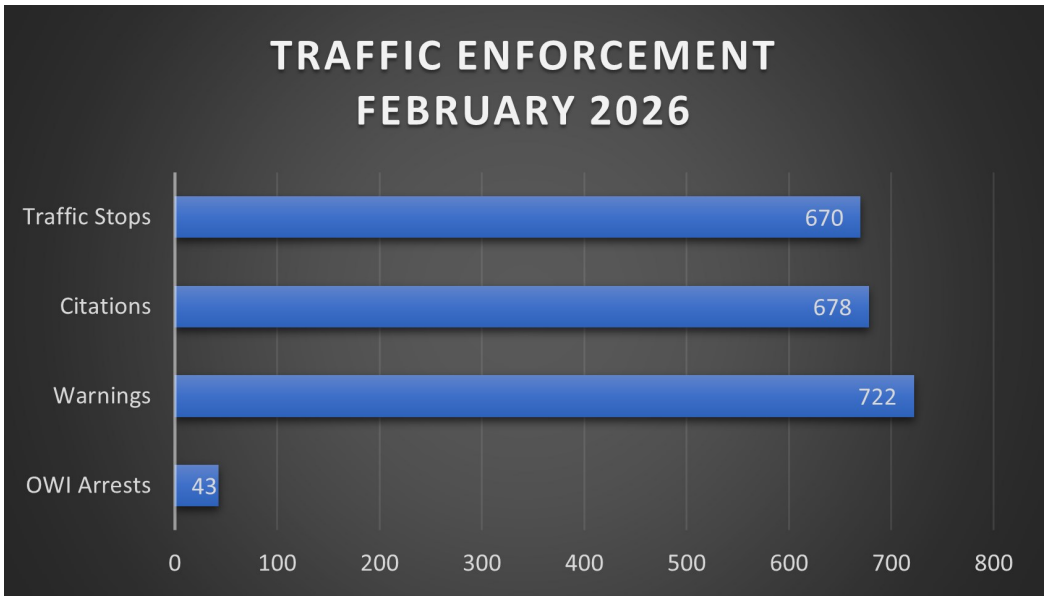




GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

FEBRUARY 2026 TRAFFIC ENFORCEMENT





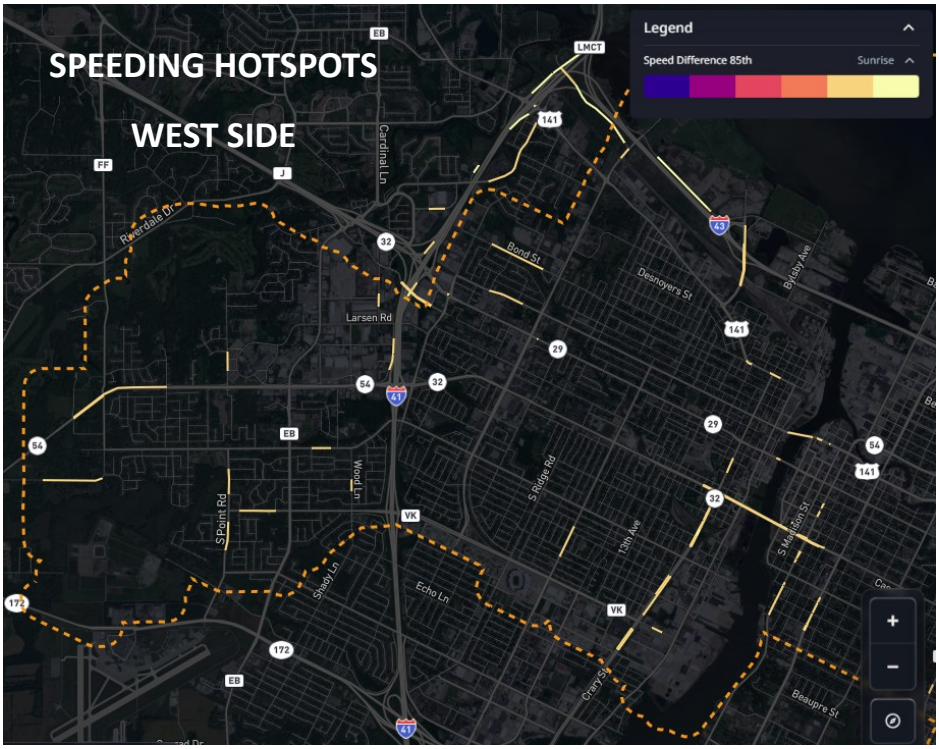
UPCOMING TRAFFIC TASK FORCE DEPLOYMENTS

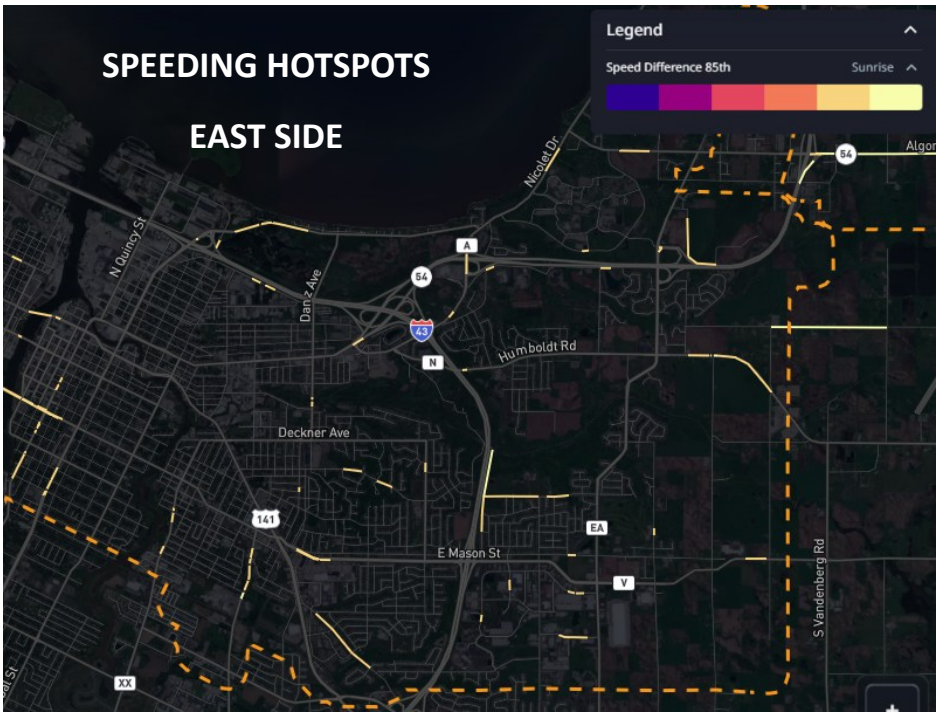
* OWI—March 17, 20, 21, 27, 28. April 3, 4, 10, 11, 17, 18, 24, 25.
* Speed—March 17. April 2, 16.
* Seat Belt—March 19. April 7, 18.
* Pedestrian/Bicycle—April 1, 15.

GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

TRAFFIC COMPLAINTS

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GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

ENFORCEMENT PRIORITY AREAS

Priority areas are determined using a predictive analysis tool through the Wisconsin DOT. The tool uses crash data from the previous three years to determine areas that have a high likelihood of vehicle crashes in the next 30 days.

University Av / Elizabeth St



Analysis Area #1: GREEN BAY (C)

Roadway: 054

Total Crashes: 17

Contributing Factors:

- Teen Driver (3)
- 65+ Driver (3)
- Motorcycle (2)
- Impaired (2)
- Distracted (2)
- Winter Road (2)
- Hit & Run (1)
- Pedestrian (1)

E Mason St / Alpine Dr



Analysis Area #2: GREEN BAY (C)

Roadway: ALPINE DR

Total Crashes: 15

Contributing Factors:

- Speed (4)
- Teen Driver (4)
- Winter Road (3)
- Aggressive (2)
- Bike (1)
- Hit & Run (1)
- Impaired (1)
- Distracted (1)
- 65+ Driver (1)

Sturgeon Bay Rd / University Av



Analysis Area #3: GREEN BAY (C)

Roadway: 054

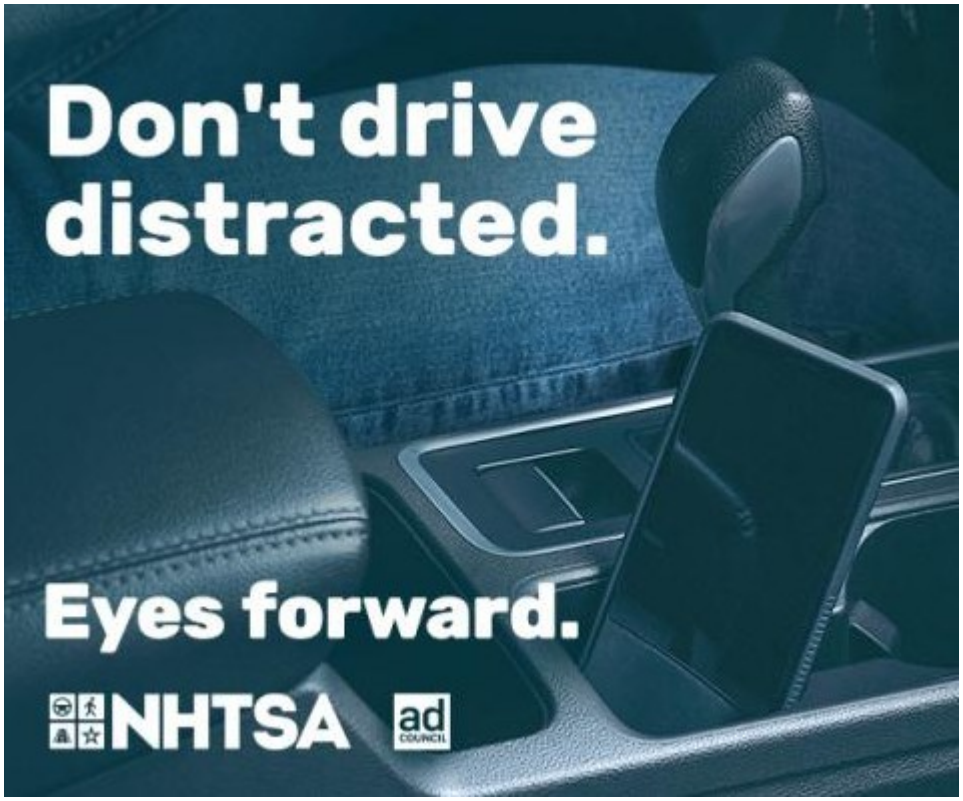
Total Crashes: 17

Contributing Factors:

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

GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

A message for NHTSA





Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # U.2

To receive and place on file the report by the Police Department of the 2026 1st quarter serious injury and fatal crashes.

BACKGROUND

RECOMMENDATION

Approve.

FISCAL IMPACT

ATTACHMENTS

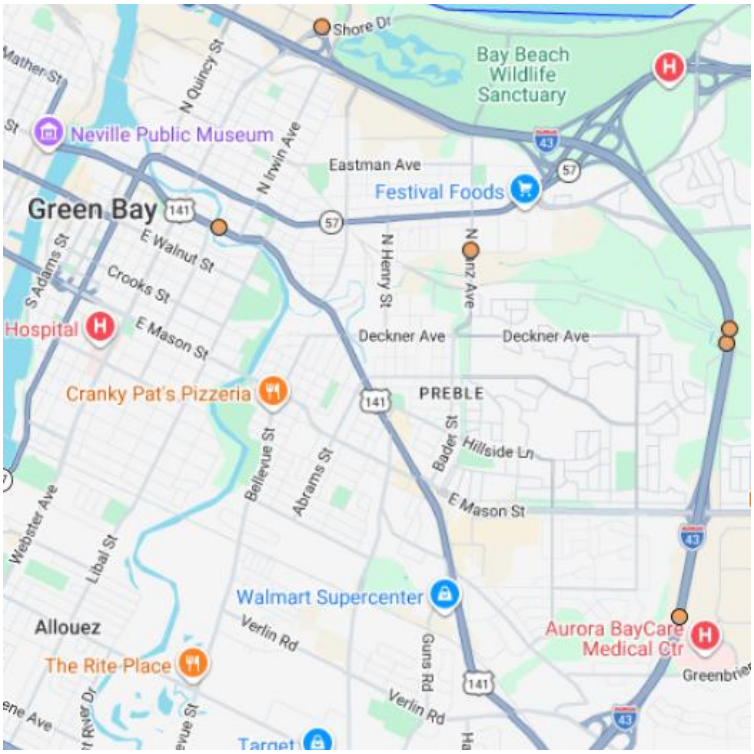
1. 1-2026 First Quarter Fatal and Serious Injury Crash Summary

GREEN BAY POLICE DEPARTMENT

TRAFFIC SAFETY UNIT

2026 First Quarter Serious Injury and Fatal Crash Summary

There were 6 crashes reported resulting in 0 fatalities and 52 injuries.



01/09/26 9:37 AM — GBPD Report #26-202871

On Monday, January 19th, 2026, at approximately 9:37 AM, a SUV was SB on I-43 near Baird Creek Rd. The vehicle lost control on a snow/ice covered roadway and struck a concrete barrier. The driver suffered suspected serious injuries.

02/09/26 3:40 PM — GBPD Report #26-206158

On Monday February 9th, 2026, at approximately 3:40 PM, a SUV and pickup truck were both NB on I-43 near Baird Creek Rd. The SUV struck the pickup while reportedly changing lanes, causing the truck to go into the median. The SUV drove across the median and struck several trees. Two passengers in the SUV suffered suspected serious injuries.

GREEN BAY POLICE DEPARTMENT

TRAFFIC SAFETY UNIT

03/03/26 3:26 PM — GBPD Report #26-209811

On Tuesday March 3rd, 2026, at approximately 3:26 PM, a motorcycle was westbound on Main St near St George St when it struck the rear of another vehicle. The operator of the motorcycle suffered suspected serious injuries.

03/14/26 12:19 PM — GBPD Report #26-211587

On Saturday March 14th 2026, at approximately 12:19 PM, a pedestrian was stuck by a northbound SUV on I-43 near Greenbrier Rd.

03/19/26 3:54 AM — GBPD Report #26-212502

On Thursday March 19th, 2026, at approximately 3:54 AM, a sedan was westbound on Basten St and failed to yield to a southbound semi-truck. A passenger of the sedan suffered suspected serious injuries.

03/22/26 2:37 PM — GBPD Report #26-213075

On Sunday March 22nd, 2026, at approximately 2:37 PM, a coach bus was exiting I-43 NB onto N Webster Av and lost control, running off the road. Several passengers were injured. Investigation is ongoing.

Traffic SGT Sean Hamill

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # U.3

To approve the request by Ald. Johnson (District 9) to modify the "No Stopping or Standing 12 A.M. to 3 A.M." parking condition on Washington Street as follows on a 90-day trial:

A. Remove the NO STOPPING NO STANDING MIDNIGHT TO 3:00 AM (Saturday & Sunday) restriction in the 200 block of N. Washington Street.
B. Remove the NO STOPPING NO STANDING MIDNIGHT TO 3:00 AM (Saturday & Sunday) restriction in the 100 block of S. Washington Street.
C. Create a NO STOPPING NO STANDING MIDNIGHT TO 3:00 AM (Saturday & Sunday) restriction in the 200 block of N. Washington Street from Doty Street to a point 260 feet north of Doty Street.
D. Remove the 5 MINUTE LOADING ZONE (7:00 AM-11:00 PM) from a point 80 feet south of E. Walnut Street to a point 195 feet south of E. Walnut Street.
E. Create a NO PARKING 5 MINUTE LOADING ZONE ONLY from a point 80 feet south of E. Walnut Street to a point 195 feet south of E. Walnut Street.

(PC-26-03)

BACKGROUND

RECOMMENDATION

TO APPROVE.

FISCAL IMPACT

ATTACHMENTS

1. Memo for Comittee Recommendation from PD for 12a-3a Washington St Parking
2. Memo Parking Citation Washington St

Green Bay Police Department
307 South Adams Street
Green Bay, Wisconsin 54301-4582
www.gbpolice.org

Phone 920.448.3200
Fax 920.448.3248

To: Traffic, Bicycle, and Pedestrian Safety Committee

From: Capt. Tom Denney

Date: March, 10th 2026

Reference: Parking on Washington St

Since 2013, on-street parking spots in the 200 block on N Washington St and the on-street parking spots on the east side of the 100 block of S Washington St have been designated as a no-parking area from 12:00 AM-3:00 AM on Saturday and Sunday mornings. The Green Bay Police Department spoke in favor of this parking restriction back in 2013 when it was being considered. The reasons the police department gave for being in support of these restrictions included the fact that it would allow officers to better see the sidewalks in front of the bars (cars parked in front of the bars obstruct the view of officers driving by or officers stopped elsewhere in the area attempting to monitor the bar crowd) and it was expected to improve traffic safety by reducing the regularity with which a lane of travel would be blocked (taxis or other vehicles stopping in a lane of travel to pick up a passenger).

I have reviewed the calls for service trends in the 100 and 200 blocks of N Washington St as well as the 100 block of S Washinton St over the last 5 years. This analysis includes only calls that happen on these blocks between 12:00 AM-3:00 AM on Saturday and Sunday mornings. I analyzed only calls that took place during these time frame because these are the time frames during which the current parking ban is in effect. From 2021-2025, N Washington St averaged 70.8 calls per year. Call volume has increased significantly on N Washington St over the last 5 years, with the average call volume in 2021 and 2022 being 49.5 per year and 90 in the years of 2023-2025. This rise in call volume has been driven primarily by an increase in disturbances and crime prevention calls. The crime prevention calls are not a direct indicator of an increase in criminal activity on N Washington St. Crime prevention calls this time of night are generally an officer parking in the area to show presence and monitor activity in the area. Sometimes an officer will create a call for service to document this, and sometimes an officer will not. Whether or not an officer does this is dependent on several factors such as call volume throughout the city and the availability of other officers throughout the city. An increase in crime prevention calls may not mean that officers are actually spending more time on N Washington S. It may just mean that officers are more frequently creating a call for service to document this activity. The increase in disturbance calls does suggest an increase in concerning behavior. Disturbance calls peaked in 2023 and 2024 with 28 and 26 disturbance calls respectively. The number of disturbance calls dipped in 2025 at 17. Please see the tables below, which further illustrate calls for service history. It should be noted that “SIFA” stands for “Self-initiated Field Activity.” These are calls that an officer initiates on their own. Examples often include calls such as traffic stops, but these calls

also include disturbances that do not get called in by a complainant and are simply observed by an officer driving by or monitoring the area.

S Washington St has also seen an increase in calls for service over the last five years. The average calls for service per year on S Washington St for 2021-2023 was 22.3. The average calls for service in 2024 and 2025 increase to 40.7. This increase appears to be almost entirely driven by an increase in crime prevention calls. The nature of these calls is discussed in the above paragraph, and again, it may not be indicative of an increase in criminal activity in the area.

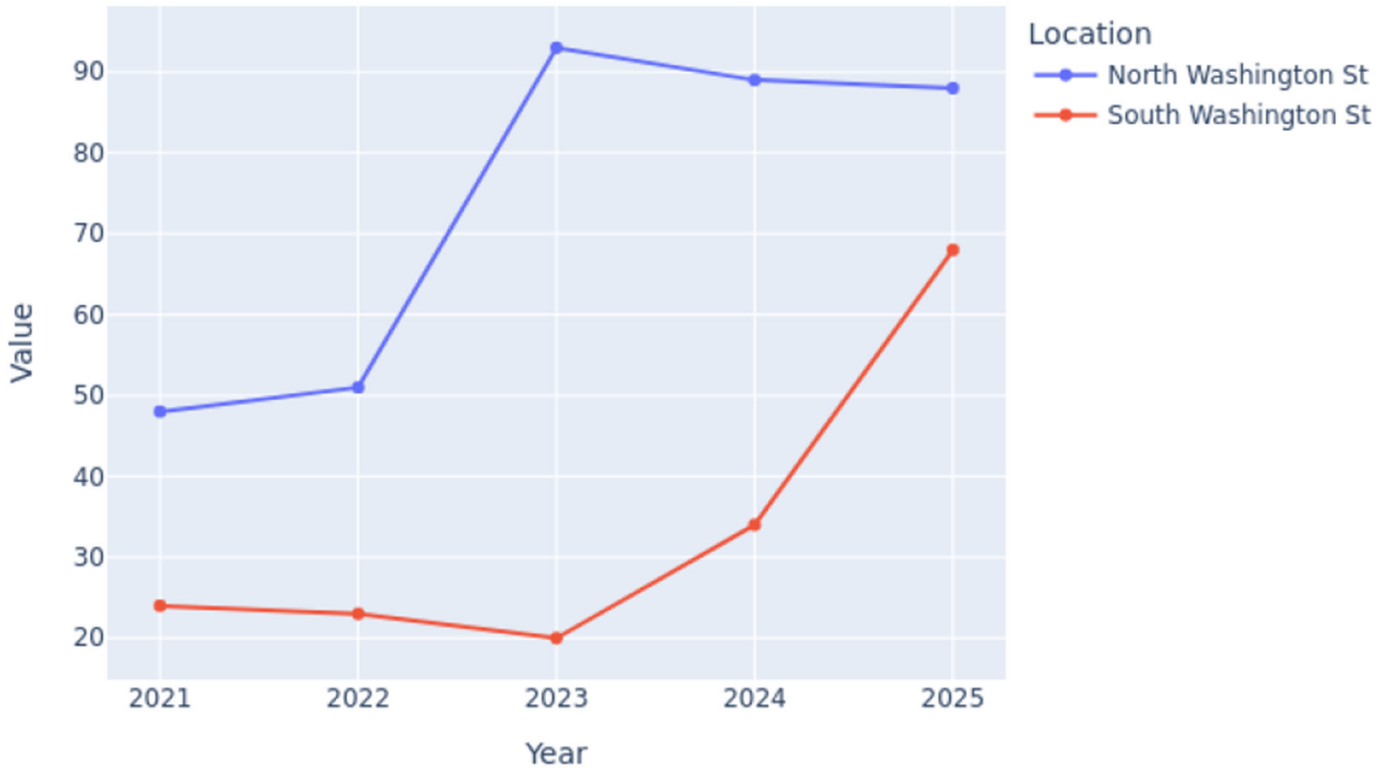
Last, I will discuss the potential impact the parking restrictions on Washington St has on traffic safety. As mentioned above, one of the benefits of not allowing vehicles to park in front of the bars on Washington St is that it improves visibility for pedestrians and drivers. If vehicles are allowed to park in front of the bars, it will make it more difficult for drivers to see pedestrians who step off of the sidewalk and attempt to cross the street mid-block. It will also make it more difficult for pedestrians to see vehicles coming. This is because with vehicles parked on the road in front of the bars, pedestrians will often have to walk between parked cars before crossing the lanes of vehicular travel. On S Washington St, this is still a significant concern. There are several on-street parking spots on the west side of S Washington St, directly across the street from the bars. Many bar patrons will park there and walk across S Washington St. I believe this concern is less significant on N Washington St with the loss of the parking lot in the 200 block of N Washington St. This has significantly decreased the amount number of pedestrians crossing the street mid-block on the 200 block of N Washington St. Last, not allowing vehicles to park in front of the bars also has the added benefit of giving emergency vehicles a place to park when responding to an emergency. This factor is more significant on N Washington St where the roadway is relatively narrow.

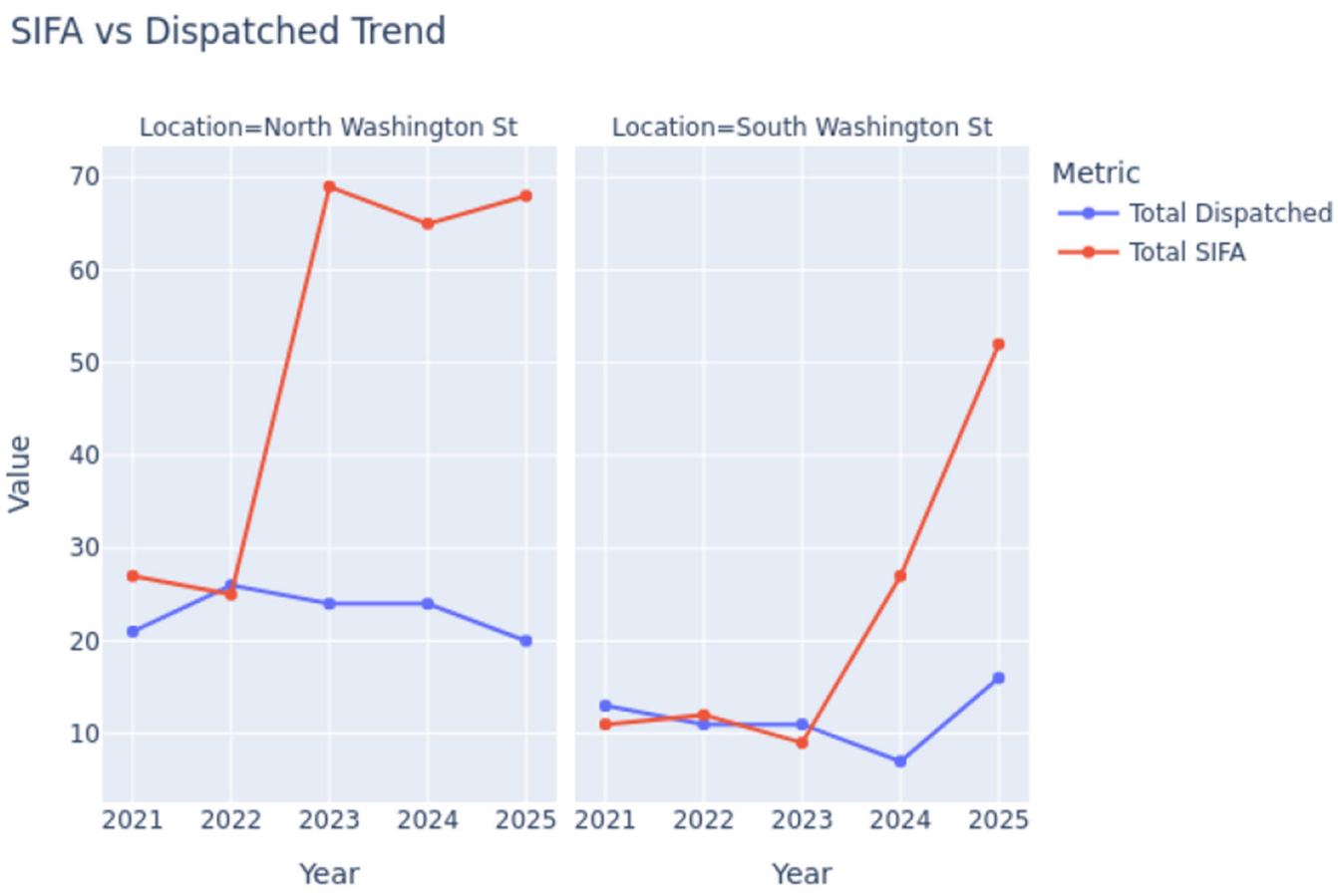
In conclusion, I believe that restricting parking on Washington St from 12:00 AM to 3:00 AM on Saturday and Sunday mornings still benefits public safety. That said, the environment on N Washington St has changed significantly with the loss of the large parking lot in the 200 block of N Washington St. I also understand that the number of parking citations being issued in the 200 block of N Washington St for violating this parking restriction is significant. From a purely public safety perspective, I would prefer that the parking restrictions on N Washington St remain unchanged. Considering the totality of situation on N Washington S however, I do believe that it would be reasonable to allow on-street parking on N Washington St during the days and hours discussed in this memo. On S. Washington St, I recommend that the parking restrictions remain the same. This is largely because I believe that allowing on street parking on the east side of S Washington St would make that area less safe for pedestrians crossing the street mid-block.

Respectfully,

Capt. Denney

Total Calls Trend





Break Down of call-types on N. Washington St. and S Washington St.:

N Washington St

	2021	2022	2023	2024	2025
Total Calls	48	51	93	89	88
Total Dispatched	21	26	24	24	20
Total SIFA	27	25	69	65	68
Total Disturbances	8	14	28	26	17
Total Suspicious person	5	4	8	6	9
Total Welfare Checks	3	9	5	4	7
Total Traffic Related	10	11	10	21	20
Total Crime Prevention	6	2	23	18	16
Total Weapons Call	0	0	1	1	0
Total Other	16	11	18	13	19

S Washington St

	2021	2022	2023	2024	2025
Total Calls	24	23	20	34	68
Total Dispatched	13	11	11	7	16
Total SIFA	11	12	9	27	52
Total Disturbances	11	7	4	9	14
Total Suspicious person	1	2	2	2	3
Total Welfare Checks	2	2	2	0	5
Total Traffic Related	1	2	1	5	2
Total Crime Prevention	1	0	2	13	30
Total Weapons Call	0	0	0	1	0
Total Other	8	10	9	4	14

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

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

TO: Traffic Bike and Pedestrian Commission

FROM: Tom Schuurmans – Traffic Engineer

DATE: March 3, 2026

RE: NO STOPPING NO STANDING (100 S Washington/200 N Washington)

This memorandum is submitted in response to the request from Alderman Brian Johnson (District 9) regarding the potential removal or modification of the "No Stopping or Standing 12:00 A.M. to 3:00 A.M." parking restriction on Washington Street.

Background

The overnight parking restriction was established in 2013 by the Traffic Commission at the request of the Green Bay Police Department.

N. Washington Street (200 Block)

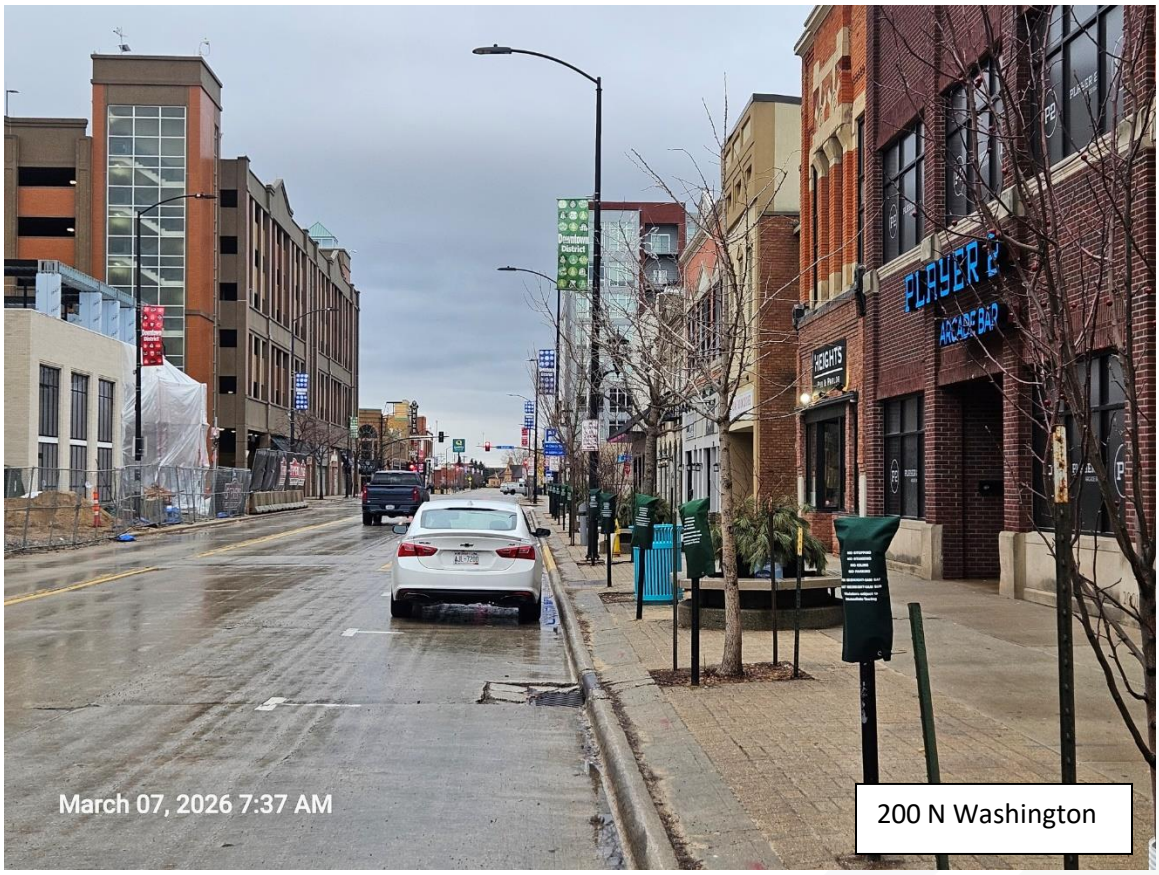
- Contains **12 parking meters**
- The area is fully signed to notify motorists of the restricted parkin zone
- Parking Division staff installs meter hoods at 6 PM so parkers arriving understand the restriction that starts at Midnight. To install any later would trap more parkers unaware of restriction.
- No parking is permitted on the east side of the roadway due to insufficient street width for on-street parking. With the elimination of Adams Street surface lot, the closest parking space would be the Cherry Street Ramp.

S. Washington Street (100 Block)

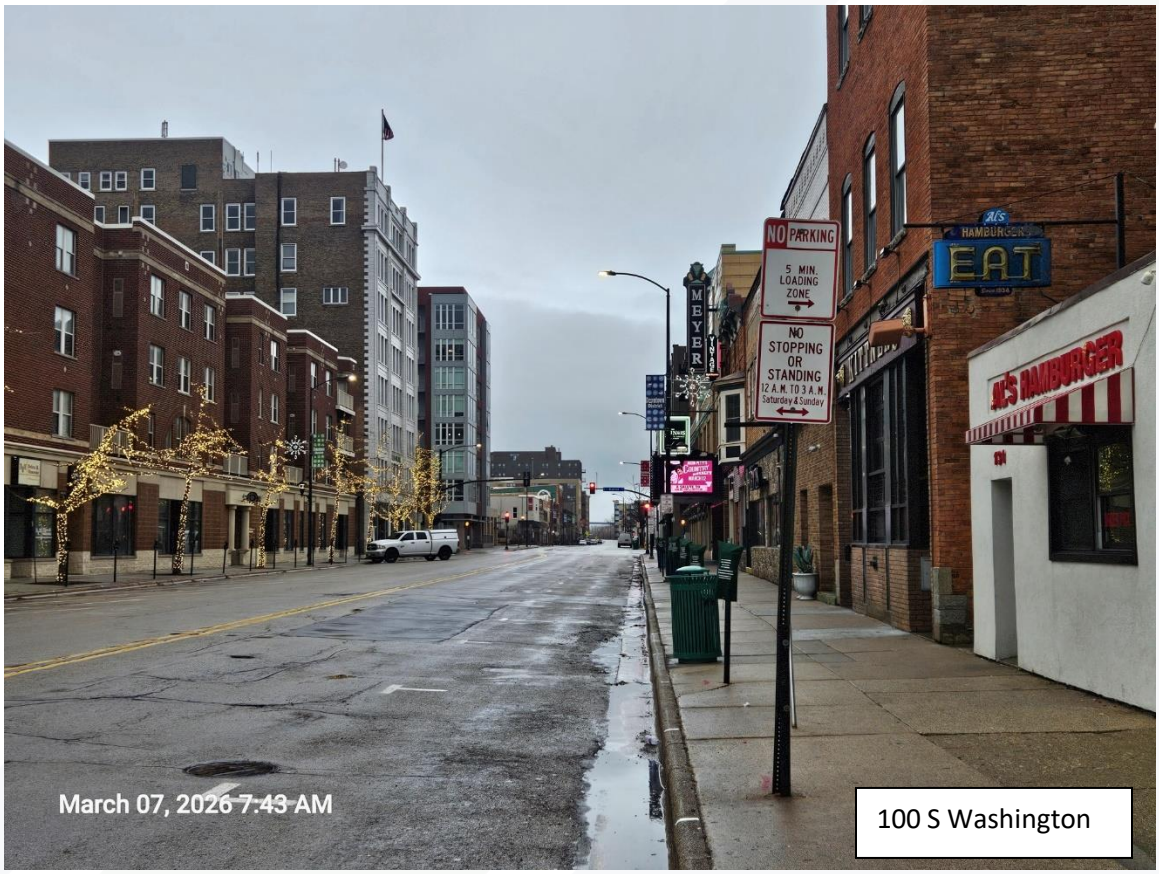
- Contains **9 parking meters**
- The area is fully signed to notify motorists of the restricted parkin zone
- Parking Division staff installs meter hoods at 6 PM so parkers arriving understand the restriction that starts at Midnight. To install any later would trap more parkers unaware of restriction.
- Unlike N. Washington Street, parking is permitted on the west side of the roadway.

Summary

The Mid-Night to 3 AM "No Stopping / No Standing" restriction has been in place since 2013 and was implemented at the request of the Green Bay Police Department. Both areas are clearly signed, and additional notification is provided through the use of meter hoods prior to enforcement hours. The roadway configuration differs slightly between the two blocks, particularly regarding available parking on opposing sides of the street in the 200 block of N. Washington.



200 N Washington



100 S Washington


NO STOPPING
NO STANDING
NO IDLING
NO PARKING
FRI MIDNIGHT-5AM SAT
SAT MIDNIGHT-5AM SUN
Violators subject to
Immediate Towing

No Stopping No Standing Citations

100 S. Washington Street 12AM-3AM

Year	Month	Citation Total
2025	January	9
	February	6
	March	7
	April	6
	May	10
	June	4
	July	2
	August	13
	September	5
	October	2
	November	5
	December	3
	Yearly Total	**72**
Year	**Month**	**Citation Total**
2024	January	0
	February	2
	March	0
	April	1
	May	0
	June	1
	July	0
	August	2
	September	0
	October	2
	November	2
	December	4
	Yearly Total	**14**
Year	**Month**	**Citation Total**
2023	January	0
	February	0
	March	0
	April	1
	May	1
	June	0
	July	0
	August	0
	September	0
	October	1
	November	1
	December	2
	Yearly Total	**6**

No Stopping No Standing Citations

200 N. Washington Street 12AM-3AM

Year	Month	Citation Total
2025	January	74
	February	89
	March	76
	April	50
	May	55
	June	53
	July	47
	August	72
	September	46
	October	52
	November	58
	December	55
	Yearly Total	**727**
Year	**Month**	**Citation Total**
2024	January	5
	February	22
	March	17
	April	33
	May	15
	June	31
	July	19
	August	47
	September	26
	October	32
	November	41
	December	70
	Yearly Total	**358**
Year	**Month**	**Citation Total**
2023	January	6
	February	17
	March	4
	April	23
	May	16
	June	2
	July	0
	August	14
	September	14
	October	15
	November	20
	December	17
	Yearly Total	**148**

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # U.4

To approve the request by the Traffic Engineer, on behalf of Freedom House Ministries, to create a Bus Loading Zone on Saint Anthony Drive adjacent to its facility located at 2997 Saint Anthony Drive.

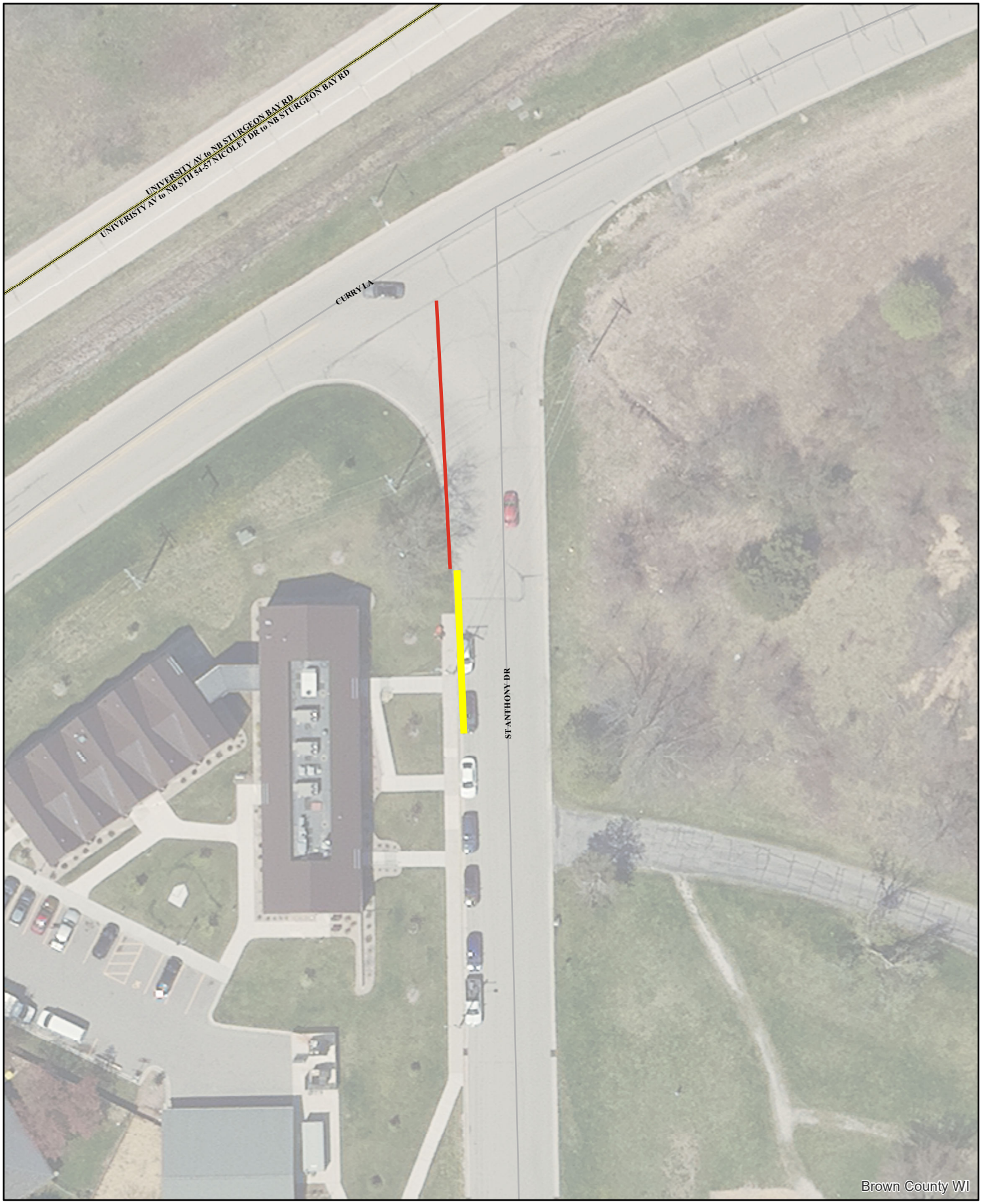
BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Saint Anthony Bus Loading



1 in = 50 ft

Recommendation :
A) To created a No Parking Anytime restriction on west side of St Anthony Drive from Curry Lane to a pont 145 feet south of Curry Lane
B) To create a No Parking Bus Laoding Only on the west side of St Anothony Drive from a point 145 feet south of Curry Lane to a pont 200 feet south of Curry Lane.

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # U.5

To approve the request by the Traffic Engineer to restrict parking on both sides of the West Mason Street south frontage road on behalf of Chili's Restaurant located at 2363 West Mason Street.

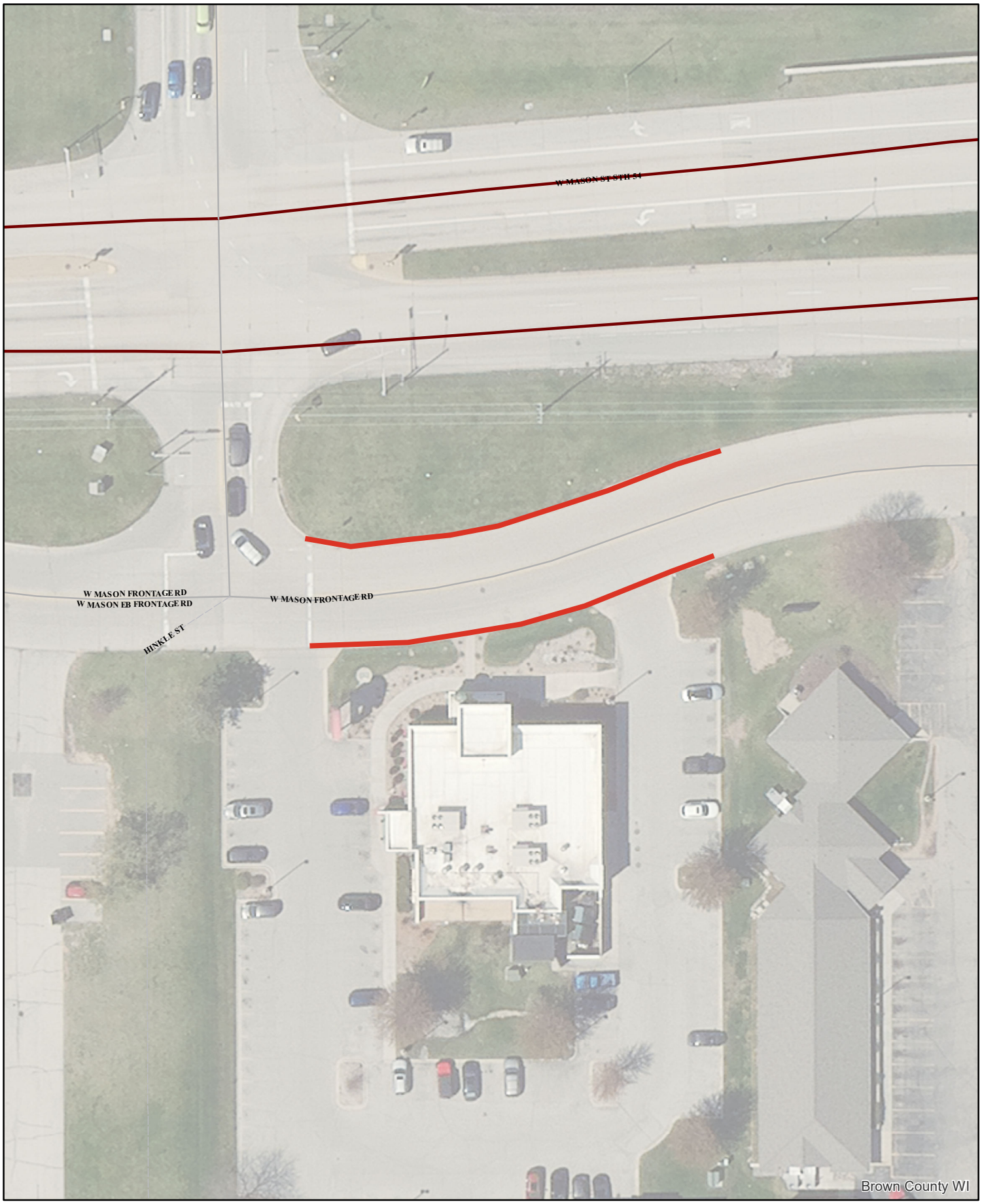
BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Chilli's Parking



1 in = 50 ft

Recommendation :
A) To created a No Parking Anytime restriction on both side of the W Mason Street south Frontage Road from Hinkle Street to a point 190 feet east of Hinkle Streetpont 140 south of Curry Lane

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # U.6

To approve the request by the Traffic Engineer to remove the traffic signal at Shawano Avenue (STH 29) and Siegler Street.

BACKGROUND

RECOMMENDATION

APPROVE.

FISCAL IMPACT

ATTACHMENTS

1. Green Bay HSHS Expansion TIA 2025-05-27

PART E – TRAFFIC SIGNAL WARRANTS

Warrants should be viewed as guidelines to help decide whether traffic signal controls may be installed. Meeting warrants does not translate to a legal requirement for their installation.

The year 2026 build traffic volumes were evaluated with traffic signal warrant #1 (Eight Hour Warrant), warrant #2 (Four-Hour Volume Warrant), and warrant #4 (Pedestrian Volume) at the Shawano Avenue intersection with Siegler Street without the north leg of the intersection (main hospital driveway) as that driveway will be removed as part of the hospital redevelopment. Based on the existing and redistributed traffic volumes with the 3-leg intersection configuration, traffic signal warrants #1, #2, and #3 were **not** met. Also, from the capacity analysis of the build volumes, the northbound approach movements on Siegler Street are shown to operate at an acceptable LOS C in the AM peak hour and LOS D in the PM peak hour under stop control.

The year 2026 build traffic volumes were evaluated with traffic signal warrant #1 and #2 at the Shawano Avenue intersection with West Drive #1 , which will be the new main driveway to the hospital (for regular visitors and hospital drop-off/pick-up for non-emergencies). For the southbound approach, 50% of the right-turn volumes were included based on the length of the right-turn lane and the higher volume of the right turns. (Typically, no right-turns are included in the signal warrant analysis if an exclusive right-turn lane exists of longer length and the right-turns can occur with acceptable delay under stop control.) Based on the year 2026 build traffic volumes with a 108-bed capacity (short-term traffic projections), traffic signal warrants #1 and #2 were **not** met; however, if an additional 30-35 vehicles were added on the southbound approach during two of the higher peak hours, signal warrant #2 would be met.

A signal warrant analysis was also completed with a 250-bed hospital, essentially replicating full capacity of the hospital with another hospital addition, which would be the long-term improvement. Assuming the same parameters with the short-term analysis, with using 50% of the southbound right-turn traffic, both signal *Warrants 1 and 2 are expected to* ***be met***. (Condition B is expected to be met for Signal Warrant #1 for 10 hours of the day and the four hours of Signal Warrant #2 are expected to be well over the minimum values.)

A sensitivity analysis was also completed, assuming a 180-bed scenario, which is 50% between the 108 and 250-bed capacity of the hospital. Based on this scenario, both signal *Warrants 1 and 2 are expected to* ***be met***. Signal Warrant #1 is expected to be met eight hours of the day with Condition B (Interruption of Continuous Traffic).

PART F – PEDESTRIAN CROSSING ANALYSIS AT SIEGLER STREET

With the potential removal of the existing traffic signal at Shawano Avenue at Siegler Street, pedestrian crosswalk enhancements were investigated at the Siegler Street intersection. Two different types of activated warning crossings were evaluated, which includes a Pedestrian Hybrid Beacon (PHB), also known as a HAWK signal, and a Rectangular Rapid Flashing Beacon (RRFB).



Pedestrian Hybrid Beacon (PHB)



Rectangular Rapid Flashing Beacon (RRFB)

Per the WisDOT Manual on Uniform Traffic Control Devices (MUTCD) Chapter 4J, a pedestrian hybrid beacon (PHB) is a special type of hybrid beacon used to warn and control traffic at an unsignalized location to assist pedestrians in crossing a street or highway at a marked crosswalk.

If any one hour of a day has a major street volume total and corresponding pedestrian volume total that falls above the applicable line in the Chart, as shown on the following page, a pedestrian hybrid beacon may be considered for installation. Due to the low amount of pedestrians crossing Shawano Avenue at Siegler Street (5 pedestrians counted on July 14, 2022), a PHB is not warranted.

Pedestrian actuated RRFBs are a type of warning beacon that are used at uncontrolled pedestrian crossings to assist pedestrians in crossing the roadway. RRFBs are now included in the 11th Edition of the MUTCD (published December 2023), as it was not included in previous editions. From the MUTCD, a pedestrian-activated and/or bicyclist-activated rectangular rapid flashing beacon (RRFB) may be used to provide supplemental emphasis to pedestrian, school, and trail warning signs at marked crosswalks across uncontrolled approaches.

WisDOT's Traffic Engineering, Operations and Safety (TEOpS) Manual (Section 4-11-35) also provides seven criteria that should be met prior to installing an RRFB on a state highway. The table on the following page shows the WisDOT RRFB criteria and whether they are met for the Siegler Street crossing.

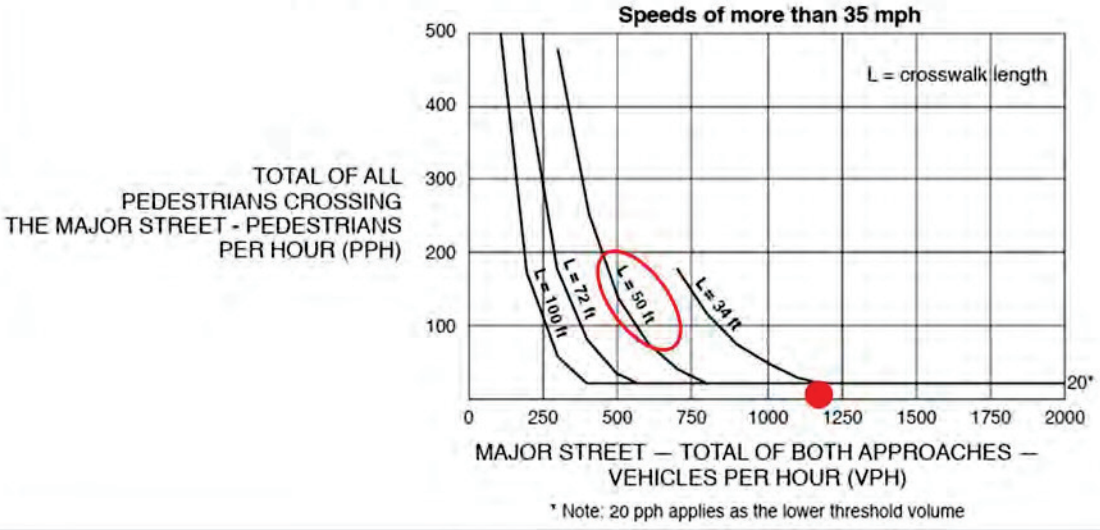
Pedestrian Hybrid Beacon (PHB) Guidelines

North/South Crossing at Siegler Street

Existing Crossing Volume = 9 peds/bikes (3:00 - 4:00 PM peak hour)

Need minimum of 20 pedestrian per hour to meet PHB Guideline.

Figure 4J-2. Guidelines for the Installation of Pedestrian Hybrid Beacons on High-Speed Roadways



RRFB Criteria Following WisDOT TEOpS Manual

Criterion	Shawano Avenue at Siegler Street
Uncontrolled Pedestrian Crossing	Met
20+ Pedestrians/Hr*	Not Met
ADT of 1,500+ vpd	Met (14,600 vpd)
Max of 4 Lanes Crossed	Met (4 Lanes)
300'+ from controlled pedestrian crossing	Met (500 feet to West Drive #1)
Stopping Sight Distance Met	Met
1,200+ ft from another RRFB	Met

**Children <12 and adults >85 count as 2 pedestrians each*

As shown in the RRFB chart above, an RRFB does not meet WisDOT's criteria due to the lower volume of pedestrians/bicyclists crossing Siegler Street. It is important to note that children under 12 years of age or adults over 85 years of age count for double the amount of pedestrians. The traffic count at Shawano Avenue at Siegler Road did not decipher the approximate age groups of the crossing pedestrians, which could affect whether this criterion is met or not.

PART G – RECOMMENDED MODIFICATIONS

Modifications are for jurisdictional consideration and are not legally binding. The City of Green Bay reserves the right to determine alternative solutions.

Based on the proposed development traffic and capacity analysis, the following short -term and long-term improvements are recommended, which are also shown on Exhibit 11:

SHORT-TERM IMPROVEMENTS

Shawano Avenue at West Drive #1 (Future Main Drive)

- No additional improvements are needed at this intersection.

Shawano Avenue at Siegler Street

- Remove the southbound approach to the intersection as shown on Exhibit 2.
- Consider removing the existing traffic signal since it will no longer be warranted based on the future build traffic volumes.
- Convert the northbound approach to one left-turn lane and one right-turn lane with stop control if traffic signal is removed.
- Due to the amount of pedestrians crossing Shawano Avenue at the Siegler Road throughout the day, enhance the crosswalk pavement markings and add crosswalk warning signs. An RRFB could be considered based on the amount and age of pedestrians crossing at this crosswalk. A more recent traffic count is recommended that notes the age groups of pedestrians as more children and older adults would help justify an RRFB.

Shawano Avenue at East Drive #3 (Emergency Department)

- Remove the existing east driveway to the emergency drop-off and install a new emergency access drive at the location shown on Exhibit 2 (approximately 280 feet east of Siegler Street).
- Construct the proposed access drive with one southbound approach lane (shared left/through/right-turn) with side-street stop control.

Shawano Avenue at East Drive #4

- Construct the proposed access drive with one southbound 40-foot long right-turn lane and one left-turn lane with side-street stop control.
- The driveway location is proposed to be approximately 430 feet from Siegler Street and 50 feet west of the existing Valley Green Apartment Drive.

Shawano Avenue at Valley Green Apartment Drive

- No additional improvements are needed with the development traffic.

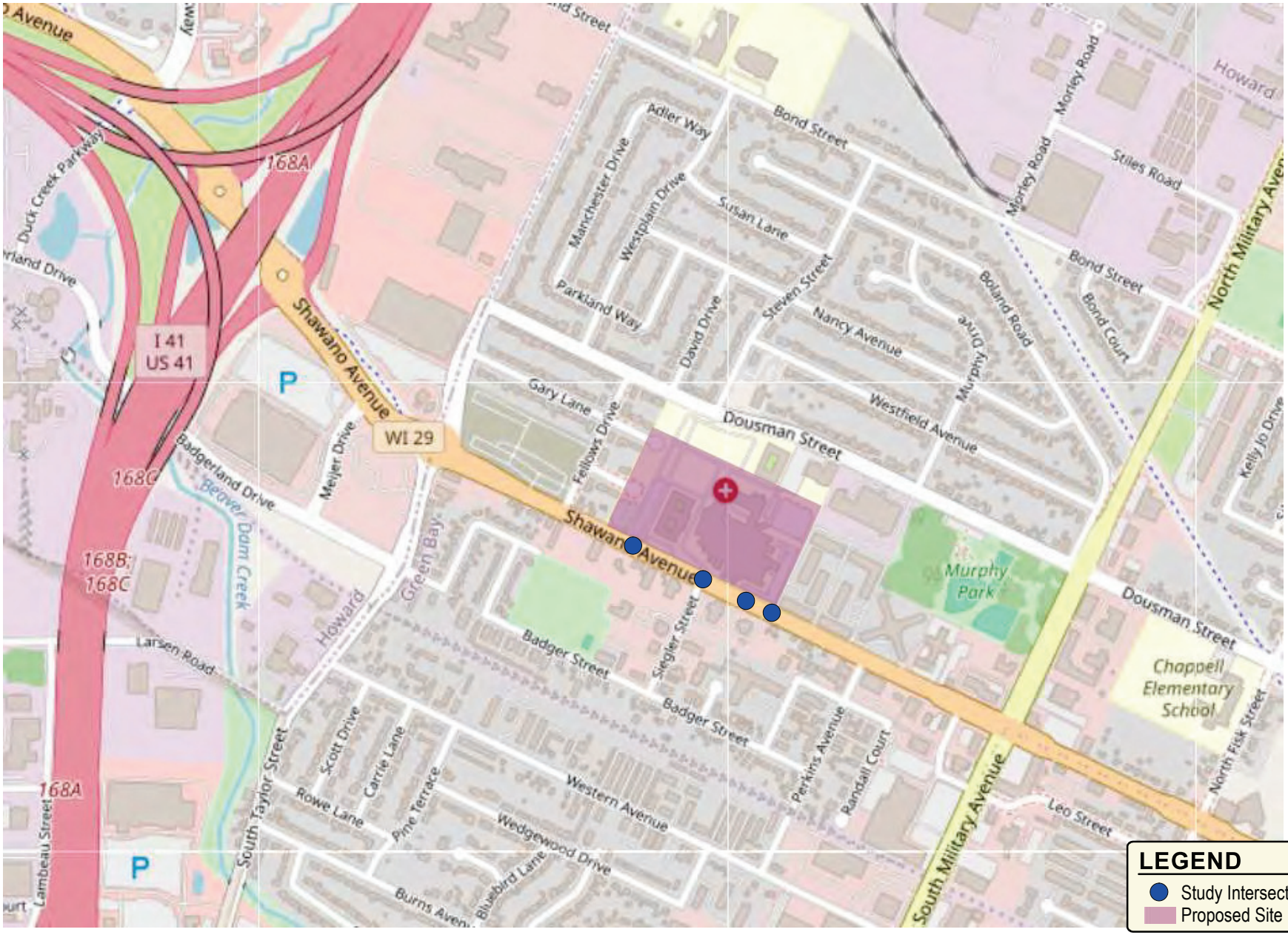
LONG-TERM IMPROVEMENTS

Shawano Avenue at West Drive #1 (Future Main Drive)

- Install traffic signal with eastbound protected/permitted left-turn phase when warranted. Traffic signal is expected to be warranted with a 150-180 bed count. Since this intersection is approximately ½ mile from the nearest traffic signalized intersection at Military Avenue, it is recommended the traffic signal operate as actuated/uncoordinated.
- Consider adding a south access drive to access C.T. Imaging and L.I.F.E. Academy businesses as part of the fourth leg of the signalized intersection. The northbound approach can be a shared left-turn/through/right-turn lane.
- For the southbound approach, keep the existing 40-foot long southbound right-turn lane and the southbound left-turn lane. If the south leg of the intersection is installed, convert the inside lane as a shared left-turn/through lane.

PART H – CONCLUSION

With the proposed hospital redevelopment and expansion, traffic volumes will increase along Shawano Avenue; however, all movements at the study area intersections are expected to operate safely and efficiently with the recommended improvements.

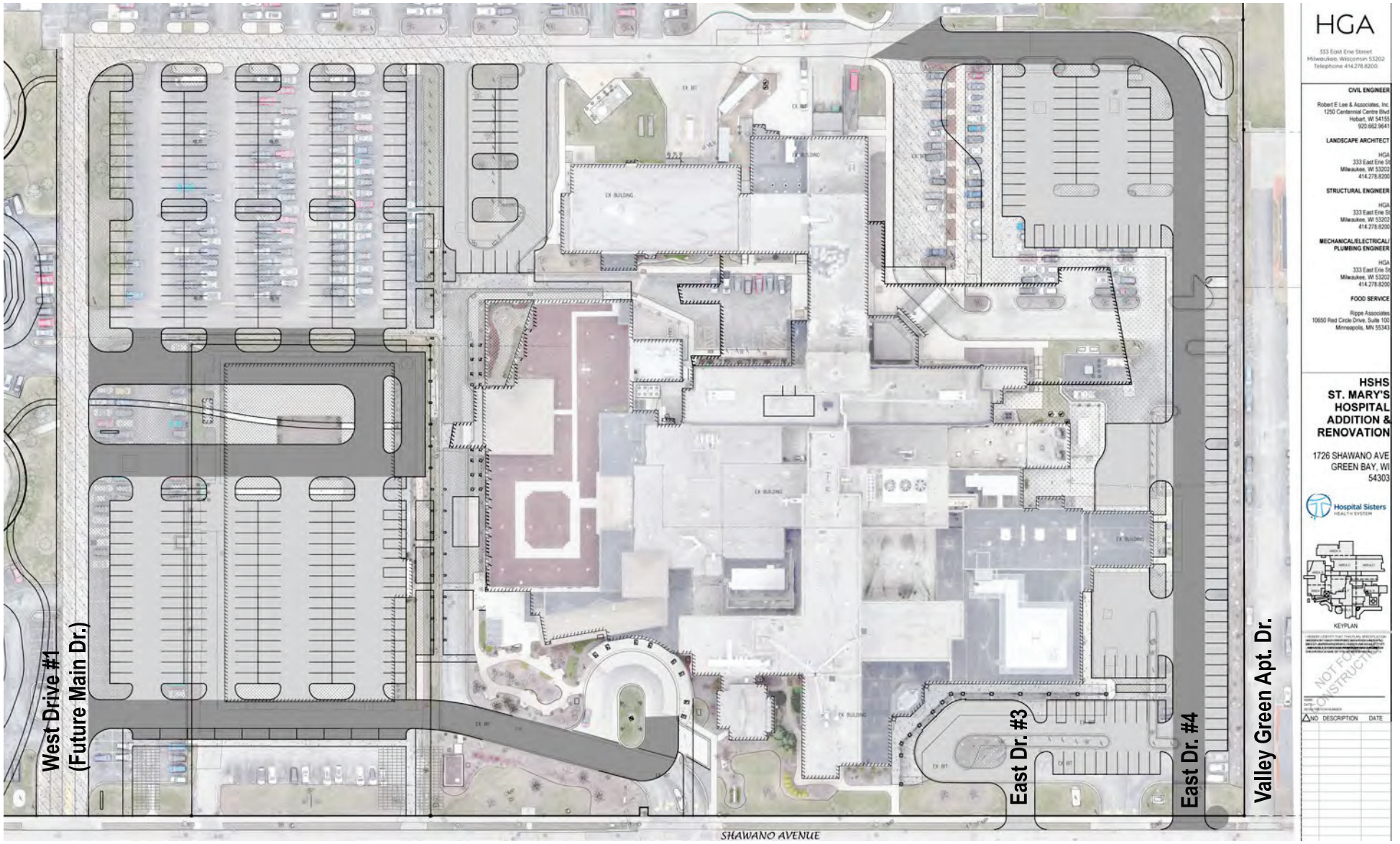


TADI
TRAFFIC ANALYSIS & DESIGN, INC.
3468: 05-15-25

N
NOT TO SCALE

EXHIBIT 1
SITE LOCATION MAP

GREEN BAY, WI



TADI
TRAFFIC ANALYSIS & DESIGN, INC.
3468: 05-15-25

EXHIBIT 2
CONCEPTUAL SITE PLAN

GREEN BAY, WI

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # U.7

To approve the request by the Traffic Engineer to remove the traffic signal at Dousman Street and Taylor Street.

BACKGROUND

RECOMMENDATION

APPROVE.

FISCAL IMPACT

ATTACHMENTS

1. Memo - Taylor at Dousman

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

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

TO: Traffic, Bicycle, and Pedestrian (TB&P) Commission

FROM: Traffic Engineer Tom Schuurmans

RE: **Traffic Study Taylor Street at Dousman Street**

DATE: April 9, 2026

This memorandum serves as a follow-up to a request submitted by Alderman Stauer (District 10) to conduct a traffic study at the intersection of N. Taylor Street and Dousman Street. The findings will be presented at the April 20, 2026 Traffic, Bicycle, and Pedestrian (TB&P) Commission meeting

Traffic Signal Warrant Evaluation

Refer to Figure 1 for a summary of the traffic signal warrants as applied at the intersection of N. Taylor Street and Dousman Street.

Operational Evaluation

A 12-hour turning movement count was conducted in July 2025.

During data collection, delays were observed on both N. Taylor Street and Dousman Street. These delays are attributed to the signal operating in a **non-actuated (fixed-time) mode**, where green time is allocated to all movements regardless of whether vehicles are present. This results in inefficient operation, particularly during periods of low or unbalanced traffic demand.

Conclusion

Based on the warrant analysis and operational observations, the intersection **does not meet the warrants needed for a traffic signal**.

Recommendation

It is recommended to:

- **Remove the existing traffic signal**, and
- **Replace it with an all-way (four-way) stop control**

City of Green Bay - Traffic Division

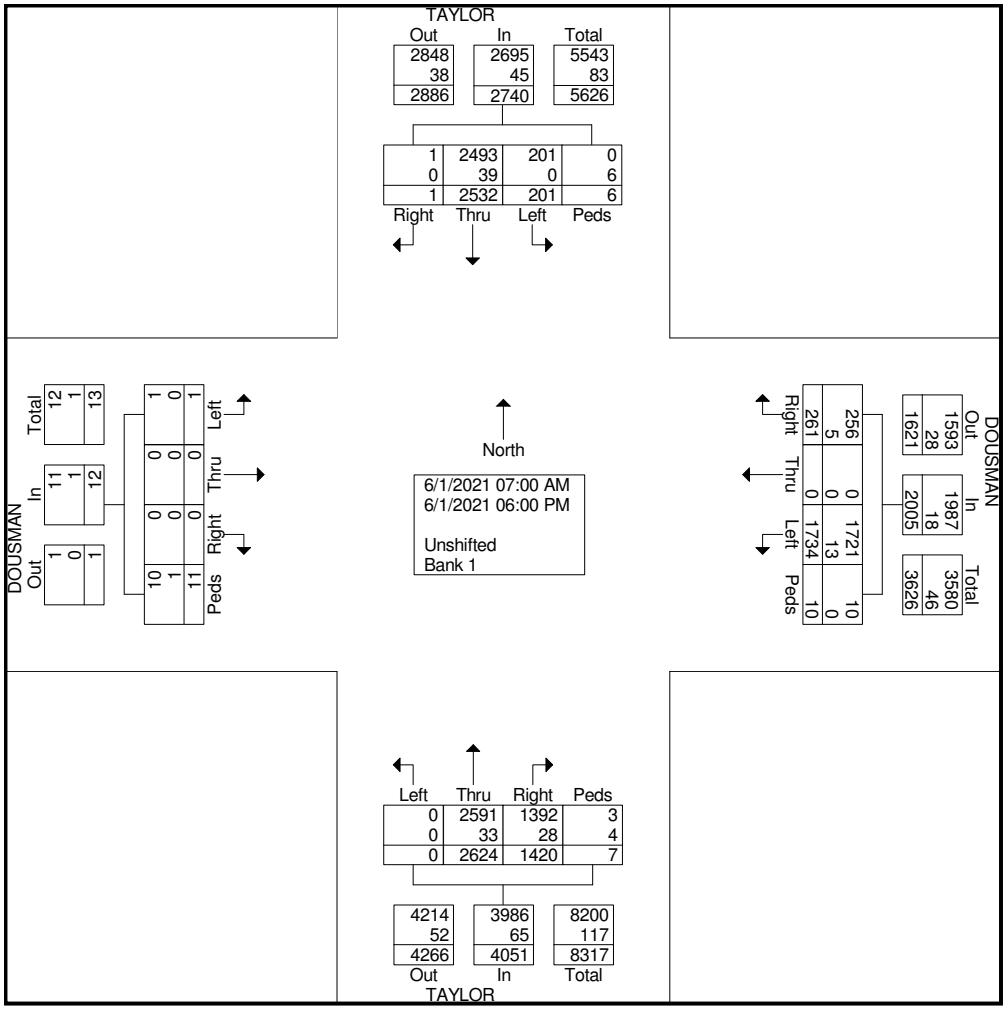
100 N. Jefferson Street Room 300
Green Bay Wisconsin, 54301

Last Counted

File Name : Taylor at Dousman 7-7
Site Code : 00000000
Start Date : 6/1/2021
Page No : 1

Groups Printed- Unshifted - Bank 1

	TAYLOR From North					DOUSMAN From East					TAYLOR From South					DOUSMAN From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	0	161	22	0	183	14	0	129	0	143	123	153	0	1	277	0	0	0	0	0	603
08:00 AM	0	179	14	0	193	22	0	124	0	146	92	169	0	1	262	0	0	0	0	0	601
09:00 AM	0	155	15	1	171	17	0	126	1	144	75	150	0	0	225	0	0	0	1	1	541
10:00 AM	0	180	16	1	197	16	0	117	1	134	78	152	0	0	230	0	0	0	0	0	561
11:00 AM	0	193	11	0	204	21	0	118	0	139	99	208	0	1	308	0	0	0	0	0	651
12:00 PM	0	240	19	0	259	30	0	143	0	173	101	238	0	0	339	0	0	0	0	0	771
01:00 PM	0	206	15	2	223	22	0	144	8	174	104	221	0	1	326	0	0	0	0	0	723
02:00 PM	1	222	10	0	233	26	0	156	0	182	131	222	0	0	353	0	0	0	9	9	777
03:00 PM	0	271	25	1	297	26	0	181	0	207	159	259	0	1	419	0	0	0	0	0	923
04:00 PM	0	329	18	1	348	28	0	189	0	217	198	347	0	0	545	0	0	1	0	1	1111
05:00 PM	0	217	21	0	238	25	0	165	0	190	144	296	0	1	441	0	0	0	1	1	870
06:00 PM	0	179	15	0	194	14	0	142	0	156	116	209	0	1	326	0	0	0	0	0	676
Grand Total	1	2532	201	6	2740	261	0	1734	10	2005	1420	2624	0	7	4051	0	0	1	11	12	8808
Apprch %	0	92.4	7.3	0.2		13	0	86.5	0.5		35.1	64.8	0	0.2		0	0	8.3	91.7		
Total %	0	28.7	2.3	0.1	31.1	3	0	19.7	0.1	22.8	16.1	29.8	0	0.1	46	0	0	0	0.1	0.1	
Unshifted	1	2493	201	0	2695	256	0	1721	10	1987	1392	2591	0	3	3986	0	0	1	10	11	8679
% Unshifted	100	98.5	100	0	98.4	98.1	0	99.3	100	99.1	98	98.7	0	42.9	98.4	0	0	100	90.9	91.7	98.5
Bank 1	0	39	0	6	45	5	0	13	0	18	28	33	0	4	65	0	0	0	1	1	129
% Bank 1	0	1.5	0	100	1.6	1.9	0	0.7	0	0.9	2	1.3	0	57.1	1.6	0	0	0	9.1	8.3	1.5



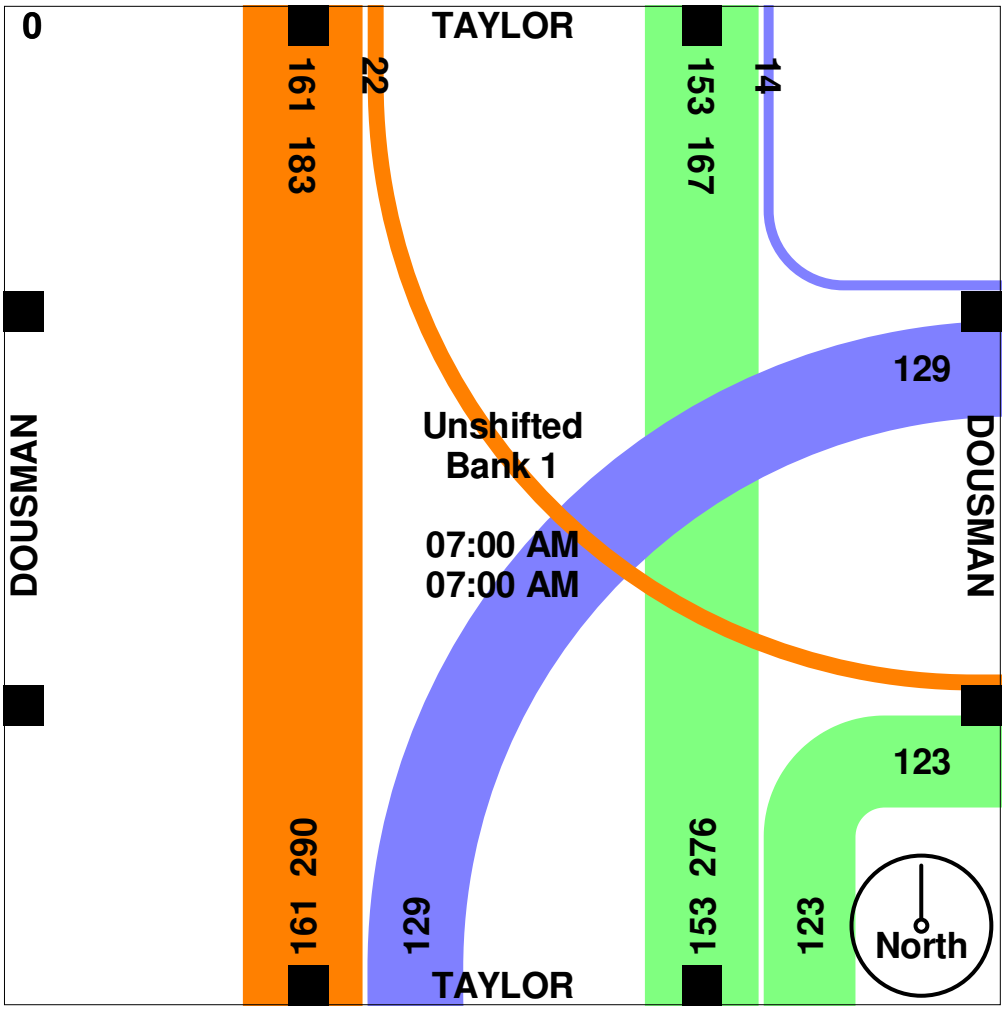
City of Green Bay - Traffic Division

100 N. Jefferson Street Room 300
Green Bay Wisconsin, 54301

Last Counted

File Name : Taylor at Dousman 7-7
Site Code : 00000000
Start Date : 6/1/2021
Page No : 2

	TAYLOR From North					DOUSMAN From East					TAYLOR From South					DOUSMAN From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 7:00:00 AM to 9:00:00 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 7:00:00 AM																					
7:00:00 AM	0	**161**	**22**	0	**183**	**14**	0	**129**	0	**143**	**123**	**153**	0	**1**	**277**	0	0	0	0	0	**603**
Total Volume	0	161	22	0	183	14	0	129	0	143	123	153	0	1	277	0	0	0	0	0	603
% App. Total	0	88	12	0		9.8	0	90.2	0		44.4	55.2	0	0.4		0	0	0	0		
PHF	.000	1.00	1.00	.000	1.00	1.00	.000	1.00	.000	1.00	1.00	1.00	.000	1.00	1.00	.000	.000	.000	.000	.000	1.00



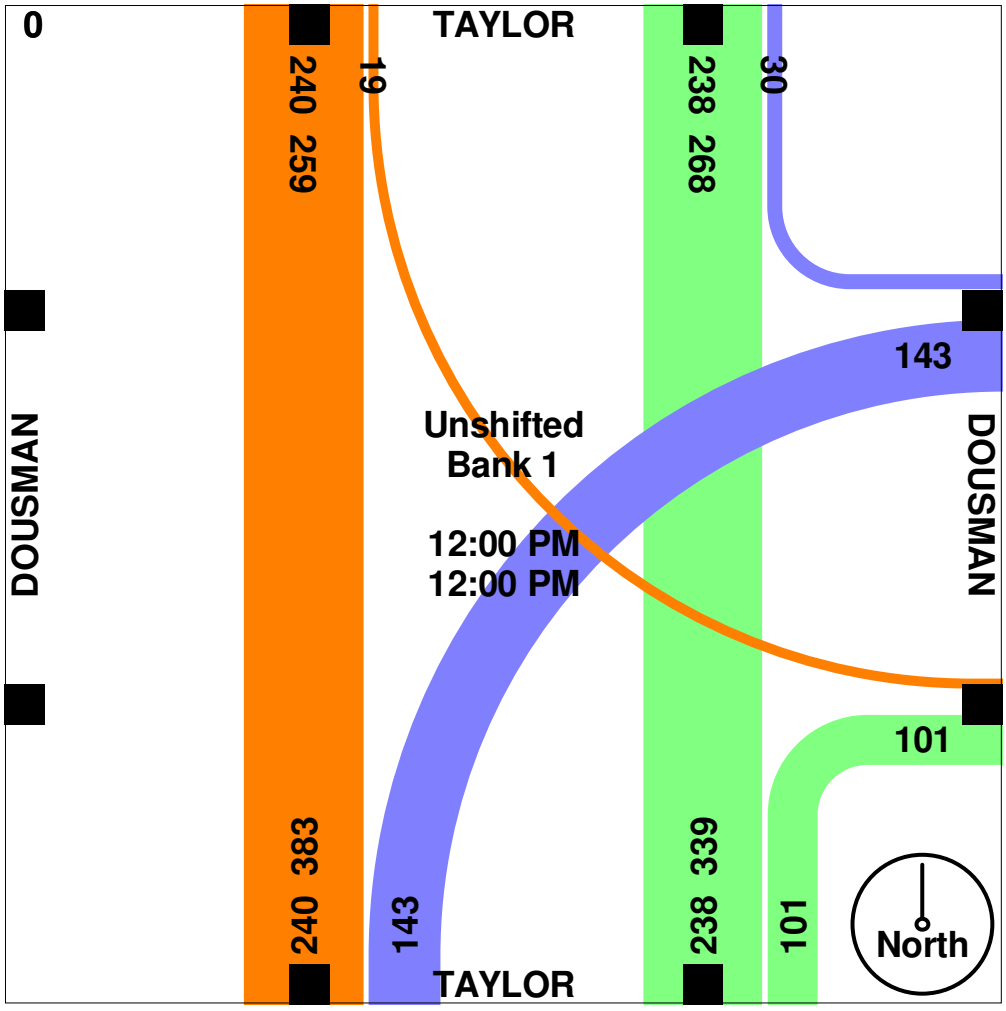
City of Green Bay - Traffic Division

100 N. Jefferson Street Room 300
Green Bay Wisconsin, 54301

Last Counted

File Name : Taylor at Dousman 7-7
Site Code : 00000000
Start Date : 6/1/2021
Page No : 3

	TAYLOR From North					DOUSMAN From East					TAYLOR From South					DOUSMAN From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 10:00:00 AM to 1:00:00 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 12:00:00 PM																					
12:00:00 PM	0	**240**	**19**	0	**259**	**30**	0	**143**	0	**173**	**101**	**238**	0	0	**339**	0	0	0	0	0	**771**
Total Volume	0	240	19	0	259	30	0	143	0	173	101	238	0	0	339	0	0	0	0	0	771
% App. Total	0	92.7	7.3	0		17.3	0	82.7	0		29.8	70.2	0	0		0	0	0	0		
PHF	.000	1.00	1.00	.000	1.00	1.00	.000	1.00	.000	1.00	1.00	1.00	.000	.000	1.00	.000	.000	.000	.000	.000	1.00



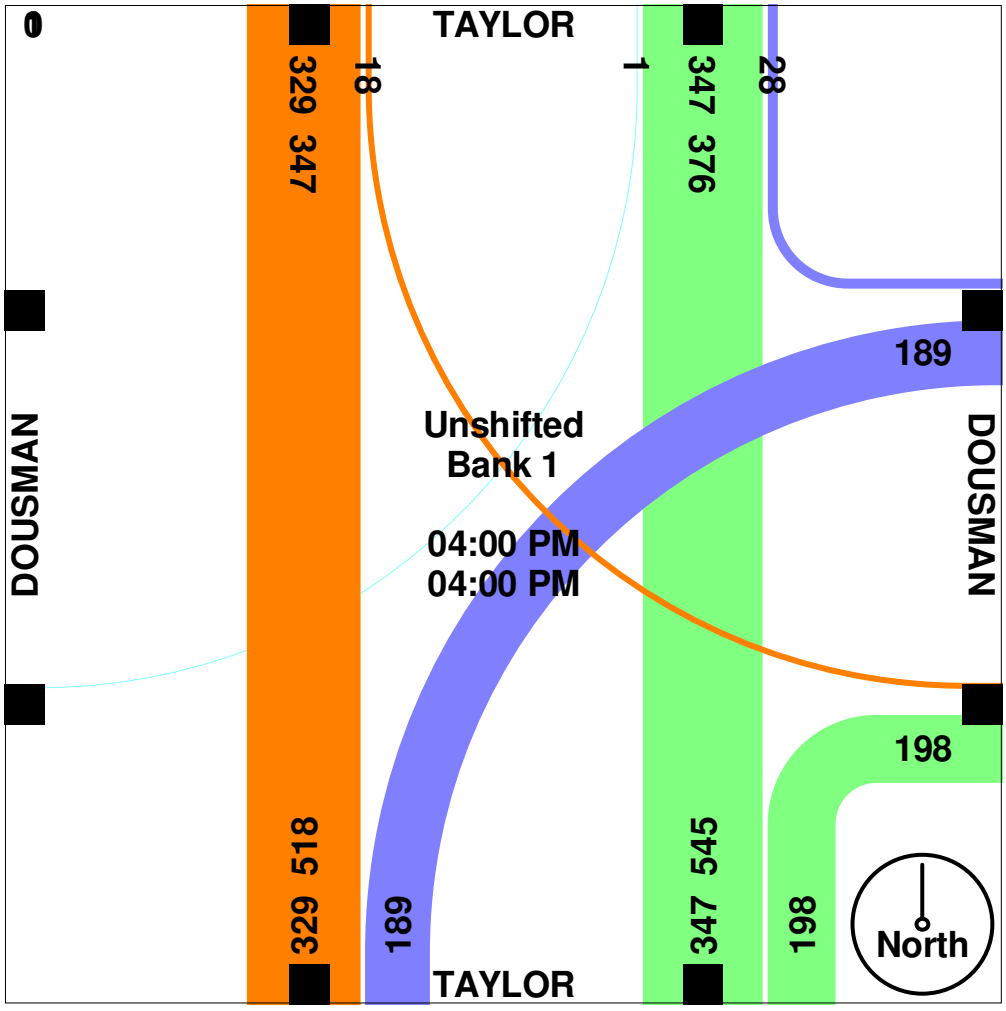
City of Green Bay - Traffic Division

100 N. Jefferson Street Room 300
Green Bay Wisconsin, 54301

Last Counted

File Name : Taylor at Dousman 7-7
Site Code : 00000000
Start Date : 6/1/2021
Page No : 4

	TAYLOR From North					DOUSMAN From East					TAYLOR From South					DOUSMAN From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 2:00:00 PM to 6:00:00 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 4:00:00 PM																					
4:00:00 PM	0	**329**	**18**	**1**	**348**	**28**	0	**189**	0	**217**	**198**	**347**	0	0	**545**	0	0	**1**	0	**1**	**1111**
Total Volume	0	329	18	1	348	28	0	189	0	217	198	347	0	0	545	0	0	1	0	1	1111
% App. Total	0	94.5	5.2	0.3		12.9	0	87.1	0		36.3	63.7	0	0		0	0	100	0		
PHF	.000	1.00	1.00	1.00	1.00	1.00	.000	1.00	.000	1.00	1.00	1.00	.000	.000	1.00	.000	.000	1.00	.000	1.00	1.00



Wisconsin Department of Transportation Traffic Signal Warrant Summary Worksheet

100%

The Worksheet(s) attached are provided as an attachment to the Engineering Investigation Study for:

Intersection: Taylor Street at Dousman Street
County: Brown
City: Green Bay WI

Major Street: Taylor Street
Critical Approach Speed: 25 mph
Lanes: 2 or more lanes

Minor Street: Dousman Street
Critical Approach Speed: 25 mph
Lanes: 2 or more lanes

% Right Turns Included
From North (SB) 0%
From East (WB) 0%
From South (NB) 0%
From West (EB) 0%

In built-up area of isolated community of < 10,000 population? No
Total number of approaches at intersection? 4 or more
If it is a "T" intersection, inflate minor threshold to 150%? Yes
Manually set volume level? No

Analysis based on EXISTING volume data.

Date	Day of the Week	Time (HH:MM)			
		From	AM / PM	To	AM / PM

Warrant Evaluation Summary	Warrant Met:
Warrant 1: Eight - Hour Vehicular Volume	**No**
Condition A: Minimum Vehicular Volume	No
Condition B: Interruption of Continuous Traffic	No
Condition C: Combination: 80% of A and B	No
Warrant 2: Four-Hour Volume	**No**
Warrant 3: Peak Hour Volume	**No**
Warrant 4: Pedestrian Volume	**N/A**
Criterion A: Four-Hour	
Criterion B: Peak-Hour	
Warrant 5: School Crossing	**N/A**
Warrant 6: Coordinated Signal System	**N/A**
Warrant 7: Crash Experience	**No**
Warrant 8: Roadway Network	**No**
Warrant 9: Intersection Near a Grade Crossing	**N/A**

Warrant Analysis Conducted By:

Name: Tom Schuurmans - Traffic Technician
Agency: City of Green Bay
Date: 7/8/2021

Warrant 1: Eight - Hour Vehicular Volume 100%

Warrant Evaluated? Yes **Warrant Satisfied? No** **Manually Set To:**

Condition A : Min. Veh. Volume		
Volume Level	100%	80%
Major Rd. Req	600	480
Minor Rd. Req	300	240
Number of Hours	0	0

Satisfied? No

Condition B: Interruption of Continuous Traffic		
Volume Level	100%	80%
Major Rd. Req	900	720
Minor Rd. Req	150	120
Number of Hours	0	1

Satisfied? No

Condition C: Combination of A & B at 80%

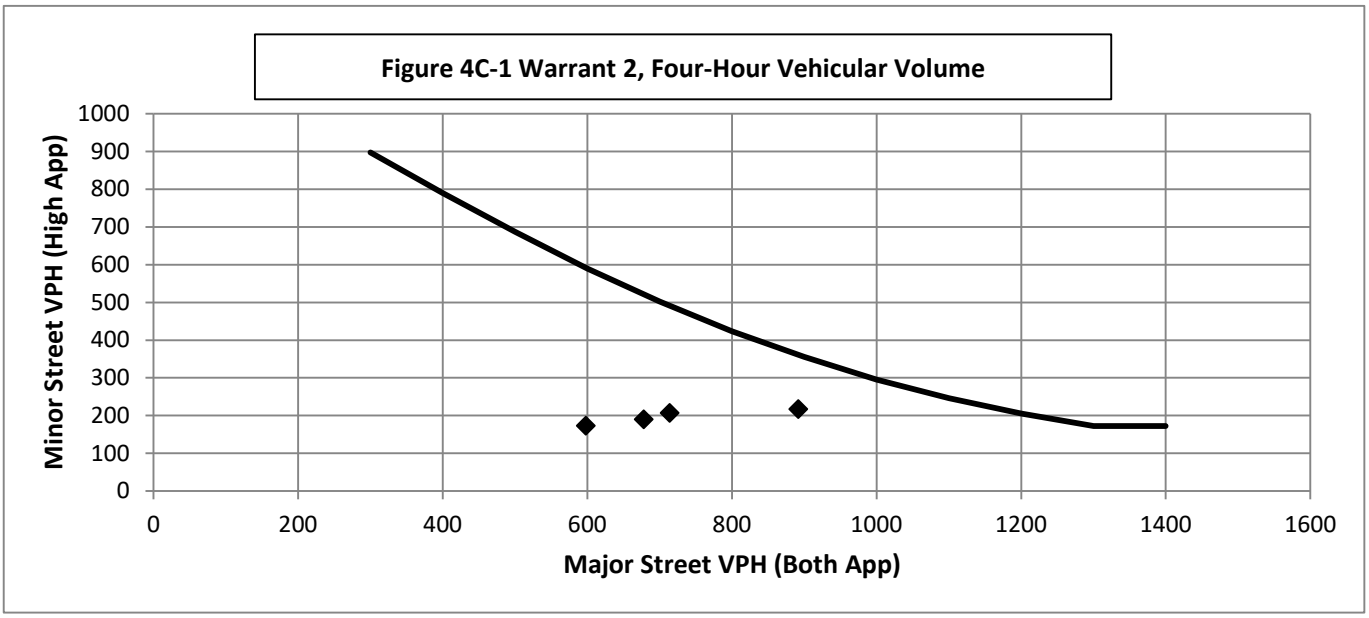
Satisfied? No

6:00 AM	Enter Start Time (Military Time) (HH:MM)				
Time Period	**From**	**To**	**Major Road: Both App. (VPH)**	**Minor Road: High App. (VPH)**	**Total**
1	6:00	7:00	0	0	0
2	7:00	8:00	459	143	602
3	8:00	9:00	454	146	600
4	9:00	10:00	395	143	538
5	10:00	11:00	426	133	559
6	11:00	12:00	511	139	650
7	12:00	13:00	598	173	771
8	13:00	14:00	546	166	712
9	14:00	15:00	585	182	767
10	15:00	16:00	714	207	921
11	16:00	17:00	892	217	1109
12	17:00	18:00	678	190	868
13	18:00	19:00	519	156	675
14	19:00	20:00	0	0	0
15	20:00	21:00	0	0	0
16	21:00	22:00	0	0	0

Warrant 2: Four-Hour Volume 100%

Warrant Evaluated? Yes
Warrant Satisfied? No
Manually Set To:

Hour Start	16:00	15:00	17:00	12:00
Major Road Vol.	892	714	678	598
Minor Road Vol.	217	207	190	173



Warrant 3: Peak Hour Volume 100%

Warrant Evaluated? Yes **Warrant Satisfied? No** **Manually Set To:**

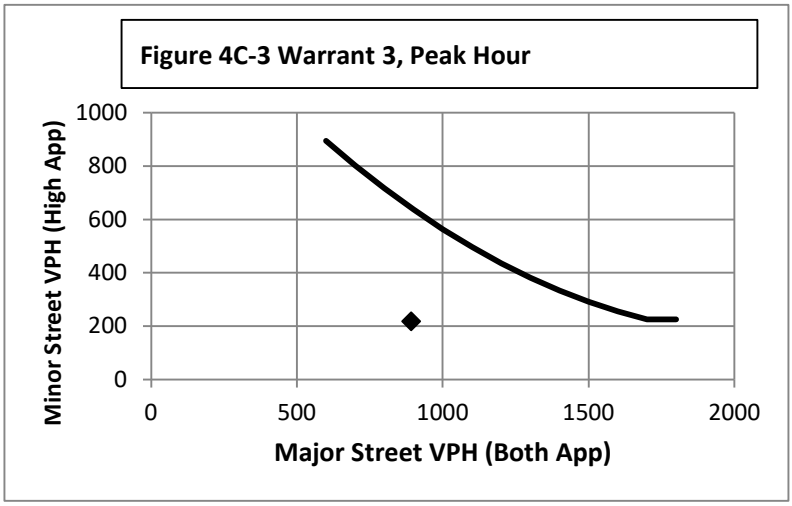
Condition justifying use of warrant:

Near Hospital and Big Box Development

Criteria		Met?
Delay on Minor Approach	5	No
Volume on Minor Approach	150	Yes
Total Entering Volume (veh/h)	800	

Manually Set Peak Hour?

Peak Hour	Major Road Vol. (Both App.)	Minor Road Vol. (High App.)
16:00	892	217



Warrant 4: Pedestrian Volume 100%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To:**

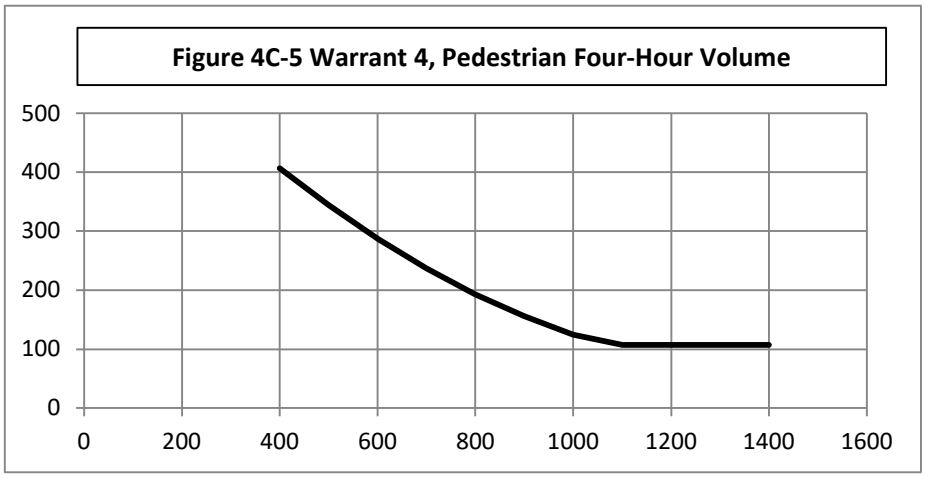
Criterion A: Four Hour

Hour (Start)	Pedestrian Volume	Major Road Vol.
		0
		0
		0
		0

Manually Set Major Rd Vol?

Avg. walk speed less than 3.5 ft/s?

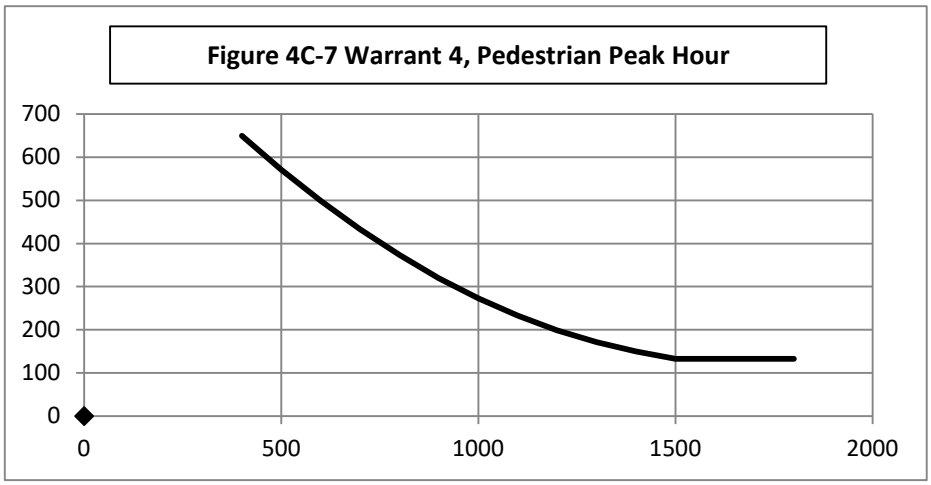
Criterion A Satisfied?



Criterion B: Peak Hour

Peak Hour	Pedestrian Vol.	Major Road Vol.
0:00	0	0

Criterion B Satisfied?



Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
May 5, 2026	

AGENDA ITEM # U.8

To approve the request by the Traffic Engineer to restrict parking on the south side of Liberty Street west of Ridge Road.

BACKGROUND

RECOMMENDATION

TO APPROVE.

FISCAL IMPACT

ATTACHMENTS

1. Liberty at Ridge



1 "=100'

Consideration with possible action on a request by the Traffic Engineer to restrict parking on the south side of Liberty Street west of Ridge Road.

Motion:
To create a NO PARKING zone on the south side of Liberty Street from Ridge Road to a point 60 feet west Ridge Road

Report to the
Sustainability Commission of the City of Green Bay

MEETING DATE

May 5, 2026

AGENDA ITEM # V.1

Refer to Parks staff to work in collaboration with the Sustainability Commission on amendments to Sec. 28-3 that would allow the harvesting of fruit and nuts on City-owned park property.

BACKGROUND

Green Bay currently only allows harvesting of wild rice and harvesting with direct permission of park staff. Brown County and the City of Madison have ordinances that provide guidance on this. See proposed amendments below.

Sec. 28-3. Protection of parks and greenways.
(a) General prohibitions. No person shall play ball games, golf, archery, or paintball, or use any device which propels a projectile using the force of a compressed gas or a motorized toy in public parks and greenways, except in and upon areas designed for such purposes.

(b) Damage to or removal of plants. No person shall pluck or cause damage to any flowers, plants, fungi, shrubs, or trees growing in any public park or greenway. No person shall remove any plant, or parts of a plant, ~~including fruit and seeds~~, without the permission of park staff (**except for permitted harvesting- see below**)

Amended language & Added Definitions
"Harvesting" or "gathering" means the hand-picking of fruits, nuts and other plant parts in small quantities for personal consumption, not for resale.

Allowed Activities: Hand-harvesting of fruits and nuts is permitted across publicly accessible city parks and greenways. Harvesting of roots, stems, leaves, and edible flowers is permitted only at designated food forest zones (eg., Seymour Park Food Forest.) Removal of all parts of any plant on the DNR invasive plants list (NR 40) is permissible on city park and greenway land.

Prohibitions: Using ladders, mechanical devices, or tools that cause damage to trees, plants, and soil is prohibited. Harvesting is restricted to non-threatened species.

Liability: The municipality is not responsible for any adverse health effects resulting from consumption.

Link to Supporting Resources: ,
8.33 - Edible Landscaping on City-Owned Lots
DNR - Foraging on State Lands
Brown County - Park Rules & Ordinances

RECOMMENDATION

Refer to Parks staff to work with the Sustainability Commission on drafting amendments to Sec. 28-3 regarding harvesting of fruit and nuts on City-owned park property.

FISCAL IMPACT

None.

ATTACHMENTS

None

Report to the
Sustainability Commission of the City of Green Bay

MEETING DATE

May 5, 2026

AGENDA ITEM # V.2

Informational: Work Group Reports of the Sustainability Commission from April 16, 2026.

BACKGROUND

Clean Energy Work Group Update: The Green Bay Sustainable Business Accelerator, led by the Sustainable Business Council and hosted by the Greater Green Bay Chamber, kicked off on Friday, April 10. There is still some capacity for a couple more companies to join before the next session on April 24, after which companies will not be added to the cohort. The cohort will meet every other Friday in April - June, install selected Nature Based Solutions (NBS) July - September, and recognize participant achievements in October 2026. Contact Christa Kananen at christa@sustainablebusinesscouncil.org for more information.

Healthy Habitat for All Work Group Update: The group met and discussed the pollinator corridor, Neighbors for Nature, and food forest updates.

RECOMMENDATION

To receive and place on file.

FISCAL IMPACT

None.

ATTACHMENTS

1. NeighborforNature_brochure

ABOUT US

Neighbors for Nature is a program operated by the Green Bay Conservation Corps and the Green Bay Sustainability Commission to promote the installation of natural habitats in your backyard.

In 2026, Neighbors for Nature will give away **300 free plant kits** for Green Bay residents. Each kit has 15 native plants, an educational packet, and a yard sign.



All Green Bay residents are eligible to register for their chance to win a free plant kit. Winners will be announced on Earth Day, April 22nd.



NEIGHBORS FOR NATURE

SPECIAL THANKS

Natural Resources FOUNDATION of Wisconsin

Cellcom

Stone Silo Prairie Nursery

Green Bay Botanical Garden

Green Bay Sustainability Commission

For more information, contact Maria Otto at maria.otto@greenbaywi.gov or 920.448.3386

GREEN BAY CONSERVATION CORPS est. 2022

NEIGHBORS FOR NATURE



Expanding natural habitat for the benefit of all

CITY OF GREEN BAY 1854 Titletown, USA

Natural Resources FOUNDATION of Wisconsin

WHY IT MATTERS

Native plants help feed pollinators like butterflies and bees, which are essential to our food production and ecosystems. Native plants also increase water filtration and quality, reduce standing water pools, and improve air quality. By planting these essential habitats, you are being a neighbor for nature!





FREE NATIVE PLANT GIVEAWAY

Green Bay residents are eligible to enter to win a FREE native plant kit.

Funding and support provided by the Natural Resources Foundation of Wisconsin, Cellcom Green Gifts, and the Green Bay Sustainability Commission. Native plants are grown locally by the Green Bay Conservation Corps, Green Bay Botanical Garden, and Stone Silo Prairie Gardens.

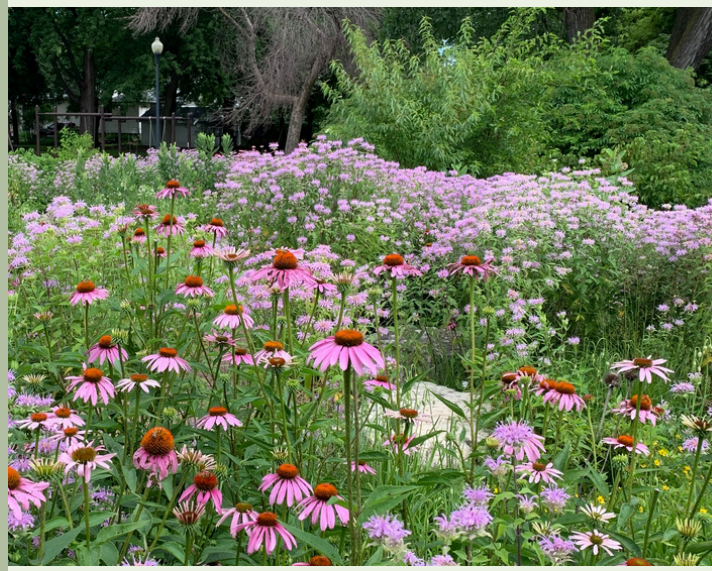
WHAT'S IN A KIT:

- 15 native plants - 3 plants per species
- Education Packet including planting designs, how-to guides, maintenance plans, and additional resources for native plant gardening
- Metal yard sign

HOW CAN YOU ENTER TO WIN

- You must register on the City of Green Bay's website for a chance to win.
- Registration form will be open from March 23rd, 2026, through April 19th, 2026.
- Winners will be notified on April 22nd, 2026 - Earth Day!
- Winners MUST pick up their kit at the Bay Beach Wildlife Sanctuary.
- Plant pick up dates:
  - May 15th, 2026: 10 AM to 2 PM
  - May 22nd, 2026: 3 PM to 6 PM
  - May 23rd, 2026: 9 AM to 2 PM

Sign up for your chance to win here.



YOUR CHOICES MATTER. LET'S PROTECT WHAT WE LOVE.

Report to the
Sustainability Commission of the City of Green Bay

MEETING DATE

May 5, 2026

AGENDA ITEM # V.3

Informational: Report of the Resiliency Coordinator.

BACKGROUND

- Van Beaver Park Constructed Wetland: Draft 90% engineering and design plans currently in review by staff.
- East River Emilie Park Constructed Wetland: Draft final engineering and design plans and permitting are underway. Two more grant proposals submitted- NRDAR and NFWF. Construction is expected to begin in 2027.
- Connect the Bay planning and engineering project will continue in 2026 with funding from NFWF.
- Annual Green Tier Legacy Community report completed.
- Planned Natural Landscapes presentation to the NEW Master Gardeners at their spring meeting on April 11.

RECOMMENDATION

To recieve and place on file.

FISCAL IMPACT

ATTACHMENTS

None

RESOLUTION AUTHORIZING
A CONDITIONAL USE PERMIT
AT 828 CHERRY STREET
(ZP 26-08)

May 5, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 26-08 and the recommendation of the Plan Commission on April 27, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) to allow for a room house on the following described property:

> The North 120 feet of Lots Six Hundred Sixty-eight (668) and Six Hundred Sixty-nine (669), according to the recorded Plat of Navarino, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.
>
> Tax Parcel No. 10-74

Said CUP shall be granted subject the following conditions:

1. Sleeping capacity shall be limited to 20 people/beds. Any increase in beds and/or capacity shall require an amendment to the Conditional Use Permit.
2. This Conditional Use Permit is for Rooming House uses only; any programming changes may require an amendment to this Conditional Use Permit if programming falls outside of the Green Bay Municipal Code's definition of Rooming House.
3. On site parking requirements shall be 1 space provided per every bed.
4. All buffering shall comply with the provisions of Section 44-1966 and is required as follows:
    a. A 6-foot, 100% opaque fence is required along the southern and western property lines starting 15-feet back from the front property line.
    b. A 5-foot landscaped buffer is required along the southern and western property lines.
    c. A 15-foot buffer is required along the eastern property line where it abuts the parking lot.
5. Compliance with all regulations of the Green Bay Municipal Code.

Adopted _____

Approved _____

_____
Eric Genrich, Mayor

sh:
Attachment – Map



(ZP 26-08) CUP from Rooming House at 828 Cherry Street

Feet
0 25 50 100

N

828 Cherry Street

Buffer

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. 08 Apr 2026 G:\Boards\Plan Commission\Documents\ArcGIS\Projects\Base Map\Base Map.aprx

RESOLUTION AUTHORIZING
A CONDITIONAL USE PERMIT
AT 1108 S BROADWAY
(ZP 26-09)

May 5, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 26-09 and the recommendation of the Plan Commission on April 27, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) to allow for a single-family residence on the following described property:

> Lot Ten (10) Block Seventeen (17) in Tank's Second Addition to Fort Howard Addition to the City of Green Bay, Brown County, Wisconsin.
>
> Tax Parcel No. 1-767

Said CUP shall be granted subject the following conditions:

1. Compliance with all regulations of the Green Bay Municipal Code.
2. A sidewalk leading from the front porch to the sidewalk at the Right of Way shall be present
3. New construction must vary in roof pitch and material color from neighboring residence.

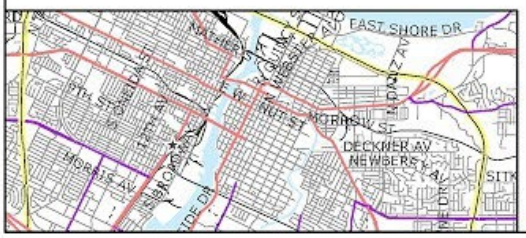
Adopted _____

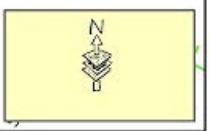
Approved _____

_____
Eric Genrich, Mayor

jl:
Attachment – Map







Proposed CUP

200' Property Owner Notice

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Map prepared by JL

Conditional Use Permit (CUP) Proposal
Single Family Residential Home Request
1108, 1112, 1116 S Broadway

RESOLUTION AUTHORIZING
A CONDITIONAL USE PERMIT
AT 1112 S BROADWAY
(ZP 26-10)

May 5, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 26-10 and the recommendation of the Plan Commission on April 27, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) to allow for a single-family residence on the following described property:

> Lot Nine (9) Block Seventeen (17) in Tank's Second Addition to Fort Howard Addition to the City of Green Bay, Brown County, Wisconsin.
>
> Tax Parcel No. 1-766

Said CUP shall be granted subject the following conditions:

1. Compliance with all regulations of the Green Bay Municipal Code.
2. A sidewalk leading from the front porch to the sidewalk at the Right of Way shall be present
3. New construction must vary in roof pitch and material color from neighboring residence.

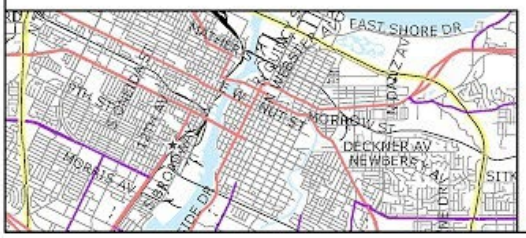
Adopted _____

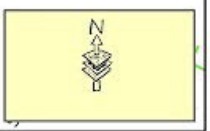
Approved _____

_____
Eric Genrich, Mayor

jl:
Attachment – Map







Proposed CUP

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Map prepared by JL

Conditional Use Permit (CUP) Proposal
Single Family Residential Home Request
1108, 1112, 1116 S Broadway

RESOLUTION AUTHORIZING
A CONDITIONAL USE PERMIT
AT 1116 S BROADWAY
(ZP 26-11)

May 5, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 26-09 and the recommendation of the Plan Commission on April 27, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) to allow for a single-family residence on the following described property:

> Lot Eight (8) Block Seventeen (17) in Tank's Second Addition to Fort Howard Addition to the City of Green Bay, Brown County, Wisconsin.
>
> Tax Parcel No. 1-765

Said CUP shall be granted subject the following conditions:

1. Compliance with all regulations of the Green Bay Municipal Code.
2. A sidewalk leading from the front porch to the sidewalk at the Right of Way shall be present
3. New residential construction must vary in roof pitch and material color from neighboring residence.

Adopted _____

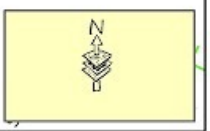
Approved _____

_____
Eric Genrich, Mayor

jl:
Attachment – Map







Proposed CUP

200' Property Owner Notice

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Map prepared by JL

Conditional Use Permit (CUP) Proposal
Single Family Residential Home Request
1108, 1112, 1116 S Broadway

RESOLUTION AUTHORIZING
A CONDITIONAL USE PERMIT
AT 1216 S BROADWAY
(ZP 26-12)

May 5, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 26-12 and the recommendation of the Plan Commission on April 27, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) to allow for a single-family residence on the following described property:

> Lot Six, Block 27, CLA Tank's Fourth Addition to the City of Green Bay, West Side of Fox River, Brown County, Wisconsin.
>
> Tax Parcel No. 1-851

Said CUP shall be granted subject the following conditions:

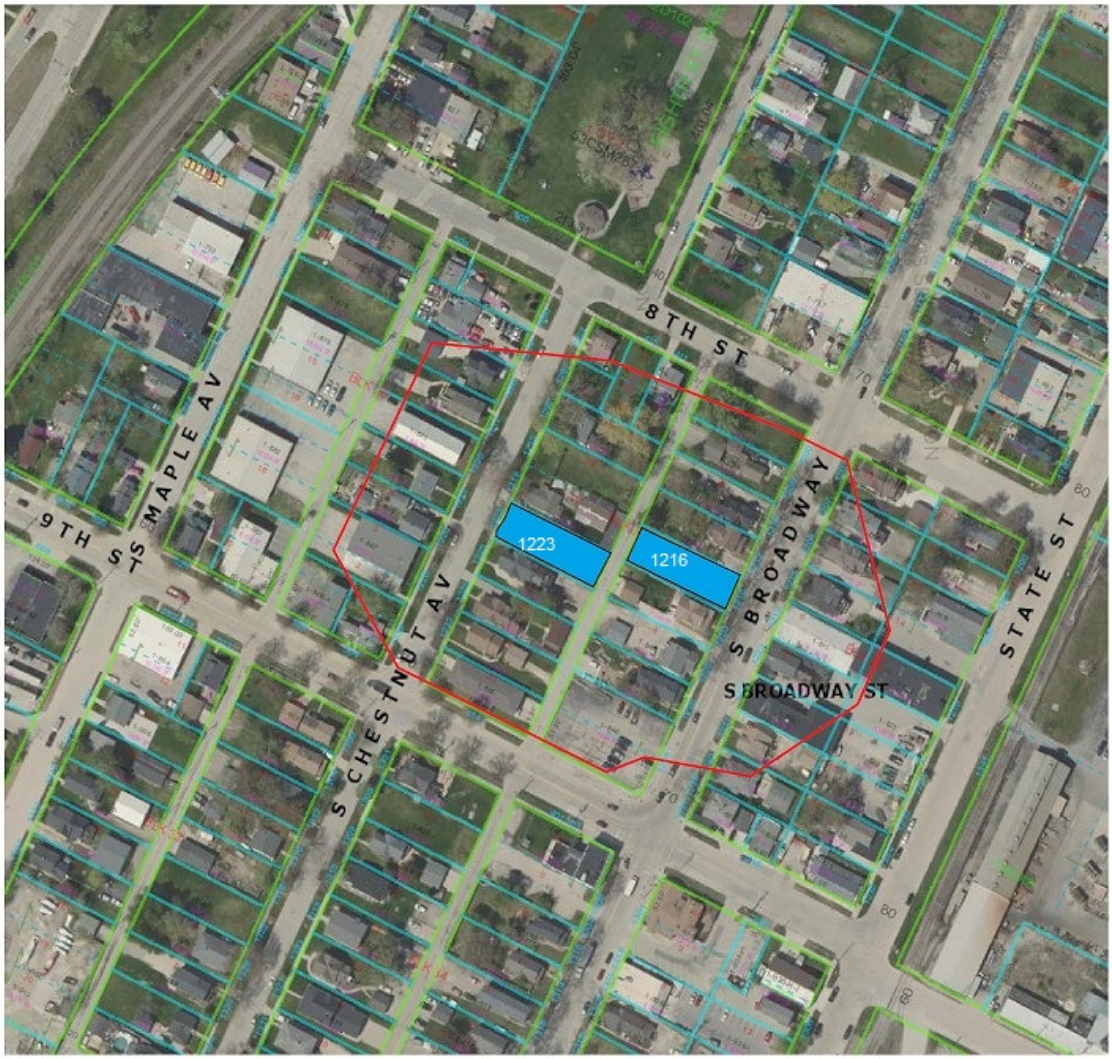
1. Compliance with all regulations of the Green Bay Municipal Code.

Adopted _____

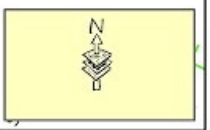
Approved _____

_____
Eric Genrich, Mayor

jl:
Attachment – Map







Proposed CUP

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Map prepared by JL

Conditional Use Permit (CUP) Proposal
Single Family Residential Home Request
1216 S Broadway, 1223 S Chestnut Av

RESOLUTION AUTHORIZING
A CONDITIONAL USE PERMIT
AT 1319 S BROADWAY
(ZP 26-13)

May 5, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 26-13 and the recommendation of the Plan Commission on April 27, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) to allow for a single-family residence on the following described property:

> Lot Six (6), Block 35, CLA Tank's Sixth Addition to the City of Green Bay, West Side of Fox River, Brown County, Wisconsin.
>
> Tax Parcel No. 1-936-C

Said CUP shall be granted subject the following conditions:

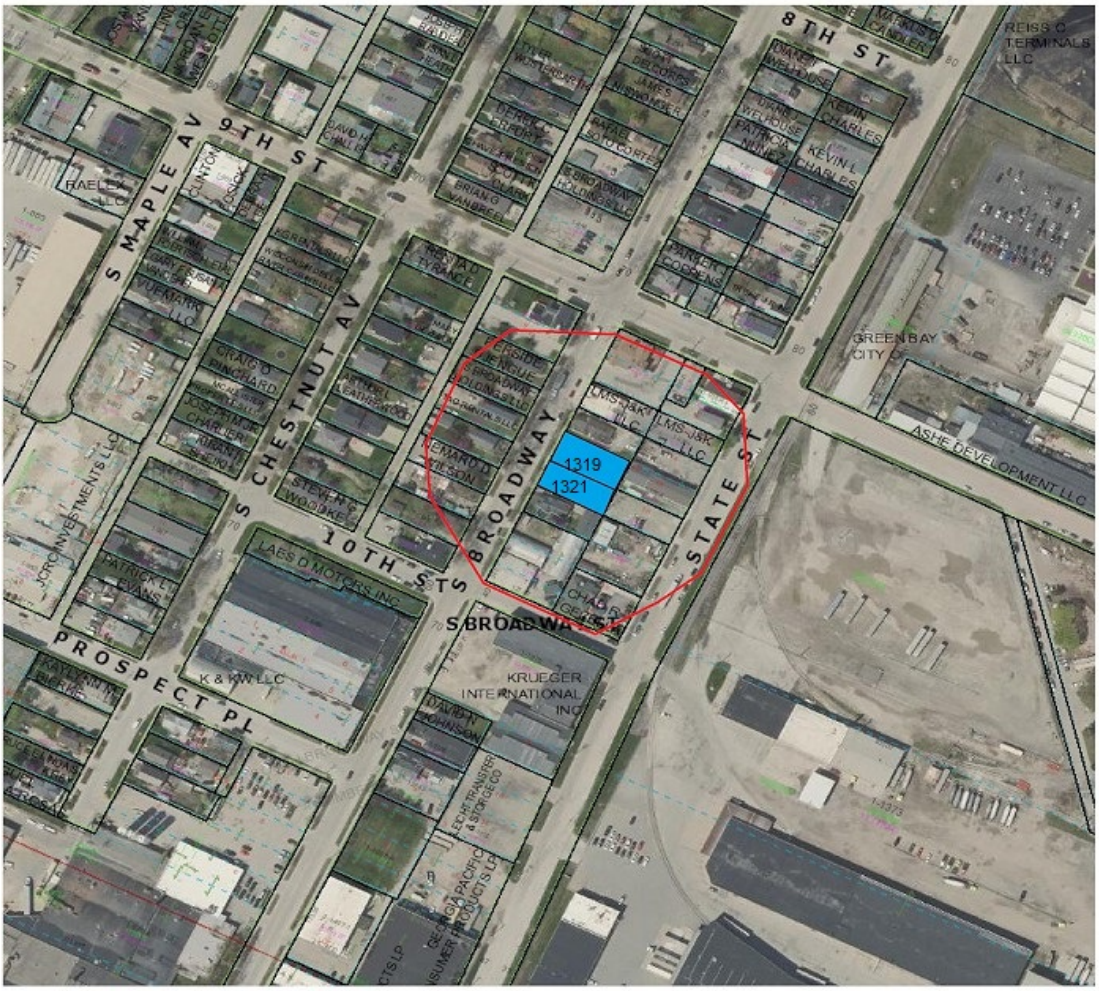
1. Compliance with all regulations of the Green Bay Municipal Code.

Adopted _____

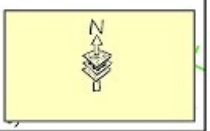
Approved _____

_____
Eric Genrich, Mayor

jl:
Attachment – Map







Proposed CUP

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Map prepared by JL

Conditional Use Permit (CUP) Proposal
Single Family Residential Home Request
1319 and 1321 S Broadway

RESOLUTION AUTHORIZING
A CONDITIONAL USE PERMIT
AT 1321 S BROADWAY
(ZP 26-14)

May 5, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 26-14 and the recommendation of the Plan Commission on April 27, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) to allow for a single-family residence on the following described property:

> Lot Five (5), Block 35, CLA Tank's Sixth Addition to the City of Green Bay, West Side of Fox River, Brown County, Wisconsin.
>
> Tax Parcel No. 1-936-B

Said CUP shall be granted subject the following conditions:

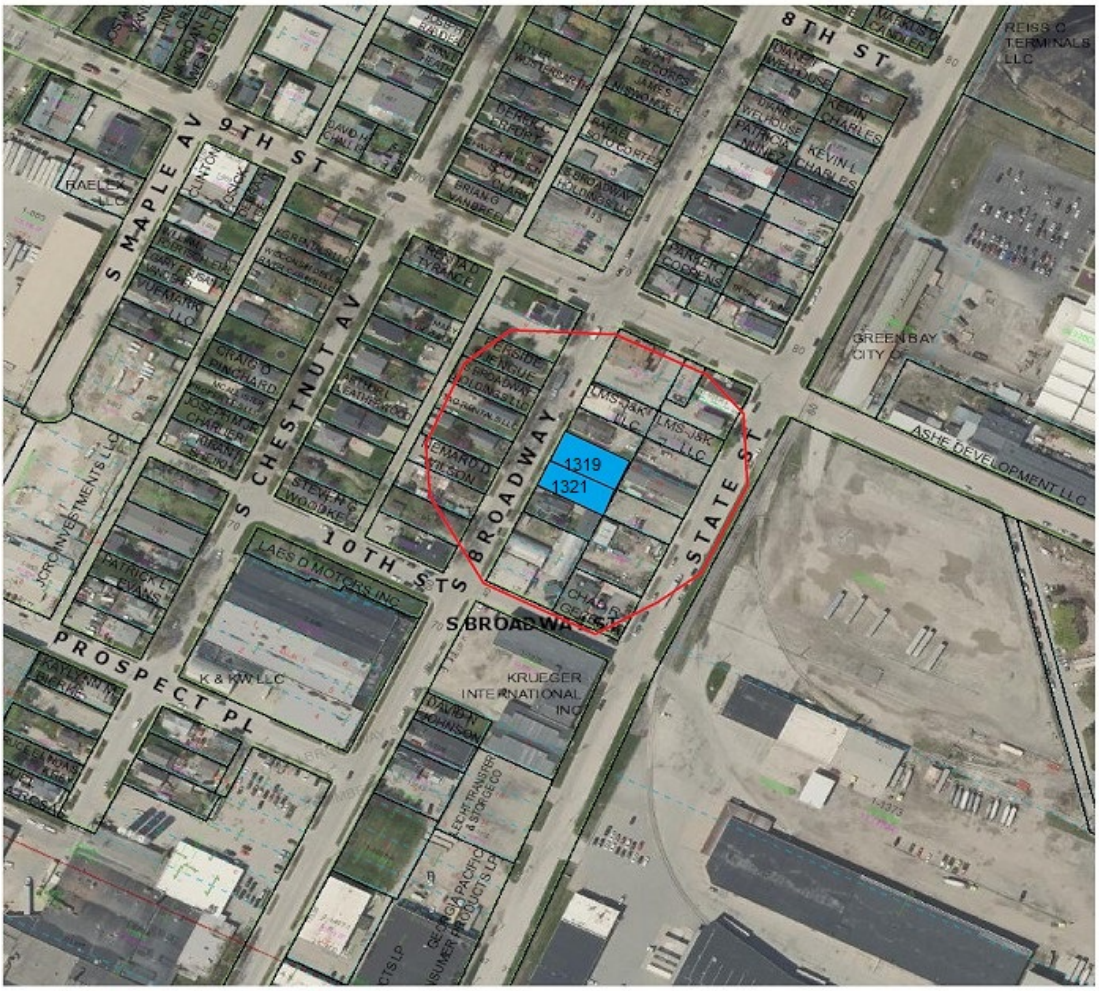
1. Compliance with all regulations of the Green Bay Municipal Code.

Adopted _____

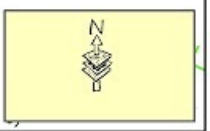
Approved _____

_____
Eric Genrich, Mayor

jl:
Attachment – Map







Proposed CUP

200' Property Owner Notice

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Map prepared by JL

Conditional Use Permit (CUP) Proposal
Single Family Residential Home Request
1319 and 1321 S Broadway

RESOLUTION AUTHORIZING
A CONDITIONAL USE PERMIT
AT 1305 S CHESTNUT
(ZP 26-15)

May 5, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 26-15 and the recommendation of the Plan Commission on April 27, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) to allow for a single-family residence on the following described property:

> Lot Twelve (12), Block 34, CLA Tank's Sixth Addition to the City of Green Bay, West Side of Fox River, Brown County, Wisconsin.
>
> Tax Parcel No. 1-925

Said CUP shall be granted subject the following conditions:

1. Compliance with all regulations of the Green Bay Municipal Code.

Adopted _____

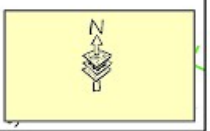
Approved _____

_____
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
Single Family Residential Home Request
1305 and 1322 S Chestnut Ave

RESOLUTION AUTHORIZING
A CONDITIONAL USE PERMIT
AT 1223 S CHESTNUT AVENUE
(ZP 26-16)

May 5, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 26-16 and the recommendation of the Plan Commission on April 27, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) to allow for a single-family residence on the following described property:

> Lot Sixteen (16), Block 27, CLA Tank's Fourth Addition to the City of Green Bay, West Side of Fox River, Brown County, Wisconsin.
>
> Tax Parcel No. 1-861

Said CUP shall be granted subject the following conditions:

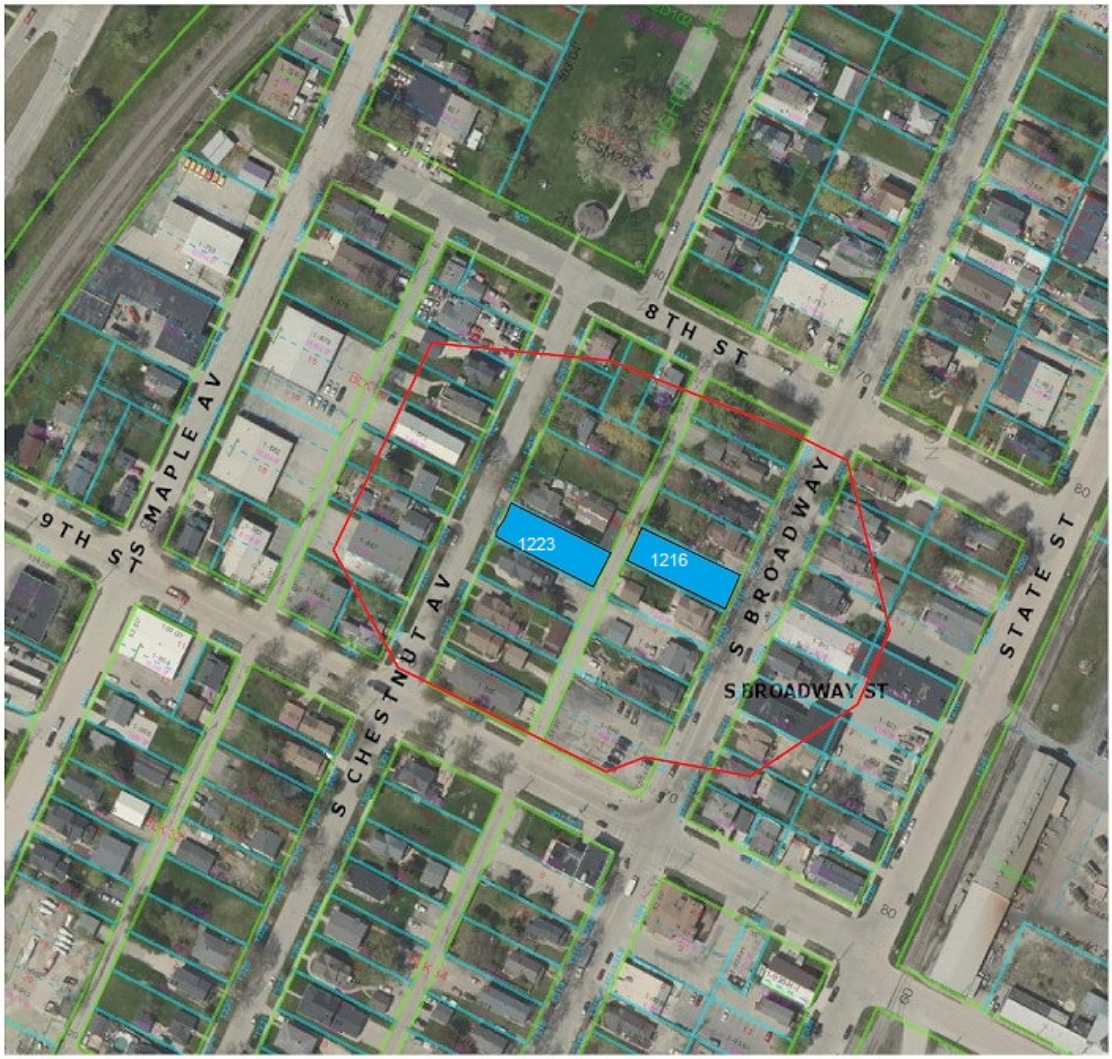
1. Compliance with all regulations of the Green Bay Municipal Code.

Adopted _____

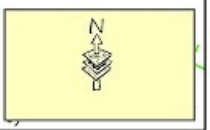
Approved _____

_____
Eric Genrich, Mayor

jl:
Attachment – Map







Proposed CUP

200' Property Owner Notice

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Map prepared by JL

Conditional Use Permit (CUP) Proposal
Single Family Residential Home Request
1216 S Broadway, 1223 S Chestnut Av

RESOLUTION AUTHORIZING
A CONDITIONAL USE PERMIT
AT 1322 S CHESTNUT
(ZP 26-17)

May 5, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 26-17 and the recommendation of the Plan Commission on April 27, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) to allow for a single-family residence on the following described property:

> Lot Five (5), Block 33, CLA Tank's Sixth Addition to the City of Green Bay, West Side of Fox River, Brown County, Wisconsin.
>
> Tax Parcel No. 1-898

Said CUP shall be granted subject the following conditions:

1. Compliance with all regulations of the Green Bay Municipal Code.

Adopted _____

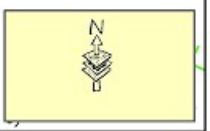
Approved _____

_____
Eric Genrich, Mayor

jl:
Attachment – Map







Proposed CUP

200' Property Owner Notice

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Map prepared by JL

Conditional Use Permit (CUP) Proposal
Single Family Residential Home Request
1305 and 1322 S Chestnut Ave

RESOLUTION AUTHORIZING
BUDGET AMENDMENT

May 5, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of February 28, 2026, the following 2026 amendment of funds is hereby authorized:

	ACCOUNT		AMOUNT
Increase:	202505 59940	Transfer Out – Capital Project fund	$600,000.00
Increase:	430505 49220	Transfer In – Capital reserve fund	$600,000.00

***This budget amendment is for 2026 unbudgeted fund balance transfer from Parking Division operating fund balance to Parking capital fund to cover the Cherry Street ramp elevator cab and associated equipment that needs to be replaced.*

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

RESOLUTION AUTHORIZING
BUDGET AMENDMENT

May 5, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of April 28, 2026, the following 2026 amendment of funds is hereby authorized:

	ACCOUNT		AMOUNT
Increase:	101300 50501	Police-Overtime	$53,149.57
Increase:	101300 46223	Police Overtime Reimbursement	$53,149.57

***This budget amendment is for 2026 unbudgeted overtime for staffing at the FBI, US Marshal and Internet Crimes Against Children Task Forces, unbudgeted special events such as HS Lunch Neighborhood Security-GB Schools, NAMI backfill and OT, Cnesses Temple Security and the Chilly Chocolate Run.*

Increase:	101400 50501	Fire-Overtime	$6,049.95
Increase:	101400 46223	Fire Overtime Reimbursement	$6,049.95

***This budget amendment is for 2026 unbudgeted overtime for staffing at events such as the Youth Fire Setter Intervention Program, UWGB Basketball games and the Brown County Fire Investigation Task Force.*

Increase:	101400 50501	Fire-Overtime	$15,991.25
Increase:	101400 43611	Fire-State Overtime Reimbursement	$15,991.25

***This budget amendment is for 2026 unbudgeted state reimbursements of costs incurred for employees to attend USAR (Urban Search & Rescue) trainings.*

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

RESOLUTION CREATING WARD 48 IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

May 5, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS Wis. Stats. § 5.15 requires the division of municipalities into wards; and

WHEREAS; on December 16th, 2025, the City of Green Bay passed miscellaneous ordinance 09-25, Providing for the Attachment of Parcel B-243-4, to the City of Green Bay, Brown County, Wisconsin, from the Village of Bellevue, Brown County, Wisconsin; and

WHEREAS, the City of Green Bay Parcel B-243-4, which encompasses Census Block Group 1012, is now part of the City of Green Bay, and part of Aldermanic District 3, and;

WHEREAS, the attachment of this parcel complies with the requirement that municipal wards cannot cross Supervisory District Boundaries, in accordance with Wisconsin Statute 59.10(3)(c).

NOW, THEREFORE BE IT RESOLVED; that the Common Council of the City of Green bay hereby approves the creation of Ward 48, as shown on the maps attached

BE IT FURTHER RESOLVED, that the polling place for the newly created Ward 48 shall be Central Assembly Church, located at 831 Schoen Street.

BE IT FURTHER RESOLVED that each boundary shall be established consistent with the conventions set forth in Wis. Stats. § 4.003.

BE IT FINALLY RESOLVED that the City Clerk be directed to transmit copies of this resolution, including the attachments, to the Brown County Clerk and the Legislative Reference Bureau within five days after the approval of this resolution and to comply with all other requirements set forth in Wis. Stats. § 5.15.

Approved May _____, 2026

_____

Eric Genrich, Mayor

Exhibit A

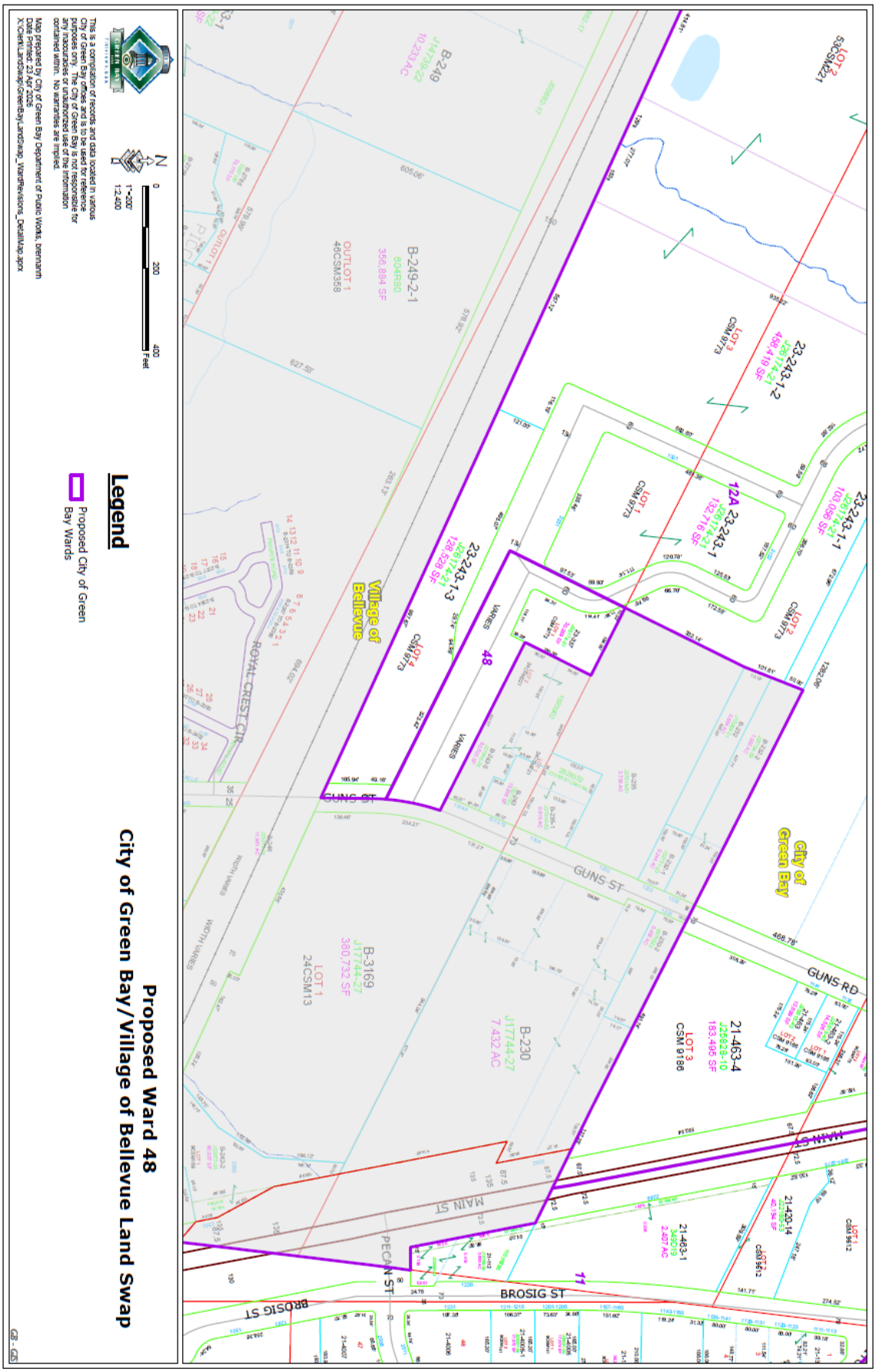
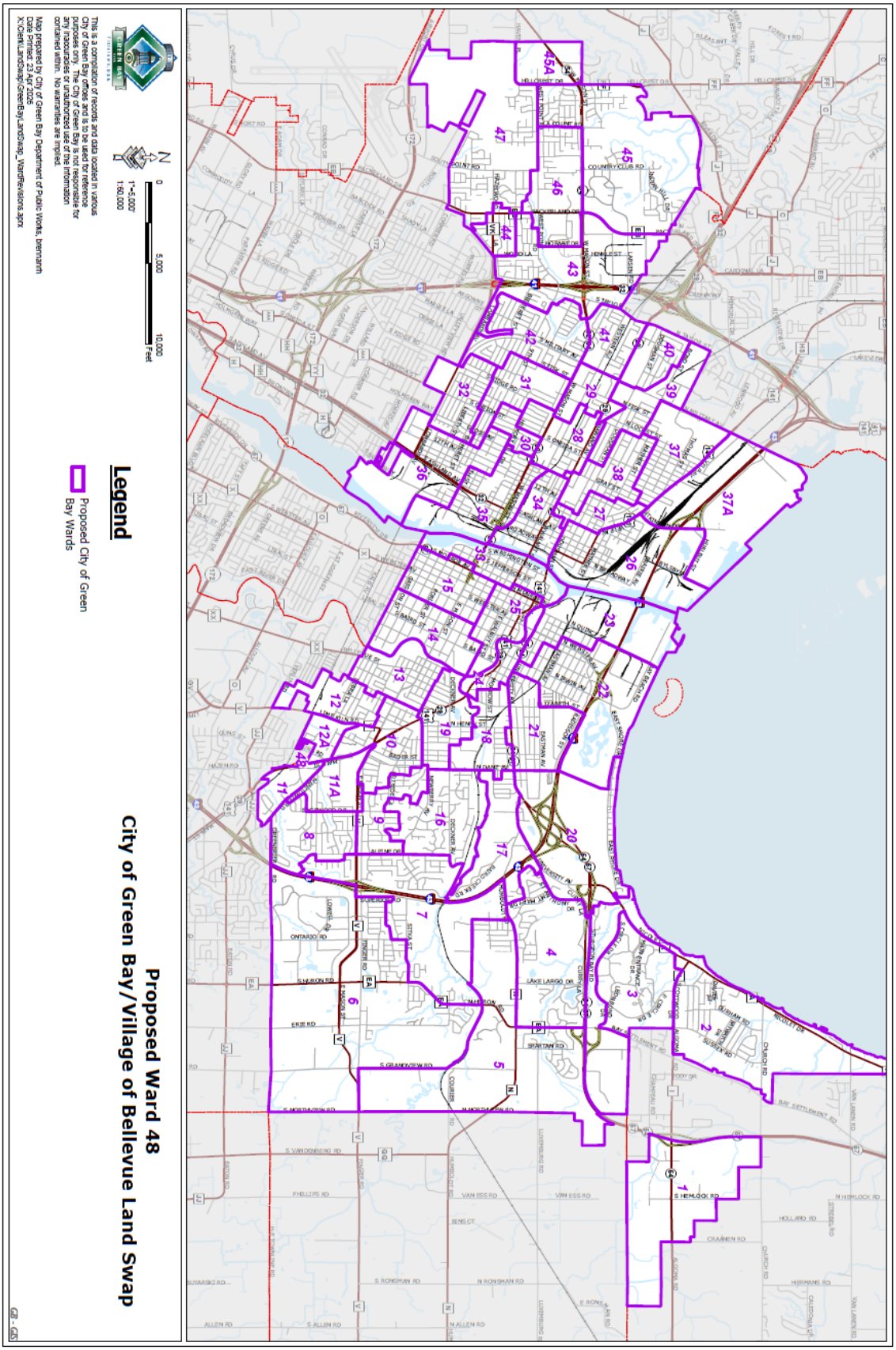

Proposed Ward 48
City of Green Bay/Village of Bellevue Land Swap
Legend
Proposed City of Green Bay Wards
Village of Bellevue
City of Green Bay
GUNS ST
GUNS RD
MAIN ST
BROSIG ST
PECAN ST
ROYAL CREST CIR
B-249-2-1
B-3169
B-230
21-463-4
21-463-1
21-420-14
23-243-1-1
23-243-1-2
23-243-1-3
12A
48
11
N
0
200
400
Feet
1"=200'
1:2,400
GB - GIS

Exhibit B


Proposed Ward 48
City of Green Bay/Village of Bellevue Land Swap
Legend
Proposed City of Green Bay Wards
N
0
5,000
10,000
Feet
1"=5,000
1:60,000
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 Public Works, brennamn
Date Printed: 23 Apr 2025
X:\Clerk\Landswap\GreenBay_LandSwap_WardRevisions.aprx
GB_GIS

RESOLUTION IN SUPPORT OF THE NEVILLE PUBLIC MUSEUM

April 21, 2026

WHEREAS, the Neville Public Museum has been serving the Northeast region of Wisconsin for over 100 years and, as the only accredited museum in the region, champions history, science, and art through a collection of more than one million objects, serving as a beacon of education and knowledge for audiences of all ages; and

WHEREAS, the Neville Public Museum originated as a City of Green Bay institution, was transferred to Brown County in 1981, and its current facility was built through a joint investment by the City of Green Bay and Brown County, demonstrating a shared civic commitment to its mission; and

WHEREAS, the Neville Public Museum has been operating without executive leadership, which impacts the institution, its employees, and the communities it serves and requires immediate action to lead the museum into its next chapter; and

WHEREAS, the Neville Public Museum was founded to bring the world to Green Bay and continues to reflect the richness within its own communities by showcasing diverse perspectives, elevating local voices, providing invaluable educational programming, and creating spaces that strengthen the region; and

WHEREAS, any long-term strategic changes to the Neville Public Museum should be guided by a transparent and inclusive community engagement process that includes intergovernmental cooperation, reflects the voices and interests of the broader public and supports continued public trust in the Museum's mission and future direction, and

WHEREAS, the Common Council recognizes that the Neville Public Museum's next era holds strong potential for meaningful collaboration with regional cultural and educational institutions, provided such efforts advance and preserve its distinct mission and identity, and affirms the City of Green Bay's enduring interest in the Museum's vitality given its founding role, joint investment in its facilities, and shared responsibility to residents it shares with Brown County;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Green Bay that the City stands ready to support the Neville Public Museum through property development, zoning and permitting, capital investment, and public advocacy and promotion, and urges Brown County to reaffirm the Museum's mission as a vital cultural institution, and to prioritize the prompt hiring of a permanent Director committed to honoring its heritage and advancing a clear vision for a new era of collaboration. +

BE IT FURTHER RESOLVED, That the City Clerk is directed to transmit this Resolution to the Brown County Clerk for distribution to the Brown County Executive and Board of Supervisors.

Adopted _____

Approved _____

Eric Genrich,
Mayor

ZONING ORDINANCE NO. 04-26

AN ORDINANCE
AMENDING PLANNED UNIT DEVELOPMENT (PUD) ZO 1-15 & 4-18
FOR LAND GENERALLY LOCATED
NORTH OF FINGER ROAD, WEST OF NORTHVIEW ROAD,
SOUTH OF CATALINA DRIVE, AND EAST OF ERIE ROAD
(ZP 26-07)

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 amending the Planned Unit Development (PUD) District on the following described property:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 1, T23N-R21E; THENCE N00°26'02"E, 635.02 FEET ALONG THE WEST LINE OF THE SW1/4–NW1/4 OF SAID SECTION 1, THENCE S89°32'54"E, 983.85 FEET; THENCE N00°26'04"E, 690.00 FEET; THENCE S89°32'54"E, 1,664.20 FEET; THENCE S00°07'58"W, 1,079.77 FEET; THENCE S89°46'12"E, 400.00 FEET; THENCE N00°08'01"E, 180.00 FEET; THENCE N89°46'07"W, 100.00 FEET; THENCE N00°09'51"W, 239.43 FEET; THENCE N81°16'35"E, 552.07 FEET; THENCE N08°43'25"W, 253.00 FEET; THENCE N89°45'35"E, 524.42 FEET; THENCE S00°00'09"W, 994.57 FEET; THENCE S00°04'03"E, 1,770.48 FEET; THENCE S89°55'51"W, 1,004.06 FEET; THENCE N00°07'58"E, 434.18 FEET; THENCE S89°55'51"W, 334.10 FEET; THENCE S00°07'58"W, 916.33 FEET; THENCE N89°32'54"W, 604.18 FEET; THENCE S00°05'12"W, 371.43 FEET; THENCE N87"22'26"W, 303.29 FEET; THENCE N00°07'04"E, 329.98 FEET; THENCE N89°05'24"W, 169.93 FEET; THENCE S00°07'04"W, 329.98 FEET; THENCE N87°23'43"W, 251.57 FEET; THENCE N00°28'38"E, 305.90 FEET; THENCE N88°04'59"W, 287.60 FEET; THENCE N08°57'38"W, 465.99 FEET; THENCE N77°25'18"W, 248.99 FEET: THENCE S29°15'01"E, 163.87 FEET; THENCE 65.32 FEET ALONG THE ARC OF A 55 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS S26°43'13"W, 61.53 FEET; THENCE N78°53'21"W, 382.13 FEET; THENCE 129.88 FEET ALONG THE ARC OF A 55 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS N52°44'23"W, 101.74 FEET; THENCE N30°23'35"W, 180.30 FEET; THENCE N15°59'51"W, 397.37 FEET; THENCE N88°55'28"W, 119.75 FEET TO THE WEST LINE OF THE NW1/4–SW1/4 OF SECTION 1, T23N- R21E; THENCE N00°06'09"E, 1,304.09 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

Parcel Numbers: 21-10, 21-11, 21-11-1, 21-12, 21-12-1, 21-13-1, 21-16-1-5, 21-17, 21-20, 21-21-A, 21-4, 21-16-1-16
Parcels contains 11,471,961.6 square feet / 263.36 acres
Parcel is subject to easements and restrictions of record

SECTION 2. This ordinance is enacted pursuant to Wis. Statutes Sections 62.23 and 66.1027. Its purpose is to allow the optional development and redevelopment of land in Green Bay consistent with the design principles of traditional neighborhoods.

A. INTENT. The intent of the PUD is to develop the subject area with elements of a traditional neighborhood, these themes include:

1. Is compact and is designed for the human scale.
2. Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood.
3. Provides a mix of housing styles, types, and sizes to accommodate the households of all ages, sizes, and incomes.
4. Incorporates a system of relatively narrow, interconnected streets with sidewalks, as well as access to bicycle and transit routes; offering multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those streets to existing and future developments.
5. Incorporates significant environmental features into the design.
6. Is consistent with the City of Green Bay Comprehensive Plan.

B. APPLICABILITY. This ordinance applies as an alternative set of standards for development or redevelopment on sites of 5 acres or more if it is within the Urban Service or Urban Expansion Districts and is contiguous to existing development and 15 acres or more if it is within the Urban Service or Urban Expansion Districts and is noncontiguous to existing development.

C. INTERPRETATION. Development shall be planned, reviewed, and carried out in conformance with all municipal, state, and other laws and regulations. However, if there is a conflict between the provisions of this subchapter and other provisions of the zoning or subdivision sections of the Green Bay Municipal Code, this subchapter shall take precedence.

SECTION 3. Pursuant to Chapter 44, Article XX, Green Bay Municipal Code, as they apply, the following conditions are imposed:

A. PERMITTED, CONDITIONAL, AND ACCESSORY USES. The only uses that may be established and/or maintained on the subject property, in conformance with Exhibit D – Grandview Place Land Use Plan, are as follows:

1. Permitted Uses: In order to achieve the proximity necessary to make neighborhoods walkable, it is important to mix land uses. A traditional neighborhood development shall consist of the following components: a residential area, a mixed-use area, and open space, as specified below.

a. Residential areas. The PUD shall include a residential area in which the following uses are permitted:

(1) Single-family detached dwellings.
(2) Single-family attached dwellings.
(3) Two-family dwellings as shown in Exhibit D.
(4) Multi-family dwellings, including senior housing, at a density of at least 10 and no more than 20 units per net acre.
(5) Required mix. A minimum of two housing types from this list must be present in the PUD. Single-family detached dwellings shall constitute a maximum of 70 percent of the dwelling units.
(6) Parcel No. 21-12-1 shall maintain the underlying R1 – Low Density Residential zoning.

b. Mixed-use areas. The PUD shall include a mixed-use area containing commercial, civic, residential, and open space uses as identified below. The total land area devoted to nonresidential development, including ground floor commercial or office uses, civic buildings, and parking areas, shall not exceed 25 percent of the gross acreage of the PUD.

(1) Commercial uses:

(a) Food services (grocery stores, butcher shops, bakeries, and other specialty food stores, ice cream, candy shops, and restaurants, not including bars, taverns, and similar uses).
(b) General retail.
(c) Services such as daycare centers, music, dance or exercise studios, offices, including professional and medical offices, barber, hair salon, dry cleaning, repairs of small goods such as shoes, electronics, or similar items.
(d) Accommodations, including bed and breakfast establishments, small hotel, or inn.

(2) Residential uses, including those listed above, with the exception of single-family detached dwellings and also including the following:

(a) Residential units located above or to the rear of commercial uses.
(b) Live-work units that combine a residence and work place.

(3) Civic or institutional uses, including the following:

(a) Municipal offices, fire and police stations, libraries, museums, community meeting facilities, and post offices.
(b) Transit shelters.
(c) Places of worship.
(d) Educational facilities.

(4) Open space uses:

(a) Central square.
(b) Neighborhood park.
(c) Playground
(d) Natural open space area.

2. Conditional Uses: The following uses may be established with approval of a conditional-use permit:

a. Community-living arrangements and assisted living facilities. The density and housing type shall be determined based on the findings for the conditional-use permit.
b. Commercial uses, identified above, greater than 10,000 square feet.
c. Commercial uses with drive-through facilities.

3. Accessory Uses: The only accessory uses that may be established and/or maintained on the subject property, in conformances with permitted uses listed above, are as follows:

a. Residential areas: Chapter 44, Article VI. Division 2, Green Bay Municipal Code.
b. Mixed-use areas: Chapter 44, Article VII, Division 2, uses and standards listed under the Neighborhood Commercial (NC) District, Green Bay Municipal Code.

4. Open Space:

a. At least 20 percent of the gross acreage of the PUD shall be designated as open space, which may include undevelopable areas, such as steep slopes and wetlands, and stormwater detention and retention basins. Open space areas may include:

(1) Environmental corridors, greenways.
(2) Protected natural areas.
(3) Neighborhood and community parks, squares, plazas, and playing fields.
(4) Streams, ponds, and other water bodies.
(5) Open spaces do not include required setback areas and rights-of-way but may include (1) – (4) above.

b. Common open space. At least 25 percent of the open space area must be common open space available for public use. At least 90 percent of all dwellings shall be located within one-half mile of such common open space.
c. Conservancy and open space areas shall be dedicated to the City at the time of platting.

B. DIMENSIONAL AND LOT AREA REQUIREMENTS. The following dimensional and area requirements shall apply to all lots within the development based on the land-use plan listed in Exhibit D.

1. Block and lot size diversity. Street layouts should provide for perimeter blocks that are generally in the range of 200 – 400 feet deep by 400 – 800 feet long. A variety of lot sizes should be provided to facilitate housing diversity and choice and meet the projected requirements of people with different housing needs.
2. Lot widths. Lot widths should create a relatively symmetrical street cross-section that reinforces the public space of the street as a simple, unified public space. Similar lot sizes and housing types should generally be located on opposite sides of a street.
3. Dimensional Standards.

	Min. lot size	**Min. lot width**	**Front yard setback**	**Rear yard setback** [a]	**Side yard setback** [b, e, c]	**Height** [d]	**Max Impervious Surface** [g]
			Min - Max	Minimum	Minimum	Min - Max	
Single-family detached	5,000 SF	50	10-20	5	5	1 – 2.5 stories / 35’	60%
Two-family/attached residences	2,000 SF/unit	25 per unit	10-20	5	5 (end units)	1 – 2.5 stories / 35’	60%
Multi-family residences [h]	1,500/unit, min 4,000 SF	40	5 – 25	5	10	2-4 stories / 45’	70%
Nonresidential or mixed use	5,000	50	0 – 10	n/a	6[c]	2-4 stories / 45’	80%
Civic (institutional, rec.) buildings	5,000	50	0 – 25	n/a	10	2-4 stories / 45’	80%

Notes:

a. All semi-detached single-family dwellings, townhouses, and other attached dwellings shall have pedestrian access to the rear yard through means other than the principal structure.
b. No side yards are required along interior lot lines, except as otherwise specified in the building code, except that if walls of structures facing such interior lot lines contain windows or other openings, yards of not less than 6 feet shall be provided. Side and rear yards of at least 6 feet shall be required when a nonresidential use adjoins a side yard of a residential property.

c. See Chapter 44-1499(a), Green Bay Municipal Code, for exceptions to maximum height.
d. Corner properties. The side façade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street. If no structure exists on the adjacent property, no less than half of the front setback applies.
e. Commercial buildings or a portion of such buildings shall be oriented to the public right-of-way with parking located in the rear or side yard to ensure the uses are integrated into the block structure. The same restrictions shall apply to multi-family buildings or a portion of such buildings that front onto Erie Road or Grandview Road.
f. Single-family detached lots greater than 7,500 square feet shall have a maximum impervious surface coverage of 50 percent.
g. All units in multi-family development shall have an attached garage and may have additional detached garages as necessary.

4. Standards for garages and other access structures. Garages may be placed on a single-family detached residential lot either within the principal building or an accessory building, meeting the following requirements:

a. Attached accessory structures shall be considered attached and integral part of the principal structure when it is connected by an enclosed passageway. Such structures are subject to Section 44-590(b), Green Bay Municipal Code.
b. Detached accessory structures shall be permitted in residential districts in accordance with Section 44-590(c), Green Bay Municipal Code.
c. All garages shall be set back 20 feet from the public right-of-way.

C. ARCHITECTURE STANDARDS. A variety of architectural and design features and building materials is encouraged to give each building or group of buildings a distinct character, as well as sensitivity to the surrounding context.

1. Commercial use building height. To create a visually unified streetwall, buildings should be no more than 30 percent taller or shorted that then average building height on the block.
2. Entries and facades:

a. The architectural features, materials, and the articulation of a façade of a building shall be continued on all sides visible from a public street. This shall exclude single-family detached residential homes.
b. The front or principal façade of the principal building on any lot shall face a public street and shall not be oriented to face directly toward a parking lot.
c. Buildings of more than 30 feet in width shall be divided into smaller regular increments through articulation of the façade. This can be achieved through variations in materials, detailing, roof lines, and elements, such as arcades, awnings, windows, and balconies.

d. The ground level of any multi-story, commercial, and mixed-use structure shall be visually distinct from the upper stories through the use of an intermediate cornice line, sign band, awning or arcade, or a change in building materials, texture, or detailing.
e. Porches, pent roofs, roof overhangs, hooded front doors, or similar architectural elements shall be used to define the front entrance to all residences or multi-family buildings.
f. No single-family detached structure shall have the same front façade as an adjoining parcel.

3. Residential uses at street level should generally be set back far enough from the street to provide a private yard area between the sidewalk and the front door. Landscaping, steps, porches, grade changes, and low ornamental fences or walls may be used to provide increased privacy and livability for first floor units. Residential architectural styles shall include but not be limited to: Craftsman, Bungalow, Classic, Traditional, Cottage, Country, Farmhouse, Southern and Ranch. All single family detached homes shall have a covered front porch. The following styles are viewed not to conform: Mediterranean, Log, Southwestern.
4. For commercial or mixed-use buildings, a minimum of 30 percent of the front façade on the ground floor shall be transparent, consisting of window or door openings allowing views into and out of the interior.
5. Additions to existing structures shall maintain setbacks, building proportions, roof and cornice lines, façade divisions, rhythm and proportion of openings, building materials, and colors that are similar to and compatible with the existing structure.
6. Materials. A 30 percent mix of materials is required for the front façade of residential structures. A major change in texture on a material can be considered a change in material. A change in direction of application qualifies as a change in material or texture. Acceptable building façade material includes:

    a. Concrete (including precast concrete with prior approval of sample),
    b. Glass,
    c. Masonry (brick as well as decorative block with prior approval of block sample),
    d. Metals,
    e. Stone,
    f. Tile,
    g. Vinyl,
    h. Wood with prior approval of sample,
    i. Other materials, such as cementious sidings, stucco, and polyurethane or PVC detailing.

7. Commercial street façade should have clear distinction between the “storefront” on the first floor and the floors above for the mixed-use commercial and light industrial uses of this district.
8. Any signage, lighting and awning must be integrated into the design.
9. Second street façade (these will occur on corner lots and lots adjacent to dedicated park space) should be developed to a similar level of detail as the “address”

elevation, though the overall emphasis of the "address" elevation should be greater than the second street facades.

10. Functional entries are allowed and encouraged on second street facades.
11. Side façade at adjoining property lines may be "blank" and must meet fire separation codes.
12. Rear façade should also use good design principles.

    a. Entries should be properly emphasized to match use of entry (customer entry more emphasized than a "receiving" entry).
    b. Some differentiation should occur between the first floor and the upper floors.
    c. Rear façade should correlate to the front elevation.

13. A minimum 1,000 square foot dwelling unit for all single-family detached dwelling structures.
14. A minimum 900 square foot dwelling unit for single-family attached dwelling structures.

D. SITE DESIGN STANDARDS.

1. Lighting. Street lighting shall be provided on both sides of all streets at intervals of no greater than 75 feet. Generally, smaller lights, as opposed to fewer high-intensity lights, should be used. Street lighting design shall meet the minimum standards developed by the Department of Public Works. Exterior lighting shall be directed downward in order to reduce glare onto adjacent properties, per Green Bay Municipal Code, General Regulations.
2. Exterior signage. Sign number, size, height, and location in the PUD shall meet the requirements of the Neighborhood Center District. A comprehensive sign program shall be developed for the entire PUD that establishes a uniform sign theme. Signs shall share a common palette of sizes, shapes, materials, and lettering styles.
3. Landscaping and screening standards:

    a. Overall composition and location of landscaping shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller disconnected areas.
    b. Height and opacity. Where screening is required by this ordinance, it shall be at least 3 feet in height unless otherwise specified. Required screening shall be at least 50 percent opaque throughout the year.
    c. Components. Required screening shall be satisfied by one or a combination of the following:

        (1) A decorative fence not less than 50 percent opaque behind a continuous landscaped area.
        (2) A masonry wall.
        (3) A hedge.
        (4) Mixed use and commercial building foundation landscaping shall be in accordance with Section 44-1967, Green Bay Municipal Code.

4. Street trees. Street trees shall be required in accordance with Chapter 36, Green Bay Municipal Code. Trees should preferably be located within a planting strip between the sidewalk and the curb, within a landscaped median strip, or in tree wells installed in pavement or concrete.

E. PARKING. Parking areas for shared or community use should be encouraged. In addition:

1. In the mixed-use area, any parking lot shall be located at the rear or side of a building. If located at the side, screening shall be provided as specified in Chapter 44-1519, Green Bay Municipal Code.
2. A parking lot or parking garage shall not be located adjacent to or opposite a street intersection.
3. In the mixed-use area, a commercial use shall provide one parking space for every 300 square feet of gross floor area or portion thereof. Parking may be provided in shared or community lots within 1,000 feet of the site.
4. Shared parking and cross-access easements are highly encouraged to better facilitate movement throughout the development area.
5. In the mixed-used and residential areas, 1.5 off-street parking spaces shall be provided for each dwelling unit, with the exception of senior housing and secondary dwelling units, which shall provide one space per unit, and live-work units, which shall provide two spaces per unit.
6. On-street parking directly adjacent to a building may apply toward the minimum parking requirements for that building.
7. Surface parking lots or garages shall provide at least one bicycle parking space for every 10 motor vehicle parking spaces. Bicycle parking shall consist of a rack of acceptable design in a well-lit location, preferably sheltered.
8. Service access. Direct access to service and loading dock areas for service vehicles should be provided, while avoiding movement through parking areas to the greatest extent possible. Alleys may be used to provide service access.
9. Paving. Reduction of impervious surfaces through the use of interlocking pavers is strongly encouraged for remote parking lots or those used infrequently.
10. A preliminary development site and parking plan is included as Exhibits G and H.

F. LANDSCAPING AND PARKING MAINTENANCE. All parking and loading areas fronting public street and sidewalks shall be landscaped in accordance with the requirements of Chapter 44, Article XIX, Green Bay Municipal Code. All parking and loading areas abutting residential districts shall be landscaped in accordance with Chapter 44, Article XIX, Green Bay Municipal Code. Parking area interior landscaping shall conform to the requirements of Chapter 44, Article XIX, Green Bay Municipal Code. Parking area landscaping can include turf grass, native grasses, or other perennial flowering plants, vines, shrubs, or trees. Such spaces may also include architectural features, such as benches, kiosks, or bicycle parking.

G. LIGHTING. Lighting throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Chapter 44, Article V, Division 8, Green Bay Municipal Code, and further regulated as follows:

1. Parking lot lighting shall consist of sharp cut-off fixtures. Poles shall not exceed 25 feet in height.
2. Pedestrian lighting for walkways shall not exceed 16 feet overall measured from ground level.
3. Lighting plan indicating fixtures, placement, and height shall be included as part of the site plan submittal process and approved by the Community Development Review Team.

H. STORMWATER MANAGEMENT AND GRADING PLAN. The design and development of the PUD should minimize off-site stormwater run off, promote onsite filtration, and minimize the discharge of pollutants to ground and surface water. Natural topography and existing land cover should be maintained/protected to the maximum extent practicable. New development and redevelopment shall meet the requirements of Chapter 42, Green Bay Municipal Code. A conceptual stormwater management plan and grading plan meeting the standards established by the City's Department of Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the City prior to the issuance of building permits and shall be approved as listed above.

A complete stormwater management plan can be done for the entire PUD area, or in the following phases (as detailed in Exhibit J):

- Phase 1: All land generally north of Copper Falls Way
- Phase 2: All land generally south of Copper Falls Way
- Phase 3: All land east of Grandview Road

The complete stormwater management plan for each Phase shall be submitted at the time the first land division for a Phase is submitted. This stormwater management plan shall address all watershed areas in the Phase. This stormwater management plan shall be submitted in accordance with the requirements of Chapter 42, Green Bay Municipal Code, and prior to approval of any land divisions within each Phase. The stormwater management plan shall be implemented by the Developer prior to construction of public infrastructure improvements.

Any proposed amendment to the land-use plan within the PUD described in Exhibit D as a result of the complete stormwater management plan shall be approved according to Section 3.D. of this ordinance.

I. REFUSE AND MECHANICALS. Screening of refuse materials and mechanicals shall meet the standards as set forth within the Green Bay Zoning Code, Chapter 44, Article XIX, Green Bay Municipal Code.

J. ACCESS AND CIRCULATION STANDARDS. Access and circulation for automobile and pedestrian traffic established through permanent access easements and in substantial conformity with what is depicted on the attached Exhibit E. The attached circulation standards allow for multiple modes of transportation. They provide functional and visual links within the residential, mixed-use, and open-space areas of the PUD and provide multiple connections to existing and proposed external development. The circulation standards provide for adequate traffic capacity and multiple connections to pedestrian bicycle routes, including off-street bicycle or multi-use paths. The standards also control through traffic, limit lot access to streets of lower traffic volumes, and promote safe and efficient mobility through the PUD.

1. Pedestrian circulation. Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout the PUD. Where feasible, any existing pedestrian routes through the site shall be preserved and enhanced. All streets, except for alleys, shall be bordered by sidewalks on both sides in accordance with the specifications listed in Table 14-2. The following provisions also apply:

    a. Sidewalks in mixed use areas. Clear and well-lighted walkways at least 5 feet in width shall connect all building entrances to the adjacent public sidewalk and associated parking areas.
    b. Disabled accessibility. Sidewalks shall comply with the applicable requirements of the Americans with Disabilities Act.
    c. Crosswalks. Intersections of sidewalks with streets shall be designed with clearly defined edges. Crosswalks shall be well-lit and clearly marked with contrasting paving material at the edges or with striping.

2. Bicycle circulation. Bicycle circulation shall be accommodated on streets and/or dedicated bicycle paths. Any existing or planned bicycle routes through the site shall be preserved or developed. Bicycle facilities may include off-street paths (generally shared with pedestrians and other non-motorized uses) and/or separate striped 4-foot bicycle lanes on streets. If a bicycle lane is combined with a parking lane, the combined width should be 14 feet.
3. Transit access. Where public transit service is available or planned, convenient access to transit stops shall be provided. Transit shelters, where provided, shall be well-lighted and placed in highly visible locations that provide security through surveillance.
4. Motor vehicle circulation. Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Traffic calming features, such as “queuing streets”, curb extensions, traffic circles, and medians, may be used to encourage slow traffic speeds.
5. Street hierarchy. Each street within a PUD shall be classified according to the following hierarchy:

    a. Arterial streets should not bisect a PUD but may border a PUD.

b. Collector. This street provides access to mixed-use areas and is also part of the City's major street network.
c. Subcollector. This street provides primary access to residential properties and connects streets of higher and lower function, and it may provide access to community facilities, such as schools.
d. Local street. This street provides primary access to residential properties.
e. Alley. This street provides primary access to residential garages and commercial parking areas. It is typically used where street frontages are narrow, where the primary street width is narrow and limited on-street parking is provided, or to provide delivery access and access to commercial parking. Alleys should be discouraged, though not prohibited, in both attached and detached residential areas.

6. Street design. The following table is a guide to street design in the PUD. Street and right-of-way widths shall be reviewed by City staff as part of the concept plan review and shall be approved as part of the platting process in accordance with the phasing exhibit listed above.
7. Concrete sidewalks. Concrete sidewalks shall be installed on both sides of all public streets within this PUD. Sidewalks shall be installed at the time the lots are developed and prior to receiving an occupancy permit or as directed by the Common Council of the City of Green Bay. Once a block is built up with 50 percent of structures, the Common Council shall order in the sidewalks to complete the block network.
8. Walking Trails. The Developer is not responsible for the installation of trails. Dedication of trail areas to the City shall be done at the time of platting. Trails will be installed at the City of Green Bay Parks, Recreation, and Forestry Department's discretion.

	Collector	**Sub-Collector**	**Local Street**	**Alley**
Typical Average Daily Trips	750 or more	250 – 750	Less than 250	N/A
Right-of-way	76-88 feet	48 -72 feet	50 - 60 feet	12-16 feet
Auto travel lanes	2 or 3 @ 12 feet	2 @ 10 feet	2 @ 10'	2 @ 8 feet or 1 @ 12 feet (1-way)
Bicycle lanes (may be required where needed)	6 feet next to parking lane	4 feet without parking or 6 feet next to parking lane	None	None
Parking	Both sides, 9 feet	One or both sides, 9 feet	One or both sides, 9 feet	None (access to drives and garages)
Curb and gutter	Required	Required	Required	Not required
Planting strips	Both sides, min. 6 feet	Both sides, min. 6 feet	Both sides, min. 6 feet	None

Sidewalks	Both sides @ 5 feet min.	Both sides @ 5 feet	Both sides @ 5 feet	None

K. SUBDIVISION OF LAND. If the PUD involves the subdivision of land, as defined in the subdivision ordinance, the applicant shall submit all required land division documents in accordance with the requirements of Chapter 36**,** Green Bay Municipal Code, and Chapter 236, Wisconsin Statutes. If there is a conflict between the design standards of the subdivision ordinance and the design guidelines of this ordinance, the provisions of this ordinance shall apply.

L. OWNERSHIP AND MAINTENANCE OF PUBLIC SPACE. Provisions shall be made for the ownership and maintenance of streets, squares, parks, open space, and other public spaces in a PUD by dedication to the City or management by an entity, such as homeowners association or neighborhood association approved by the Common Council.

M. PROPOSED SCHEDULE OF DEVELOPMENT PHASING. The section allows for phased construction with the knowledge that subsequent phases will be developed consistently with earlier phases and under the review of the Plan Commission in accordance with the provisions of Chapter 44, Green Bay Municipal Code. Phasing of this PUD shall be permitted, provided that each individual phase is designed and developed to exist as an independent unit and that the construction and improvement of common open space and site amenities shown on the development plan proceeds at the same rate as the construction of dwellings and other permitted land uses. Any violation of this provision shall authorize the Common Council to hold a public hearing to review the status of the PUD and impose any remedies it deems appropriate, including, but not limited to, revocation of permits, issuance of construction orders, or issuance of citations for failure to comply with such orders.

The applicant must submit to the Planning Department for review a Final Development Plan for each phase before development on it can begin. The Final Development Plan for each phase must include a written summary describing the following information:

1. Proposed subdivisions of land, including total number and type of dwelling units.
2. Planned utility improvements plan showing underground and above-ground lines and structures for sanitary sewers, electricity, gas, telecommunications, etc.
3. A site plan, including proposed topographic contours at 2-foot intervals, with the following information:

    a. The location existing and if know commercial and mixed-use structures that will remain, with height and gross floor area noted.
    b. The location and function of proposed open space.
    c. The circulation system indicating pedestrian, bicycle, and motor vehicle movement systems, including existing and proposed public streets or rights-of-way; transit stops; easements or other reservations of land on the site; the location and dimensions of existing and proposed curb cuts, off-street parking,

and loading spaces, including service access for receiving and trash removal; sidewalks and other walkways.

d. Location of all trees, shrubs, and groundcover proposed or existing to remain on the site.
e. The location of street and pedestrian lighting, including lamp intensity and height.
f. If known, detailed elevations of all proposed commercial buildings and typical elevations of residential buildings. Scaled elevations should identify all signs; building materials; the location, height, and material for screening walls and fences, including outdoor trash storage areas; electrical, mechanical, and gas metering equipment; storage areas for trash and recyclable materials; and rooftop equipment.

4. Stormwater Management Plan as required by Chapter 42, Green Bay Municipal Code.
5. Ownership and maintenance of public space (see Section 3.N of this ordinance).
6. Any other information deemed necessary by the Zoning Administrator in order to evaluate plans.

N. AMENDMENTS TO PLANNED UNIT DEVELOPMENT. Requested amendments to the PUD or to individual phases of the PUD as subject to the following:

1. Minor changes. Minor changes to the final plan adopted by the Plan Commission may be approved by the Planning Department, provided that the changes do not involve:

a. Increases or decreases of less than 10 percent in the floor area of structures or number of dwelling units or the area designated as open space.
b. Changes to the street layout or circulation pattern that would eliminate a street or path segment or an intersection.
c. Changes to primary architectural style(s) as shown.
d. Alteration of any conditions attached or modifications to the conceptual plan made by the Common Council.
e. Any other changes that, in the opinion of the planning staff, depart from the original concept or intent of the conceptual plan.

2. Major changes. A major change to a final plan shall require approval by a majority vote of all members of the Common Council.

O. FINAL SITE PLAN APPROVAL.

1. Following the adoption of this ordinance and prior to the issuance of building permits, the petitioner for single-family attached dwellings shall receive approval of final site plans from the Community Development Review Team.

2. Following the adoption of this ordinance and prior to the issuance of building permits, the petitioner for multi-family dwellings shall receive approval of final site plans from the Plan Commission.
3. Following the adoption of this ordinance and prior to the issuance of building permits, the petitioner for duplexes, townhouses, and rowhouses shall receive approval of final site plans from the Community Development Review Team as part of the conditional-use permit.

SECTION 4. This PUD shall be recorded with any future plats or land divisions.

SECTION 5. The provisions of this ordinance, including, without limitation, the granting of a conditional-use permit and all obligations, conditions, restrictions and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

SECTION 6. 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 7. Unless stated above, the development must comply with all other regulations of the Green Bay Municipal Code.

SECTION 8. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 9. 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 10. 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 11. 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.

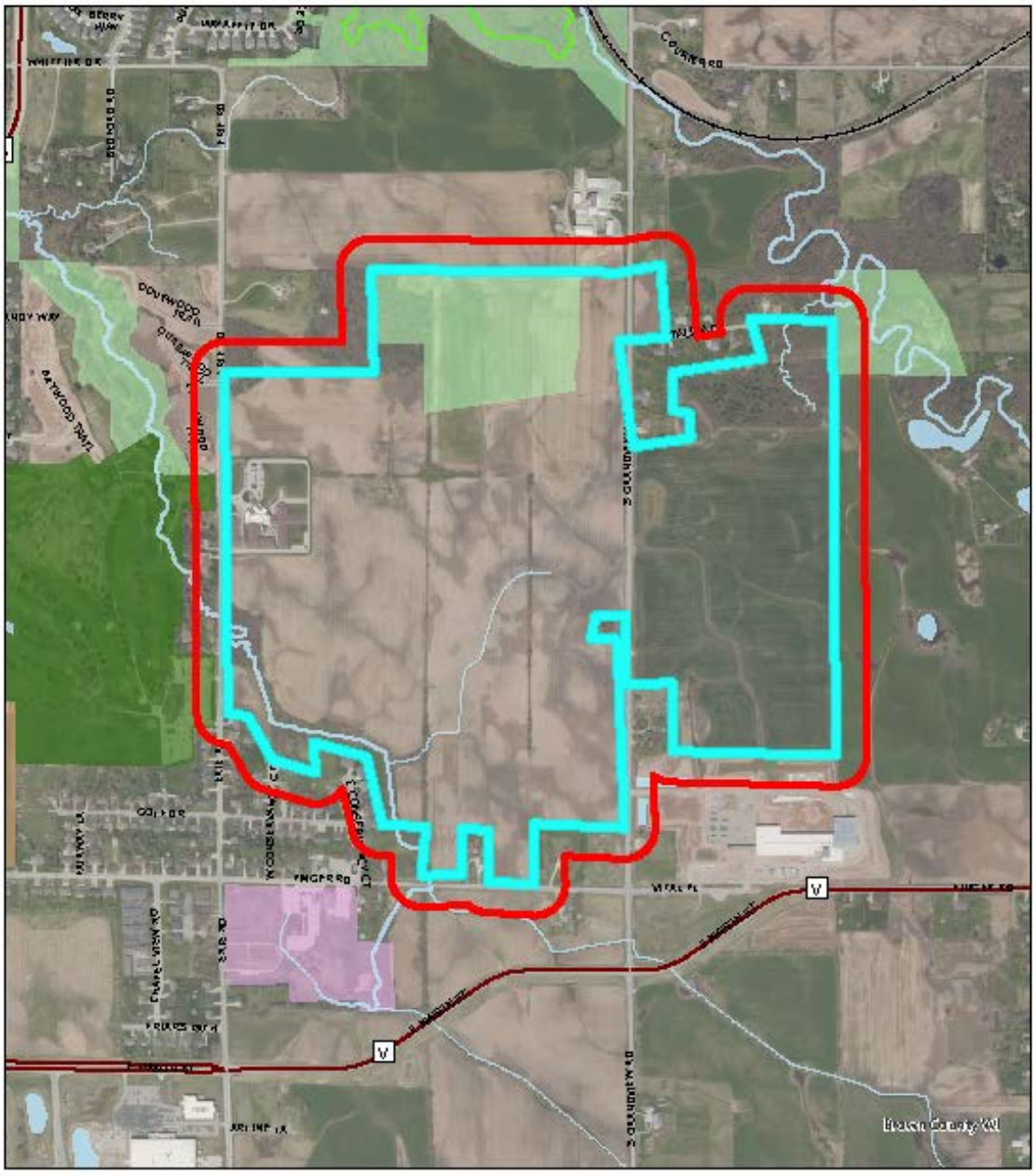
APPROVED:

_____
Mayor

ATTEST:

_____
Clerk

Attachments:
Site Location Map
Exhibit B - Grandview Place Natural Resources Inventory
Exhibit C - Grandview Place Existing Site Topography Map
Exhibit D - Grandview Place Land Use Map
Exhibit E - Grandview Place Circulation Plan (sidewalks required)
Exhibit F - Grandview Place Phasing Map
Exhibit G - Grandview Place Development Site
Exhibit H - Grandview Place Development Site
Exhibit I - Grandview Place Conceptual Stormwater Management Plan
Exhibit J - Watershed Map


(ZP 26-07) PUD Amendment for
Grandview Development
Feet
0 240 480 960
N
JBS Development Site
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 and Economic Development, E.R.
10 Apr 2026 G:\Users\stephanief\Documents\ArcGIS\Projects\Misc Map\Misc Map.aprx

ZONING ORDINANCE NO. 04-26

AN ORDINANCE
AMENDING PLANNED UNIT DEVELOPMENT (PUD) ZO 1-15 & 4-18
FOR LAND GENERALLY LOCATED
NORTH OF FINGER ROAD, WEST OF NORTHVIEW ROAD,
SOUTH OF CATALINA DRIVE, AND EAST OF ERIE ROAD
(ZP 26-07)

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 amending the Planned Unit Development (PUD) District on the following described property:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 1, T23N-R21E; THENCE N00°26'02"E, 635.02 FEET ALONG THE WEST LINE OF THE SW1/4–NW1/4 OF SAID SECTION 1, THENCE S89°32'54"E, 983.85 FEET; THENCE N00°26'04"E, 690.00 FEET; THENCE S89°32'54"E, 1,664.20 FEET; THENCE S00°07'58"W, 1,079.77 FEET; THENCE S89°46'12"E, 400.00 FEET; THENCE N00°08'01"E, 180.00 FEET; THENCE N89°46'07"W, 100.00 FEET; THENCE N00°09'51"W, 239.43 FEET; THENCE N81°16'35"E, 552.07 FEET; THENCE N08°43'25"W, 253.00 FEET; THENCE N89°45'35"E, 524.42 FEET; THENCE S00°00'09"W, 994.57 FEET; THENCE S00°04'03"E, 1,770.48 FEET; THENCE S89°55'51"W, 1,004.06 FEET; THENCE N00°07'58"E, 434.18 FEET; THENCE S89°55'51"W, 334.10 FEET; THENCE S00°07'58"W, 916.33 FEET; THENCE N89°32'54"W, 604.18 FEET; THENCE S00°05'12"W, 371.43 FEET; THENCE N87"22'26"W, 303.29 FEET; THENCE N00°07'04"E, 329.98 FEET; THENCE N89°05'24"W, 169.93 FEET; THENCE S00°07'04"W, 329.98 FEET; THENCE N87°23'43"W, 251.57 FEET; THENCE N00°28'38"E, 305.90 FEET; THENCE N88°04'59"W, 287.60 FEET; THENCE N08°57'38"W, 465.99 FEET; THENCE N77°25'18"W, 248.99 FEET: THENCE S29°15'01"E, 163.87 FEET; THENCE 65.32 FEET ALONG THE ARC OF A 55 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS S26°43'13"W, 61.53 FEET; THENCE N78°53'21"W, 382.13 FEET; THENCE 129.88 FEET ALONG THE ARC OF A 55 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS N52°44'23"W, 101.74 FEET; THENCE N30°23'35"W, 180.30 FEET; THENCE N15°59'51"W, 397.37 FEET; THENCE N88°55'28"W, 119.75 FEET TO THE WEST LINE OF THE NW1/4–SW1/4 OF SECTION 1, T23N- R21E; THENCE N00°06'09"E, 1,304.09 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

Parcel Numbers: 21-10, 21-11, 21-11-1, 21-12, 21-12-1, 21-13-1, 21-16-1-5, 21-17, 21-20, 21-21-A, 21-4, **21-16-1-16**
Parcels contains 11,471,961.6 square feet / 263.36 acres
Parcel is subject to easements and restrictions of record

SECTION 2. This ordinance is enacted pursuant to Wis. Statutes Sections 62.23 and 66.1027. Its purpose is to allow the optional development and redevelopment of land in Green Bay consistent with the design principles of traditional neighborhoods.

A. INTENT. The intent of the PUD is to develop the subject area with elements of a traditional neighborhood, these themes include:

1. Is compact and is designed for the human scale.
2. Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood.
3. Provides a mix of housing styles, types, and sizes to accommodate the households of all ages, sizes, and incomes.
4. Incorporates a system of relatively narrow, interconnected streets with sidewalks, as well as access to bicycle and transit routes; offering multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those streets to existing and future developments.
5. Incorporates significant environmental features into the design.
6. Is consistent with the City of Green Bay Comprehensive Plan.

B. APPLICABILITY. This ordinance applies as an alternative set of standards for development or redevelopment on sites of 5 acres or more if it is within the Urban Service or Urban Expansion Districts and is contiguous to existing development and 15 acres or more if it is within the Urban Service or Urban Expansion Districts and is noncontiguous to existing development.

C. INTERPRETATION. Development shall be planned, reviewed, and carried out in conformance with all municipal, state, and other laws and regulations. However, if there is a conflict between the provisions of this subchapter and other provisions of the zoning or subdivision sections of the Green Bay Municipal Code, this subchapter shall take precedence.

SECTION 3. Pursuant to **Chapter 44, Article XX**, Green Bay Municipal Code, as they apply, the following conditions are imposed:

A. PERMITTED, CONDITIONAL, AND ACCESSORY USES. The only uses that may be established and/or maintained on the subject property, in conformance with Exhibit D – Grandview Place Land Use Plan, are as follows:

1. Permitted Uses: In order to achieve the proximity necessary to make neighborhoods walkable, it is important to mix land uses. A traditional neighborhood development shall consist of the following components: a residential area, a mixed-use area, and open space, as specified below.

a. Residential areas. The PUD shall include a residential area in which the following uses are permitted:

(1) Single-family detached dwellings.
(2) Single-family attached dwellings.
(3) Two-family dwellings as shown in Exhibit D.
(4) Multi-family dwellings, including senior housing, at a density of at least 10 and no more than 20 units per net acre. ~~Listed in Exhibit A.~~
(5) Required mix. A minimum of two housing types from this list must be present in the PUD. Single-family detached dwellings shall constitute a maximum of 70 percent of the dwelling units.
(6) Parcel No. 21-12-1 shall maintain the underlying R1 – Low Density Residential zoning.

b. Mixed-use areas. The PUD shall include a mixed-use area containing commercial, civic, residential, and open space uses as identified below. The total land area devoted to nonresidential development, including ground floor commercial or office uses, civic buildings, and parking areas, shall not exceed 25 percent of the gross acreage of the PUD.

(1) Commercial uses:

(a) Food services (grocery stores, butcher shops, bakeries, and other specialty food stores, ice cream, candy shops, and restaurants, not including bars, taverns, and similar uses).
(b) General retail.
(c) Services such as daycare centers, music, dance or exercise studios, offices, including professional and medical offices, barber, hair salon, dry cleaning, repairs of small goods such as shoes, electronics, or similar items.
(d) Accommodations, including bed and breakfast establishments, small hotel, or inn.

(2) Residential uses, including those listed above, with the exception of single-family detached dwellings and also including the following:

(a) Residential units located above or to the rear of commercial uses.
(b) Live-work units that combine a residence and work place.

(3) Civic or institutional uses, including the following:

(a) Municipal offices, fire and police stations, libraries, museums, community meeting facilities, and post offices.
(b) Transit shelters.
(c) Places of worship.
(d) Educational facilities.

(4) Open space uses:

(a) Central square.
(b) Neighborhood park.
(c) Playground
(d) Natural open space area.

2. Conditional Uses: The following uses may be established with approval of a conditional-use permit:

~~a. Single-family attached dwellings.~~
b. Community-living arrangements and assisted living facilities. The density and housing type shall be determined based on the findings for the conditional-use permit.
c. Commercial uses, identified above, greater than 10,000 square feet.
d. Commercial uses with drive-through facilities.

3. Accessory Uses: The only accessory uses that may be established and/or maintained on the subject property, in conformances with permitted uses listed above, are as follows:

a. Residential areas: **Chapter 44, Article VI. Division 2**, Green Bay Municipal Code.
b. Mixed-use areas: **Chapter 44, Article VII, Division 2**, uses and standards listed under the Neighborhood Commercial (NC) District, Green Bay Municipal Code.

4. Open Space:

a. At least 20 percent of the gross acreage of the PUD shall be designated as open space, which may include undevelopable areas, such as steep slopes and wetlands, and stormwater detention and retention basins. Open space areas may include:

(1) Environmental corridors, greenways.
(2) Protected natural areas.
(3) Neighborhood and community parks, squares, plazas, and playing fields.
(4) Streams, ponds, and other water bodies.
(5) Open spaces do not include required setback areas and rights-of-way but may include (1) – (4) above.

b. Common open space. At least 25 percent of the open space area must be common open space available for public use. At least 90 percent of all dwellings shall be located within one-half mile of such common open space.
c. Conservancy and open space areas shall be dedicated to the City at the time of platting.

B. DIMENSIONAL AND LOT AREA REQUIREMENTS. The following dimensional and area requirements shall apply to all lots within the development based on the land-use plan listed in Exhibit D.

1. Block and lot size diversity. Street layouts should provide for perimeter blocks that are generally in the range of 200 – 400 feet deep by 400 – 800 feet long. A variety of lot sizes should be provided to facilitate housing diversity and choice and meet the projected requirements of people with different housing needs.
2. Lot widths. Lot widths should create a relatively symmetrical street cross-section that reinforces the public space of the street as a simple, unified public space. Similar lot sizes and housing types should generally be located on opposite sides of a street.
3. Dimensional Standards.

	Min. lot size	**Min. lot width**	**Front yard setback**	**Rear yard setback** [a]	**Side yard setback** [b, e, c]	**Height** [d]	**Max Impervious Surface** [g]
			Min - Max	Minimum	Minimum	Min - Max	
Single-family detached	5,000 SF	50	10-**20**~~—35~~	~~25~~ **5**	~~6 (two) or 10 (one – ZLL)~~ **5**	1 – 2.5 stories / 35’	60%
Two-family/attached residences	2,000 SF/unit	25 per unit	10-**20**~~—25~~	~~25~~ **5**	~~10~~ **5** (end units)	1 – 2.5 stories / 35’	60%
Multi-family residences [h]	1,500/unit, min 4,000 SF	~~80~~ **40**	5 – 25	~~15~~ **5**	10	2-4 stories / 45’	70%
Nonresidential or mixed use	5,000	50	0 – 10	n/a	6[c]	2-4 stories / 45’	80%
Civic (institutional, rec.) buildings	5,000	50	0 – 25	n/a	10	2-4 stories / 45’	80%

Notes:

a. ~~Where an alley is present, half of the alley’s right-of-way width shall be counted toward the rear setback.~~

b. ~~A minimum side yard setback of 6 feet shall be provided for single-family detached dwellings or a single side yard of 10 feet for semi-detached single-family dwellings. A minimum side yard setback of 10 feet shall be provided for end-unit attached dwellings. For semi-detached single-family dwellings, a reciprocal access easement shall be recorded for both lots~~. All semi-detached

single-family dwellings, townhouses, and other attached dwellings shall have pedestrian access to the rear yard through means other than the principal structure.

c. No side yards are required along interior lot lines, except as otherwise specified in the building code, except that if walls of structures facing such interior lot lines contain windows or other openings, yards of not less than 6 feet shall be provided. Side and rear yards of at least 6 feet shall be required when a nonresidential use adjoins a side yard of a residential property.
d. See **Chapter 44-1499(a)**, Green Bay Municipal Code, for exceptions to maximum height.
e. Corner properties. The side façade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street. If no structure exists on the adjacent property, no less than half of the front setback applies.
f. Commercial buildings or a portion of such buildings shall be oriented to the public right-of-way with parking located in the rear or side yard to ensure the uses are integrated into the block structure. The same restrictions shall apply to multi-family buildings or a portion of such buildings that front onto Erie Road or Grandview Road.
g. Single-family detached lots greater than 7,500 square feet shall have a maximum impervious surface coverage of 50 percent.
h. All units in multi-family development shall have an attached garage and may have additional detached garages as necessary.

4. Standards for garages and other access structures. Garages may be placed on a single-family detached residential lot either within the principal building or an accessory building, meeting the following requirements:

a. Attached accessory structures shall be considered attached and integral part of the principal structure when it is connected by an enclosed passageway. Such structures are subject to **Section 44-590(b),** Green Bay Municipal Code.
b. Detached accessory structures shall be permitted in residential districts in accordance with **Section 44-590(c)**, Green Bay Municipal Code.
c. All garages shall be set back 20 feet from the public right-of-way.

C. ARCHITECTURE STANDARDS. A variety of architectural and design features and building materials is encouraged to give each building or group of buildings a distinct character, as well as sensitivity to the surrounding context.

1. Commercial use building height. To create a visually unified streetwall, buildings should be no more than 30 percent taller or shorted that then average building height on the block.
2. Entries and facades:

a. The architectural features, materials, and the articulation of a façade of a building shall be continued on all sides visible from a public street. This shall exclude single-family detached residential homes.
b. The front or principal façade of the principal building on any lot shall face a public street and shall not be oriented to face directly toward a parking lot.
c. Buildings of more than 30 feet in width shall be divided into smaller regular increments through articulation of the façade. This can be achieved through variations in materials, detailing, roof lines, and elements, such as arcades, awnings, windows, and balconies.
d. The ground level of any multi-story, commercial, and mixed-use structure shall be visually distinct from the upper stories through the use of an intermediate cornice line, sign band, awning or arcade, or a change in building materials, texture, or detailing.
e. Porches, pent roofs, roof overhangs, hooded front doors, or similar architectural elements shall be used to define the front entrance to all residences or multi-family buildings.
f. No single-family detached structure shall have the same front façade as an adjoining parcel.

3. Residential uses at street level should generally be set back far enough from the street to provide a private yard area between the sidewalk and the front door. Landscaping, steps, porches, grade changes, and low ornamental fences or walls may be used to provide increased privacy and livability for first floor units. ~~A list of permitted residential architectural styles is listed under Exhibit A.~~ **Residential architectural styles shall include but not be limited to: Craftsman, Bungalow, Classic, Traditional, Cottage, Country, Farmhouse, Southern and Ranch. All single family detached homes shall have a covered front porch. The following styles are viewed not to conform: Mediterranean, Log, Southwestern.**
4. For commercial or mixed-use buildings, a minimum of 30 percent of the front façade on the ground floor shall be transparent, consisting of window or door openings allowing views into and out of the interior.
5. Additions to existing structures shall maintain setbacks, building proportions, roof and cornice lines, façade divisions, rhythm and proportion of openings, building materials, and colors that are similar to and compatible with the existing structure.
6. Materials. A 30 percent mix of materials is required for the front façade of residential structures. A major change in texture on a material can be considered a change in material. A change in direction of application qualifies as a change in material or texture. Acceptable building façade material includes:

a. Concrete (including precast concrete with prior approval of sample),
b. Glass,
c. Masonry (brick as well as decorative block with prior approval of block sample),
d. Metals,
e. Stone,
f. Tile,
g. Vinyl,

h. Wood with prior approval of sample,
i. Other materials, such as cementious sidings, stucco, and polyurethane or PVC detailing.

7. Commercial street façade should have clear distinction between the "storefront" on the first floor and the floors above for the mixed-use commercial and light industrial uses of this district.
8. Any signage, lighting and awning must be integrated into the design.
9. Second street façade (these will occur on corner lots and lots adjacent to dedicated park space) should be developed to a similar level of detail as the "address" elevation, though the overall emphasis of the "address" elevation should be greater than the second street facades.
10. Functional entries are allowed and encouraged on second street facades.
11. Side façade at adjoining property lines may be "blank" and must meet fire separation codes.
12. Rear façade should also use good design principles.

    a. Entries should be properly emphasized to match use of entry (customer entry more emphasized than a "receiving" entry).
    b. Some differentiation should occur between the first floor and the upper floors.
    c. Rear façade should correlate to the front elevation.

13. A minimum 1,000 square foot dwelling unit for all single-family detached dwelling structures.
14. A minimum 900 square foot dwelling unit for single-family attached dwelling structures.

D. SITE DESIGN STANDARDS.

1. Lighting. Street lighting shall be provided on both sides of all streets at intervals of no greater than 75 feet. Generally, smaller lights, as opposed to fewer high-intensity lights, should be used. Street lighting design shall meet the minimum standards developed by the Department of Public Works. Exterior lighting shall be directed downward in order to reduce glare onto adjacent properties, per **Green Bay Municipal Code**, General Regulations.
2. Exterior signage. Sign number, size, height, and location in the PUD shall meet the requirements of the Neighborhood Center District. A comprehensive sign program shall be developed for the entire PUD that establishes a uniform sign theme. Signs shall share a common palette of sizes, shapes, materials, and lettering styles.
3. Landscaping and screening standards:

    a. Overall composition and location of landscaping shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller disconnected areas.

b. Height and opacity. Where screening is required by this ordinance, it shall be at least 3 feet in height unless otherwise specified. Required screening shall be at least 50 percent opaque throughout the year.
c. Components. Required screening shall be satisfied by one or a combination of the following:

(1) A decorative fence not less than 50 percent opaque behind a continuous landscaped area.
(2) A masonry wall.
(3) A hedge.
(4) Mixed use and commercial building foundation landscaping shall be in accordance with **Section 44-1967**, Green Bay Municipal Code.

4. Street trees. Street trees shall be required in accordance with **Chapter 36**, Green Bay Municipal Code. Trees should preferably be located within a planting strip between the sidewalk and the curb, within a landscaped median strip, or in tree wells installed in pavement or concrete.

E. PARKING. Parking areas for shared or community use should be encouraged. In addition:

1. In the mixed-use area, any parking lot shall be located at the rear or side of a building. If located at the side, screening shall be provided as specified in **Chapter 44-1519**, Green Bay Municipal Code.
2. A parking lot or parking garage shall not be located adjacent to or opposite a street intersection.
3. In the mixed-use area, a commercial use shall provide one parking space for every 300 square feet of gross floor area or portion thereof. Parking may be provided in shared or community lots within 1,000 feet of the site.
4. Shared parking and cross-access easements are highly encouraged to better facilitate movement throughout the development area.
5. In the mixed-used and residential areas, 1.5 off-street parking spaces shall be provided for each dwelling unit, with the exception of senior housing and secondary dwelling units, which shall provide one space per unit, and live-work units, which shall provide two spaces per unit.
6. On-street parking directly adjacent to a building may apply toward the minimum parking requirements for that building.
7. Surface parking lots or garages shall provide at least one bicycle parking space for every 10 motor vehicle parking spaces. Bicycle parking shall consist of a rack of acceptable design in a well-lit location, preferably sheltered.
8. Service access. Direct access to service and loading dock areas for service vehicles should be provided, while avoiding movement through parking areas to the greatest extent possible. Alleys may be used to provide service access.
9. Paving. Reduction of impervious surfaces through the use of interlocking pavers is strongly encouraged for remote parking lots or those used infrequently.
10. A preliminary development site and parking plan is included as Exhibits G and H.

F. LANDSCAPING AND PARKING MAINTENANCE. All parking and loading areas fronting public street and sidewalks shall be landscaped in accordance with the requirements of **Chapter 44, Article XIX**, Green Bay Municipal Code. All parking and loading areas abutting residential districts shall be landscaped in accordance with **Chapter 44, Article XIX**, Green Bay Municipal Code. Parking area interior landscaping shall conform to the requirements of **Chapter 44, Article XIX**, Green Bay Municipal Code. Parking area landscaping can include turf grass, native grasses, or other perennial flowering plants, vines, shrubs, or trees. Such spaces may also include architectural features, such as benches, kiosks, or bicycle parking.

G. LIGHTING. Lighting throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, **Chapter 44, Article V, Division 8**, Green Bay Municipal Code, and further regulated as follows:

1. Parking lot lighting shall consist of sharp cut-off fixtures. Poles shall not exceed 25 feet in height.
2. Pedestrian lighting for walkways shall not exceed 16 feet overall measured from ground level.
3. Lighting plan indicating fixtures, placement, and height shall be included as part of the site plan submittal process and approved by the Community Development Review Team.

H. STORMWATER MANAGEMENT AND GRADING PLAN. The design and development of the PUD should minimize off-site stormwater run off, promote onsite filtration, and minimize the discharge of pollutants to ground and surface water. Natural topography and existing land cover should be maintained/protected to the maximum extent practicable. New development and redevelopment shall meet the requirements of **Chapter 42**, Green Bay Municipal Code. A conceptual stormwater management plan and grading plan meeting the standards established by the City's Department of Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the City prior to the issuance of building permits and shall be approved as listed above.

A complete stormwater management plan can be done for the entire PUD area, or in the following phases (as detailed in Exhibit J):

- Phase 1: All land generally north of Copper Falls Way
- Phase 2: All land generally south of Copper Falls Way
- Phase 3: All land east of Grandview Road

The complete stormwater management plan for each Phase shall be submitted at the time the first land division for a Phase is submitted. This stormwater management plan shall address all watershed areas in the Phase. This stormwater management plan shall be submitted in accordance with the requirements of **Chapter 42**, Green Bay Municipal Code, and prior to approval of any land divisions within each Phase. The stormwater

management plan shall be implemented by the Developer prior to construction of public infrastructure improvements.

Any proposed amendment to the land-use plan within the PUD described in Exhibit D as a result of the complete stormwater management plan shall be approved according to Section 3.D. of this ordinance.

I. REFUSE AND MECHANICALS. Screening of refuse materials and mechanicals shall meet the standards as set forth within the Green Bay Zoning Code, **Chapter 44, Article XIX**, Green Bay Municipal Code.

J. ACCESS AND CIRCULATION STANDARDS. Access and circulation for automobile and pedestrian traffic established through permanent access easements and in substantial conformity with what is depicted on the attached Exhibit E. The attached circulation standards allow for multiple modes of transportation. They provide functional and visual links within the residential, mixed-use, and open-space areas of the PUD and provide multiple connections to existing and proposed external development. The circulation standards provide for adequate traffic capacity and multiple connections to pedestrian bicycle routes, including off-street bicycle or multi-use paths. The standards also control through traffic, limit lot access to streets of lower traffic volumes, and promote safe and efficient mobility through the PUD.

1. Pedestrian circulation. Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout the PUD. Where feasible, any existing pedestrian routes through the site shall be preserved and enhanced. All streets, except for alleys, shall be bordered by sidewalks on both sides in accordance with the specifications listed in Table 14-2. The following provisions also apply:

    a. Sidewalks in mixed use areas. Clear and well-lighted walkways at least 5 feet in width shall connect all building entrances to the adjacent public sidewalk and associated parking areas.
    b. Disabled accessibility. Sidewalks shall comply with the applicable requirements of the Americans with Disabilities Act.
    c. Crosswalks. Intersections of sidewalks with streets shall be designed with clearly defined edges. Crosswalks shall be well-lit and clearly marked with contrasting paving material at the edges or with striping.

2. Bicycle circulation. Bicycle circulation shall be accommodated on streets and/or dedicated bicycle paths. Any existing or planned bicycle routes through the site shall be preserved or developed. Bicycle facilities may include off-street paths (generally shared with pedestrians and other non-motorized uses) and/or separate striped 4-foot bicycle lanes on streets. If a bicycle lane is combined with a parking lane, the combined width should be 14 feet.
3. Transit access. Where public transit service is available or planned, convenient access to transit stops shall be provided. Transit shelters, where provided, shall be

well-lighted and placed in highly visible locations that provide security through surveillance.

4. Motor vehicle circulation. Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Traffic calming features, such as "queuing streets", curb extensions, traffic circles, and medians, may be used to encourage slow traffic speeds.
5. Street hierarchy. Each street within a PUD shall be classified according to the following hierarchy:

    a. Arterial streets should not bisect a PUD but may border a PUD.
    b. Collector. This street provides access to mixed-use areas and is also part of the City's major street network.
    c. Subcollector. This street provides primary access to residential properties and connects streets of higher and lower function, and it may provide access to community facilities, such as schools.
    d. Local street. This street provides primary access to residential properties.
    e. Alley. This street provides primary access to residential garages and commercial parking areas. It is typically used where street frontages are narrow, where the primary street width is narrow and limited on-street parking is provided, or to provide delivery access and access to commercial parking. Alleys should be discouraged, though not prohibited, in both attached and detached residential areas.

6. Street design. The following table is a guide to street design in the PUD. Street and right-of-way widths shall be reviewed by City staff as part of the concept plan review and shall be approved as part of the platting process in accordance with the phasing exhibit listed above.
7. Concrete sidewalks. Concrete sidewalks shall be installed on both sides of all public streets within this PUD. Sidewalks shall be installed at the time the lots are developed and prior to receiving an occupancy permit or as directed by the Common Council of the City of Green Bay. Once a block is built up with 50 percent of structures, the Common Council shall order in the sidewalks to complete the block network.
8. Walking Trails. The Developer is not responsible for the installation of trails. Dedication of trail areas to the City shall be done at the time of platting. Trails will be installed at the City of Green Bay Parks, Recreation, and Forestry Department's discretion.

	Collector	**Sub-Collector**	**Local Street**	**Alley**
Typical Average Daily Trips	750 or more	250 – 750	Less than 250	N/A
Right-of-way	76-88 feet	48 -72 feet	50 - 60 feet	12-16 feet
Auto travel lanes	2 or 3 @ 12 feet	2 @ 10 feet	2 @ 10'	2 @ 8 feet or 1 @ 12 feet (1-way)

Bicycle lanes (may be required where needed)	6 feet next to parking lane	4 feet without parking or 6 feet next to parking lane	None	None
Parking	Both sides, 9 feet	One or both sides, 9 feet	One or both sides, 9 feet	None (access to drives and garages)
Curb and gutter	Required	Required	Required	Not required
Planting strips	Both sides, min. 6 feet	Both sides, min. 6 feet	Both sides, min. 6 feet	None
Sidewalks	Both sides @ 5 feet min.	Both sides @ 5 feet	Both sides @ 5 feet	None

K. SUBDIVISION OF LAND. If the PUD involves the subdivision of land, as defined in the subdivision ordinance, the applicant shall submit all required land division documents in accordance with the requirements of **Chapter 36,** Green Bay Municipal Code, and Chapter 236, Wisconsin Statutes. If there is a conflict between the design standards of the subdivision ordinance and the design guidelines of this ordinance, the provisions of this ordinance shall apply.

L. OWNERSHIP AND MAINTENANCE OF PUBLIC SPACE. Provisions shall be made for the ownership and maintenance of streets, squares, parks, open space, and other public spaces in a PUD by dedication to the City or management by an entity, such as homeowners association or neighborhood association approved by the Common Council.

M. PROPOSED SCHEDULE OF DEVELOPMENT PHASING. The section allows for phased construction with the knowledge that subsequent phases will be developed consistently with earlier phases and under the review of the Plan Commission in accordance with the provisions of **Chapter 44**, Green Bay Municipal Code. Phasing of this PUD shall be permitted, provided that each individual phase is designed and developed to exist as an independent unit and that the construction and improvement of common open space and site amenities shown on the development plan proceeds at the same rate as the construction of dwellings and other permitted land uses. Any violation of this provision shall authorize the Common Council to hold a public hearing to review the status of the PUD and impose any remedies it deems appropriate, including, but not limited to, revocation of permits, issuance of construction orders, or issuance of citations for failure to comply with such orders.

The applicant must submit to the Planning Department for review a Final Development Plan for each phase before development on it can begin. The Final Development Plan for each phase must include a written summary describing the following information:

1. Proposed subdivisions of land, including total number and type of dwelling units.
2. Planned utility improvements plan showing underground and above-ground lines and structures for sanitary sewers, electricity, gas, telecommunications, etc.
3. A site plan, including proposed topographic contours at 2-foot intervals, with the following information:

a. The location existing and if know commercial and mixed-use structures that will remain, with height and gross floor area noted.
b. The location and function of proposed open space.
c. The circulation system indicating pedestrian, bicycle, and motor vehicle movement systems, including existing and proposed public streets or rights-of-way; transit stops; easements or other reservations of land on the site; the location and dimensions of existing and proposed curb cuts, off-street parking, and loading spaces, including service access for receiving and trash removal; sidewalks and other walkways.
d. Location of all trees, shrubs, and groundcover proposed or existing to remain on the site.
e. The location of street and pedestrian lighting, including lamp intensity and height.
f. If known, detailed elevations of all proposed commercial buildings and typical elevations of residential buildings. Scaled elevations should identify all signs; building materials; the location, height, and material for screening walls and fences, including outdoor trash storage areas; electrical, mechanical, and gas metering equipment; storage areas for trash and recyclable materials; and rooftop equipment.

4. Stormwater Management Plan as required by **Chapter 42**, Green Bay Municipal Code.
5. Ownership and maintenance of public space (see Section 3.N of this ordinance).
6. Any other information deemed necessary by the Zoning Administrator in order to evaluate plans.

N. AMENDMENTS TO PLANNED UNIT DEVELOPMENT. Requested amendments to the PUD or to individual phases of the PUD as subject to the following:

1. Minor changes. Minor changes to the final plan adopted by the Plan Commission may be approved by the Planning Department, provided that the changes do not involve:

a. Increases or decreases of less than 10 percent in the floor area of structures or number of dwelling units or the area designated as open space.
b. Changes to the street layout or circulation pattern that would eliminate a street or path segment or an intersection.
c. Changes to primary architectural style(s) as shown.
d. Alteration of any conditions attached or modifications to the conceptual plan made by the Common Council.
e. Any other changes that, in the opinion of the planning staff, depart from the original concept or intent of the conceptual plan.

2. Major changes. A major change to a final plan shall require approval by a majority vote of all members of the Common Council.

O. FINAL SITE PLAN APPROVAL.

1. Following the adoption of this ordinance and prior to the issuance of building permits, the petitioner for single-family attached dwellings shall receive approval of final site plans from the Community Development Review Team.
2. Following the adoption of this ordinance and prior to the issuance of building permits, the petitioner for multi-family dwellings shall receive approval of final site plans from the Plan Commission.
3. Following the adoption of this ordinance and prior to the issuance of building permits, the petitioner for duplexes, townhouses, and rowhouses shall receive approval of final site plans from the Community Development Review Team as part of the conditional-use permit.

SECTION 4. This PUD shall be recorded with any future plats or land divisions.

SECTION 5. The provisions of this ordinance, including, without limitation, the granting of a conditional-use permit and all obligations, conditions, restrictions and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

SECTION 6. 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 7. Unless stated above, the development must comply with all other regulations of the Green Bay Municipal Code.

SECTION 8. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

~~**SECTION 9.** This ordinance supersedes any discrepancies between the standards herein and the Grandview Place Development Plan Report listed in Exhibit A.~~

SECTION 10. 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 11. 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 12. 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.

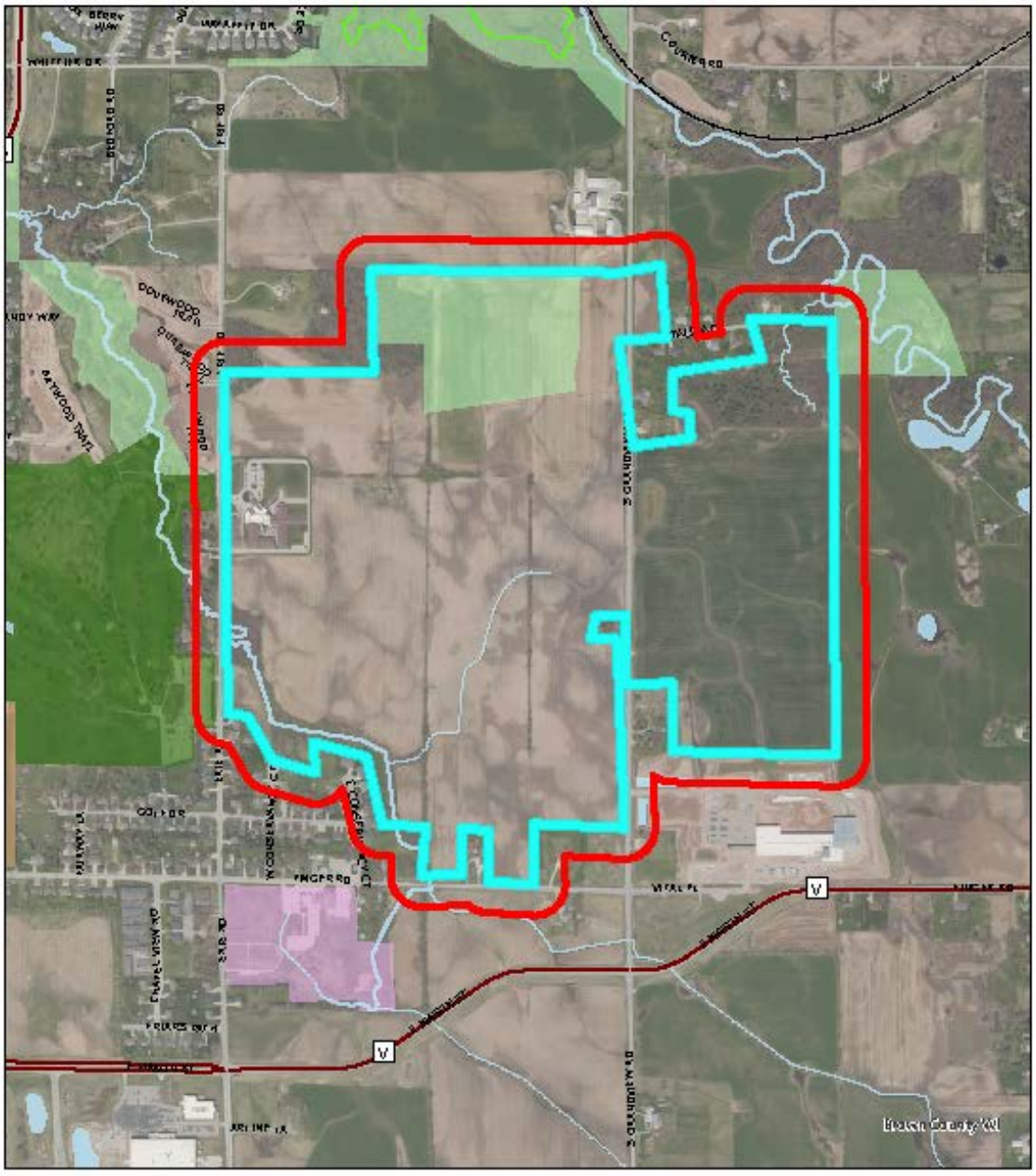
APPROVED:

_____
Mayor

ATTEST:

_____
Clerk

Attachments:
Site Location Map
~~Exhibit A - Grandview Place Development Plan~~
Exhibit B - Grandview Place Natural Resources Inventory
Exhibit C - Grandview Place Existing Site Topography Map
Exhibit D - Grandview Place Land Use Map
Exhibit E - Grandview Place Circulation Plan (sidewalks required)
Exhibit F - Grandview Place Phasing Map
Exhibit G - Grandview Place Development Site
Exhibit H - Grandview Place Development Site
Exhibit I - Grandview Place Conceptual Stormwater Management Plan
Exhibit J - Watershed Map


(ZP 26-07) PUD Amendment for
Grandview Development
Feet
0 240 480 960
N
JBS Development Site
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 and Economic Development, E.R.
10 Apr 2026 G:\Users\stephanief\Documents\ArcGIS\Projects\Misc Map\Misc Map.aprx

ZONING ORDINANCE NO. 05-26

AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT
FOR CERTAIN LAND KNOWN AS THE JBS REDEVELOPMENT SITE
(TAX PARCELS #23-243-1-1, #23-243-1, #23-243-1-2, #23-243-1-3, #23-337)
LOCATED ON THE 1300 BLOCK OF GUNS ROAD
(ZP 26-18)

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

SECTION 1. Section 44-30, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amending the Planned Unit Development District on the following described property (as shown on Exhibit A - Location Map):

PARCEL NUMBER 23-243-1: Lot 1 of Certified Survey Map No. 9773, Document No. 3068067, being part of Lot 1 Certified Survey Map No. 7758 recorded in Vol. 53 of Certified Survey Maps, page 221, as Document No. 23507022, being part of Private Claims 9 and 10, East side of Fox River, City of Green Bay, Brown County, Wisconsin.

PARCEL NUMBER 23-243-1-1: Lot 2 of Certified Survey Map No. 9773, Document No. 3068067, being part of Lot 1 Certified Survey Map No. 7758 recorded in Vol. 53 of Certified Survey Maps, page 221, as Document No. 23507022, being part of Private Claims 9 and 10, East side of Fox River, City of Green Bay, Brown County, Wisconsin.

PARCEL NUMBER 23-243-1-2: Lot 3 of Certified Survey Map No. 9773, Document No. 3068067, being part of Lot 1 Certified Survey Map No. 7758 recorded in Vol. 53 of Certified Survey Maps, page 221, as Document No. 23507022, being part of Private Claims 9 and 10, East side of Fox River, City of Green Bay, Brown County, Wisconsin.

PARCEL NUMBER 23-243-1-3: Lot 4 of Certified Survey Map No. 9773, Document No. 3068067, being part of Lot 1 Certified Survey Map No. 7758 recorded in Vol. 53 of Certified Survey Maps, page 221, as Document No. 23507022, being part of Private Claims 9 and 10, East side of Fox River, City of Green Bay, Brown County, Wisconsin.

PARCEL NUMBER 23-337: Lot 1 of Certified Survey Map No. 9772, Document No. 3068066, being part of private claim 10, East side of Fox River, City of Green Bay, Brown County, Wisconsin.

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

A. PURPOSE AND INTENT. The Planned Unit Development (PUD) is being utilized to permit the development of a bold and impactful mixed-use development that will complement the Imperial Pride neighborhood, the East Side, and greater Green Bay. This project will incorporate three primary elements:

1. New housing opportunities that include unique urban housing designs with higher density and a wide range of products to provide affordability options for both rental and ownership.
2. Destination community park facilities that are culturally and ecologically inclusive incorporating active and passive recreational opportunities as well as programmable space.
3. Urban farming concept scaled to focus on family sustaining levels of production, with potential training/support facilities and include a public gathering area (building and exterior space).

B. DEVELOPMENT AREAS. The approximately 26 acres of the JBS development site is broken into two (2) public community asset site and seven (7) residential development areas as illustrated in Exhibit B – Development Areas. Each development area may have different and distinct permitted uses and other land-use/dimensional regulations as outlined within this PUD.

C. LAND-USE. The principal and accessory land uses which may be established and/or maintained on the subject property, public community asset sites and development areas are as follows:

1. Active Play Park, Urban Farm and Community Center Barn. Permitted and conditional uses within the active play park, urban farm and community center barn as identified on Exhibit B – Development Areas are those identified within Green Bay Municipal Code, Chapter 44, Article X – Public Institutional District. The following uses shall also be permitted with the issuance of a Conditional Use Permit:
   a. General Retail Sales.
   b. Personal Service.
   c. Outdoor Commercial Recreation.
   d. Agriculture.

2. Grand Boulevard. Permitted and conditional uses within the active play park as identified on Exhibit B – Development Areas are those identified within Green Bay Municipal Code, Chapter 44, Article X – Public Institutional District. The following uses shall also be permitted with the issuance of a Conditional Use Permit:
   a. General Retail Sales.
   b. Personal Service.
   c. Outdoor Commercial Recreation.

3. Development Areas A, B and C. The following uses shall be permitted within Development Area A, B or C as identified on Exhibit B – Development Areas:
   a. Single-family dwelling, detached. 4-8 units/acre.
   b. Two-family dwelling, upper/lower duplex. 6-10 units/acre.
   c. Single-family attached dwelling, townhouse. 8-12 units/acre.
   d. Multiple-family dwelling. 10-30 units/acre.
   e. Live-work unit.
   f. Short-term rentals.
   g. Community living arrangements serving 4-8 persons.
   h. Family daycare home serving 8 or fewer children.

4. Development Area D. The following uses shall be permitted within Development Area D as identified on Exhibit B – Development Areas:
   a. Single-family attached dwelling, townhouse. 8-12 units/acre.
   b. Multiple-family dwelling. 10-30 units/acre.
   c. Live-work unit.
   d. Short-term rentals.
   e. Community living arrangements serving 4-8 persons.
   f. Family daycare home serving 8 or fewer children.

5. Development Area E. The following uses shall be permitted within Development Area E as identified on Exhibit B – Development Areas:
   a. Multiple-family dwelling. 10-30 units/acre.
   b. Mixed-use building. 10-30 units/acre. Commercial components shall only be permitted on the ground floor fronting the Grand Boulevard.
   c. Live-work unit.
   d. Short-term rentals.
   e. Community living arrangements serving 4-8 persons.
   f. Family daycare home serving 8 or fewer children.

6. Development Area F. The following uses shall be permitted within Development Area F as identified on Exhibit B – Development Areas:
   a. Single-family dwelling, detached. 4-8 units/acre.
   b. Two-family dwelling, upper/lower duplex. 6-10 units/acre.
   c. Live-work unit.
   d. Short-term rentals.
   e. Community living arrangements serving 4-8 persons.
   f. Family daycare home serving 8 or fewer children.

7. Development Area G. The following uses shall be permitted within Development Area G as identified on Exhibit B – Development Areas:
   a. Single-family attached dwelling, townhouse. 8-12 units/acre.
   b. Live-work unit.

c. Short-term rentals.
d. Community living arrangements serving 4-8 persons.
e. Family daycare home serving 8 or fewer children.

8. Development Area H. The following uses shall be permitted within Development Area H as identified on Exhibit B – Development Areas:
   a. Multiple-family dwelling. 10-30 units/acre.
   b. Mixed-use building. 10-30 units/acre. Commercial components shall only be permitted on the ground floor fronting Guns Road or the Grand Boulevard. Permitted and conditional commercial uses shall be those listed for the Neighborhood Commercial District within Green Bay Municipal Code, Chapter 44, Article VIII – Commercial Districts.
   c. Live-work unit.
   d. Short-term rentals.
   e. Community living arrangements serving 4-8 persons.
   f. Family daycare home serving 8 or fewer children

9. Accessory Uses.
   a. Accessory uses for active play park, urban farm, community center barn and Grand Boulevard shall be those listed within for the Public Institutional District within Green Bay Municipal Code, Chapter 44, Article X, Division 2, Section 44-884, Table 44-16.
   b. Accessory uses for Development Areas A, B, C, D, E, F and G shall be those listed within for the R-3 Varied Density Residential District within Green Bay Municipal Code, Chapter 44, Article VI, Division 2, Section 44-589, Table 44-3.

D. DIMENSIONAL AND AREA REQUIREMENTS. Dimensional and area requirements shall meet the following regulations:

1. Lot Width and Area. Minimum lot width and lot area shall be regulated by use.
   a. Single-family dwellings, detached and two-family dwelling, upper/lower duplexes: minimum lot width of 35 feet with minimum lot area of 3,500 square feet.
   b. Single-family, attached dwellings/townhomes: minimum lot width of 15 feet per unit with minimum lot area of 1,500 square feet per unit.
   c. Multiple-family dwellings and mixed-use buildings: minimum lot width of 40 feet with minimum lot area of 750 square feet per unit.

2. Setbacks. Setbacks are established by Development Area and uses, as depicted on Exhibit B - Development Areas.
   a. Development Areas A, B and C

(1) Front yard setback, principal structures: Minimum setback required for yards fronting the public right-of-way is fifteen (15) feet. Attached garages fronting the right-of-way shall maintain a minimum front yard setback that is five (5) feet further back that the home.
(2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.
(3) Side yard setback, Principal Structures and Drives: Minimum side yard setback is five (5) feet.
    i. Side yard setbacks shall apply only to the ends of single-family attached dwellings.
    ii. Side yard setbacks for drives leading to detached garages shall have the same side yard setback of the detached garage.
(4) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structure's façade and the public right-of-way. Minimum rear and side yard setbacks is two and a half (2.5) feet.

b. Development Area D
(1) Front yard setback, principal structures: Minimum setback required for yards fronting the public right-of-way is ten (10) feet.
(2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.
(3) Side yard setback, Principal Structures: Minimum side yard setback is ten (10) feet.
    i. Side yard setbacks shall apply only to the ends of single-family attached dwellings.
(3) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structures façade and the public right-of-way. Minimum rear and side yard setbacks is two and a half (2.5) feet.
(4) Setbacks for surface parking: Surface parking lots shall not be permitted between a structures front façade and the public right-of-way. Side and rear yard setbacks for parking lots is ten (10) feet

c. Development Area E
(1) Front yard setback, principal structures: There is no minimum setback required for yards fronting the public right-of-way and the maximum front yard setback is fifteen (15) feet.
(2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.
(3) Side yard setback, Principal Structures: Minimum side yard setback is ten (10) feet.

(5) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structures façade and the public right-of-way. Minimum rear and side yard setbacks is ten (10) feet.
(6) Setbacks for surface parking: Surface parking lots shall not be permitted between a structures front façade and the public right-of-way. Side and rear yard setbacks for parking lots is ten (10) feet.

d. Development Area F
(1) Front yard setback, principal structures: Minimum setback required for yards fronting the public right-of-way is fifteen (15) feet.
(2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.
(3) Side yard setback, Principal Structures and Drives: Minimum side yard setback is six (6) feet for single story structures and eight (8) feet for greater than single story structures.
i. Side yard setbacks for drives leading to detached garages shall have the same side yard setback of the detached garage.
(4) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structure's façade and the public right-of-way. Minimum rear yard setback is four (4) feet and minimum side yard setbacks is two and a half (2.5) feet.

e. Development Area G
(1) Front yard setback, principal structures: Minimum setback required for yards fronting the public right-of-way is five (5) feet and maximum front yard setback is fifteen (15) feet.
(2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.
(3) Side yard setback, Principal Structures: Minimum side yard setback is six (6) feet for single story structures and eight (8) feet for greater than single story structures.
i. Side yard setbacks shall apply only to the ends of single-family attached dwellings.
(5) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structure's façade and the public right-of-way. Minimum rear and side yard setbacks is two and a half (2.5) feet.

f. Development Area H
(1) Front yard setback, principal structures: There is no minimum setback required for yards fronting the public right-of-way and the maximum front yard setback is fifteen (15) feet.
(2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.

(3) Side yard setback, Principal Structures: Minimum side yard setback is ten (10) feet.
(6) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structures façade and the public right-of-way. Minimum rear and side yard setbacks is ten (10) feet.
(7) Setbacks for surface parking: Surface parking lots shall not be permitted between a structures front façade and the public right-of-way. Side and rear yard setbacks for parking lots is ten (10) feet.

3. Height. Maximum building heights shall be regulated by use.
   a. Single-family dwellings, detached and two-family dwelling, upper/lower duplexes: maximum height is thirty-five (35) feet or two and a half (2.5) stories, whichever is less.
   b. Single-family, attached dwellings/townhomes: maximum height is thirty-five (40) feet or three (3) stories, whichever is less.
   c. Multiple-family dwellings and mixed-use buildings: maximum height is fifty (50) feet or four (4) stories, whichever is less.
   d. Active play park, urban farm and community center : maximum height of fifty (50) feet or four (4) stories, whichever is less.

4. Impervious Surface. Maximum impervious surface coverage shall be regulated by use.
   a. Single-family dwellings, detached and two-family dwelling, upper/lower duplexes: maximum impervious surface including all buildings, drives, walks, etc. is 60% of lot area.
   b. Single-family, attached dwellings/townhomes: maximum impervious surface including all buildings, drives, walks, etc. is 70% of lot area.
   c. Multiple-family dwellings and mixed-use buildings: maximum impervious surface including all buildings, drives, walks, etc. is 80% of lot area.
      (1) Beyond typical green space, when calculating impervious surface, exposed balconies; decks; patios; active hardscaped plazas; roof gardens; green roofs and planters may be included as pervious surfaces.
   d. Active play park, urban farm and community center: maximum impervious surface including all buildings, drives, walks, etc. is 80% of lot area.

E. STORM WATER MANAGEMENT AND GRADING PLAN. A storm water management and grading plan meeting the standards established by the Department of Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the City prior to the issuance of building permits.

1. The storm water management and grading plan shall be comprehensive and take into account expected build-out of the entire PUD area as depicted on Exhibit A – Location Map.
    a. With approval of the Department of Public Works, this requirement may be adjusted to address only storm water management needs of the specific Development Area for which development is proposed, as depicted on Exhibit B – Development Areas.

2. Stormwater management facilities should function not only as a utility but also as an integral site amenity.
    a. Green infrastructure and sustainable stormwater management practices are encouraged to be utilized throughout the site.
    b. Traditional stormwater facilities shall be designed with landscaping providing human-scale interest and incorporating native plant species where possible.
    c. Include public interface and interaction through the use of site amenities such as walking paths, sitting areas, art and educational/interpretive signage.

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

1. Signage for single-family dwellings, detached and two-family dwelling, upper/lower duplexes shall be regulated as the R-1 Low Density District per the Green Bay Municipal Code, Chapter 30, Article II.
2. Signage for multiple-family dwellings and mixed-use buildings shall be regulated as the OR Office Residential District per the Green Bay Municipal Code, Chapter 30, Article II.

G. REFUSE AND MECHANICALS. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article XIX, Division 3, Section 44-1917 and further regulated as follows:

1. Refuse material containers and mechanical equipment shall not be located between any principal structure's front facade and the public right-of-way and shall be screened so as not to be visible from the public right-of-way with materials compatible to the nearest structure.

2. Shared communal recycling/trash may be utilized in lieu of dedicated space on individual sites provided that proof of sufficient capacity exists for the number of proposed users and a recorded shared

access/use agreement is provided.

H. PARKING. Parking requirements shall be regulated by use:

1. Single-family dwellings, detached and two-family dwelling, upper/lower duplexes: two (2) spaces per dwelling unit, of which one (1) space per unit must be an enclosed (garage) space.
2. Single-family, attached dwellings/townhomes: one (1) space per dwelling unit.
3. Multiple-family dwellings and mixed-use buildings:
   a. Residential Uses: one (1) space per dwelling unit.
   b. Commercial and Service Uses: regulated by specific use per the Green Bay Municipal Code, Chapter 44, Article VIII.
4. Active play park, urban farm and community center: To be determined by Zoning Administrator based on a parking study.

I. LIGHTING. Lighting throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article V, Division 8.

J. LANDSCAPING. Landscaping throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article XIX, Division 5.

K. ACCESS AND CIRCULATION. Access and circulation for automobile and pedestrian traffic shall be established in substantial conformity with Exhibit C – Circulation Plan.

1. Roadway area identified as "Grand Boulevard" shall be dedicated to the public and be a wide boulevard designed with a variety of social and active spaces within its center. The linear boulevard shall create a link through the site from Guns Road to the activity zone (community gathering space, community building/barn and urban farm on the west side of the development area.)

2. Roadway areas identified as "Imperial Lane Connection" shall be dedicated to the public as street right-of-way.
   a. "Imperial Land Connection" shall connect Interior Roads and Imperial Lane.

3. Roadway areas identified as "West-East Connector" shall be dedicated to the public as street right-of-way.
   a. "West-East Connector" shall connect Lime Kiln Road to the "Imperial Lane Connection" and continue to Guns Road.

4. Roadway areas identified as "Interior Roads" shall be dedicated to the public or privately held.

a. If privately held, “Interior Roads” shall provide for public access and use though permanent easement(s).

5. Coordinated pedestrian connections linking all individual building entries, public rights-of-way, community gathering space, barn and urban farm within the PUD area through the use of public sidewalks and/or private walks/trails.

SECTION 3. The provisions of this ordinance, including, without limitation, the granting of a conditional use permit and all obligations, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

SECTION 4. Each exhibit which is attached to this ordinance is deemed to be and is expressly made a part of and incorporated into this ordinance to the same extent as if each such exhibit, and the plans identified therein, had been set forth in its entirety in the body of this ordinance.

SECTION 5. All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 6. In addition to all other remedies available to the City of Green Bay, the City may decline to issue any building or other permits otherwise required by any ordinance of this City while any violation of this ordinance remains uncured.

SECTION 7. If any provision in this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the City of Green Bay that all provisions of this ordinance are separable.

SECTION 8. This ordinance shall not take effect until a public hearing is held thereon as provided by Chapter 44, Article II, Division 2, Section 44-82 Zoning Amendments, Green Bay Municipal Code, and the adoption and publication of this ordinance.

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

APPROVED:

_____
Eric Genrich, Mayor

ATTEST:

_____
Celestine Jeffreys, City Clerk

sh:

Attachments:
Exhibit A - Location Map
Exhibit B - Development Areas
Exhibit C – Circulation Plan

EXHIBIT A-Location Map

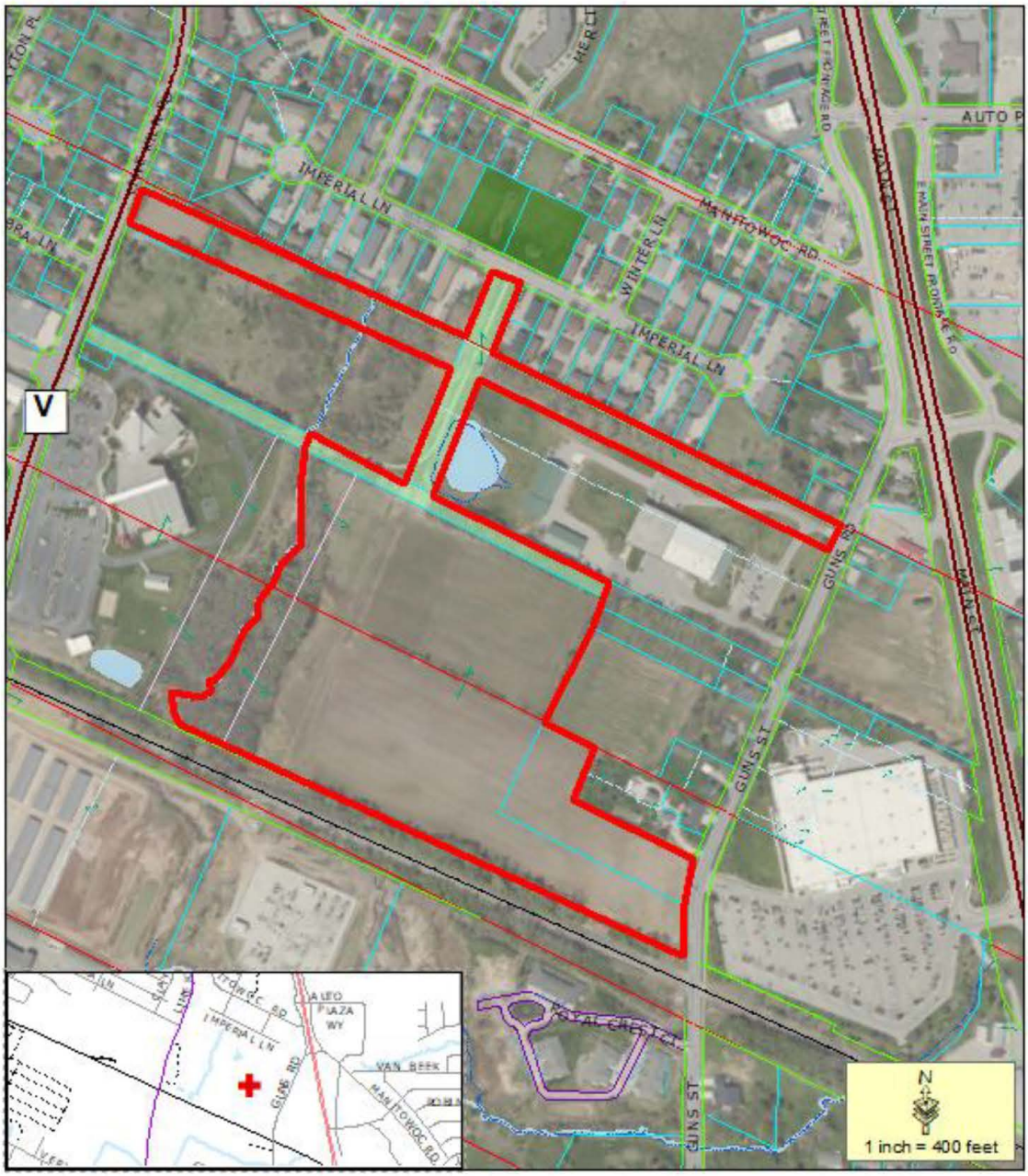


EXHIBIT B-Development Areas

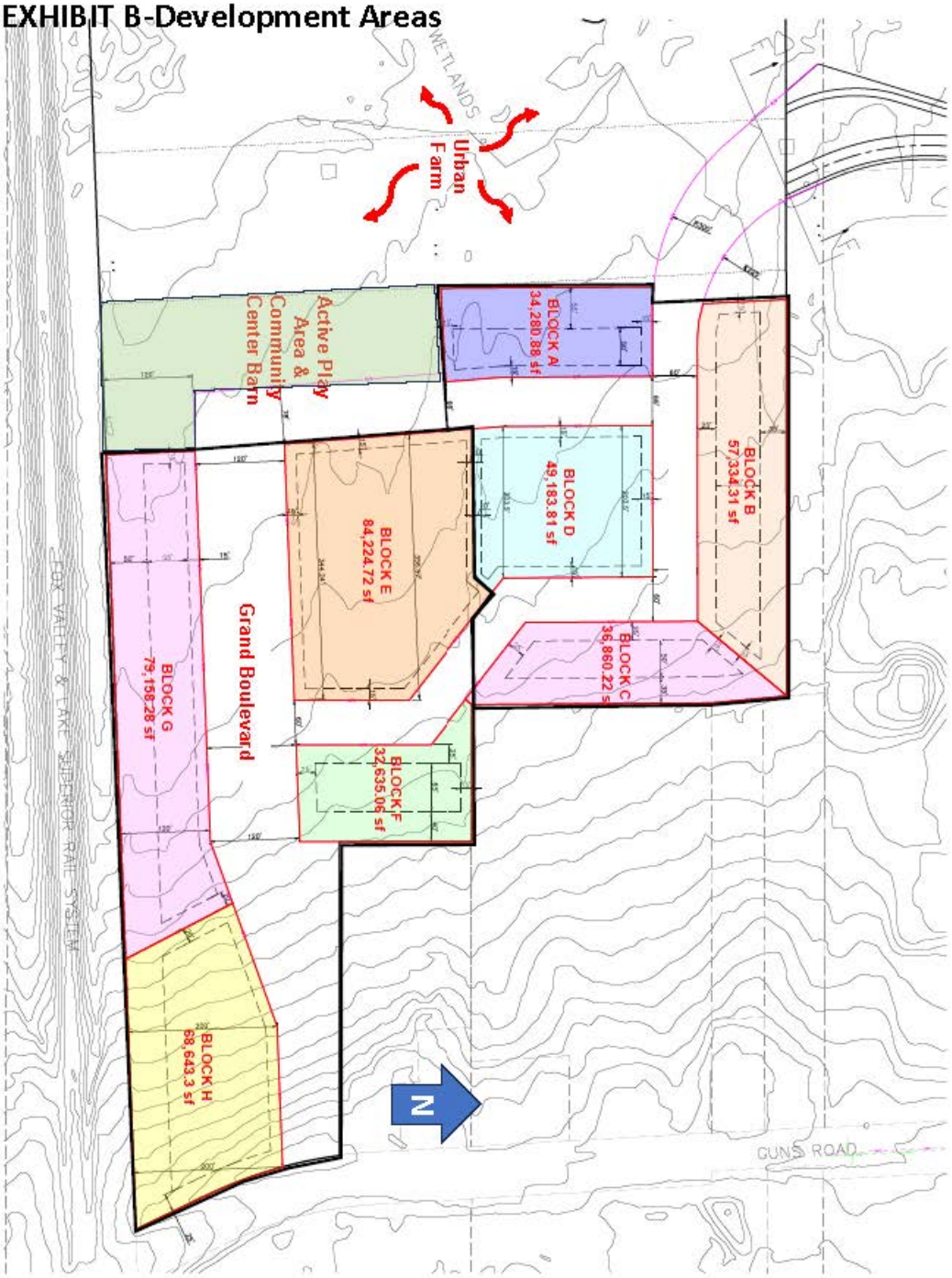
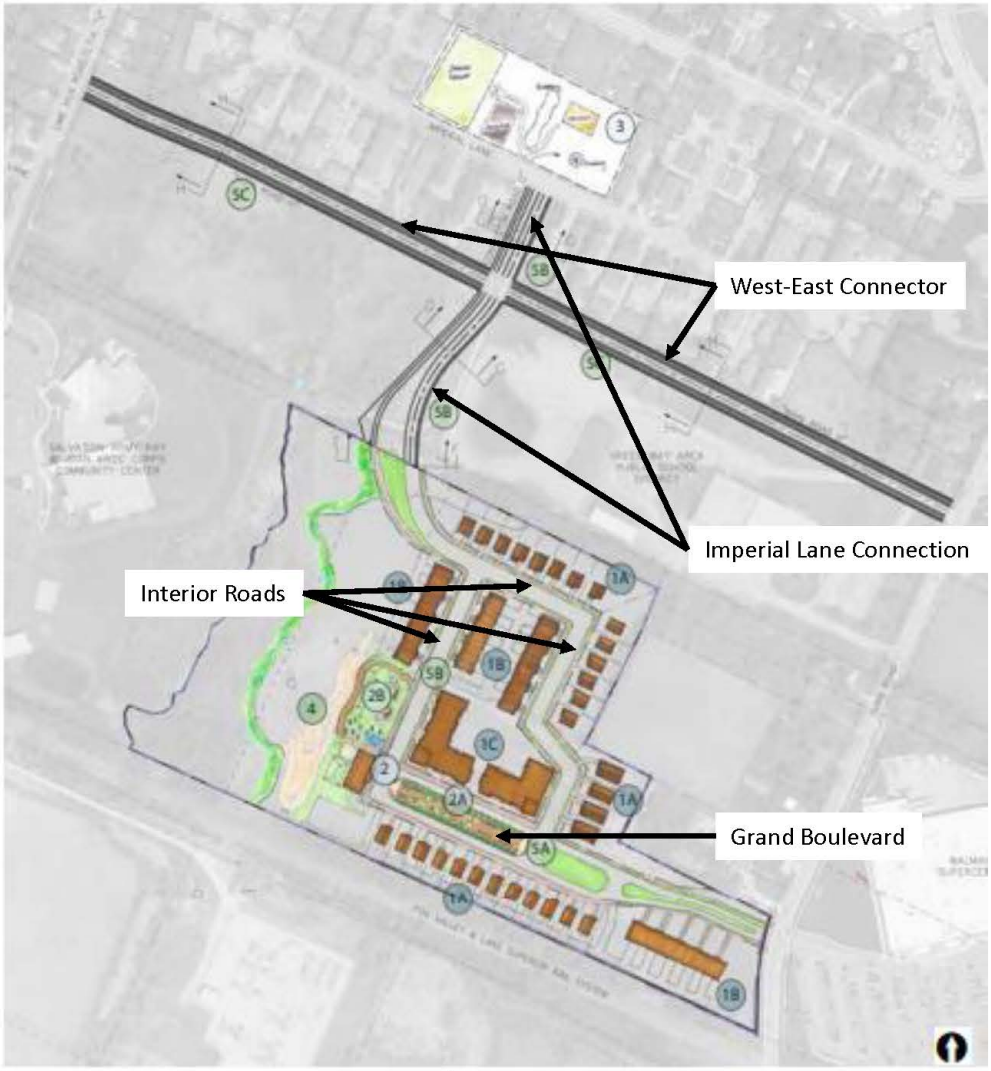


EXHIBIT C- Circulation Plan



ZONING ORDINANCE NO. 05-26

AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT FOR CERTAIN LAND KNOWN AS THE JBS REDEVELOPMENT SITE (TAX PARCELS #23-243-1-1, #23-243-1, #23-243-1-2, #23-243-1-3, #23-337) LOCATED ON THE 1300 BLOCK OF GUNS ROAD (ZP 26-18)

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

SECTION 1. Section 44-30, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amending the Planned Unit Development District on the following described property (as shown on Exhibit A - Location Map):

PARCEL NUMBER 23-243-1: Lot 1 of Certified Survey Map No. 9773, Document No. 3068067, being part of Lot 1 Certified Survey Map No. 7758 recorded in Vol. 53 of Certified Survey Maps, page 221, as Document No. 23507022, being part of Private Claims 9 and 10, East side of Fox River, City of Green Bay, Brown County, Wisconsin.

PARCEL NUMBER 23-243-1-1: Lot 2 of Certified Survey Map No. 9773, Document No. 3068067, being part of Lot 1 Certified Survey Map No. 7758 recorded in Vol. 53 of Certified Survey Maps, page 221, as Document No. 23507022, being part of Private Claims 9 and 10, East side of Fox River, City of Green Bay, Brown County, Wisconsin.

PARCEL NUMBER 23-243-1-2: Lot 3 of Certified Survey Map No. 9773, Document No. 3068067, being part of Lot 1 Certified Survey Map No. 7758 recorded in Vol. 53 of Certified Survey Maps, page 221, as Document No. 23507022, being part of Private Claims 9 and 10, East side of Fox River, City of Green Bay, Brown County, Wisconsin.

PARCEL NUMBER 23-243-1-3: Lot 4 of Certified Survey Map No. 9773, Document No. 3068067, being part of Lot 1 Certified Survey Map No. 7758 recorded in Vol. 53 of Certified Survey Maps, page 221, as Document No. 23507022, being part of Private Claims 9 and 10, East side of Fox River, City of Green Bay, Brown County, Wisconsin.

PARCEL NUMBER 23-337: Lot 1 of Certified Survey Map No. 9772, Document No. 3068066, being part of private claim 10, East side of Fox River, City of Green Bay, Brown County, Wisconsin.

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

A. PURPOSE AND INTENT. The Planned Unit Development (PUD) is being utilized to permit the development of a bold and impactful mixed-use development that will complement the Imperial Pride neighborhood, the East Side, and greater Green Bay. This project will incorporate three primary elements:

1. New housing opportunities that include unique urban housing designs with higher density and a wide range of products to provide affordability options for both rental and ownership.
2. Destination community park facilities that are culturally and ecologically inclusive incorporating active and passive recreational opportunities as well as programmable space.
3. Urban farming concept scaled to focus on family sustaining levels of production, with potential training/support facilities and include a public gathering area (building and exterior space).

B. DEVELOPMENT AREAS. The approximately 26 acres of the JBS development site is broken into two (2) public community asset site and seven (7) residential development areas as illustrated in Exhibit B – Development Areas. Each development area may have different and distinct permitted uses and other land-use/dimensional regulations as outlined within this PUD.

C. LAND-USE. The principal and accessory land uses which may be established and/or maintained on the subject property, public community asset sites and development areas are as follows:

1. Active Play Park, Urban Farm and Community Center Barn. Permitted and conditional uses within the active play park, urban farm and community center barn as identified on Exhibit B – Development Areas are those identified within Green Bay Municipal Code, Chapter 44, Article X – Public Institutional District. The following uses shall also be permitted with the issuance of a Conditional Use Permit:
   a. General Retail Sales.
   b. Personal Service.
   c. Outdoor Commercial Recreation.
   d. Agriculture.

2. Grand Boulevard. Permitted and conditional uses within the active play park as identified on Exhibit B – Development Areas are those identified within Green Bay Municipal Code, Chapter 44, Article X – Public Institutional District. The following uses shall also be permitted with the issuance of a Conditional Use Permit:
   a. General Retail Sales.
   b. Personal Service.
   c. Outdoor Commercial Recreation.

3. Development Areas A, B and C. The following uses shall be permitted within Development Area A, B or C as identified on Exhibit B – Development Areas:
   a. Single-family dwelling, detached. 4-8 units/acre.
   b. Two-family dwelling, upper/lower duplex. 6-10 units/acre.
   c. Single-family attached dwelling, townhouse. 8-12 units/acre.
   d. Multiple-family dwelling. 10-30 units/acre.
   e. Live-work unit.
   f. Short-term rentals.
   g. Community living arrangements serving 4-8 persons.
   h. Family daycare home serving 8 or fewer children.

4. Development Area D. The following uses shall be permitted within Development Area D as identified on Exhibit B – Development Areas:
   a. Single-family attached dwelling, townhouse. 8-12 units/acre.
   b. Multiple-family dwelling. 10-30 units/acre.
   c. Live-work unit.
   d. Short-term rentals.
   e. Community living arrangements serving 4-8 persons.
   f. Family daycare home serving 8 or fewer children.

5. Development Area E. The following uses shall be permitted within Development Area E as identified on Exhibit B – Development Areas:
   a. Multiple-family dwelling. 10-30 units/acre.
   b. Mixed-use building. 10-30 units/acre. Commercial components shall only be permitted on the ground floor fronting the Grand Boulevard.
   c. Live-work unit.
   d. Short-term rentals.
   e. Community living arrangements serving 4-8 persons.
   f. Family daycare home serving 8 or fewer children.

6. Development Area F. ~~This development area is located within the Village of Bellevue and is regulated by the Village however they are listed within this PUD for reference.~~ The following uses shall be permitted within Development Area F as identified on Exhibit B – Development Areas:
   a. Single-family dwelling, detached. 4-8 units/acre.
   b. Two-family dwelling, upper/lower duplex. 6-10 units/acre.
   c. Live-work unit.
   d. Short-term rentals.
   e. Community living arrangements serving 4-8 persons.
   f. Family daycare home serving 8 or fewer children.

7. Development Area G. The following uses shall be permitted within Development Area G as identified on Exhibit B – Development Areas:
   a. Single-family attached dwelling, townhouse. 8-12 units/acre.
   b. Live-work unit.
   c. Short-term rentals.
   d. Community living arrangements serving 4-8 persons.
   e. Family daycare home serving 8 or fewer children.

8. Development Area H. The following uses shall be permitted within Development Area H as identified on Exhibit B – Development Areas:
   a. Multiple-family dwelling. 10-30 units/acre.
   b. Mixed-use building. 10-30 units/acre. Commercial components shall only be permitted on the ground floor fronting Guns Road or the Grand Boulevard. Permitted and conditional commercial uses shall be those listed for the Neighborhood Commercial District within Green Bay Municipal Code, Chapter 44, Article VIII – Commercial Districts.
   c. Live-work unit.
   d. Short-term rentals.
   e. Community living arrangements serving 4-8 persons.
   f. Family daycare home serving 8 or fewer children

9. Accessory Uses.
   a. Accessory uses for active play park, urban farm, community center barn and Grand Boulevard shall be those listed within for the Public Institutional District within Green Bay Municipal Code, Chapter 44, Article X, Division 2, Section 44-884, Table 44-16.
   b. Accessory uses for Development Areas A, B, C, D, E, F and G shall be those listed within for the R-3 Varied Density Residential District within Green Bay Municipal Code, Chapter 44, Article VI, Division 2, Section 44-589, Table 44-3.

D. DIMENSIONAL AND AREA REQUIREMENTS. Dimensional and area requirements shall meet the following regulations:

1. Lot Width and Area. Minimum lot width and lot area shall be regulated by use.
   a. Single-family dwellings, detached and two-family dwelling, upper/lower duplexes: minimum lot width of 35 feet with minimum lot area of 3,500 square feet.
   b. Single-family, attached dwellings/townhomes: minimum lot width of 15 feet per unit with minimum lot area of 1,500 square feet per unit.
   c. Multiple-family dwellings and mixed-use buildings: minimum lot width of 40 feet with minimum lot area of 750 square feet per unit.

2. Setbacks. Setbacks are established by Development Area and uses, as depicted on Exhibit B - Development Areas.
    a. Development Areas A, B and C
        (1) Front yard setback, principal structures: Minimum setback required for yards fronting the public right-of-way is fifteen (15) feet. Attached garages fronting the right-of-way shall maintain a minimum front yard setback that is five (5) feet further back that the home.
        (2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.
        (3) Side yard setback, Principal Structures and Drives: Minimum side yard setback is five (5) feet.
            i. Side yard setbacks shall apply only to the ends of single-family attached dwellings.
            ii. Side yard setbacks for drives leading to detached garages shall have the same side yard setback of the detached garage.
        (4) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structure's façade and the public right-of-way. Minimum rear and side yard setbacks is two and a half (2.5) feet.

    b. Development Area D
        (1) Front yard setback, principal structures: Minimum setback required for yards fronting the public right-of-way is ten (10) feet.
        (2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.
        (3) Side yard setback, Principal Structures: Minimum side yard setback is ten (10) feet.
            i. Side yard setbacks shall apply only to the ends of single-family attached dwellings.
        (3) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structures façade and the public right-of-way. Minimum rear and side yard setbacks is two and a half (2.5) feet.
        (4) Setbacks for surface parking: Surface parking lots shall not be permitted between a structures front façade and the public right-of-way. Side and rear yard setbacks for parking lots is ten (10) feet
    c. Development Area E
        (1) Front yard setback, principal structures: There is no minimum setback required for yards fronting the public right-of-way and the maximum front yard setback is fifteen (15) feet.
        (2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.

(3) Side yard setback, Principal Structures: Minimum side yard setback is ten (10) feet.

(5) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structures façade and the public right-of-way. Minimum rear and side yard setbacks is ten (10) feet.

(6) Setbacks for surface parking: Surface parking lots shall not be permitted between a structures front façade and the public right-of-way. Side and rear yard setbacks for parking lots is ten (10) feet.

d. Development Area F

(1) Front yard setback, principal structures: Minimum setback required for yards fronting the public right-of-way is fifteen (15) feet.

(2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.

(3) Side yard setback, Principal Structures and Drives: Minimum side yard setback is six (6) feet for single story structures and eight (8) feet for greater than single story structures.

i. Side yard setbacks for drives leading to detached garages shall have the same side yard setback of the detached garage.

(4) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structure's façade and the public right-of-way. Minimum rear yard setback is four (4) feet and minimum side yard setbacks is two and a half (2.5) feet.

e. Development Area G

(1) Front yard setback, principal structures: Minimum setback required for yards fronting the public right-of-way is five (5) feet and maximum front yard setback is fifteen (15) feet.

(2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.

(3) Side yard setback, Principal Structures: Minimum side yard setback is six (6) feet for single story structures and eight (8) feet for greater than single story structures.

i. Side yard setbacks shall apply only to the ends of single-family attached dwellings.

(5) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structure's façade and the public right-of-way. Minimum rear and side yard setbacks is two and a half (2.5) feet.

f. Development Area H

(1) Front yard setback, principal structures: There is no minimum setback required for yards fronting the public right-of-way and the maximum front yard setback is fifteen (15) feet.

(2) Rear yard setback, principal structures: Minimum rear yard setback is fifteen (15) feet.
(3) Side yard setback, Principal Structures: Minimum side yard setback is ten (10) feet.
(6) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structures façade and the public right-of-way. Minimum rear and side yard setbacks is ten (10) feet.
(7) Setbacks for surface parking: Surface parking lots shall not be permitted between a structures front façade and the public right-of-way. Side and rear yard setbacks for parking lots is ten (10) feet.

3. Height. Maximum building heights shall be regulated by use.
   a. Single-family dwellings, detached and two-family dwelling, upper/lower duplexes: maximum height is thirty-five (35) feet or two and a half (2.5) stories, whichever is less.
   b. Single-family, attached dwellings/townhomes: maximum height is thirty-five (40) feet or three (3) stories, whichever is less.
   c. Multiple-family dwellings and mixed-use buildings: maximum height is fifty (50) feet or four (4) stories, whichever is less.
   d. Active play park, urban farm and community center : maximum height of fifty (50) feet or four (4) stories, whichever is less.

4. Impervious Surface. Maximum impervious surface coverage shall be regulated by use.
   a. Single-family dwellings, detached and two-family dwelling, upper/lower duplexes: maximum impervious surface including all buildings, drives, walks, etc. is 60% of lot area.
   b. Single-family, attached dwellings/townhomes: maximum impervious surface including all buildings, drives, walks, etc. is 70% of lot area.
   c. Multiple-family dwellings and mixed-use buildings: maximum impervious surface including all buildings, drives, walks, etc. is 80% of lot area.
      (1) Beyond typical green space, when calculating impervious surface, exposed balconies; decks; patios; active hardscaped plazas; roof gardens; green roofs and planters may be included as pervious surfaces.
   d. Active play park, urban farm and community center: maximum impervious surface including all buildings, drives, walks, etc. is 80% of lot area.

E. STORM WATER MANAGEMENT AND GRADING PLAN. A storm water management and grading plan meeting the standards established by the Department of Public Works, Brown County, and the State of

Wisconsin shall be submitted to and approved by the City prior to the issuance of building permits.

1. The storm water management and grading plan shall be comprehensive and take into account expected build-out of the entire PUD area as depicted on Exhibit A – Location Map.
    a. With approval of the Department of Public Works, this requirement may be adjusted to address only storm water management needs of the specific Development Area for which development is proposed, as depicted on Exhibit B – Development Areas.

2. Stormwater management facilities should function not only as a utility but also as an integral site amenity.
    a. Green infrastructure and sustainable stormwater management practices are encouraged to be utilized throughout the site.
    b. Traditional stormwater facilities shall be designed with landscaping providing human-scale interest and incorporating native plant species where possible.
    c. Include public interface and interaction through the use of site amenities such as walking paths, sitting areas, art and educational/interpretive signage.

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

1. Signage for single-family dwellings, detached and two-family dwelling, upper/lower duplexes shall be regulated as the R-1 Low Density District per the Green Bay Municipal Code, Chapter 30, Article II.
2. Signage for multiple-family dwellings and mixed-use buildings shall be regulated as the OR Office Residential District per the Green Bay Municipal Code, Chapter 30, Article II.

G. REFUSE AND MECHANICALS. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article XIX, Division 3, Section 44-1917 and further regulated as follows:

1. Refuse material containers and mechanical equipment shall not be located between any principal structure's front facade and the public right-of-way and shall be screened so as not to be visible from the public right-of-way with materials compatible to the nearest structure.

2. Shared communal recycling/trash may be utilized in lieu of dedicated

space on individual sites provided that proof of sufficient capacity exists for the number of proposed users and a recorded shared access/use agreement is provided.

H. PARKING. Parking requirements shall be regulated by use:

1. Single-family dwellings, detached and two-family dwelling, upper/lower duplexes: two (2) spaces per dwelling unit, of which one (1) space per unit must be an enclosed (garage) space.
2. Single-family, attached dwellings/townhomes: one (1) space per dwelling unit.
3. Multiple-family dwellings and mixed-use buildings:
   a. Residential Uses: one (1) space per dwelling unit.
   b. Commercial and Service Uses: regulated by specific use per the Green Bay Municipal Code, Chapter 44, Article VIII.
4. Active play park, urban farm and community center: To be determined by Zoning Administrator based on a parking study.

I. LIGHTING. Lighting throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article V, Division 8.

J. LANDSCAPING. Landscaping throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article XIX, Division 5.

K. ACCESS AND CIRCULATION. Access and circulation for automobile and pedestrian traffic shall be established in substantial conformity with Exhibit C – Circulation Plan.

1. Roadway area identified as "Grand Boulevard" shall be dedicated to the public and be a wide boulevard designed with a variety of social and active spaces within its center. The linear boulevard shall create a link through the site from Guns Road to the activity zone (community gathering space, community building/barn and urban farm on the west side of the development area.)

2. Roadway areas identified as "Imperial Lane Connection" shall be dedicated to the public as street right-of-way.
   a. "Imperial Land Connection" shall connect Interior Roads and Imperial Lane.

3. Roadway areas identified as "West-East Connector" shall be dedicated to the public as street right-of-way.
   a. "West-East Connector" shall connect Lime Kiln Road to the "Imperial Lane Connection" and continue to Guns Road.

4. Roadway areas identified as “Interior Roads” shall be dedicated to the public or privately held.
    a. If privately held, “Interior Roads” shall provide for public access and use though permanent easement(s).

5. Coordinated pedestrian connections linking all individual building entries, public rights-of-way, community gathering space, barn and urban farm within the PUD area through the use of public sidewalks and/or private walks/trails.

SECTION 3. The provisions of this ordinance, including, without limitation, the granting of a conditional use permit and all obligations, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

SECTION 4. Each exhibit which is attached to this ordinance is deemed to be and is expressly made a part of and incorporated into this ordinance to the same extent as if each such exhibit, and the plans identified therein, had been set forth in its entirety in the body of this ordinance.

SECTION 5. All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 6. In addition to all other remedies available to the City of Green Bay, the City may decline to issue any building or other permits otherwise required by any ordinance of this City while any violation of this ordinance remains uncured.

SECTION 7. If any provision in this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the City of Green Bay that all provisions of this ordinance are separable.

SECTION 8. This ordinance shall not take effect until a public hearing is held thereon as provided by Chapter 44, Article II, Division 2, Section 44-82 Zoning Amendments, Green Bay Municipal Code, and the adoption and publication of this ordinance.

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

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

sh:

Attachments:
Exhibit A - Location Map
Exhibit B - Development Areas
Exhibit C – Circulation Plan

EXHIBIT A-Location Map

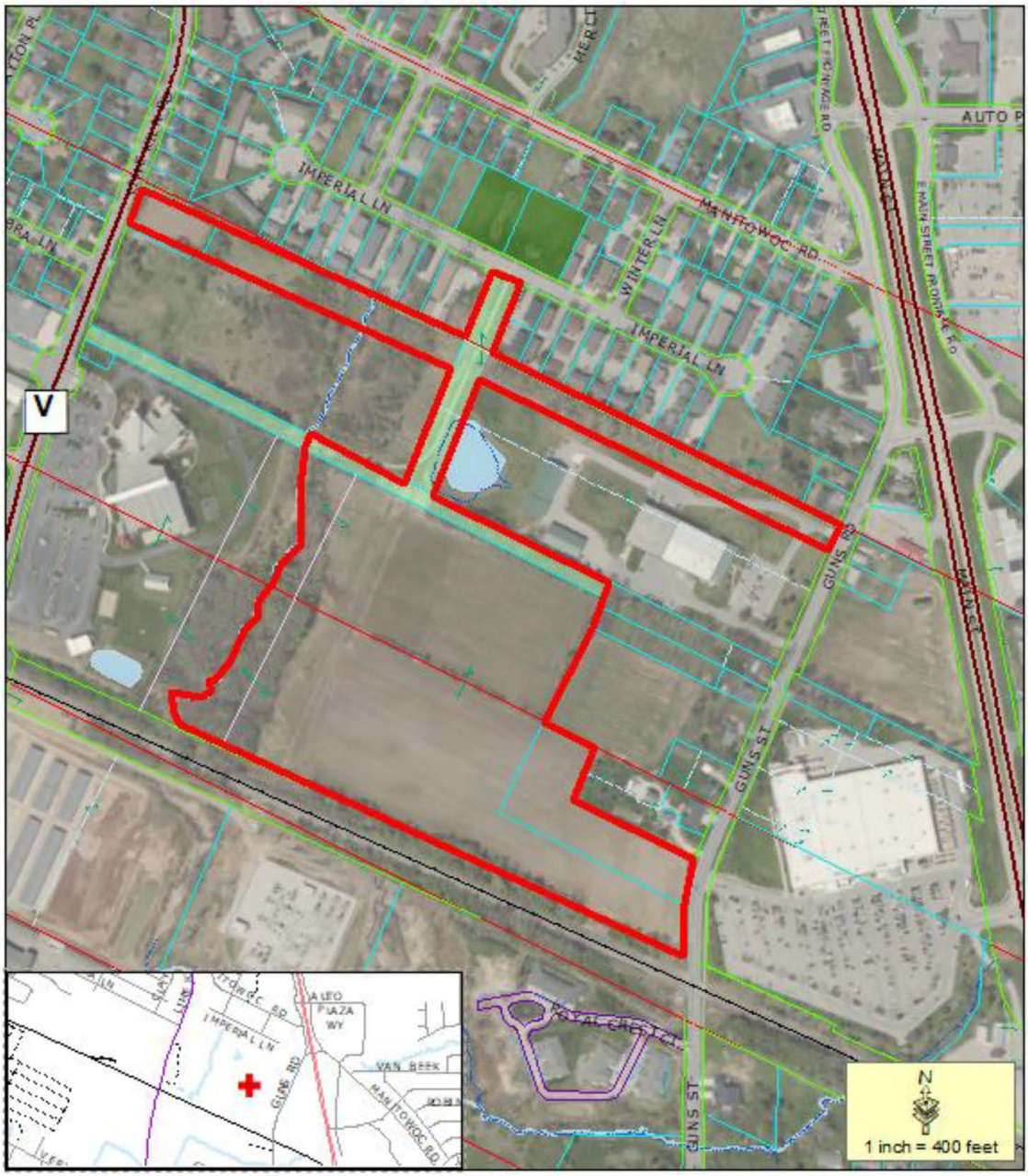


EXHIBIT B-Development Areas

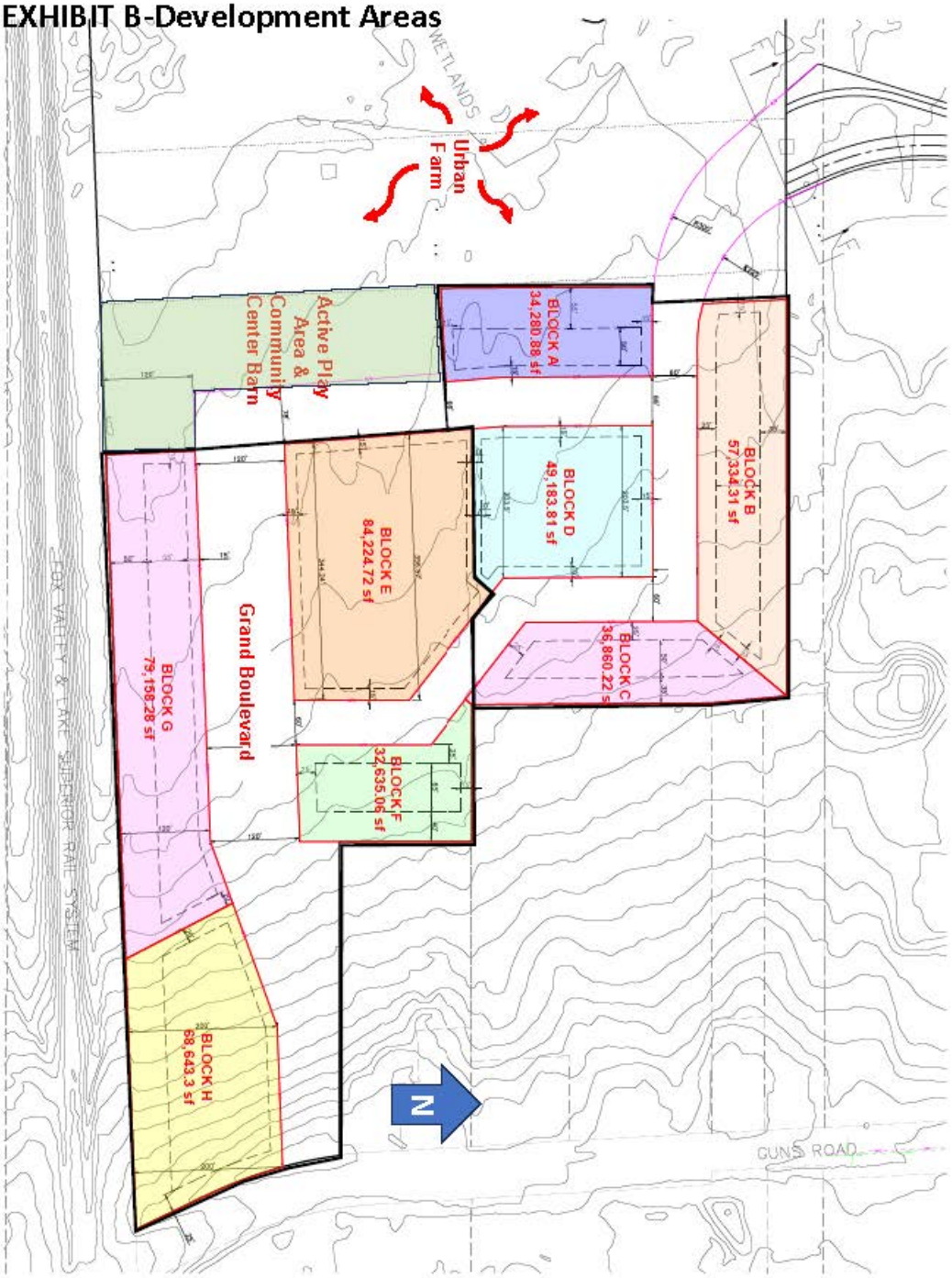


EXHIBIT C- Circulation Plan

