



AGENDA OF THE COMMON COUNCIL

TUESDAY, JUNE 16, 2026, 6:00 PM

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

Virtual attendance also available via Zoom.

A. Zoom Meeting Information.

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

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

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

B. Roll Call.

- I. Alders: 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.

- I. Approval of the minutes from the June 2, 2026 meeting.

F. Approval of the Agenda.

- I. Approval of the agenda for the Tuesday, June 16, 2026, meeting of the Common Council.

G. Report by the Mayor.

H. Announcements.

I. Appointments.

1. Appointments:

Green Bay Brown County Professional Stadium District Board
Cheryl Renier-Wigg, 626 S. Jackson Street, Green Bay, WI 54301
Term to expire: July 1, 2028

Reappointments:

Green Bay Brown County Professional Stadium District Board
Terry Bouessa, 345 Jefferson Street, Green Bay, WI 54301
Term to expire: July 1, 2028

Amaad Rivera-Wagner, 617 S. Quincy Street, Green Bay, WI 54301
Term to expire: July 1, 2028

J. Report of the Redevelopment Authority (June 9, 2026).

1. To approve the Department of Public Works to enter into a professional services agreement with Ayres Associates, Inc. for Quincy Street Railroad Compliance Preliminary Design for the amount of \$87,532.00 using TID 21 funds.
2. To approve the Development Agreement 26-03 with Velp Locust Investments, LLC for the redevelopment of 1409 Velp Avenue (Tax Parcel 6-45).
3. To approve a resolution authorizing the application for a Vibrant Spaces grant for the Pine Street Plaza project.

K. Report of the Improvement & Services Committee (June 10, 2026).

1. To refer to staff request by Alder Prestley (District 6) to review the need for sidewalk on Eastman Avenue between Danz Avenue and Clement Street at the request of residents from the nearby apartment complexes. (PC-26-11)
2. To approve request by the Department of Public Works to approve the real estate payments for the Mather Street reconstruction project.
3. To approve request by the Department of Public Works to award the contract WSG 1-26 SAND SALT BUNKER STRUCTURE to A&B Construction LTD in the amount of \$115,245.
4. To approve request by the Department of Public Works to grant licenses for:

1. Sidewalk Builder

- a. Naps Flatwork & Construction
- b. Right Way Concrete Construction LLC

5. To approve request by the Department of Public Works to enter into a professional services agreement with Ayres Associates, Inc. in an amount not to exceed \$71,000 for Traffic Engineering Services subject to available funding.

L. Report of the Protection & Policy Committee (June 8, 2026).

1. To approve the recommendation on the attached list of liquor and/or beer license renewal applications for the 2026-2027 license year, subject to the approval of the proper authorities.
2. To approve a Producer Full-Service Retail application for Titledown Brewing for the Wisconsin Badger Tailgate event on Saturday, September 5th at 320 N Broadway.
3. To release back into the pool of available licenses a "Class B" liquor license for VBR LLC at 2657 University Ave.
4. To approve a limited expansion of licensed premises for The Job Site Tavern at 1647 Cass St for July 11th with a premise description of: "serve alcohol in premise parking lot and vacant lot next door, with temporary 30'x60' tent & tables & chairs".
5. To approve a limited expansion of licensed premises for Main Street Pub & Grill at 2056 Main St on Fri, Sat, Sun weekends from July 3 through Nov 1 with a premise description of: "unused portion of our lot, directly behind the building, to include an outdoor patio."
6. To approve a limited expansion of licensed premises for Overtime Grill & Pub at 1423 S Broadway on the following dates: 7/10-7/12, 7/17-7/19, 7/24-7/26 and 9/11-9/13 with a licensed premise described as: "parking lot enclosed with fence."
7. To approve a location transfer of a liquor license for Urban Cultural Arts from 906 E Walnut St to 618 Bodart St.
8. To approve a petition and communication submitted by Ald. Proffitt (District 7) to refer to staff a request to provide a memorandum to Council on Council's authority to enact or amend term limits and to create staggered terms for Alderpersons. Co-Sponsored by Alder Joey Prestley (District 6)
9. To approve the petition and communication submitted by Ald. Joey Prestley (District 6) to refer to staff a request to draft an ordinance establishing vacant property registration and fee program for commercial and residential properties that remain unused for an extended period of time, with the goal of discouraging long-term vacancy, encouraging productive use, and addressing the public costs created by vacant buildings, including code enforcement, safety, maintenance, neighborhood stability, and redevelopment impacts. Staff should consider an ordinance with a fee structure that escalates the longer a property remains vacant, that includes appropriate exemptions, and that directs the use of fee revenue to support inspection, enforcement and neighborhood development efforts.

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

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

N. Report of the Plan Commission (June 8, 2026).

1. To approve the request to amend the Planned Unit Development located at 1835 Ridge Road as drafted with the following edit: Section 2.K(1) shall be amended to reflect a change from four (4) trees and 20 shrubs to two (2) trees and ten (10) shrubs. (ZP 26-21 Public Hearing held June 8, 2026).
2. To approve the request to amend the future land use for a portion of property located at the 600 block of Woodside Road from Low-Density Residential (R1) to Mixed Residential (R3) with conditions. (CPA 26-03 Public Hearing held June 8, 2026).
3. To approve the request to rezone a portion of property located at the 600 block of Woodside Road from Low-Density Residential (R1) to Varied Density Residential (R3) with conditions. (ZP 26-22 Public Hearing held June 8, 2026).
4. To approve the request to vacate a portion of unimproved S Chestnut Avenue right-of-way located at the intersection of Arndt Street contingent upon the waiting period and public hearing with conditions. (SV 26-01).
5. To withdraw by request of the applicant a text amendment to Articles VI and XVI of Chapter 44 of the Green Bay Municipal Code relating to Office Uses in Residential District. (TA 26-03 Public hearing was noticed, however was not held due to the item being withdrawn by the applicant).

O. Report of the Finance Committee (June 9, 2026).

1. To approve the 2026 budget amendment resolution requested by the Department of Public Works to transfer an amount not to exceed \$71,000 for Traffic Engineering Services due to a vacant position.
2. To accept the AARP Community Challenge Grant agreement for a total of \$15,000 with no local match.
3. To approve the purchase of two (2) 2026 Tesla Model Y (black) for the Police Department for a total of \$89,390.00. This request was referred back to staff on May 12, 2026, to complete an electric vehicle comparison.
4. To approve the purchase of one ATV Sportsman 570 and two (2) Ranger Crew SP 570 UTV's from Polaris Sales for the police department for a total of \$55,158.09.
5. To approve the purchase of a police inflatable rescue boat from MilPro Marine for \$50,090.
6. To approve the purchase of an evidence racking system from Global Industrial for a total of \$62,961.20.
7. To accept the State of Wisconsin - Department of Military Affairs Interoperable Radio Grant Program for a total grant award of \$49,807.72 with a required 20% match of \$9,961.54.
8. To accept the US Department of Housing and Urban Development 2026 Economic Development Initiative Community Project Funding award of \$5,000,000 to be put toward the new fire station.

9. To accept a donation of \$50,000 from TUFCO for the Green Bay Metro Fire Department.
10. To approve the 2026 budget amendment resolution for unbudgeted overtime for special events.

P. Report of the Park Committee (June 10, 2026).

1. To approve accepting a \$16,000 grant from the Rosen Family Foundation to help fund the 2026 Summer Parkee Program.

Q. Report of the Personnel Committee (June 9, 2026).

1. To direct staff to proceed as discussed in closed session regarding the 2027 City of Green Bay and City of Green Bay Fire Fighters Local 141, International Association of Fire Fighters AFL-CIO 158 labor agreement as well as the 2027 City of Green Bay and Green Bay Professional Police Association labor agreement.

The Council may convene in closed session pursuant to § 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating public employee contracts for competitive or bargaining reasons. The Council may thereafter reconvene in open session pursuant to § 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

R. Informational.

1. May Municipal Court Report
2. To release back into the pool of available licenses on July 1, the "Class B" and Class "B" licenses from Egg Roll Food Truck, 100 S. Broadway.
3. May 2026 Building Report

S. Resolutions.

1. Resolution authorizing the 2026 Budget Amendment Transfer budget transfer of funds.
2. Resolution authorizing budget amendment for unbudgeted overtime for special events.
3. Resolution authorizing the application for a Vibrant Spaces grant for the Pine Street Plaza project.

T. Ordinances - First Reading.

1. Zoning Ordinance No. 06-26
An ordinance amending a Planned Unit Development for 1835 S Ridge Road (ZP 26-21).
2. Miscellaneous Ordinance No. 03-26
An Ordinance adopting an amendment to the Go Big Green Bay 2050 Comprehensive Plan of the City of Green Bay pertaining to properties located in the 600 block Woodside Road (CPA 26-03).
3. Zoning Ordinance No. 07-26
An ordinance rezoning the property located along the 600 block of Woodside Road (Parcel

21-365) from Low Density Residential (R1) District to Varied-Density Residential (R3) (ZP-26-20).

U. Committee of the Whole

1. Consideration with possible action on a 2026-2027 Class B alcohol license renewal application for 1911 University Avenue, Fiesta Latina, subject to completion of a correction meeting with the Green Bay Police Department and Law Department.
2. Consideration with possible action on a 2026-2027 Class B alcohol license renewal application for 631 Bellevue Ave, Whiskey Rose, subject to completion of a correction meeting with the Green Bay Police Department and Law Department.

V. Adjournment.

1. Next Meeting: July 7, 2026.
2. Adjournment of the Tuesday, June 16, 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, JUNE 2, 2026, 6:00 PM

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

Virtual attendance also available via Zoom.

A. ZOOM MEETING INFORMATION.

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B. ROLL CALL.

- I. 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 Proffitt (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, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss

Excused: William Morgan

Absent:

C. PLEDGE OF ALLEGIANCE.

D. INVOCATION.

E. APPROVAL OF MINUTES.

Moved by Ald. Ben Delie, seconded by Ald. Doug Orłowski to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, Jon Shelton, Doug Orłowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

- I. Approval of the minutes from the May 19, 2026 meeting.

F. APPROVAL OF THE AGENDA.

Moved by Ald. Melinda Eck, seconded by Ald. Ben Delie to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, Jon Shelton, Doug Orłowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

- I. Approval of the agenda for the Tuesday, June 2, 2026, meeting of the Common Council.

G. REPORT BY THE MAYOR.

H. ANNOUNCEMENTS.

I. APPOINTMENTS.

Moved by Ald. Melinda Eck, seconded by Ald. Kathy Hinkfuss to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, Jon Shelton, Doug Orłowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

- I. **Appointments:**

Green Bay Area Room Tax Commission

Rebecca Finco, 2104 Enderby Lane, Green Bay, WI 54311

Term to expire: June 1, 2027

J. REPORT OF THE IMPROVEMENT & SERVICES COMMITTEE (MAY 27, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Melinda Eck to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. To hold the request by the Department of Public Works to amend City of Green Bay Ordinance Section 40-29(l) related to night parking until the June 10, 2026, Improvement & Services Committee meeting.

2. To approve request by the Department of Public Works to approve and submit to the Wisconsin Department of Natural Resources the annual electronic Compliance Maintenance Annual Report (eCMAR) and resolution approving the 2025 Compliance Maintenance Annual Report.

3. To approve resolution delegating signatory authority to the Director of Public Works for certain agreements and contractual documents.

4. To approve request by the Department of Public Works to award the contract for sewer root treatment services to Duke's Root Control, Inc. in the amount of \$111,542.64.

5. To approve request by the Department of Public Works to award the contract for DPW / roof top solar design to Berners-Schober Associates, Inc. in the amount of \$53,000.00.

6. To approve request by the Department of Public Works to approve the award of Sewers Lift Station SCADA Upgrade design to Strand Associates, Inc. in the amount of \$106,000.00.

7. To approve request by the Department of Public Works to award the contract SEWERS I-26 MARY STREET EXTENDED SANITARY SEWER REPAIRS to Visu-Sewer, LLC in the amount of \$721,199.00.

8. To approve request by the Department of Public Works to award the contract RESURFACING 2-26 (INCLUDING SEWER & WATER) to Peters Concrete Company in the amount of \$2,761,544.70.

9. To approve request by the Department of Public Works to award the contract FINGER ROAD/EAST TOWN WAY SIDEWALK to Vinton Construction Company in the amount of \$593,408.62.

10. To approve request by the Department of Public Works to grant licenses for:
 1. Sidewalk Builder
 - a. Elexco, Inc.
 - b. MP Concrete LLC
 - c. Parham Construction
 - d. Quality Asphalt of Green Bay LLC

 2. Tree & Brush Trimmer
 - a. Squirrely Dan's LLC

11. To approve request by the Department of Public Works to award the contract PARKS 5-26 "WILDLIFE SANCTUARY-BIRDS OF PREY SITE IMPROVEMENTS" to Vinton Construction Company in the amount of \$348,176.06.

12. To approve request by the Department of Public Works to award the contract PARKS 4-26 "TED FRITSCH PARK SPLASH PAD" to 8PINE, Inc. in the amount of \$444,080.00.

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

Moved by Ald. Melinda Eck, seconded by Ald. Jim Ridderbush to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

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

L. REPORT OF THE PUBLIC ARTS COMMISSION (MAY 27, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. To approve the Path for Pause Request for Qualifications.

2. To approve the Arts Grant Request for Proposals, as amended, allowing the jurying body to request an interview if necessary.

M. REPORT OF THE TRAFFIC, BICYCLE, AND PEDESTRIAN COMMISSION (MAY 18, 2026).

Moved by Ald. Ben Delie, seconded by Ald. Melinda Eck to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. To receive and place on file the report by the Police Department on the May 2026 Traffic Enforcement Unit Traffic Safety Plan.

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

3. To approve the request by the Traffic Engineer to remove the parking restrictions adjacent to Elmore Elementary School (615 Ethel Avenue).

4. To approve the request by the Traffic Engineer to remove the parking restrictions adjacent to MacArthur Elementary School (1331 Hobart Drive).

N. RESOLUTIONS.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Kathy Hinkfuss to suspend the rules.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

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

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. Resolution drawing final orders for contractors for June 2, 20226
2. Resolution in support of delegation of signature authority for Director of Public Works
3. Resolution approving the Wisconsin Department of Natural Resources 2025 Compliance Maintenance Annual Report
4. Resolution Establishing Polling Locations and Alternate In-Person Absentee Voting Sites for the 2026 Fall Primary and 2026 Fall General Elections.

O. ADJOURNMENT.

Moved by None, seconded by Ald. Doug Orlowski to adjourn.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. Next Meeting: June 16, 2026.

2. Adjournment of the Tuesday, June 2, 2026, meeting of the Common Council.



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

June 16, 2026

PREPARED BY

Valerie Joosten, Public Works Director

AGENDA ITEM # J.1

To approve the Department of Public Works to enter into a professional services agreement with Ayres Associates, Inc. for Quincy Street Railroad Compliance Preliminary Design for the amount of \$87,532.00 using TID 21 funds.

BACKGROUND

The City of Green Bay is under orders from the Office of Commission of Railroad to correct compliance and safety issues along the Quincy Corridor. The City has been working with Ayres Associates over the last year to develop conceptual plans and work with local industry and businesses to develop possible solutions. The next phase of this work would include development of 30% design plans, continued coordination with industry and businesses, participation in a hearing and other work necessary to achieve compliance. The goals are to improve railroad crossing safety along the Quincy corridor associated with the rail service being provided to local industry.

RECOMMENDATION

To approve a request by the Department of Public Works to enter into a professional services agreement with Ayres Associates, Inc. for Quincy Street Railroad Compliance Preliminary Design for the amount of \$87,532.00 using TID 21 funds.

FISCAL IMPACT

\$87,532.00 from TID 21.

ATTACHMENTS

1. Quincy St RR Proposal I
2. Quincy St RR Proposal I (003)

June 2, 2026

Valerie Joosten, Director of Public Works
City of Green Bay
100 N Jefferson Street, Room 300
Green Bay, WI 54301

Re: Quincy St Railroad Compliance Preliminary Design

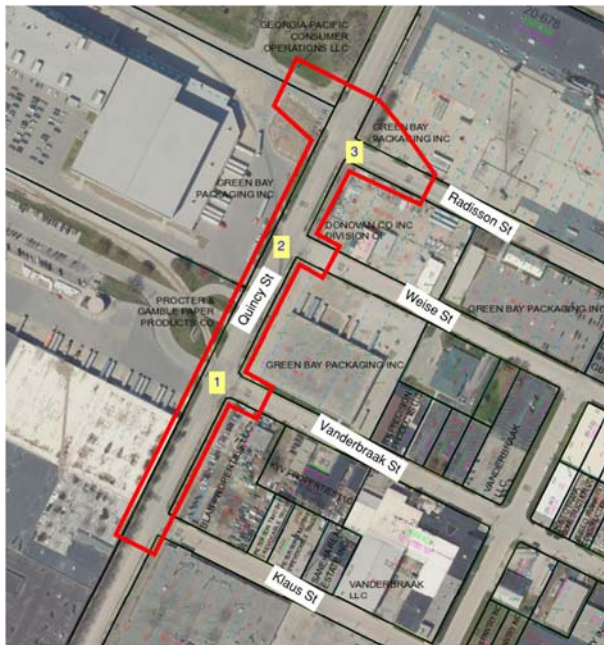
Dear Mrs. Joosten:

Thank you for the opportunity to submit this agreement for professional services for Quincy St Railroad Compliance Preliminary Design. This letter presents our proposed scope of services, time schedule, and fee.

Project Description

The City of Green Bay has requested assistance with the roadway design associated with railroad crossings along N. Quincy Street. The City has been under orders from the Office of the Commissioner of Railroads (OCR) to address railroad crossing issues at several railroad crossings managed by Fox Valley & Lake Superior Rail System (FOXY). These include 2 spur lines across Quincy Street, and crossings of Vanderbraak Street, Weise Street, and Radisson Street serving the area businesses.

In the first phase of the project, a conceptual plan was developed that includes raised medians along Quincy Street to better control street traffic at the railroad crossings, permanent closure of Vanderbraak Street and Weise Street at Quincy Street, and railroad active warning devices at Radisson Street. This next phase of the project is for topographic survey and preliminary design (30% design) of roadway improvements, and coordination with railroad agencies, and businesses.



Scope of Services

Ayres will provide topographic survey, railroad coordination and preliminary design. Ayres Associates Inc proposes performing the following services:

Survey Services

Survey services will include topographic survey, locating of existing marked utilities, existing structures, documenting property information including existing property irons and monumentation. Data gathered will be processed into usable mapping.

Topographic Survey

1. Perform full topo for approximately 2,250 feet of roadway within project limits along Quincy Street, Klaus Street, Vanderbraak Street, Weise Street & Radisson Street.
2. Topographic surveying will be performed at 50-foot intervals extending to the closer of 75 feet from centerline, building face, edge of parking lot or fenceline.
3. Topographic limits will begin approximately 100 feet southerly of centerline of Klaus Street and extend northerly to approximately 300 feet northerly of Radisson Street.
4. Topographic limits will extend approximately 150 feet easterly of centerline of Quincy Street along Klaus Street, Vanderbraak Street and Weise Street.
5. Topographic limits will extend approximately 350 feet easterly of centerline of Quincy Street along Radisson Street.
6. Additional topographic survey will be performed along the North Entrance to Green Bay Packaging to assist in realignment.
7. Measure all visible manholes, inlets, catch basins, and water valves. To be located to one structure beyond project limits. Storm sewer will be dipped throughout entire project, water and sanitary will only be dipped where deemed necessary by design.
8. Map all utilities within the limits described above.
9. Diggers Hotline will be used to have underground utilities located. These utilities located by others will be mapped as flagged/painted. Ayres Associates is not liable for errors performed by others. Ayres Associates will make one attempt to have the underground utilities marked by others. Additional attempts will be considered an additional service.
10. Locate property monuments within project area and additional to aid in right-of-way determination.
11. Measure Government Corners that are found in place and are necessary for the determination of the existing right-of-way. If a Government Corner that is necessary for the determination of the existing right-of-way is not found, destroyed, or was never set, the establishment of this corner will be considered an additional service.
12. Determine existing right-of-way of roads that impact the project by researching the courthouse, highway department, and town records.
13. Ayres survey reserves the right to gather survey topographic data using whatever methods we choose most suitable and appropriate for the site conditions at the time of survey.

Design Services

1. Traffic Data Collection
 - a. Collect 24-hour turning movement data on a typical weekday at the intersection of Quincy Street and Radisson Street.
 - b. Review existing train-vehicle crash data at crossings within the project area. Review near-miss crash data provided by railroad owner.
2. Project Coordination and Meetings
 - a. Attend coordination and design review meetings with project stakeholders as follows:
 - i. 2 virtual meetings with Proctor & Gamble
 - ii. 2 virtual meeting with Green Bay Packaging
 - iii. 2 virtual meetings with FOXY / WATCO
 - iv. 1 additional meeting with other adjacent businesses

- v. 2 virtual meetings with Wisconsin DOT Rails & Harbors
 - b. Assist City with preparing documentation for, and attend one OCR Hearing
 - i. Ayres subconsultant, Jim Pavelski of JT Engineering will assist with railroad coordination and documentation for the OCR hearing.
 - ii. Documentation to include hearing exhibits.
3. Preliminary Design
 - a. Prepare a 30% design alternative for roadway improvements. Design assumptions include:
 - i. Raised medians approaching railroad crossings on Quincy Street
 - ii. Closures of Vanderbraak Street and Weise Street at railroad crossings.
 - iii. Maintain west curb line, if roadway is narrowed adjust the east curb.
 - iv. Maintain existing driveways for Procter & Gamble.
 - v. Relocate driveway across from Radisson Street for Green Bay Packaging.
4. Cost Estimates
 - a. Provide a preliminary construction cost estimate for the proposed roadway improvements that can be used for planning purposes and communications with OCR.
 - b. Coordinate with Wisconsin DOT Railroads & Harbors on railroad improvement cost estimates.

Responsibilities of Owner and Others

The Owner shall designate in writing a representative authorized to act in the Owner's behalf, and shall furnish required information, approvals, and decisions as expeditiously as necessary for the orderly progress of Ayres' services.

Ayres shall be entitled to rely on the accuracy and completeness of necessary project information supplied by the Owner.

Permit Fees will be paid by the owner.

Additional Services

- Assisting with public information meetings.
- Final design plans.
- Design requirements following Wisconsin DOT or federally funded project process.
- Title searches or Transportation Project Plat (TPP).
- WDNR or other required permitting.

Time Schedule

Ayres will perform the work described in the proposed timeline as follows. This is dependent on a Notice to Proceed by June 15, 2026, and timely reviews and feedback from the City, project stakeholders, and FOXY.

Coordination with GB Packaging, property owners and FOXY – June 2026
Assist City with submittal letter to OCR – June 2026
Topographic Survey and Data Collection – July 2026
Traffic and Safety Analysis – July 2026
30% plan – September 2026
Stakeholder preliminary plan review meetings – October 2026

Fee

Ayres will perform the above services based on Direct Labor Costs times a factor of 3.0 for services, plus reimbursable expenses and charges of independent professional associates and subconsultants. An approximate breakdown is attached in Appendix 1.

For railroad coordination subcontracted to JT Engineering, the consultant's actual cost to JT Engineering not to exceed \$10,000.00 based on their proposal dated May 22, 2026.

Compensation for all services provided by the consultant under the terms of the contract shall be for an amount not to exceed \$87,532.00

The below services are identified as 'if authorized' and shall not be performed unless the consultant receives written authorization from the owner. Email authorization shall be deemed acceptable written authorization.

Filing of petition and attending one OCR hearing	\$7,468
Preliminary design of traffic signals and crossing signals	\$8,500

Contract Terms and Conditions

Attached are "Contract Terms and Conditions" which will apply to the services, and which are incorporated into this proposal by reference.

Acceptance

If this proposal and terms and conditions are acceptable to you, a signature on the enclosed copy of this letter will serve as our authorization to proceed.

This proposal is valid until July 1, 2026, unless extended by us in writing.

Proposed by Consultant:

Ayres Associates Inc



Troy Robillard, PE
Manager



Andy Rowell, PE
Project Manager

Accepted by Owner:

City of Green Bay

Owner's Name

Signature

Name

Title

Date



Reimbursable Expense Schedule (Effective May 03, 2026)

Policy: It's the policy of Ayres Associates Inc. that costs associated with equipment identified as having been used on a specific project be charged to that project and not to general overhead. All equipment rates are based on actual costs and formally audited annually.

Company-Owned Equipment

ENVIRONMENTAL MONITORING, SAMPLING, TESTING:

Nuclear Density \$105.00 Day

CONSTRUCTION TESTING AND SAMPLING:

Concrete/Testing Equipment \$63.10 Day

PHOTOGRAMMETRIC AND SURVEYING:

360 Camera \$17.60 Day
 Drone - Common \$56.56 Day
 Drone - Heavy Lift \$1,800.00 Day
 Geospatial Workstation \$10.10 Hour
 GPS \$71.80 Day
 High Precision Digital Level \$105.00 Day
 Laser/Automatic Level \$69.40 Day
 Phase One Camera \$750.00 Day
 Terrestrial LiDAR System \$430.00 Day
 Total Station (Robotic) \$100.00 Day
 True View UAS LiDAR System \$2,000.00 Day

SUBSURFACE UTILITY EQUIPMENT:

Utility Locating Device \$28.70 Day
 VAC Truck \$1,000.00 Day

TRAFFIC DATA COLLECTION:

Traffic Counter \$36.55 Day

TRANSPORTATION:

All-Terrain Utility Vehicle (ATV/UTV) \$240.00 Day
 Boat/Motor/Trailer \$365.00 Day
 Company Trucks \$1.00 Mile
 Personal Auto Current IRS Rate

Rented Equipment

Employee-owned Dive Gear \$15.00 Day
 Employee-owned Wet Suit \$10.00 Day
 Rental Bucket Lift Truck \$1,180.00 Day

Meals and Lodging (as of October 01, 2025)

GSA reviews and updates CONUS rates one time per year effective October 01.

Traveler reimbursement is dependent upon where the project is located, not the accommodations nor where the office is located. Meal and lodging rates are consistent with rates posted on the US Government's Federal Travel Regulations website at: www.gsa.gov/perdiem

Project Location Look-up:

1. Meal and lodging rates differ by location.
2. To search the projects location by City, State, or Zip Code use an interactive map of the United States, click here: www.gsa.gov/perdiem
4. Cities not appearing on the website may be located within a county for which rates are listed.
5. To determine what county a city is located in, go here: www.naco.org and choose About Counties>County Explorer Data.

The following table shows the breakdown of the Basic (CONUS) rate for lodging, continental breakfast/breakfast, lunch, and dinner. The current CONUS per diem rate is \$178 for lodging and meals.

Rate Description	Explanation	Basic Rate Continental U.S (CONUS)
Lodging	Standard Rate (excludes taxes)	\$110
M & IE *	Meals and Incidental Expenses per www.gsa.gov website	\$68
<u>Rates for meals segregated by type</u>		
	Continental Breakfast/Breakfast	\$16
	Lunch	\$19
	Dinner	\$28
	Incidental expenses **	\$5
First & Last Day of Travel (Meals @ 75%)		\$51.00

* The meals and incidental expenses (M&IE) rate includes taxes and tips in the rate, so travelers will not be reimbursed separately for those items.

** [Federal Travel Regulation Chapter 300, part 300-3](#), under *Per Diem Allowance*, describes incidental expenses as: Fees and tips given to porters, baggage carriers, hotel staff, and staff on ships.



Reimbursable Expense Schedule (Effective May 03, 2026)

Vendor Supplies - Actual Cost

Aerial mapping	GIS data	Presentation materials
Aerial Photography	Gloves (rubber or cloth)	Printing/Reproduction/Plots
55 gallon drums	GPS equipment	Public notice fees
Airfare	Hammer drill & accessories	Publications
Aluminum cap domes	Haz Matls Site Database Research	Rebar
Aluminum caps	Hub flags	Recording fees
Asphalt lab test	Hubs	Reference materials
All terrain vehicles	Hydrolift pump	Research fees
Audience response devices	Ice	Review Fees
Augering devices	Interface probing devices	Robotic survey equipment
Baggage fees	Internet services, faxes	Rope
Batteries	Lab services, testing, supplies	Safety equipment
Bentonite	Laser level	Safety supplies
Bid notice fees	Lath	Sampling Jars
Binders	Legal document costs	Scans
Binding	Legal notice fees	Sediment sampling
Bluelines/blueprints	LiDAR/HD Scanning Equipment	Shelby tubes
Bleach	Light rail fees	Shipping fees
Boat rental	Locking caps, caps	Shipping/postage (mass mailings)
Boat ramp fees	Locking well caps, well caps	Shuttles and taxis
Boundary posts/markers	Lodging/extended stay	Smoke bombs
Camera	Locks	Software – project specific
Car rentals/ fuel	Lumber crayons	Soil sample liners
Carbon dioxide tubes	Magic markers	Spatulas
Casing	Maps	Spikes and caps
Climbing gear	Marking paint	Stake chasers
Computer flash drives	Materials testing (cylinders/aggregate)	Stake tack
Concrete	Meals	Survey markers
Concrete coring	Medical monitoring	Syringes
Concrete testing/equipment	Medical testing	T posts
Concrete cylinder molds	Meeting room rental	Teflon bailers
Corner marker pipe	Methanol	Telephone (employee reimb)
Data research/services/materials	Micron filters	Temporary help agencies
Decontamination materials	Models	Temporary housing/lodging
Depth-sounder meters	Monuments	Testing kits
Disposable bailers	Multi-spectral scanner	Tide gauges
Disposable cameras	Mylar	Toll fees
Disposable gloves	Nail marker tabs	Total station
Distilled water	Nails	Traffic control/protection
Dividers and tab stock	Nuclear Density Meter	Traffic counting equipment
Drill bits	On-line access fees	Traffic data fee
Drone	On-line survey research	Tubing
Dry-lock fast plugs	Oxygen meter	Tyvek Suit
Duct tape	Paper towels	Ultrasonic/weld testing
Equipment rental	Parking fees	Utility exploration & trenching equipment
Fees/permits/licenses titles	Permit fees	Vapor sampling
Fence posts and caps	Photography - Time-lapse photos	Vellum
Field books	Pipe	Vials
Filler paper	Pipettes	Video recording equipment
Film/development/photos	Plan fees	Washers
Flags and Flagging tape	Plastic bags	Water filters
Flow & FLOW 3D testing equipment	Plastic-coated line	Water/Sewer testing equip, sup
flow meters	Plats/recording fees	Water level recording devices
Gaskets	Plots	Well materials
Generator rental	Polyethylene bailers	Well seals
Geotechnical testing/lab services	Public info meetings/costs	Whiskers/chasers/markers

June 2, 2026

Valerie Joosten, Director of Public Works
City of Green Bay
100 N Jefferson Street, Room 300
Green Bay, WI 54301

Re: Quincy St Railroad Compliance Preliminary Design

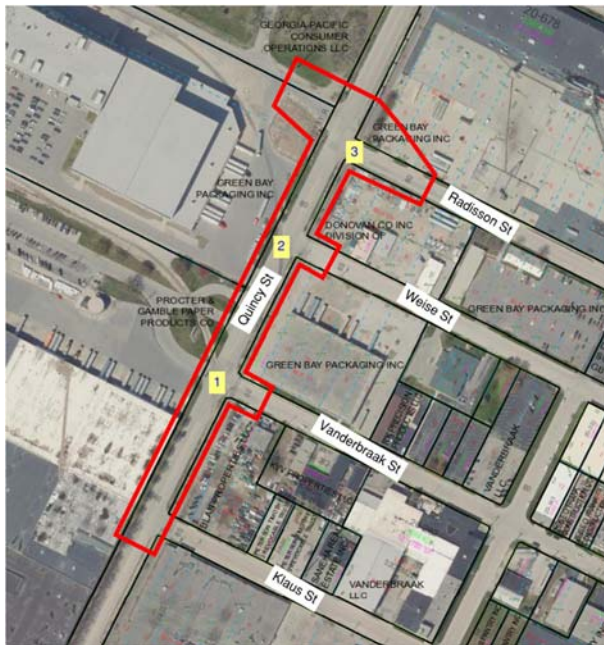
Dear Mrs. Joosten:

Thank you for the opportunity to submit this agreement for professional services for Quincy St Railroad Compliance Preliminary Design. This letter presents our proposed scope of services, time schedule, and fee.

Project Description

The City of Green Bay has requested assistance with the roadway design associated with railroad crossings along N. Quincy Street. The City has been under orders from the Office of the Commissioner of Railroads (OCR) to address railroad crossing issues at several railroad crossings managed by Fox Valley & Lake Superior Rail System (FOXY). These include 2 spur lines across Quincy Street, and crossings of Vanderbraak Street, Weise Street, and Radisson Street serving the area businesses.

In the first phase of the project, a conceptual plan was developed that includes raised medians along Quincy Street to better control street traffic at the railroad crossings, permanent closure of Vanderbraak Street and Weise Street at Quincy Street, and railroad active warning devices at Radisson Street. This next phase of the project is for topographic survey and preliminary design (30% design) of roadway improvements, and coordination with railroad agencies, and businesses.



Scope of Services

Ayres will provide topographic survey, railroad coordination and preliminary design. Ayres Associates Inc proposes performing the following services:

Survey Services

Survey services will include topographic survey, locating of existing marked utilities, existing structures, documenting property information including existing property irons and monumentation. Data gathered will be processed into usable mapping.

Topographic Survey

1. Perform full topo for approximately 2,250 feet of roadway within project limits along Quincy Street, Klaus Street, Vanderbraak Street, Weise Street & Radisson Street.
2. Topographic surveying will be performed at 50-foot intervals extending to the closer of 75 feet from centerline, building face, edge of parking lot or fenceline.
3. Topographic limits will begin approximately 100 feet southerly of centerline of Klaus Street and extend northerly to approximately 300 feet northerly of Radisson Street.
4. Topographic limits will extend approximately 150 feet easterly of centerline of Quincy Street along Klaus Street, Vanderbraak Street and Weise Street.
5. Topographic limits will extend approximately 350 feet easterly of centerline of Quincy Street along Radisson Street.
6. Additional topographic survey will be performed along the North Entrance to Green Bay Packaging to assist in realignment.
7. Measure all visible manholes, inlets, catch basins, and water valves. To be located to one structure beyond project limits. Storm sewer will be dipped throughout entire project, water and sanitary will only be dipped where deemed necessary by design.
8. Map all utilities within the limits described above.
9. Diggers Hotline will be used to have underground utilities located. These utilities located by others will be mapped as flagged/painted. Ayres Associates is not liable for errors performed by others. Ayres Associates will make one attempt to have the underground utilities marked by others. Additional attempts will be considered an additional service.
10. Locate property monuments within project area and additional to aid in right-of-way determination.
11. Measure Government Corners that are found in place and are necessary for the determination of the existing right-of-way. If a Government Corner that is necessary for the determination of the existing right-of-way is not found, destroyed, or was never set, the establishment of this corner will be considered an additional service.
12. Determine existing right-of-way of roads that impact the project by researching the courthouse, highway department, and town records.
13. Ayres survey reserves the right to gather survey topographic data using whatever methods we choose most suitable and appropriate for the site conditions at the time of survey.

Design Services

1. Traffic Data Collection
 - a. Collect 24-hour turning movement data on a typical weekday at the intersection of Quincy Street and Radisson Street.
 - b. Review existing train-vehicle crash data at crossings within the project area. Review near-miss crash data provided by railroad owner.
2. Project Coordination and Meetings
 - a. Attend coordination and design review meetings with project stakeholders as follows:
 - i. 2 virtual meetings with Proctor & Gamble
 - ii. 2 virtual meeting with Green Bay Packaging
 - iii. 2 virtual meetings with FOXY / WATCO
 - iv. 1 additional meeting with other adjacent businesses

- v. 2 virtual meetings with Wisconsin DOT Rails & Harbors
 - b. Assist City with preparing documentation for, and attend one OCR Hearing
 - i. Ayres subconsultant, Jim Pavelski of JT Engineering will assist with railroad coordination and documentation for the OCR hearing.
 - ii. Documentation to include hearing exhibits.
 3. Preliminary Design
 - a. Prepare a 30% design alternative for roadway improvements. Design assumptions include:
 - i. Raised medians approaching railroad crossings on Quincy Street
 - ii. Closures of Vanderbraak Street and Weise Street at railroad crossings.
 - iii. Maintain west curb line, if roadway is narrowed adjust the east curb.
 - iv. Maintain existing driveways for Procter & Gamble.
 - v. Relocate driveway across from Radisson Street for Green Bay Packaging.
 4. Cost Estimates
 - a. Provide a preliminary construction cost estimate for the proposed roadway improvements that can be used for planning purposes and communications with OCR.
 - b. Coordinate with Wisconsin DOT Railroads & Harbors on railroad improvement cost estimates.

Responsibilities of Owner and Others

The Owner shall designate in writing a representative authorized to act in the Owner's behalf, and shall furnish required information, approvals, and decisions as expeditiously as necessary for the orderly progress of Ayres' services.

Ayres shall be entitled to rely on the accuracy and completeness of necessary project information supplied by the Owner.

Permit Fees will be paid by the owner.

Additional Services

- Assisting with public information meetings.
- Final design plans.
- Design requirements following Wisconsin DOT or federally funded project process.
- Title searches or Transportation Project Plat (TPP).
- WDNR or other required permitting.

Time Schedule

Ayres will perform the work described in the proposed timeline as follows. This is dependent on a Notice to Proceed by June 15, 2026, and timely reviews and feedback from the City, project stakeholders, and FOXY.

Coordination with GB Packaging, property owners and FOXY – June 2026
Assist City with submittal letter to OCR – June 2026
Topographic Survey and Data Collection – July 2026
Traffic and Safety Analysis – July 2026
30% plan – September 2026
Stakeholder preliminary plan review meetings – October 2026

Fee

Ayres will perform the above services based on Direct Labor Costs times a factor of 3.0 for services, plus reimbursable expenses and charges of independent professional associates and subconsultants. An approximate breakdown is attached in Appendix 1.

For railroad coordination subcontracted to JT Engineering, the consultant's actual cost to JT Engineering not to exceed \$10,000.00 based on their proposal dated May 22, 2026.

Compensation for all services provided by the consultant under the terms of the contract shall be for an amount not to exceed \$87,532.00

The below services are identified as 'if authorized' and shall not be performed unless the consultant receives written authorization from the owner. Email authorization shall be deemed acceptable written authorization.

Filing of petition and attending one OCR hearing	\$7,468
Preliminary design of traffic signals and crossing signals	\$8,500

Contract Terms and Conditions

Attached are "Contract Terms and Conditions" which will apply to the services, and which are incorporated into this proposal by reference.

Acceptance

If this proposal and terms and conditions are acceptable to you, a signature on the enclosed copy of this letter will serve as our authorization to proceed.

This proposal is valid until July 1, 2026, unless extended by us in writing.

Proposed by Consultant:

Ayres Associates Inc



Troy Robillard, PE
Manager



Andy Rowell, PE
Project Manager

Accepted by Owner:

City of Green Bay

Owner's Name

Signature

Name

Title

Date



Reimbursable Expense Schedule (Effective May 03, 2026)

Policy: It's the policy of Ayres Associates Inc. that costs associated with equipment identified as having been used on a specific project be charged to that project and not to general overhead. All equipment rates are based on actual costs and formally audited annually.

Company-Owned Equipment

ENVIRONMENTAL MONITORING, SAMPLING, TESTING:

Nuclear Density \$105.00 Day

CONSTRUCTION TESTING AND SAMPLING:

Concrete/Testing Equipment \$63.10 Day

PHOTOGRAMMETRIC AND SURVEYING:

360 Camera \$17.60 Day
 Drone - Common \$56.56 Day
 Drone - Heavy Lift \$1,800.00 Day
 Geospatial Workstation \$10.10 Hour
 GPS \$71.80 Day
 High Precision Digital Level \$105.00 Day
 Laser/Automatic Level \$69.40 Day
 Phase One Camera \$750.00 Day
 Terrestrial LiDAR System \$430.00 Day
 Total Station (Robotic) \$100.00 Day
 True View UAS LiDAR System \$2,000.00 Day

SUBSURFACE UTILITY EQUIPMENT:

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	Incidental expenses **	\$5
First & Last Day of Travel (Meals @ 75%)		\$51.00

* The meals and incidental expenses (M&IE) rate includes taxes and tips in the rate, so travelers will not be reimbursed separately for those items.

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Reimbursable Expense Schedule (Effective May 03, 2026)

Vendor Supplies - Actual Cost

Aerial mapping	GIS data	Presentation materials
Aerial Photography	Gloves (rubber or cloth)	Printing/Reproduction/Plots
55 gallon drums	GPS equipment	Public notice fees
Airfare	Hammer drill & accessories	Publications
Aluminum cap domes	Haz Matls Site Database Research	Rebar
Aluminum caps	Hub flags	Recording fees
Asphalt lab test	Hubs	Reference materials
All terrain vehicles	Hydrolift pump	Research fees
Audience response devices	Ice	Review Fees
Augering devices	Interface probing devices	Robotic survey equipment
Baggage fees	Internet services, faxes	Rope
Batteries	Lab services, testing, supplies	Safety equipment
Bentonite	Laser level	Safety supplies
Bid notice fees	Lath	Sampling Jars
Binders	Legal document costs	Scans
Binding	Legal notice fees	Sediment sampling
Bluelines/blueprints	LiDAR/HD Scanning Equipment	Shelby tubes
Bleach	Light rail fees	Shipping fees
Boat rental	Locking caps, caps	Shipping/postage (mass mailings)
Boat ramp fees	Locking well caps, well caps	Shuttles and taxis
Boundary posts/markers	Lodging/extended stay	Smoke bombs
Camera	Locks	Software – project specific
Car rentals/ fuel	Lumber crayons	Soil sample liners
Carbon dioxide tubes	Magic markers	Spatulas
Casing	Maps	Spikes and caps
Climbing gear	Marking paint	Stake chasers
Computer flash drives	Materials testing (cylinders/aggregate)	Stake tack
Concrete	Meals	Survey markers
Concrete coring	Medical monitoring	Syringes
Concrete testing/equipment	Medical testing	T posts
Concrete cylinder molds	Meeting room rental	Teflon bailers
Corner marker pipe	Methanol	Telephone (employee reimb)
Data research/services/materials	Micron filters	Temporary help agencies
Decontamination materials	Models	Temporary housing/lodging
Depth-sounder meters	Monuments	Testing kits
Disposable bailers	Multi-spectral scanner	Tide gauges
Disposable cameras	Mylar	Toll fees
Disposable gloves	Nail marker tabs	Total station
Distilled water	Nails	Traffic control/protection
Dividers and tab stock	Nuclear Density Meter	Traffic counting equipment
Drill bits	On-line access fees	Traffic data fee
Drone	On-line survey research	Tubing
Dry-lock fast plugs	Oxygen meter	Tyvek Suit
Duct tape	Paper towels	Ultrasonic/weld testing
Equipment rental	Parking fees	Utility exploration & trenching equipment
Fees/permits/licenses titles	Permit fees	Vapor sampling
Fence posts and caps	Photography - Time-lapse photos	Vellum
Field books	Pipe	Vials
Filler paper	Pipettes	Video recording equipment
Film/development/photos	Plan fees	Washers
Flags and Flagging tape	Plastic bags	Water filters
Flow & FLOW 3D testing equipment	Plastic-coated line	Water/Sewer testing equip, sup
flow meters	Plats/recording fees	Water level recording devices
Gaskets	Plots	Well materials
Generator rental	Polyethylene bailers	Well seals
Geotechnical testing/lab services	Public info meetings/costs	Whiskers/chasers/markers



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

June 16, 2026

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # J.2

To approve the Development Agreement 26-03 with Velp Locust Investments, LLC for the redevelopment of 1409 Velp Avenue (Tax Parcel 6-45).

BACKGROUND

Velp Locust Investments, LLC ("Developer") intends to complete a project on 3.579 acres of land at 1409 Velp Avenue, which includes the construction of a multi-family development with approximately ninety (90) market-rate rental units comprised of three (3) 30-unit buildings.

The Project aligns with our Department's 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
- improves existing structures with high-performance designs, systems, and finishes
- creates a significantly higher per acre property value than adjacent properties and the City average
- generates property taxes greater than the cost of providing infrastructure and services
- improves existing structures for individuals of all ages and abilities
- is located in a place easy to reach on foot, bicycle, or transit
- expands our range of (residential, commercial, or industrial) real estate products
- creates and/or enhances unique public spaces, amenities, and art

As of January 1, 2026, the Property has an aggregate assessed value of \$564,000.00, which, based on the assessed tax rates in effect as of January 1, 2026, the Property yields approximately:

- \$11,766.00 in total real estate taxes annually (assessed mill rate of \$20.84);
- \$4,720.00 in real estate taxes to the City of Green Bay annually (assessed mill rate of \$8.36).

Upon completion of the proposed Project, the City estimates the aggregate assessed property value of the Property to be at least \$9,500,000.00, which is anticipated to yield approximately:

- \$197,980.00 in total real estate taxes annually (assessed mill rate of \$20.84);
- \$79,420.00 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 create a new Tax Increment District ("TID 33" 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.

RECOMMENDATION

Approve Development Agreement 26-03 with McVestments, LLC for the redevelopment of 1409 Velp Avenue (Tax Parcel 6-45).

FISCAL IMPACT

The proposed TIF incentive includes:

- PAYGo TIF Reimbursement — Available TIF Increment to be provided to the Developer according to the following reimbursement percentages:
 - Eighty-five percent (85%) for the first five years (2029-2033)
 - Seventy-five percent (75%) for the subsequent five years (2034-2038)
 - Thirty-five percent (35%) thereafter until all qualified expenditures have been repaid or until the TID expires or is earlier terminated.
- The City shall not be obligated to pay TIF Incentive in excess of the Tax Incentive Cap of \$2,000,000.00.

No levy dollars will be used for this project.

ATTACHMENTS

- I. Velp - Locust DA Final



City of Green Bay
Department of Community and Economic Development

DEVELOPMENT AGREEMENT 26-03
VELP LOCUST RESIDENTIAL DEVELOPMENT

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 VELP LOCUST INVESTMENTS, LLC a Wisconsin limited liability company (“Developer”).

RECITALS

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

<u>Tax Parcel</u>	<u>Address</u>	<u>Acres</u>	<u>Assessed Value</u>
6-45	1409 Velp Ave	3.579	\$564,600

B. The parcels listed above, along with any public property to be vacated, shall be referred to as the “Property.” The Property comprises approximately three and 579 thousandths (3.579) 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 the construction of a multi-family development with approximately ninety (90) market-rate rental units comprised of three (3) 30-unit buildings. The Proposed Project improvements are shown on a Preliminary Concept Plan, which is herein attached as EXHIBIT C.

D. As of January 1, 2026, the Property has an aggregate assessed value of Five Hundred Sixty-Four Thousand and Six Hundred Dollars (\$564,600), which based on the assessed tax rates in effect as of January 1, 2026, the Property yields approximately:

1. Eleven Thousand Seven Hundred Sixty-Six Dollars (\$11,766) in total real estate taxes annually (assessed mill rate of \$20.84);
2. Four Thousand Seven Hundred Twenty Dollars (\$4,720) in real estate taxes to the City of Green Bay annually (assessed mill rate of \$8.36).

E. Upon completion of Proposed Project, the City estimates the aggregate assessed property value of the Property to be at least Nine Million Five Hundred Thousand Dollars (\$9,500,000), which is anticipated to yield approximately:

1. One Hundred Ninety-Seven Thousand Nine Hundred Eighty Dollars (\$197,980) in total real estate taxes annually (assessed mill rate of \$20.84);

2. Seventy-Nine Thousand Four Hundred Twenty Dollars (\$79,420) 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.

- F. 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 create a new blight Tax Increment District (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.
- G. Developer has requested Tax Incremental Finance (“TIF”) assistance from the City and RDA with regard to certain expenses, including, but not limited to environmental remediation; demolition; clearing of land; construction of new buildings; or the construction of public works infrastructure, which will constitute qualified expenditures for which TIF assistance may be afforded Developer.
- H. The City and RDA desire to have Developer perform the Project in order to generate economic activity and tax base for the community consistent with the City Comprehensive Plan.
- I. In order to induce Developer to undertake the Project, such that the Project remediates environmental contamination and/or enhances the physical landscape; encourages human-powered movement; interacts positively with adjacent properties and the neighborhood; expands our range of residential real estate products; builds new structures with high-performance designs, systems, and finishes; creates a significantly higher per acre property value than adjacent properties and the City average; generates property taxes greater than the cost of providing infrastructure and services; and the public will generally benefit, the City has agreed to provide assistance to Developer as provided by this Agreement, all in accordance with the terms and conditions of this Agreement.

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

I. PURPOSE

- A. Incorporation of Proceedings, Exhibits, and Recitals. All motions adopted, approvals granted, minutes documenting such motions and approvals, and plans and specifications submitted in conjunction with any and all approvals as granted by the City or RDA, including but not limited to adopted or approved plans or specifications on file with the City or RDA, along with all of the Recitals set forth above, shall be incorporated into this Agreement by reference, upon attachment, or upon consent by amendment if necessary if not referenced or attached at the time of execution of this Agreement.
- B. Implementation Schedule. TIME IS OF THE ESSENCE with regard to all dates and time periods set forth and/or incorporated herein. Any material modification or deviation from an approved schedule described in this Agreement shall occur only upon approval of the City and RDA, with any such approvals required to be in writing as an amendment to this Agreement, and which approvals shall not be unreasonably withheld. City shall cooperate and act promptly with respect to any and all permits or approvals necessary for completion of the Project. Notwithstanding the above, this Agreement shall not limit the discretion of the City, or any of its duly appointed and authorized governing bodies, boards or entities, in approving or rejecting any aspect of the Project or improvements contemplated on or about the Property.
- C. Entire Agreement. This writing including all Exhibits hereto, and the other documents and agreements referenced herein, constitutes the entire Agreement between the parties hereto in respect to the

Project and all prior letters of intent or offers, if any, are hereby terminated. This Agreement shall be deemed to include and incorporate such minutes, approvals, plans, and specifications, as referenced in this Agreement, and in the event of a conflict between this Agreement and any action of the City or RDA, granting approvals or conditions attendant with such approval, the terms of this Agreement shall be deemed controlling and the City and RDA will take the necessary action to amend any conflicting approvals or conditions.

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

II. DEFINITIONS; EXHIBITS

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

- A. "Agreement" means this Development Agreement among the City, RDA, and Developer, as amended and supplemented from time to time.
- B. "Annual Assessed Value" means the assessed value of the Private Improvements and the Property, as defined in this Agreement, as of January 1 of any calendar year.
- C. "Available Tax Increment" means the amount of Tax Increment (as defined below) actually received by the City generated by any increase of value of the Property above the base value and attributable to development within a tax incremental finance district, during the twelve (12) month period preceding a payment date, that has not been previously used to make payment on bonds or other obligations as determined by the City. The amount of Available Tax Increment may fluctuate based on variations in the property valuations, tax rate, depreciation and other independent factors.
- D. "Base Value" means the aggregate assessed value of the Property when the TID was created, which shall be Five Hundred Sixty-Four Thousand and Six Hundred Dollars (\$564,600).
- E. "City" means the City of Green Bay, Brown County, Wisconsin.
- F. "Concept Plan" means the plan for the Project.
- G. "Developer" means VELD LOCUST INVESTMENTS, LLC, or any assignee of the same.
- H. "Future Project" means any Private Improvements that will be constructed in the future not specifically detailed in this Agreement.
- I. "Plans and Specifications" means the plans and specifications developed for the Project.
- J. "Preliminary Concept Plan" means the initial Concept Plan, a copy of which is attached as EXHIBIT C and which is subject to such changes as Developer, the City or RDA may propose and the City and RDA may accept in its sole discretion.

- K. "Private Improvements" means the improvements to be constructed on the Property that are not Public Improvements.
- L. "Project" means the Project as defined in the Recitals.
- M. "Public Art" means art that shall be accessible to the public, and includes all forms of original creations of visual art, conceived in any medium, material, or combination thereof, including paintings, drawings, stained glass, and murals in any media; statues, bas relief, mobile, kinetic, electronic, neon, or other sculptures; environmental artworks; fountains, arches or other structures intended for ornament; integrated and functional architectural elements of a structure; video and other media-based works; inscriptions, fiber works, carvings, mosaics, photographs, drawings, collages, textile works and prints; crafts, both decorative and utilitarian in clay, fiber, wood, metal, glass, stone, plastic and other materials; artist-designed public spaces and functional elements which are either a part of a larger project or a separate entity in and of itself. Public Art does not include decorative concrete in sidewalks or other thoroughfare, decorative lighting with the primary purpose of providing street, sidewalk, or parking lot light, usual and customary landscaping, awnings or other building adornment, or any other improvements incidental to building construction.
- N. "Public Improvements" means the infrastructure improvements in connection with the Project that will ultimately be dedicated for public service, including, without limitation:
1. road, pedestrian, and bicycle improvements; and
 2. sanitary sewer, storm sewer, and potable water and wastewater mains and laterals, and storm water management facilities; and
 3. telephone, high-speed cable, and related technology infrastructure; and
 4. natural gas, electrical power, and other public utilities; and
 5. any related engineering, grading, erosion control, and landscaping; and
 6. any related land acquisitions and anticipated and intentional corrections to adjacent property affected by the public improvements, including grading.
- O. "Qualified Expenditures" means any expenditures of Developer for the Project that are eligible for TIF Incentives as defined in Section III. B. 2.
- P. "Special Assessment" means any special assessment levied against the Property by the City under §66.0701-0733, Wis. Stats., the City Code of Ordinances and this Agreement.
- Q. "Special Charge" means any special charge levied against the Property by the City under §66.0627, Wis. Stats., the City Code of Ordinances and this Agreement.
- R. "Tax Increment" means that amount obtained by multiplying the total county, city, school and other local general property taxes levied on all taxable property within a TID in a year by a fraction having as a numerator the value increment for that year in the district and as a denominator that year's equalized value of all taxable property in the TID.
- S. "TID" means the future Tax Increment District to be created in 2026 by the City of Green Bay, The RDA and the City will ask the Joint Review Board (JRB) to create a Tax Increment District (the 'TID'), effective January 1, 2026, which includes the Property and may include adjacent property, and which

will provide part of the financing for certain costs of the Project, and after creation, shall replace all references to the “TID.”

- T. “TIF” means Tax Increment Financing, as described in Section III below and in particular, Tax Increment Financing relating to the TID.
- U. “TIF Incentive” means the incentive as set forth in Section III of this Agreement including specifically the Tax Incentive Cap.

III. TAX INCREMENT FINANCING

- A. Qualification for TIF. Developer shall demonstrate to the satisfaction of City and RDA a need for TIF, with such determination to be made according to the “but for” test, that is, that but for the City and RDA providing TIF, the Project would not happen. At the request of the City or RDA, Developer shall provide an independent analysis from a consultant expert in TIF to justify to the satisfaction of the City and RDA the Developer’s qualification and need for TIF, both in terms of Qualified Expenditures and the amount of money to be paid to Developer.
- B. Nature of TIF Incentive. The TIF Incentive available to Developer under this Agreement shall be defined as the following:
 - 1. PAYGo Reimbursement. The City shall provide 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 April 1, 2028, the TIF Increment would be determined as of November 2028 and the PAYGo reimbursement would first be payable in 2029.
 - 2. Qualified Expenditures. PAYGo reimbursements shall be disbursed in the following priority, and only fund:
 - a) Public Improvements, as defined in Section II.N., and environmental remediation, and asbestos abatement as required by State and Federal law; then
 - b) “Private Improvements” specifically approved by the City or RDA as stated in Section IV. C.; then

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

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

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

1. Monetary Limitation. The TIF Incentive from 2029 to 2033 shall not exceed ninety percent (90%) of the Available Tax Increment for the Property. The TIF Incentive from 2034 to 2038 shall not exceed seventy-five percent (75%) of the Available Tax Increment for the Property. Any available TIF Incentive after 2038 shall not exceed thirty percent (30%) 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 Two Million Dollars (\$2,000,000) or the total amount of Qualified Expenses incurred and paid by Developer.
3. Tax Receipts Limitation. Only the Available Tax Increment actually received by the City, and no other property, revenue, or asset of the City, shall be used to pay such amounts.
4. Temporal Limitation. Provided Developer qualifies for TIF Incentive and provides adequate proof to the City and RDA that Developer has incurred and paid Qualified Expenditures, and provided Developer and all transferees have paid the real estate taxes and any Special Assessments and Special Charges in full for the previous tax year by July 31, TIF Incentive payments shall be made on or before September 1 of each year; provided, however, in no event shall TIF Incentive payments continue after the earlier of the termination date of the TID or the termination of this Agreement if before the termination of the TID.

D. Guaranteed Minimum Payment; Payment in Lieu. Notwithstanding anything to the contrary herein, in the event the TIF Incentive payable to the Developer in tax years 2028 through 2053 (the PILOT Term) shall fall below \$187,000 (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.

1. Shortfall. In any PILOT Term year in which the actual aggregate Annual Assessed Value falls below the applicable Minimum Assessed Value, and such shortfall is primarily attributable to Developer or any successor or assignee owner's failure to maintain, complete, or operate the improvements in accordance with this Agreement, the Developer, successor or assignee owner 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 control; or
 - c) A Force Majeure event under §X.G that has materially impaired the applicable 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.

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 this agreement. The Concept Plan shall clearly identify:
 1. Any proposed changes in boundaries of the Property
 2. The approximate location of any proposed structures and/or projects to be built on the Property

3. A preliminary rendering or other illustration of scale of proposed structures and buildings
- B. Construction Documents. Prior to September 1, 2026, and prior to commencement of construction of any Phase of the Project, Developer shall submit site plans, building plans, and other drawings that fix and describe the size and character of the entire Project, along with architectural and general contracts, to RDA for approval. The Construction Documents shall include:
1. Plans and specifications for structural, mechanical and electrical systems, materials; and
 2. Full-color elevations for all sides of all proposed structures; and
 3. Descriptions and actual samples of all exterior building materials; and
 4. Descriptions and photographic examples of interior finishes; and
 5. Other such essential items as may be reasonably determined by the RDA to be appropriate.
- C. Development Budget. Prior to August 1, 2026, Developer shall submit a Development Budget, prepared in accordance with general principles for construction and development budgeting, to RDA for approval. The Development Budget shall include:
1. Not less than Thirteen Million Forty-One Thousand Dollars (\$13,041,000) in “hard” construction costs for the entire Project; and
 2. A line item of not less than five percent (5%) of total Project costs for cost overruns and change orders; and
 3. A line item of not less than one percent (1%) of the estimated aggregate assessed value of the Property, which shall be specifically dedicated towards
 - a) Public Art on the Property; or
 - b) Public Art within one-half (1/2) mile of the Property; or
 - c) A separate Public Art project(s) approved by the RDA and GBPAC; or
 - d) Funds for design and maintenance of Public Art, or any combination of the alternatives herein; and
 4. Line items for each of the Qualified Expenditures for which the Developer is seeking a TIF Incentive, as identified in Section III.
- D. RDA Approvals. The RDA shall indicate its approval or further requirements in writing within thirty (30) days from the date of receipt of the Concept Plan, Construction Documents, or Development Budget, or any revisions; provided, however, that the RDA shall approve such revised Concept Plan, Construction Documents, or Development Budget unless it determines such revisions would impair the objectives of this Agreement, impose substantial financial burdens on the City or the RDA, or adversely affect the Concept Plan. The RDA will make all reasonable efforts to determine the acceptability of plans in less than thirty (30) days, including convening for special meetings to review and consider such plans. At any time during the implementation of the development contemplated by this Agreement, the RDA or Developer may propose modifications to the Preliminary Concept Plan and the approved Concept Plan subject to the agreement of the RDA and the Developer. At any time during the implementation of the development contemplated by this Agreement, Developer may submit to the RDA proposed revisions in the approved Concept Plan, Construction Documents, or Development Budget in order to enhance the achievement of the objectives of this Agreement and to improve and refine the approved Concept Plan.

- E. Compliance with Planning; Zoning; Permits and Use. Developer will obtain from the City and all other appropriate governmental bodies (and all other councils, boards, and parties having a right to control, permit, approve, or consent to the development and use of the Property) all approvals and consents necessary to develop and use the Property as set forth above, including, but not limited to:
1. Developer shall pay all water, sewer, and other impact fees that may be due and payable in connection with the Project.
 2. The acceptance of this Agreement and granting of any and all approvals, licenses, and permits by the City shall not obligate the City to grant any variances, exceptions, or conditional use grants, or approve any building or use the City determines not to be in compliance with the municipal codes and ordinances of the City, or in the best interests of the City or the RDA.
 3. Developer shall have obtained the approval of the City, RDA, and State of Wisconsin Department of Transportation to a traffic impact analysis regarding the Project.
- F. Proof of Equity. Developer shall have in place and shall provide the City and RDA no later than September 1, 2026, proof of equity in the form of the value of the Property, less any mortgages thereon, not less than twenty percent (20%) equity available for injection into the Project in an amount sufficient to obtain financing for all Project costs. Any available Developer funds obtained from sources other than lenders or the City shall be expended on the Project before any lender or City funds are expended or any third-party financing is used to pay Project costs.
- G. Proof of Financing. By no later than September 1, 2026, Developer shall have delivered proof satisfactory to the City and RDA of financing, which after injection of the Developer equity into the Project, will be sufficient in the determination of the City and RDA, to complete the Project according to the plans and specifications.
- H. Termination or Relocation of Easements. Developer shall have agreements with all holders of easements or any other rights that may be affected by the Project, regarding the termination, modification or relocation of such easements and other rights in order to accommodate the Concept Plan.
- I. Use of Funds. Developer may use TIF supported funds only to fund Qualified Expenses as set forth in the approved Development Budget.
- J. Improvement of Property. Developer shall promptly design and complete the Project. Substantial work on the Project shall commence no later than ninety (90) days after the last to occur of approval by the City and RDA of the Preliminary Concept Plan, approval by RDA of the Development Budget and Development Plans, and/or issuance of a building permit and all other permits or licenses required to commence construction, which shall be no later than December 31, 2026. Construction shall be completed no later than December 31, 2027. Developer shall file with the RDA copies of the detailed construction plans within ninety (90) days after completion of the Project.
- K. Reports and Information. During the period before the commencement of construction, Developer shall from time to time provide to the RDA information having a bearing upon the interests of the City and the RDA in the Property or under this Agreement. Upon request of the RDA, Developer shall submit progress reports during the course of construction. Upon request of the RDA, Developer shall submit a copy of annual, audited financial statements for Developer through termination of this Agreement.

- L. Copies of Documents. All documents from Developer to the City or RDA shall be submitted in triplicate.
- M. Maintenance and Repair. Developer shall at all times keep and maintain, or cause to be kept and maintained, the Property in good condition and repair, in a safe, clean, and attractive condition, and free of all trash, litter, refuse, and waste, subject only to demolition and construction activities contemplated by this Agreement.
- N. Transfer or Sale of Project Property.
1. Notice of Intent to Transfer. If Developer intends to sell, transfer or convey the Property or any part thereof before termination of this Agreement, Developer shall provide to the City and RDA a written request for transfer thirty (30) days prior to the anticipated transfer. The City or RDA may deny the request for any commercially reasonable reason. Developer may assign all rights and obligations under this Agreement only to an entity controlled and affiliated with Developer to own, manage and operate the Property. This Agreement inures to the benefit and becomes the obligation of the heirs, successors and assigns of Developer. This Agreement shall run with the land and shall be binding upon all current and future owners of the Property. Owner shall not be required to provide the City or RDA with written notice of its intent to transfer in connection with the granting of any mortgage or security agreement to finance or refinance loans for the purchase of the Property or payment of costs of the Project.
 2. No Transfer to Exempt Entities. Prior to the closure of the TID, the Property shall not be sold, transferred or conveyed to, leased, or owned by any entity or used in any manner that would render any part of the Project Property exempt from taxation, unless the purchaser, transferee, lessee or owner first executes a written agreement with the City and RDA in a form satisfactory to the City providing for acceptable payments to the City in lieu of taxes.
- O. Easements. Developer shall grant to the City such easements as are reasonably necessary for public improvements, infrastructure, ingress or egress, utilities, lighting or landscaping or any other access necessary to effectuate this Agreement. Developer shall cause existing easements to be relocated or terminated to accommodate the Project.
- P. Environmental.
1. Presence of Hazardous Materials and Compliance with Environmental Laws. Before commencement of construction, Developer shall be satisfied, through such means as are commercially reasonable, that the Property is free of Hazardous Materials or that any Hazardous Materials on or within the Property are being stored and handled in strict compliance with all Environmental Laws. Developer shall provide the City and RDA with copies of all environmental reports pertaining to the Property no later than ten (10) days after receiving the same.
 2. Developer's Environmental Indemnification. Developer shall indemnify, pay on behalf of, defend and hold the City, the RDA, and their respective agents, officials, employees, representatives, successors and assigns, harmless from and against any loss, damage, claim, fine, penalty, assessment, liability, or other charge or claim, and all costs (including, without limitation, reasonable legal, accounting, consulting, engineering, and similar expenses incurred with respect to such matter and/or incurred in enforcing this indemnity):

- a) Arising from the actual existence, treatment, deposit, release, storage, or disposal of any Hazardous Materials on, within or about the Property; or
- b) Arising from the breach of any warranty, covenant or representation of Developer to the City or RDA, or any other obligation of Developer to the City or RDA regarding Hazardous Materials under this Agreement.

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

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

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

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

I. 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. Q. 1. to IV Q. 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 a builders risk insurance policy for all portions of the Property with coverage equal to the total amount of the construction contracts for all such construction activities. Nothing in this Agreement is intended to relieve Developer of its obligation to perform under this Agreement and, in the event of loss, Developer shall use the proceeds of such insurance to promptly reconstruct the damaged or lost improvements.
7. Fire and Casualty Insurance. Developer shall obtain and keep in full force adequate fire and casualty insurance with coverage in an amount equal to the assessed value of such

improvements. In the event of loss the Developer shall use the proceeds of such insurance to promptly reconstruct the damaged or lost improvements.

R. General Indemnity.

- I. Protection Against Losses. Developer shall indemnify, defend and hold harmless the City, RDA, and their respective officers, employees, agents, attorneys, insurers and the successors and assigns of all of the foregoing, from any and all liabilities, claims, losses, damages, judgments or awards, costs or expenses, including reasonable attorneys' fees, of whatsoever nature and by whomsoever asserted, whether asserted by a third party or by a party to this Agreement (hereinafter "Losses"), directly or indirectly, arising out of, resulting from or in any way connected with:
 - a) Any breach by Developer of the terms of this Agreement;
 - b) Any non-compliance with laws, ordinances, rules or regulations applicable to Developer's obligations under this Agreement; or
 - c) Any governmental, regulatory or other proceedings to the extent any such proceedings result from Developer's failure to comply with its obligations under this Agreement or otherwise.
2. Indemnification Procedures. Developer shall promptly assume full and complete responsibility for the investigation, defense, compromise and settlement of any claim, suit or action arising out of or relating to the indemnified matters following written notice thereof from the City or RDA, which notice shall be given by the City or RDA within ten (10) days of their knowledge of such claim, suit or action. Failure to provide such timely notice shall not eliminate Developer's indemnification obligations to the City and RDA unless, and only to the extent to which, such failure has substantially prejudiced Developer. Notwithstanding the foregoing, in its sole discretion and at its expense, the City and RDA may participate in or defend or prosecute, through their own counsel(s), any claim suit or action for which either of them is entitled to indemnification by Developer; provided, however, that if the City or RDA is advised in writing by its legal counsel that there is a conflict between the positions of Developer and City or RDA, as appropriate, in conducting the defense of such action or that there are legal defenses available to the City or RDA different from or in addition to those available to Developer, then counsel for the City or RDA, at Developer's expense, shall be entitled to conduct the defense only to the extent necessary to protect the interests of the City or RDA. Developer shall not enter into any compromise or settlement without the prior written consent of the City or RDA, as appropriate, which consent shall not be unreasonably withheld. The absence of a complete and general release of all claims against the City or RDA shall be reasonable grounds for the City or RDA to refuse to provide written consent to a compromise or settlement. If Developer does not assume the defense of such claim, suit or action, Developer shall reimburse the City and RDA for the reasonable fees and expenses of counsel(s) retained by the City and by RDA, and shall be bound by the results obtained by the City and RDA; provided, however, that no such claim, suit or action shall be settled without Developer's prior written consent, which consent shall not be unreasonably withheld. The absence of a complete and general release of all claims against Developer shall be reasonable grounds for Developer to refuse to provide written consent to a compromise or settlement.

- S. Contractors. Developer shall provide to the City and RDA a list of all 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.
- T. 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.
- U. 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.
- V. 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/or RDA a certified copy of its organizational documents and a certificate from the Department of Financial Institutions for the State of Wisconsin indicating Developer's existence and good standing.
- B. Incumbency; Due Authorization. Developer shall have provided a certificate of incumbency and resolutions of the company, demonstrating Developer has been duly authorized to enter into this Agreement and authorizing the person signing this Agreement to execute and deliver it to the City and/or RDA, and to bind Developer to its terms.
- C. No Violation or Default. Developer shall not be in violation of any of its governing documents or other contracts subject to this Agreement or of any other agreement between Developer and the City and/or RDA.
- D. Insurance. Developer shall have delivered to the City and/or RDA certificates of all insurance required under this Agreement.
- E. TID District. The TID shall be in effect and in good standing certified by the Wisconsin Department of Revenue.

VI. CONDITIONS PRECEDENT TO OBLIGATIONS OF DEVELOPER

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

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

taken and evidence of such actions, including authorization of the person signing this Agreement on behalf of RDA shall have been provided to Developer.

VII. REPRESENTATIONS, WARRANTIES, AND COVENANTS

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

- A. No Material Change in Documents. All contract documents and agreements have been furnished to the City and RDA, as the case may be, and are true and correct and there has been no material change in any of the same.
- B. No Material Change in Developer Operations. There has been no material change in the business operations of Developer since the date the parties began negotiation to enter into this Agreement.
- C. Compliance with Zoning. The Property now conforms and will continue to conform at all times and in all respects with applicable zoning and land division laws, rules, regulations and ordinances.
- D. Payment. Developer shall pay for all work performed or materials furnished for the Project when and as the same become due and payable. Developer shall not suffer any construction or other involuntary lien to be imposed upon the Property, except for liens for claims to payment that are subject to a bona fide dispute, and, in that case, such liens shall be removed by Developer posting bond or other security, paying one hundred and twenty percent (120%) of the lien claimed into court, escrowing funds or promptly taking other steps to remove the lien of record. Developer shall pay all other obligations relating to the Project, including all creditors holding liens or mortgages against the Property when and as the same become due. Developer will pay all taxes and assessments levied against the Property when and as the same become due.
- E. Certification of Facts. No statement of fact by Developer contained in this Agreement and no statement of fact furnished or to be furnished by Developer to the City or RDA pursuant to this Agreement contains or will contain any untrue statement of a material fact or omits or will omit to state a material fact necessary in order to make the statements herein or therein contained not misleading.
- F. Good Standing. Developer is a limited liability company organized and existing in good standing under the laws of the State of Wisconsin and has the power and all necessary licenses, permits and franchises to own its assets and properties and to carry on its business.
- G. Due Authorization. The execution, delivery and performance of this Agreement and all other agreements requested to be executed and delivered by Developer hereunder have been duly authorized by all necessary company action of Developer and constitute valid and binding obligations of Developer, in accordance with their terms, subject only to applicable bankruptcy, insolvency, reorganization, moratorium, general principles of equity, and other similar laws of general application affecting the enforceability of creditors' rights generally.
- H. No Conflict. The execution, delivery, and performance of the obligations of Developer pursuant to this Agreement will not violate or conflict with the Articles of Organization or Operating Agreement of Developer or any indenture, instrument or material agreement by which Developer is bound, nor will the execution, delivery, or performance of obligations of Developer pursuant to this Agreement violate or conflict with any law applicable to Developer.
- I. No Litigation. There is no litigation or proceeding pending or threatened against or affecting Developer or the Property that would adversely affect the Project, Developer or the priority or

enforceability of this Agreement, the ability of Developer to complete the Project or the ability of Developer to perform its obligations under this Agreement.

- J. No Default. No default, or event that with the giving of notice or lapse of time or both would be a default, exists under this Agreement, and Developer is not in default (beyond any applicable period of grace) of any of its obligations under any other material agreement or instrument to which Developer is a party or an obligor.
- K. Compliance with Laws and Codes. The Project, when completed, will conform and comply in all respects with all applicable laws, rules, regulations and ordinances, including without limitation, all building codes and ordinances of the City. Developer will comply with, and will cause the Project to be in compliance with all applicable federal, state, local and other laws, rules, regulations and ordinances, including without limitation, all environmental laws, rules, regulations and ordinances.
- L. Fees or Commissions. Neither the City nor RDA shall be liable for any broker fees or commissions incurred by Developer in connection with the Property or any transactions contemplated by this Agreement.
- M. No Objection to Property Assessment. Prior to termination of this Agreement, Developer shall not file an objection to real or personal property assessment as provided under §70.47(7)(a), Wis. Stats.

VIII. DEFAULT

- A. Developer Default. Each of the following shall be an Event of Default by Developer:
 - 1. Failure to Make Payment. Developer fails to make any payment required and such failure continues for a period of ten (10) days after its due date;
 - 2. Failure to Abide by Other Terms. Developer fails to perform any other of its obligations under this Agreement and such failure continues for a period of thirty (30) days from the date of notice from the City or RDA; provided, however, if such cure cannot reasonably be accomplished within such thirty (30) days and the delay in cure does not materially impair the financial interests of the City or RDA, and if Developer promptly commences cure within the initial thirty (30) days and diligently pursues cure thereafter, Developer shall have a reasonable time, not to exceed sixty (60) days after the initial thirty (30) days, for a total of ninety (90) days to cure;
 - 3. Misrepresentation. Any representation or warranty of Developer in this Agreement or any agreement contemplated by this Agreement is untrue in any material respect;
 - 4. Fraud and Other Illicit Behavior. Developer or any of its members is convicted of, pleads no contest to, or enters into any other agreement other than a dismissal with no conditions as to any allegation of:
 - a) Fraud; or
 - b) Indecent or illicit behavior that in the determination of the City or RDA would threaten the reputation of Developer or its ability to complete the Project according to the requirements of this Agreement;
 - 5. Insolvency. Developer or any guarantor of the obligations of Developer hereunder is insolvent or becomes the subject of a petition in bankruptcy, a receivership, a composition or any other

proceeding designed for the benefit of creditors generally that is not dismissed within sixty (60) days of the date of filing;

6. Involuntary Liens. Any lien is imposed upon the Property involuntarily due to the acts or omissions of Developer and such lien is not removed within sixty (60) days of it being imposed upon the Property.
- B. Remedies Upon Default. In the event of the occurrence of an Event of Default by Developer, the City may in its discretion:
1. 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.
- 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 2047.
- C. Survival of Certain Provisions. Sections III. B. I. d), III. D., IV. E., IV. I., IV. K., IV. P. 2., IV. Q., IV. R. 2., IV. T., V. A., V. B., V. C., V. D., V. E., VII. C., VII. D., VII. E., VII. G., VII. K., VII. L., VIII. B., VIII. D., VIII. E., VIII. F., X. B., X. C., X. G., X. J., X. M., X. O., X. P., and X. R. shall survive the termination of this Agreement.

X. MISCELLANEOUS PROVISIONS

- A. No Effect Until Executed. The terms of this Agreement shall have no force and effect unless and until this Agreement is executed by all Parties.
- B. Assignment. Developer may not assign its rights under this Agreement without the express prior written consent of the City and RDA, until the obligations of the Developer under Section III hereof are fully performed and satisfied. Thereafter, this Agreement may be assigned by Developer only upon the prior, written consent of the City and RDA, which shall not be unreasonably withheld.
- 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.

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
 facsimile: 920-448-3426

To the Developer: Velp Locust Investments, LLC
 Attention: Garritt Bader
 300 North Van Buren Street
 Green Bay, WI 54301
 e-mail: gb@gb-re.com
 phone: 813-500-0296

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

- K. Governing Law. The laws of the State of Wisconsin shall govern this Agreement.
- L. Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any of the provisions of this Agreement.
- M. Execution in Counterparts. This Agreement may be signed in any number of counterparts with the same effect as if the signature thereto and hereto were upon the same instrument.
- N. Severability. If any provision of this Agreement shall be determined to be unenforceable as applied in any particular case or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule of public policy, or for any other reason, such circumstance shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained unenforceable to any extent whatever.
- O. Recording of Agreement. The City may record this Development Agreement or a Memorandum of this Agreement with the Register of Deeds for Brown County, Wisconsin. Upon request of the City, Developer shall execute and deliver to the City any such Memorandum or any other document in connection with such recording.
- P. Priority Over Subsequent Liens. This Agreement shall run with the land and shall be binding upon and inure to the benefit of the parties and their heirs, successors and assigns. As such, the current and all future owners of the Property shall be subject to all of the obligations stated herein. Owner warrants and represents that there will not be any mortgage or any other lien against the Property at the time this Development Agreement is recorded other than mortgages for the purchase of the Property and to finance costs of constructing the Project. This Development Agreement shall have precedence and shall take priority over any mortgage, lien or other encumbrance that may be recorded against the Property (or any portion thereof) after the recording of this Development Agreement (or Memorandum thereof).

- Q. No Construction Against Drafter. This Agreement is a product of the negotiation and drafting of attorneys for the parties, and, as such, the rule of construing ambiguous contracts against the drafter shall not apply to this Agreement.
- R. Venue. The venue for any proceeding involving the negotiation, drafting, interpretation or enforcement of this Agreement shall be the circuit court for Brown County, Wisconsin, all other venues being inappropriate for any such proceeding.
- S. Signatures and Counterparts. Electronic, facsimile and photocopy signatures shall have the same effect as original signatures.

[Signature pages follow]

Signature page 2 of 3

THE CITY OF GREEN BAY, THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY, and
VELP LOCUST INVESTMENTS, 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
_____ and _____, on behalf of the City of Green Bay,
a Wisconsin municipal corporation, to me known to be the person who executed the foregoing
instrument and acknowledged the same.


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

EXHIBIT A
Property Map






GREEN BAY
1835



1"=188'



Feet

City of Green Bay

Legend

<p>1:2,257</p> <p>— Property Hook</p> <p>— Parcel Line</p> <p>SubType</p> <p>— Block boundary</p> <p>— Bulkhead Line</p> <p>— Historic Parcel Line (20' under)</p> <p>— Hydrography</p>	<p>--- Lines between deeds or lots (20' dashed)</p> <p>— Lot boundary</p> <p>--- Meander line</p> <p>— Original Right of Way</p> <p>— PLSS line</p> <p>— Parcel line</p> <p>— Plat boundary</p> <p>--- Private Road Right of Way</p>	<p>— R</p> <p>— U</p> <p>— V</p> <p>TaxP</p> <p>— C</p> <p>— G</p> <p>— H</p> <p>— R</p> <p>— T_{GB - GIS}</p>
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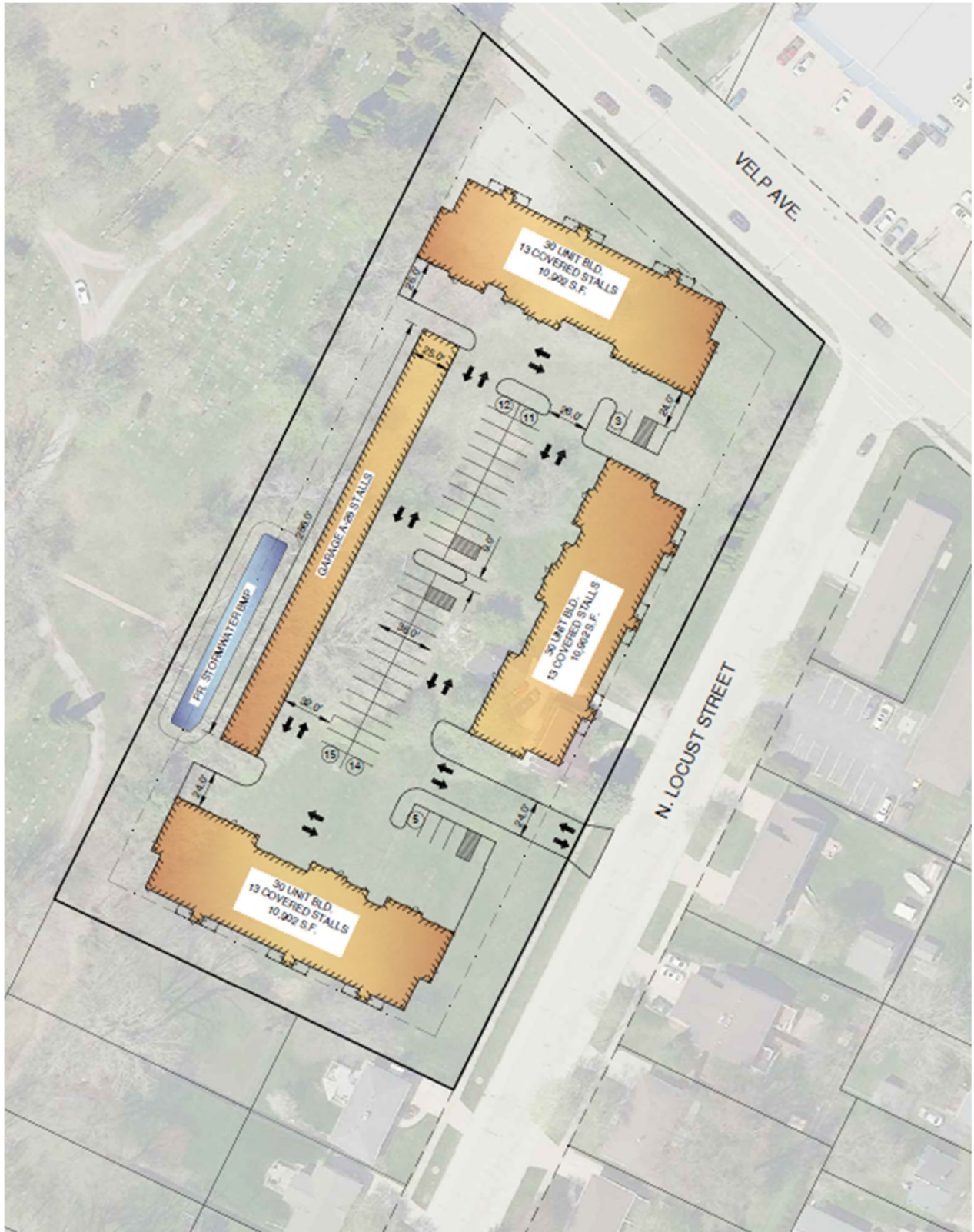
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

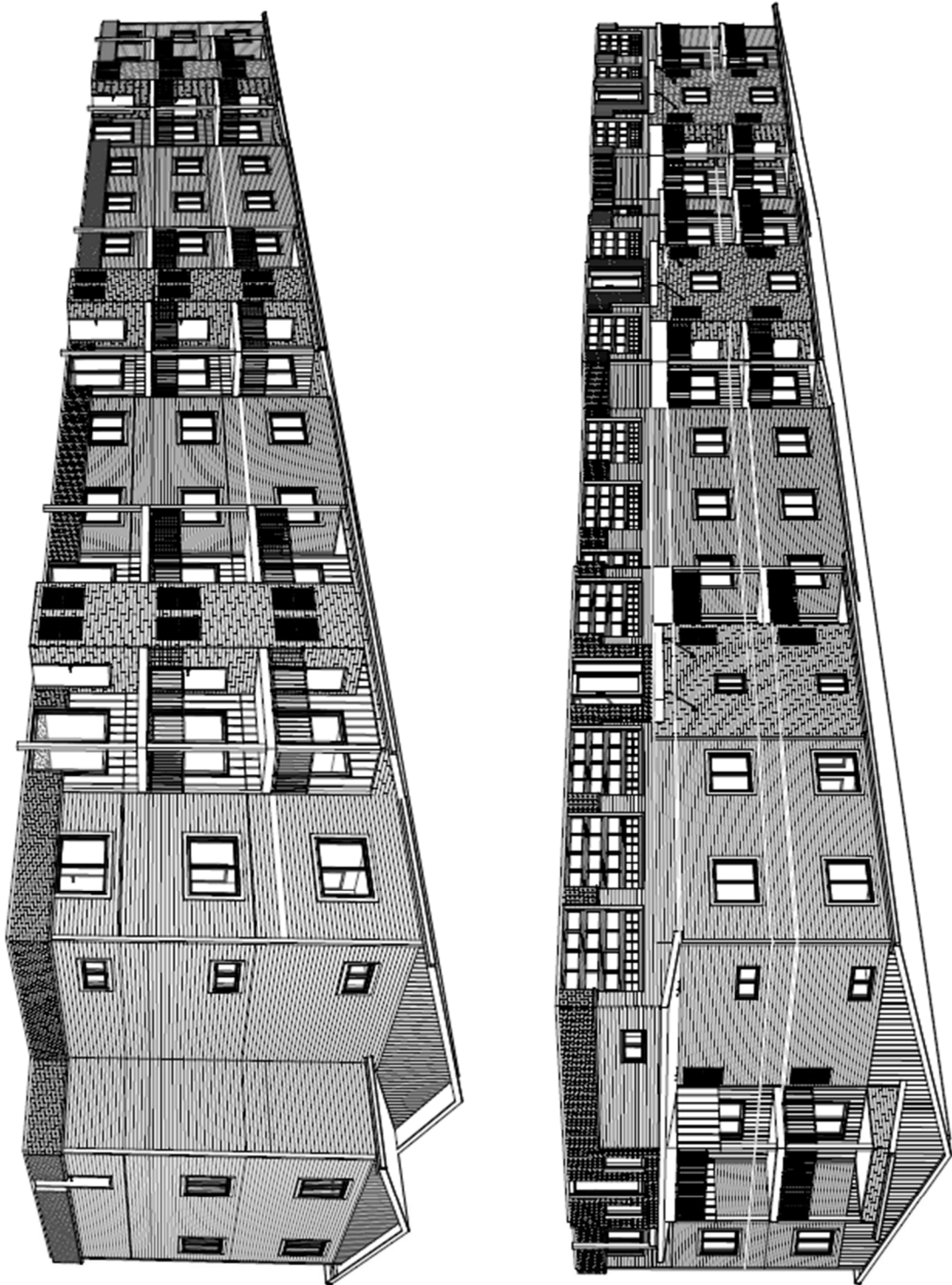
Date Printed: 22 May 2025

EXHIBIT B
Legal Description

1409 Velp Ave. Parcel 6-45: MILITARY RESERVE N 1/2 OF PRT OF LOT 72 SW OF VELP AV EX 233
D 258 & EX 247 D 592 & EX 310 D 66 & EX 324 D 86 & EX 791 R 445 & EX 958 D 375 & EX 12 CSM
9 & EX PCL 161 OF TPP 1450-04-21-4.24

EXHIBIT C
Preliminary Concept Plan





<div style="border: 1px solid black; padding: 5px; display: inline-block;"> A 2.1 </div>	<table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20%;">DATE:</td><td>_____</td></tr> <tr><td>ARCHT:</td><td>_____</td></tr> <tr><td>D. BY:</td><td>_____</td></tr> <tr><td>JOB:</td><td>_____</td></tr> <tr><td>REV:</td><td>_____</td></tr> </table>	DATE:	_____	ARCHT:	_____	D. BY:	_____	JOB:	_____	REV:	_____	<p>Proposed Building For:</p> <p>VELP AVE.</p> <p>GREEN BAY, WISCONSIN</p>	 <p style="font-size: 8px;"> 37 FINKLEMAN DRIVE, SUITE C APPLETON, WI 54912 TEL: 920.834.3807 FAX: 920.834.3808 </p>
DATE:	_____												
ARCHT:	_____												
D. BY:	_____												
JOB:	_____												
REV:	_____												



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

MEETING DATE

June 16, 2026

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # J.3

To approve a resolution authorizing the application for a Vibrant Spaces grant for the Pine Street Plaza project.

BACKGROUND

The Wisconsin Economic Development Corporation (WEDC) offers Vibrant Spaces grants to assist communities with creating vibrant and engaging public spaces that support economic vitality, enhance quality of life, and strengthen community identity.

Downtown Green Bay, Inc. (DGBI) proposes to facilitate a place making and public enhancement project at the Pine Street Plaza, generally located along the Pine Street corridor between Washington Street and the entrance to the City Deck.

The proposed improvements include public art, decorative lighting features, artistic streetscape enhancements, custom planters, and related public space activation elements intended to enhance the pedestrian experience, improve safety, and encourage continued downtown investment.

The WEDC Vibrant Spaces Grant Program requires the municipality to serve as the applicant and adopt a resolution authorizing submission of the grant application.

RECOMMENDATION

To approve the resolution authorizing submission of a WEDC Vibrant Spaces Grant application for the Pine Street Plaza project.

FISCAL IMPACT

ATTACHMENTS

1. FY26 Vibrant Spaces Grant Insert
2. Vibrant Spaces Authorizing Resolution
3. Vibrant Spaces Project Location Map

VIBRANT SPACES GRANT

ENCOURAGING PLACEMAKING EFFORTS IN WISCONSIN COMMUNITIES

The **Vibrant Spaces Grant**, an element of the Wisconsin Economic Development Corporation's (WEDC's) Community Development Investment (CDI) Grant Program, is designed to assist communities in creating vibrant and engaging spaces that make it easier to recruit and retain residents, sustain a robust labor force, and enhance local quality of life. With the help of this grant, new and enhanced public gathering places will foster community connections and provide accessible locations for the programming and amenities local residents desire—with the additional benefit of boosting foot traffic for area businesses.

How it works

Grants in amounts from \$25,000 to \$50,000 are available to help local communities develop and enhance public spaces. The application must come from the municipality, and only one application per municipality will be considered per fiscal year. Previous awardees must wait at least one fiscal year between Vibrant Spaces awards (except for the City of Milwaukee, in which different commercial corridors may apply for a grant award annually). A Vibrant Spaces Grant application does not affect a community's broader eligibility for a CDI Grant. In the FY26 grant cycle, no more than 40 grants will be awarded. Applicants must provide a 1:1 match of the grant amount, with the exception of economically distressed communities or communities with population less than 5,000, which need only provide a 25% match.

Eligibility requirements

Competitive projects will:

- Incorporate multiple improvements within or associated with one public space.
- Demonstrate community engagement and support via a community document/plan and/or via letters of support from public, private, and civic partners.
- Be ready to begin construction during the current WEDC fiscal year.
- Create visible and lasting transformations that foster public activity.

Eligible activities

Applications will be evaluated based on criteria including:

- Creation of visible and pedestrian-oriented public space
- Potential of the space to attract multiple user groups and activities

LEARN MORE

For more information about applying for a Vibrant Spaces Grant, contact a WEDC regional economic development director.

You can find the list of regional directors and territories covered at wedc.org/regional.

- Impact of the project on the community, the district, and nearby businesses
- Demonstrated community support for the project (e.g., multiple funding partners, civic organization participation)

**RESOLUTION AUTHORIZING THE SUBMISSION OF A VIBRANT SPACES GRANT
APPLICATION FOR THE PINE STREET PLAZA PROJECT**

June 16, 2026

WHEREAS, the Wisconsin Economic Development Corporation (WEDC) offers Vibrant Spaces grants to assist communities with creating vibrant and engaging public spaces that support economic vitality, enhance quality of life, and strengthen community identity; and

WHEREAS, Downtown Green Bay, Inc. (DGBI), proposes to facilitate a placemaking and public realm enhancement project at the Pine Street Plaza adjacent to the City Deck in Downtown Green Bay, generally located along the Pine Street corridor between Washington Street and the City Deck entrance; and

WHEREAS, the proposed project includes artistic streetscape enhancement, public art installations, decorative lighting features, interactive gathering elements, and related public space improvements intended to activate the corridor, improve the pedestrian experience, enhance public safety, and encourage continued downtown investment and revitalization; and

WHEREAS, DGBI has requested that the City of Green Bay serve as the applicant for a WEDC Vibrant Spaces grant to assist with implementation of the project; and

WHEREAS, submission of a municipal resolution authorizing the application is a requirement of the WEDC Vibrant Spaces grant program; and

WHEREAS, should grant funds be awarded and accepted, the City of Green Bay, with assistance from DGBI, will comply with all grant administration, reporting, and performance measurement requirements associated with the program; and

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay supports the Pine Street Plaza project and hereby authorizes the submission of a Vibrant Spaces grant application to WEDC for the purpose of implementing the proposed placemaking and public space improvements.

BE IT FURTHER RESOLVED that the Director of the Department of Community and Economic Development, or their designee, is hereby authorized to act on behalf of the City of Green Bay to prepare and submit the grant application and to execute any documents and take any actions necessary to carry out approved grant activities association with the project.

BE IT FINALLY RESOLVED that the City of Green Bay shall comply with all applicable requirements of the Vibrant Spaces grant program and with all state and federal laws, regulations, and grant conditions pertaining to the implementation of the project.

Adopted _____

Approved _____

Mayor

Attachment: Map



Brown County WI, Brown County Wisconsin



1"=94'



City of Green Bay

Legend

- | | | | |
|------------|--------------------------------|---|-----------------------|
| 1:1,128 | Property Hook | Lines between deeds or lots (20pdashed) | R |
| ParcelLine | Block boundary | Lot boundary | U |
| SubType | Bulkhead Line | Meander line | V |
| | Historic Parcel Line (20under) | Original Right of Way | TaxP |
| | Hydrography | PLSS line | C |
| | | Parcel line | G |
| | | Plat boundary | H |
| | | Private Road Right of Way | R |
| | | | T _{GB} - GIS |

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.

Date Printed: 02 Jun 2026



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

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # K.1

To refer to staff request by Alder Prestley (District 6) to review the need for sidewalk on Eastman Avenue between Danz Avenue and Clement Street at the request of residents from the nearby apartment complexes. (PC-26-11)

BACKGROUND

None

RECOMMENDATION

None

FISCAL IMPACT

Unknown

ATTACHMENTS

- I. 06032026 1024 AM (CDT) - D6 - Joey Prestley - Improvement & Services Committee

Alders' Petitions and Communications

06/03/2026 10:24 AM (CDT)

Submitted by Joey Prestley (Joey.Prestley@greenbaywi.gov)



Alders' Petitions and Communications

Alder's Name	D6 - Joey Prestley
Committee Name	Improvement & Services Committee
Text of Communication	To refer to staff a request to review the need for sidewalk on Eastman Avenue between Danz Avenue and Clement Street, at the request of residents from the nearby apartment complexes.



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

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # K.2

To approve request by the Department of Public Works to approve the real estate payments for the Mather Street reconstruction project.

BACKGROUND

The Mather Street reconstruction project includes updates to the sidewalks for the full length of the project, Locust to Grey. In order to install the new sidewalk pedestrian ramps in accordance with Prowag requirements, the City will need to purchase, fee, or rent, TLE, real estate from the residents. The attached table shows the summary of the payments to date. This is a partial list and DPW anticipates a couple more requests to complete the whole project.

RECOMMENDATION

DPW recommends approval of the payments.

FISCAL IMPACT

The funds used were budgeted as part of the project.

ATTACHMENTS

- I. Real Estate Cost Summary



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

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # K.3

To approve request by the Department of Public Works to award the contract WSG I-26 SAND SALT BUNKER STRUCTURE to A&B Construction LTD in the amount of \$115,245.

BACKGROUND

The Westside Municipal Garage is home to the Street Department, which is responsible for snow and ice control throughout the City. To support these efforts, the department maintains bulk supplies of road salt and sand onsite, including materials currently stored in an outdoor concrete bunker. Wisconsin Department of Transportation regulations require these materials to be covered, resulting in the need to manually uncover and recover the bunker during each use. Due to the safety hazards associated with this process during winter weather events, the department has discontinued use of materials stored in this bunker. This project will install a permanent tension fabric structure over the existing bunker, providing a safe, efficient, and compliant covered storage solution for winter maintenance materials.

RECOMMENDATION

The Department of Public Works recommends awarding the work to A&B Construction LTD.

FISCAL IMPACT

Bonded funds for this project were approved as part of the 2026 CIP.

ATTACHMENTS

- I. Quest CDN Project Bid Results WSG I-26 Sand Salt Bunker Structure

WSG 1-26 SAND SALT BUNKER STRUCTURE

Quest Number: 10193310

Closing Date: Tue, 06/02/2026 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:	Jacob Thiem
Email:	jacob.thiem@greenbaywi.gov
Phone:	920-448-3098
Award Date:	
Comments:	
Award Status:	Pending
Letting Bid Tabulation:	View on vBid

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
A & B Construction LTD	Ben Striegel	319-330-0566	striegelb1@yahoo.com	\$ 115,245.00		
Eagle Associates of Cazenovia	Matthew Donahue	3156550644	mtonahue@eagleassociates.us	\$ 142,600.00		
Greenfield Contractors	Brent Strahm	563-380-4787	bstrahm@greenfield-contractors.com	\$ 266,600.00		



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

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # K.4

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

- I. Sidewalk Builder
 - a. Naps Flatwork & Construction
 - b. Right Way Concrete Construction LLC

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # K.5

To approve request by the Department of Public Works to enter into a professional services agreement with Ayres Associates, Inc. in an amount not to exceed \$71,000 for Traffic Engineering Services subject to available funding.

BACKGROUND

The City's Traffic Engineer is retiring on June 16, 2026 leaving a vacancy in the Department of Public Works Traffic Division. The position has not been filled to date. The City requested proposals for qualified consultants to provide coverage for traffic management and engineering needs during the vacancy. Two firms provided proposals and based on the City's review, Ayres Associates, Inc. was selected to provide on-going traffic management and engineering services during the time of the vacancy. Ayres will be the primary consultant selected to provide services at an estimated cost not to exceed \$71,000 for the remainder of 2026. The City also will enter into a master services agreement with the second consultant, TADI, to provide traffic engineering related services for individual projects on an as needed basis when the City determines it is in its best interest to do so. At this time, no costs or projects are determined so Committee and Council approval is not required for the professional services agreement with TADI.

RECOMMENDATION

To approve the Department of Public Works to enter into a professional services agreement with Ayres Associates, Inc. in an amount not to exceed \$71,000 for Traffic Engineering Services subject to funding.

FISCAL IMPACT

The City proposes to utilize funds from salary savings associated with vacant positions, pending Finance Committee approval of fund transfers.

ATTACHMENTS

- I. Ayres_Green Bay Traffic Engineering Services



AYRES

Professional Traffic Engineering Services

City of Green Bay

May 26, 2026

Ingenuity, Integrity, and Intelligence.

www.AyresAssociates.com



May 26, 2026

Valerie Joosten, PE, Director of Public Works
City of Green Bay
City Hall, 100 North Jefferson Street, Room 300
Green Bay, WI 54301

Re: Request for Professional Traffic Engineering Services

Dear Ms. Joosten and Selection Committee:

Ayres is honored to present our proposal for your request for professional traffic engineering services. Our team is committed to supporting your community's operational and long-term transportation needs with a responsive, knowledgeable, and collaborative approach.

Our senior project manager, Andy Rowell, PE, PTOE, brings a wealth of practical experience from his tenure as a highway engineer at Outagamie County, where he regularly performed all the tasks outlined in your request at a comparable county agency level. He managed both roadway and traffic-related design projects, whether led by in-house staff or consultants, and was the primary point of contact for public inquiries and traffic studies. Andy's responsibilities included overseeing permits for oversized loads, special events, and general work within the right-of-way, as well as providing direction to the signing and pavement marking shop for weekly assignments and special projects such as road closures and detour signing.

His hands-on approach extended to laying out revised pavement markings to improve intersection safety and operations, and making signal timing changes at the controller to accommodate work zone traffic backups and citizen complaints. Andy also coordinated with more than two dozen townships, villages, and cities on intergovernmental agreements for roadway design contracts, managed project cost shares, applied for grants, and helped administer federal and state funding for county projects. He led LRIP meetings with townships and municipalities, demonstrating his ability to facilitate multijurisdictional collaboration and funding administration.

For the City of Green Bay, Andy will serve as your primary contact and key staff member onsite one day per week, handling daily operational activities and providing engineering reviews and oversight for immediate traffic needs. Tasks that can be completed away from the City office, such as engineering reviews, traffic analysis, and planning activities, will be delegated to other traffic and engineering staff under Andy's direction. He will coordinate with Department of Public Works (DPW) managers to set departmental priorities, balance daily and weekly needs, and advance longer-term objectives, while maintaining a clear chain of command for decision-making that is communicated to field employees.



Ayres Associates Inc.

700 Pilgrim Way, Suite 180
Green Bay, WI 54304
920-498-1200

Contact:

Andy Rowell, PE, PTOE
Project Manager
920-413.1284
RowellA@AyresAssociates.com

Typical weekly assignments may include reviewing upcoming special events requiring traffic control, designing new or unique traffic control plans, coordinating with signing, marking, and electrical staff on maintenance activities, and reviewing the annual budget and work goals to provide guidance on achieving objectives.

Andy's schedule is flexible, with availability for a full day on Tuesday, Wednesday, or Thursday at the Green Bay office, or two half days if that better serves City staff. Ayres will also have one or two staff available on any given day to respond to field inquiries and perform analyses or studies, with newer staff conducting field reviews, data collection, and investigations, and bringing information back to the office for Andy; Alex Cowan, PE, PTOE, traffic project manager; and traffic engineer Noutheng Yang, PE, PTOE, to review and provide guidance. Andy, Alex, and Noutheng have worked together extensively in the northeast and southeast Wisconsin corridor to provide expert traffic and safety plans that improve infrastructure and pedestrian and motorist safety.

We also have a large roster of other traffic and transportation staff members that can assist with varying tasks in-house to provide cost and time efficiencies. During the summer, our traffic intern will assist with field reviews to help address any backlog of traffic-related requests.

Ayres has extensive experience designing projects funded through a wide range of federal and state programs, including STBG, HSIP, SS4A, TAP, Carbon Reduction, and LRIP. Our team is well-versed in administering applications and managing projects with these funding sources, providing valuable support to your agency.

We are excited about the opportunity to partner with you and are confident that our team's experience, local knowledge, and commitment to responsive service will deliver effective solutions for your traffic engineering needs. With Ayres' 67-plus years of experience and over 400 professionals, we are proud to serve the City's needs with our in-house expertise.

A partnership with Ayres means a promise of traffic engineering services delivered with ingenuity, integrity, and intelligence. We're confident that our collaborative approach and dedication to client satisfaction will lead to mutual success. We live, work, and play in the City of Green Bay and surrounding communities, and know first-hand the importance of safe and efficient infrastructure for motorists and pedestrians alike.

Please contact us with any questions or to discuss how Ayres can best serve the City of Green Bay.

Sincerely,

Ayres Associates Inc.

Andrew A. Rowell, PE, PTOE
Senior Project Manager
920.413.1284
RowellA@AyresAssociates.com

Troy B. Robillard, PE
Manager – Transportation – Green Bay
920.366.7041
RobillardT@AyresAssociates.com



Staff Qualifications

Ayres' team of traffic experts will serve the needs of the City of Green Bay. **Andy Rowell, PE, PTOE**, will serve as project manager and your first point of contact. Andy will oversee that all traffic engineering services are completed to your satisfaction. **Alex Cowan, PE, PTOE**, traffic engineering project manager, and **Noutheng Yang, PE, PTOE**, traffic engineer, will serve in a secondary capacity to review and analyze reports and provide guidance as needed.

Brief bios and **staff qualifications** are included in this section followed by our **experience similar to the scope** outlined in this RFP.



Andy Rowell, PE, PTOE

Senior Project Manager

24 years of experience

Registered
Professional
Engineer, WI

Professional
Traffic Operations
Engineer

Andy Rowell is a seasoned traffic engineer with more than two decades of experience in municipal and transportation project management. His expertise spans all phases of traffic engineering. Andy's technical strengths include traffic safety and operational improvements, traffic signal design and corridor timing, and the design of challenging intersections. His project portfolio includes intersection improvements, signal upgrades, corridor studies, and comprehensive traffic engineering services, demonstrating his ability to handle the full scope of traffic engineering work with confidence and precision.



Alex Cowan, PE, PTOE

Project Manager – Traffic Engineering

18 years of experience

Registered
Professional
Engineer, CO, MN,
FL, NC

Professional
Traffic Operations
Engineer

Alex specializes in comprehensive traffic studies, traffic operations analysis, transportation management plans, signal warrant studies, traffic signal design, and crash and safety analysis. He is recognized for his ability to translate complex technical findings into clear, actionable recommendations for both public and private stakeholders. Alex's expertise spans urban and rural environments, with a portfolio that includes intersection, corridor, interchange, and freeway studies. He is known for his commitment to improving safety and connectivity, and for his collaborative approach to project delivery and stakeholder engagement.



Noutheng Yang, PE, PTOE

Traffic Engineer

7 years of experience

Registered
Professional
Engineer, WI

Professional
Traffic Operations
Engineer

Noutheng brings more than seven years of experience in traffic operations analysis, predictive crash safety analysis, traffic impact analysis, traffic data collection, and transportation management plans. Noutheng's expertise includes intersection analysis, crash and safety analysis, traffic warrant studies, and geometric design for signalized and roundabout intersections. He is proficient in HCS 7, Synchro, IHSDM, AutoCAD, Civil 3D, and MicroStation. Noutheng is recognized for his technical skills, attention to detail, and commitment to delivering high-quality solutions for clients' transportation needs.

Support Staff



Aubrey Thomas, PE
Transportation Engineer



Cassie Wilke, EIT
Transportation Engineer



Ashley Vondrachek
Civil Engineer



Abigail Robbins
Traffic Intern

This is just a small selection of the support staff available to accomplish your project needs. We reserve the right to also propose other staff for specific projects if their expertise aligns with the project objectives (for example, if we had a question related to railroad compliance, we may ask Phil Verville, PE, for his input.)

Task Function Matrix

This table shows the task responsibilities for the key personnel and support staff. This format provides a clear visual representation of which team members are accountable for specific activities, supporting efficient coordination and communication throughout the project.

Key Tasks (as stated in the RFP)

Staff Member	Andy Rowell Senior PM	Alex Cowan PM – Traffic	Noutheng Yang Traffic Engineer	Aubrey Thomas Transportation Engineer	Cassie Wilke Transportation Engineer	Ashley Vondrachek Civil Engineer	Abigail Robbins Traffic Intern
OSOW permits	P		S		A	A	A
TIA reviews	S	S	P	P			
On-site coordination with electrical staff	P					I	I
On-site coordination with signing and marking staff	P					I	I
Development of TTC plans for projects	S	S	P	P	S	I	I
Designing traffic controls	S	S	P	P		I	I
Traffic engineering analysis	S	S	P	P		I	I
Field traffic-related requests	P	S	S	S		I	I
Maintenance of traffic ordinances w/TBP Commission	P		S	S	A	A	A
Planning of annual marking and signing program	P		S	S	A	A	A
Advisement of sign shop on activities	P					I	I
Grant applications	S	S	P	P	S	A	A
Intergovernmental agreements for traffic services	P		S		A	A	A
Review of plans and reports by others	S	S	P	P			
Liaison with WisDOT and other agencies	P						
Coordination of railroad crossing sign inspections	P					I	I

Key: P = Primary; S = Secondary; A = Assist; I = Field Inspection

Similar Project Experience

Our project team has served in similar traffic engineer capacities for other municipalities, bringing a broad and proven range of traffic engineering capabilities to on-call service contracts. This depth of experience, paired with Ayres' in-house traffic engineering expertise, positions the team to respond quickly, deliver technically sound work, and serve as a trusted extension of your staff.

City of Waukesha, WI – On-call Traffic Services

Staff: Alex Cowan, Noutheng Yang, Andy Rowell, Aubrey Thomas

Ayres provided on-call traffic-related services to the City of Waukesha in 2025. Activities included:

- Traffic data collection, including intersection turning movement counts, 24-hour ADT counts, truck classification, and speed data
- Field reviews/observations for safety and operations
- Intersection traffic operations analysis, following Highway Capacity Manual calculations for delays and Level of Service
- Performed traffic safety reviews for intersection and roadway segments
- Reviewed several requests for changes to intersection traffic control. These included Two-Way to All-Way Stop conversions, and Stop-Controlled to Signalized conversion studies
- Signal warrant analyses and evaluations of traffic signals compared to roundabouts
- Speed studies and recommendations for speed limit changes
- Street parking reviews including required signage for parking or no parking zone requests
- Recommended signage and geometric safety improvements
- Design recommendations for installations of pedestrian crossing signing and RRFB installation.
- Attended monthly council meetings.

City of Centennial, CO – Traffic Services

Staff: Aubrey Thomas

While working as a Jacobs employee, Aubrey worked directly with City of Centennial (population ~110,000) to support managing the traffic division as a traffic engineer. She completed tasks that included reviewing traffic signal plans, coordinating with right-of-way staff, and supported the review of traffic control plans and development plans. She worked with the general public to address concerns, including conducting field analyses to provide informed decisions. Aubrey conducted annual street sign compliance review for signs within the public right of way. She worked with contractors to review submittals for construction projects, managed project timelines and obstacles, as well as completed field reviews for completed work on pay applications.

City of Green Bay, WI – Quincy Street Railroad Compliance Assistance

Staff: Andy Rowell

Ayres is assisting the City of Green Bay with engineering analysis and preliminary design of roadway improvements related to multiple railroad crossings in and around N. Quincy Street. The Office of the Commission of Railroads (OCR) has ordered investigation and improvements or street closures to be made due to unauthorized alterations and traffic-rail safety concerns. Project includes recommendations to improve safety at 5 rail crossings, coordination with area industrial businesses and railroad operators, and assistance preparing for an OCR hearing on recommended improvements.

City of Waukesha East North Street and East St. Paul Avenue 1-way to 2-way Conversion and Signal Design

Staff: Alex Cowan, Andy Rowell, Noutheng Yang

Contact: Craig Ausen, City Engineer, causen@waukesha-wi.gov, 262.524.3589

Ayres was retained by the City of Waukesha to complete retrofit design of three traffic signals and one new traffic signal as part of the East North Street and East St. Paul Avenue 1-way to 2-way conversion project. North Street and St. Paul Avenue had operated as 1-way pairs for decades. The City desired to change the operations to 2-way streets, and under a separate contract Ayres assisted the City with the 2-way feasibility and operations study.



Three intersections that previously operated with 1-way streets required signal modifications to allow 2-way operations. These included the NW Barstow Street intersections at East North Street and East St. Paul Avenue, and the 5-legged intersection at East North Street, Madison Street, and Delafield Street. Monotube signals were added to allow signal head per lane indications. A new traffic signal was added at the Albert Street and West St. Paul Avenue intersection. The City of Waukesha led the design for geometric design updates based on the previous Ayres traffic study. Ayres provided input for temporary traffic control during construction. Ayres also designed temporary traffic signals and temporary signal timing plans to accommodate traffic during construction. In addition, Ayres provided permanent signal timing plans for implementation along this refurbished signal corridor.

Outagamie CTH “CE” and Railroad Street Intersection Improvements

Staff: Andy Rowell, Alex Cowan, Noutheng Yang

Contact: Joe Zellmer, Highway Engineer, joseph.zellmer@outagamie.org, 920.832.5673

The Outagamie County Highway Department and the Village of Kimberly hired Ayres to design improvements to the CTH “CE” and Railroad Street intersection. CTH “CE” is an east-west major arterial highway that services over 30,000 vehicles per day. The intersection has distinct commuter flows, including heavy eastbound left-turn and southbound right-turn movements. A well-used recreational trail runs along the north side of CTH “CE.” The intersection crash rate was approximately 1.73 per million entering vehicles, with over 40% of these crashes involving injuries. Predominant crash trends include CTH “CE” left-turn movements with opposing through traffic (50%), and CTH “CE” rear-end crashes (34%).

Ayres provided traffic analysis, including an Intersection Control Evaluation (ICE). As part of the ICE document, Ayres evaluated upgrades to the current signalized intersection, a roundabout, a restricted crossing U-turn (RCUT), and a left-in/right-in/right-out configuration at this intersection. The RCUT was the chosen alternative, which includes signalization of the Railroad Street intersection along with the two U-turn intersections. Design included development of specialized signal phasing and coordination to create efficient movements through the three intersections. This innovative intersection alternative is the first of its kind in northeast Wisconsin.



Marinette Main Streetscape Reconstruction

Staff: Andy Rowell, Alex Cowan

Ayres was hired by the City of Marinette to lead the traffic analysis, planning, design, grant writing, and construction documentation for the redevelopment of Main Street from Hall Avenue to Wells Street. The City wanted to address concerns about unsafe pedestrian crossings and speeding traffic, especially heavy trucks, along this important business corridor. Ayres collected traffic volume and speed data, truck counts, and pedestrian counts, focusing on the Main Street and Pierce Avenue intersection, where limited sight distance and a tight curve created unsafe conditions for vehicles and pedestrians.



Contact: Brian Miller, Director of Public Works, bmillerm@marinette.wi.us, 715.732.5135

After reviewing a broad range of traffic control and calming techniques, Ayres recommended closing Pierce Avenue and installing a raised pedestrian crossing with Rectangular Rapid Flashing Beacons (RRFB). The area of the vacated street is planned to be used as a community plaza for events and gatherings throughout the year. The design also included complete roadway reconstruction, bike lanes, and streetscape amenities that reflect Marinette’s shipbuilding heritage and connection to Lake Michigan. This project required close coordination among the City, Ayres, and contractors to meet community needs, budget, and safety requirements.

Village of Ashwaubenon RRFB Pedestrian Crossings and Traffic Signals

Staff: Andy Rowell, Noutheng Yang, Cassie Wilke, Ashley Vondrachek

Contact: Brian Rickert, Director of Public Works, brickert@ashwaubenon.gov, 920.492.2310

Ayres assisted the Village of Ashwaubenon on two different traffic projects in 2025. Ayres designed two enhanced pedestrian crossings utilizing rectangular rapid flashing beacons (RRFBs), to provide safer crossings around Capital Credit Union Park (home of the Green Bay Rockers baseball). Ayres also led design and installation oversight for replacing traffic signal cabinets and controllers for Village-owned traffic signals. The project included updating traffic signal timings for traffic signals along Holmgren Way to improve traffic flow and operations.

Availability and Cost/Hourly Estimate

The lump sum estimate provided is intended as an example for planning purposes and reflects a preliminary understanding of the project scope based on 20 hours per week. Actual fees for services will be negotiated and tailored to the specific requirements and deliverables of each assignment. In most cases, the final negotiated fees are expected to be less than the total estimate shown here, as each task will be scoped and priced individually to align with the client’s needs and project objectives. This approach provides flexibility and transparency, allowing for adjustments as project details are refined and to keep costs appropriate for the work performed.

	Andy	Alex	Noutheng	Aubrey	Cassie	Ashley	Abigail	Admin	Total
Availability of Hours per Week	8	2	8	6	8	8	8 (June-Aug)	2	50
Billable Cost per Hour	\$192	\$192	\$144	\$151.50	\$125.40	\$114	\$78	\$105	

Expenses shall be directly reimbursable at cost.

Hourly Rates are updated annually on January 1.



Reimbursable Expense Schedule (Effective May 03, 2026)

Policy: It's the policy of Ayres Associates Inc. that costs associated with equipment identified as having been used on a specific project be charged to that project and not to general overhead. All equipment rates are based on actual costs and formally audited annually.

Company-Owned Equipment

ENVIRONMENTAL MONITORING, SAMPLING, TESTING:

Nuclear Density \$105.00 Day

CONSTRUCTION TESTING AND SAMPLING:

Concrete/Testing Equipment \$63.10 Day

PHOTOGRAMMETRIC AND SURVEYING:

360 Camera \$17.60 Day
 Drone - Common \$56.56 Day
 Drone - Heavy Lift \$1,800.00 Day
 Geospatial Workstation \$10.10 Hour
 GPS \$71.80 Day
 High Precision Digital Level \$105.00 Day
 Laser/Automatic Level \$69.40 Day
 Phase One Camera \$750.00 Day
 Terrestrial LiDAR System \$430.00 Day
 Total Station (Robotic) \$100.00 Day
 True View UAS LiDAR System \$2,000.00 Day

SUBSURFACE UTILITY EQUIPMENT:

Utility Locating Device \$28.70 Day
 VAC Truck \$1,000.00 Day

TRAFFIC DATA COLLECTION:

Traffic Counter \$36.55 Day

TRANSPORTATION:

All-Terrain Utility Vehicle (ATV/UTV) \$240.00 Day
 Boat/Motor/Trailer \$365.00 Day
 Company Trucks \$1.00 Mile
 Personal Auto Current IRS Rate

Rented Equipment

Employee-owned Dive Gear \$15.00 Day
 Employee-owned Wet Suit \$10.00 Day
 Rental Bucket Lift Truck \$1,180.00 Day

Meals and Lodging (as of October 01, 2025)

GSA reviews and updates CONUS rates one time per year effective October 01.

Traveler reimbursement is dependent upon where the project is located, not the accommodations nor where the office is located. Meal and lodging rates are consistent with rates posted on the US Government's Federal Travel Regulations website at: www.gsa.gov/perdiem

Project Location Look-up:

1. Meal and lodging rates differ by location.
2. To search the projects location by City, State, or Zip Code use an interactive map of the United States, click here: www.gsa.gov/perdiem
4. Cities not appearing on the website may be located within a county for which rates are listed.
5. To determine what county a city is located in, go here: www.naco.org and choose About Counties>County Explorer Data.

The following table shows the breakdown of the Basic (CONUS) rate for lodging, continental breakfast/breakfast, lunch, and dinner. The current CONUS per diem rate is \$178 for lodging and meals.

Rate Description	Explanation	Basic Rate Continental U.S (CONUS)
Lodging	Standard Rate (excludes taxes)	\$110
M & IE *	Meals and Incidental Expenses per www.gsa.gov website	\$68
Rates for meals segregated by type		
	Continental Breakfast/Breakfast	\$16
	Lunch	\$19
	Dinner	\$28
	Incidental expenses **	\$5
First & Last Day of Travel (Meals @ 75%)		\$51.00

* The meals and incidental expenses (M&IE) rate includes taxes and tips in the rate, so travelers will not be reimbursed separately for those items.
 ** [Federal Travel Regulation Chapter 300, part 300-3](#), under *Per Diem Allowance*, describes incidental expenses as: Fees and tips given to porters, baggage carriers, hotel staff, and staff on ships.

Vendor Supplies - Actual Cost

Aerial mapping	GIS data	Presentation materials
Aerial Photography	Gloves (rubber or cloth)	Printing/Reproduction/Plots
55 gallon drums	GPS equipment	Public notice fees
Airfare	Hammer drill & accessories	Publications
Aluminum cap domes	Haz Matls Site Database Research	Rebar
Aluminum caps	Hub flags	Recording fees
Asphalt lab test	Hubs	Reference materials
All terrain vehicles	Hydrolift pump	Research fees
Audience response devices	Ice	Review Fees
Augering devices	Interface probing devices	Robotic survey equipment
Baggage fees	Internet services, faxes	Rope
Batteries	Lab services, testing, supplies	Safety equipment
Bentonite	Laser level	Safety supplies
Bid notice fees	Lath	Sampling Jars
Binders	Legal document costs	Scans
Binding	Legal notice fees	Sediment sampling
Bluelines/blueprints	LiDAR/HD Scanning Equipment	Shelby tubes
Bleach	Light rail fees	Shipping fees
Boat rental	Locking caps, caps	Shipping/postage (mass mailings)
Boat ramp fees	Locking well caps, well caps	Shuttles and taxis
Boundary posts/markers	Lodging/extended stay	Smoke bombs
Camera	Locks	Software – project specific
Car rentals/ fuel	Lumber crayons	Soil sample liners
Carbon dioxide tubes	Magic markers	Spatulas
Casing	Maps	Spikes and caps
Climbing gear	Marking paint	Stake chasers
Computer flash drives	Materials testing (cylinders/aggregate)	Stake tack
Concrete	Meals	Survey markers
Concrete coring	Medical monitoring	Syringes
Concrete testing/equipment	Medical testing	T posts
Concrete cylinder molds	Meeting room rental	Teflon bailers
Corner marker pipe	Methanol	Telephone (employee reimb)
Data research/services/materials	Micron filters	Temporary help agencies
Decontamination materials	Models	Temporary housing/lodging
Depth-sounder meters	Monuments	Testing kits
Disposable bailers	Multi-spectral scanner	Tide gauges
Disposable cameras	Mylar	Toll fees
Disposable gloves	Nail marker tabs	Total station
Distilled water	Nails	Traffic control/protection
Dividers and tab stock	Nuclear Density Meter	Traffic counting equipment
Drill bits	On-line access fees	Traffic data fee
Drone	On-line survey research	Tubing
Dry-lock fast plugs	Oxygen meter	Tyvek Suit
Duct tape	Paper towels	Ultrasonic/weld testing
Equipment rental	Parking fees	Utility exploration & trenching equipment
Fees/permits/licenses titles	Permit fees	Vapor sampling
Fence posts and caps	Photography - Time-lapse photos	Vellum
Field books	Pipe	Vials
Filler paper	Pipettes	Video recording equipment
Film/development/photos	Plan fees	Washers
Flags and Flagging tape	Plastic bags	Water filters
Flow & FLOW 3D testing equipment	Plastic-coated line	Water/Sewer testing equip, sup
flow meters	Plats/recording fees	Water level recording devices
Gaskets	Plots	Well materials
Generator rental	Polyethylene bailers	Well seals
Geotechnical testing/lab services	Public info meetings/costs	Whiskers/chasers/markers

Services Agreement

The standard Green Bay Professional Services Consultant Agreement is acceptable for use in this project if the following language – as agreed to recently with Ayres and shown in red below – replaces current contract language in its entirety for the following sections:

5. Indemnification [Hold Harmless] Agreement

The Parties understand this Agreement is for professional design services and therefore subject to the indemnity limitations of Wis. Stat. 443.20. Consultant will indemnify and hold harmless the City from damages caused by the Consultant's negligent acts, errors, or omissions for professional services to the extent and percentage to Consultant's negligence.

If Consultant employs other persons, firms, corporations, or entities (subconsultants) as part of the work covered by this agreement, it shall be the Consultant's responsibility to require and confirm that each subconsultant shall have the identical indemnity agreement.

Should any portion of this Agreement be viewed by a court of competent jurisdiction as not subject to Wis. Stat. 443.20, the Parties reserve their respective rights regarding liability and claims arising under this Agreement.

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

8. Access/Utilities

The City will arrange access to the site, as necessary, for Design Professional to complete the work. Design Professional will take reasonable precautions to minimize any damage to the site due to its operation. Site restoration is not included unless specifically requested by the City.

Design Professional is responsible for coordinating with an appropriate private utility locating service to identify the presence of public utilities on private property. Design Professional shall not be responsible for the accuracy and completeness of utility location information provided by third parties. To the extent caused by Design Professional's negligent acts or omissions in the performance of services under this Agreement, Design Professional agrees to indemnify and save the City harmless from all claims, suits, losses, cost and expenses including reasonable attorney's fees as a result of any personal injury, death or property damage resulting from damage to public utilities, provided such indemnification shall not apply to the extent of the City's own negligence.

Why Choose Ayres?

WORKING TOGETHER,
**Improving
Lives**
IN THE BUILT
Environment

WE WORK WITH
**Clients As
Partners**

WE PROVIDE
**Smart,
Creative
Solutions**

WE
**CHALLENGE,
SUPPORT,**
AND
RECOGNIZE
OUR EMPLOYEE-OWNERS

WE CONDUCT
Business
WITH
Integrity

WE HAVE
Commitment
TO
Community



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

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # L.1

To approve the recommendation on the attached list of liquor and/or beer license renewal applications for the 2026-2027 license year, subject to the approval of the proper authorities.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 6_8 P&P Liq Lic Renew



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

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # L.2

To approve a Producer Full-Service Retail application for Tiletown Brewing for the Wisconsin Badger Tailgate event on Saturday, September 5th at 320 N Broadway.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. TITLETOWN ABI05

Part A: Producer Information

1. Business Legal Name (individual name if sole proprietor)
Titledown Brewing Co., LLC

2. Business Name or DBA
Titledown Brewing Co., LLC

3. Agent Name
Scott Kraft

4. FEIN
39-1812630

5. Wisconsin Seller's Permit Number
456-0000429879-02

6. Wisconsin Producer Permit Number
309-0000429879-06

7. Producer Type
 Brewery
 Winery
 Liquor Manufacturer/Rectifier

8. Contact Person's First Name
Scott

9. Last Name
Kraft

10. M.I.
G

11. Contact Person's Phone
(920) 676-2390

12. Contact Person's Email
scottk@titledownbrewing.com

Part B: Production Quantity

Note: Check appropriate quantity for permit held (see instructions). If you hold more than one producer permit, check the total aggregate quantity produced for each type of permit. Enter the highest quantity produced in any of the last three calendar years.

Brewery	Manufacturer/Rectifier	Winery
<input type="checkbox"/> Less than 250 barrels <input type="checkbox"/> 250 - 2,499 barrels <input checked="" type="checkbox"/> 2,500 - 7,499 barrels <input type="checkbox"/> 7,500 or more barrels	<input type="checkbox"/> Less than 1,500 liters <input type="checkbox"/> 1,500 - 4,999 liters <input type="checkbox"/> 5,000 - 34,999 liters <input type="checkbox"/> 35,000 or more liters	<input checked="" type="checkbox"/> Less than 1,000 gallons <input type="checkbox"/> 1,000 - 4,999 gallons <input type="checkbox"/> 5,000 - 24,999 gallons <input type="checkbox"/> 25,000 or more gallons
Calendar year: 2023	Calendar year:	Calendar year: 2025
Quantity: 2649	Quantity:	Quantity: 0

Complete only ONE of Part C, D or E.

Part C: Request for Full-Service Retail Sales at the Production Premises

1. Start Date

2. Production Premises Address

3. City

4. State

5. Zip Code

6. County

7. Governing Municipality City Town Village of:

Part D: Request for Fixed Full-Service Retail Outlet

1. Are you transferring one fixed full-service retail outlet to a new location? Yes No
If yes, complete boxes 2 through 9.

2. Current Outlet Name

3. Current Outlet Premises Address

4. City

5. State

6. Zip Code

7. County

8. Governing Municipality City Town Village of:

9. Premises Phone Number

Continued →

Part D: Request for Fixed Full-Service Retail Outlet (Cont.)

New Fixed Retail Outlet Information (complete boxes 10 through 23)

10. Start Date	11. New Outlet Name		
12. New Outlet Premises Address			
13. City		14. State	15. Zip Code
16. County	17. Governing Municipality <input type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village		18. Premises Phone Number
19. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.			
20. Will you operate a restaurant on the premises? <input type="checkbox"/> Yes <input type="checkbox"/> No			
21. What alcohol beverages will be offered for sale? (check all that apply) <input type="checkbox"/> Beer <input type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)			
22. What alcohol beverages does the permittee produce? (check all that apply) <input type="checkbox"/> Beer <input type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)			
23. How will customers be served? (check all that apply) <input type="checkbox"/> Samples <input type="checkbox"/> On-premises consumption <input type="checkbox"/> Off-premises consumption			

Part E: Request for Unlimited Transfer Full-Service Retail Outlet

1. Name of Event (if applicable)		
Wisconsin Badger Tailgate Event		
2. Dates of Operation (attach a schedule, if necessary)		3. Hours of Operation
Saturday, Sept. 5th, 2026		12:00pm - 10:00pm
4. Premises Address		
320 N. Broadway		
5. City	6. State	7. Zip Code
Green Bay	WI	54303
8. County	9. Governing Municipality <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village	
Brown	of: Green Bay	
10. Organizer of Event (if not the named applicant)		11. Email and/or Phone Number for Organizer of Event
On Broadway Inc		mary@onbroadway.org
12. Organizer Website		13. Event Website
www.onbroadway.org		
14. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.		
Please see attached map for layout of beverage tents during event.		
15. On-Site Contact (Last Name, First Name)	16. On-Site Contact Phone	17. On-Site Contact Email
Kraft, Scott	(920) 676-2390	scottk@titledtownbrewing.com
18. Will you operate a restaurant on the premises? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
19. What alcohol beverages will be offered for sale? (check all that apply) <input checked="" type="checkbox"/> Beer <input checked="" type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)		
20. What alcohol beverages does the permittee produce? (check all that apply) <input checked="" type="checkbox"/> Beer <input checked="" type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)		
21. How will customers be served? (check all that apply) <input type="checkbox"/> Samples <input checked="" type="checkbox"/> On-premises consumption <input type="checkbox"/> Off-premises consumption		

Part F: Attestation

Who must sign this application?

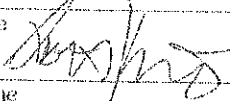
- sole proprietor • general partner of a partnership • corporate officer • member of an LLC

READ CAREFULLY BEFORE SIGNING:

I understand and agree to the following:

- I will not operate this location outside of the dates and times approved by the municipality and Division of Alcohol Beverages.
- I will operate this location according to municipal ordinance and restrictions imposed as a condition of receiving this authorization.
- I will purchase alcohol beverages I do not produce from an authorized source, such as a Wisconsin-permitted wholesaler.
- I will operate this location according to Wisconsin law and administrative regulation including but not limited to: underage restrictions, closing hours, licensed operators, and record keeping requirements.

Further, under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the authorization. Further, I agree that the rights and responsibilities conferred by the authorization, if granted, will not be assigned to another individual or entity. I understand that lack of access to any portion of a premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this authorization. I understand that any authorization issued contrary to Wis. Stats. Chapter 125 shall be void under penalty of Wisconsin law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature 		Date	
		05/19/2026	
Last Name KRAFT		First Name SCOTT	M.I. G
Title PRESIDENT	Email SCOTTK@TITLETOWNBREWING.COM	Phone (920) 676-2390	

Part G: For Municipal Use Only (Complete if Requesting Authorization in Part D or E)

1. Will the municipality limit the scope of alcohol beverages offered for sale?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
2. Will the municipality impose any requirements or restrictions for the full-service retail outlet?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
3. Describe municipal restrictions indicated in questions 1 or 2 above.			
4. Last Name of Municipal Official		5. First Name	6. M.I.
7. Signature of Municipal Official		8. Date	
9. Date Application was Filed with Clerk May 20, 2026		10. Date Full-Service Retail Outlet Approved by Governing Body	

2769559-0009



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

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # L.3

To release back into the pool of available licenses a "Class B" liquor license for VBR LLC at 2657 University Ave.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. VBR SURRENDER



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

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # L.4

To approve a limited expansion of licensed premises for The Job Site Tavern at 1647 Cass St for July 11th with a premise description of: "serve alcohol in premise parking lot and vacant lot next door, with temporary 30'x60' tent & tables & chairs".

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 1647 CASS LELP



Council date:
PSP date?:
Approvals?
Printed?

Clerk & Treasurer's Office
100 North Jefferson Street - Room 106
Green Bay, Wisconsin 54301-5026
clerk@greenbaywi.gov
www.greenbaywi.gov

Phone 920.448.3010
Fax 920.448.3016

Temporary Expansion of Liquor License
City of Green Bay Clerk's Office

*All requests are heard before the Protection & Policy Committee
and Common Council meeting, subject to complaint.*

Licensed Premises Information

Liquor License Applicant: The Job Site Tavern

Business dba Name: The Job Site Tavern

Licensed Address: 11647 Cass St. Green Bay, WI 54302

Liquor/Beer Agent Name: Stephanie Medley

Corporate Information

Business Legal Name (as on WI State Sellers Permit): BSCTBC, LLC

Business Mailing Address: 2937 Suzanne Ct. Green Bay, WI 54311

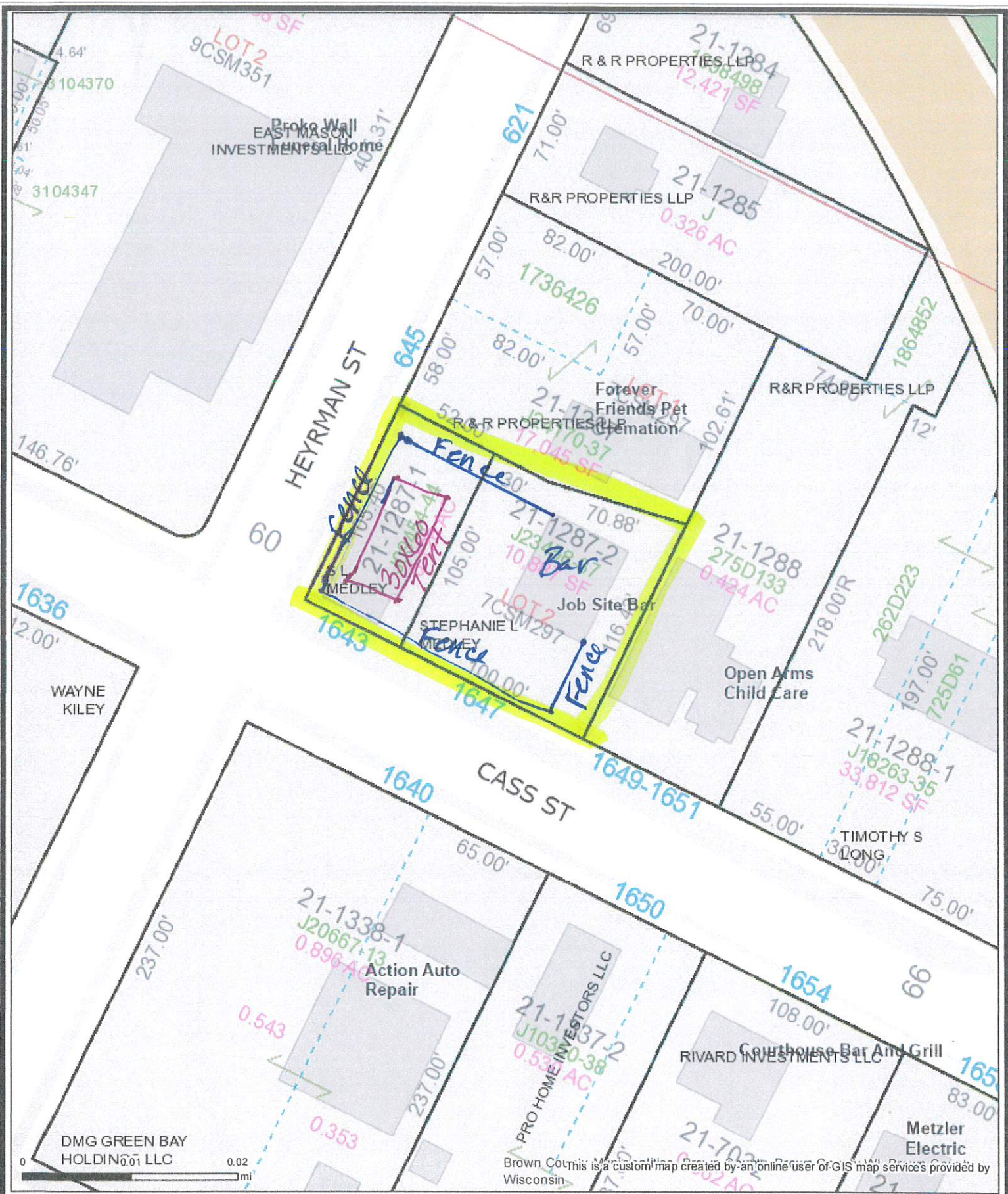
Business Contact Name/Position: Stephanie Medley / Agent

Business Phone: 9206092975 Business Email: sivya28@gmail.com

Date(s) of Events: July 11th, 2021

Have you had this event previous years? Yes No

If so, please provide the dates: _____



Part of Brown County WI

Map printed on 5/12/2026

1:720

1 inch = 60 feet*

1 inch = 0.0114 miles*

**original page size: 8.5"x11"*

Appropriate format depends on zoom level

- Parcel ownership key**
- Parcel Boundary
 - Condominium
 - Gap or Overlap
 - "hooks" indicate parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

A complete key (legend) is available at: tinyurl.com/BrownDogLegend



(920) 448-6480
www.browncountywi.gov

Brown County is a custom map created by an online user of GIS map services provided by Wisconsin



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

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # L.5

To approve a limited expansion of licensed premises for Main Street Pub & Grill at 2056 Main St on Fri, Sat, Sun weekends from July 3 through Nov 1 with a premise description of: "unused portion of our lot, directly behind the building, to include an outdoor patio."

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 2056 MAIN LELP

Stacy Menke

From: ClerksFrontDesk
Sent: Tuesday, May 26, 2026 1:18 PM
To: Stacy Menke
Subject: FW: Online Form Submittal: Limited Expansion of License Premise

Follow Up Flag: Follow up
Flag Status: Flagged

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, May 26, 2026 12:36 PM
To: ClerksFrontDesk <clerk@greenbaywi.gov>
Subject: Online Form Submittal: Limited Expansion of License Premise

Limited Expansion of License Premise

Licensed Premises Information

Liquor License Applicant CLN LLC

Business dba Name Main Street Pub & Grill

Licensed Address 2056 Main St

City Green Bay

State WI

Zip Code 54302

Liquor/Beer Agent Name Courtney Novak

License Type Class "B" Beer & "Class B" Liquor

E-mail courtney@mainstreetpubandgrill.com

Event Information

Date(s) of Events see attached letter detailing Fri, Sat, Sun weekends from May 29 - Nov 1

*1st event
6/19
per conv.
w/ Courtney*

*-PIP = 6/8
Council = 6/16*

Is this Event in taking place during a Special Event? No

Have you had this event in previous years? Yes

Proposed License Premises: See attached letter and city plot map

Description of the Event: Summer patio - exact dates outlines on the attached letter

Detailed Map for Event. [MSPG Outdoor Patio Letter to City 2026.pdf](#)

Security Plan see attached letter detailing the security information

Next Steps

The information on this form is true and correct to the best of my knowledge. I understand the temporary expansion of the license premises requires approval from Committee/Council and is subject to complaint.

Electronic Signature Agreement I agree.

Electronic Signature Courtney L Novak

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

Main Street Pub & Grill
2056 Main Street
Green Bay, WI 54302

May 26, 2026

To Whom it May Concern:

Main Street Pub & Grill would like a temporary expansion of our licensed premise, licensing our back parking lot to provide an outdoor patio for our customers, similar to what has been at other bars in the Green Bay area.

We would like to have the following dates for the 2025-2026 licensing year:

- Fri/Sat/Sun from May 29-31 through June 28th (15 days)

We would like to have the following dates for the 2026-2027 licensing year:

- Fri/Sat/Sun, July 3-5th through Oct 31st-Nov 1st (54 days)
- TOTAL: 54 days

Attached is a map and picture, showing description of the area to be included in the temporary expansion. It will be fenced in, with access only from entry from the back parking lot.

The location is an unused portion of our lot, directly behind the building, designed to include an outdoor patio.

Tables and patio tables will create physical distancing.

Signage, staff awareness, and a camera system visible to all staff and customers will monitor and secure the area boundaries. We have seen this strategy work well at other establishments and will work well with our customers and law enforcement to provide a safe environment.

The decibel level for the outdoor patio will not exceed 80db past 10pm, which is the standard for the Green Bay Police Department to enforce. Therefore, no special permit will be required. If an event is considered to exceed that amount, we will seek out a special permit for that event.

Our outdoor space will be used primarily for a place on the weekends for customers to relax outside when weather permits. Thank you for your continued help!

Courtney Novak
Owner, Main Street Pub & Grill
920-265-3799
courtney@mainstreetpubandgrill.com



- Fence
- Tables



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

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # L.6

To approve a limited expansion of licensed premises for Overtime Grill & Pub at 1423 S Broadway on the following dates: 7/10-7/12, 7/17-7/19, 7/24-7/26 and 9/11-9/13 with a licensed premise described as: "parking lot enclosed with fence."

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 1423 S BROADWAY

Stacy Menke

From: ClerksFrontDesk
Sent: Tuesday, June 2, 2026 7:44 AM
To: Stacy Menke
Subject: FW: Online Form Submittal: Limited Expansion of License Premise

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, June 1, 2026 3:22 PM
To: ClerksFrontDesk <clerk@greenbaywi.gov>
Subject: Online Form Submittal: Limited Expansion of License Premise

Limited Expansion of License Premise

Licensed Premises Information

Liquor License Applicant	Theresa Cherney
Business dba Name	Overtime Grill & Pub
Licensed Address	1423 S Broadway
City	Green Bay
State	WI
Zip Code	54304-3507
Liquor/Beer Agent Name	Basil 1
License Type	Class "B" Beer & "Class B" Liquor
E-mail	Tcherney64@gmail.com
Event Information	
Date(s) of Events	July 17-19, July 10-12 , July 24-26, Sept 11-13
Is this Event in taking place during a Special Event?	Yes

Have you had this event in previous years? Yes

Proposed License Premises: Parking lot enclosed with fence only entry is through the main bar entrance.

Description of the Event: Outdoor music and serving beverage in cans and plastic cups.

Detailed Map for Event. [20240715_115324.jpg](#)

Security Plan Someone monitoring the fence at parking lot entrance and patio area.

Next Steps

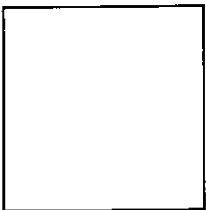
The information on this form is true and correct to the best of my knowledge. I understand the temporary expansion of the license premises requires approval from Committee/Council and is subject to complaint. Yes

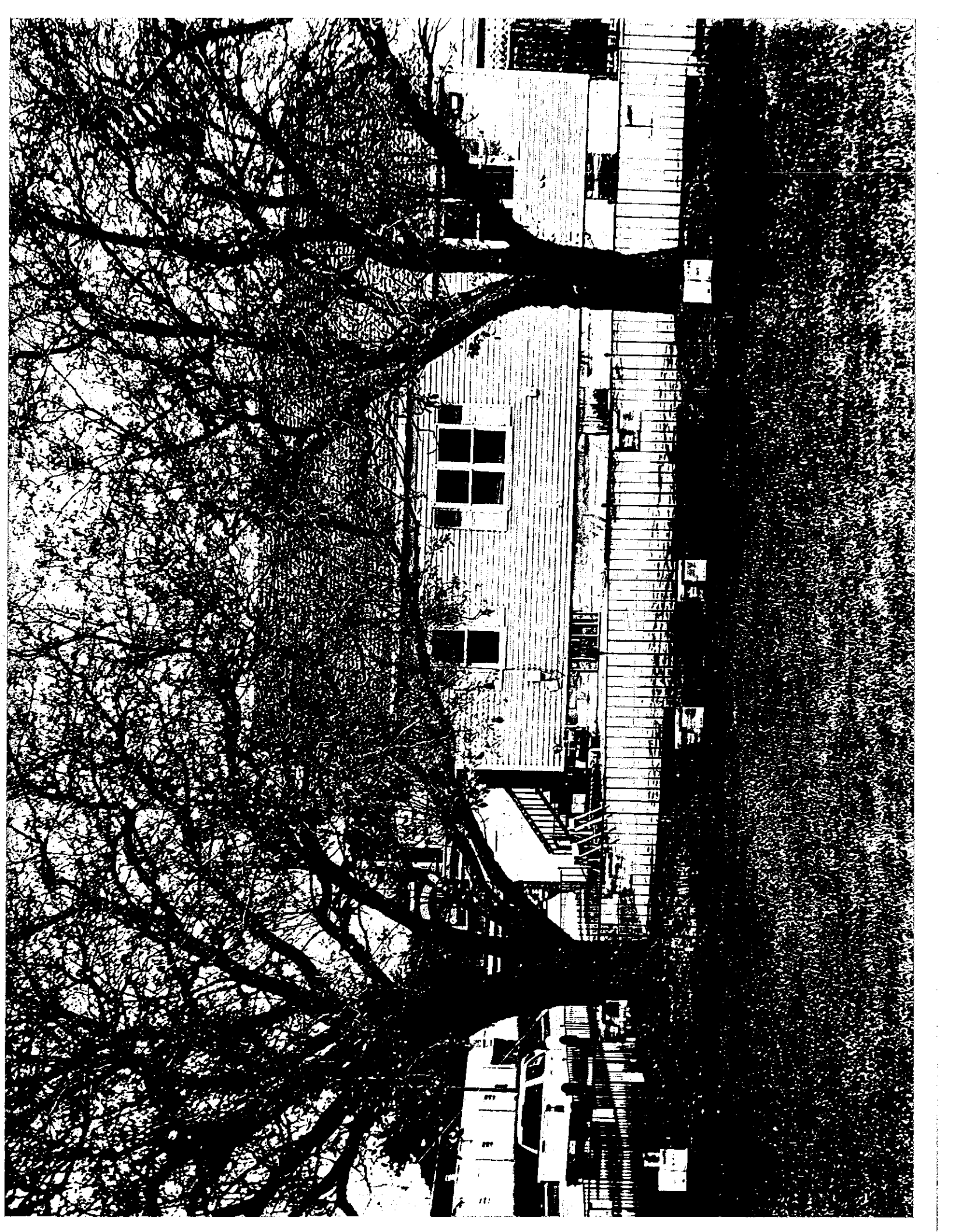
Electronic Signature Agreement I agree.

Electronic Signature Theresa

Field not completed.

Email not displaying correctly? [View it in your browser.](#)







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

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # L.7

To approve a location transfer of a liquor license for Urban Cultural Arts from 906 E Walnut St to 618 Bodart St.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. URBAN ARTS TRANSFER

2769585- 00 05

Form
AB-102

Alcohol Beverage License and Permit Transfer Application

Date

Use this form to transfer a municipally-issued alcohol beverage retail license to a different person. Also use this form to transfer a retail license or a state-issued alcohol beverage permit to another physical location. Submit this form only to the issuing authority.

Transfer Type (check one) <input type="checkbox"/> Person-to-Person (no fee) <input checked="" type="checkbox"/> Place-to-Place (\$10 fee)	
Type of Authorization to transfer (check one) <input type="checkbox"/> Municipal Retail License <input type="checkbox"/> State Issued-Permit	
Name of License/Permit (e.g. "Class A" Liquor or Brewery) Urban Cultural Arts	Current License/Permit Number 204830

Fees	
Transfer Fees	\$
Publication Fee	\$
Background Check	\$
Total Fees	\$ 10.00

Part A: Current Business Information			
1. Legal Business Name (individual name if sole proprietor) Urban Cultural Arts			
2. Business Trade Name or DBA			
3. FEIN 87 3274701		4. Wisconsin Seller's Permit Number 456 1023505237-05	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization			
6. Premises Address 906 E Walnut St.			
7. City Green Bay		8. State WI	9. Zip Code 54301
10. County Brown		11. Governing Municipality <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: _____	
12. Premises Phone 920 489 8300		13. Premise Email urbanculturalarts@outlook.com	
14. Contact Person Name Latosha Greenleaf		15. Website www.urbanculturalarts.com	
16. Contact Person Phone 920 217 1424		17. Contact Person Email urbanculturalarts@outlook.com	

Complete EITHER Part B OR Part C, based on the type of transfer you selected at the top of this form.

Part B: Transfer from Person-to-Person New Business Information	
1. Reason for license transfer (check one) <input type="checkbox"/> Death <input type="checkbox"/> Disability <input type="checkbox"/> Foreclosure <input type="checkbox"/> Assignment to Creditor <input type="checkbox"/> Bankruptcy	
2. Legal Business Name of New Licensee (individual name if sole proprietorship) DNA	
3. New Licensee Phone	4. New Licensee Email
5. Has the new licensee completed AB-100? Submit a completed Form AB-100 with this form <input type="checkbox"/> Yes <input type="checkbox"/> No	
6. Has the new licensee completed AB-200? Submit a completed Form AB-200 with this form <input type="checkbox"/> Yes <input type="checkbox"/> No	

Continued →

Part C: Transfer from Place-to-Place New Premises Information

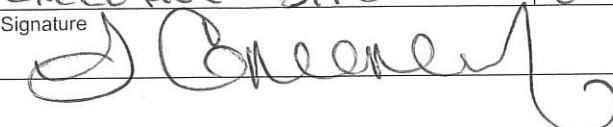
1. New Premises Address 618 Bodart Street			
2. City Green Bay		3. State WI	4. Zip Code 54301
5. New Premises Phone 920 301 3479		6. Premise Email urbanculturalarts@outlook.com	
7. New Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and where records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. This is a one level commercial building. Alcohol will be stored in the bar area in the rear of the space. Records will be stored in a locked file cabinet under the Executive Director's Desk. There are 3 Exits on this single level establishment.			

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor
- one general partner of a partnership
- one corporate officer
- one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license or permit. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Greenleaf		First Name Latasha		M.I. M
Title Executive Director	Email urbanculturalarts@outlook.com		Phone 920 217 1424	
Signature 			Date	

Part E: For Clerk Use Only

Date Application Was Filed With Clerk 5/28/26	License Number		
Date License Granted	Date License Issued		
Signature of Clerk/Deputy Clerk Menke			Date



Alcohol Establishment Security Plan

Overview

The City of Green Bay requires new alcohol establishment applicants to provide a Security Plan to the Green Bay Police Department for review. This plan describes how you'll operate your business. Please follow the plan you've provided and has been approved by the Police Department. If you need to make changes in the future, please notify the Clerk's office (*information at the bottom of the page*).

Once you complete your application, the Police Department will contact the agent to schedule a meeting. You'll also complete a **License Stipulation Agreement**, which is a legally binding document, outlining specific duties and restrictions for your business. This agreement must be signed by both you and the community police officer.

General Information for all applicants:

Legal Entity Name (*Licensee name*): Urban Cultural Arts

Agent's Name: Latosha Greenleaf

Agent's Phone Number: 920 217 1424

Business Address: Leif Bodart St.
Green Bay, WI 54301

E-mail: urbanculturalarts@outlook.com

Address to Mail Liquor License: _____

- License Type:
- Class "B" (Beer)
 - "Class B" Combination (Beer & Liquor)
 - Class "A" (Beer)
 - "Class A" Liquor & Class "A" Beer
 - Class "B" (Beer)
 - "Class C" Wine (Restaurants Only)
 - Class "B" Beer License & "Class B" Liquor-Reserve License

Building Owned or Leased: Lease Own Building Capacity: _____

If leased, Landlord Name and Address: Ruesch Management
Landlord name

1241 Bellevue St. Green Bay WI 54301
Landlord address, city, state & zip

General Information for all applicants (continued):

Parking Capacity/Availability: is private parking lot included in business or public parking used? **If private**, include size, # of spots & location in relation to building. **If public**, include how licensee intends to monitor patrons

It's public parking and I'll have a member of staff to monitor

Anticipated Opening Date: Include any improvements to property that are active and needed prior to opening. A waiver must be requested if anticipated opening date is more than 60 days from granting date.

As soon as possible

Outdoor Area & Fencing: Enter any outdoor area that is part of your license premises, including click 'n collect. Pictures are required for outdoor areas.

Hours of Operation:

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
—	6pm-12	6pm-12	6pm-12	6pm-12	6pm-12	6pm-12

Manager (if any) Name & Phone Number: Latasha Greenleaf 9202171424

Neighborhood: describe how this business may impact the neighbors & how does Licensee intend to reduce any potential negative impact

We are located around other businesses and bars. We'll reduce any negative impacts by monitoring our guests

Police Services: describe how business may impact police services & how does Licensee intend to reduce potential negative impact

We will not impact police services, we primarily do art with a calm mature audience

Compliance with Laws: describe how this business will ensure compliance with city ordinances, state statutes & state administrative code

We will ensure it by monitoring our guests and employees at all times alcohol is served

Operational Information for Class B or Class C license applicants:

Are You Part of the Brown County Tavern League?

Yes

No

Bar Staff Information: # of staff on hand at certain times of operation; prior staff experience; how many bartenders/bar staff/etc. on during peak hours; staff training; whether requiring NWTC training course or operator's license for all or just some staff; other training focused on catching U/A persons, identifying intoxicated persons, etc.

One bartender and one art instructor

Security Staff Information: # of staff on hand at certain times of operation; prior staff experience; how many bouncers/etc. on during peak hours; staff training; whether attending Professional Communications course offered by PD; other training focused on catching U/A persons, identifying intoxicated persons, etc.

During Peak hours or larger crowds we'll have security

Atmosphere: describe type of music, food, entertainment, amusement devices & clientele

Art, comedy and Poetry events

Dress Code: dress code & restrictions on access for those who violate dress code, a plan on how to handle anyone who argues about dress code

No dress code enforced

Estimated Sales:

40 % Alcohol % Food 60 % Other

If applicable, describe "Other":

Art classes and Snacks

Operational Information for Class A license applicants:

Cigarette License:

Yes (circle which apply)

OTC VENDING BOTH

No

Attestations for all applicants:

SB (initials) I understand that liquor/beer license renewal applications are due April 15th of every year, regardless of when license was initially granted.

SB (initials) I understand that prior to appearing before the Protection & Policy Committee Meeting I must first meet with GPBD to review the business security plan.

SB (initials) I intend to operate under the new alcohol license within 60 days of the Common Council granting this license. If it is more than 60 days, it is my responsibility to reach out to the Clerk's Office to request an extension.

SB (initials) I understand that prior to being issued a liquor license, I must pay the appropriate fees and call (920) 448-3300 to schedule and pass Inspections.

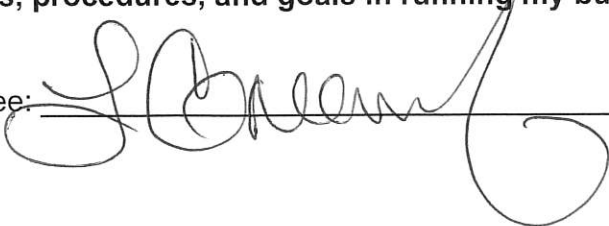
SB (initials) I understand that I should reach out to the Brown County Health Department at (920) 448-6400 to inform them I am applying for a new liquor license.

SB (initials) Once issued, I understand that any changes to my liquor license should be communicated to the Clerk's Office at (920) 448-3010 or clerk@greenbaywi.gov to determine any additional steps.

For Class B Reserve Licensees Only

_____ (initials) I understand the initial issuance fee of a reserve "Class B" License cannot be refunded (including through any grant or tax credit program). The reserve license is also not transferable or able to be surrendered to another legal entity.

By signing below, I agree that the security plan set forth above accurately represents my policies, procedures, and goals in running my business.

Licensee: 

Date: 5/28/20



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

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # L.8

To approve a petition and communication submitted by Ald. Proffitt (District 7) to refer to staff a request to provide a memorandum to Council on Council's authority to enact or amend term limits and to create staggered terms for Alderpersons. Co-Sponsored by Alder Joey Prestley (District 6)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ALDER PETITION

Alders' Petitions and Communications

06/02/2026 3:17 PM (CDT)

Submitted by Alyssa Proffitt (Alyssa.Proffitt@greenbaywi.gov)



Alders' Petitions and Communications

Alder's Name	D7 - Alyssa Proffitt
Committee Name	Protection & Policy Committee
Text of Communication	To refer to staff a request to provide a memorandum to Council on Council's authority to enact or amend term limits and to create staggered terms for Alderpersons.



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

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # L.9

To approve the petition and communication submitted by Ald. Joey Prestley (District 6) to refer to staff a request to draft an ordinance establishing vacant property registration and fee program for commercial and residential properties that remain unused for an extended period of time, with the goal of discouraging long-term vacancy, encouraging productive use, and addressing the public costs created by vacant buildings, including code enforcement, safety, maintenance, neighborhood stability, and redevelopment impacts. Staff should consider an ordinance with a fee structure that escalates the longer a property remains vacant, that includes appropriate exemptions, and that directs the use of fee revenue to support inspection, enforcement and neighborhood development efforts.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Ald Prestley Petition

Alders' Petitions and Communications

06/04/2026 11:37 AM (CDT)

Submitted by Joey Prestley (Joey.Prestley@greenbaywi.gov)



Alders' Petitions and Communications

Alder's Name D6 - Joey Prestley

Committee Name Protection & Policy Committee

Text of Communication To refer to staff a request to draft an ordinance establishing a vacant property registration and fee program for commercial and residential properties that remain unused for an extended period of time, with the goal of discouraging long-term vacancy, encouraging productive use, and addressing the public costs created by vacant buildings, including code enforcement, safety, maintenance, neighborhood stability, and redevelopment impacts.

Staff should consider an ordinance with a fee structure that escalates the longer a property remains vacant, that includes appropriate exemptions, and that directs the use of fee revenue to support inspection, enforcement, and neighborhood development efforts.

**REPORT OF THE GREEN BAY POLICE DEPARTMENT
GRANTING OPERATOR LICENSES**

June 16, 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

Arriaga, Genecis A	Miller, Pauline TJ
Birder, Patrick D	Mottl, Kira N
Bridges, Eve T	Pamperin, Melissa J
Bukouricz, Ann M	Payne, Mariah E
Carlson, David GA	Peot, Ellasen K
Cortez, Alejandro	Perry, Kyle M
Costello, Alyson M	Peterson, Linda L
Crume, Larissa R	Pitchford, Martha B
Derge, Alexis J	Quijas, Tiffany M
Diaz Santiago, Shakira E	Ray, Ryan
Dorner, John P	Rich, Donna M
Endries, Sophia J	Ryczek, Megan M
Fowles, Amy L	Santiago, Kiara J
Garcia-Santiago, Michael	Schmechel-Wendt, Nathan H
Garner, Breona M	Singh, Sarbjit
Gohr, Travis J	Snow, Jodi L
Goldsmith, Katelyn J	Tindale, Andrea J
Grant, Corey J	Torres, Benjamin D
Hager, Julie A	Van Belkom, Duston A
Ibuaka, Amy L	VanPay, Steve R.
Karas, Phillip C	Washington, Megan L
Koch, Beth Ann	Wendt, Brian A
Kozminski, Katelyn N	Wescott, Desiree M
Kunesh, Candice A	Wygralak, Aubrey H
Lehto, Joseph MF	Xiong, Suemay N
Leyva, Frank E	Zambarda, Jewels
Marich, Peter D	Zimmer, Steven D
Martin, Mallori R	
Martinez-Hernandez, Abisael	
Mejia, Michelle M	
Messerschmidt, Lauren R	



Report to the Green Bay Plan Commission

MEETING DATE

June 16, 2026

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # N.1

To approve the request to amend the Planned Unit Development located at 1835 Ridge Road as drafted with the following edit: Section 2.K(1) shall be amended to reflect a change from four (4) trees and 20 shrubs to two (2) trees and ten (10) shrubs. (ZP 26-21 Public Hearing held June 8, 2026).

BACKGROUND

Reason for Request: The property owner would like to amend the boundary of the existing Planned Unit Development (PUD) at 1835 S Ridge Road to include the corner near the intersection of Frank and Thorndale Streets and remove the property located at 1820 Frank Street. They would also like to reduce the landscape buffer between the PUD area and 1820 Frank Street, as well as eliminate the requirement for landscape island in the parking area.

Parcel Information: 1835 S Ridge Road is a 2.769-acre parcel located between Lombardi Avenue, S Ridge Road, Thorndale Street, and Frank Street.

Subject Parcel Zoning and Land Use:

Planned Unit Development (PUD) with Downtown base zoning | Vacant with Occasional Event Parking

Report: Staff has reviewed and made their recommendation based on the following information:

- This PUD was established in February 2025 to allow for a commercial building and a mixed-use building on this parcel that also covered 1820 Frank Street. A separate PUD was established at the corner of Thorndale and Frank Street for a residential development. The boundaries were established for these PUDs based on a proposed land-swap between the property owners.
- Proposed Changes:
 - Boundary Amendment: Per the applicant, negotiations for the land-swap have stalled since the approval of the original PUDs, and they would like to amend the boundary to reflect the current parcel boundaries of 1835 S Ridge Road and 1820 Frank Street. Staff is supportive of this.
 - Parking: Without the land swap, the site's available parking was reduced from 184 stalls to 161. The applicant requests the reduction in landscape buffers and removal of landscaped islands to increase the parking by 11 stalls and two (2) stalls, respectively, bringing the total up to 174. Staff assessed both our parking minimums in the Municipal Code and current market demands for commercial properties, which are three (3) stalls for every 1,000 square feet of rentable space. Updated text is reflected throughout Section G of the PUD.
 - Landscape Buffer Reduction: The applicant would like to reduce the required eight (8)-foot landscape buffer between 1835 S Ridge Road and 1820 Frank Street to five (5)-feet to accommodate sufficient parking for the commercial building. The eight (8)-foot requirement does not leave space for the 11 stalls just north of 1820 Frank Street. The applicant verified that they need one (1)-foot of additional space to make the eight (8)-foot landscape buffer, the parking lot, and the five (5)-foot parking perimeter setback/buffer work. Staff proposed reducing the allowed parking stall length from 18-feet

to 17.5-feet, reflected in Section G(3) of the PUD.

- Landscape Buffer: Additionally, City Staff has added a requirement for a 100% opaque, six (6)-foot tall fence to be installed at the property line with four (4) times the standard amount of landscaping in this buffer area (approximately 20 trees and 100 shrubs across 286' linear feet) for the landscape buffer area around 1820 Frank Street, and an increased buffer surrounding the parking area along Thorndale and Frank Streets. The PUD was originally drafted for a cohesive, mixed-use block. With the boundary change, there is a residential use surrounded by the PUD area. The additional buffering protects the residential use from noise and lights.
 - Removal of Landscape Island Requirement: The applicant would also like to remove the requirement for landscape islands in 15 consecutive stall areas to allow for more parking stalls. Staff does not support this as landscape islands are important to site design, pervious surface calculations, and would only yield two (2) additional parking stalls. Landscape islands also help in reducing the heat island effect that parking lots create, as supported by the City's Green Infrastructure goals.
- **Staff Amendments**: To ensure orderly development and protection of adjacent residential properties, we have added a provision requiring trash enclosures be at least 20-feet from any right-of-way or parcel lines. Additionally, enclosures must be located in their loading area.

Surrounding Zoning Land Use:

North: Low-Density Residential (R1) | Single and Two-Family Homes

South: Public Institutional (PI) | Lambeau Field

West: Office Residential (OR) & Low-Density Residential (R1) | Two-Family Homes, Vacant Green Space, and Parking

East: Low-Density Residential (R1) | Single and Two-Family Homes

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends Mixed-Use land uses for the project area. This action is consistent with this recommendation.

Public Notification: Alder Ridderbush, Lombardi Neighborhood Association, and neighbors within 400' were notified. No comments were received as of the drafting of this report.

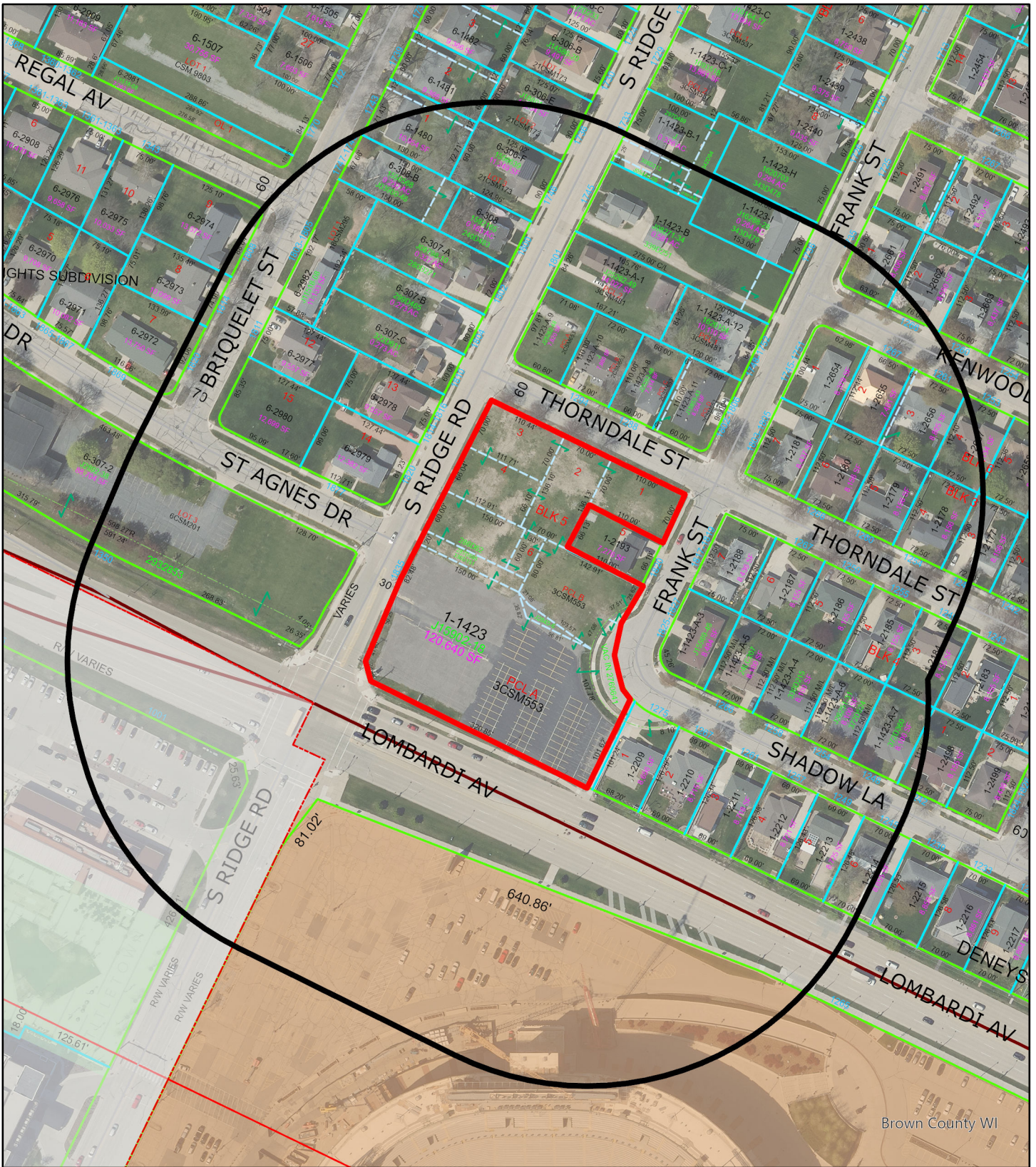
RECOMMENDATION

Approval of the PUD as drafted.

FISCAL IMPACT

ATTACHMENTS

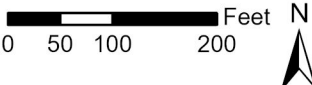
1. ZP 26-21 Map (Exhibit A)
2. ZP 26-21 ZO 06-26, PUD Amendment, 1835 S Ridge
3. ZP 26-21 Request for City Action





Brown County WI



1835 S. Ridge Road Planned Unit Development Amendment



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. 26 May 2026 X:\Planning\Basemaps\template_8.5x11.aprx

-  1835 S. Ridge Road
-  400' Notification Area

ZONING ORDINANCE NO. 06-26

AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT FOR 1835 S RIDGE ROAD (ZP 26-21)

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:

Part of Lot 16, C.L.A. Tank's Subdivision of Private Claim 12 and of the Northerly 1/2 of Private Claim 13, West Side Fox River, Brown County, Wisconsin, all of Volume 3, Certified Survey Maps, Page 553, Map No. 955, Document No. 732307, Brown County Records, and Part of Lot 1 and all of Lots 2, 3, 4, 5 and 6, Block 5, of Thorndale Subdivision, Volume 8, Plats, Page 42, Document No. 499151, Brown County Records, all in the City of Green Bay, West Side of Fox River, Brown County, Wisconsin, more fully described as follows:

Commencing at the Brown County Surveyor Monument No. 40 Y/Z-14/15(1); thence N25°52'40"E, 539.53 feet to Brown County Surveyor Monument No. 40Y/Z-14/15, being an angle point on the Centerline of Private Claim 13, WSFR, located at the intersection of the centerline of Lombardi Ave and Ridge Road; thence N26°49'26"E, 80.49 feet along the centerline of Ridge Road; thence S63°10'33"E, 38.10 feet to the East right of way of said Ridge Road and the point of beginning; thence N21°01'08"E, 41.60 feet along said East right of way; thence N21°08'08"E, 50.21 feet along said East right of way; thence N26°51'01"E, 298.31 feet along said East right of way to the South right of way of Thorndale Avenue; thence S64°07'51"E, **290.51 feet along said South right of way to the West right of way of Frank Street; thence S25°52'29"W, 70.00 feet along said West right of way; thence N64°07'44"W, 110.05 feet along the North line of Lot 5, Block 5, Thorndale Subdivision, Volume 8, Plats, Page 42, Document No. 499151, Brown County Records; thence S25°48'33"W, 66.11 feet along the West line of said Lot 5; thence S64°06'15"E, 109.97 feet along the South line of said Lot 5 to the West right of way of Frank Street; thence S25°52'29"W, 60.00 feet along said West right of way; thence 101.42 feet along said West right of way being the arc of an 88.81 foot radius curve to the left whose long chord bears S6°50'32"E, 96.00 feet; thence S25°50'01"W, 134.26 feet to the North right of way of Lombardi Avenue; thence N64°03'59"W, 320.75 feet along said North right of way; thence N16°23'16"W, 28.48 feet along a highway vision corner to the point of beginning.** 180.51 feet along said South right of way; thence S25°52'29"W, 66.13 feet; thence S64°07'51"E, 110.00 feet to the West right of way of Frank Street; thence S25°52'29"W, 129.98 feet along said West right of way; thence 101.42 feet along said West right of way being the arc of an 88.81 foot radius curve to the left whose long chord bears S6°50'32"E, 96.00 feet; thence S25°50'01"W, 134.26 feet to the North right of way of Lombardi Avenue; thence

~~N64°03'59"W, 320.75 feet along said North right of way; thence N16°23'16"W, 28.48 feet along a highway vision corner to the point of beginning.~~

Planned Unit Development area contains 120,882 square feet / 2.78 acres, more or less.

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 permit housing with convenient access to commercial facilities as well as the promotion of integrated land uses allowing for a mixture of residential, commercial, and public facilities along corridors and in transitional areas. The overall appearance and design of the site and improvements shall comply with the attached Exhibits and as regulated within this PUD.
- B. Development Site. The area included within this PUD consists of all land described above, currently part of Parcel 1-1423 and 1-2193. ~~A Land Division is required to create a new parcel, as described above, for this PUD to be in effect.~~ A PUD amendment shall be required for any future changes that do not comply with this PUD.
1. Building A is considered the commercial building along the Lombardi Avenue frontage. This building **footprint** is approximately 31,000 square feet **and at least three stories.**
 2. Building B is considered the mixed-use building at the corner of S. Ridge Road and Thorndale Street. This building **footprint** is approximately 12,000 square feet **and at least three stories.**
- C. Land Use Regulations. The principal and accessory land uses which may be established shall be compliant with uses allowed in the Downtown (D) zoning district, with the exceptions of the prohibited uses listed in Section D of this ordinance. A PUD amendment is required for any additional uses. Additionally, the uses shall be as follows:
1. Building A, All Floors: All uses listed in this ordinance
 2. Building B, First Floor: All uses listed in this ordinance
 3. Building B, All Upper Floors: Multi-Family Residential uses only
- D. Prohibited Uses. All below land uses shall be considered prohibited uses within this PUD:
1. Live-Work Units
 2. Rooming House, Boarding House, Shelter Facility
 3. Community Living Arrangement
 4. Convent, Monastery, Seminary
 5. Nursing Home, Assisted Living
 6. Transitional Living Facility

7. All Educational Uses listed in Table 44-5
8. All Institutional and Civic Uses listed in Table 44-5
9. All Public Service and Utility Uses listed in Table 44-5
10. All Drive-Through Facilities
11. Funeral Home
12. Small Appliance Repair Services
13. Currency Exchange
14. Pawnshop
15. All Vehicle Service Uses listed in Table 44-5

E. Dimensional and Area Requirements. Dimensional and area requirements for principal structure on the subject property shall generally comply with Exhibit B and be regulated as follows:

1. Setbacks. Setbacks shall be as follows:
 - a. Lombardi Frontage Setback: No building setback is required along this frontage. The maximum setback is 10 feet from the property line. The parking setback/buffer is a minimum of five (5) feet from the property line. Vision triangle shall be maintained at all intersections.
 - b. Ridge Frontage Setback: No building setback is required along this frontage. The maximum setback is five (5) feet from the property line. The parking setback/buffer is a minimum of five (5) feet from the property line. Vision triangle shall be maintained at all intersections.
 - c. Thorndale Frontage Setback: No building setback is required along this frontage. The maximum setback is five (5) feet from the property line. The parking setback/buffer is a minimum of five (5) feet from the property line. Vision triangle shall be maintained at all intersections.
 - d. Frank Frontage Setback: No building setback is required along this frontage. The maximum setback is five (5) feet from the property line. The parking setback/buffer is a minimum of five (5) feet from the property line.
 1. A 10-to-20-foot landscaped buffer is required west of the pedestrian right-of-way. If this right-of-way is expanded, the minimum landscape buffer area is 10 feet. This buffer area shall comply with Section 44-1964 of Green Bay Municipal Code.
2. Impervious surface shall not exceed 90%.
3. All other dimensional and area provisions, including accessory buildings, shall be regulated under the Downtown (D) Zoning District.

F. Architectural Design Standards. All building elevations shall substantially comply with Exhibit C and subject to the following requirements:

1. Building A shall not exceed 64 feet in height. Building B shall not exceed 53 feet in height.
2. All rooftop and ground level mechanical equipment shall be screened from public view using architectural treatments consistent with the overall design of the structure.
3. Exterior Materials. Building materials should be durable and appropriate for the district.
 - a. Exterior building façades shall be predominately:
 - i. Brick or brick veneer
 - ii. Stone or stone veneer
 - iii. Glass windows and doors
 - b. The following materials may be used as secondary building façade materials. Secondary materials shall not cumulatively exceed 20% any façade:
 - i. Concrete panels
 - ii. Decorative or split-face block
 - iii. Architectural/decorative metals
 - iv. Wood or wood composite
 - v. Cementous panels/siding or stucco
 - c. The following materials are prohibited exterior building façade materials:
 - i. Smooth face or non-decorative block
 - ii. Asphaltic, fiberglass, vinyl or metal siding
 - iii. Non-decorative metal panels or corrugated metal
 - iv. Plywood, chipboard, rough texture wood siding, or other non-decorative wood
 - v. Imitation/"fake" brick or stone and gravel aggregates

G. 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. Driveway locations must match those on Exhibit B. Relocation shall be approved by the Director of Public Works.
2. Driveway throat length of 18 feet shall be maintained throughout the site.
3. **Parking stalls can be reduced to 17.5 feet in length.**
4. A 5-foot setback/buffer is required for all parking areas from the property line. This buffer area shall comply with Section 44-1964(2) of Green Bay municipal code with the following exemption:
 - a) Parking buffer areas along Thorndale Street and Frank Street shall have a 100% opaque fence or wall at a height of no less than 42 inches.
5. Building B shall be provided underground with a minimum of 24 stalls, either underground or surface stalls.
6. ~~Total parking on site shall be a minimum of 80 stalls.~~ **Building A shall provide parking in conformance with the Green Bay Zoning Code**

as uses are determined. Parking for commercial uses shall not exceed three (3) stalls per every 1,000 square feet of rentable space.

7. The establishment of a surface parking lot shall only be allowed in conjunction with the construction of the buildings.

H. 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 the Downtown (D) Zoning District.

I. 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.

J. 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, **and the following standards:**

- 1. Trash enclosures shall be integrated into the building's loading zone design.**
- 2. Trash enclosures shall not be closer than 20' from all right-of-way and parcel lines.**

K. 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. The perimeter landscape buffer between the subject property and Parcel #1-2193 shall contain a 100% opaque, six-foot tall fence is required to abut the property lines between these parcels. This buffer area shall be landscaped with at least 4 trees and 20 shrubs for every 50 linear feet.**

L. Compliance with all the regulations of the Green Bay Municipal Code not covered under the PUD. If not covered as part of this PUD, the base zoning for the parcel shall be considered Downtown (D) Zoning District.

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

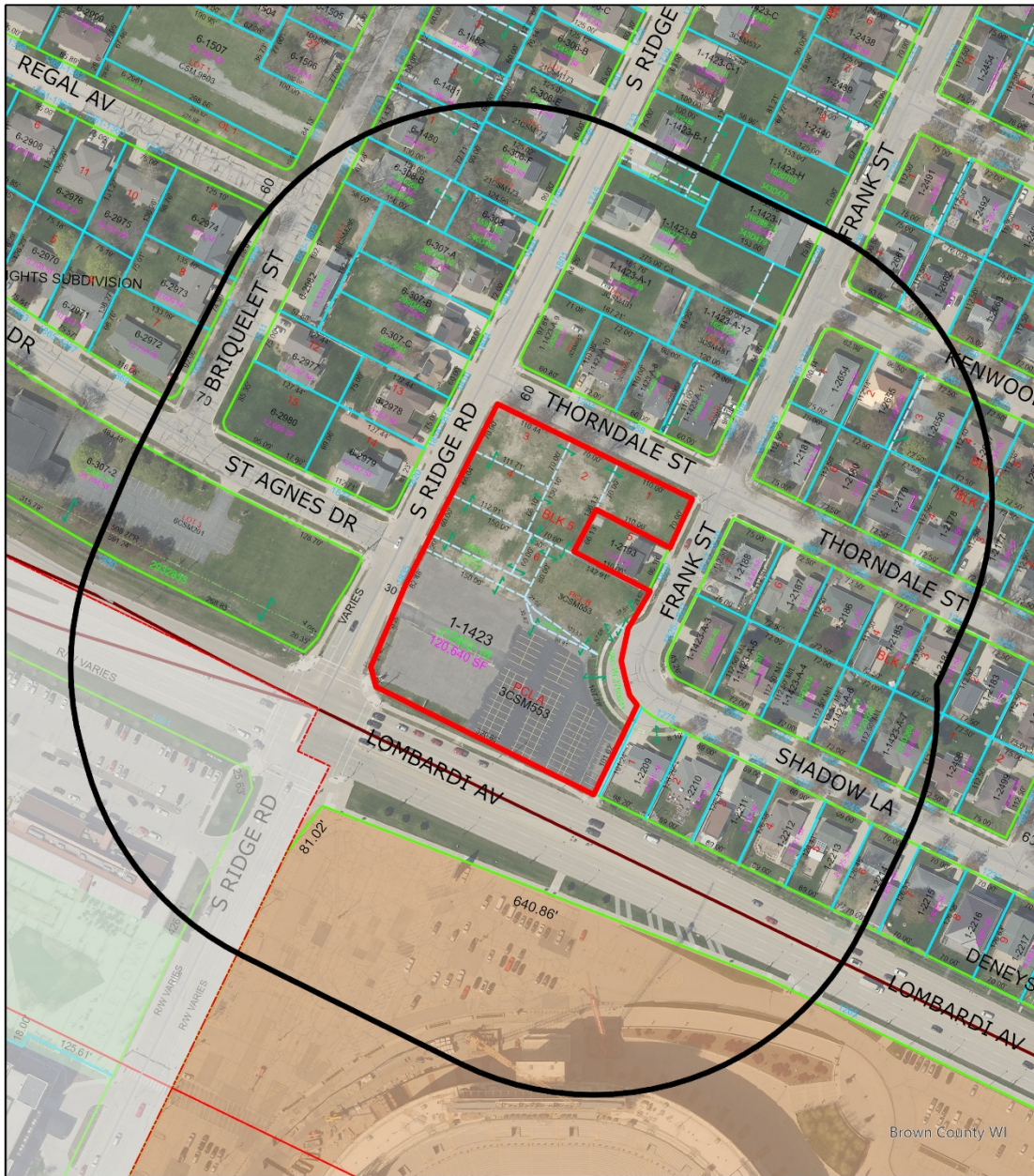
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Attachments:

Exhibit A - Location Map

Exhibit B – Site-Building Layout


Exhibit C - Conceptual Plans




 **1835 S. Ridge Road**
Planned Unit Development Amendment

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0 50 100 200 Feet N

 1835 S. Ridge Road

 400' Notification Area



Corner of Lombardi and Ridge



TIMES SQUARE 24044-01
07/09/24



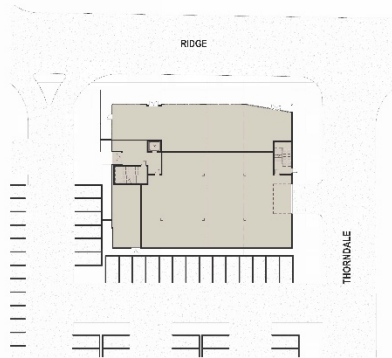
SOUTHEAST CORNER



SOUTHWEST CORNER



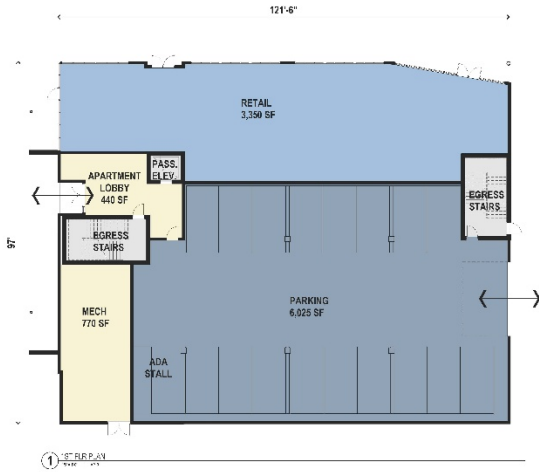
RIDGE AND THORNDALE



SITE

	GSF
4TH FLR	9,777
3RD FLR	9,777
2ND FLR	9,777
1ST FLR	11,781
TOTAL USE	39,576

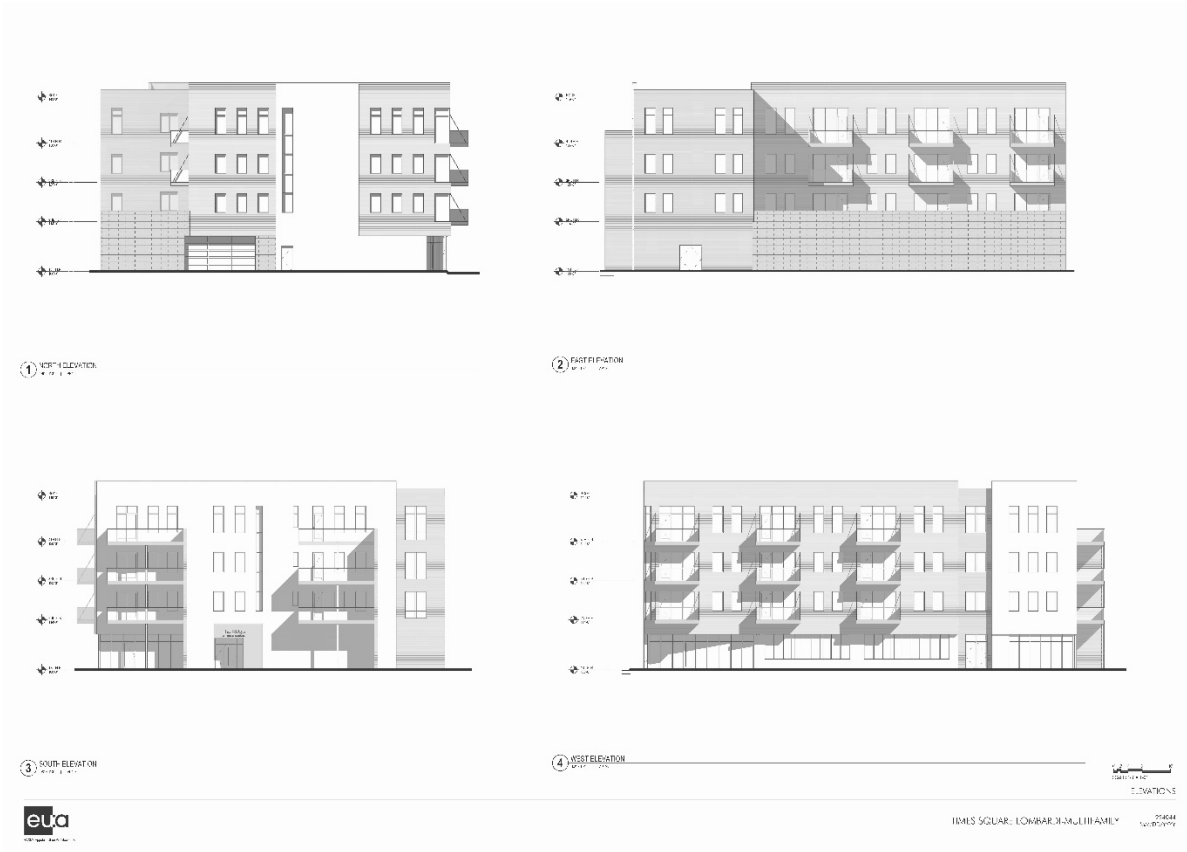




1ST & 2ND FLOOR
 TIMES SQUARE LOUABARDI MULTIFAMILY
 10/20/2021



1ST & 2ND FLOOR
 TIMES SQUARE LOUABARDI MULTIFAMILY
 10/20/2021



#E192



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: Lombardi Avenue (CTH VK), South Ridge Road, Thorndale Street & Frank Street

Parcel Number(s): 1 -14.2.3

Petitioner(s): Vierbicher (Brad Rymer) Date: 04/09/26

Email: _____ Phone Number: _____

Address: 400 Security Blvd City: Green Bay State: WI Zip: 54313

Property Owner: Kuehn Ridge Holdings LLC (Tim Kuehn) Phone Number: _____

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Brad Rymer of Vierbicher, respectfully request that the City of Green Bay take the following action:

- Rezone Property (\$375.00 Review Fee)
- Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- PUD and PUD Amendments (\$425.00 Review Fee)
- Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
- Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
- Approve Final Condominium Plat (\$150.00 Review Fee)
- Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- Development District Map Amendment (\$200.00 Administration Fee)
- Official Map Amendment (\$200.00 Administration Fee)
- Plat of Right-of-Way (\$200.00 Administration Fee)
- Discontinue a Public Utility Easement (\$200.00 Administration Fee)
- Street Name Change (\$200.00 Administration Fee)
- Declare City Property "City Surplus" (\$200.00 Administration Fee)
- Vacate a Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- Comprehensive Plan Amendments (\$275.00 Review Fee)
- Other (\$200.00 Administration Fee): _____

Owner Signature: *Tim Kuehn* Date: 4/11/2026

Petitioner Signature(s): *Brad Rymer* 4/15/26

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____ Receipt No.: _____ Zoning Petition No.: _____

NARRATIVE FOR APPLICATION TO AMEND PUD

PROPERTY OWNER / APPLICANT: Kuehn Ridge Holdings LLC
PROPERTY LOCATION: Northeast Corner of Lombardi Avenue and South Ridge Road
PARCEL ID: Parcel No. 1-1423
APPROVED PUD: ZP 24-40 / Zoning Ordinance No. 03-25

Kuehn Ridge Holdings LLC (“Kuehn” or “Developer”) submits this narrative as part of its application for an amendment to a previously approved Planned Unit Development (PUD) for Kuehn’s planned development at the northeast corner of Lombardi Avenue and South Ridge Road.

In particular, Kuehn is seeking an amendment to its PUD that would include the following revisions:

- A revised legal description that encapsulates the parcel owned by Kuehn at the subject corner of Lombardi Avenue and South Ridge Road (i.e., Parcel No. 1-1423). The current PUD includes a legal description that envisioned a land swap between Kuehn and neighboring property; such land swap is not occurring and thus the legal description in the PUD needs to be amended.
- Reduced landscape buffers abutting the existing single-family development at 1820 Frank Street, Green Bay.
- An elimination of the requirement for a landscaped island where parking stalls exceed 15 consecutive spaces (Zoning Code Section 44-1962 (2)(a))

Kuehn requests that the remaining conditions in the previously approved PUD remain in place and be adopted as part of the new PUD.

LOMBARDI TIME SQUARE PUD

Project Description: Mixed-use development at the Northeast corner of Lombardi Avenue and South Ridge Road.

Negotiations have stalled between property owners located within the block of Lombardi Avenue, South Ridge Road, Thorndale Street, and Frank Street. In an effort to move the development process forward, Kuehn, the majority property owner, seeks an amended PUD to revert to the existing property boundaries for that parcel wholly owned by the Developer. The previously approved project included a commercial building along Lombardi Avenue and a mixed-use building at the corner of South Ridge Road and Thorndale Street; these buildings will remain as previously approved. The multi-family residential building at the corner of Thorndale Street and Frank Street that was approved by the City under a separate PUD (i.e., ZP 24-41 / Zoning Ordinance 02-25) is being removed from the project plan.

The parcel containing the existing single-family house on Frank Street (i.e., Parcel No. 1-2193) will be excluded from the Developer’s development plan and thus needs to be removed from the PUD previously approved for the Developer’s project. Development of said single family parcel will need to be applied for and approved in the future should the property owner wish to pursue development on said parcel.

The removal of the multi-family residential building at the corner of Frank Street and Thorndale Street shifts a portion of the parking to the corner as part of the larger development. The number of parking spaces with the updated development plan remains similar to the number of parking spaces laid out in the previously proposed development.

In order to ensure sufficient parking to accommodate the commercial building along Lombardi Avenue, Kuehn is requesting deduced landscape buffers abutting the existing single-family development at 1820 Frank Street. Kuehn is also seeking a waiver of the requirement for a landscaped island where parking stalls exceed 15 consecutive spaces (44-1962 (2)(a)).

LEGAL DESCRIPTION

Part of Lot 16, C.L.A. Tanks's Subdivision of Private Claim 12 and of the Northerly 1/2 of Private Claim 13, West Side Fox River, Brown County, Wisconsin, all of Volume 3, Certified Survey Maps, Page 553, Map No. 955, Document No. 732307, Brown County Records, and Lots 1, 2, 3, 4 and 6, Block 5, of Thorndale Subdivision, Volume 8, Plats, Page 42, Document No. 499151, Brown County Records, all in the City of Green Bay, West Side of Fox River, Brown County, Wisconsin, into a single parcel and description, more fully described as follows:

Commencing at the Brown County Surveyor Monument No. 40 Y/Z-14/15(1); thence N25°52'40"E, 539.53 feet to Brown County Surveyor Monument No. 40Y/Z-14/15, being an angle point on the Centerline of Private Claim 13, WSFR, located at the intersection of the centerline of Lombardi Ave and Ridge Road; thence N26°49'26"E, 80.49 feet along the centerline of Ridge Road; thence S63°10'33"E, 38.10 feet to the East right of way of said Ridge Road and the point of beginning; thence N21°01'08"E, 41.60 feet along said East right of way; thence N21°08'08"E, 50.21 feet along said East right of way; thence N26°51'01"E, 298.31 feet along said East right of way to the South right of way of Thorndale Avenue; thence S64°07'51"E, 290.51 feet along said South right of way to the West right of way of Frank Street; thence S25°52'29"W, 70.00 feet along said West right of way; thence N64°07'44"W, 110.05 feet along the North line of Lot 5, Block 5, Thorndale Subdivision, Volume 8, Plats, Page 42, Document No. 499151, Brown County Records; thence S25°48'33"W, 66.11 feet along the West line of said Lot 5; thence S64°06'15"E, 109.97 feet along the South line of said Lot 5 to the West right of way of Frank Street; thence S25°52'29"W, 60.00 feet along said West right of way; thence 101.42 feet along said West right of way being the arc of an 88.81 foot radius curve to the left whose long chord bears S6°50'32"E, 96.00 feet; thence S25°50'01"W, 134.26 feet to the North right of way of Lombardi Avenue; thence N64°03'59"W, 320.75 feet along said North right of way; thence N16°23'16"W, 28.48 feet along a highway vision corner to the point of beginning.

Parcel contains 120,884 square feet / 2.78 acres, more or less.
Parcel subject to easements and restrictions of record.

PUD NOTES

****Unchanged from previous PUD approval****

****Updated data/info for new PUD****

-PUD language similar to downtown district

-Permitted uses to allow for broad variety of retailers

-Parking stats:

surface parking = 110 -> total parking incl. underground = 174 (110 surface + 64 underground)

(Commercial real estate experts express sufficient parking will be needed for national retail tenants)

-Signage on and around buildings similar to downtown district

-Access points needed:

Ridge Road – full 3 lane access

Thorndale Street – full access (signage for no left turn)

Thorndale Street – driveway for residential development

Frank Street - full access

-Building Setbacks

One (1) foot minimum to ten (10) feet maximum front yard

One (1) foot minimum side yard

-Parking setbacks

5 feet along Thorndale and Frank Streets

5-foot landscaped buffer abutting existing residential lot

-Building Heights – variable

Fifty-three (53) feet along Thorndale Street

Sixty-four (64) feet along Lombardi Avenue



Report to the Green Bay Plan Commission

MEETING DATE

June 16, 2026

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # N.2

To approve the request to amend the future land use for a portion of property located at the 600 block of Woodside Road from Low-Density Residential (R1) to Mixed Residential (R3) with conditions. (CPA 26-03 Public Hearing held June 8, 2026).

BACKGROUND

Reason for Request: The applicant seeks to expand the existing Caraton Commons assisted living facility at 655 Woodside Road onto property immediately west of the site. To accommodate the expansion, the applicant requests a comprehensive plan amendment of approximately 335 feet of property located west of the 655 Woodside parcel and approximately 512 feet south of Humboldt Road as well as the existing parcel at 655 Woodside Road. The applicant seeks a future land use designation change from Low Density Residential to Mixed Residential to accommodate rezoning of property to R3 Varied Density Residential. This rezone request will be heard on the next agenda item.

Report: Caraton Commons is an assisted living facility located at the corner of Woodside and Humboldt Roads. The applicant seeks to add property to the west of the existing facility and create another expansion. The applicant is seeking a comprehensive plan amendment to allow for a rezone of 335 feet of property west of the 655 Woodside Road parcel and 512 feet south of Humboldt Road at Parcel 21-365 to allow for further expansion of the assisted living use. A 335-foot by 512-foot area totals a proposed 3.94 acres which the applicant seeks to subdivide from the current property owner, the Basten Family. Additionally, the applicant seeks to reclassify the parcel 655 Woodside Road, which was updated to Low-Density Residential in the Go Big Green Bay Comprehensive Plan Update. This was an error as the 2002 Comp Plan called for the site to be classified as Medium/High Density Housing use but was not updated in the recent comp plan changes. On pages 82-83 of the Go Big Green Bay Comprehensive Plan Update, Future Growth District calls for this area to be a mix of uses such as neighborhood commercial and multifamily development. A request to change the classification of the requested areas to Mixed Residential is in alignment with past and existing comprehensive plan documents.

The subject properties are located at 655 Woodside Road (Parcel 21-365-1) and a part of Parcel 21-365 in an area located to the west of 655 Woodside Road. 655 Woodside Road is the existing assisted living facility and Parcel 21-365 is existing vacant farmland.

The Official Municipal Map identifies a future north-south road connection approximately 335 feet west of the existing Woodside Road frontage. The applicant's proposal would create an "L"-shaped property configuration around Parcel 21-365-2, located directly south of 655 Woodside Road. The subdivision ordinance prohibits the creation of flag lots. The existing frontage of 655 Woodside Road is 245.24 feet, and the applicant proposes a rezoning depth of 512 feet, consisting of 245.24 feet adjacent to 655 Woodside Road and an additional 267 feet adjacent to Parcel 21-365-2. This configuration would create a flag lot.

To avoid the creation of a flag lot, staff supports rezoning only to a depth not exceeding twice the existing frontage along Woodside Road. This would limit the rezoned area south of Humboldt Road to 490.4 feet, resulting in approximately 3.77 acres available for future land division and attachment to the existing facility.

The applicant is seeking a comprehensive plan amendment and a rezone of property to ensure that a property land division is feasible for potential uses into the future. A land division would be required to create approximately 3.77 acres of land to be attached to the existing Caraton Commons property to create a 5.2 acre property. The applicant has not brought forth a formal land division plan at this time. The applicant has brought forth the concept of expansion of the assisted living facility with additional room for potential growth into the future.

Surrounding Zoning and Land Uses:

North: Low Density Residential | Religious Institution

South: Low Density Residential | Vacant

East: Varied Density Residential (R3) | Existing Assisted Living and Vacant

West: Low-Density Residential (R1) | Vacant

Public Notification: Ald. Grant and property owners within 400 feet were informed of this request. One neighbor inquired about the item as of the drafting of this report.

RECOMMENDATION

Approval of the request subject to the following condition:

- I. The area which is proposed to be modified from Low Density Residential Future Land Use designation to Mixed Residential land use designation shall include 655 Woodside Road (Parcel 21-365-1) and include part of Parcel 21-365 which shall be subdivided to include land 335 feet west of Parcel 21-365-1 and 490 feet south of the right of way of Humboldt Road. A Certified Survey Map shall be required to be recorded to create a single parcel.

FISCAL IMPACT

ATTACHMENTS

1. 26-22 26-03 Request for City Action
2. 26-22 26-03 Narrative Woodside and Humboldt
3. 26-22 Map CPA
4. Official City Map Letter Size Horizontal
5. 26-22 Concept Letter Size



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: Humboldt Road

Parcel Number(s): 21-365

Petitioner(s): Bayland Buildings Inc. (David OBrien) Date: 4/28/2026

Email: [REDACTED] Phone Number: [REDACTED]

Address: PO Box 13571 City: Green Bay State: WI Zip: 54307

Property Owner: Boston Family Real Estate Phone Number: [REDACTED]

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Bayland Buildings Inc. (David OBrien), 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: [Signature] Date: 4/29/26

Petitioner Signature(s): [Signature]

- 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.: _____

Narrative Woodside and Humboldt

Attached is a request for city action about a CUP for property directly to the West of Caraton Commons (655 Woodside). They are looking to acquire 335'-0" +/- West on Humboldt Road, and 512'-0" +/- going South and the 335'-0" +/- East.

Dave O'Brien

Bayland Buildings

Note, this request was changed to Comp Plan Amendment and Rezone for the purpose of expansion of assisted living facility

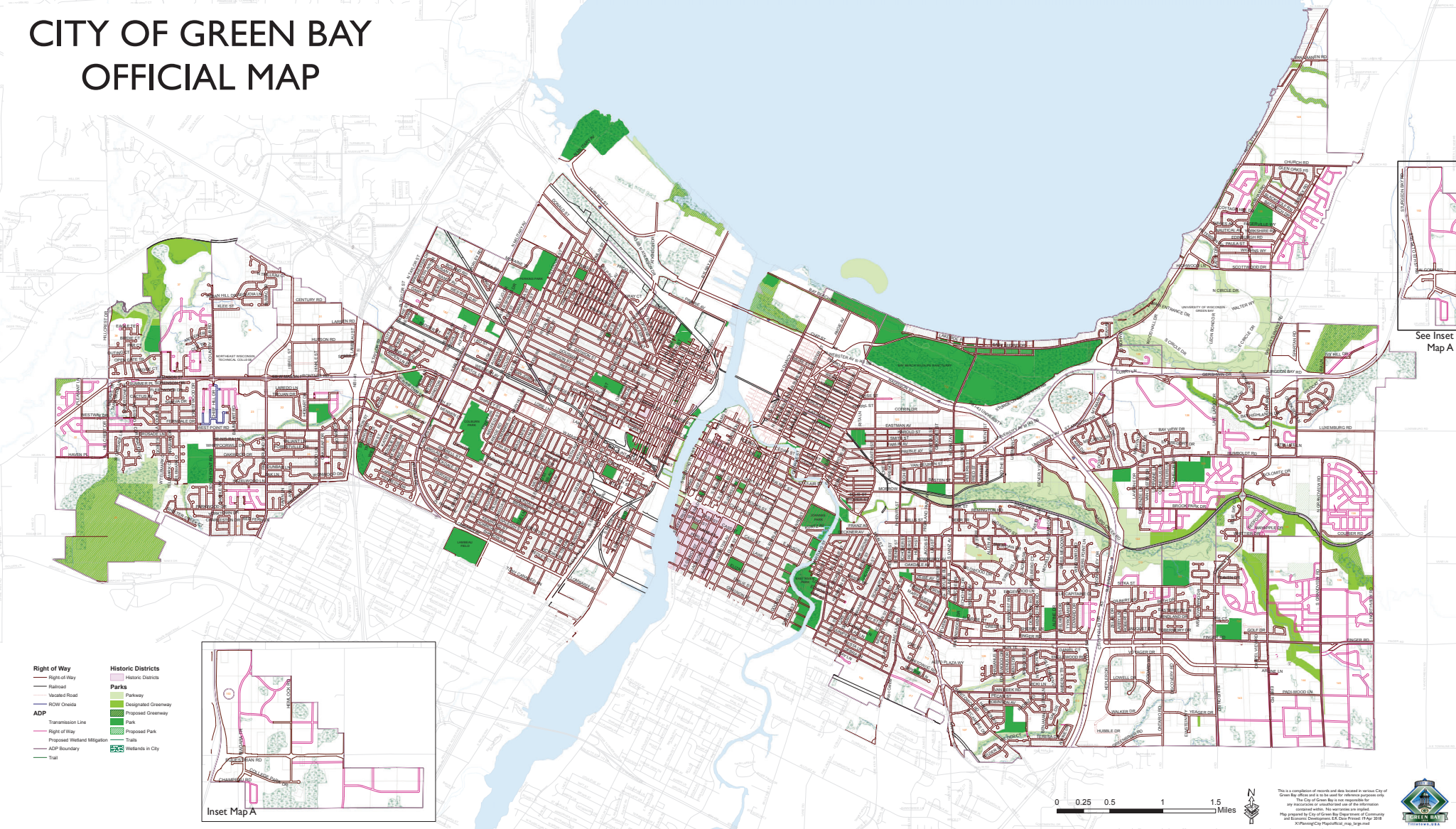


- Proposed Rezone & CPA
- 400' Property Owner Notice

Zoning Petition (ZP 26-22) & (CPA 26-03)
600 Block Woodside Rd
Rezone R1 to R3, Future Land Use: Low Density
Residential to Mixed Residential for 335' West of 655
Woodside and 512' South of Humboldt

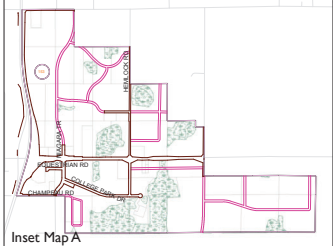
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by JL.

CITY OF GREEN BAY OFFICIAL MAP



- Right of Way**
- Right-of-Way
 - Railroad
 - Vacated Road
 - ROW Onsite
- ADP**
- Transmission Line
 - Right of Way
 - Proposed Wetland Mitigation
 - ADP Boundary
 - Trail

- Historic Districts**
- Historic Districts
- Parks**
- Parkway
 - Designated Greenway
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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 errors or omissions. This map is prepared by City of Green Bay Department of Community and Economic Development. E.R. Date Printed: 17 Apr 2018. All Rights Reserved. www.cityofgreenbay.org





Report to the Green Bay Plan Commission

MEETING DATE

June 16, 2026

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # N.3

To approve the request to rezone a portion of property located at the 600 block of Woodside Road from Low-Density Residential (R1) to Varied Density Residential (R3) with conditions. (ZP 26-22 Public Hearing held June 8, 2026).

BACKGROUND

Reason for Request: Applicant seeks to expand the existing Caraton Commons assisted living facility at 655 Woodside Road onto property immediately west of the site. To accommodate the expansion, the applicant requests rezoning of approximately 335 feet of land west of the existing parcel and approximately 512 feet south of Humboldt Road.

Report: Caraton Commons is an assisted living facility located at the corner of Woodside and Humboldt Roads. The applicant proposes to expand the facility by acquiring approximately 3.94 acres immediately west of the existing property. The area proposed for rezoning consists of a 335-foot by 512-foot portion of Parcel 21-365, currently owned by the Basten Family. The existing Caraton Commons property at 655 Woodside Road is approximately 1.4 acres and zoned R3 Varied Density Residential, where assisted living facilities are a permitted use. The proposed expansion would create a single assisted living property totaling approximately 5.3 acres.

The subject property is currently a vacant farm field located west of Caraton Commons. Parcel 21-365 contains approximately 35 acres and is zoned R1. Expansion of the assisted living facility onto this property would result in split zoning, and assisted living facilities require a Conditional Use Permit within the R1 district. Accordingly, the applicant is requesting a rezoning to accommodate the proposed expansion.

The Official Municipal Map identifies a future north-south road connection approximately 335 feet west of the existing Woodside Road frontage. The applicant's proposal would create an "L"-shaped property configuration around Parcel 21-365-2, located directly south of 655 Woodside Road. The subdivision ordinance prohibits the creation of flag lots. The existing frontage of 655 Woodside Road is 245.24 feet, and the applicant proposes a rezoning depth of 512 feet, consisting of 245.24 feet adjacent to 655 Woodside Road and an additional 267 feet adjacent to Parcel 21-365-2. This configuration would create a flag lot.

To avoid the creation of a flag lot, staff supports rezoning only to a depth not exceeding twice the existing frontage along Woodside Road. This would limit the rezoned area south of Humboldt Road to 490.4 feet, resulting in approximately 3.77 acres available for future land division and attachment to the existing facility.

The applicant is requesting both a Comprehensive Plan amendment and rezoning to facilitate a future land division. While no formal land division application has been submitted, the applicant has provided a conceptual plan showing expansion of the assisted living facility with additional room for future growth. A future land division would be required to create the approximately 3.77-acre parcel and combine it with the existing Caraton Commons property, resulting in a site of approximately 5.2 acres.

Surrounding Zoning and Land Uses:

North: Low Density Residential | Religious Institution

South: Low Density Residential | Vacant

East: Varied Density Residential (R3) | Existing Assisted Living and Vacant

West: Low-Density Residential (R1) | Vacant

Public Notification: Ald. Grant and property owners within 400 feet were informed of this request. One neighbor inquired about the item as of the drafting of this report.

RECOMMENDATION

Approval of the request subject to the following condition:

1. The land which is proposed to be rezoned shall be subdivided to include 335 feet west of Parcel 21-365-1 and 490.4 feet south of the right of way of Humboldt Road. A Certified Survey Map shall be required to be recorded to create a single parcel.

FISCAL IMPACT**ATTACHMENTS**

1. 26-22 26-03 Request for City Action
2. 26-22 Map
3. 26-22 26-03 Narrative Woodside and Humboldt
4. 26-22 Concept Letter Size
5. Official City Map Letter Size Horizontal



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: Humboldt Road

Parcel Number(s): 21-365

Petitioner(s): Bayland Buildings Inc. (David OBrien) Date: 4/28/2026

Email: [REDACTED] Phone Number: [REDACTED]

Address: PO Box 13571 City: Green Bay State: WI Zip: 54307

Property Owner: Boston Family Real Estate Phone Number: [REDACTED]

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

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- Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
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Owner Signature: [Signature] Date: 4/29/26

Petitioner Signature(s): [Signature]

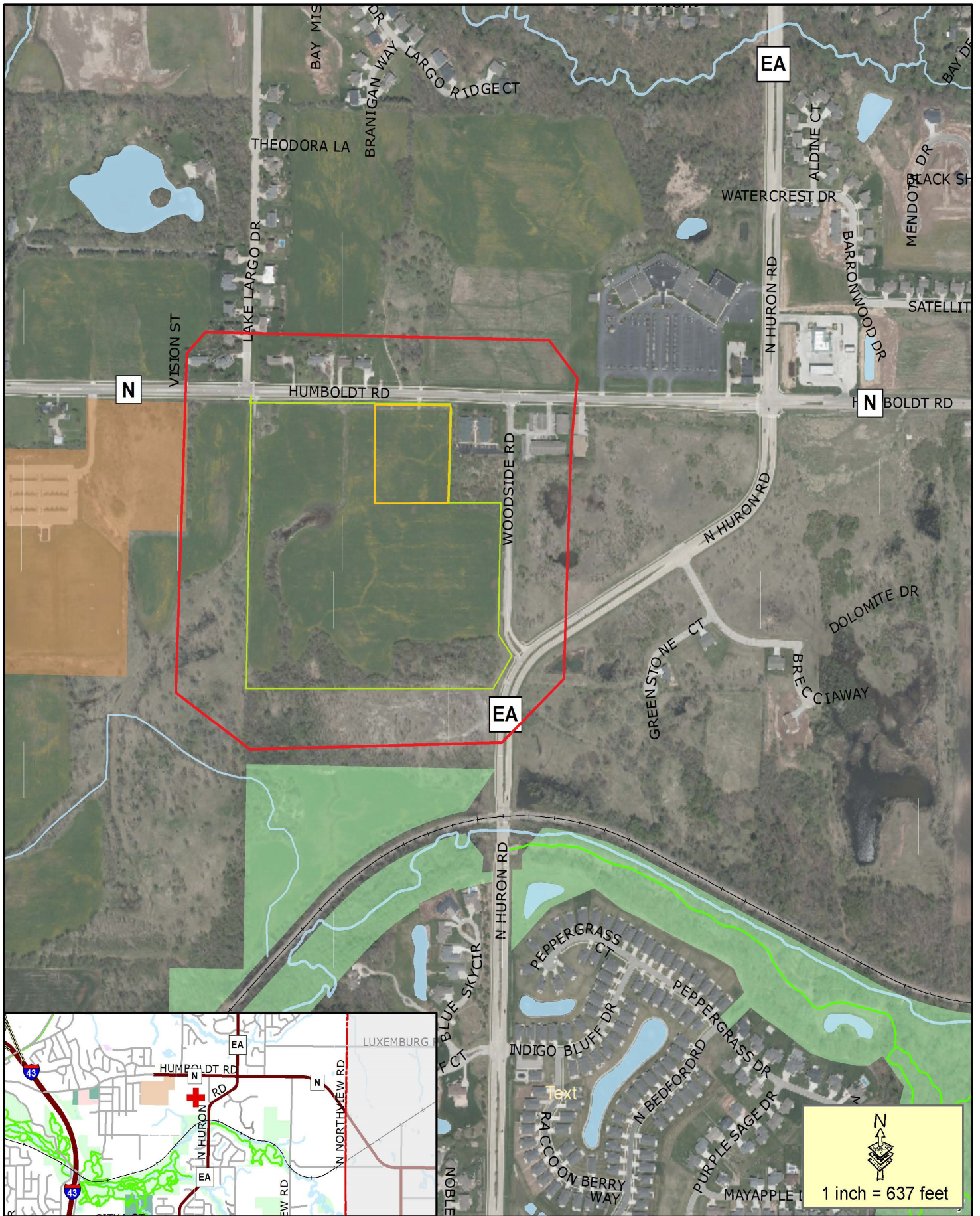
Checklist of required attachments:

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- Legal Description
- Applicant Narrative Describing Project
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For office use only:

Review Fee: _____ Receipt No.: _____ Zoning Petition No.: _____



- Proposed Rezone & CPA
- 400' Property Owner Notice

Zoning Petition (ZP 26-22) & (CPA 26-03)
600 Block Woodside Rd
Rezone R1 to R3, Future Land Use: Low Density Residential to Mixed Residential for 335' West of 655 Woodside and 512' South of Humboldt

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 Map prepared by JL

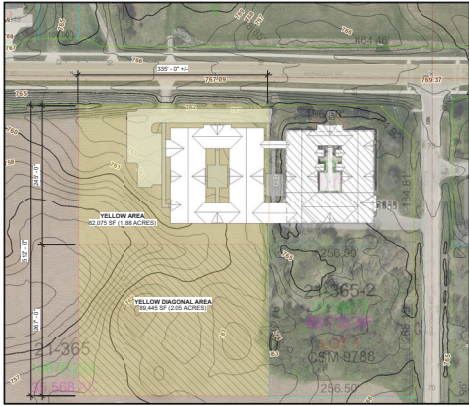
Narrative Woodside and Humboldt

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Dave O'Brien

Bayland Buildings

Note, this request was changed to Comp Plan Amendment and Rezone for the purpose of expansion of assisted living facility



SITE PLAN - CONTOURS
 2/1"=10' SCALE = 1"=80'-0"



SITE PLAN - OVERALL
 1/1"=10' SCALE = 1"=80'-0"

BAYLAND
 BAYLAND BUILDINGS
 P.O. BOX 13071 GREEN BAY, WI 54307
 (920) 498-9300 FAX (920) 498-3033
 www.baylandbuildings.com
 DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED SITE LAYOUT FOR:
CARATON COMMONS
(PHASE 2)
 GREENBAY, WI

SCALE VERIFICATION
 1/1"=10' SCALE = 1"=80'-0"

NOTES ON CONFORMANCE: THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED.

JOB NUMBER: 22-5137
 PROJECT EXECUTIVE: TOM AMBROSIOUS
 DRAWN BY: DV
 DATE: 04/15/2026
 REVISIONS:

ISSUED FOR: CHECKED DATE: BY:

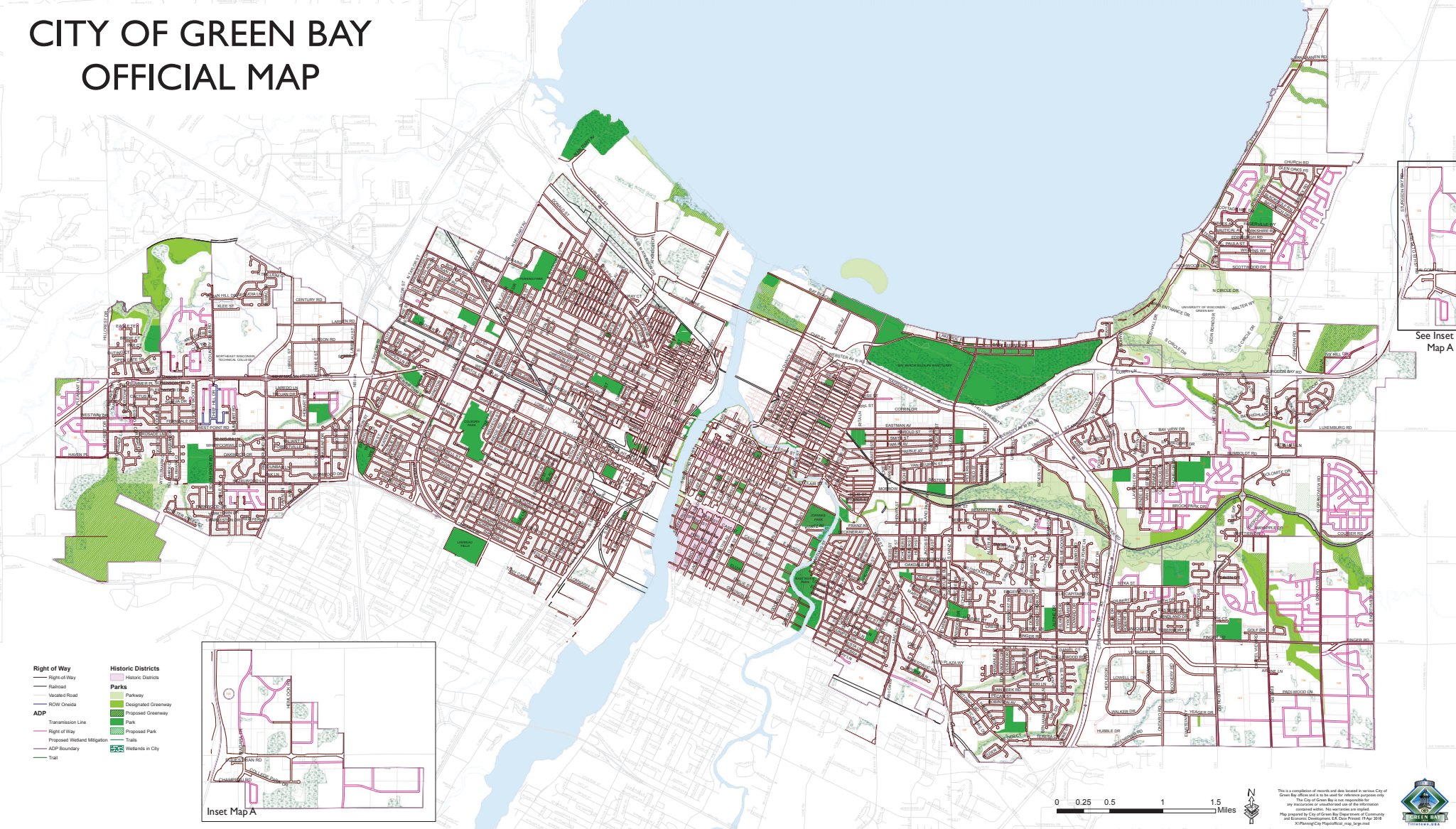
- PRELIMINARY
- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

CIVIL PLANS (OVERALL SITE)

C1.0

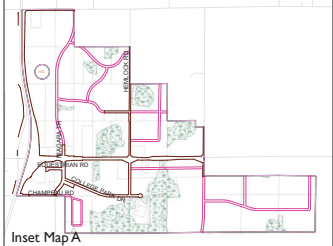
4/15/2026 12:56:30 PM

CITY OF GREEN BAY OFFICIAL MAP



- Right of Way**
- Right-of-Way
 - Railroad
 - Vacated Road
 - ROW Overlay
- ADP**
- Transmission Line
 - Right of Way
 - Proposed Wetland Mitigation
 - ADP Boundary
 - Trail

- Historic Districts**
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Report to the Green Bay Plan Commission

MEETING DATE

June 16, 2026

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # N.4

To approve the request to vacate a portion of unimproved S Chestnut Avenue right-of-way located at the intersection of Arndt Street contingent upon the waiting period and public hearing with conditions. (SV 26-01).

BACKGROUND

Reason for Request: This unimproved portion of S Chestnut Street is part of the development area on the adjacent parcels, 421 Arndt Street and 420 S Broadway. Vacating this area is required for any improvements to be made in this area that are associated with the upcoming development of multifamily housing and a fire station.

Report: Street Vacations are governed by Wisconsin State Statute 66.1003. This vacation serves the public interest as this unimproved portion of S Chestnut Avenue is a dead-end and is not planned for connection on the City's Official Map. This land's highest and best use would be for development.

Surrounding Zoning and Land Uses:

North: Low-Density Residential (R1) & Downtown (D1) | Mixed Residential & Religious Institution

South: Downtown (D1) | Vacant; Future Multi-Family & Fire Station

East: Downtown (D1) | Vacant; Future Multi-Family & Fire Station

West: Low-Density Residential (R1) | Vacant with Church Storage

Public Notification: Ald. DeBaker, adjoining property owners, and reviewing agencies were informed of this request. No objections were received as of the drafting of this report.

RECOMMENDATION

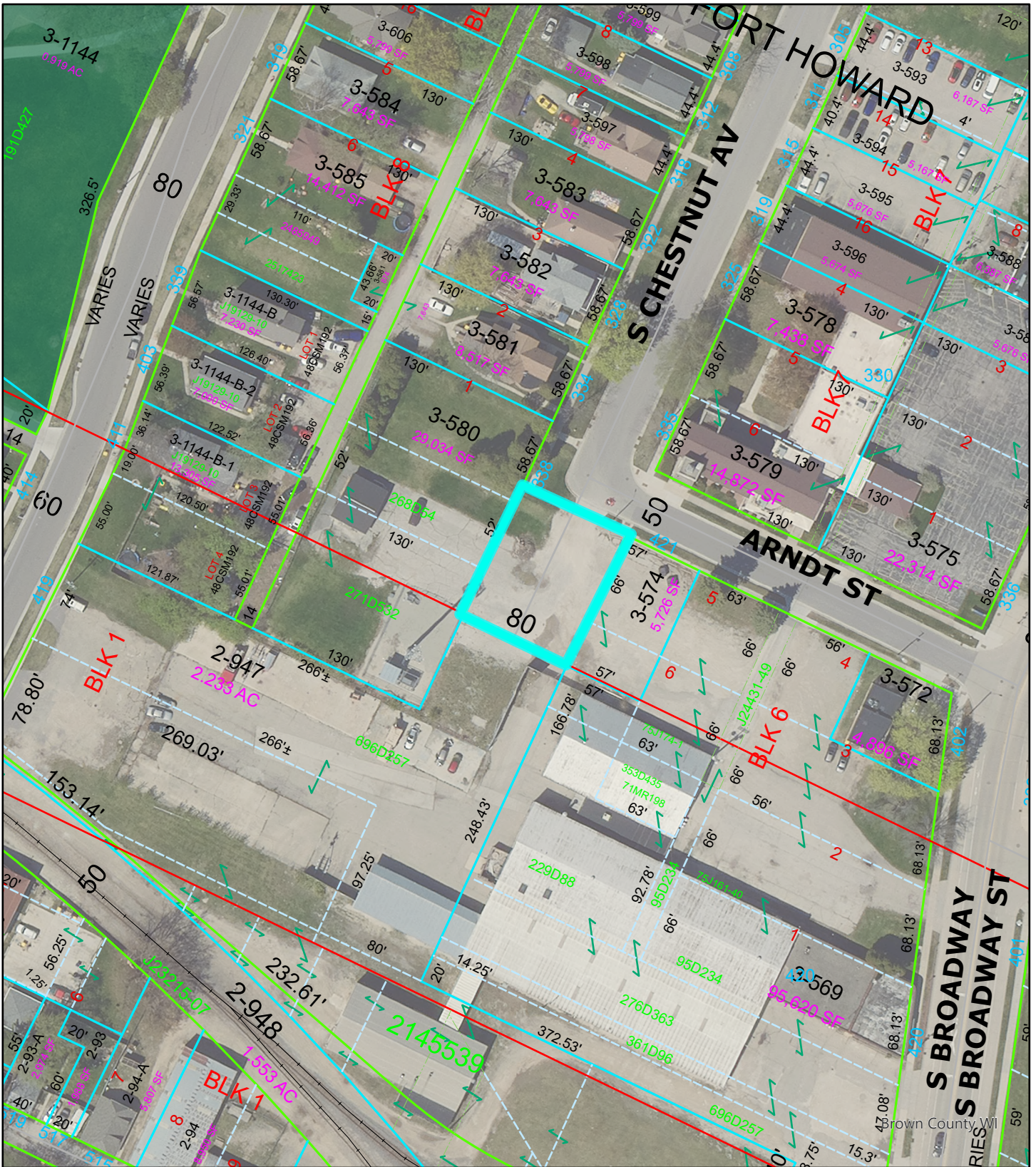
Approval of the request is contingent upon a waiting period and public hearing and subject to the following condition:

1. The existing private access easement allowing EIP Holdings II, LLC access to the tower on Parcel #3-580 (Document No, 2842042) shall be maintained and ownership shall be updated.

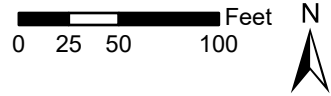
FISCAL IMPACT

ATTACHMENTS

1. SV 26-01 Map
2. SV 26-01 Exhibit and Legal Desc
3. SV 26-01 Application, Redacted
4. SV 26-01 Resolution-Vacating S Chestnut at Arndt Street



(SV 26-01) Vacate Unimproved Portion
of S Chestnut Avenue



 Vacation Area



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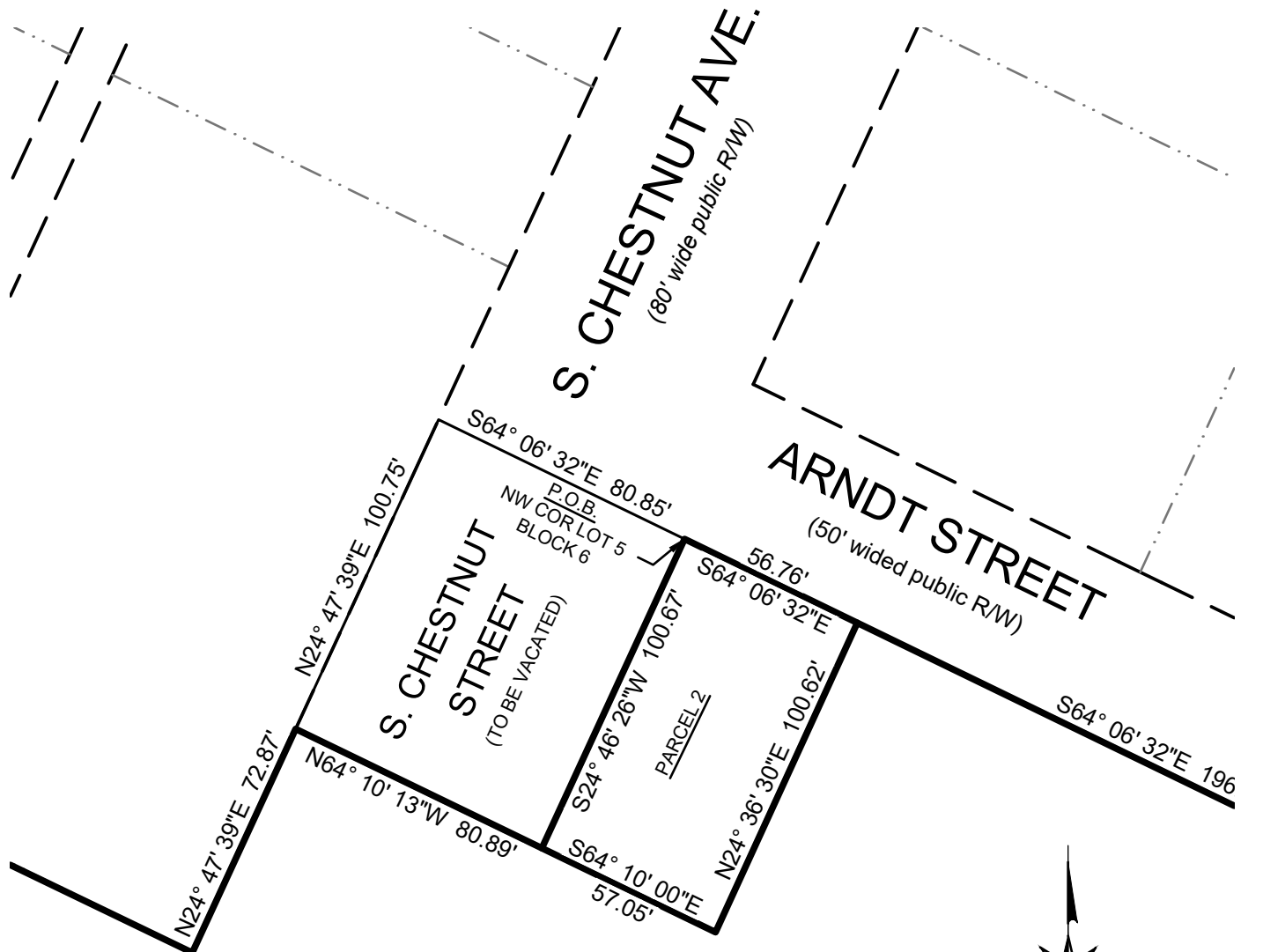
EXHIBIT

PROPOSED VACATED ROAD RIGHT OF WAY.

Legal Description of Proposed Vacated Road Right of Way of South Chestnut Avenue.

Beginning at the Northwest corner of Lot 5 of Block 6 of the recorded Plat of Arndt's Addition to the Village of Fort Howard also being the Southeast corner of Arndt Street and South Chestnut Avenue; thence South $24^{\circ}46'26''$ West, along the East Right of Way line of South Chestnut Avenue, 100.67 feet to the South line of said Right of Way; thence North $64^{\circ}10'13''$ West, along the South line of said Right of Way, 80.89 feet to the West line of said Right of Way; thence North $24^{\circ}47'39''$ East, 100.75 feet to a point; thence South $64^{\circ}06'32''$ East, 80.85 feet to the point of beginning.

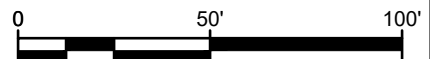
Said parcel containing 8,143 sq. ft. or 0.18694 acres of land more or less.



PARCEL 1



GRAPHIC SCALE



www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

Prepared For:



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: 420 South Broadway

Parcel Number(s): 3-569, 3-572, 3-574, 2-947 (RDA) and 3-580 (Trinity)

Petitioner(s): General Capital Development and Trinity Evangelical Date: April 27, 2026

Email: [REDACTED] Phone Number: 414-228-3502

Address: 6938 N. Santa Monica Blvd. City: Fox Point State: WI Zip: 53217

Property Owner: City of Green Bay RDA and Trinity Church Phone Number: [REDACTED]

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Sig Strautmanis, as Agent, 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)
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- Comprehensive Plan Amendments (\$375.00 Review Fee)
- Other (\$200.00 Administration Fee): _____

Owner Signature: Date: 5-5-2026

Petitioner Signature(s): Sig Strautmanis Digitally signed by Sig Strautmanis Date: 2023.04.27 10:57:42 -05'00'

- 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.: _____

**RESOLUTION REGARDING VACATION
OF UNIMPROVED PUBLIC RIGHT-OF-WAY OF
S CHESTNUT AVENUE AT INTERSECTION
WITH ARNDT STREET
(SV 26-01)**

August 18, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS, a request has been filed with the Common Council requesting vacation of an approximate 8,143 square foot area of unimproved right-of-way of South Chestnut Avenue near the intersection with Arndt Street as depicted on the attached map; and legally described as follows:

Beginning at the Northwest corner of Lot 5 of Block 6 of the recorded Plat of Arndt's Addition to the Village of Fort Howard also being the Southeast corner of Arndt Street and South Chestnut Avenue; thence South 24°46'26" West, along the East Right of Way line of South Chestnut Avenue, 100.67 feet to the South line of said Right of Way; thence North 64°10'13" West, along the South line of said Right of Way, 80.89 feet to the West line of said Right of Way; thence North 24°47'39" East, 100.75 feet to a point; thence South 64°06'32" East, 80.85 feet to the point of beginning.

WHEREAS, the public interest may require that the aforesaid street be abandoned, vacated, and discontinued; and

WHEREAS, the Plan Commission of the City of Green Bay has given approval to such abandonment, vacation, and discontinuance.

NOW, THEREFORE, BE IT RESOLVED that it is in the public interest that an approximate 8,143 square foot area of unimproved right-of-way of South Chestnut Avenue be abandoned, vacated, and discontinued by the City of Green Bay subject to the above-referenced conditions, and that a hearing be held on the abandonment, vacation, and discontinuance of the same on August 18, 2026, at 6:00 p.m. in the Council Chambers, City Hall, 100 North Jefferson Street, Green Bay, Wisconsin.

BE IT FURTHER RESOLVED that a notice of such hearing be served on the owners of the frontage of the lots and lands abutting on the portion of the street sought to be abandoned, vacated, and discontinued at least 30 days before such hearing, and that notice of such hearing be published in the official newspaper of the City of Green Bay once a week for three successive weeks before the date of hearing.

BE IT FURTHER RESOLVED that the City Attorney, upon adoption of this resolution, cause a lis pendens to be prepared and filed with the Register of Deeds for Brown County, Wisconsin, pursuant to §840.11, Wis. Stats.

BE IT FURTHER RESOLVED that the City Clerk shall cause a certified copy of this Resolution to be filed with the Register of Deeds for Brown County, Wisconsin.

Adopted _____

Approved _____

Eric Genrich, Mayor

Celestine Jeffreys, Clerk

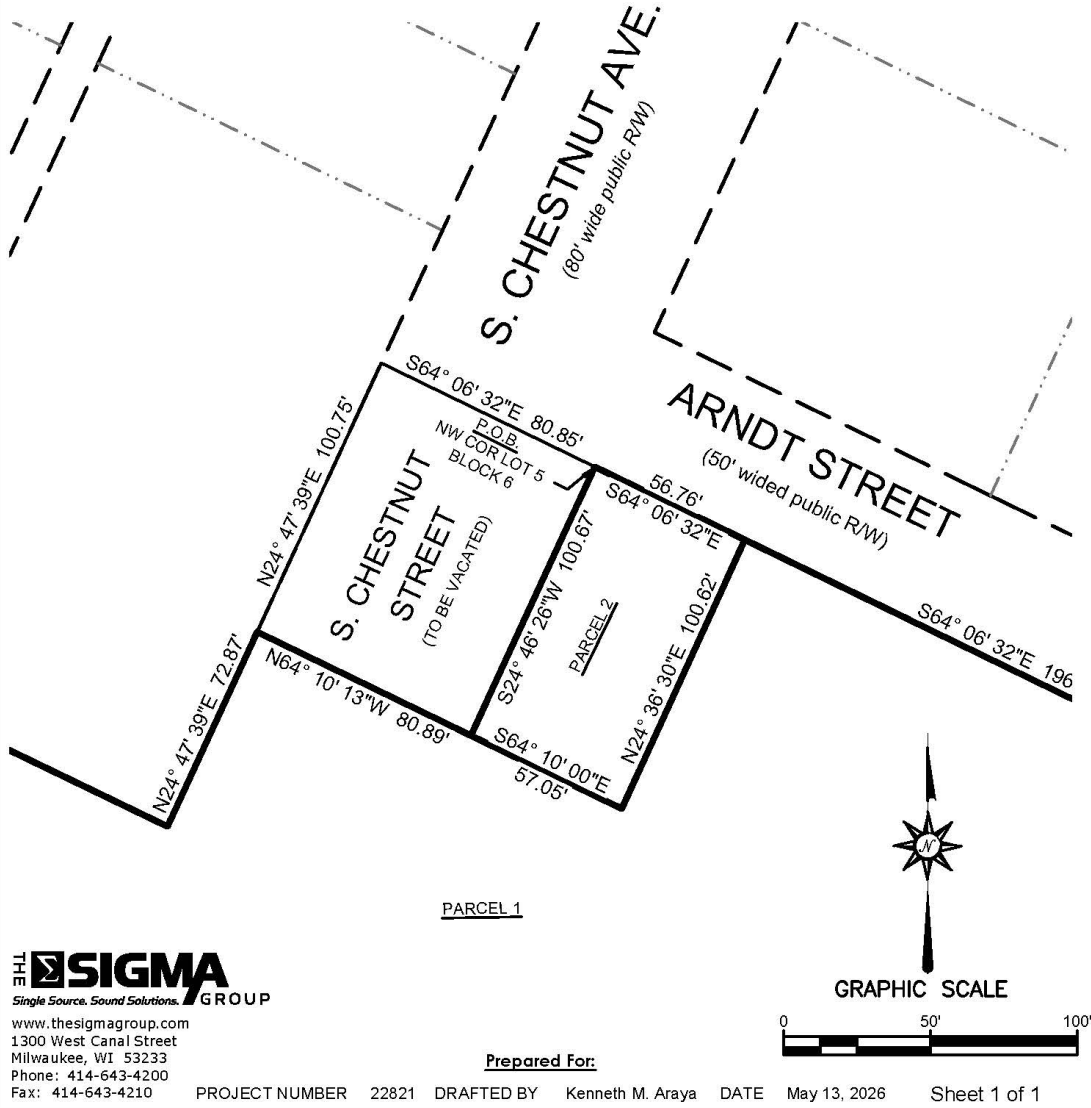
Attachments – Map
 Legal Description

EXHIBIT PROPOSED VACATED ROAD RIGHT OF WAY.

Legal Description of Proposed Vacated Road Right of Way of South Chestnut Avenue.

Beginning at the Northwest corner of Lot 5 of Block 6 of the recorded Plat of Arndt's Addition to the Village of Fort Howard also being the Southeast corner of Arndt Street and South Chestnut Avenue; thence South $24^{\circ}46'26''$ West, along the East Right of Way line of South Chestnut Avenue, 100.67 feet to the South line of said Right of Way; thence North $64^{\circ}10'13''$ West, along the South line of said Right of Way, 80.89 feet to the West line of said Right of Way; thence North $24^{\circ}47'39''$ East, 100.75 feet to a point; thence South $64^{\circ}06'32''$ East, 80.85 feet to the point of beginning.

Said parcel containing 8,143 sq. ft. or 0.18694 acres of land more or less.



THE SIGMA GROUP
Single Source. Sound Solutions.

www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

Prepared For:

PROJECT NUMBER 22821 DRAFTED BY Kenneth M. Araya DATE May 13, 2026 Sheet 1 of 1



Report to the
Green Bay Plan Commission

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # N.5

To withdraw by request of the applicant a text amendment to Articles VI and XVI of Chapter 44 of the Green Bay Municipal Code relating to Office Uses in Residential District. (TA 26-03 Public hearing was noticed, however was not held due to the item being withdrawn by the applicant).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # O.1

To approve the 2026 budget amendment resolution requested by the Department of Public Works to transfer an amount not to exceed \$71,000 for Traffic Engineering Services due to a vacant position.

BACKGROUND

The City's Traffic Engineer is retiring on June 16, 2026, leaving a vacancy in the Department of Public Works Traffic Division. The position has not been filled to date. The City requested proposals for qualified consultants to provide coverage for traffic management and engineering needs during the vacancy. Two firms provided proposals and, based on the City's review, Ayres Associates, Inc. was selected to provide on-going traffic management and engineering services during the time of the vacancy. Ayres will be the primary consultant selected to provide services at an estimated cost not to exceed \$71,000 for the remainder of 2026. The City also will enter into a master services agreement with the second consultant, TADI, to provide traffic engineering-related services for individual projects on an as-needed basis.

The professional service agreements will be approved by the Improvement & Service committee.

RECOMMENDATION

To approve the budget amendment resolution to transfer Department of Public Works savings from a vacant position to contractual services to enter into a professional services agreement with Ayres Associates, Inc. in an amount not to exceed \$71,000 for Traffic Engineering Services. A similar transfer was approved by council on May 20, 2025.

FISCAL IMPACT

The City proposes to utilize funds from salary savings associated with vacant positions not to exceed \$71,000.

ATTACHMENTS

1. Ayres_Green Bay Traffic Engineering Services
2. Resolution-Budget amendment - DPW \$71,000 from salaries to contractual for PSA



AYRES

Professional Traffic Engineering Services

City of Green Bay

May 26, 2026

Ingenuity, Integrity, and Intelligence.

www.AyresAssociates.com



May 26, 2026

Valerie Joosten, PE, Director of Public Works
City of Green Bay
City Hall, 100 North Jefferson Street, Room 300
Green Bay, WI 54301

Re: Request for Professional Traffic Engineering Services

Dear Ms. Joosten and Selection Committee:

Ayres is honored to present our proposal for your request for professional traffic engineering services. Our team is committed to supporting your community's operational and long-term transportation needs with a responsive, knowledgeable, and collaborative approach.

Our senior project manager, Andy Rowell, PE, PTOE, brings a wealth of practical experience from his tenure as a highway engineer at Outagamie County, where he regularly performed all the tasks outlined in your request at a comparable county agency level. He managed both roadway and traffic-related design projects, whether led by in-house staff or consultants, and was the primary point of contact for public inquiries and traffic studies. Andy's responsibilities included overseeing permits for oversized loads, special events, and general work within the right-of-way, as well as providing direction to the signing and pavement marking shop for weekly assignments and special projects such as road closures and detour signing.

His hands-on approach extended to laying out revised pavement markings to improve intersection safety and operations, and making signal timing changes at the controller to accommodate work zone traffic backups and citizen complaints. Andy also coordinated with more than two dozen townships, villages, and cities on intergovernmental agreements for roadway design contracts, managed project cost shares, applied for grants, and helped administer federal and state funding for county projects. He led LRIP meetings with townships and municipalities, demonstrating his ability to facilitate multijurisdictional collaboration and funding administration.

For the City of Green Bay, Andy will serve as your primary contact and key staff member onsite one day per week, handling daily operational activities and providing engineering reviews and oversight for immediate traffic needs. Tasks that can be completed away from the City office, such as engineering reviews, traffic analysis, and planning activities, will be delegated to other traffic and engineering staff under Andy's direction. He will coordinate with Department of Public Works (DPW) managers to set departmental priorities, balance daily and weekly needs, and advance longer-term objectives, while maintaining a clear chain of command for decision-making that is communicated to field employees.

Ayres Associates Inc.

700 Pilgrim Way, Suite 180
Green Bay, WI 54304
920-498-1200

Contact:

Andy Rowell, PE, PTOE
Project Manager
920-413.1284
RowellA@AyresAssociates.com



Typical weekly assignments may include reviewing upcoming special events requiring traffic control, designing new or unique traffic control plans, coordinating with signing, marking, and electrical staff on maintenance activities, and reviewing the annual budget and work goals to provide guidance on achieving objectives.

Andy's schedule is flexible, with availability for a full day on Tuesday, Wednesday, or Thursday at the Green Bay office, or two half days if that better serves City staff. Ayres will also have one or two staff available on any given day to respond to field inquiries and perform analyses or studies, with newer staff conducting field reviews, data collection, and investigations, and bringing information back to the office for Andy; Alex Cowan, PE, PTOE, traffic project manager; and traffic engineer Noutheng Yang, PE, PTOE, to review and provide guidance. Andy, Alex, and Noutheng have worked together extensively in the northeast and southeast Wisconsin corridor to provide expert traffic and safety plans that improve infrastructure and pedestrian and motorist safety.

We also have a large roster of other traffic and transportation staff members that can assist with varying tasks in-house to provide cost and time efficiencies. During the summer, our traffic intern will assist with field reviews to help address any backlog of traffic-related requests.

Ayres has extensive experience designing projects funded through a wide range of federal and state programs, including STBG, HSIP, SS4A, TAP, Carbon Reduction, and LRIP. Our team is well-versed in administering applications and managing projects with these funding sources, providing valuable support to your agency.

We are excited about the opportunity to partner with you and are confident that our team's experience, local knowledge, and commitment to responsive service will deliver effective solutions for your traffic engineering needs. With Ayres' 67-plus years of experience and over 400 professionals, we are proud to serve the City's needs with our in-house expertise.

A partnership with Ayres means a promise of traffic engineering services delivered with ingenuity, integrity, and intelligence. We're confident that our collaborative approach and dedication to client satisfaction will lead to mutual success. We live, work, and play in the City of Green Bay and surrounding communities, and know first-hand the importance of safe and efficient infrastructure for motorists and pedestrians alike.

Please contact us with any questions or to discuss how Ayres can best serve the City of Green Bay.

Sincerely,

Ayres Associates Inc.

Andrew A. Rowell, PE, PTOE
Senior Project Manager
920.413.1284
RowellA@AyresAssociates.com

Troy B. Robillard, PE
Manager – Transportation – Green Bay
920.366.7041
RobillardT@AyresAssociates.com



Staff Qualifications

Ayres' team of traffic experts will serve the needs of the City of Green Bay. **Andy Rowell, PE, PTOE**, will serve as project manager and your first point of contact. Andy will oversee that all traffic engineering services are completed to your satisfaction. **Alex Cowan, PE, PTOE**, traffic engineering project manager, and **Noutheng Yang, PE, PTOE**, traffic engineer, will serve in a secondary capacity to review and analyze reports and provide guidance as needed.

Brief bios and **staff qualifications** are included in this section followed by our **experience similar to the scope** outlined in this RFP.



Andy Rowell, PE, PTOE

Senior Project Manager

24 years of experience

Registered
Professional
Engineer, WI

Professional
Traffic Operations
Engineer

Andy Rowell is a seasoned traffic engineer with more than two decades of experience in municipal and transportation project management. His expertise spans all phases of traffic engineering. Andy's technical strengths include traffic safety and operational improvements, traffic signal design and corridor timing, and the design of challenging intersections. His project portfolio includes intersection improvements, signal upgrades, corridor studies, and comprehensive traffic engineering services, demonstrating his ability to handle the full scope of traffic engineering work with confidence and precision.



Alex Cowan, PE, PTOE

Project Manager – Traffic Engineering

18 years of experience

Registered
Professional
Engineer, CO, MN,
FL, NC

Professional
Traffic Operations
Engineer

Alex specializes in comprehensive traffic studies, traffic operations analysis, transportation management plans, signal warrant studies, traffic signal design, and crash and safety analysis. He is recognized for his ability to translate complex technical findings into clear, actionable recommendations for both public and private stakeholders. Alex's expertise spans urban and rural environments, with a portfolio that includes intersection, corridor, interchange, and freeway studies. He is known for his commitment to improving safety and connectivity, and for his collaborative approach to project delivery and stakeholder engagement.



Noutheng Yang, PE, PTOE

Traffic Engineer

7 years of experience

Registered
Professional
Engineer, WI

Professional
Traffic Operations
Engineer

Noutheng brings more than seven years of experience in traffic operations analysis, predictive crash safety analysis, traffic impact analysis, traffic data collection, and transportation management plans. Noutheng's expertise includes intersection analysis, crash and safety analysis, traffic warrant studies, and geometric design for signalized and roundabout intersections. He is proficient in HCS 7, Synchro, IHSDM, AutoCAD, Civil 3D, and MicroStation. Noutheng is recognized for his technical skills, attention to detail, and commitment to delivering high-quality solutions for clients' transportation needs.

Support Staff



Aubrey Thomas, PE
Transportation Engineer



Cassie Wilke, EIT
Transportation Engineer



Ashley Vondrachek
Civil Engineer



Abigail Robbins
Traffic Intern

This is just a small selection of the support staff available to accomplish your project needs. We reserve the right to also propose other staff for specific projects if their expertise aligns with the project objectives (for example, if we had a question related to railroad compliance, we may ask Phil Verville, PE, for his input.)

Task Function Matrix

This table shows the task responsibilities for the key personnel and support staff. This format provides a clear visual representation of which team members are accountable for specific activities, supporting efficient coordination and communication throughout the project.

Key Tasks (as stated in the RFP)

Staff Member	Andy Rowell Senior PM	Alex Cowan PM – Traffic	Noutheng Yang Traffic Engineer	Aubrey Thomas Transportation Engineer	Cassie Wilke Transportation Engineer	Ashley Vondrachek Civil Engineer	Abigail Robbins Traffic Intern
OSOW permits	P		S		A	A	A
TIA reviews	S	S	P	P			
On-site coordination with electrical staff	P					I	I
On-site coordination with signing and marking staff	P					I	I
Development of TTC plans for projects	S	S	P	P	S	I	I
Designing traffic controls	S	S	P	P		I	I
Traffic engineering analysis	S	S	P	P		I	I
Field traffic-related requests	P	S	S	S		I	I
Maintenance of traffic ordinances w/TBP Commission	P		S	S	A	A	A
Planning of annual marking and signing program	P		S	S	A	A	A
Advisement of sign shop on activities	P					I	I
Grant applications	S	S	P	P	S	A	A
Intergovernmental agreements for traffic services	P		S		A	A	A
Review of plans and reports by others	S	S	P	P			
Liaison with WisDOT and other agencies	P						
Coordination of railroad crossing sign inspections	P					I	I

Key: P = Primary; S = Secondary; A = Assist; I = Field Inspection

Similar Project Experience

Our project team has served in similar traffic engineer capacities for other municipalities, bringing a broad and proven range of traffic engineering capabilities to on-call service contracts. This depth of experience, paired with Ayres' in-house traffic engineering expertise, positions the team to respond quickly, deliver technically sound work, and serve as a trusted extension of your staff.

City of Waukesha, WI – On-call Traffic Services

Staff: Alex Cowan, Noutheng Yang, Andy Rowell, Aubrey Thomas

Ayres provided on-call traffic-related services to the City of Waukesha in 2025. Activities included:

- Traffic data collection, including intersection turning movement counts, 24-hour ADT counts, truck classification, and speed data
- Field reviews/observations for safety and operations
- Intersection traffic operations analysis, following Highway Capacity Manual calculations for delays and Level of Service
- Performed traffic safety reviews for intersection and roadway segments
- Reviewed several requests for changes to intersection traffic control. These included Two-Way to All-Way Stop conversions, and Stop-Controlled to Signalized conversion studies
- Signal warrant analyses and evaluations of traffic signals compared to roundabouts
- Speed studies and recommendations for speed limit changes
- Street parking reviews including required signage for parking or no parking zone requests
- Recommended signage and geometric safety improvements
- Design recommendations for installations of pedestrian crossing signing and RRFB installation.
- Attended monthly council meetings.

City of Centennial, CO – Traffic Services

Staff: Aubrey Thomas

While working as a Jacobs employee, Aubrey worked directly with City of Centennial (population ~110,000) to support managing the traffic division as a traffic engineer. She completed tasks that included reviewing traffic signal plans, coordinating with right-of-way staff, and supported the review of traffic control plans and development plans. She worked with the general public to address concerns, including conducting field analyses to provide informed decisions. Aubrey conducted annual street sign compliance review for signs within the public right of way. She worked with contractors to review submittals for construction projects, managed project timelines and obstacles, as well as completed field reviews for completed work on pay applications.

City of Green Bay, WI – Quincy Street Railroad Compliance Assistance

Staff: Andy Rowell

Ayres is assisting the City of Green Bay with engineering analysis and preliminary design of roadway improvements related to multiple railroad crossings in and around N. Quincy Street. The Office of the Commission of Railroads (OCR) has ordered investigation and improvements or street closures to be made due to unauthorized alterations and traffic-rail safety concerns. Project includes recommendations to improve safety at 5 rail crossings, coordination with area industrial businesses and railroad operators, and assistance preparing for an OCR hearing on recommended improvements.

City of Waukesha East North Street and East St. Paul Avenue 1-way to 2-way Conversion and Signal Design

Staff: Alex Cowan, Andy Rowell, Noutheng Yang

Contact: Craig Ausen, City Engineer, causen@waukesha-wi.gov, 262.524.3589

Ayres was retained by the City of Waukesha to complete retrofit design of three traffic signals and one new traffic signal as part of the East North Street and East St. Paul Avenue 1-way to 2-way conversion project. North Street and St. Paul Avenue had operated as 1-way pairs for decades. The City desired to change the operations to 2-way streets, and under a separate contract Ayres assisted the City with the 2-way feasibility and operations study.



Three intersections that previously operated with 1-way streets required signal modifications to allow 2-way operations. These included the NW Barstow Street intersections at East North Street and East St. Paul Avenue, and the 5-legged intersection at East North Street, Madison Street, and Delafield Street. Monotube signals were added to allow signal head per lane indications. A new traffic signal was added at the Albert Street and West St. Paul Avenue intersection. The City of Waukesha led the design for geometric design updates based on the previous Ayres traffic study. Ayres provided input for temporary traffic control during construction. Ayres also designed temporary traffic signals and temporary signal timing plans to accommodate traffic during construction. In addition, Ayres provided permanent signal timing plans for implementation along this refurbished signal corridor.

Outagamie CTH “CE” and Railroad Street Intersection Improvements

Staff: Andy Rowell, Alex Cowan, Noutheng Yang

Contact: Joe Zellmer, Highway Engineer, joseph.zellmer@outagamie.org, 920.832.5673

The Outagamie County Highway Department and the Village of Kimberly hired Ayres to design improvements to the CTH “CE” and Railroad Street intersection. CTH “CE” is an east-west major arterial highway that services over 30,000 vehicles per day. The intersection has distinct commuter flows, including heavy eastbound left-turn and southbound right-turn movements. A well-used recreational trail runs along the north side of CTH “CE.” The intersection crash rate was approximately 1.73 per million entering vehicles, with over 40% of these crashes involving injuries. Predominant crash trends include CTH “CE” left-turn movements with opposing through traffic (50%), and CTH “CE” rear-end crashes (34%).

Ayres provided traffic analysis, including an Intersection Control Evaluation (ICE). As part of the ICE document, Ayres evaluated upgrades to the current signalized intersection, a roundabout, a restricted crossing U-turn (RCUT), and a left-in/right-in/right-out configuration at this intersection. The RCUT was the chosen alternative, which includes signalization of the Railroad Street intersection along with the two U-turn intersections. Design included development of specialized signal phasing and coordination to create efficient movements through the three intersections. This innovative intersection alternative is the first of its kind in northeast Wisconsin.



Marinette Main Streetscape Reconstruction

Staff: Andy Rowell, Alex Cowan

Ayres was hired by the City of Marinette to lead the traffic analysis, planning, design, grant writing, and construction documentation for the redevelopment of Main Street from Hall Avenue to Wells Street. The City wanted to address concerns about unsafe pedestrian crossings and speeding traffic, especially heavy trucks, along this important business corridor. Ayres collected traffic volume and speed data, truck counts, and pedestrian counts, focusing on the Main Street and Pierce Avenue intersection, where limited sight distance and a tight curve created unsafe conditions for vehicles and pedestrians.



Contact: Brian Miller, Director of Public Works, bmillerm@marinette.wi.us, 715.732.5135

After reviewing a broad range of traffic control and calming techniques, Ayres recommended closing Pierce Avenue and installing a raised pedestrian crossing with Rectangular Rapid Flashing Beacons (RRFB). The area of the vacated street is planned to be used as a community plaza for events and gatherings throughout the year. The design also included complete roadway reconstruction, bike lanes, and streetscape amenities that reflect Marinette’s shipbuilding heritage and connection to Lake Michigan. This project required close coordination among the City, Ayres, and contractors to meet community needs, budget, and safety requirements.

Village of Ashwaubenon RRFB Pedestrian Crossings and Traffic Signals

Staff: Andy Rowell, Noutheng Yang, Cassie Wilke, Ashley Vondrachek

Contact: Brian Rickert, Director of Public Works, brickert@ashwaubenon.gov, 920.492.2310

Ayres assisted the Village of Ashwaubenon on two different traffic projects in 2025. Ayres designed two enhanced pedestrian crossings utilizing rectangular rapid flashing beacons (RRFBs), to provide safer crossings around Capital Credit Union Park (home of the Green Bay Rockers baseball). Ayres also led design and installation oversight for replacing traffic signal cabinets and controllers for Village-owned traffic signals. The project included updating traffic signal timings for traffic signals along Holmgren Way to improve traffic flow and operations.

Availability and Cost/Hourly Estimate

The lump sum estimate provided is intended as an example for planning purposes and reflects a preliminary understanding of the project scope based on 20 hours per week. Actual fees for services will be negotiated and tailored to the specific requirements and deliverables of each assignment. In most cases, the final negotiated fees are expected to be less than the total estimate shown here, as each task will be scoped and priced individually to align with the client’s needs and project objectives. This approach provides flexibility and transparency, allowing for adjustments as project details are refined and to keep costs appropriate for the work performed.

	Andy	Alex	Noutheng	Aubrey	Cassie	Ashley	Abigail	Admin	Total
Availability of Hours per Week	8	2	8	6	8	8	8 (June-Aug)	2	50
Billable Cost per Hour	\$192	\$192	\$144	\$151.50	\$125.40	\$114	\$78	\$105	

Expenses shall be directly reimbursable at cost.

Hourly Rates are updated annually on January 1.



Reimbursable Expense Schedule (Effective May 03, 2026)

Policy: It's the policy of Ayres Associates Inc. that costs associated with equipment identified as having been used on a specific project be charged to that project and not to general overhead. All equipment rates are based on actual costs and formally audited annually.

Company-Owned Equipment

ENVIRONMENTAL MONITORING, SAMPLING, TESTING:

Nuclear Density \$105.00 Day

CONSTRUCTION TESTING AND SAMPLING:

Concrete/Testing Equipment \$63.10 Day

PHOTOGRAMMETRIC AND SURVEYING:

360 Camera \$17.60 Day
 Drone - Common \$56.56 Day
 Drone - Heavy Lift \$1,800.00 Day
 Geospatial Workstation \$10.10 Hour
 GPS \$71.80 Day
 High Precision Digital Level \$105.00 Day
 Laser/Automatic Level \$69.40 Day
 Phase One Camera \$750.00 Day
 Terrestrial LiDAR System \$430.00 Day
 Total Station (Robotic) \$100.00 Day
 True View UAS LiDAR System \$2,000.00 Day

SUBSURFACE UTILITY EQUIPMENT:

Utility Locating Device \$28.70 Day
 VAC Truck \$1,000.00 Day

TRAFFIC DATA COLLECTION:

Traffic Counter \$36.55 Day

TRANSPORTATION:

All-Terrain Utility Vehicle (ATV/UTV) \$240.00 Day
 Boat/Motor/Trailer \$365.00 Day
 Company Trucks \$1.00 Mile
 Personal Auto Current IRS Rate

Rented Equipment

Employee-owned Dive Gear \$15.00 Day
 Employee-owned Wet Suit \$10.00 Day
 Rental Bucket Lift Truck \$1,180.00 Day

Meals and Lodging (as of October 01, 2025)

GSA reviews and updates CONUS rates one time per year effective October 01.

Traveler reimbursement is dependent upon where the project is located, not the accommodations nor where the office is located. Meal and lodging rates are consistent with rates posted on the US Government's Federal Travel Regulations website at: www.gsa.gov/perdiem

Project Location Look-up:

1. Meal and lodging rates differ by location.
2. To search the projects location by City, State, or Zip Code use an interactive map of the United States, click here: www.gsa.gov/perdiem
4. Cities not appearing on the website may be located within a county for which rates are listed.
5. To determine what county a city is located in, go here: www.naco.org and choose About Counties>County Explorer Data.

The following table shows the breakdown of the Basic (CONUS) rate for lodging, continental breakfast/breakfast, lunch, and dinner. The current CONUS per diem rate is \$178 for lodging and meals.

Rate Description	Explanation	Basic Rate Continental U.S (CONUS)
Lodging	Standard Rate (excludes taxes)	\$110
M & IE *	Meals and Incidental Expenses per www.gsa.gov website	\$68
Rates for meals segregated by type		
	Continental Breakfast/Breakfast	\$16
	Lunch	\$19
	Dinner	\$28
	Incidental expenses **	\$5
First & Last Day of Travel (Meals @ 75%)		\$51.00

* The meals and incidental expenses (M&IE) rate includes taxes and tips in the rate, so travelers will not be reimbursed separately for those items.
 ** [Federal Travel Regulation Chapter 300, part 300-3](#), under *Per Diem Allowance*, describes incidental expenses as: Fees and tips given to porters, baggage carriers, hotel staff, and staff on ships.

Vendor Supplies - Actual Cost

Aerial mapping	GIS data	Presentation materials
Aerial Photography	Gloves (rubber or cloth)	Printing/Reproduction/Plots
55 gallon drums	GPS equipment	Public notice fees
Airfare	Hammer drill & accessories	Publications
Aluminum cap domes	Haz Matls Site Database Research	Rebar
Aluminum caps	Hub flags	Recording fees
Asphalt lab test	Hubs	Reference materials
All terrain vehicles	Hydrolift pump	Research fees
Audience response devices	Ice	Review Fees
Augering devices	Interface probing devices	Robotic survey equipment
Baggage fees	Internet services, faxes	Rope
Batteries	Lab services, testing, supplies	Safety equipment
Bentonite	Laser level	Safety supplies
Bid notice fees	Lath	Sampling Jars
Binders	Legal document costs	Scans
Binding	Legal notice fees	Sediment sampling
Bluelines/blueprints	LiDAR/HD Scanning Equipment	Shelby tubes
Bleach	Light rail fees	Shipping fees
Boat rental	Locking caps, caps	Shipping/postage (mass mailings)
Boat ramp fees	Locking well caps, well caps	Shuttles and taxis
Boundary posts/markers	Lodging/extended stay	Smoke bombs
Camera	Locks	Software – project specific
Car rentals/ fuel	Lumber crayons	Soil sample liners
Carbon dioxide tubes	Magic markers	Spatulas
Casing	Maps	Spikes and caps
Climbing gear	Marking paint	Stake chasers
Computer flash drives	Materials testing (cylinders/aggregate)	Stake tack
Concrete	Meals	Survey markers
Concrete coring	Medical monitoring	Syringes
Concrete testing/equipment	Medical testing	T posts
Concrete cylinder molds	Meeting room rental	Teflon bailers
Corner marker pipe	Methanol	Telephone (employee reimb)
Data research/services/materials	Micron filters	Temporary help agencies
Decontamination materials	Models	Temporary housing/lodging
Depth-sounder meters	Monuments	Testing kits
Disposable bailers	Multi-spectral scanner	Tide gauges
Disposable cameras	Mylar	Toll fees
Disposable gloves	Nail marker tabs	Total station
Distilled water	Nails	Traffic control/protection
Dividers and tab stock	Nuclear Density Meter	Traffic counting equipment
Drill bits	On-line access fees	Traffic data fee
Drone	On-line survey research	Tubing
Dry-lock fast plugs	Oxygen meter	Tyvek Suit
Duct tape	Paper towels	Ultrasonic/weld testing
Equipment rental	Parking fees	Utility exploration & trenching equipment
Fees/permits/licenses titles	Permit fees	Vapor sampling
Fence posts and caps	Photography - Time-lapse photos	Vellum
Field books	Pipe	Vials
Filler paper	Pipettes	Video recording equipment
Film/development/photos	Plan fees	Washers
Flags and Flagging tape	Plastic bags	Water filters
Flow & FLOW 3D testing equipment	Plastic-coated line	Water/Sewer testing equip, sup
flow meters	Plats/recording fees	Water level recording devices
Gaskets	Plots	Well materials
Generator rental	Polyethylene bailers	Well seals
Geotechnical testing/lab services	Public info meetings/costs	Whiskers/chasers/markers

Services Agreement

The standard Green Bay Professional Services Consultant Agreement is acceptable for use in this project if the following language – as agreed to recently with Ayres and shown in red below – replaces current contract language in its entirety for the following sections:

5. Indemnification [Hold Harmless] Agreement

The Parties understand this Agreement is for professional design services and therefore subject to the indemnity limitations of Wis. Stat. 443.20. Consultant will indemnify and hold harmless the City from damages caused by the Consultant's negligent acts, errors, or omissions for professional services to the extent and percentage to Consultant's negligence.

If Consultant employs other persons, firms, corporations, or entities (subconsultants) as part of the work covered by this agreement, it shall be the Consultant's responsibility to require and confirm that each subconsultant shall have the identical indemnity agreement.

Should any portion of this Agreement be viewed by a court of competent jurisdiction as not subject to Wis. Stat. 443.20, the Parties reserve their respective rights regarding liability and claims arising under this Agreement.

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

8. Access/Utilities

The City will arrange access to the site, as necessary, for Design Professional to complete the work. Design Professional will take reasonable precautions to minimize any damage to the site due to its operation. Site restoration is not included unless specifically requested by the City.

Design Professional is responsible for coordinating with an appropriate private utility locating service to identify the presence of public utilities on private property. Design Professional shall not be responsible for the accuracy and completeness of utility location information provided by third parties. To the extent caused by Design Professional's negligent acts or omissions in the performance of services under this Agreement, Design Professional agrees to indemnify and save the City harmless from all claims, suits, losses, cost and expenses including reasonable attorney's fees as a result of any personal injury, death or property damage resulting from damage to public utilities, provided such indemnification shall not apply to the extent of the City's own negligence.

Why Choose Ayres?

WORKING TOGETHER,
**Improving
Lives**
IN THE BUILT
Environment

WE WORK WITH
**Clients As
Partners**

WE PROVIDE
**Smart,
Creative
Solutions**

WE
**CHALLENGE,
SUPPORT,**
AND
RECOGNIZE
OUR EMPLOYEE-OWNERS

WE CONDUCT
Business
WITH
Integrity

WE HAVE
Commitment
TO
Community

**RESOLUTION AUTHORIZING
BUDGET TRANSFER OF FUNDS**

June 16, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of June 9, 2026, the following 2026 budget transfer of funds is hereby authorized:

	<u>ACCOUNT</u>	<u>AMOUNT</u>
From:	101500 50001 DPW Salaries & benefits	\$71,000.00
To:	101500 53001 DPW Contractual - PSA	\$71,000.00

This budget amendment is to cover a professional service agreement with Ayres Associates for Traffic Engineering Services.

Adopted _____

Approved _____

Mayor

Clerk



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # O.2

To accept the AARP Community Challenge Grant agreement for a total of \$15,000 with no local match.

BACKGROUND

Grant timeframe: present to 12/15/2026.

Olde North Crossing Park/Harvey Street Park to enhance the quality of life for residents by promoting wellness and investment in the neighborhood through the arts.

RECOMMENDATION

Approval to accept the AARP Community grant of \$15,000.

FISCAL IMPACT

One-time payment of \$15,000 and no local match.

ATTACHMENTS

1. AARP Grant tracking form
2. AARP Community Challenge grant agreement



GRANT TRACKING FORM

PART #1: Notification of Grant Funds

(<mailto:kim.rivest@greenbaywi.gov>)

APPLICANT DEPARTMENT: Community and Economic Development **DATE:** 5/19/2026

APPLICANT DEPARTMENT GRANT CONTACT NAME/TITLE: Erick Ledesma Borrero/Public Arts Coordinator

APPROPRIATE COMMITTEE: Finance Committee

NAME OF GRANT/FUNDING SOURCE: 2026 AARP Community Challenge/AARP

AMOUNT OF GRANT REQUEST: \$15,000 **LOCAL MATCH REQUIREMENT:** \$0

SOURCE OF MATCH: General Fund Non-General Fund Not Applicable

TIMEFRAME OF GRANT: 6/24/2026 through 12/15/2026

TYPE OF GRANT REQUEST: Monetary Other (explain under 'purpose of grant')

PURPOSE OF GRANT (summary): This project revitalizes Olde North Crossing Park/Harvey Street Park in Green Bay by adding an artist-designed meditation labyrinth, accessible seating, and low-impact outdoor fitness equipment to promote wellness and community engagement. Developed in partnership with neighborhood organizations, the project builds on the park's evolution to create an inclusive public space—particularly supporting residents over age 50—through art, nature, reflection, and movement.

How does the grant meet City/Department needs? This project champions community engagement and involvement in the creation of livable spaces and opportunities for the Olde North Neighborhood. This project will also enhance the quality of life for residents by promoting wellness and investment in the growth of the neighborhood through the arts.

What are the personnel requirements (include both existing and new staff) of the grant? Erick Ledesma Borrero, Public Arts Coordinator.

DEPARTMENT HEAD SIGNATURE: *Cheryl Benier-Wigg*

PART #2: Request to Accept Grant Funds

(complete after notification of grant award; <mailto:kim.rivest@greenbaywi.gov>)

AMOUNT OF GRANT AWARD: \$15,000 **CFDA/STATE ID #:** _____

LOCAL MATCH REQUIREMENT: \$N/A

Please describe the source of match, if applicable: N/A

Please describe any major changes in proposed grant-funded activities: N/A

PART	TO:	DATE:	TO:	DATE:
#1: Request to Apply	Finance Dept		FC – Info/Action	
#2: Request to Accept	Finance Dept		FC – Action	

FC = Finance Committee



GRANT TRACKING FORM

Please describe what the grant money will be spent on: Up to 3 benches. Up to 10 artists created sculptures for the labyrinth/maze floor. 1 low impact exercise outdoor machine.

<i>PART</i>	<i>TO:</i>	<i>DATE:</i>	<i>TO:</i>	<i>DATE:</i>
#1: Request to Apply	Finance Dept		FC – Info/Action	
#2: Request to Accept	Finance Dept		FC – Action	

FC = Finance Committee

May 8, 2026

AARP Community Challenge Grant Agreement

This AARP Community Challenge Grant Agreement (“Agreement”) serves as an agreement between **AARP**, a social welfare organization located at 601 E Street NW, Washington, DC 20049, and **City of Green Bay, a municipality**, located at **100 North Jefferson Street, Room 608, Green Bay, Wisconsin 54301** (“Organization”).

Whereas, AARP wishes to grant Organization funding for the purposes set forth herein, and Organization wishes to perform the grant activities described herein. Therefore, in consideration of the mutual promises and advantages to the parties (the receipt and sufficiency of which are hereby acknowledged), the parties agree as follows.

1. **Funding.** AARP shall provide Organization with a one-time payment of grant funding in the amount of **\$15,000.00** (“Grant Funds”). Grant Funds will not be distributed under this Agreement until the Agreement is fully executed by both parties and AARP has received the signed Agreement from Organization.
2. **50+ Focus.** Organization will use the Grant Funds to improve the local community with a focus on the needs of people age 50+ by making public places more welcoming and accessible for older adults and all residents (with a focus on people age 50 and older).
3. **Project Timeline.** Organization will perform the Grant Activities (defined below) between the date of execution of this Agreement and **December 15, 2026, at 11:59 p.m.** (“Grant Period”).
4. **Scope of Grant and Anticipated Activities to Be Funded.** Organization shall use the Grant Funds to undertake the following activities in Green Bay, Wisconsin during the Grant Period and achieve the following deliverables (collectively “Grant Activities”):
 - a. Organization will create one (1) meditation labyrinth using native plants to support reflection and wellness, with participation targeted to adults aged 50-plus.
 - b. Organization will install three (3) Americans with Disabilities Act (ADA)-compliant benches within the labyrinth to provide accessible seating.
 - c. Organization will commission ten (10) local artists to create art pieces for installation within the labyrinth.
 - d. Organization will install one (1) set of low-impact outdoor workout equipment to support accessible physical activity, including for adults age 50-plus.
 - e. Organization agrees these Grant Activities will be performed by licensed contractors or qualified trade professionals where required by applicable law.
 - f. In compliance with the Community Challenge Promotional Toolkit provided by AARP, which is incorporated herein by reference, Organization will include AARP-provided branding and language that indicates AARP’s support for the Grant Activities, as applicable:
 - i. Events and temporary demonstrations: Signs, banners, or similar signage associated with the activity will indicate that the event or activity was funded with support from AARP and, as applicable, third-party funders
 - ii. Permanent structures: Structures (benches, wayfinding signs, community gardens, tables, seating, shelters, art installations, murals, or similar structures) will include a permanent plaque or other sign that indicates support from AARP and, as applicable, third-party funders
 - iii. Printed digital resources or similar communications: Materials will include the AARP logo and mention of support from AARP and, as applicable, third-party funders
5. **Reporting Requirements.** Organization agrees to submit to AARP a completed financial and programmatic after-action report (“AAR”), the generic form of which will be provided by AARP and is incorporated herein

by reference. The completed AAR will detail all progress or achievement of the Grant Activities described herein and must include a description of Grant Activity outputs and outcomes. It may include personal stories from residents who have benefited from the community improvements, which AARP and its third-party funders may publicize and distribute without limitation. The AAR may also include an itemized listing of any and all expenditures and drawdowns of the Grant Funds made during the Grant Period. Organization will submit the AAR with visuals (photos and/or video) to AARP by **December 31, 2026** (“AAR Deadline”). Organization agrees that the submission of the AAR at the conclusion of the project is required by the AAR Deadline and failure to submit the AAR will result in the removal from the AARP website until the time of submission, and non-completion will disqualify an applicant from future AARP Community Challenge grant programs.

6. **Material License.** Organization grants to AARP the right and license to use, edit, reproduce, distribute, publicly display, publicly perform, and/or make derivative works of any content, media or other materials (collectively, “Material”) provided by Organization to AARP. Such Material may be used in whole or in part, alone or together with other content, media or other materials, and in any form or on any platform. The rights granted to AARP in this term shall be irrevocable, perpetual, royalty-free and worldwide. Organization will not have any right of approval or receive any compensation as a result of AARP’s use of the Material.
7. **Privacy.** Organization will obtain a signed release from each identifiable individual captured in any photo and/or video taken or otherwise acquired by Organization and will submit such releases to AARP upon request. If Grant Activities involve any other data collection (including surveys), Organization will inform participants that Organization is not collecting data on AARP’s behalf or sharing it with AARP. Further, as part of any data collection activities Organization engages in hereunder, Organization agrees not to ask participants whether they are a member of AARP or an individual interested in AARP.
8. **Documentation and Right to Audit.** Organization shall retain invoices, receipts, accounting records and other supporting documentation for at least five (5) years following the expiration of the Grant Period. Organization shall maintain books and records consistent with generally accepted accounting principles and good business practices. AARP retains the right to audit Organization’s books and records upon reasonable notice, for the limited purpose of confirming that Grant Funds are expended and drawn down solely to conduct Grant Activities and in accordance with the terms of this Agreement. The obligations and rights granted in this section shall survive the expiration and termination of the Agreement.
9. **Permissible Use of Grant Funds, Repayments, and Refunds.** Organization shall use the Grant Funds exclusively for the performance of Grant Activities. AARP retains the right to receive an immediate refund of all improperly expended or unearned funds, as determined in AARP’s sole and reasonable discretion, from Organization upon written demand. If Organization anticipates a change in the scope or direction of Grant Activities, it must procure prior written approval from AARP before expending Grant Funds for any activity not specifically detailed herein. Furthermore, upon the expiration of the Grant Period or if Organization fails to comply with any term of this Agreement, Organization agrees to promptly return any unexpended portion of the Grant Funds in Organization’s possession upon receipt of written demand from AARP.
10. **Term and Termination.** The effective date of this Agreement shall be the date of execution, and the Agreement shall automatically terminate on **December 31, 2026**. This Agreement may be terminated by AARP at any time and for any reason upon written notification to Organization. Upon such termination, Organization shall return all unexpended portions of the paid Grant Funds to AARP with receipts and other documentation to substantiate the returned amount within forty-five (45) days of written receipt of early termination from AARP, and AARP shall have no further obligation to provide Organization with any Grant Funds.

11. **No Implied Agency.** Nothing in this Agreement shall be deemed to create any partnership, joint venture, joint enterprise, or agency relationship among the parties, and no party shall have the right to enter into contracts on behalf of, to legally bind, to incur debt on behalf of, or to otherwise incur any liability or obligation on behalf of, the other party hereto, in the absence of a separate writing, executed by an authorized representative of the other party. Each party shall be solely responsible for its employees and contractors used to provide the Agreement.
12. **No Commercial or Political Activity.** Both parties recognize that AARP is a nonprofit, non-partisan tax-exempt organization and agree that the Grant Funds will not be used to support or oppose political candidates or initiatives. Notwithstanding any specific deliverable herein, Grant Funds shall not be used to promote any commercial product or service or for-profit entity.
13. **No Collection of AARP Member Data.** At no time shall Organization collect or maintain any information from individuals involved in the Grant Activities that shall directly or indirectly identify such individuals as AARP members, member-prospects, or individuals interested in AARP.
14. **Indemnification.** To the extent allowable by applicable law, each party (the “Indemnifying Party”) shall defend, indemnify, and hold harmless the other party, its affiliates, and their respective partners, officers, employees, directors, agents, and representatives (each of whom is an “Indemnified Party”) against all liability, loss, suits, penalties, claims or actions, including any costs, damages, expenses (including attorneys’ fees and court costs), arising out of or resulting from (a) the negligent, reckless, or willful acts or omissions of Indemnifying Party, its officers, directors, employees, independent contractors, or agents, (b) the Indemnifying Party’s breach of applicable law or regulation; (c) the Indemnifying Party’s breach of this Agreement, including failure to comply with its obligations as set forth herein; and (d) any claim that the content, media, materials, activities, services, or work product of the Indemnifying Party infringe or violate the intellectual property or other rights of third parties, except to the extent caused by the Indemnified Party. The parties acknowledge and agree that the indemnity specified herein will include, without limitation, indemnification for settlements or compromises of matters covered by this indemnity. The Indemnifying Party shall not settle any such suit or claim without the Indemnified Party’s prior written consent if such settlement would be adverse to the Indemnified Party’s interest. The Indemnified Party may, at its option, conduct the defense in any third-party action arising as described above and the Indemnifying Party agrees fully to cooperate with such defense. The obligations and rights granted in this section shall survive the expiration and termination of the Agreement.
15. **Insurance.** Organization is responsible for all Grant Activities performed under this Agreement. Organization will maintain insurance coverage sufficient to cover the activities, risks, and potential omissions of the Grant Activities in accordance with generally accepted industry standards and as required by law. Organization will also ensure contractors, agents, subcontractors, and providers of services maintain insurance coverage consistent with this section.
16. **Acknowledgment and Trademark Licenses.** Organization shall acknowledge AARP’s support and, as applicable, third-party funding support, in all press releases, public announcements, and publicly released documents related to the Grant Activities detailed herein. To that end, AARP grants Organization a royalty-free non-exclusive, revocable license to use its name and corporate logo and, as applicable and where directed by AARP, the name and or logo of third-party funders, solely for that purpose and in compliance with the Community Challenge Promotional Toolkit provided by AARP. In addition, Organization grants AARP a non-exclusive, royalty-free, world-wide, license to use Organization’s corporate trademark, including its name and/or logo, for the limited purpose of communications regarding the grant between AARP and Organization to AARP members, the 50+ and the general public in promotion of AARP in all media and mediums, including without limitations, broadcast, print, online, and AARP membership materials until the expiration or termination of this Agreement. All trademark licenses granted under this section are non-

transferable and Organization shall not create any new use of the AARP trademark upon expiration or termination of this Agreement.

- 17. **Warranties.** Each party hereby represents and warrants that: (a) it has full power and authority to enter into this Agreement and perform its obligations hereunder; (b) it is duly organized, validly existing, and in good standing under the laws of the jurisdiction of its origin; (c) it has not entered into, and during the Term will not enter into, any agreement that would prevent it from complying with this Agreement; (d) it will comply with all applicable laws and regulations in its performance of this Agreement; and (e) the content, media and other materials (including Material as defined in Section 6) used or provided as part of the Agreement will comply with all applicable laws and regulations and will not contain any matter which is defamatory, unlawful, or which in any way infringes, invades, or violates any right of any person or entity, including privacy, publicity, copyright, and trademark. If necessary, Organization shall enter into written agreements and obtain written releases from third parties in order to ensure that any materials produced by the Organization hereunder can be used by AARP as contemplated herein.
- 18. **Confidentiality.** Both parties agree to take commercially reasonable measures to protect information obtained from the other, provided information is marked “confidential” or is of such a nature that the recipient party has reason to believe it is confidential.
- 19. **Additional Terms.** Organization shall not assign or otherwise transfer the Agreement, including by change of control, to any party without the prior written consent of AARP. This Agreement represents the entire agreement between the parties and replaces any prior agreement or proposed variation. Should there be any conflict between any forms or documents exchanged by the parties, the terms and conditions of this Agreement shall govern. This Agreement shall be amended only by mutual written agreement executed by all parties or their respective designees. The parties agree that this Agreement will be governed by the Laws of the District of Columbia without regard to District of Columbia conflict of laws statutes/rules. If any portion of this Agreement shall be declared illegal, void or otherwise unenforceable, the remaining provisions will not be affected, but will remain in full force and effect.
- 20. **Notice.** For purposes of this Agreement, the following individuals shall serve as points of contact for both AARP and the Organization:

AARP
 Mike Watson
 Director, Livable Communities
 601 E Street NW
 Washington, DC 20049

City of Green Bay
 Erick Ledesma Borrero
 Public Arts Coordinator
 100 North Jefferson Street Room 608
 Green Bay, Wisconsin 54301

ACCEPTED AND AGREED TO BY:

AARP

City of Green Bay

By: _____
 Printed Name: Mike Watson
 Title: Director, Livable Communities
 Date: _____

By: _____
 Printed Name: Erick Ledesma Borrero
 Title: Public Arts Coordinator
 Date: _____



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

June 16, 2026

PREPARED BY

Thomas Walenski, Rick Jurkanis

AGENDA ITEM # O.3

To approve the purchase of two (2) 2026 Tesla Model Y (black) for the Police Department for a total of \$89,390.00. This request was referred back to staff on May 12, 2026, to complete an electric vehicle comparison.

BACKGROUND

The City of Green Bay's Police Department piloted two Tesla's in 2023. The vehicle expense was determined to be low enough to justify adding two additional to our fleet. No additional chargers as the two current charges can handle the four vehicles.

Comparison of electric vehicles included determining if the vehicles are police rated, has compatible police equipment available, pricing, and ordering window.

RECOMMENDATION

Approval of the purchase request to purchase two (2) Tesla Model Y's.

FISCAL IMPACT

Vehicles are \$44,695.00 each, complete with options. The total cost is \$89,390.00 for two (2). This vehicle expense will be out of 2026 bonding Account # 423300-55502-27347. Vehicles are to be purchased on the Sourcewell Purchasing Cooperative Contract # 081325-TES.

ATTACHMENTS

1. EV paperwork
2. REQ #155 (2) 2026 Tesla Model Y AWD 5-6-26



Purchasing Department
100 North Jefferson Street - Room 410
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3047
Fax 920.448.3050

Electric Vehicle Comparison – June 3, 2026

2026 least expensive (Compact) – this is basic price no options listed / will need to install chargers
Not sure if any of these vehicles offer Government Pricing or incentives

Chevrolet Bolt | \$28,995
Nissan Leaf | \$31,485 (S+)
Fiat 500e | \$32,495
Hyundai Kona Electric | \$34,470
Toyota bZ | \$36,350
Subaru Uncharted Price Not Available
Chevrolet Equinox EV | \$36,495
Hyundai Ioniq 5 | \$36,600
Tesla Model 3 | \$38,380
Hyundai Ioniq 6 | \$39,095
Ford Mustang Mach-E | \$54,044 see attachment
Subaru Solterra | \$39,945
Volvo EX30 | \$40,245
Kia Niro EV | \$41,045
Kia EV6 | \$44,395
Chevrolet Blazer EV | \$46,095 we are outside the order window

Tesla Y– Sourcewell Contract / 44,695.00 includes all options for Police Use see attachment

Ford State of Wisconsin Contract F150 LIGHTNING PRO Special Service - Crew w/5.5' Box F32EV Truck
EV SSV X \$49,845.00 No Options GBPD had the Gas version and
got rid of them as fast as we could not good for city police use

Other Purchase Options

Hyundai IONIQ 9 / 62k- 73k
Kia EV9 GT /57k-80k
Lotus Eletre / 107k – 209k
Lucid Gravity /81k-96k
Mercedes-Benz G-Wagen Electric / 162k
Polestar 4 / 54k – 74k
RAM 1500 REV / 58k- 85k
Volvo EX30 / 46k-47k

EVs to watch in 2025 and beyond:

Porsche 718 EV /80k

Land Rover Range Rover EV /NA
Chrysler Airflow / NA

2026 least expensive (Compact)

Chevrolet Bolt | \$28,995
Nissan Leaf | \$31,485 (S+)
Fiat 500e | \$32,495
Hyundai Kona Electric | \$34,470
Toyota bZ | \$36,350
Subaru Uncharted Price Not Available
Chevrolet Equinox EV | \$36,495
Hyundai Ioniq 5 | \$36,600
Tesla Model 3 | \$38,380
Hyundai Ioniq 6 | \$39,095
Ford Mustang Mach-E | \$39,990 \$54,044 see attachment
Subaru Solterra | \$39,945
Volvo EX30 | \$40,245
Kia Niro EV | \$41,045
Kia EV6 | \$44,395
Chevrolet Blazer EV | \$46,095 we are outside the order window
2026 Rivian R1S Dual-motor AWD \$93,262 see attachment

Everything highlighted in pink is either not police rated or does not have police equipment available

Everything in red will work for police use and has equipment to support

Look for notes in yellow

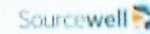
Dell's Service Center

840 Van Der Perren Way, Green Bay, WI 54304

Will service all the EV vehicles on this list. we at the police department bought tesla parts a few months ago from them



45500 Fremont Blvd
 Fremont, CA 94538
 Attn: Mac Dunmire
 202-909-8728



Awarded Contract

Contract #101189-TEB

Disclaimer: Tesla prices are dynamic and subject to change. Please confirm final price with your account manager before placing your order. The latest price can always be found at www.tesla.com

Item #	Description	Quantity	Units of Measure	Unit Price	Total Value
1	Car - Tesla Model Y	2	EACH	\$41,990.00	\$83,980.00
	294 mile range All-Wheel Drive				
Standard Equipment Features					
	Color: Diamond Black	2	EACH	\$1,500.00	\$3,000.00
	Power Doors	2	EACH	\$0.00	\$0.00
	Open center console, USB-C ports, and wireless charging for smartphones	2	EACH	\$0.00	\$0.00
	Power Windows	2	EACH	\$0.00	\$0.00
	Carpeted Flooring Front and Rear	2	EACH	\$0.00	\$0.00
	18" Aperture Wheels	2	EACH	\$0.00	\$0.00
	All Black Interior	2	EACH	\$0.00	\$0.00
	Vegan Leather Seats with Textile Inserts	2	EACH	\$0.00	\$0.00
	Closed glass roof	2	EACH	\$0.00	\$0.00
	Rear View Camera	2	EACH	\$0.00	\$0.00
	Tilt Steering Wheel	2	EACH	\$0.00	\$0.00
	Keys (2 Keys Standard)	2	EACH	\$0.00	\$0.00
	10-way power adjustable front and rear heated seats	2	EACH	\$0.00	\$0.00
	Front License Plate Holder	2	EACH	\$0.00	\$0.00
	Mirrors, Power folding, auto-dimming, heated	2	EACH	\$0.00	\$0.00
	Glass, Privacy	2	EACH	\$0.00	\$0.00
	Interior floor mats	2	EACH	\$0.00	\$0.00
	Traffic Aware Cruise Control	2	EACH	\$0.00	\$0.00
	LED Headlights with Auto Adaptive High Beams; One-Piece Taillights on Liftgate	2	EACH	\$0.00	\$0.00
	8 surround cameras	2	EACH	\$0.00	\$0.00
	7 speakers	2	EACH	\$0.00	\$0.00
	Back Up Alarm	2	EACH	\$0.00	\$0.00
	A/C, High Capacity Front/Rear	2	EACH	\$0.00	\$0.00
	Price Adjustment	2	EACH	\$435.00	\$870.00
	Destination Fee	2	EACH	\$1,390.00	\$2,780.00
	Order Fee	2	EACH	\$250.00	\$500.00
Total excluding tax				\$44,695.00	\$89,390.00
Order-to-delivery: 4 - 8 weeks					

City of Green bay Police currently have 2 Tesla's in thier fleet complete with Chargers. Chargers can accommodate up to 4 vehicles.

Home Chargers (Wall Connectors)If you are buying a charger for your house, Tesla sells the Universal Wall Connector, which features both a standard Tesla plug (NACS) and a regular J1772 plug. This allows you to charge any EV sold in North America. (Note: If you buy the standard Tesla-only Wall Connector, you will need a separate adapter to charge a non-Tesla vehicle at home)

Price above is the Sourcewell Government Purchase Cooperative. the \$44,695.00 includes the options package for Law Enforcement.

Included is the comparison of 2 other vehicles that meet the Police Departments specifications

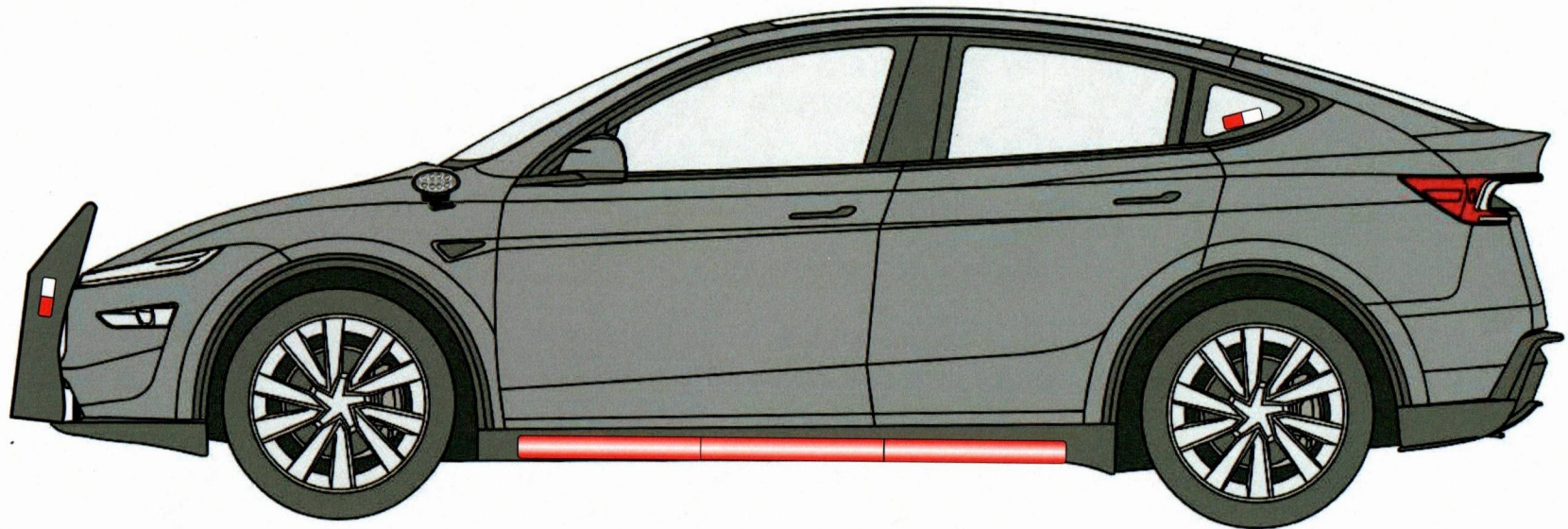
- Tesla Y \$44,695.00
- Mustang \$54,044.00
- Rivian R1S \$93,262.00







TESLA Y- SIDE VIEW



Notes

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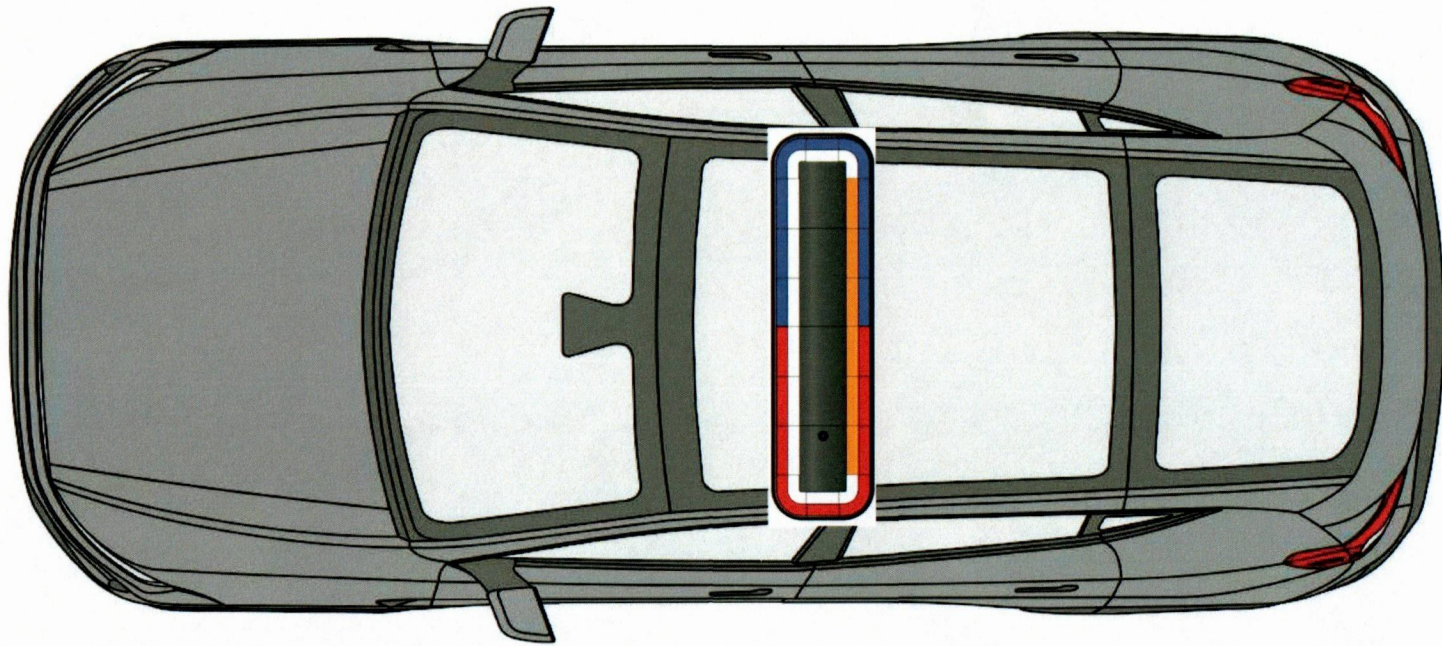
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Revision 40 3/2026

SoundOff
Signal |||||

TESLA Y- TOP VIEW



Notes

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Revision 40 3/2026

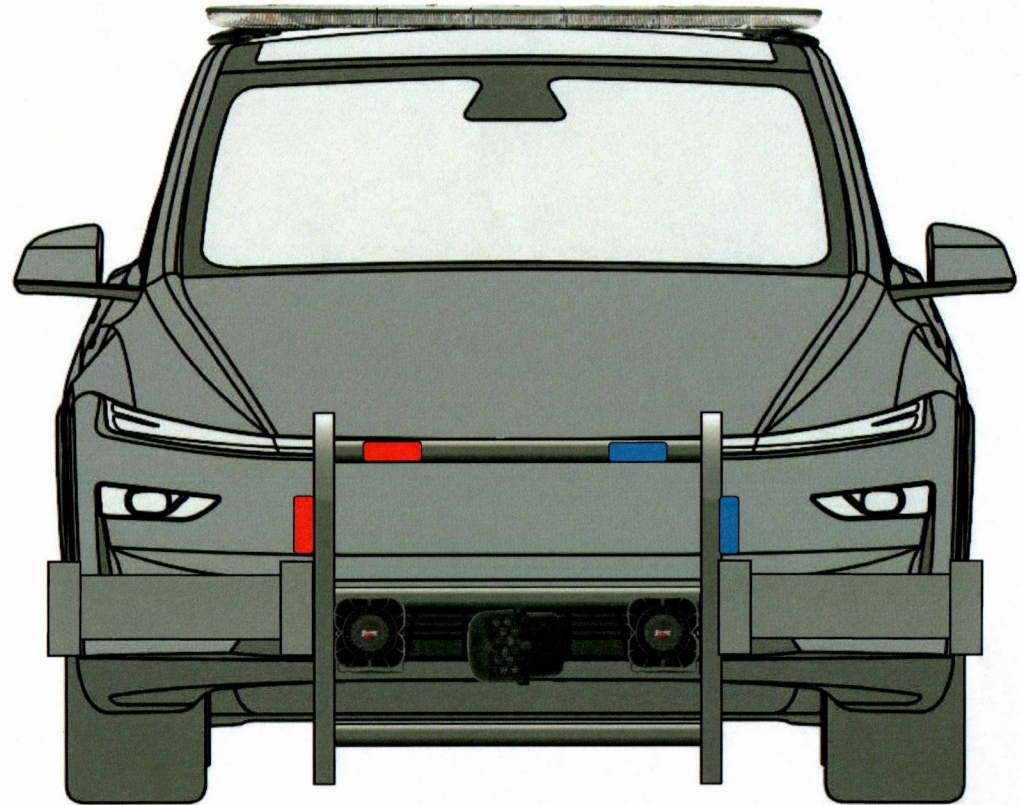
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TESLA Y – FRONT VIEW



Notes

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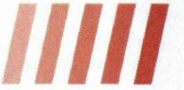
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Revision 40 3/2026

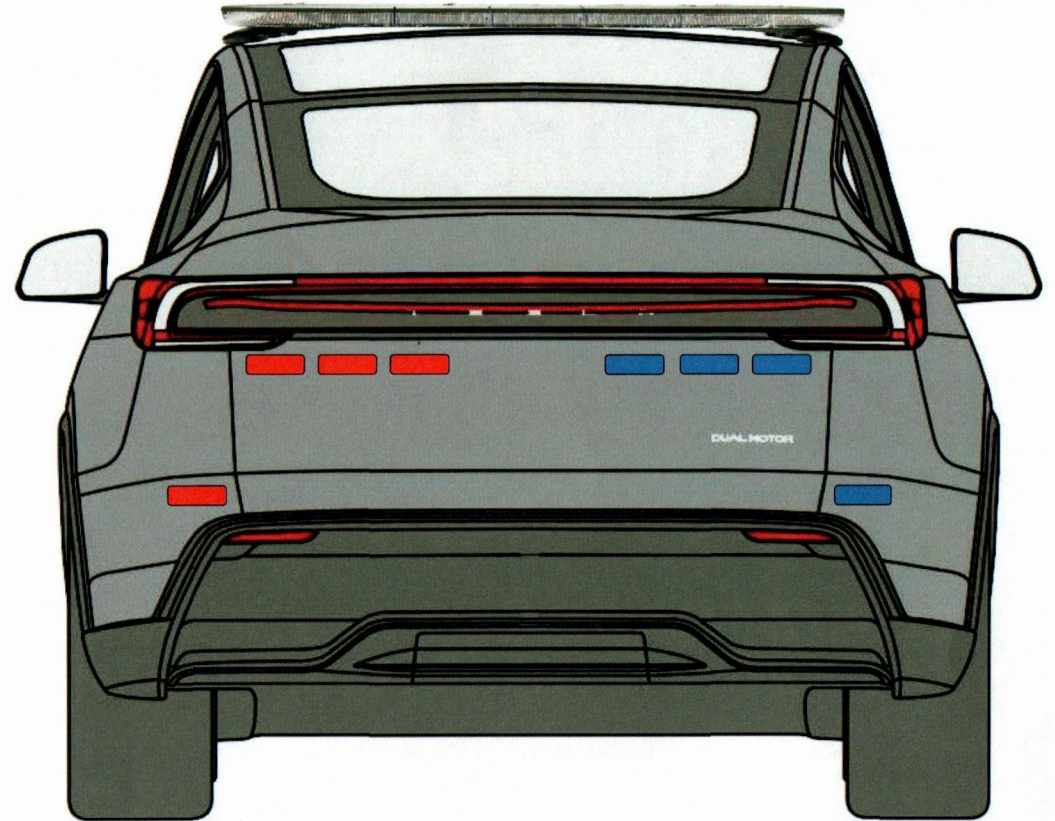
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TESLA Y - REAR VIEW



Notes

Type Notes Here



bluePRINT



Revision 40 3/2026

SoundOff
Signal |||||.

RIVIAN POLICE CRUISER!



PATROL  **EV**
BY RIVIAN



FLEET CUSTOMER PREORDER ESTIMATE

14600 Myford Road
Irvine, CA 92606
United States of America

Prepared By: Seth Parks
Email: SethParks@Rivian.com
Phone: 619.261.7776

Preorder Date: May 19, 2026
Valid Through: June 19, 2026
Quote Ref: FSNE0703

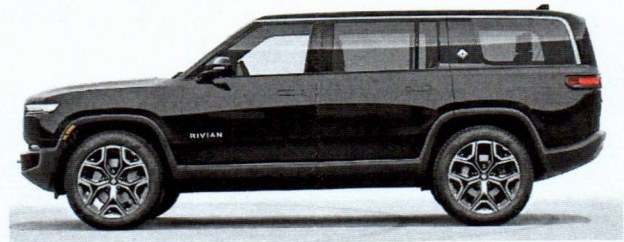
Customer: Green Bay, WI Police Department
Customer Representative: James Spsychalski
Contact Information: james.spsychalski@greenbaywi.gov
Deliver To: Rivian Service Center Atlanta, GA
Proxy delivery to Patrol EV (upfitter)

This estimate (the "Estimate") reflects Customer's fleet preorder terms as of the date set forth above, including the per-unit purchase price for the Rivian vehicles and other specifications described in the table below (the "Fleet Preorder"). This Estimate does not constitute an agreement for the sale of a vehicle and does not set forth the final purchase price or delivery date for any vehicle.

Product	Trim	Motors/ Drive	Battery	Range	Estimated Delivery	Price Per Unit ¹	Units	Total Price
2026 R1S	Adventure	Dual-Motor AWD	Max Pack	410 miles	Q2/Q3 2026	\$93,262	2	\$186,524

R1S

Adventure Trim	\$90,990
Dual-Motor AWD	Included
Independent air suspension	Included
6" Ride height adjustability	Included
Midnight Black Exterior Paint	\$3,000
Interior Color Black Mountain	Included
Built in auxiliary air compressor	Included
All Season Tires	Included
Heated and ventilated front seats	Included
Access: 2 Key Cards + 1 Key Fob	Included
All Weather Floor Mats	\$250
2 nd Key Fob	\$250
NACS Level 2 Adapter	Included
NACS Level 3 Adapter	\$200
Portable 120v/240v Charger	\$400
Subtotal	\$95,090
Public Fleet Discount	(\$1,426)
Multi-Unit Discount	(\$2,674)
Subtotal	\$90,990
Destination Fee	\$1,895
Documentation Fee	\$377
Tax	\$TBD
Registration	\$TBD
Purchase Price¹	\$93,262



¹ Tax and registration, as applicable, to be calculated prior to delivery.



Napleton 151 Auto Group

Erin Damico | 920-623-5831 | edamico@napleton.autos

City of Green Bay

Prepared For: James Spsychalski

James.Spsychalski@greenbaywi.gov

City of Green Bay Fleet 2026 Ford Mustang Mach-E (K4S) GT AWD

Image Not Available

Erin Damico
Napleton Columbus, Inc
330 Transit Rd
Columbus, WI 53925
920-623-5831
edamico@napleton.autos

State Contract 505ENT-M25-VEHICLES-04



Napleton 151 Auto Group

Erin Damico | 920-623-5831 | edamico@napleton.autos

City of Green Bay Fleet 2026 Ford Mustang Mach-E (K4S) GT AWD (✔ Complete)

Quote: City of Green Bay Mustang Mach-E GT

Quote Worksheet

	MSRP
Base Price	\$53,395.00
Dest Charge	\$2,045.00
Total Options	\$2,645.00
Subtotal	\$58,085.00
Title & Registration (New Official Plates)	\$231.50
Delivery to Green Bay	\$137.50
Subtotal Pre-Tax Adjustments	\$369.00
Less Customer Discount	(\$4,410.00)
Subtotal Discount	(\$4,410.00)
Trade-In	\$0.00
Excluded from Sales Tax	Subtotal Trade-In
	\$0.00
	Taxable Price
	\$54,044.00
Sales Tax	\$0.00
	Subtotal Taxes
	\$0.00
	Subtotal Post-Tax Adjustments
	\$0.00
	Total Sales Price
	\$54,044.00

Dealer Signature / Date

Customer Signature / Date

Selected Model and Options

MODEL

CODE	MODEL	MSRP
K4S	2026 Ford Mustang Mach-E GT AWD	\$53,395.00

COLORS

CODE	DESCRIPTION
G1	Shadow Black

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SleepCountry

VEGLAVE

ELECTRIC VEHICLE



EDMONTON
POLICE
SERVICE

B06

B06

WORLDWIDE



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Quote: City of Green Bay Mustang Mach-E GT

ENGINE

CODE	DESCRIPTION	MSRP
99X	Engine: Dual Motor (Rear/Upgraded Front) (eAWD) -inc: 91kWh usable capacity extended range battery (STD)	\$0.00

TRANSMISSION

CODE	DESCRIPTION	MSRP
44A	Transmission: Single Speed (STD)	\$0.00

OPTION PACKAGE

CODE	DESCRIPTION	MSRP
400A	Equipment Group 400A Standard Package	\$0.00

WHEELS

CODE	DESCRIPTION	MSRP
646	Wheels: 20" Monochromatic High Gloss Black-Painted (STD)	\$0.00

TIRES

CODE	DESCRIPTION	MSRP
—	Tires: 245/45R20 All-Season BSW (STD)	\$0.00

PRIMARY PAINT

CODE	DESCRIPTION	MSRP
G1	Shadow Black	\$0.00

SEAT TYPE

CODE	DESCRIPTION	MSRP
3D	Performance Gray, Heated Perforated ActiveX Performance Seats -inc: city silver stitching, unique Miko reflective insert (sueded cloth), 10-way power driver (fore/aft, up/down, tilt, power lumbar, power recline) w/memory, 8-way power passenger (fore/aft, up/down, power lumbar, power recline) and fixed position front row head restraints	\$0.00

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Quote: City of Green Bay Mustang Mach-E GT

ADDITIONAL EQUIPMENT - PACKAGE

CODE	DESCRIPTION	MSRP
17P	Interior Protection Package -inc: Pre-installed, Deletes standard front and rear carpeted floor mats, Cargo Floor Liner, Cargo Area Cover, 1st & 2nd Row Floor Liners w/o Carpet Mats	\$650.00

ADDITIONAL EQUIPMENT - MECHANICAL

CODE	DESCRIPTION	MSRP
18D	Mobile Power Cord (120V/240V) -inc: switchable cord end to allow customer charge functionality w/120V (NEMA 5-15) or 240V (NEMA 14-50)	\$500.00
41G	Mustang Mach-E GT Performance Upgrade	\$1,295.00
51B	NACS Fast Charging Adapter	\$200.00

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	MSRP
153	Front License Plate Bracket -inc: Standard in states requiring 2 license plates and optional to all others	\$0.00

Options Total **\$2,645.00**

Standard Equipment

Mechanical

- Engine: Dual Motor (Rear/Upgraded Front) (eAWD) -inc: 91kWh usable capacity extended range battery (STD)
- Transmission: Single Speed (STD)
- Transmission w/Driver Selectable Mode and Oil Cooler
- Automatic Full-Time All-Wheel
- 9.72 Axle Ratio
- Battery w/Run Down Protection
- Gas-Pressurized Shock Absorbers
- Front And Rear Anti-Roll Bars
- Sport Tuned Suspension
- Electric Power-Assist Speed-Sensing Steering
- Permanent Locking Hubs
- Strut Front Suspension w/Coil Springs
- Multi-Link Rear Suspension w/Coil Springs

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Quote: City of Green Bay Mustang Mach-E GT

Mechanical

Regenerative 4-Wheel Disc Brakes w/4-Wheel ABS, Front Vented Discs, Brake Assist, Hill Hold Control and Electric Parking Brake

Nickel Manganese Cobalt (nmc) Traction Battery w/11 kW Onboard Charger, 95 Hrs Charge Time @ 110/120V, 10.3 Hrs Charge Time @ 220/240V and 1.2 Hrs Charge Time @ 440V

Exterior

Wheels: 20" Monochromatic High Gloss Black-Painted (STD)

Tires: 245/45R20 All-Season BSW (STD)

Body-Colored Front Bumper w/Black Bumper Insert

Body-Colored Rear Bumper w/Black Rub Strip/Fascia Accent

Black Side Windows Trim and Black Rear Window Trim

Black Door Handles

Black Bodyside Cladding and Body-Colored Wheel Well Trim

Black Power Heated Side Mirrors w/Power Folding and Turn Signal Indicator

Fixed Rear Window w/Wiper and Defroster

Deep Tinted Glass

Speed Sensitive Rain Detecting Variable Intermittent Wipers

Composite/Galvanized Steel Panels

Lip Spoiler

Black Grille

Power Liftgate Rear Cargo Access

Tailgate/Rear Door Lock Included w/Power Door Locks

Autolamp Auto On/Off Projector Beam Led Low/High Beam Auto High-Beam Daytime Running Lights Preference Setting Headlamps w/Delay-Off

Perimeter/Approach Lights

LED Brakelights

Headlights-Automatic Highbeams

Entertainment

Radio w/Seek-Scan, Clock, Steering Wheel Controls, Voice Activation, Radio Data System and External Memory Control

Radio: B&O Sound System by Bang & Olufsen -inc: 10 speakers including subwoofer, B&O Beosonic, MP3 capability and speed-compensated volume

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City of Green Bay Fleet 2026 Ford Mustang Mach-E (K4S) GT AWD (Complete)

Quote: City of Green Bay Mustang Mach-E GT

Entertainment

Streaming Audio

Fixed Antenna

10 Speakers

Regular Amplifier

Digital Signal Processor

SiriusXM w/360L -inc: super categories, live sports categories, for you recommendations, SiriusXM listener profiles and 3-month trial subscription is included for all new SiriusXM-equipped Ford vehicles, SiriusXM w/360L Trial Subscription: Service will automatically stop at the end of your trial subscription period unless you decide to continue service, Trial is non-transferable, If you do not wish to enjoy your trial, you can cancel by calling the number below, All SiriusXM services require a subscription, each sold separately by SiriusXM after the trial period, Service subject to the SiriusXM Customer Agreement and Privacy Policy, visit siriusxm.com for complete terms and how to cancel which includes online methods or calling 1-866-635-2349, Some services and features are subject to device capabilities and location availability, Satellite service not available in AK & HI, Certain features and/or content may not be available in vehicles w/SiriusXM w/360L unless an active data connection is enabled in the vehicle, Content varies by SiriusXM subscription plan, All fees, content and features are subject to change, SiriusXM and related logos are trademarks of Sirius XM Radio Inc, and its respective subsidiaries Inc

2 LCD Monitors In The Front

Real-Time Traffic Display

Interior

Driver Seat

Passenger Seat

60-40 Folding Bench Front Facing Fold Forward Seatback ActiveX/Miko Simulated Suede/Leatherette Rear Seat

Manual Tilt/Telescoping Steering Column

Gauges -inc: Speedometer, Odometer, Traction Battery Level, Power/Regen, Trip Odometer and Trip Computer

Power Rear Windows and Fixed 3rd Row Windows

Heated Leatherette Steering Wheel

Front Cupholder

Rear Cupholder

Compass

Keypad

Proximity Key For Doors And Push Button Start And Smart Device Proximity Key

Valet Function

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City of Green Bay Fleet 2026 Ford Mustang Mach-E (K4S) GT AWD (✔ Complete)

Quote: City of Green Bay Mustang Mach-E GT

Interior

- Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry, Illuminated Ignition Switch and Panic Button
- Remote Releases -Inc: Power Cargo Access
- Garage Door Transmitter
- Cruise Control w/Steering Wheel Controls
- Ford Co-Pilot360 Assist+ - Adaptive Cruise Control with Stop-and-Go
- Voice Activated Dual Zone Front Automatic Air Conditioning
- HVAC -inc: Underseat Ducts and Console Ducts
- Illuminated Glove Box
- Driver Foot Rest
- Full Cloth Headliner
- Leatherette Door Trim Insert
- Urethane Gear Shifter Material
- Heated Perforated ActiveX Performance Seats -inc: city silver stitching, unique Miko reflective insert (sueded cloth), 10-way power driver (fore/aft, up/down, tilt, power lumbar, power recline) w/memory, 8-way power passenger (fore/aft, up/down, power lumbar, power recline) and fixed position front row head restraints
- Interior Trim -inc: Aluminum Instrument Panel Insert and Chrome/Aluminum Interior Accents
- Day-Night Auto-Dimming Rearview Mirror
- Driver And Passenger Visor Vanity Mirrors w/Driver And Passenger Illumination, Driver And Passenger Auxiliary Mirror
- Full Floor Console w/Covered Storage, Mini Overhead Console w/Storage and 2 12V DC Power Outlets
- Front Map Lights
- Fade-To-Off Interior Lighting
- Full Carpet Floor Covering -inc: Carpet Front And Rear Floor Mats
- Carpet Floor Trim
- Cargo Area Concealed Storage
- Trunk/Hatch Auto-Latch
- Cargo Space Lights
- FOB Controls -inc: Keyfob Cargo Access and Keyfob Window Activation
- Connected Navigation Integrated Navigation System w/Voice Activation
- FordPass Connect Tracker System

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City of Green Bay Fleet 2026 Ford Mustang Mach-E (K4S) GT AWD (✔ Complete)

Quote: City of Green Bay Mustang Mach-E GT

Interior

Memory Settings -inc: Driver Seat and Door Mirrors

SYNC 4A -inc: 15.5" center display, wireless phone connection, cloud connected, AppLink w/app catalog, 911 assist, wireless Apple CarPlay and Android Auto compatibility, digital owner's manual, adaptive dashcards and personal profiles

Driver / Passenger And Rear Door Bins

Power 1st Row Windows w/Front And Rear 1-Touch Up/Down

Delayed Accessory Power

Power Door Locks w/Autolock Feature

Driver Information Center

Redundant Digital Speedometer

Trip Computer

Outside Temp Gauge

Digital Appearance

Seats w/Leatherette Back Material

Front Center Armrest and Rear Center Armrest

Fixed Front Head Restraints and Fixed Rear Head Restraints

Perimeter Alarm

Securilock Anti-Theft Ignition (pats) Immobilizer

2 12V DC Power Outlets

Air Filtration

Safety-Mechanical

Ford Co-Pilot360 Active 2.0 - BlueCruise

AdvanceTrac Electronic Stability Control (ESC)

AdvanceTrac ABS And Driveline Traction Control

Safety-Exterior

Side Impact Beams

Safety-Interior

Dual Stage Driver And Passenger Seat-Mounted Side Airbags

BLIS (Blind Spot Information System) Blind Spot

PCA with AEB and Intersection Assist

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Quote: City of Green Bay Mustang Mach-E GT

Safety-Interior

- Reverse Brake Assist
- Lane Keeping Alert Lane Keeping Assist
- Lane Keeping Alert Lane Departure Warning
- Collision Mitigation-Front
- Driver Monitoring-Alert
- Forward and Reverse Sensing System Front And Rear Parking Sensors
- Aerial View Camera System
- Tire Specific Low Tire Pressure Warning
- Dual Stage Driver And Passenger Front Airbags
- Curtain 1st And 2nd Row Airbags
- Airbag Occupancy Sensor
- Driver Knee Airbag and Rear Side-Impact Airbag
- Power Rear Child Safety Locks
- Outboard Front Lap And Shoulder Safety Belts -inc: Rear Center 3 Point, Height Adjusters and Pretensioners
- Back-Up Camera
- Front Camera
- Left Side Camera
- Right Side Camera

WARRANTY

- Basic Years: 3
- Basic Miles/km: 36,000
- Drivetrain Years: 5
- Drivetrain Miles/km: 60,000
- Corrosion Years: 5
- Corrosion Miles/km: Unlimited
- Hybrid/Electric Components Years: 8
- Hybrid/Electric Components Miles/km: 100,000
- Roadside Assistance Years: 5
- Roadside Assistance Miles/km: 60,000
- Traction Battery Years: 8
- Traction Battery Miles/km: 100,000

Technical Specifications

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Quote: City of Green Bay Mustang Mach-E GT

Powertrain

Transmission

Drivetrain	All Wheel Drive	Trans Order Code	44A
Trans Type	1	Trans Description Cont.	Automatic
Trans Description Cont. Again	N/A	First Gear Ratio (:1)	N/A
Reverse Ratio (:1)	N/A	Clutch Size	N/A
Final Drive Axle Ratio (:1)	9.72	Transfer Case Gear Ratio (:1), High	N/A
Transfer Case Gear Ratio (:1), Low	N/A		

Mileage

EPA Fuel Economy Est - Hwy	N/A	Cruising Range - City	N/A
EPA Fuel Economy Est - City	N/A	Fuel Economy Est-Combined	N/A
Cruising Range - Hwy	N/A	EPA MPG Equivalent - City	95.0 (2025)
EPA MPG Equivalent - Hwy	85.0 (2025)	Estimated Battery Range	265.0 mi

Engine

Engine Order Code	99X-1	Engine Type	Electric
Displacement	N/A	Fuel System	N/A
SAE Net Horsepower @ RPM	480	SAE Net Torque @ RPM	600

Electrical

Cold Cranking Amps @ 0° F (Primary)	N/A	Maximum Alternator Capacity (amps)	N/A
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Cooling System

Total Cooling System Capacity	N/A
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Traction Battery

Usable/net Traction Battery Capacity (kWh)	91.0	Gross Traction Battery Capacity (kWh)	N/A
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Vehicle

Emissions

Tons/yr of CO2 Emissions @ 15K mi/year	N/A	EPA Greenhouse Gas Score	10.0 (Est)
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Quote: City of Green Bay Mustang Mach-E GT

Vehicle

Vehicle

EPA Classification Small SUV 4WD

Chassis

Weight Information

Base Curb Weight	4952 lbs	Curb Weight - Front	N/A
Curb Weight - Rear	N/A	Maximum Payload Capacity	N/A
Curb Weight	N/A	Total Option Weight	0.00 lbs

Trailer

Dead Weight Hitch - Max Trailer Wt.	N/A	Dead Weight Hitch - Max Tongue Wt.	N/A
Wt Distributing Hitch - Max Trailer Wt.	N/A	Wt Distributing Hitch - Max Tongue Wt.	N/A
Maximum Trailering Capacity	N/A		

Suspension

Suspension Type - Front	Strut	Suspension Type - Rear	Multi-Link
Suspension Type - Front (Cont.)	Strut	Suspension Type - Rear (Cont.)	Multi-Link
Shock Absorber Diameter - Front	N/A	Shock Absorber Diameter - Rear	N/A
Stabilizer Bar Diameter - Front	N/A	Stabilizer Bar Diameter - Rear	N/A

Tires

Front Tire Order Code	N/A	Rear Tire Order Code	N/A
Spare Tire Order Code	N/A	Front Tire Size	P245/45WR20
Rear Tire Size	P245/45WR20	Spare Tire Size	N/A

Wheels

Front Wheel Size	20 X 8 in	Rear Wheel Size	20 X 8 in
Spare Wheel Size	N/A	Front Wheel Material	Aluminum
Rear Wheel Material	Aluminum	Spare Wheel Material	N/A

Steering

Steering Type	Rack-Pinion	Steering Ratio (:1), Overall	N/A
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Quote: City of Green Bay Mustang Mach-E GT

Chassis

Steering

Lock to Lock Turns (Steering)	N/A	Turning Diameter - Curb to Curb	39.7 ft
Turning Diameter - Wall to Wall	N/A		

Brakes

Brake Type	4-Wheel Disc	Brake ABS System	4-Wheel
Brake ABS System (Second Line)	N/A	Disc - Front (Yes or)	Yes
Disc - Rear (Yes or)	Yes	Front Brake Rotor Diam x Thickness	15.2 in
Rear Brake Rotor Diam x Thickness	12.4 in	Drum - Rear (Yes or)	N/A
Rear Drum Diam x Width	N/A		

Fuel Tank

Fuel Tank Capacity, Approx	N/A	Aux Fuel Tank Capacity, Approx	N/A
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Dimensions

Interior Dimensions

Passenger Capacity	5	Passenger Volume	104.6 ft³
Front Head Room	38.9 in	Front Leg Room	43.3 in
Front Shoulder Room	57.6 in	Front Hip Room	55.4 in
Second Head Room	38.2 in	Second Leg Room	38.1 in
Second Shoulder Room	55.9 in	Second Hip Room	53.2 in

Exterior Dimensions

Wheelbase	117.5 in	Length, Overall	185.6 in
Width, Max w/o mirrors	74.1 in	Height, Overall	63.5 in
Track Width, Front	63.5 in	Track Width, Rear	63.4 in
Min Ground Clearance	5.2 in	Rear Door Opening Height	N/A
Rear Door Opening Width	N/A	Liftover Height	N/A

Cargo Area Dimensions

Cargo Area Length @ Floor to Seat 1	69.6 in	Cargo Area Length @ Floor to Seat 2	36.5 in
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Quote: City of Green Bay Mustang Mach-E GT

Dimensions

Cargo Area Dimensions

Cargo Area Length @ Floor to Seat 3	N/A	Cargo Area Width @ Beltline	59.3 in
Cargo Box Width @ Wheelhousings	N/A	Cargo Box (Area) Height	33.8 in
Cargo Volume to Seat 1	59.7 ft ³	Cargo Volume to Seat 2	29.7 ft ³
Cargo Volume to Seat 3	N/A		

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Green Bay Police Department

2026 Approved Bonded Funds

Requisition #155

Department Contact for this Requisition: Rick Jurkanis @ 3237

Specs for 2026 Tesla Model Y AWD (Black in color) (2 Each)

Cost per vehicle: \$44,695.00 (\$89,390.00 total)

Account Number: Approved 2026 Bond Funds (See below for funding breakdown)

Created and Approved by Rick Jurkanis 5/6/26

Note: Direct purchase from Tesla

Please review specs with GBPD Mechanic Foreperson James Spsychalski before issuing Purchase Order

\$89,390.00: 2026 Bond

423300-55502-27347



45500 Fremont Blvd
 Fremont, CA 94538
 Attn: Mac Dunmire
 202-909-8728

Disclaimer: Tesla prices are dynamic and subject to change. Please confirm final price with your account manager before placing your order. The latest price can always be found at www.tesla.com



Item #	Description	Quantity	Units of Measure	Unit Price	Total Value
1	Car - Tesla Model Y 294 mile range All-Wheel Drive	2	EACH	\$41,990.00	\$83,980.00
Standard Equipment Features					
	Color: Diamond Black	2	EACH	\$1,500.00	\$3,000.00
	Power Doors	2	EACH	\$0.00	\$0.00
	Open center console, USB-C ports, and wireless charging for smartphones	2	EACH	\$0.00	\$0.00
	Power Windows	2	EACH	\$0.00	\$0.00
	Carpeted Flooring Front and Rear	2	EACH	\$0.00	\$0.00
	18" Aperture Wheels	2	EACH	\$0.00	\$0.00
	All Black Interior	2	EACH	\$0.00	\$0.00
	Vegan Leather Seats with Textile Inserts	2	EACH	\$0.00	\$0.00
	Closed glass roof	2	EACH	\$0.00	\$0.00
	Rear View Camera	2	EACH	\$0.00	\$0.00
	Tilt Steering Wheel	2	EACH	\$0.00	\$0.00
	Keys (2 Keys Standard)	2	EACH	\$0.00	\$0.00
	10-way power adjustable front and rear heated seats	2	EACH	\$0.00	\$0.00
	Front License Plate Holder	2	EACH	\$0.00	\$0.00
	Mirrors, Power folding, auto-dimming, heated	2	EACH	\$0.00	\$0.00
	Glass, Privacy	2	EACH	\$0.00	\$0.00
	Interior floor mats	2	EACH	\$0.00	\$0.00
	Traffic Aware Cruise Control	2	EACH	\$0.00	\$0.00
	LED Headlights with Auto Adaptive High Beams; One-Piece Taillights on Liftgate	2	EACH	\$0.00	\$0.00
	8 surround cameras	2	EACH	\$0.00	\$0.00
	7 speakers	2	EACH	\$0.00	\$0.00
	Back Up Alarm	2	EACH	\$0.00	\$0.00
	A/C, High Capacity Front/Rear	2	EACH	\$0.00	\$0.00
	Price Adjustment	2	EACH	\$0.00	\$0.00
	Destination Fee	2	EACH	\$435.00	\$870.00
	Order Fee	2	EACH	\$1,390.00	\$2,780.00
		2	EACH	\$250.00	\$500.00
Total excluding tax				\$44,695.00	\$89,390.00
Order-to-delivery: 4 - 8 weeks					

Rick Jurkanis

From: James Spychalski
Sent: Wednesday, May 6, 2026 5:33 AM
To: Rick Jurkanis
Subject: Tesla
Attachments: 2026 tesla.xlsx

Please order 2 tesla 2026 model Y specify in black and AWD please



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

June 16, 2026

PREPARED BY

Thomas Walenski, Rick Jurkanis

AGENDA ITEM # O.4

To approve the purchase of one ATV Sportsman 570 and two (2) Ranger Crew SP 570 UTV's from Polaris Sales for the police department for a total of \$55,158.09.

BACKGROUND

Units are used for Police Protection at Events where vehicle egress is prohibited. Replacement of two (2) UTV's that were taken to auction in May 2025.

RECOMMENDATION

Approval of the purchase.

FISCAL IMPACT

Units are to be purchased with unspent 2024 Bond Funds #423300-55501-27335 police squad funding. The purchase is being made through Polaris and their Government Discount Contract. Quote # QUO-78419-M4D4NS. Total for Purchase of three (3) units is \$55,158.09.

ATTACHMENTS

- I. Police ATV & UTV quote

Green Bay Police Department

2024 Approved Bonded Funds (fund balance)

Requisition #177

Department Contact for this Requisition: Rick Jurkanis @ 3237

Specs/Quote for 1 ATV and 2 UTV's (Polaris)

Total cost: \$55,158.09

Account Number: Approved 2024 Bond Funds (See below for funding breakdown)

Created and Approved by Rick Jurkanis 5/19/26

Note: Government contract price. Quote #QUO-78419-M4D4N5

Please review specs with GBPD Mechanic Foreperson James Spsychalski before issuing Purchase Order

\$55,158.09: 2024 Bond 423300-55501-27335 (fund balance)

Direct purchase from Polaris Sales, Inc.

Polaris Sales Inc., Medina, MN 55340
 gov.info@polaris.com
 Phone: 866-468-7783
 www.polaris.com/gov

QUOTE

Contact Information

Name: JAMES SPYCHALSKI
 Email: james.spychalski@greenbaywi.gov
 Phone: 9206607066
 Fax:
 Bill To: Green Bay Police Department
 307 S Adams St
 Green Bay, WI 54301
 Ship To: Green Bay Police Department
 307 S Adams St
 Green Bay, WI 54301

Quote Number: QUO-78419-M4D4N5
 Revision #: 1
 Date: 5/13/2026 9:32 AM
 Quote Expires: 6/12/2026
 Contract Name: Polaris Direct
 Contract #:
 Expiration Date:
 Cage: 3FP69
 Duns#: 123399383
 Tax ID#: 41-1921490
 Customer#:

Freight	Delivery Terms	Payment Terms	Payment Methods
FOB Destination-CONUS US Continental (CONUS) Only	150 Days	Net 30	Visa Mastercard Wire Check

Item #	QTY	Description	MSRP	Discount Price	Extended	Install Amount
A26SHY57AL	1	Sportsman 570 Trail Onyx Black - 49 State	\$10,999.00	\$10,669.13	\$10,669.13	\$0.00
R26M4U57B5	2	RANGER Crew SP 570 NorthStar Edition Zenith Blue - 50 State	\$22,899.00	\$21,944.70	\$43,889.40	\$0.00
2889187	2	Mid-Size Convex Rearview Mirror	\$99.99	\$85.63	\$171.26	\$45.00
2889241	2	Door Mounted Sideview Mirrors	\$179.99	\$154.15	\$308.30	\$75.00

Comments:

SUBTOTAL	\$55,038.09
INSTALL*	\$120.00
FREIGHT	\$0.00
TAX	\$0.00
TOTAL	\$55,158.09

Vehicle model year and color are subject to change dependent upon delivery date.



Polaris Sales Inc., Medina, MN 55340
gov.info@polaris.com
Phone: 866-468-7783
www.polaris.com/gov

QUOTE

Acceptance and Payment Information

To accept the above quotation, please provide a purchase order via email (gov.info@polaris.com) and include the following:

- Bill to Address
 - Billing Phone Number
 - Ship to Address
 - Point of Contact for Delivery
 - Point of Contact E-Mail
 - Point of Contact Phone
 - Quote Number
 - Alternate Point of Contact (Required)
 - Do you have a loading dock, ramps, or forklift for offloading
 - Tax exempt form for state we are shipping (or inform if taxable)
-

If you would like to submit payment via credit card, please call (866) 468-7783 to process payment during our hours of operation from 8:30 AM to 4:30 PM CST Monday through Friday. We accept Visa, Mastercard & American Express.



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

June 16, 2026

PREPARED BY

Thomas Walenski, Rick Jurkanis

AGENDA ITEM # O.5

To approve the purchase of a police inflatable rescue boat from MilPro Marine for \$50,090.

BACKGROUND

The inflatable boat, motor, and trailer will be used for police water rescues by the dive team. This is to replace the existing Zodiac boat.

RECOMMENDATION

Approval of the request to purchase the rescue boat.

FISCAL IMPACT

Funding is coming from 2026 Bonded Funds Account number 423300-55501-27346. The total purchase is \$50,090.00. Purchasing attempted to de-bundle this purchase on cooperatives, but the price with Milpro was still favorable purchasing the package from them.

ATTACHMENTS

1. Police inflatable rescue boat
2. Police inflatable rescue boat
3. Sole Source Zodiac Boat Police 6-4-2026

Green Bay Police Department

2026 Bond funds

Requisition #151

Department Contact for this Requisition: Lt. Brian Krueger @ 0114

Description: Dive Team Zodiac Boat Replacement with trailer

Amount: \$50,090

Account Number: 423300-55140-27346

Created and Approved by Rick Jurkanis 5/5/26

NOTE: Please get bids and review with Lt. Krueger

MilPRO Marine LLC
5088 Boyd Ave NE
Grand Rapids, MI 49525

Fax: 616-363-5225
Cell: 616-308-1602

Bill Lamphiere

blamphiere@milpromarine.com
www.milpromarine.com

Quotation

1/14/2026

Bill to Green Bay Police Department
Address

PO #
Ship Via Bill L

F.O.B.
Taxable No

Shipping TBD
Address

Prices valid
for 30 days

Phone # Lt. Brian Krueger
920-448-3200
Fax #
e-mail brian.krueger@greenbaywi.gov

QUANTITY

UNIT PRICE TOTAL PRICE

1	Wing P5.0 Rescue 16'4" Inflatable Rescue Boat, Black Composite Hard Deck w/forward section Single Point SCUBA Inflation, Long Shaft Transom 2 paddles, hand pump	\$32,250.00	\$32,250.00
1	6 gallon fuel bladder w/12' hose	\$2,025.00	\$2,025.00
1	Bow Bag	\$915.00	\$915.00
1	Mercury 50ELHPT 50HP motor, tiller steer, electric start battery & battery box	\$8,900.00	\$8,900.00
1	MilPro Marine Custom Bunk Trailer, Black, Tongue Jack & Spare Tire	\$4,000.00	\$4,000.00
1	Freight from manufacturer/delivery to customer & set up	\$2,000.00	\$2,000.00
	TOTAL		\$50,090.00

Green Bay Police Department

2026 Bond funds

Requisition #151

Department Contact for this Requisition: Lt. Brian Krueger @ 0114

Description: Dive Team Zodiac Boat Replacement with trailer

Amount: \$50,090

Account Number: 423300-55140-27346

Created and Approved by Rick Jurkanis 5/5/26

NOTE: Please get bids and review with Lt. Krueger

MilPRO Marine LLC
 5088 Boyd Ave NE
 Grand Rapids, MI 49525

Fax: 616-363-5225
 Cell: 616-308-1602

Bill Lamphiere

blamphiere@milpromarine.com
www.milpromarine.com

Quotation

1/14/2026

Bill to Address Green Bay Police Department

PO #
 Ship Via Bill L

F.O.B.
 Taxable No

Shipping Address TBD

Prices valid
 for 30 days

Phone # Lt. Brian Krueger
 920-448-3200
 Fax #
 e-mail brian.krueger@greenbaywi.gov

QUANTITY

UNIT PRICE TOTAL PRICE

1	Wing P5.0 Rescue 16'4" Inflatable Rescue Boat, Black Composite Hard Deck w/forward section Single Point SCUBA Inflation, Long Shaft Transom 2 paddles, hand pump	\$32,250.00	\$32,250.00
1	6 gallon fuel bladder w/12' hose	\$2,025.00	\$2,025.00
1	Bow Bag	\$915.00	\$915.00
1	Mercury 50ELHPT 50HP motor, tiller steer, electric start battery & battery box	\$8,900.00	\$8,900.00
1	MilPro Marine Custom Bunk Trailer, Black, Tongue Jack & Spare Tire	\$4,000.00	\$4,000.00
1	Freight from manufacturer/delivery to customer & set up	\$2,000.00	\$2,000.00
	TOTAL		\$50,090.00

City of Green Bay, Wisconsin
REQUEST FOR APPROVAL OF "NO SUBSTITUTE" PURCHASE SPECIFICATION

TO : Purchasing Division/Administrative Services

DATE: 6/3/26

FROM: Department/Division

REQUISITION #151

List "No Substitute" Item(s) here: Dive Team Zodiac Boat Replacement with trailer

Select One:

- 1) One Time Purchase Estimated Cost: \$50,090.00
- 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.

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):

While unbundling across multiple cooperative contracts satisfies standard competitive requirements, it ultimately resulted in a higher total cost and operational inefficiencies. Please see attached comparison documentation.

Approvals:

Requestor: _____

Date: 6-3-26

Department Head: City A Dir.

Date: 06/03/2026

Purchasing Manager: Thomas Walenaki

Date: 06.04.2026



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

June 16, 2026

PREPARED BY

Thomas Walenski, Rick Jurkanis

AGENDA ITEM # O.6

To approve the purchase of an evidence racking system from Global Industrial for a total of \$62,961.20.

BACKGROUND

Needed for proper evidence cataloging at the Evidence Center located at 724 Day Street.

RECOMMENDATION

Approval of the purchase for the racking system.

FISCAL IMPACT

Funding for the complete racking cataloging system for the City of Green Bay is coming out of TID 21 Expenses # 461259-55501-69172. The System is being purchased on the Omnia Purchasing Cooperative.

ATTACHMENTS

- I. Day Street racking quote

Green Bay Police Department

TID 21

Requisition #185

Department Contact for this Requisition: Captain Andy Opperman

Day Street Shelving

Amount: \$62,961.20

Account Number: 461250-55501-69172

Created and Approved by Rick Jurkanis 6/4/26

NOTE:

Please review attached specifications with Captain Andy Opperman before issuing purchase order. Per Quote #8122537.



SALES QUOTE

QUOTE ISSUED: 04/06/2026
 ACCOUNT NO. 2889247
 QUOTE NO. 8122537

[Click Here To Place Order Online](#)

*Pricing valid for 30 days from quote issue date. Subject to change based on product availability and/or market conditions.

CUSTOMER INFORMATION

Account Name: City of Green Bay*
 Name: Nate Kolinski
 Address: 100 N JEFFERSON ST
 GREEN BAY, Wisconsin 54301
 Email: nate.kolinski@greenbaywi.gov
 Phone: (920) 448-3526

Part#	Description	Shipping	Qty	Price	Extended
SPECIAL ITEM 1593702	TENNSCO CORP, EUR-72-MGY, MEDIUM GREY 72" HIGH ECONOMY Z-LINE POST ♦ * Country Of Origin: UNITED STATES	TRUCK	880	\$8.45	\$7,436.00
SPECIAL ITEM 1517624	TENNSCO PB-4824, PARTICLEBOARD DECK 48W X 24D ♦ * Country Of Origin: UNITED STATES	TRUCK	1320	\$16.90	\$22,308.00
SPECIAL ITEM 1439685	TENNSCO VDRS-4816-MGY, MEDIUM GREY V DOUBLE RIVET SUPRT 16G- 48"L ♦ * Country Of Origin: UNITED STATES	TRUCK	2640	\$6.09	\$16,077.60
SPECIAL ITEM 1439669	TENNSCO VDRS-2416-MGY MEDIUM GREY V DOUBLE RIVET SUPRT 16G- 24"L ♦ * Country Of Origin: UNITED STATES	TRUCK	2640	\$3.30	\$8,712.00
SPECIAL ITEM 1566523	TENNSCO FBSV-24-MGY MEDIUM GREY 24" FRONT TO BACK DECK SUPPORT ♦ * Country Of Origin: UNITED STATES	TRUCK	1320	\$3.58	\$4,725.60

Notes

ItemTotal:	\$59,259.20
Tax:	\$0.00
Shipping and Handling:	\$3,702.00
**Total:	\$62,961.20

- * PLEASE NOTE: This Item Is Not Returnable.
- ♦ PLEASE NOTE: This Item Is Not Cancellable.
- **Applicable taxes and shipping charges will be added to invoice.
- [Please be sure to review our terms and conditions](#)
- [Shipping Terms and Conditions](#)

Thank you for the opportunity to help with your needs. To place your order or further assistance please contact me.

Name: HOLDING BUCKET SDR PUBLIC SECTOR
 Address: 11 HARBOR PARK DRIVE
 PORT WASHINGTON, NY 11050
 Email:
 Phone:
 Fax:





Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # O.7

To accept the State of Wisconsin - Department of Military Affairs Interoperable Radio Grant Program for a total grant award of \$49,807.72 with a required 20% match of \$9,961.54.

BACKGROUND

Timeframe 5/7/2026 through 5/7/2026.

No new staff needed to support the grant. Existing staff will see the project through.

RECOMMENDATION

Approval to accept the grant.

FISCAL IMPACT

Total grant award \$ 49,807.72, of which 20% is city cost of \$ 9,961.54.

ATTACHMENTS

1. City_of_Green_Bay_Award_Packages15022
2. INTEROPRABILITY RADIO GRANT TRACKING FORM
3. Interoperability Radio Grant Justification Letter



State of Wisconsin / DEPARTMENT OF MILITARY AFFAIRS

PO BOX 14587
MADISON 53708-0587

OFFICE OF EMERGENCY COMMUNICATIONS

TELEPHONE 608 888-5501

May 7, 2026

City of Green Bay
Ray Fuiten, Chief
100 N. Jefferson St
City Hall, Room 403
Green Bay, WI 54301

Re: **FY26 Interoperable Radio Grant Program**

Dear Ray Fuiten,

The Wisconsin Department of Military Affairs/Office of Emergency Communications (DMA/OEC) is pleased to award **City of Green Bay** state funding through the Interoperable Radio Grant Program to assist local government agencies with purchasing radios and equipment needed to transition from legacy VHF WISCOM to WISCOM 800. Before work on the grant project can begin, we require the following:

1. A thorough review of each document within this award package (award letter and Attachments A-E of the award letter).
2. The signature and initials of the **Signatory Official** where indicated including the bottom of each page and the last page. Electronic signatures are acceptable.
3. Agreement with the terms and conditions of the grant award. The **Signatory Official** is responsible for ensuring that the agency so agrees. If the agency or signatory official does not agree, they may notify the program contact identified in the award package to decline the award.
4. The initials of the **Main Point of Contact** where indicated for any budget notes and/or special conditions that are listed.
5. Maintenance by the receiving agency of a copy of the signed award documents.
6. The return of the signed award documents via email within thirty (30) days to interop@widma.gov.

Please feel free to reach out to me with any questions. We look forward to a collaborative working relationship with **City of Green Bay**.

Sincerely,

Grant Grywalsky
NextGen9-1-1 Grant Specialist
Office of Emergency Communications
WI Department of Military Affairs

AWARD LETTER

May 7, 2026

City of Green Bay
Ray Fuiten, Chief
100 N. Jefferson St
City Hall, Room 403
Green Bay, WI 54301

Re: **FY26 Interoperable Radio Grant Program**


Grant Number: **2026-IR125**

The Department of Military Affairs (DMA), Office of Emergency Communications (OEC) awards to **City of Green Bay** (the Grantee), the amount of \$49,807.72 for projects pursuant to Wis. Stat. § 323.29(5).

This grant may be used until **May 7, 2027**, for the projects consistent with the budget and general conditions in Attachment A, subject to any grant assurances set forth in Attachment B, the reporting requirements outlined in Attachment C, and the programming requirements outlined in Attachment D and the approved budget in Attachment E. Attachments A-E are incorporated into this award letter.

The Grantee shall administer the projects for which this grant is awarded in accordance with the applicable rules, regulations, and conditions of the Department of Military Affairs.

This grant shall become effective, and funds may be obligated (unless otherwise specified in Attachments A, B and/or C) starting after the Grantee signs and returns a signed version of this grant award to the Department of Military Affairs, but no sooner than May 7, 2026. Keep a copy of these documents for your records.

Signed by:

4249C565540744F...
Erik Viel, Director
Office of Emergency Communications
Wisconsin Department of Military Affairs

5/28/2026 | 10:10 AM CDT
Date

By signing below, the Grantee, City of Green Bay accepts the grant and terms and conditions of the grant as set forth in the award letter and Attachments A-E of the award letter.

Grantee: **City of Green Bay**

By: _____
Ray Fuiten
Chief

Date

ATTACHMENT A – GRANT SUMMARY AND AWARD CONDITIONS

Grantee: **City of Green Bay**
Project Title: **FY26 Interoperable Radio Grant Program**
Statute Reference: **§ 323.29(5)**
STATE ID: **465.315RGP**

Grant Number: **2026-IR125**

Grant Period from: **May 7, 2026 to May 7, 2027**

APPROVED BUDGET

See Attachment E for complete approved budget

STATE (80%) TOTAL	MATCH (20%) TOTAL	TOTAL APPROVED BUDGET
\$39,846.18	\$9,961.54	\$49,807.72

Budget Note(s) Main Point of Contact: Initials _____ Date _____

Please contact Interop@widma.gov if you have any questions about the changes to your budget.

Special Condition(s) Main Point of Contact: Initials _____ Date _____

The following must be addressed during the performance period:

1. Upon review of the submitted communications interoperability plan, it was identified that additional information is needed. Prior to the end of the grant period, the grantee must submit an updated and final communications interoperability plan. Additional information on what should be included will be provided post-award. DMA will be providing a template that can be used.

Grant/Budget Modifications

Proposed budget changes in excess of 10% of the total project budget, or a change to include a grant expense not previously approved, requires a written modification request prior to any budget reallocations. In most circumstances, grant modifications cannot increase the award total. Contact Grant Grywalsky for a Modification Request Form.

Any changes in the Grantee’s personnel involved with the grant, including the main point of contact, the secondary contact and the signatory official, need to be reported to grant administrative staff via email.

Name of Grant Specialist: **Grant Grywalsky**
Email: Grant.Grywalsky@widma.gov

Phone Number: **608-471-2155**
General OEC Email: Interop@widma.gov

Signatory Official
Initials _____
Date _____

ATTACHMENT A – GRANT SUMMARY AND AWARD CONDITIONS

Award General Conditions

1. *WISCOM 800 Affiliation:* Every radio that is purchased or programmed using grant funds must affiliate over RF onto the WISCOM 800 system when it becomes available to ensure that the radio(s) can connect to the new system. Some radio shops may be able perform this for you when they are programming the radios. If you would like to request a report of what newly purchased radios have affiliated to the system to verify that this step has been completed, please send an email to interop@widma.gov.

2. *Programming:* All radios purchased, replaced or upgraded with grant funds must be programmed to include the minimum prescribed set of state, national, and federal interoperability channels outlined in Attachment D – Wisconsin Interoperability Programming Requirements. Programming of WISCOM 800 can only be done by programmers who have been issued a WISCOM 800 advanced system key by the OEC. Code plugs may be audited for compliance. If encryption is being purchased with grant funds, the grantee must follow the Storage Location Number (SLN) Plan for Wisconsin which can be found here - <https://oec.wi.gov/wisconsin-statewide-encryption-plan/>.

3. *Training:* All personnel who utilize equipment purchased with funds from this grant must receive training either through the equipment vendor or other competent source specific to that piece of equipment before it is put into service. The Grantee is required to maintain proper training records and submit them with the grant closeout documentation.

4. *Fiscal Compliance:* To be allowable under a grant program, costs must match the approved budget and must be obligated during the grant performance period. Payment must be made within 60 days of the grant performance period ending date. Taxes are not allowable.

5. *Allowable Costs:* Costs must be allowable and meet grant goals and objectives. No costs or services that will be funded with grant dollars may be incurred outside of the approved grant performance period.

6. *Programmatic Changes:* No changes may be made to the terms and conditions of the grant without **prior** approval from DMA by the DMA Grant Specialist. Proposed changes may be requested by submitting a modification request via email. Changes requiring a modification may include but are not limited to Budget, Scope of Project, Period of Performance, main point of contact, secondary point of contact, signatory official, and/or applicable Performance Measures.

7. *Contracts and Procurement:* The Grantee shall use their own procurement procedures and regulations, provided that the procurement conforms to applicable state law and procurement standards. Copies of legal agreements shall be submitted to the DMA Grant Specialist as deemed necessary, which may include procurement solicitations, contracts, or interdepartmental agreements and memoranda of understanding (MOU) among collaborating agencies.

8. *Conflict of Interest:* No staff member of the Grantee may use their position to obtain financial gain or anything of substantial value for the private benefit to themselves, their immediate family, or an organization with which they are associated, such as a royalty, commission, contingent fee, brokerage fee, consultant fee, or other benefit. Wis. Stat. § 19.59(1)(a).

Signatory Official
Initials _____
Date _____

ATTACHMENT A – GRANT SUMMARY AND AWARD CONDITIONS

9. *Fiscal Control:* The Grantee will use fiscal control and fund accounting procedures and will ensure proper disbursement of, and accounting for, funds received and distributed under this program, per Wis. Stat. § 16.41 (Agency and authority accounting; information; aid).

10. *Disbursement:* Grant funds will be disbursed in the form of reimbursement by DMA upon completion of approved Quarterly Program Report(s), Project Closeout, and satisfaction of Special Conditions. The Final Closeout Report is considered your Request for Reimbursement and must include copies of paid detailed invoices/receipts, necessary supporting documentation and a completed Request for Reimbursement Form signed by the Signatory Official for your agency.

11. *Program Income:* All income generated as a direct result of a grant-funded project shall be deemed program income. Program income must be used for the purpose and under the conditions applicable to the award. Program income should be used as earned and accounted for in your reimbursement request.

12. *Copyright, Acknowledgement, and Publications:* The Grantee will comply with all copyright and materials acknowledgement requirements as addressed in the projects' grant guidelines. The Wisconsin Department of Military Affairs reserves a royalty-free, nonexclusive, and irrevocable license to reproduce, publish or otherwise use, and to authorize others to use, for DMA purposes the following: the copyright in any work developed under this grant and; any rights of copyright to which the Grantee or a contractor purchases ownership with grant support. The content of any grant-funded publication or product may be reprinted in whole or in part, with credit to the DMA acknowledged. When issuing statements, press releases, and other documents describing projects or programs funded in whole or in part with grant funds, the Grantee shall clearly acknowledge the receipt of grant funds in a statement.

13. *Grant Compliance:* Grantee must comply with the Grant Announcement used to announce the funding opportunity and the requirements listed within the award letter and Attachments A-E of the award letter.

14. *Grant Reporting:* The Grantee shall ensure that all grant reporting will be timely on a schedule established by the DMA. Grant reporting information provided to the DMA staff shall accurately assess the completeness of grant goals, activities, benchmarks and target dates.

15. *Cooperation with Evaluation or Audit:* The Grantee shall cooperate with the performance of any evaluation or audit of the program by the Interoperability Council, DMA or by their contractors.

Signatory Official
Initials _____
Date _____

ATTACHMENT B – GRANT ASSURANCES

1. Wisconsin State Statute and Standards Compliance

The Grantee agrees to comply with the requirements outlined in the statewide public safety interoperable communication system statute (Wis. Stat. § 323.29). Please be advised that if the Grantee is deemed to be out of compliance with Wis. Stat. § 323.29 or any grant conditions or requirements, current grant funds may be withheld or de-obligated and the approval of future grant funds may be impacted.

2. Grant Administration Training

The Grantee shall make every effort to participate in any applicable grant program conference calls, administrative trainings, or technical assistance supplied by DMA.

3. Audit Requirements

- a. The Grantee agrees to comply with all applicable Wisconsin State Purchases Law pursuant to Wis. Stat. Chapter 16; purchasing rules and regulations.
- b. The Grantee is prohibited from transferring funds between programs (i.e., NextGen9-1-1 Program, Homeland Security, Emergency Management Program Grant, etc.)
- c. The Grantee agrees to fully cooperate with compliance audits including periodic programmatic, fiscal monitoring, records review and site visits conducted by DMA. Grantees agree to submit timely and accurate Quarterly Program Reports to DMA as required and to participate in DMA sponsored surveys and all other required reports related to any DMA-administered grant program. DMA reserves the right to deny payment to any approved programs for failure to comply with this provision.

4. Matching Funds

This grant award requires a 20% local match. Matching funds must be an allowable expense under the grant program, must be cash match (in-kind is not allowed), and must come from a local funding source. By accepting this grant award, the Grantee is certifying that it has the funding available to cover the total cost of the project prior to receiving reimbursement by DMA. The 80% state reimbursement will be a one-time payment at the close out of the grant when all funds have been expended.

5. Payment Methodology and Withholding Grant Funds

DMA shall only remit funds to Grantees upon receipt of a Grant Reimbursement Request Form, signed by the Signatory Official, at the close out of the grant performance period that includes the required supporting documentation. If purchasing is to be completed by an agency other than the named grantee, a written agreement must be provided to DMA for approval prior to paying any invoices. The Grantee fully understands that DMA has the right to withhold, suspend or terminate grant funds to any recipient that fails to conform to the requirements (general/special conditions, reporting) outlined in the award letter and Attachments A-E of the award letter. If the Grantee is deemed to be out of compliance with the applicable provisions of Wis. Stat. § 323.29 or any grant conditions or requirements that would make the Grantee ineligible to receive grant funding, current grant funds may be withheld or de-obligated, and the approval of future grant funds may be impacted.

6. Non-Appropriation

All awards are subject to the availability of appropriated state funds and to any modifications or additional requirements that may be imposed by law.

Signatory Official
Initials _____
Date _____

ATTACHMENT B – GRANT ASSURANCES

7. Maintenance of Records

All grant documents including but not limited to invoices, purchase orders, packing slips, equipment make, model and serial numbers, must be maintained by the Grantee for a minimum of four (4) years after the DMA closeout date.

8. Property acquired with grant funds

DMA requires that property acquired with grant funds be tagged and tracked detailing the description of the property, serial or identification number, source of property, name of owner, acquisition date, cost, location, and condition. Title to property acquired in whole or part with grant funds shall vest in the Grantee, subject to divestment at the option of DMA where its use is discontinued. Grantees shall exercise due caution in the use, maintenance, protection and preservation of such property. Grantees that accept grant funding are responsible for all sustainment and replacement costs after the end of the grant performance period.

9. Equal Opportunity, Non-discrimination and Affirmative Action Program Requirements

It is the responsibility of all Grantees to ensure that their employment practices comply with Equal Opportunity Requirements, s. 51.01 (5), Wis. Stats., s. 111.32 (13)(m), Wis. Stats., and Gubernatorial Executive Orders governing the promotion of a diverse workforce, equal opportunity and the prevention of sexual harassment and including where applicable, the requirement of Grantees to formulate, implement and file an Equal Opportunity Plan with DMA.

In connection with the performance of work under this grant, the Grantee agrees not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in Wis. Stat. § 51.01(5), sexual orientation as defined in Wis. Stat. § 111.32(13m), or national origin. This provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Except with respect to sexual orientation, the Grantee further agrees to take affirmative action to ensure equal employment opportunities.

Pursuant to 2019 Wisconsin Executive Order 1, Grantee agrees it will hire only on the basis of merit and will not discriminate against any persons performing a contract, subcontract or grant because of military or veteran status, gender identity or expression, marital or familial status, genetic information or political affiliation.

10. Ethical Standards/Prohibited Political Activity

It is the responsibility of all Grantees to comply with applicable provisions of Wis. Stats. Chapter 19, Subchapter III – Code of Ethics for Public Officials and Employees, and the provisions of the Hatch Act, which limit the political activity of public employees.

11. Collection of Unallowable Costs

Payments made for costs determined to be unallowable by either the awarding agency, cognizant agency for indirect costs, or pass-through entity, either as direct or indirect costs, must be refunded (including interest) to the State of Wisconsin in accordance with instructions from the state agency that determined the costs are unallowable unless state statute directs otherwise.

Signatory Official
Initials _____
Date _____

ATTACHMENT C – REPORTING REQUIREMENTS AND CLOSEOUT

Reporting Requirements

Grantee agrees to meet reasonable fiscal and administrative requirements to account for its grant funds in accordance with state statute, administrative code, and as DMA may require, including but not limited to submitting quarterly progress reports, final financial reports, and closeout documentation. Templates for the quarterly reports will be made available at a later date.

Quarterly reports (with the exception of the closeout report) must be sent to Grant Grywalsky or interop@widma.gov by the end of the following month after the close of each calendar quarter as follows:

Report 1 – Grant Performance Period Start to August 5, 2026	Due: September 4, 2026
Report 2 – August 6, 2026, to November 4, 2026	Due: December 4, 2026
Report 3 – November 5, 2026, to February 3, 2027	Due: March 5, 2027
Report 4 – February 4, 2027, to May 7, 2027	Due: At Closeout

Failure to comply with this provision may result in the withholding of grant funds until the delinquent report is received. If a Grantee closes out their project prior to the grant performance period end date, the closeout report is required within sixty (60) days of the final expense and invoice.

Grant Closeout

After the grant performance period ends, the Grantee must submit all closeout documents and complete closeout requirements within 60 days. Extension requests must be submitted a minimum of 30 days before the end date of the grant performance period and will be reviewed by program staff on a case-by-case basis. Requests to extend the grant performance period are generally discouraged. There is no guarantee of an extension request approval and extensions are contingent on state fiscal year deadlines and state statutory requirements.

Unless requested in advance, grant reimbursement payment will be in the form of a check. If the Grantee prefers electronic payment via ACH, please contact Grant Grywalsky for more information.

To closeout a grant, DMA requires submission of:

- *Grant Reimbursement Request Form* – expenditures on the Grant Reimbursement Form must have been incurred within the approved period of performance listed on these award documents.
- *Invoices and proof of payment* for all grant funded items identified on the Grant Reimbursement Request Form. Proof of payment can be a copy of the check or a general ledger report with the check number.
- *A copy of the procurement information* authorizing that type of purchase if not already submitted to OEC.
- *A final equipment inventory report* – this report is required for any equipment purchased with a single per unit cost in excess of \$5,000 and should include serial numbers for equipment. A template will be provided.

Upon completion of the closeout process, DMA will send a Closeout Letter to Grantees, advising the grant is closed.

Signatory Official
Initials _____
Date _____

ATTACHMENT D – WISCONSIN INTEROPERABILITY PROGRAMMING REQUIREMENTS

See additional document included with award email.

Signatory Official
Initials _____
Date _____

ATTACHMENT E – APPROVED BUDGET

See additional document included with award email.

Signatory Official
Initials _____
Date _____

SIGNATURE/ACCEPTANCE

As the duly authorized representative, I certify that this award package was received and reviewed by the appropriate members of this organization. I also acknowledge receipt of the grant award letter and Attachments A-E of the award letter. I understand that this grant is awarded subject to compliance with all certifications and conditions described in those documents.

Signature of Authorized Agent	Date	City of Green Bay Agency
Ray Fuiten		2026-IR125
Name (printed)		Grant Award Number

Substitute signing or stamping is not accepted.

PLEASE SIGN DOCUMENTS, KEEP ONE COPY FOR RECORDS AND RETURN A SIGNED, SCANNED VERSION VIA EMAIL WITHIN THIRTY (30) DAYS TO:

Interop@widma.gov
Subject: Signed Grant Award Documents



GRANT TRACKING FORM

PART #1: Notification of Grant Funds

([emailto:PamelaMa@greenbaywi.gov](mailto:PamelaMa@greenbaywi.gov))

APPLICANT DEPARTMENT: FIRE

DATE: 6/9/2026

APPLICANT DEPARTMENT GRANT CONTACT NAME/TITLE: Raymond Fuiten/Interim Co-Chief

APPROPRIATE COMMITTEE: Finance

NAME OF GRANT/FUNDING SOURCE: Interoperable Radio Grant Program/State of WI

AMOUNT OF GRANT REQUEST: \$49,807.72

LOCAL MATCH REQUIREMENT: \$9,961.54

SOURCE OF MATCH: General Fund Non-General Fund Not Applicable

TIMEFRAME OF GRANT: 5/7/2026 through 5/7/2027

TYPE OF GRANT REQUEST: Monetary Other (explain under 'purpose of grant')

PURPOSE OF GRANT (summary):

How does the grant meet City/Department needs? See additional letter.

What are the personnel requirements (include both existing and new staff) of the grant? No new staff needed to support the grant. Existing Staff will see the project through to finish.

DEPARTMENT HEAD SIGNATURE: 

26

PART #2: Request to Accept Grant Funds

(complete after notification of grant award; [emailto:PamelaMa@greenbaywi.gov](mailto:PamelaMa@greenbaywi.gov))

AMOUNT OF GRANT AWARD: \$49,807.72

CFDA/STATE ID #: _____

LOCAL MATCH REQUIREMENT: \$9,961.54

Please describe the source of match, if applicable:

Please describe any major changes in proposed grant-funded activities:

Please describe what the grant money will be spent on:

PART	TO:	DATE:	TO:	DATE:
#1: Request to Apply	Finance Dept		FC – Info/Action	
#2: Request to Accept	Finance Dept		FC – Action	

FC = Finance Committee



Green Bay Metro Fire Department
100 North Jefferson Street - Room 403
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov/fire

Phone 920.448.3280

Interim Co-Fire Chief
Ray Fuiten
Eric Jeltema

May 4, 2026

Office of Emergency Communications
2400 Wright Street
Madison, WI 53074

RE: FY2026 Interoperable Radio Grant Program Justification

To whom it may concern,

The City of Green Bay is committed to the requirements of the grants 20% match with funding approval by the Finance Committee and City Council after notification of the award. Funding source available is Acct: 424400-55140.

It is the City of Green Bay's understanding there are no additional or reoccurring fees with this grant award.

The City of Green Bay and Green Bay Metro Fire Department (GBMFD) is requesting funding to enhance critical interoperable communications capabilities that directly support life safety operations, regional coordination, and large-scale incident management. As demonstrated during the 2025 NFL Draft, seamless communication between local, state, and federal agencies is essential for effective incident response. During that event, temporary interoperability solutions provided by external partners enabled successful coordination; however, it also exposed a significant gap in GBMFD's permanent in-house capabilities.

This grant will allow GBMFD to acquire JPS interoperability equipment and upgrade 23 frontline radios to Phase 2 TDMA trunking, ensuring compatibility with current and future WISCOM infrastructure. These improvements are critical as Wisconsin continues its transition to enhanced WISCOM 800 capabilities, and without them, GBMFD risks reduced communication effectiveness with neighboring jurisdictions.

The need for this investment is driven by GBMFD's expanding regional responsibilities. The department provides specialized services—including Hazardous Materials (HazMat) response—across Northeast and East Central Wisconsin. These responses frequently extend into counties such as Kewaunee County, where differing radio systems and daily-use talk groups create communication barriers. Upgrading to Phase 2 trunking and implementing JPS patching technology will allow real-time interoperability between disparate systems, eliminating delays and reducing the risk of miscommunication during high-risk incidents.

Proudly serving the communities of Allouez, Bellevue, and Green Bay



Additionally, the City of Green Bay's multi-discipline Command Rig—used jointly by fire and law enforcement—serves as a regional asset for major incidents and planned events. Outfitting this platform with permanent interoperability equipment ensures it can function as a communications hub, capable of dynamically linking agencies and disciplines during emergencies. This capability is particularly important for unified command operations and aligns with national incident management standards.

The project also strengthens redundancy and resiliency in emergency communications. Ambulance radio upgrades will provide a reliable secondary communication pathway for paramedic intercepts and patient care coordination, particularly in areas where cellular networks are unreliable or compromised. This directly impacts patient outcomes and responder safety.

GBMFD has demonstrated a strong commitment to interoperability through ongoing investments, including updating all radios with WISCOM interoperability talk groups and planning for Phase 2 capabilities in future purchases. The department also participates in regional systems, maintains interoperability channels, and collaborates with Brown County Dispatch and neighboring agencies to ensure coordinated response efforts.

In summary, this project is not a standalone enhancement but a critical step in building a sustainable, regionally integrated communications system. Grant funding will enable GBMFD to transition from temporary, event-based solutions to a permanent, scalable interoperability framework that supports daily operations, regional mutual aid, and large-scale incident response. The result will be improved responder safety, faster coordination, and more effective service delivery to the communities of Green Bay and the surrounding region.



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # O.8

To accept the US Department of Housing and Urban Development 2026 Economic Development Initiative Community Project Funding award of \$5,000,000 to be put toward the new fire station.

BACKGROUND

Funding to support the new fire station and administration building to be built at 420 S Broadway. This new fire station project will replace the existing Fire Station 3 and Fire Station 1. Administration is working on station design with Five Bugels/Wendel. The former Bader Sheet Metal building was razed to make way for a mixed-use development that will feature a new Green Bay Metro Fire Station, as well as mixed-use affordable housing. This development will contain an estimated 85 units of multifamily housing, and a community service facility. The community service facility is designed to serve primarily individuals whose income is 60 percent or less of the area median income. This is a joint venture with GenCap Green Bay Fire Station Apartments, LLC.

Additional grant guidance will be forthcoming.

RECOMMENDATION

Approval to accept the \$5,000,000 EDI-CPF award.

FISCAL IMPACT

The grant award of \$5,000,000 with no local grant to be put toward the fire station.

ATTACHMENTS

1. NEW FIRE STATION GRANT TRACKING FORM
2. FY26 CPD EDI-CPF \$5M Letter from Feds



GRANT TRACKING FORM

PART #1: Notification of Grant Funds

([emailto:PamelaMa@greenbaywi.gov](mailto:PamelaMa@greenbaywi.gov))

APPLICANT DEPARTMENT: FIRE **DATE:** 5/26/2026

APPLICANT DEPARTMENT GRANT CONTACT NAME/TITLE: Raymond Fuiten/Interim Co-Chief

APPROPRIATE COMMITTEE: Finance

NAME OF GRANT/FUNDING SOURCE: New Fire Station Project/US Dept of Housing & Urban Development

AMOUNT OF GRANT REQUEST: \$5,000,000 **LOCAL MATCH REQUIREMENT:** \$0

SOURCE OF MATCH: General Fund Non-General Fund Not Applicable

TIMEFRAME OF GRANT: / / through / /

TYPE OF GRANT REQUEST: Monetary Other (explain under 'purpose of grant')

PURPOSE OF GRANT (summary): Build new Fire Station #3 and Administration HQ

How does the grant meet City/Department needs? This will help fund a new fire station project combining Fire Station 3 and Fire Station 1. Both Fire Stations have reached the end of their useful life.

What are the personnel requirements (include both existing and new staff) of the grant? No additional staff would be added to see the grant through. Current Employees in Admin are working on Station Design and project needs.

DEPARTMENT HEAD SIGNATURE: _____

26

PART #2: Request to Accept Grant Funds

(complete after notification of grant award; [emailto:PamelaMa@greenbaywi.gov](mailto:PamelaMa@greenbaywi.gov))

AMOUNT OF GRANT AWARD: \$5,000,000.00 **CFDA/STATE ID #:** _____

LOCAL MATCH REQUIREMENT: \$0

Please describe the source of match, if applicable: n/a

Please describe any major changes in proposed grant-funded activities: No changes

Please describe what the grant money will be spent on: Costs associated with building new Fire Station & HQ

<i>PART</i>	<i>TO:</i>	<i>DATE:</i>	<i>TO:</i>	<i>DATE:</i>
#1: Request to Apply	Finance Dept		FC – Info/Action	
#2: Request to Accept	Finance Dept		FC – Action	

FC = Finance Committee



ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

April 28, 2026

Green Bay Metro Fire Department
100 North Jefferson Street
Green Bay, WI 54301
RE: CPF Grant No. B-26-CP-WI-2260

Dear Green Bay Metro Fire Department,

Sustained economic growth and access to affordable housing are mutually reinforcing priorities that shape the well-being of American families and the competitiveness of the national economy. To support these objectives, the Fiscal Year (FY) 2026 Consolidated Appropriations Act provides a total of \$3.62 billion in Economic Development Initiative (EDI) - Community Project Funding (CPF), supporting over 2,200 projects across the country.

On behalf of the U.S. Department of Housing and Urban Development (HUD), congratulations on your FY 2026 EDI-CPF award. Key details of your award include:

- Grant Amount: \$5,000,000.00
- Project Description: New Fire Station
- Congressional Sponsor(s): Representative Wied, Senator Baldwin

Advancing projects that stimulate job creation, attract private investment, and expand housing supply is critical to bringing tangible benefits to working families and communities. HUD's Office of Community Planning and Development (CPD) looks forward to supporting you in administering your award and ensuring your project is implemented in accordance with applicable laws and procedures. We are committed to helping you navigate requirements, address challenges, and share best practices to maximize the impact of these funds. Our team is actively preparing training, resources, and technical assistance materials and will share them with you in the coming weeks. In the interim, if you have immediate questions, please submit them via: <https://www.hudexchange.info/program-support/my-question/>.

Thank you for your interest in CPD programs. With your help, these investments will strengthen local economies, create jobs, and broaden opportunities for years to come.

Sincerely,

A handwritten signature in black ink that reads "Ronald J. Kurtz".

Ronald J. Kurtz
Assistant Secretary
for Community Planning and Development



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # O.9

To accept a donation of \$50,000 from TUFCO for the Green Bay Metro Fire Department.

BACKGROUND

Per the City of Green Bay's grant and donation policy, this donation needs to be approved by the Finance committee and Common Council.

RECOMMENDATION

Approval to accept the \$50,000 donation.

FISCAL IMPACT

This \$50,000 donation is to support the Fire Department and no long-term obligations or ongoing costs.

ATTACHMENTS

- I. TUFCO DONATION EMAIL

From: [Lynn Beno](#)
To: [Lynn Beno](#)
Subject: FW: Tufco Donation Follow up
Date: Wednesday, May 27, 2026 9:22:25 AM
Attachments: [image001.png](#)

From: Jenilee Firgens <Jenilee.Firgens@Tufco.com>
Sent: Thursday, May 21, 2026 11:23 AM
To: Raymond Fuiten <Raymond.Fuiten@greenbaywi.gov>; Eric Jeltema <Eric.Jeltema@greenbaywi.gov>
Subject: RE: Tufco Donation Follow up

Afternoon –

Please proceed with the donation. I understand your department may not be the JHA for our location, but as part of the community, you support our employees, and should anything ever happen at our facility, neighboring facilities would likely provide support as well.

I appreciate your transparency regarding the JHA.

Please let me know once you have approval for the direct donation.

In addition, as we continue looking for ways to support those who support our community, I would appreciate an introduction to the local police department to explore whether there is a similar opportunity to provide support.

Thanks,

Jenilee

From: Raymond Fuiten <Raymond.Fuiten@greenbaywi.gov>
Sent: Thursday, May 21, 2026 10:53 AM
To: Jenilee Firgens <Jenilee.Firgens@Tufco.com>; Eric Jeltema <Eric.Jeltema@greenbaywi.gov>
Subject: RE: Tufco Donation Follow up

Jenilee,

It was great meeting with you to, and we appreciate the generous donation.

Few things,

As an FYI the JHA (Jurisdiction Having Authority) for your location of business for fire response is Ashwaubenon Public Safety. We just want to make sure you were aware of that if your intent was for the donation to go to them. We ultimately would not be able to fulfill the request to do a drop in and fire safety inspection of your building. A lot of business's assume we (Green Bay Metro Fire Department) are the JHA because of the mailing address indicating Green Bay, WI.

If you still want to proceed with the donation GBMFD let us know, we understand if you want to engage APS. If you need a contact for APS I can get you in touch with Chief Baxter.

Ray and Eric.

From: Jenilee Firgens <Jenilee.Firgens@Tufco.com>
Sent: Thursday, May 21, 2026 8:28 AM
To: Eric Jeltema <Eric.Jeltema@greenbaywi.gov>; Raymond Fuiten <Raymond.Fuiten@greenbaywi.gov>
Subject: [EXTERNAL] Tufco Donation Follow up

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.

Morning –

It was a pleasure meeting with both of you yesterday. I hope you enjoyed the time spent with the owner and gained a better understanding of his commitment to supporting the community.

Please let me know once you receive approval for the donation to be made directly to the Fire Department. The intention is for the full amount of the funds to go directly to the department rather than a portion being absorbed by foundation administrative and maintenance costs.

As I mentioned yesterday, I have a strong passion for supporting those who serve our communities. I have personally supported our local volunteer fire department for more than 20 years. I would also be happy to share any experiences, ideas, or connections that I have used in the past to help bring additional visibility to your department in hopes of encouraging other local businesses to step up and support their fire departments as well.

Thank you again, and I look forward to staying connected.

Thanks,

Jenilee Firgens

Human Resources Manager

3161 S. Ridge Rd. | Green Bay, WI 54304

O: 920.338.2717 | C: 715.850.0800

E: Jenilee.Firgens@Tufco.com | W: www.tufco.com





Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # O.10

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

- I. Combined Resolution for 6.9.26 Finance Meeting

**RESOLUTION AUTHORIZING
BUDGET AMENDMENT**

June 16, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of June 9, 2026, the following 2026 amendment of funds is hereby authorized:

	<u>ACCOUNT</u>		<u>AMOUNT</u>
Increase:	101300 50501	Police-Overtime	\$166,261.77
Increase:	101300 46223	Police Overtime Reimbursement	\$166,261.77

***This budget amendment is for 2026 unbudgeted overtime for staffing at the FBI, ATF, US Marshal and Internet Crimes Against Children Task Forces, unbudgeted special events such as HS Lunch Neighborhood Security-GB Schools, Pi Day 5K Run, Washington Street Block Party and the Luke Combs concerts at Lambeau Field.*

Increase:	101400 50501	Fire-Overtime	\$78,437.09
Increase:	101400 46223	Fire Overtime Reimbursement	\$78,437.09

***This budget amendment is for 2026 unbudgeted overtime for staffing at events such as the Epic Marathon, Luke Combs Concerts and the Brown County Fire Investigation Task Force.*

Increase:	101400 50501	Fire-Overtime	\$28,173.75
Increase:	101400 43611	Fire-State Overtime Reimbursement	\$28,173.75

***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
Parks Committee
of the City of Green Bay

MEETING DATE

June 16, 2026

PREPARED BY

Dan Ditscheit, Parks Director

AGENDA ITEM # P.1

To approve accepting a \$16,000 grant from the Rosen Family Foundation to help fund the 2026 Summer Parkee Program.

BACKGROUND

The Rosen Family Foundation has awarded the Parkee Program a grant in the amount of \$16,000. This funding will support our free summer playground program, which has been serving the Green Bay Community for more than 100 years.

The grant will allow staff to enhance programming at all 16 park locations and respond to needs that arise throughout the summer. Potential uses of the funding include, but are not limited to, additional recreation equipment, sports supplies, arts and crafts materials, special events, and other program enhancements that directly benefit the participants in our program.

Because each park serves a unique group of children and attendance levels vary throughout the summer, flexibility with these funds will allow staff to make the greatest impact where it is needed most. All requests will go through the Recreation Supervisor and ultimately purchased through our department. All supplies purchased from the grant money will be tracked.

Acceptance of this grant will enhance the experience for Parkee participants while helping offset costs that would otherwise fall on the department's operating budget.

RECOMMENDATION

To accept a \$16,000 grant from the Rosen Family Foundation to help fund the 2026 Summer Parkee Program.

FISCAL IMPACT

The acceptance of this \$16,000 grant will either offset expenses currently budgeted for, or it will be used to purchase equipment that we otherwise would not have the funding for.

ATTACHMENTS

1. Parkee Program Grant Award
2. Parkee Program Grant Application 4.1.26 - agenda

From: Karin Rosen <KRosen@hostholdings.com>
Sent: Thursday, May 21, 2026 1:41 PM
To: Emma Magadanz <Emma.Magadanz@greenbaywi.gov>
Cc: Karla Lunn <klunn@rosensdiversified.com>
Subject: [EXTERNAL] RFF- Parkee grant

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 Emma,

Thank you for reaching out to the Rosen Family Foundation. I'm writing to let you know that the RFF board of directors approved your request for a \$16,000 grant for the Parkee program. We are honored to support such a worthwhile cause. Karla will be following up for details to send the check.

Additionally, the board is interested in learning more about ways to support the Parkee program. Do you have time for a brief call to speak about the program? I'm available next Tuesday morning and the week of June 1st.

Thank you,
Karin

Karin Rosen

Email: krosen@hostholdings.com

Mobile: 507-236-0773



The Rosen Family
Foundation, Inc.

GRANT APPLICATION

The Rosen Family Foundation is a privately funded philanthropic organization that supports agricultural education, nature conservancy, and the communities Rosen's Diversified customers and employees live and work.

The Rosen Family Foundation provides grants to certain 501(c)(3) organizations. Requests are typically considered by the Foundation's Board on a quarterly basis. To request funds, please complete the following and return it to the Foundation. Please feel free to supplement on separate attached sheet(s). Requests will not be processed or considered by the Foundation until they are complete.

Part 1 – General Information

Name of Requesting Organization: **City of Green Bay Parks, Recreation & Forestry Department** _____

Name of Executive Director: **Dan Ditscheit** _____

Name of Contact Person (if different from Executive Director): **Emma Magadanz** _____

Address: **100 N Jefferson Street** _____

Phone No. **920-448-3388** _____

City, State, Zip: **Green Bay, Wisconsin 54301**

e-mail:

emma.magadanz@greenbaywi.gov

Tax Identification Number: **39-6005458** _____

*Please attach a copy of your IRS determination indicating your status as a § 501(c)(3) organization

Part 2 - Request for Funds

Please briefly describe the purposes for which the funds would be used:

The requested funds will support the City of Green Bay's Parkee Program, a free 10 week summer program serving youth ages 6-18 across 16 neighborhood park sites. As a 100% taxpayer funded program that has been offered free of charge to the community for over 100 years, the Parkee Program is a long standing and valued resource for families across Green Bay.

Funding will be used during the 2026 summer season to enhance outdoor programming through recreational equipment, active play materials, and enrichment supplies that will promote engagement in park spaces, physical activity, and positive youth development in a safe and accessible setting.

This summer, our goal is to invest \$16,000 directly into our park sites, providing each location with \$1,000 to support that site's specific programming needs and the end of season park picnics that bring families and the park community together.

Looking ahead, we are working toward implementing additional program enhancements, including the use of iPads at park sites to allow staff to collect real time participation data and utilize translation tools to better support non-English-speaking participants and families. Our long-term vision is to introduce a mobile Parkee trailer that would rotate between park locations, serving as a shared hub for equipment and expanded programming opportunities across all 16 Parkee Sites.

What is the total amount of your request: \$ 16,000

Type of Request:

Program/ Project Capital General Operating Support Other

Have you requested and/or received funds from the Foundation in the past 5 years? Yes No

Please specify whether you intend this to be a one time or reoccurring request: One-Time Reoccurring

If this is a reoccurring request, please specify the duration and amount you intend to request in the future

The Green Bay Parks, Recreation & Forestry Department would welcome the opportunity to establish an ongoing partnership to support and enhance the Parkee Program annually. Future requests may vary based on program needs and program expansion opportunities. If a reoccurring request is not feasible, we would gladly accept a one-time request.

Date by which funds are requested to be received: **Before June 1st, 2026**

(Please indicate if your request is particularly time sensitive)

If the request is for a pledge, what is the requested time frame for receipts of pledged funds?

N/A

Please list other organizations and foundations from which you have or will be requesting funds:

N/A

Is this part of a matching grant? Yes No

If so, please provide the parameters for the matching grant as well as information on the matching partner.

Part 3 - Miscellaneous

The Parkee Program serves youth ages 6–18 across 16 neighborhood park sites throughout the City of Green Bay, providing free, accessible summer programming for families who may not have access to childcare or structured recreational opportunities. The program operates Monday through Friday 11:00AM to 5:00PM for 10 weeks during the summer months and continues to demonstrate strong community demand, with over 12,000 participant visits recorded across all sites during the summer of 2025. The primary goal of the program is to provide a safe, supervised, and engaging environment where youth can participate in active play, build social connections, and experience positive youth development. For many families, the Parkee Program serves as a consistent and reliable place for children to spend their summer days in a positive and structured setting.

Funding will directly enhance program quality across all 16 sites by providing recreational equipment, enrichment supplies, and resources for site based activities, including our end of season park picnics that

allowing for consistent, high quality programming and equitable access to resources across all 16 neighborhoods.

Yes, we would be happy to provide additional information or participate in a presentation if requested!

Donor recognition can be tailored to align with the Foundation's preferences. The Green Bay Parks, Recreation & Forestry Department is committed to acknowledging and highlighting the impact of its partners and can offer the following opportunities:

- Funding distributed evenly across all 16 park sites to directly support weekly program supplies and activities
- Recognition as the *Official Parkee Program Sponsor*
- Logo placement on Parkee Program yard signs at all 16 sites
- Logo featured on the City of Green Bay Parks, Recreation & Forestry website and social media platforms
- A feature video highlighting the Foundation's support shared across our department's social media channel
- Opportunities to attend program special events and/or speak briefly during a staff meeting
- Opportunity to host a booth at Kids Day Karnival July 30th, 2026 at Bay Beach Amusement Park
- Ability to provide approved promotional materials or giveaways to program participants

Part 4 - Verification

I certify that to the best of my knowledge, the information contained in this application is true and correct and that the tax-exempt status of this organization is currently in effect. I further certify that if a grant is awarded to this organization, it shall be used for the purposes described above or will be returned to the Foundation.



Signature of Executive Director

4/1/26

Date

PLEASE RETURN COMPLETED GRANT APPLICATIONS AND ALL ATTACHMENTS to:

The Rosen Family Foundation
Attn: Karla Lunn
P.O. Box 933
Fairmont, MN 56031
Telephone: 507-238-6001
E-mail: klunn@rosensdiversified.com

* Only 501(c)(3) organizations that qualify as public charities or publicly supported charities under 509 (a)(1) or (2) normally will be considered. If the organization making the request is a 501(c)(3) organization that is a Type I or II supporting organization under 509(a)(3), it may be considered, but additional information may be needed.



Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE

June 16, 2026

PREPARED BY

AGENDA ITEM # Q.1

To direct staff to proceed as discussed in closed session regarding the 2027 City of Green Bay and City of Green Bay Fire Fighters Local 141, International Association of Fire Fighters AFL-CIO 158 labor agreement as well as the 2027 City of Green Bay and Green Bay Professional Police Association labor agreement.

The Council may convene in closed session pursuant to § 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating public employee contracts for competitive or bargaining reasons. The Council may thereafter reconvene in open session pursuant to § 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

County Name Brown		County Code Number 05		Report for Month/Year May, 2026	
Municipal Name Green Bay Municipal Court		Municipal Code Number 231		Telephone Number 920-448-3131	
I. MUNICIPAL COURT OFFICIAL		Total Amount Collected	Share to be retained by Municipality	Share to be sent to County	Share to be sent to State
1. Forfeitures for Municipal Ordinance Violations (Except for Municipal Ordinances in Conformity with Ch 348, Stats.)		\$ 51,317.36	\$ 51,317.36		
Adjustment (if applicable)		\$.00	\$.00		
2. Municipal Court Costs (Chapter 814, Subchapter II, s. 814.65, Stats.)		\$ 23,644.20	\$ 20,640.29		\$ 3,003.91
Adjustment (if applicable)		\$.00	\$.00		\$.00
3. Penalty Surcharges (s. 757.05, Stats.)		\$ 13,591.11			\$ 13,591.11
Adjustment (if applicable)		\$.00			\$.00
4. County Jail Surcharges (s. 302.46(1)(a), Stats.)		\$ 5,957.98		\$ 5,957.98	
Adjustment (if applicable)		\$.00		\$.00	
5. Driver Improvement Surcharges (s. 346.655, Stats.)		\$ 13,915.20		\$ 5,746.40	\$ 8,168.80
Adjustment (if applicable)		\$.00		\$.00	\$.00
6. Crime Lab and Drug Enforcement Surcharges (s. 165.755(4), Stats.)		\$ 7,741.62			\$ 7,741.62
Adjustment (if applicable)		\$.00			\$.00
7. Domestic Abuse Surcharges (s. 973.055(2)(b), Stats.)		\$.00			\$.00
Adjustment (if applicable)		\$.00			\$.00
8. Truck Weight Restrictions (Municipal Ordinances in Conformity with Ch. 348, Stats., s. 66.12(3)(c))		\$.00	\$.00		\$.00
Adjustment (if applicable)		\$.00	\$.00		\$.00
9. Ignition Interlock Device Surcharge (s. 343.301(5), Stats.)		\$ 800.00		\$ 800.00	
Adjustment (if applicable)		\$.00		\$.00	
10. GPS Tracking Surcharge (for violations of ordinances conforming to s. 813.12 or s.813.125, Stats.)		\$.00			\$.00
Adjustment (if applicable)		\$.00			\$.00
11. Safe Ride Program (s. 85.55, Stats.)		\$ 1,948.00			\$ 1,948.00
Adjustment (if applicable)		\$.00			\$.00
12. Totals		\$ 118,915.47	\$ 71,957.65	\$ 12,504.38	Pay This Amount \$ 34,453.44

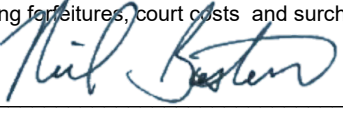
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MUNICIPAL COURT MONTHLY FINANCIAL REPORT

II. CERTIFICATION OF MUNICIPAL COURT OFFICIAL

I hereby certify that this report reflects all actions requiring forfeitures, court costs and surcharges collected during the month designated.

Name: Neil Basten Signature:  Date: 6-1-2026

III. TREASURER'S CERTIFICATION

I hereby certify that the above amount due the state has been received. After so certifying, a copy of this report will be returned to the signer of this report as a receipt, and the stated amount will be remitted to the Department of Administration with this report.

Treasurer:  Date: 06/04/2026

In the event the Department of Administration has questions about this report and payment, who should we contact?

Name:	Telephone Number	Email Address
<u>Neil Basten</u>	<u>920-448-3131</u>	<u>neilba@greenbaywi.gov</u>

Detail Summary of Projects Issued

5/1/2026 to 5/31/2026

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
123680	3457 PAULA ST..22-2197 [1-101 - Residential - New - Single Family House]	H L & H LLC		\$1,344.00	\$239,000.00	Pending
124002	1322 S CHESTNUT AV..1-898 [1-101 - Residential - New - Single Family House]	GREATER GREEN BAY HABITAT FOR HUMANIT INC		\$1,176.20	\$225,000.00	Pending
124042	3424 SITKA ST..21-8467 [1-101 - Residential - New - Single Family House]	GREEN VIPER INC		\$1,595.00	\$410,000.00	Pending
124057	254 HIGHLAND PARK..21-1229-4 [1-101 - Residential - New - Single Family House]	BROADWAY REALTY LLC		\$1,235.00	\$299,565.00	Pending
124058	252 HIGHLAND PARK..21-1229-5 [1-101 - Residential - New - Single Family House]	BROADWAY REALTY LLC		\$1,235.00	\$299,565.00	Pending
123637	1200 DOUSMAN ST..5-649 [2-434 - Residential - Alteration - 1 -2 Family House]	JASON P BLAZA		\$275.00	\$960.00	Pending
123710	2910 SANDIA DR..6H-3548 [2-434 - Residential - Alteration - 1 -2 Family House]	MANNING MANOR TRUST		\$225.00	\$1.00	Closed
123713	1202 12th AV..1-680-A [2-434 - Residential - Alteration - 1 -2 Family House] APPLICATION DENIED - INCOMPLETE APPLICATION RESUBMITTED APP, STILL NEED ELEC PERMIT 5/5	SAINT JOSEPH CONGREGATION		\$350.00	\$20,000.00	Pending
123717	1213 S NORWOOD AV..1-587 [2-434 - Residential - Alteration - 1 -2 Family House]	PJ HOME DESIGNS LLC		\$275.00	\$8,000.00	Pending
123739	2271 RED OAK DR..6H-1605 [2-434 - Residential - Alteration - 1 -2 Family House]	PATRICK D HENNESSY		\$350.00	\$8,000.00	Pending
123772	1779 DEBRA LN..21-820-M-23 [2-434 - Residential - Alteration - 1 -2 Family House] *Contractor needs DCC. Holding* DCC obtained, provided proof, see drag	MEGAN K & CODY R CONWAY		\$225.00	\$11,000.00	Pending
123791	1344 WILLOW CREEK PKY..21-7438 [2-434 - Residential - Alteration - 1 -2 Family House]	MARGARITA P & RYAN C JOHNSON		\$150.00	\$4,500.00	Pending
123805	1156 14th AV..1-1459 [2-434 - Residential - Alteration - 1 -2 Family House] BATHROOM REMODEL	SHARON A & JOHN W HUPKE		\$300.00	\$1,876.00	Pending
123840	3047 NICOLET DR..22-1618 [2-434 - Residential - Alteration - 1 -2 Family House] *need plans and all trades app	SCOTT & PHYLLIS A BUCHTA		\$225.00	\$80,000.00	Pending
123895	3157 OUTING CT..6H-3856 [2-434 - Residential - Alteration - 1 -2 Family House]	NICOLE L & TODD M BOLSSSEN		\$450.00	\$168,143.00	Payment Pending

123921	1142 S JACKSON ST..16-200 [2-434 - Residential - Alteration - 1 -2 Family House]	KEVIN C & HELGA L MCCANN	\$75.00	\$7,500.00	Pending
123936	1175 RALEIGH ST..1-2487 [2-434 - Residential - Alteration - 1 -2 Family House] MOVE MASTER BATHROOM WALL, RELOCATE TOILET & VANITY TO NEW WALL, ADD CABINETS IN LAUNDRY, ADD NEW LIGHTS	KYLE & SYDNEY SCHINELLA	\$275.00	\$5,000.00	Pending
123993	1344 WIESNER ST..6-293-C [2-434 - Residential - Alteration - 1 -2 Family House]	BRANDON & MICHAELA BARTH	\$350.00	\$15,000.00	Pending
124009	1185 DIVISION ST..5-867 [2-434 - Residential - Alteration - 1 -2 Family House]	MARY JO SEIDL	\$125.00	\$11,300.00	Pending
124023	241 BADER ST..21-2678-D-6 [2-434 - Residential - Alteration - 1 -2 Family House] plan reviec	JAIME R GONZALEZVILLARREAL, ETAL	\$75.00	\$1,500.00	Pending
124031	484 ONTARIO RD..21-7471 [2-434 - Residential - Alteration - 1 -2 Family House]	JERROLD A & DEBRA S GANZ	\$75.00	\$9,500.00	Pending
124041	2860 NICOLET DR..22-1668 [2-434 - Residential - Alteration - 1 -2 Family House]	RAYMOND R & JILL L HARDY	\$150.00	\$22,650.00	Pending
124056	2567 HE-NIS-RA LN..6H-4480 [2-434 - Residential - Alteration - 1 -2 Family House]	JAMBER PROPERTIES LLC	\$75.00	\$3,500.00	Pending
124122	1614 GATEWOOD ST..1-2341 [2-434 - Residential - Alteration - 1 -2 Family House]	KOR & PETER VANG	\$200.00	\$28,800.00	Pending
124124	3319 LARGO RIDGE DR..21-8209 [2-434 - Residential - Alteration - 1 -2 Family House] Window opening sizes will be: 1. 30.5 X 15.5 2. 60.5 X 15.5 3. 30.5 X 15.5 The header sizes will be 1. 33.5 wide and will be a triple ply 2X8 material 2. 63.5 wide and will be a triple ply 2X8 material 3. 33.5 wide and will be a triple ply 2X8 material	MICHELLE M NICKOLI	\$75.00	\$8,000.00	Pending
124148	424 GEORGE ST..21-1537 [2-434 - Residential - Alteration - 1 -2 Family House]	CINDY L & WILLIAM J HILL	\$150.00	\$870.00	Pending
124185	1332 WEISE ST..21-1668 [2-434 - Residential - Alteration - 1 -2 Family House] Tear out drywall on ceilings and walls, damaged subfloor due to fire	AMELIA CUIEL RUBIO	\$75.00	\$20,000.00	Pending
123927	2896 ST ANTHONY DR..21-283-3 [5-1 - Certificate of Occupancy- (Residential)] Refer to P#120206 for EC and Sewer (added to drag) Need ACT211	VETERANS 1ST OF NEW INC	\$780.00	\$80,000.00	Pending
123928	2896 ST ANTHONY DR..21-283-3 [5-1 - Certificate of Occupancy- (Residential)] Refer to P#120206 for EC and Sewer (added to drag) Need ACT211	VETERANS 1ST OF NEW INC	\$780.00	\$80,000.00	Pending
123832	1011 12th AV..2-846 [7-1 - Deck, Porch, Ramp (Residential)]	JOYCE R ANWASH	\$150.00	\$4,800.00	Pending
123847	1811 BURNS AV..6-2004 [7-1 - Deck, Porch, Ramp (Residential)]	ELIZABETH J NAUD	\$150.00	\$19,670.00	Pending
123848	612 LARRY LN..21-3151 [7-1 - Deck, Porch, Ramp (Residential)]	TAVARES REVOCABLE TRUST	\$150.00	\$18,000.00	Pending

123864	2501 HE-NIS-RA LN..6H-1894	SHAWN & ANGELA SELL	\$150.00	\$4,557.75	Pending
	[7-1 - Deck, Porch, Ramp (Residential)] removing stone pavers and replacing with concrete patio				
123875	2874 LOBELIA DR..6H-4188-78	WADE W & JANE A ZERNICKE	\$150.00	\$24,500.00	Pending
	[7-1 - Deck, Porch, Ramp (Residential)]				
123962	1014 ELIZA ST..17-50	TERI J OZAROWICZ	\$300.00	\$5,000.00	Pending
	[7-1 - Deck, Porch, Ramp (Residential)] * Need to prove any reused footings, all others will be 50/50 * Double Fee-started without payment *				
123965	2975 SORENSON DR..6H-3772	ABIGAIL J & RODOLFO A HEIL	\$75.00	\$5,000.00	Pending
	[7-1 - Deck, Porch, Ramp (Residential)] New patio of back of house.				
124021	842-844 15th AV..2-16	CP2 LLC	\$75.00	\$2,500.00	Closed
	[7-1 - Deck, Porch, Ramp (Residential)] New front stoop on each unit				
124133	1556 ELM ST..19-96	LARDINOIS ROBERT & MARIAN LIVING TRUST	\$150.00	\$7,000.00	Closed
	[7-1 - Deck, Porch, Ramp (Residential)] CASE# 140616				
124154	2436 HILLSIDE LN..21-2927	BRIANNA & ANDREW ROSEMEYER	\$150.00	\$3,500.00	Pending
	[7-1 - Deck, Porch, Ramp (Residential)]				
124166	502 CASS ST..15-165	MAHREA R & KAITLYN E & ALEXIS L WEED	\$150.00	\$0.00	Closed
	[7-1 - Deck, Porch, Ramp (Residential)] COA 26-13* ReDecking ReRail ONLY APPROVED *Proof of pymt provided to LK*				
124173	1921 PREBLE AV..21-2186-3	PARKER LIVING TRUST	\$150.00	\$28,750.00	Pending
	[7-1 - Deck, Porch, Ramp (Residential)] Resurfacing an existing 320 st. ft. deck, 28" high (replacing deck boards, not expanding or shrinking) Building 4 new stairs Installing 59 lf of vinyl railing				
124183	229 IRENE ST..21-2329-2	DANIEL D & PEGGY S ELLINGSON	\$150.00	\$16,540.00	Pending
	[7-1 - Deck, Porch, Ramp (Residential)] Reframing 196 sq. ft, 12" high, building new stair				
123849	1501 EASTMAN AV..21-1198-3	MBF HOME BUYERS LLC	\$75.00	\$3,000.00	Pending
	[9-649 - Demolition - Interior (Residential)] CASE# 141190				
124095	1227 EMILIE ST..17-293	DALLAS J & LAMAUN ALAN MAASS	\$75.00	\$1,800.00	Pending
	[9-645 - Raze - Building or Structure (Residential)]				
121823	1627 CROOKS ST..21-1521	JACOB A GOEBEL	\$50.00	\$1,200.00	Pending
	[11-1 - Fence (Residential)] Install fence along property line to enclose side yard and create privacy				
122640	2022 FERN LN..21-2475-D-15	CESAR GARZA GARZA	\$50.00	\$900.00	Closed
	[11-1 - Driveway Replacement and/or Expansion (Residential)] driveway expansion, adding 2 inches for width on both sides.				
123607	723 9th ST..1-961	MICHELLE DEFERE	\$225.00	\$0.00	Pending
	[11-1 - Garage/Carport/Shed (residential)] Need electrical app.				
123668	3433 PAULA..22-2196-2	SAMANTHA & DEAN BURGGRABE	\$75.00	\$11,040.00	Pending
	[11-1 - Fence (Residential)] Home backyard vinyl fence.				
123724	3337 SCOTTWOOD DR..22-155	DONALD R JOBELIUS	\$144.00	\$70,000.00	Pending
	[11-1 - Garage/Carport/Shed (residential)]				
123728	1621 JANICE AV..6-1750	MARK & SANDRA LEFEBVRE REVOCABLE TRUST	\$75.00	\$687.00	Pending
	[11-1 - Garage/Carport/Shed (residential)] *changing to a wooden shed, requested updated specs for new shed - EV - 05/11/2026				

123731	1202 10th AV..1-202	MILLER BRADLEY J 2018 RESTATEMENT REVOC TRUST	\$75.00	\$10,000.00	Pending
	[11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY, SIDEWALK, AND APRON, PATIO				
123741	705-709 S TAYLOR ST..6-2036	MARK C WEGNER	\$75.00	\$5,000.00	Pending
	[11-1 - Driveway Replacement and/or Expansion (Residential)]				
123749	1608 KIMBALL ST..21-1899-1	DEBRA A KELSEY	\$75.00	\$8,000.00	Pending
	[11-1 - Foundation Repair (Residential)]				
123762	1726-1730 BIEMERET ST..6-1199	MARK C WEGNER	\$75.00	\$5,000.00	Pending
	[11-1 - Driveway Replacement and/or Expansion (Residential)]				
123774	465 BADER ST..21-822-3	ERIK C & JESSICA F JOHNSON	\$125.00	\$25,000.00	Pending
	[11-1 - Garage/Carport/Shed (residential)]				
123814	1581 MORROW ST..19-165	JOAN E & GARY M NAZE	\$75.00	\$10,054.00	Pending
	[11-1 - Fence (Residential)] 83 lf of 6' vinyl privacy fence, 2 gates, remove existing fence Fence Height: 6 ft. Material: vinyl Total Length: 83 ft.				
123816	1230-1232 CHERRY ST..14-164	JULIANE & JOSEPH KANIA	\$75.00	\$6,500.00	Payment Pending
	[11-1 - Fence (Residential)] 52 lf of 6' vinyl privacy fence Fence Height: 6 ft. Material: vinyl Total Length: 52 ft.				
123825	1820 DOUSMAN ST..6-2277	STEVEN M & ROSEMARY M LEALIOU	\$75.00	\$6,850.00	Pending
	[11-1 - Driveway Replacement and/or Expansion (Residential)]				
123829	441 MENLO PARK RD..21-4079	SCOTT & LINDSAY PAUL	\$75.00	\$10,360.00	Closed
	[11-1 - Fence (Residential)] White Vinyl 6ft fence				
123830	1620 ROYAL CROWN CT..6H-4212	JASON THOMAS & HEATHER MICHELLE POTTS	\$75.00	\$1,000.00	Closed
	[11-1 - Fence (Residential)] 112 ft. of 6ft high fencing to enclose a garden and protect against wildlife, as shown in images above. The fence will sit in the Northwest corner of the property, and will be more than 2 ft from property boundaries and underground sewer line.				
123833	2571 S TRILLIUM CIR..6H-2561	REBECCA S & DANIEL P THOMAS	\$75.00	\$1,500.00	Pending
	[11-1 - Patio, Walkway (Residential)]				
123834	1093 8th ST..1-1522	JAQUELINE D JAVOR	\$75.00	\$15,000.00	Pending
	[11-1 - Garage/Carport/Shed (residential)]				
123836	715 11th AV..2-456	RICARDO TORRES, ETAL	\$75.00	\$700.00	Pending
	[11-1 - Fence (Residential)]				
123838	1013 LARK ST..18-1186	WELTON J & KETTLY M MORRISON	\$75.00	\$4,000.00	Pending
	[11-1 - Driveway Replacement and/or Expansion (Residential)]				
123841	1511 SERVAIS ST..6-2137	LINDA L PILLSBURY	\$75.00	\$10,000.00	Closed
	[11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY				
123850	1343 ELMORE ST..5-1328-D	MARY BETH CLARK	\$75.00	\$12,500.00	Closed
	[11-1 - Fence (Residential)] (138 FT)				
123852	1826 DOUSMAN ST..6-2276	LEONA ROWE	\$75.00	\$14,549.00	Pending
	[11-1 - Fence (Residential)] 158 lf of 6' vinyl privacy fence, 1 gate, remove existing fence Fence Height: 6 ft. Material: vinyl Total Length: 158 ft.				

123855	3132 W OTTERTAIL CT..21-5398	MICHAEL W & MICHELLE A CROUSEY	\$75.00	\$4,500.00	Closed
[11-1 - Driveway Replacement and/or Expansion (Residential)] Widening the driveway					
123856	3622 STANFORD DR..21-7302	TAYLOR M TOTKA	\$75.00	\$11,609.34	Pending
[11-1 - Fence (Residential)] Install approximately 267 ft high white dogwood vinyl privacy fence with one 5 ft single gate. All posts have steel master sleeves driven 4 ft deep into the ground. Prior to installation, Custom Fence Inc. will remove and take away approximately 75 ft of current wood fence bordering the west side.					
123861	1124 REED ST..5-701	TIM CAMPBELL	\$75.00	\$11,000.00	Closed
[11-1 - Fence (Residential)] Back yard fence installation					
123862	340 E LE CAPITAINE CIR..21-4793	TAMMI J & KURT M ROZEK	\$75.00	\$8,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] Building a 12 x 16 foot shed with a concrete floor behind garage. Contractor Rob Jagodzinski is pouring the concrete. I and one other with build shed. *NOT doing walkway anymore*					
123863	808 ERNST DR..6-166-D	JAMIE M MAUS	\$75.00	\$4,000.00	Closed
[11-1 - Fence (Residential)] 6 FOOT VINYL FENCE					
123869	3000 GILBERT DR..21-4905	RAUL BECERRA	\$75.00	\$1,400.00	Pending
[11-1 - Fence (Residential)] Vinyl fence of left and right side of the house					
123870	3341 WHITTIER DR..21-7570	KAYLA & RYAN HUGHSON	\$75.00	\$14,260.00	Closed
[11-1 - Fence (Residential)] 185 ft. of 6 ft. high, Khaki Vinyl, privacy fence along the lot lines to enclose the rear yard. The fence will be installed approximately 2 inches in from the lot lines.					
123871	3078 KINGSWOOD CT..6H-3434	ALEENA & TOBY SWINFARD	\$75.00	\$5,500.00	Pending
[11-1 - Fence (Residential)] Fencing around partial back yard					
123872	321 CLEVELAND ST..3-717	BRENAN & QIANA O'NEILL	\$75.00	\$2,500.00	Pending
[11-1 - Fence (Residential)] Adding wooden privacy fence to the sections of our backyard that are not currently fenced.					
123876	2641 ZAK LN..6H-1235-4	ANNA M LARSEN REVOCABLE TRUST	\$375.00	\$100,000.00	Pending
[11-1 - Garage/Carport/Shed (residential)] ADD THERAPY ROOM/LAUNDRY					
123877	935 WAVERLY PL..1-1361	ANNA M LARSEN REVOCABLE TRUST	\$225.00	\$30,000.00	Pending
[11-1 - Garage/Carport/Shed (residential)]					
123894	611 S GREENWOOD AV..2-319	JEANNE E ADAMES	\$75.00	\$14,000.00	Pending
[11-1 - Fence (Residential)]					
123899	1211 COLONIAL AV..1-1819	CHRISTINA L STROM, ETAL	\$225.00	\$50,000.00	Pending
[11-1 - Garage/Carport/Shed (residential)]					
123901	1527 FARLIN AV..19-700	PHILIP C & CRYSTAL L SCHMIEL	\$75.00	\$13,707.00	Pending
[11-1 - Fence (Residential)] 184 lf of 6' vinyl privacy fence, remove existing fence Fence Height: 6 ft. Material: vinyl Total Length: 184 ft.					
123902	1709 PREBLE AV..19-387	ALISSA EASTMAN	\$75.00	\$11,552.00	Pending
[11-1 - Foundation Repair (Residential)]					
123904	914 SQUARE TER..6H-4481	BRIAN K & JENNIFER A GRATHEN	\$75.00	\$3,500.00	Closed
[11-1 - Z - Misc Project Not Listed (Residential)]					
123908	1235 SAND HILL DR..6H-3554	TIMOTHY K PYNENBERG & SHARON M GASSEN REVOCABLE TRUST	\$75.00	\$6,800.00	Pending
[11-1 - Garage/Carport/Shed (residential)] Replacing current plastic 8 x10 shed with prebuilt 10 x 16 shed. Purchasing shed from Cedar Creek Portable Storage in Oconto. Site (gravel pad) will be installed by Graystone Enterprise.					
123909	665 LAVERNE DR..21-1111-D-125	EMILY ANN & ALYSHA OLIVE MCCLAIN	\$75.00	\$1,500.00	Pending

[11-1 - Fence (Residential)] 56' of 4' high chain link in backyard

123917	3394 CHURCH RD..22-1717	JAMES VALENTINE	\$75.00	\$9,500.00	Pending
[11-1 - Fence (Residential)]					
123918	426 N MAPLE AV..5-982	OTTO LOPEZ ORTIZ	\$75.00	\$6,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)]					
123922	3026 NICOLET DR..22-130-2	MARK N & SARAH J VALENTINE	\$125.00	\$0.00	Pending
[11-1 - Garage/Carport/Shed (residential)] PUD in reference is ZO 11-25 "That any activity within the high tunnel must remain exclusively for farming/agricultural purposes and that use of the public consists of consumers directly receiving farm commodities, but not for educational purposes."					
123925	1948 HAROLD ST..21-1514-E-9	JANELLE A RAVET	\$225.00	\$11,400.00	Pending
[11-1 - Foundation Repair (Residential)] CASE# 141271 *WILL EVENTUALLY NEED OTHER TRADES ADDED*					
123930	222 LAU ST..21-1807	JOHN F LUETSCHER, ETAL	\$150.00	\$9,147.00	Pending
[11-1 - Foundation Repair (Residential)] *NEED NEW PLAN, FILE CORRUPTED*					
123939	3096 S SANDSTONE CT..6H-4424	THOMAS M HOWLETT REVOCABLE TRUST	\$75.00	\$1,000.00	Pending
[11-1 - Fence (Residential)]					
123941	2606 ZAK LN..6H-2001	STACI DEMERATH	\$75.00	\$5,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] Enclosing the back side of the yard (northeast side), to match the existing fence on the other side (west side). *NOTE- they thought this was for fence, shed, and driveway expansion. I let them know this was processed as a fence only. I gave them the OK for the shed as that meets code. However, I let them know they'd need a variance for the expansion*-LK					
123942	1571 CASS ST..8-422	ASHLEY GOUDREAU	\$75.00	\$7,075.00	Pending
[11-1 - Fence (Residential)] 50' of white vinyl fencing across back of lot replacing current chain link fencing, 84' of white vinyl fencing on side of lot extending from back of lot forward- most of which is replacing chain link fencing along with some decorative temporary fence panels.					
123943	3580 BAY HARBOR DR..22-1985	STEVEN R & ANGELA J CLOTHIER	\$75.00	\$6,000.00	Pending
[11-1 - Garage/Carport/Shed (residential)] We would like to put in a small high quality storage shed in our backyard. We need the space for seasonal equipment and gardening/landscaping tools. The shed chosen will match and compliment the color of our home and we already have a fence so most of it will be obstructed by the fence.					
123950	2868 NICOLET DR..22-1669	MEK-MO FAMILY TRUST-2022	\$75.00	\$6,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] remove turnaround slab and install larger parking space for relatives living at the home permanently. 10X25 main slab with triangle piece to join the existing drive,					
123951	1347 WEISE ST..21-1704	STACEY THOMPSON	\$150.00	\$3,155.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] Removal & disposal of old concrete masonry steps. Pause until new siding is installed in the step area. Cast deliver and install new precast concrete step as side setting and up & over units after adjustment of existing block foundation. Install set of iron railings & supports to old awning.					
123961	714 LINCOLN ST..5-165	DAKOTA C HOLMES	\$75.00	\$12,319.00	Closed
[11-1 - Foundation Repair (Residential)]					
123963	131 PURPLE SAGE DR..21-8159	JEFFREY P & SHANNON L ZORR	\$75.00	\$7,875.00	Pending
[11-1 - Fence (Residential)] Privacy fence to fence in backyard for children and dogs. We are doing a combined fence with our neighbors dimensions above are for our portion of the fence.					
123964	123 PURPLE SAGE DR..21-8158	MATTHEW ORZECH	\$75.00	\$8,370.00	Pending
[11-1 - Fence (Residential)] Fence in dogs and children, we are doing a combined fence with our neighbors with our portion covering the numbers above					
123966	850 15th AV..2-18	CP2 LLC	\$75.00	\$2,500.00	Closed
[11-1 - Patio, Walkway (Residential)] NEED PLANS					
123968	134 S LOCUST ST..6-267-H	HADEY HEIDI YANG	\$75.00	\$1,000.00	Pending
[11-1 - Garage/Carport/Shed (residential)] Building 10x12 metal shed in backyard, bought from Home Depot					
123975	1082 KENWOOD ST..1-2653-10	PATRICK F GALLAGHER	\$75.00	\$5,465.00	Closed
[11-1 - Foundation Repair (Residential)]					

123978	3090 BETH DR..21-7472	OBED & VIVIAN HERNANDEZ POSADA	\$75.00	\$7,000.00	Pending
	[11-1 - Fence (Residential)] *Sent owner email, plan does not meet code* *UDPATED PLAN*				
123979	2517 LAREDO LN..6H-2050	BRAD J KARBAN	\$75.00	\$4,500.00	Pending
	[11-1 - Driveway Replacement and/or Expansion (Residential)] Removing my existing driveway and replacing/re pouring a new concrete driveway. Driveway is 22'x43'.				
123980	849 MARVIN LN..21-1111-D-247	MICHAEL C & MARIE L KAESBAUER	\$75.00	\$5,500.00	Pending
	[11-1 - Garage/Carport/Shed (residential)] Wooden work shed plus gravel base				
123981	2896 WEST POINT RD..6H-1164-A	AMANDA L & ANDREW A NETTEKOVEN	\$75.00	\$19,000.00	Pending
	[11-1 - Driveway Replacement and/or Expansion (Residential)] Removal of West side of existing driveway and removal of failing retaining walls, regrade landscape to a hill and pour new driveway. Driveway size will be reduced by approximately 300 square feet. Work will not be taking place on sidewalk or apron, all work will be after the sidewalk up to garage.				
123984	1594 FOELLER DR..8-801	LISA L ROULETTE	\$75.00	\$2,800.00	Pending
	[11-1 - Patio, Walkway (Residential)]				
123985	247 REIMER AV..21-1714-C-10	MARIA Y SANCHEZ CURIEL	\$75.00	\$1,000.00	Pending
	[11-1 - Patio, Walkway (Residential)]				
123998	2996 GILBERT DR..21-3867	JOSEPH D WILQUET	\$75.00	\$12,350.00	Pending
	[11-1 - Driveway Replacement and/or Expansion (Residential)] Back of house: Removing existing deck and adding patio 16' x 29' adding AC pad 4'x5', replacing back door approach 4'x5' Front of house: replacing garage approach 16'x21' replacing area in front of front door step 4'x5' replacing area by side door 4'x5'				
123999	2579 HEATHER RD..21-4316	MICHAEL C & KATHRYN A JUREY	\$75.00	\$3,600.00	Closed
	[11-1 - Fence (Residential)] Replacing existing wooden fence with chain link fence along two sides of property				
124000	931 BOND ST..5-1253	DANIELLE M & ADAM J QUENTIN	\$75.00	\$9,000.00	Pending
	[11-1 - Fence (Residential)] 6' privacy fence surrounding back yard and part of side yard with gate on southwest corner. Fence will be constructed of metal postmasters and wood pickets. fence will be constructed within 6 inches of property line.				
124001	2115 9th ST..6H-1570	EDGARDO X GONZALEZ & MARIA D CRUZ	\$75.00	\$12,300.00	Pending
	[11-1 - Driveway Replacement and/or Expansion (Residential)]				
124005	1127 9th ST..1-382	LYNN M SCHMIDT	\$225.00	\$24,000.00	Pending
	[11-1 - Garage/Carport/Shed (residential)]				
124006	1232 DOTY ST..14-1351	JAMES D MYERS	\$75.00	\$15,500.00	Pending
	[11-1 - Driveway Replacement and/or Expansion (Residential)]				
124011	2711 GREENBRIER RD..21-7195	JESSIE & DOUGLAS W SWEET	\$75.00	\$8,200.00	Pending
	[11-1 - Fence (Residential)]				
124012	2131 SOUTH POINT RD..6H-3485	GLENN LLOYD & PENNY LYNN FINGER	\$75.00	\$4,000.00	Pending
	[11-1 - Fence (Residential)] 6 FOOT WOOD PRIVACY FENCE				
124013	253 SCHOBBER ST..21-2475-30-A	GRACE & MICHAEL J MAIMONE	\$75.00	\$4,000.00	Pending
	[11-1 - Fence (Residential)]				
124014	810 OREGON ST..4-3	ERIC BALCK	\$150.00	\$1,000.00	Pending
	[11-1 - Swimming Pool (Residential)]				
124024	3136 SQUIRE CT..6H-3933	LINDA D & MITCHELL L TARLTON	\$75.00	\$5,900.00	Pending
	[11-1 - Fence (Residential)]				
124035	1245 HICKORY HILL DR..1-1707	EDWARD C & RENEE L BROWN	\$75.00	\$9,531.00	Pending
	[11-1 - Foundation Repair (Residential)]				

124044	1134 COLONIAL AV..1-1802 [11-1 - Garage/Carport/Shed (residential)]	DAVID MERTENS	\$225.00	\$35,000.00	Pending
124045	1184 EMILIE ST..17-161 [11-1 - Garage/Carport/Shed (residential)]	DEBORAH A WEAVER	\$75.00	\$1,400.00	Pending
124047	1257 KELLOGG ST..5-1729 [11-1 - Fence (Residential)] I will be purchasing new cedar wood 6 x 8 panels to replace pre-existing fence that is falling apart. The posts that are currently there should be fine to use, if any need to be replaced we will do that with a cedar or treated wood post.	RACHEL BUKOURICZ	\$75.00	\$1,000.00	Pending
124049	2626 SHORE RIDGE CT..22-1628 [11-1 - Fence (Residential)] 6' Privacy fence	CHAD R NYS	\$75.00	\$11,300.00	Pending
124052	1912 PREBLE AV..21-2186 [11-1 - Fence (Residential)] Removal of current chain link fence, installation of new fence with 3 gates, approximately 263 feet, adding 12 additional feet for the 3 gates.	JENNIFER L & MATTHEW HARRIS	\$75.00	\$8,034.29	Closed
124053	932 SHEA AV..18-75 [11-1 - Fence (Residential)] 126 ft of 6 foot fence with 5 foot gate	KENNETH L & LYDIA J HEAGLE	\$75.00	\$4,400.00	Pending
124054	1025 AMBERLY TR..21-4934 [11-1 - Garage/Carport/Shed (residential)] To Construct a prefabricated storage shed for general storage purposes. The structure will not be used for habitation or commercial purposes. Shed will be installed per manufacturer specifications and local zoning/setback requirements.	KEVIN M & DENISE A BECK	\$75.00	\$3,507.17	Pending
124055	2710 MALCORE DR..21-3455 [11-1 - Garage/Carport/Shed (residential)] Moving current fence along side of the house to line up with the front of the house, install fence that is missing along south end property line, replacing current fence on west side property, putting up a 7X7 plastic shed in corner of lot	CANDICE M & JASON M LALUZERNE	\$75.00	\$4,000.00	Pending
124063	409 HARTUNG ST..8-557 [11-1 - Garage/Carport/Shed (residential)]	JEAN M CARLSON, ETAL	\$75.00	\$6,600.00	Pending
124064	3026 NICOLET DR..22-130-2 [11-1 - Driveway Replacement and/or Expansion (Residential)] Driveway expansion per site plan approved via PUD in reference is ZO 11-25	MARK N & SARAH J VALENTINE	\$75.00	\$0.00	Pending
124070	229 IRENE ST..21-2329-2 [11-1 - Fence (Residential)] Installing 108 lf of vinyl privacy fence, 6ft high *SEE P#124183 for DECK WORK* Fence Height: 6 ft. Material: vinyl privacy Total Length: 108 ft.	DANIEL D & PEGGY S ELLINGSON	\$75.00	\$28,893.00	Pending
124071	1020 WENTWORTH ST..6-2084 [11-1 - Driveway Replacement and/or Expansion (Residential)]	ROGER F & CAROL J WIELGUS	\$75.00	\$9,400.00	Pending
124072	2645 VAN BEEK RD..21-4557 [11-1 - Garage/Carport/Shed (residential)]	KEEL FAMILY REVOCABLE TRUST	\$75.00	\$900.00	Pending
124078	853 MARQUETTE AV..2-1101 [11-1 - Garage/Carport/Shed (residential)]	MICHAEL J MURPHY	\$75.00	\$1,500.00	Pending
124081	139 N MAPLE AV..4-258 [11-1 - Foundation Repair (Residential)] PLBG PERMIT WILL BE SENT BY THE CONTRACTOR	STACEY SMYRE	\$150.00	\$15,000.00	Pending
124099	829 SHAWANO AV..3-125 [11-1 - Driveway Replacement and/or Expansion (Residential)] remove old concrete, frame new driveway, pour new driveway	TYLER J MITCHELL	\$75.00	\$8,000.00	Pending
124101	349 E LE CAPITAINE CIR..21-4796 [11-1 - Fence (Residential)] 205 ft. of 6 ft. high, solid-wood, privacy fence along the lot lines to enclose the rear yard. The fence will be installed approximately 6 inches in from the lot lines.	ERIKA L & MICHAEL J BOSMAN	\$75.00	\$4,000.00	Pending
124102	1003 N LOCUST ST..6-1105 [11-1 - Fence (Residential)] White vinyl fence around perimeter of back yard, on lot line, and bottom of fence to ground. 6 FOOT VINYL PRIVACY FENCE	DYLAN J & RACHEL T LUNN	\$75.00	\$6,350.00	Pending

124103	3576 VAN LAANEN RD..22-59-4	ZINA R COOPER	\$75.00	\$10,000.00	Pending
	[11-1 - Fence (Residential)] A privacy fence along the lot line between my neighbor and myself. The GIS has not been updated since I made the additions to my property.				
124104	2566 INDIAN HILL DR..6H-1051-3	DANIEL R & TERI L K DRELLA	\$75.00	\$1,000.00	Pending
	[11-1 - Garage/Carport/Shed (residential)] 12' x 8' storage shed w/ concrete floor (note 2"x6" rafters (24" centers) will be used w/ double 2x8 ridge beam.				
124105	215 SEMINOLE LN..6H-2362	PAUL & DARLENE KONKOL	\$75.00	\$1,500.00	Pending
	[11-1 - Fence (Residential)] Replace existing chain link fence on the north side of the property in the back yard to match the existing vinyl fencing on the east and south sides of the property. Will be notifying Diggers Hotline before starting so all utilities are marked. 72 FEET OF 6 FOOT VINYL FENCE ON NORTH PROPERTY LINE				
124107	1098 SHADOW LN..1-2630	DAVID G & ANN R JEROVETZ TRUST OF 2021	\$75.00	\$4,913.04	Pending
	[11-1 - Fence (Residential)] Supply and install approx. 82' of 6 foot high white dogwood vinyl fence. With all posts to have 2.5" square steel support sleeve driven 4 feet deep into the ground. Remove and take away current chain link fence. 6 FOOT VINYL PRIVACY FENCE ALONG REAR PROPERTY LINE				
124109	3129 ST. GREGORY DR..21-3003	KENNETH & JENNIFER G BAWYN	\$75.00	\$2,000.00	Pending
	[11-1 - Fence (Residential)]				
124111	2045 BUCKTHORN TR..6H-4440	MARLENE M MARTO	\$75.00	\$10,300.00	Pending
	[11-1 - Fence (Residential)] CHECK UP AT FRONT DESK**				
124115	423-425 KELLY JO DR..6-2875	MENGE KATHLEEN A REVOCABLE LIVING TRUST	\$75.00	\$4,570.00	Pending
	[11-1 - Fence (Residential)] 4' CHAIN LINK FENCE WITH 2 GATES				
124116	2448 HAZELWOOD LN..6H-1505-B	BRADLEY G SCHMIDT	\$150.00	\$12,710.00	Pending
	[11-1 - Driveway Replacement and/or Expansion (Residential)] REPACE DRIVEWAY Double fee for unpermitted work				
124121	1518 14th AV..1-1401-C	BRUCE W SCHMIDT	\$75.00	\$8,500.00	Pending
	[11-1 - Driveway Replacement and/or Expansion (Residential)] SAME SIZE DRIVEWAY				
124123	1025 HARVEY ST..7-45	DAVID R & RENEE M SWANSON	\$75.00	\$2,600.00	Pending
	[11-1 - Driveway Replacement and/or Expansion (Residential)] ADDITIONAL SLAB FOR TENANT PARKING				
124125	1257 KELLOGG ST..5-1729	RACHEL BUKOURICZ	\$75.00	\$1,200.00	Closed
	[11-1 - Garage/Carport/Shed (residential)] 8x12 Lifetime storage shed with 2x6 base				
124128	2571 ZAK LN..6H-2194	JAMES E & MARY NESS	\$75.00	\$9,534.50	Closed
	[11-1 - Driveway Replacement and/or Expansion (Residential)] Remove and replace existing driveway with new concrete driveway in same dimensions and location as existing driveway. No changes to size, layout, or footprint. SPOKE W/ OWNER, LOERA CONCRETE WILL ONLY BE DOING SIDEWALK AND APRON - EV - 05/20/2026				
124160	1816 SMITH ST..21-2542-7	CARI L RADLOFF	\$150.00	\$2,552.00	Pending
	[11-1 - Foundation Repair (Residential)]				
124172	3136 WINDLAND DR..21-5362	PAUL G PANURE	\$125.00	\$1.00	Pending
	[11-1 - Garage/Carport/Shed (residential)]				
124201	380 WINDWARD RD..21-5068	DENNIS P & SUSAN M ROCKHILL	\$75.00	\$2,000.00	Pending
	[11-1 - Garage/Carport/Shed (residential)] Yardistry Pergola kit construction				
124204	1735 PREBLE AV..19-382	THERESA J FENSKE	\$150.00	\$2,639.39	Closed
	[11-1 - Z - Misc Project Not Listed (Residential)] Installing 27' of basement perimeter drain tile and one sump Install scheduled for 6/4.				
124211	1744 AMY ST..21-2542-K-34	SHAWNA MARIE TRINIDAD	\$75.00	\$17,260.00	Pending
	[11-1 - Fence (Residential)] 254' of 6' high vinyl privacy fence with (2) gates; Will stay 18"+ away from rear lot line and 6" from side lot lines; Posts are cemented in the ground; No removal; Part of the CLTS Program;				
124216	1015 CLAYTON PL..21-2978	VICTOR H & MARIA E JIMENEZ	\$75.00	\$12,000.00	Pending
	[11-1 - Driveway Replacement and/or Expansion (Residential)]				

124223	2503 WANDERING SPRINGS ST..23-265	CHAD & SUE ANGLEMYER	\$75.00	\$9,000.00	Pending
	[11-1 - Fence (Residential)] Bringing existing fence out to lot line				
124227	452 DELWICHE RD..21-4608	ANNA R KAFTAN	\$75.00	\$7,500.00	Pending
	[11-1 - Fence (Residential)] Installation of the 6 foot tall wooden privacy fence installed on the property line. Total length - 250 ft.				
124235	567 SUMMER WINDS DR..21-7074	JAMES T & MARIELA L DOTSON	\$75.00	\$8,400.00	Pending
	[11-1 - Fence (Residential)] putting up a fence with a geta. *PREFERS PHONE CALL				
122784	1726 SHAWANO AV..6-235-A	SAINT MARYS HOSPITAL MEDICAL CENTER OF G B INC	\$88,847.12	\$140,000,000. 00	Pending
	[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] ST. MARY'S NEW 6 STORY HOSPITAL ADD. & SITE RENOVATIONS \$ 500 SW Fee \$ 25,000 SWB NEED PLAN & APPROVAL LETTERS FOR BLDG, HVAC, INT PLBG, NO INSP TIL THEN!!!				
123219	1651 MAIN ST..21-2543	CAPITAL CREDIT UNION	\$2,651.20	\$2,604,980.00	Pending
	[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] EC APPROVED 4/16/26				
123288	3146 YEAGER DR..21-180-15	YEAGER PROPERTIES INC	\$700.00	\$10,000.00	Pending
	[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]				
123526	808 PACKERLAND DR..6H-1744	L&T INVESTMENTS LLC	\$2,233.95	\$3,620,336.00	Pending
	[31-437 - Commercial - Addition - Non-Residence, Non-housekeeping] EC approved 4/28/26				
123750	410 DOUSMAN ST ..5-594	408 DREAM LLC	\$2,163.28	\$533,286.00	Pending
	[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]				
123851	141 SIEGLER ST..6-700	JRM LLC	\$100.00	\$4,600.00	Closed
	[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]				
123912	2200 LARSEN RD..6H-1074	GBCRE IV LLC	\$2,464.64	\$3,000,000.00	Pending
	[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]				
123932	610 MARYHILL DR..6-140	PREMONSTRATENSIAN FATHERS	\$2,381.00	\$741,215.00	Pending
	[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]				
123973	2430 E MASON ST..21-126-11	GREEN BAY DROP CO LLC	\$22,746.80	\$303,196.00	Pending
	[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]				
124016	850 KEPLER DR, Suite A ..21-7899	P&PT HOLDINGS LLC	\$340.00	\$64,500.00	Pending
	[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]				
124130	704-710 LOMBARDI AV..1-1412-A		\$2,006.44	\$310,000.00	Pending
	[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] *NEED HVAC PLANS & LETTERS BEFORE SCHEDULING				
121143	1754 9th ST..6-274-1	GREEN BAY AREA PUBLIC SCHOOL DISTRICT KENNEDY	\$1,525.00	\$994,871.00	Closed
	[34-1 - Z - Misc Project Not Listed (Commercial)]				
122116	975 W MASON ST..2-585	GREG A NESS	\$100.00	\$21,068.00	Pending
	[34-1 - Parking Lot/Driveway - Alteration (Commerical)]				
122352	2226 UNIVERSITY AV..21-2274	ETD DEVELOPMENT LLC	\$70.00	\$20,000.00	Pending
	[34-1 - Fence (Commercial)] Remove old fence replace with new vinyl fence on same footprint				
123533	1331 BYLSBY AV..18-8-B	LMES PROPERTIES III LLC	\$250.00	\$200,000.00	Pending
	[34-649 - Raze- Building or Structure (Commercial)] EC APPROVED 4/28/26				

123761	235 S WASHINGTON ST..13-50 [34-649 - Raze- Building or Structure (Commercial)] EC APPROVED 5/7/26	MOWGS LLC	\$320.00	\$125,643.00	Pending
123868	1150 BELLEVUE ST..21-459 [34-1 - Window, Door - Replacement (Commercial)]	GREEN BAY AREA PUBLIC SCHOOL DISTRICT	\$100.00	\$161,380.00	Pending
123878	919 AUTO PLAZA DR..21-127-3 [34-1 - Window, Door - Replacement (Commercial)]	GANDRUD IVAN CHEVROLET INC	\$225.00	\$80,000.00	Pending
123881	1726 SHAWANO AV..6-235-A [34-649 - Demolition - Interior (Commercial)]	SAINT MARYS HOSPITAL MEDICAL CENTER OF G B INC	\$300.00	\$1,180,000.00	Pending
123940	825 N WEBSTER AV..7-429 [34-328 - Shed, Yard Building (Commercial)] Installation of new pre-manufactured 9'x7' detached shed structure.	MANDOLIN FOUNDATION LTD	\$100.00	\$1,000.00	Closed
124007	1265 LOMBARDI AV..1-1841-A [34-1 - Temporary Office/Trailer/Event (Commercial)]	GREEN BAY CITY OF LAMBEAU FIELD	\$200.00	\$700,000.00	Closed
124015	1350 S MILITARY AV..6-209-E [34-1 - Parking Lot/Driveway - Alteration (Commerical)] CASE# 141475	CB 1350 LLC	\$200.00	\$32,000.00	Pending
124039	1212 S MAPLE AV..1-753 [34-1 - Window, Door - Replacement (Commercial)]	GREEN CUT INC	\$100.00	\$4,500.00	Pending
124061	1507 W MASON ST..6-169 [34-1 - Roofing (Commercial)]	CORE GB PLAZA LLC	\$1,083.00	\$504,771.00	Pending
124062	2448 UNIVERSITY AV..21-1251-A [34-1 - Temporary Office/Trailer/Event (Commercial)]	UNIVERSITY AVENUE CENTER LLC	\$100.00	\$1.00	Pending
124065	1700 9th ST..6-199-6 [34-1 - Window, Door - Replacement (Commercial)]	WISCONSIN DELLS RIVER CABINS LLC	\$100.00	\$15,000.00	Pending
124146	1035 KEPLER DR..21-145-5 [34-1 - Temporary Office/Trailer/Event (Commercial)]	BAYCARE HEALTH SYSTEMS LLC	\$100.00	\$1.00	Closed
124200	427 W LE CAPITAINE CIR..21-4435 [34-1 - Z - Misc Project Not Listed (Commercial)] tear out and replace concrete patio 12 ft x 22 ft slab	David Miller	\$75.00	\$2,000.00	Pending
123502	543 RUTH ST..21-2475-F-38 [40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]	JON D GAVRE	\$75.00	\$4,000.00	Pending
123716	715 N ASHLAND AV..5-9 [40-53 - Electrical Service - Change (Residential)]	JOHN P SPIELMACHER	\$75.00	\$3,195.00	Pending
123725	1061 W MASON ST..2-1170 [40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]	AMERICAN FOUNDATION OF COUNSELING SERVICES INC	\$100.00	\$10,000.00	Closed
123736	412 N LOCUST ST..6-82-A-3 [40-53 - Electrical Service - Change (Residential)]	JAMES L SALZER	\$75.00	\$1,500.00	Closed
123766	940 LANGLADE AV..1-343 [40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]	RACQUEL ROCKEY	\$75.00	\$4,100.00	Closed

123767	1109 SHEA AV..18-60 [40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]	SARAH SCOTT	\$75.00	\$4,800.00	Pending
123811	2020 ANGIE AV..20-694 [40-54 - Electrical Service - Repair (Commercial)]	MCDONALD LUMBER CO	\$100.00	\$10,000.00	Pending
123873	3270 WINDLAND DR..21-7425 [40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]	SANTIAGO PEREZ CENDEJAS, ETAL	\$75.00	\$2,000.00	Closed
123874	906 E WALNUT ST..14-306 [40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]	DAVID J & SANDRA J ZOCHERT	\$100.00	\$2,500.00	Pending
123892	1403 S RIDGE RD..1-1388-A-1 [40-53 - Electrical Service - Change (Residential)]	KRISTINA A BARAL	\$75.00	\$5,000.00	Pending
123896	901 UNIVERSITY AV..7-585 [40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]	GREEN BAY CITY OF	\$0.00	\$1,000.00	Pending
123897	240 GRAY ST..5-1149 [40-53 - Electrical Service - Change (Residential)]	PETER J & LORI ZAMBROWICZ	\$75.00	\$2,641.00	Pending
123903	1280 DESNOYERS ST..18-1189 [40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] CASE #141168	ANDRES & ELMIS MARTINEZ REYES	\$300.00	\$1.00	Pending
123905	1400 N BAIRD ST..21-1198-6 [40-53 - Electrical Service - Change (Residential)]	NBE GREEN BAY LLC	\$75.00	\$2,000.00	Closed
123906	671 SUNNYCREST ST..21-820-R-2 [40-53 - Electrical Service - Change (Residential)]	MAI ONG & VEASNA HAY	\$75.00	\$5,000.00	Closed
123911	2400 UNIVERSITY AV..21-2475-F-1 [40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]	KWIK TRIP INC	\$240.00	\$15,000.00	Pending
123947	615 LA PLANT ST ..21-2144 [40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]	JONATHAN F UQUALLA	\$100.00	\$2,000.00	Closed
123974	1130 WILSON AV..18-224 [40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]	MARIANNE T YACH	\$75.00	\$2,968.00	Pending
123992	1554 CEDAR ST..19-149 [40-53 - Electrical Service - Change (Residential)]	RICHARD L & CAROL A SIMAC	\$75.00	\$1,500.00	Pending
124025	1261 KENWOOD ST..1-2656 [40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]	RUSSELL M & DIANE M VANDENELZEN	\$75.00	\$1,000.00	Closed
124040	530 PINEHURST AV..21-820-R-40 [40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]	ANTHONY & LAURA PAPPAS	\$75.00	\$4,848.50	Closed
124051	210 S MAPLE AV..3-389 [40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]	NEXT LEVEL PROPERTIES LLC	\$75.00	\$3,500.00	Closed
124077	338 SWISS HILL DR..21-82-17-1 [40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]	AMANDA E & ROXANNA TEDESCHI	\$75.00	\$5,000.00	Pending
124119	1421 CORAL CT..1-1428-B	TRACY WILLIAMS	\$75.00	\$6,596.91	Pending

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

124139 1634 LILAC LN..21-1110-M-8 MVP MANAGEMENT LLC \$75.00 \$1,600.00 Pending

[40-53 - Electrical Service - Change (Residential)]

124141 309 S WEBSTER AV..14-905 MATTHEW & TRICIA LAFFIN \$240.00 \$13,000.00 Pending

[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] *WAIT TO ISSUE ELECTRICAL UNTIL HVAC PERMIT IS RECEIVED

124171 1332 WEISE ST..21-1668 AMELIA CURIEL RUBIO \$75.00 \$2,500.00 Pending

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

124188 1530 BYLSBY AV 2..6-11 BROWN COUNTY \$100.00 \$2,500.00 Pending

[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]

124190 1024 CLEVELAND ST..2-838 BRIAN J VICENZI \$75.00 \$1,500.00 Closed

[40-55 - Electrical Service - Repair (Residential)] Old fuse panel is arcing - replacing with a 100a breaker panel
WPS has been called for EM d/c and r/c

124203 1731 ST. AGNES DR..6-311 PILGRIM LUTHERAN CHURCH \$240.00 \$46,500.00 Pending

[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]

118250 1601 BOND CT..6-1361 HEVER HERREA \$50.00 \$4,000.00 Pending

[50-45 - Heating Unit Only (Residential)]

123882 120 N DANZ AV..21-1257 JOSE J VALDIVIA GODINEZ, ETAL \$75.00 \$5,300.00 Closed

[50-41 - AC Unit Only (Residential)]

123883 2548 NEWBERRY AV..21-82-21-3 DAVID C & JEANNE D GROTELUESCHEN \$75.00 \$15,350.00 Closed

[50-41 - AC Unit Only (Residential)]

123884 619 E WALNUT ST..11-230 MARMES INSURANCE AGENCY LLC \$100.00 \$6,950.00 Closed

[50-40 - AC Unit Only (Commercial)]

123885 1083 8th ST..1-1540 ROBERTSON/YENTER REVOCABLE TRUST \$75.00 \$5,350.00 Closed

[50-41 - AC Unit Only (Residential)]

123886 729 NORTHERN AV..18-1453 MARTIN RODRIGUEZ ZUNIGA \$75.00 \$4,950.00 Pending

[50-41 - AC Unit Only (Residential)]

123887 2660 APPIAN WAY..21-3342 RYAN W & SHAD STEWART \$75.00 \$5,850.00 Pending

[50-43 - Mini Split System (Residential)]

123888 2620 MARY JO CT..21-4519 JOSE JAVIER & SUSANA OJEDA MARTINEZ \$75.00 \$14,650.00 Closed

[50-43 - Mini Split System (Residential)]

123889 3083 OPEN GATE TR..6H-4393 SANDRA J JONES REVOCABLE TRUST \$75.00 \$8,450.00 Closed

[50-43 - Heating and Air Conditioning Units (Residential)]

123890 2655 SOMAN CT..21-6410-85 MARY B & SCOTT A WOELFEL \$75.00 \$15,350.00 Closed

[50-43 - Heating and Air Conditioning Units (Residential)]

123891 812 N HENRY ST..21-2176-2 LEAH J OLEARY \$75.00 \$9,950.00 Closed

[50-43 - Heating and Air Conditioning Units (Residential)]

123893 1104 MARQUETTE AV..1-1477 LOGAN N & BROOKE E WOLF \$75.00 \$13,000.00 Closed

[50-43 - Heating and Air Conditioning Units (Residential)] Remove and replace the Furnace and AC at this location

123898	1922 UNIVERSITY AV..21-2230	AARON J RENIER	\$100.00	\$11,175.00	Pending
[50-42 - Heating and Air Conditioning Units (Commercial)]					
123915	424 S MONROE AV..13-165	N.E.W. COMMUNITY CLINIC LTD	\$200.00	\$185,525.00	Closed
[50-42 - Heating and Air Conditioning Units (Commercial)]					
123929	600 ONTARIO RD..21-7022	ROSALINDA T VILLASENOR	\$75.00	\$7,843.00	Pending
[50-45 - Heating Unit Only (Residential)]					
123954	1797 BURNS AV..6-189-B	MICHAEL A & MARIA L FISHLER	\$75.00	\$11,355.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)] Furnace and ac replacement.					
123969	730 BODART ST..10-6	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC	\$100.00	\$4,250.00	Closed
[50-42 - Mini Split System (Commercial)]					
123970	1611 CHICAGO ST..21-1535	MARY EHLINGERSILVERBERG	\$75.00	\$14,842.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)] REPLACE FURNACE & AC					
123972	425 S ADAMS ST..13-99	VANESS FAMILY LIMITED PARTNERSHIP	\$100.00	\$7,800.00	Pending
[50-40 - AC Unit Only (Commercial)]					
123976	1657 BIRCHWOOD DR..6-1660-28	ROGER M THARIO, ETAL	\$75.00	\$4,750.00	Closed
[50-45 - Heating Unit Only (Residential)]					
123977	919 DIVOT PL..6H-3092-1	BRIAN L & NANCY MINEAU	\$75.00	\$5,400.00	Closed
[50-45 - Heating Unit Only (Residential)]					
123995	810-812 PHASIANUS ST..21-5665	ANTHONY & SARAH ORLANDO	\$75.00	\$4,790.00	Pending
[50-45 - Heating Unit Only (Residential)]					
123996	2439 MORGAN LN..21-3276	JILL M LEURQUIN	\$75.00	\$11,014.00	Pending
[50-45 - Heating Unit Only (Residential)]					
123997	575 FRED ST..21-1714-E-26	JEAN E OBRIEN	\$75.00	\$13,326.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)]					
124003	917 N PLATTEN ST..6-728	MARY & PATRICK GAGAN	\$75.00	\$4,167.00	Closed
[50-45 - Heating Unit Only (Residential)]					
124004	1327 12th AV..1-16-D	MADELYN LAWNICZAK	\$75.00	\$8,200.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]					
124010	2679 RADINZ RD..21-6178	STEVEN JOHN & EMILY MEGAN VANNULAND	\$75.00	\$6,900.00	Closed
[50-41 - AC Unit Only (Residential)]					
124017	545 SUPERIOR RD..21-3118	BRYAN D BRICE	\$75.00	\$3,840.00	Payment Pending
[50-41 - AC Unit Only (Residential)] Install 2 ton AC					
124019	302 N TAYLOR ST..6-225-D	ASHLEY R PEASE	\$75.00	\$8,000.00	Pending
[50-41 - AC Unit Only (Residential)] Remove and replace the AC at this location					
124030	1128 ST. GEORGE ST..20-44-1	RUESCH MANAGEMENT SYSTEMS LLC	\$75.00	\$1,000.00	Pending

[50-49 - Repair/Alter Existing HVAC System (Residential)]

124046	1257 KELLOGG ST..5-1729	RACHEL BUKOURICZ	\$75.00	\$4,000.00	Pending
[50-45 - Heating Unit Only (Residential)]					
124060	1246 LORE LN..3-808-1-C	KARL W PETERSEN	\$75.00	\$5,767.32	Pending
[50-43 - Mini Split System (Residential)] Mini Split install - 24000btus					
124067	1030 GOODELL ST..17-680	TINA M JAWORSKI	\$75.00	\$7,198.81	Closed
[50-45 - Heating Unit Only (Residential)] Furnace replacement. 40000 btu					
124083	1510 EMILIE ST..17-1004	MARIANNE L PETTEY	\$75.00	\$4,850.00	Pending
[50-41 - AC Unit Only (Residential)]					
124084	2065 MEADOWSWEET DR..6H-4101	JUDITH A BENKOWSKI	\$75.00	\$5,986.00	Closed
[50-45 - Heating Unit Only (Residential)]					
124086	1727 ARNOLD DR..6-313-5	LUDLOW DENNIS & LORRAINE TRUST	\$75.00	\$6,000.00	Closed
[50-41 - AC Unit Only (Residential)]					
124087	481 MEADOW WIND DR..21-7779	WADE & JENNIFER SICKLINGER	\$75.00	\$11,152.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)]					
124088	1034 DIVISION ST..5-322	GAIL M WENNINGER	\$75.00	\$4,500.00	Closed
[50-41 - AC Unit Only (Residential)]					
124089	567 FRED ST..21-1714-E-25	JANE E GORE	\$150.00	\$11,239.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]					
124092	1655 JUNIPER DR..21-1110-M-19	ARTURO CORTES SALAS, ETAL	\$75.00	\$5,900.00	Pending
[50-41 - AC Unit Only (Residential)]					
124093	1018 SHADOW LN..1-2580	JAMES P & KAREN M KONOP BASTIEN	\$75.00	\$4,900.00	Closed
[50-45 - Heating Unit Only (Residential)]					
124094	2593 WILDFLOWER ROW..21-4698	NICOLE ZIMA	\$75.00	\$11,050.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]					
124096	1081 DOUSMAN ST..5-718-A	ADAM BORTHS	\$75.00	\$4,000.00	Pending
[50-45 - Heating Unit Only (Residential)]					
124097	530 PINEHURST AV..21-820-R-40	ANTHONY & LAURA PAPPAS	\$75.00	\$7,000.00	Closed
[50-45 - Heating Unit Only (Residential)]					
124098	1178 KELLOGG ST..5-1597	AARON M KORNOWSKI	\$75.00	\$3,000.00	Pending
[50-45 - Heating Unit Only (Residential)]					
124112	2555 CARMEL LN..21-4661	DEAN R & AMY J DANELSKI	\$75.00	\$11,210.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]					
124113	3547 GOLF DR..21-3743	DANIEL P & KAREN L LEFEBVRE	\$75.00	\$6,125.00	Pending
[50-41 - AC Unit Only (Residential)]					
124114	1225 GAIL DR..21-6410-72	JOSEPH C & JOLENE M MUEHLETHALER	\$75.00	\$6,300.00	Pending
[50-41 - AC Unit Only (Residential)]					

124129	906 ROSCOE ST..1-1558 [50-41 - AC Unit Only (Residential)] AC replacement	MICHAEL J WICHOWSKI, ETAL	\$75.00	\$4,000.00	Closed
124140	412 N LOCUST ST..6-82-A-3 [50-41 - AC Unit Only (Residential)]	JAMES L SALZER	\$75.00	\$9,785.00	Pending
124143	1396 NELSON ST..6-1135 [50-41 - AC Unit Only (Residential)]	JED J LAFORTUNE	\$75.00	\$3,200.00	Pending
124147	312-318 N ROOSEVELT ST..14-27 [50-42 - Heating and Air Conditioning Units (Commercial)]	318 N ROOSEVELT LLC	\$100.00	\$35,125.00	Pending
124167	304 SEMINOLE LN..6H-2360 [50-43 - Mini Split System (Residential)] Replaced a 24,000 BTU outdoor mini-split with (1) 24,000 BTU indoor wall cassette.	SHANE & JESSICA PASSAMONI	\$75.00	\$9,297.00	Pending
124176	1517 N MENNEN CT..6-496-2 [50-43 - Heating and Air Conditioning Units (Residential)] Noted install of 5/27	TIMOTHY C & MARILYN J STEWART	\$75.00	\$9,150.00	Closed
124177	3331 EDINBURGH RD..22-1505 [50-43 - Heating and Air Conditioning Units (Residential)]	JOHN E VANDALEN	\$75.00	\$11,800.00	Pending
124178	2647 ENGLEWOOD RD..21-6197 [50-41 - AC Unit Only (Residential)] Noted install 5/18	DANIEL C & LISA A HUOT	\$75.00	\$4,900.00	Closed
124179	1008 KLAUS ST..20-155 [50-43 - Heating and Air Conditioning Units (Residential)] Noted install 5/20	ALFONSO GUZMAN CANDELAS	\$75.00	\$11,850.00	Pending
124180	833 BLESCH PL..3-1071-D [50-41 - AC Unit Only (Residential)] Noted install 5/13	DAVID RODRIGUEZ	\$75.00	\$5,300.00	Pending
124181	1267 RALEIGH ST..1-2492 [50-41 - AC Unit Only (Residential)]	CAROL J & MARK A BOPRAY	\$75.00	\$6,039.00	Closed
124195	1646 BIRCHWOOD DR..6-1923 [50-45 - Heating Unit Only (Residential)] Installation of NTI boiler	RAYMOND herrick	\$75.00	\$14,267.00	Pending
124209	1400 N BAIRD ST..21-1198-6 [50-43 - Heating and Air Conditioning Units (Residential)]	NBE GREEN BAY LLC	\$75.00	\$11,645.00	Pending
124225	1195 BIEMERET ST..1-394-D [50-41 - AC Unit Only (Residential)] Ac replacement	JASON E & NICOLE M KELSEY	\$75.00	\$9,781.00	Closed
124238	636-638 ST. MARTIN CT..21-5647 [50-41 - AC Unit Only (Residential)] Replaced (1) 1.5 Ton Condenser	BRENT T MEYER, ETAL	\$75.00	\$6,418.00	Pending
123858	406 ST. JUDE ST..6-82-A-6 [60-25 - Repair/Alter Existing Plumbing System (Residential)] *caller noted there was HVAC as well but didn't know if work fell under Electrical Permit	PACKERLAND CAPITAL PROPERTIES LLC	\$150.00	\$3,000.00	Pending
123900	1444 ELIZA ST..17-660 [60-25 - Repair/Alter Existing Plumbing System (Residential)]	DARYL J LUTZ	\$75.00	\$3,032.00	Closed
123910	703 THRUSH ST..18-1295 [60-25 - Repair/Alter Existing Plumbing System (Residential)]	TASHA HAVEL	\$75.00	\$16,930.00	Closed
123926	2614 INDIAN HILL DR..6H-1069-6	CHARLES F LAMINE	\$75.00	\$3,500.00	Pending

[60-25 - Tub to Shower (Residential)]					
123931	1442 LANGLADE AV..6-538-A	CRAIG PROCESS	\$75.00	\$2,045.00	Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]					
123935	1321 CHICAGO ST..17-399	MOENS APARTMENTS LLC	\$50.00	\$3,800.00	Closed
[60-31 - Sanitary Sewers - Connection/Repair (Residential)]					
123971	1014 STUART ST..14-908	KAITLYN & CAMERON STREGE	\$75.00	\$9,000.00	Closed
[60-27 - Water Heater (Residential)]					
123987	1650 9th ST..6-199-B-1	WHPC VILLA WEST GREEN BAY LLC	\$100.00	\$5,000.00	Pending
[60-24 - Repair/Alter Existing Plumbing System (Commercial)]					
124026	934 DOUSMAN ST..5-446	DEBRA L & CHARLES R HAY	\$50.00	\$5,150.00	Closed
[60-29 - Water Service - Connection/Repair (Residential)]					
124027	1235 E WALNUT ST..14-209	OK K SAUERHAMMER	\$50.00	\$5,850.00	Closed
[60-28 - Water Service - Connection/Repair (Commercial)]					
124029	1859 GARY LN..6-2125	THOMAS J & DENISE A LARSON	\$75.00	\$3,000.00	Closed
[60-25 - Repair/Alter Existing Plumbing System (Residential)]					
124043	2096 CANDLE WAY..6H-3357	JUSTIN HENDRICKS	\$75.00	\$13,788.00	Closed
[60-25 - Tub to Shower (Residential)]					
124059	1875 SMITH ST..21-2167-4-7	MB HOMES LLC	\$75.00	\$2,500.00	Closed
[60-25 - Repair/Alter Existing Plumbing System (Residential)]					
124080	124 ROSE LN..21-89-5	PHILLIP J KERKSIECK	\$50.00	\$4,200.00	Closed
[60-29 - Water Service - Connection/Repair (Residential)]					
124085	1606 DELORES ST..1-2324	MARTIN WELTER	\$75.00	\$12,921.00	Closed
[60-25 - Tub to Shower (Residential)]					
124091	1128 12th AV..1-687	BENJAMIN RUNGE	\$50.00	\$1,000.00	Closed
[60-27 - Water Heater (Residential)]					
124110	917 VELP AV..18-835	STACEY L & RALPH A RUMPTZ	\$75.00	\$40,000.00	Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]					
124152	3319 LARGO RIDGE DR..21-8209	MICHELLE M NICKOLI	\$75.00	\$1,554.00	Closed
[60-25 - Repair/Alter Existing Plumbing System (Residential)]					
124168	1274 LANGLADE AV..1-431-B	JAMES M KEMPINGER	\$75.00	\$5,000.00	Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]					
124174	1093 HICKORY HILL DR..1-1519	WAYNE A & BRENDA F VAUGHAN	\$50.00	\$11,615.00	Pending
[60-25 - Tub to Shower (Residential)]					
124205	1231 DOTY ST..14-1385	SAIRA BELTRAN HERNANDEZ	\$50.00	\$5,250.00	Pending
[60-29 - Water Service - Connection/Repair (Residential)]					
124206	1547 CEDAR ST..19-119	PATRICIA M PORTER	\$50.00	\$4,350.00	Pending
[60-29 - Water Service - Connection/Repair (Residential)]					

124207	1493 UNIVERSITY AV..19-578 [60-29 - Water Service - Connection/Repair (Residential)]	JAVIER & CECILIA MARTINEZ-CAMPOS	\$50.00	\$6,250.00	Pending
124208	1163 13th AV..1-710 [60-29 - Water Service - Connection/Repair (Residential)]	MARY KATHRYN BURKE	\$50.00	\$5,550.00	Pending
124229	637 S MONROE AV..14-361 [60-24 - Tub to Shower (Commercial)]	THOMAS A & LINDA S STEBER	\$100.00	\$7,764.00	Pending
124241	1671 W MASON ST..6-811-15 [60-20 - Misc Plumbing (treament systems, grease traps, backflow valve)(Commercial)]	SHAWN R & JENNIFER L KELLER	\$50.00	\$10,000.00	Pending
123735	2430 E MASON ST..21-126-11 [70-1 - Signs - Permanent] INTERNALLY ILLUMATED BUILDING WALL SIGN APPROXIMATELY 200 SQ FT	GREEN BAY DROPKO LLC	\$189.78	\$10,000.00	Pending
123758	3030 LOWELL DR..21-146-6 [70-1 - Signs - Permanent] ILLUMINATED WALL SIGN WITH CHANNEL LETTERS APPROXIMATELY 68 SQ FT	4 FORTE LLC	\$227.35	\$4,500.00	Closed
123764	339 S BROADWAY..3-563-1 [70-1 - Signs - Permanent] PROJECTING BLADE BRANDING SIGN APPROX 8 SQ FT	GUPPO LLC	\$95.00	\$4,000.00	Pending
123913	1673 DOUSMAN ST..6-235-D [70-1 - Signs - Permanent] ILLUMINATED CHANNEL LETTER WALL BRANDING SIGN - APPROX 39 SQ FT	BROWN COUNTY ASSOC FOR RETARDED CHILDREN	\$209.22	\$11,000.00	Pending
123982	2896 ST ANTHONY DR..21-283-3 [70-1 - Signs - Permanent] NON ILLUMINATED MONUMENT SIGN APPROXIMATELY 42 SQ FT INCLUDING BASE	VETERANS 1ST OF NEW INC	\$111.00	\$4,500.00	Pending
123986	1265 LOMBARDI AV..1-1841-A [70-1 - Signs - Permanent] NEW ILLUMINATED WALL SIGN OVER NORTH ELEVATION GATE APPROXIMATELY 160 SQ FT - UW HEALTH GATE	GREEN BAY CITY OF LAMBEAU FIELD	\$271.00	\$88,000.00	Pending
123988	1265 LOMBARDI AV..1-1841-A [70-1 - Signs - Permanent] UPDATE ONEIDA GATE SIGN APPROXIMATELY 144 SQ FT	GREEN BAY CITY OF LAMBEAU FIELD	\$199.44	\$29,150.00	Pending
123989	1265 LOMBARDI AV..1-1841-A [70-1 - Signs - Permanent] UPDATING EXISTING GATE TO POTAWATOMI GATE AND ADDING TWO WALL SIGNS	GREEN BAY CITY OF LAMBEAU FIELD	\$453.24	\$86,565.00	Pending
123990	1835 S RIDGE RD..1-1423 [70-1 - Signs - Temporary] TEMPORARY PARKING SIGN 32 SQ FT	KUEHN RIDGE HOLDINGS LLC	\$30.00	\$400.00	Pending
123991	3189 VOYAGER DR..21-8061 [70-1 - Signs - Permanent] NONILLUMINATED CHANNEL LETTER WALL SIGN - APPROXIMATELY 16 SQ FT	VOYAGER GROUP LLC	\$97.88	\$2,000.00	Pending
124037	336 N MILITARY AV..6-80-2 [70-1 - Signs - Permanent] INTERNALLY ILLUMINATED CHANNEL LETTER WALL SIGN APPROXIMATELY 64 SQ FT AND WINDOW VINYL APPROXIMATELY 13 SQ FT	LIVING STONES GROUP LLC	\$131.00	\$9,300.00	Pending
124073	1125 W MASON ST..2-1102 [70-1 - Signs - Permanent] ILLUMINATED CHANNEL LETTER WALL SIGN APPROXIMATELY 47 SQ FT	GRAJEDA INVESTMENTS LLC	\$113.50	\$6,305.00	Pending
124076	2540 UNIVERSITY AV..21-301 [70-1 - Signs - Permanent] ILLUMINATED MONUMENT BRANDIG SIGN APPROXIMATELY 45 SQ FT	UHAGB LLC	\$111.87	\$18,200.00	Pending
124186	410 PACKERLAND DR..6H-1739	WAEGBE PROPERTIES LLC	\$45.83	\$1,950.00	Pending

[70-1 - Signs - Permanent] ILLUMINATED WALL SIGN OVER FRONT ENTRANCE APPROXIMATELY 12 SQ FT

Totals: 320 projects

\$169,002.74

\$159,834,047.
02

Summary of Projects Issued

5/1/2026 to 5/31/2026

Class of Work	Proj	Site	Plan	Bldg	Elec	HVAC	Plbg	EC	Fees Paid	Estimated Cost
1 Residential - New - Single Family House	5	5	6	5	5	5	5	5	\$6,585.20	\$1,473,130.00
2 Residential - Alteration - 1 -2 Family House	22	1	9	22	14	4	10	0	\$4,525.00	\$436,100.00
5 Certificate of Occupancy- (Residential)	2	2	2	2	2	2	2	2	\$1,560.00	\$160,000.00
7 Deck, Porch, Ramp (Residential)	13	0	0	13	0	0	0	0	\$1,950.00	\$139,817.75
9 Demolition - Interior (Residential)	1	0	0	1	0	0	0	0	\$75.00	\$3,000.00
9 Raze - Building or Structure (Residential)	1	0	0	0	0	0	0	1	\$75.00	\$1,800.00
11 Driveway Replacement and/or Expansion (Residential)	26	0	0	26	0	0	0	0	\$2,075.00	\$200,799.50
11 Fence (Residential)	48	0	0	48	0	0	0	0	\$3,575.00	\$362,319.67
11 Foundation Repair (Residential)	9	0	0	9	1	0	4	0	\$1,050.00	\$84,966.00
11 Garage/Carport/Shed (residential)	25	10	10	25	6	1	1	0	\$3,144.00	\$391,095.17
11 Patio, Walkway (Residential)	4	0	0	4	0	0	0	0	\$300.00	\$7,800.00
11 Swimming Pool (Residential)	1	0	0	1	1	0	0	0	\$150.00	\$1,000.00
11 Z - Misc Project Not Listed (Residential)	2	0	0	2	0	0	1	0	\$225.00	\$6,139.39
31 Commercial - Addition - Non-Residence, Non-housekeeping	1	1	3	1	1	1	1	1	\$2,233.95	\$3,620,336.00
31 Commercial - Alteration - Non-Residence, Non-Housekeeping	10	2	17	10	9	8	8	2	\$124,400.48	\$147,571,777.00
34 Demolition - Interior (Commercial)	1	0	0	1	1	1	0	0	\$300.00	\$1,180,000.00
34 Fence (Commercial)	1	0	0	1	0	0	0	0	\$70.00	\$20,000.00
34 Parking Lot/Driveway - Alteration (Commercial)	2	0	0	2	0	0	0	0	\$300.00	\$53,068.00
34 Raze- Building or Structure (Commercial)	2	1	0	2	0	0	0	2	\$570.00	\$325,643.00
34 Roofing (Commercial)	1	0	0	1	0	0	0	0	\$1,083.00	\$504,771.00
34 Shed, Yard Building (Commercial)	1	0	0	1	0	0	0	0	\$100.00	\$1,000.00
34 Temporary Office/Trailer/Event (Commercial)	3	0	0	3	1	0	0	0	\$400.00	\$700,002.00
34 Window, Door - Replacement (Commercial)	4	0	1	4	0	0	0	0	\$525.00	\$260,880.00
34 Z - Misc Project Not Listed (Commercial)	2	0	1	2	1	1	0	0	\$1,600.00	\$996,871.00
40 Electrical Service - Repair (Commercial)	1	0	0	0	1	0	0	0	\$100.00	\$10,000.00
40 Electrical Service - Change (Residential)	8	0	0	0	8	0	0	0	\$600.00	\$22,436.00
40 Electrical Service - Repair (Residential)	1	0	0	0	1	0	0	0	\$75.00	\$1,500.00
40 Electrical Wiring (Misc., Alteration, Repair) (Commercial)	8	0	0	0	8	0	0	0	\$1,120.00	\$92,500.00
40 Electrical Wiring (Misc., Alteration, Repair) (Residential)	12	0	0	0	12	0	0	0	\$1,125.00	\$41,314.41
50 AC Unit Only (Commercial)	2	0	0	0	0	2	0	0	\$200.00	\$14,750.00
50 AC Unit Only (Residential)	21	0	0	0	0	21	0	0	\$1,575.00	\$132,788.00
50 Heating and Air Conditioning Units (Commercial)	3	0	0	0	0	3	0	0	\$400.00	\$231,825.00
50 Heating and Air Conditioning Units (Residential)	16	0	0	0	0	16	0	0	\$1,275.00	\$183,569.00
50 Heating Unit Only (Residential)	15	0	0	0	0	15	0	0	\$1,100.00	\$92,315.81
50 Mini Split System (Commercial)	1	0	0	0	0	1	0	0	\$100.00	\$4,250.00
50 Mini Split System (Residential)	4	0	0	0	0	4	0	0	\$300.00	\$35,564.32

50 Repair/Alter Existing HVAC System (Residential)	1	0	0	0	0	1	0	0	\$75.00	\$1,000.00
60 Misc Plumbing (treatment systems, grease traps, backflow valve)(Commercial)	1	0	0	0	0	0	1	0	\$50.00	\$10,000.00
60 Repair/Alter Existing Plumbing System (Commercial)	1	0	0	0	0	0	1	0	\$100.00	\$5,000.00
60 Repair/Alter Existing Plumbing System (Residential)	9	0	0	0	1	0	9	0	\$750.00	\$77,061.00
60 Sanitary Sewers - Connection/Repair (Residential)	1	0	0	0	0	0	1	0	\$50.00	\$3,800.00
60 Tub to Shower (Commercial)	1	0	0	0	0	0	1	0	\$100.00	\$7,764.00
60 Tub to Shower (Residential)	4	0	0	0	0	0	4	0	\$275.00	\$41,824.00
60 Water Heater (Residential)	2	0	0	0	0	0	2	0	\$125.00	\$10,000.00
60 Water Service - Connection/Repair (Commercial)	1	0	0	0	0	0	1	0	\$50.00	\$5,850.00
60 Water Service - Connection/Repair (Residential)	6	0	0	0	0	0	6	0	\$300.00	\$30,750.00
70 Signs - Permanent	13	12	0	13	3	0	0	0	\$2,256.11	\$275,470.00
70 Signs - Temporary	1	0	0	1	0	0	0	0	\$30.00	\$400.00
Totals:	320	34	49	200	76	86	58	13	\$169,002.74	\$159,834,047.02

**RESOLUTION AUTHORIZING
BUDGET TRANSFER OF FUNDS**

June 16, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of June 9, 2026, the following 2026 budget transfer of funds is hereby authorized:

	<u>ACCOUNT</u>	<u>AMOUNT</u>
From:	101500 50001 DPW Salaries & benefits	\$71,000.00
To:	101500 53001 DPW Contractual - PSA	\$71,000.00

This budget amendment is to cover a professional service agreement with Ayres Associates for Traffic Engineering Services.

Adopted _____

Approved _____

Mayor

Clerk

**RESOLUTION AUTHORIZING
BUDGET AMENDMENT**

June 16, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

Pursuant to the recommendation of the Finance Committee at its meeting of June 9, 2026, the following 2026 amendment of funds is hereby authorized:

	<u>ACCOUNT</u>		<u>AMOUNT</u>
Increase:	101300 50501	Police-Overtime	\$166,261.77
Increase:	101300 46223	Police Overtime Reimbursement	\$166,261.77

***This budget amendment is for 2026 unbudgeted overtime for staffing at the FBI, ATF, US Marshal and Internet Crimes Against Children Task Forces, unbudgeted special events such as HS Lunch Neighborhood Security-GB Schools, Pi Day 5K Run, Washington Street Block Party and the Luke Combs concerts at Lambeau Field.*

Increase:	101400 50501	Fire-Overtime	\$78,437.09
Increase:	101400 46223	Fire Overtime Reimbursement	\$78,437.09

***This budget amendment is for 2026 unbudgeted overtime for staffing at events such as the Epic Marathon, Luke Combs Concerts and the Brown County Fire Investigation Task Force.*

Increase:	101400 50501	Fire-Overtime	\$28,173.75
Increase:	101400 43611	Fire-State Overtime Reimbursement	\$28,173.75

***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
Redevelopment Authority
of the City of Green Bay

MEETING DATE

June 16, 2026

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # S.3

Resolution authorizing the application for a Vibrant Spaces grant for the Pine Street Plaza project.

BACKGROUND

The Wisconsin Economic Development Corporation (WEDC) offers Vibrant Spaces grants to assist communities with creating vibrant and engaging public spaces that support economic vitality, enhance quality of life, and strengthen community identity.

Downtown Green Bay, Inc. (DGBI) proposes to facilitate a place making and public enhancement project at the Pine Street Plaza, generally located along the Pine Street corridor between Washington Street and the entrance to the City Deck.

The proposed improvements include public art, decorative lighting features, artistic streetscape enhancements, custom planters, and related public space activation elements intended to enhance the pedestrian experience, improve safety, and encourage continued downtown investment.

The WEDC Vibrant Spaces Grant Program requires the municipality to serve as the applicant and adopt a resolution authorizing submission of the grant application.

RECOMMENDATION

To approve the resolution authorizing submission of a WEDC Vibrant Spaces Grant application for the Pine Street Plaza project.

FISCAL IMPACT

ATTACHMENTS

1. FY26 Vibrant Spaces Grant Insert
2. Vibrant Spaces Authorizing Resolution
3. Vibrant Spaces Project Location Map

VIBRANT SPACES GRANT

ENCOURAGING PLACEMAKING EFFORTS IN WISCONSIN COMMUNITIES

The **Vibrant Spaces Grant**, an element of the Wisconsin Economic Development Corporation's (WEDC's) Community Development Investment (CDI) Grant Program, is designed to assist communities in creating vibrant and engaging spaces that make it easier to recruit and retain residents, sustain a robust labor force, and enhance local quality of life. With the help of this grant, new and enhanced public gathering places will foster community connections and provide accessible locations for the programming and amenities local residents desire—with the additional benefit of boosting foot traffic for area businesses.

How it works

Grants in amounts from \$25,000 to \$50,000 are available to help local communities develop and enhance public spaces. The application must come from the municipality, and only one application per municipality will be considered per fiscal year. Previous awardees must wait at least one fiscal year between Vibrant Spaces awards (except for the City of Milwaukee, in which different commercial corridors may apply for a grant award annually). A Vibrant Spaces Grant application does not affect a community's broader eligibility for a CDI Grant. In the FY26 grant cycle, no more than 40 grants will be awarded. Applicants must provide a 1:1 match of the grant amount, with the exception of economically distressed communities or communities with population less than 5,000, which need only provide a 25% match.

Eligibility requirements

Competitive projects will:

- Incorporate multiple improvements within or associated with one public space.
- Demonstrate community engagement and support via a community document/plan and/or via letters of support from public, private, and civic partners.
- Be ready to begin construction during the current WEDC fiscal year.
- Create visible and lasting transformations that foster public activity.

Eligible activities

Applications will be evaluated based on criteria including:

- Creation of visible and pedestrian-oriented public space
- Potential of the space to attract multiple user groups and activities

LEARN MORE

For more information about applying for a Vibrant Spaces Grant, contact a WEDC regional economic development director.

You can find the list of regional directors and territories covered at wedc.org/regional.

CONTINUED

- Impact of the project on the community, the district, and nearby businesses
- Demonstrated community support for the project (e.g., multiple funding partners, civic organization participation)

**RESOLUTION AUTHORIZING THE SUBMISSION OF A VIBRANT SPACES GRANT
APPLICATION FOR THE PINE STREET PLAZA PROJECT**

June 16, 2026

WHEREAS, the Wisconsin Economic Development Corporation (WEDC) offers Vibrant Spaces grants to assist communities with creating vibrant and engaging public spaces that support economic vitality, enhance quality of life, and strengthen community identity; and

WHEREAS, Downtown Green Bay, Inc. (DGBI), proposes to facilitate a placemaking and public realm enhancement project at the Pine Street Plaza adjacent to the City Deck in Downtown Green Bay, generally located along the Pine Street corridor between Washington Street and the City Deck entrance; and

WHEREAS, the proposed project includes artistic streetscape enhancement, public art installations, decorative lighting features, interactive gathering elements, and related public space improvements intended to activate the corridor, improve the pedestrian experience, enhance public safety, and encourage continued downtown investment and revitalization; and

WHEREAS, DGBI has requested that the City of Green Bay serve as the applicant for a WEDC Vibrant Spaces grant to assist with implementation of the project; and

WHEREAS, submission of a municipal resolution authorizing the application is a requirement of the WEDC Vibrant Spaces grant program; and

WHEREAS, should grant funds be awarded and accepted, the City of Green Bay, with assistance from DGBI, will comply with all grant administration, reporting, and performance measurement requirements associated with the program; and

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay supports the Pine Street Plaza project and hereby authorizes the submission of a Vibrant Spaces grant application to WEDC for the purpose of implementing the proposed placemaking and public space improvements.

BE IT FURTHER RESOLVED that the Director of the Department of Community and Economic Development, or their designee, is hereby authorized to act on behalf of the City of Green Bay to prepare and submit the grant application and to execute any documents and take any actions necessary to carry out approved grant activities association with the project.

BE IT FINALLY RESOLVED that the City of Green Bay shall comply with all applicable requirements of the Vibrant Spaces grant program and with all state and federal laws, regulations, and grant conditions pertaining to the implementation of the project.

Adopted _____

Approved _____

Mayor

Attachment: Map



Brown County WI, Brown County Wisconsin



1"=94'



City of Green Bay

Legend

- | | | | |
|---------|--------------------------------|---|-----------------------|
| 1:1,128 | Property Hook | Lines between deeds or lots (20pdashed) | R |
| | Parcel Line | Lot boundary | U |
| | SubType | Meander line | V |
| | Block boundary | Original Right of Way | TaxP |
| | Bulkhead Line | PLSS line | C |
| | Historic Parcel Line (20under) | Parcel line | G |
| | Hydrography | Plat boundary | H |
| | | Private Road Right of Way | R |
| | | | T _{GB} - GIS |

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.

Date Printed: 02 Jun 2026

ZONING ORDINANCE NO. 06-26

AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT FOR 1835 S RIDGE ROAD (ZP 26-21)

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:

Part of Lot 16, C.L.A. Tank's Subdivision of Private Claim 12 and of the Northerly 1/2 of Private Claim 13, West Side Fox River, Brown County, Wisconsin, all of Volume 3, Certified Survey Maps, Page 553, Map No. 955, Document No. 732307, Brown County Records, and Part of Lot 1 and all of Lots 2, 3, 4, 5 and 6, Block 5, of Thorndale Subdivision, Volume 8, Plats, Page 42, Document No. 499151, Brown County Records, all in the City of Green Bay, West Side of Fox River, Brown County, Wisconsin, more fully described as follows:

Commencing at the Brown County Surveyor Monument No. 40 Y/Z-14/15(1); thence N25°52'40"E, 539.53 feet to Brown County Surveyor Monument No. 40Y/Z-14/15, being an angle point on the Centerline of Private Claim 13, WSFR, located at the intersection of the centerline of Lombardi Ave and Ridge Road; thence N26°49'26"E, 80.49 feet along the centerline of Ridge Road; thence S63°10'33"E, 38.10 feet to the East right of way of said Ridge Road and the point of beginning; thence N21°01'08"E, 41.60 feet along said East right of way; thence N21°08'08"E, 50.21 feet along said East right of way; thence N26°51'01"E, 298.31 feet along said East right of way to the South right of way of Thorndale Avenue; thence S64°07'51"E, 290.51 feet along said South right of way to the West right of way of Frank Street; thence S25°52'29"W, 70.00 feet along said West right of way; thence N64°07'44"W, 110.05 feet along the North line of Lot 5, Block 5, Thorndale Subdivision, Volume 8, Plats, Page 42, Document No. 499151, Brown County Records; thence S25°48'33"W, 66.11 feet along the West line of said Lot 5; thence S64°06'15"E, 109.97 feet along the South line of said Lot 5 to the West right of way of Frank Street; thence S25°52'29"W, 60.00 feet along said West right of way; thence 101.42 feet along said West right of way being the arc of an 88.81 foot radius curve to the left whose long chord bears S6°50'32"E, 96.00 feet; thence S25°50'01"W, 134.26 feet to the North right of way of Lombardi Avenue; thence N64°03'59"W, 320.75 feet along said North right of way; thence N16°23'16"W, 28.48 feet along a highway vision corner to the point of beginning.

Planned Unit Development area contains 120,882 square feet / 2.78 acres, more or less.

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 permit housing with convenient access to commercial facilities as well as the promotion of integrated land uses allowing for a mixture of residential, commercial, and public facilities along corridors and in transitional areas. The overall appearance and design of the site and improvements shall comply with the attached Exhibits and as regulated within this PUD.
- B. Development Site. The area included within this PUD consists of all land described above, currently Parcel 1-1423. A PUD amendment shall be required for any future changes that do not comply with this PUD.
1. Building A is considered the commercial building along the Lombardi Avenue frontage. This building footprint is approximately 31,000 square feet and at least three stories.
 2. Building B is considered the mixed-use building at the corner of S. Ridge Road and Thorndale Street. This building footprint is approximately 12,000 square feet and at least three stories.
- C. Land Use Regulations. The principal and accessory land uses which may be established shall be compliant with uses allowed in the Downtown (D) zoning district, with the exceptions of the prohibited uses listed in Section D of this ordinance. A PUD amendment is required for any additional uses. Additionally, the uses shall be as follows:
1. Building A, All Floors: All uses listed in this ordinance
 2. Building B, First Floor: All uses listed in this ordinance
 3. Building B, All Upper Floors: Multi-Family Residential uses only
- D. Prohibited Uses. All below land uses shall be considered prohibited uses within this PUD:
1. Live-Work Units
 2. Rooming House, Boarding House, Shelter Facility
 3. Community Living Arrangement
 4. Convent, Monastery, Seminary
 5. Nursing Home, Assisted Living
 6. Transitional Living Facility
 7. All Educational Uses listed in Table 44-5
 8. All Institutional and Civic Uses listed in Table 44-5
 9. All Public Service and Utility Uses listed in Table 44-5
 10. All Drive-Through Facilities
 11. Funeral Home
 12. Small Appliance Repair Services
 13. Currency Exchange
 14. Pawnshop
 15. All Vehicle Service Uses listed in Table 44-5

E. Dimensional and Area Requirements. Dimensional and area requirements for principal structure on the subject property shall generally comply with Exhibit B and be regulated as follows:

1. Setbacks. Setbacks shall be as follows:
 - a. Lombardi Frontage Setback: No building setback is required along this frontage. The maximum setback is 10 feet from the property line. The parking setback/buffer is a minimum of five (5) feet from the property line. Vision triangle shall be maintained at all intersections.
 - b. Ridge Frontage Setback: No building setback is required along this frontage. The maximum setback is five (5) feet from the property line. The parking setback/buffer is a minimum of five (5) feet from the property line. Vision triangle shall be maintained at all intersections.
 - c. Thorndale Frontage Setback: No building setback is required along this frontage. The maximum setback is five (5) feet from the property line. The parking setback/buffer is a minimum of five (5) feet from the property line. Vision triangle shall be maintained at all intersections.
 - d. Frank Frontage Setback: No building setback is required along this frontage. The maximum setback is five (5) feet from the property line. The parking setback/buffer is a minimum of five (5) feet from the property line.
 1. A 10-to-20-foot landscaped buffer is required west of the pedestrian right-of-way. If this right-of-way is expanded, the minimum landscape buffer area is 10 feet. This buffer area shall comply with Section 44-1964 of Green Bay Municipal Code.
2. Impervious surface shall not exceed 90%.
3. All other dimensional and area provisions, including accessory buildings, shall be regulated under the Downtown (D) Zoning District.

F. Architectural Design Standards. All building elevations shall substantially comply with Exhibit C and subject to the following requirements:

1. Building A shall not exceed 64 feet in height. Building B shall not exceed 53 feet in height.
2. All rooftop and ground level mechanical equipment shall be screened from public view using architectural treatments consistent with the overall design of the structure.
3. Exterior Materials. Building materials should be durable and appropriate for the district.
 - a. Exterior building façades shall be predominately:
 - i. Brick or brick veneer
 - ii. Stone or stone veneer

- iii. Glass windows and doors
- b. The following materials may be used as secondary building façade materials. Secondary materials shall not cumulatively exceed 20% any façade:
 - i. Concrete panels
 - ii. Decorative or split-face block
 - iii. Architectural/decorative metals
 - iv. Wood or wood composite
 - v. Cementous panels/siding or stucco
- c. The following materials are prohibited exterior building façade materials:
 - i. Smooth face or non-decorative block
 - ii. Asphaltic, fiberglass, vinyl or metal siding
 - iii. Non-decorative metal panels or corrugated metal
 - iv. Plywood, chipboard, rough texture wood siding, or other non-decorative wood
 - v. Imitation/"fake" brick or stone and gravel aggregates

G. 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. Driveway locations must match those on Exhibit B. Relocation shall be approved by the Director of Public Works.
2. Driveway throat length of 18 feet shall be maintained throughout the site.
3. Parking stalls can be reduced to 17.5 feet in length.
4. A 5-foot setback/buffer is required for all parking areas from the property line. This buffer area shall comply with Section 44-1964(2) of Green Bay municipal code with the following exemption:
 - a) Parking buffer areas along Thorndale Street and Frank Street shall have a 100% opaque fence or wall at a height of no less than 42 inches.
5. Building B shall be provided with a minimum of 24 stalls, either underground or surface stalls.
6. Building A shall provide parking in conformance with the Green Bay Zoning Code as uses are determined. Parking for commercial uses shall not exceed three (3) stalls per every 1,000 square feet of rentable space.
7. The establishment of a surface parking lot shall only be allowed in conjunction with the construction of the buildings.

H. 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 the Downtown (D) Zoning District.

- I. 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.

- J. 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, and the following standards:
 1. Trash enclosures shall be integrated into the building's loading zone design.
 2. Trash enclosures shall not be closer than 20' from all right-of-way and parcel lines.

- K. 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. The perimeter landscape buffer between the subject property and Parcel #1-2193 shall contain a 100% opaque, six-foot tall fence, required to abut the property lines between these parcels. This buffer area shall be landscaped with at least 2 trees and 10 shrubs for every 50 linear feet.

- L. Compliance with all the regulations of the Green Bay Municipal Code not covered under the PUD. If not covered as part of this PUD, the base zoning for the parcel shall be considered Downtown (D) Zoning District.

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

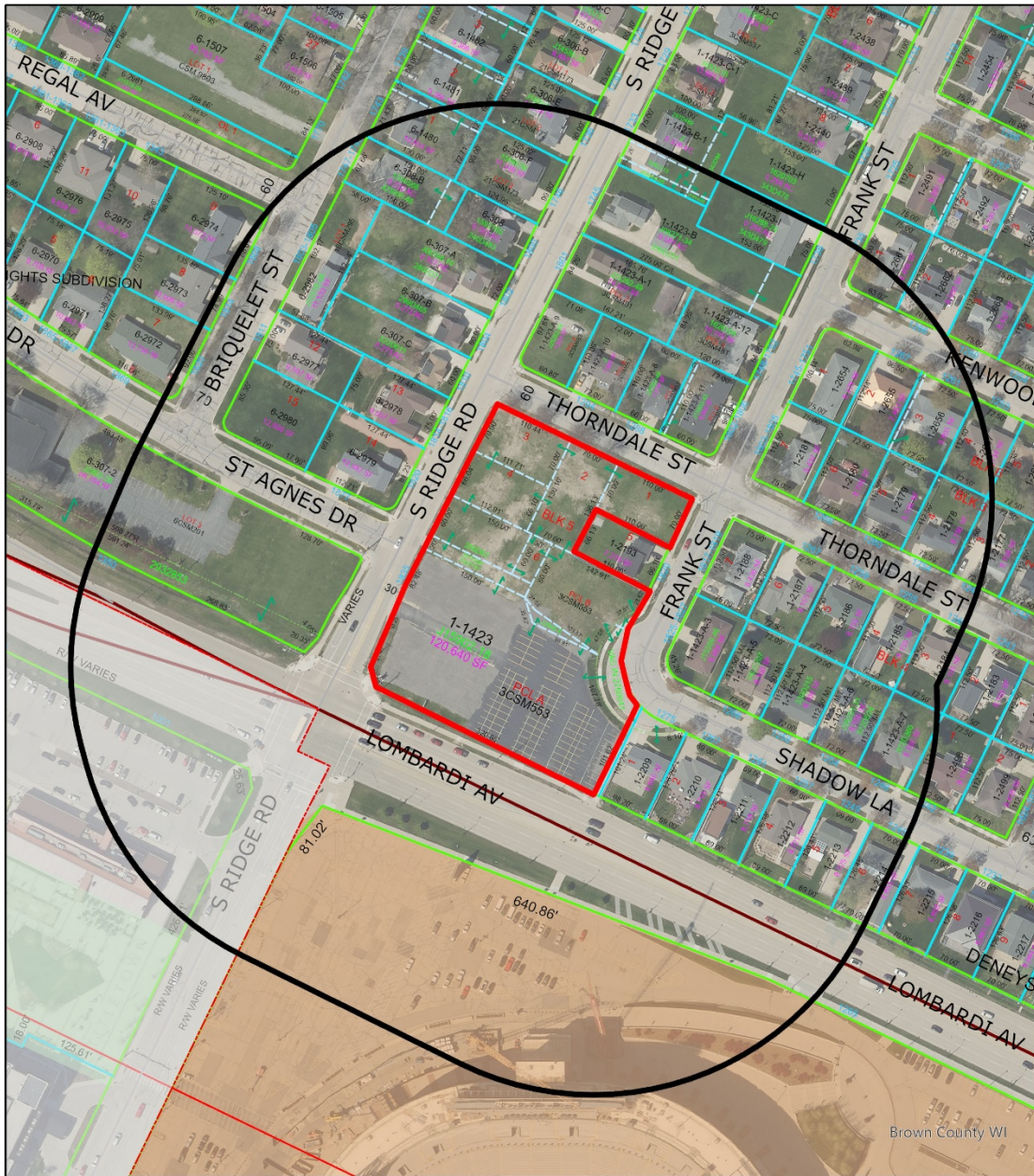
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Attachments:

Exhibit A - Location Map

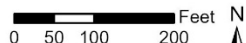
Exhibit B – Site-Building Layout

Exhibit C - Conceptual Plans





1835 S. Ridge Road
Planned Unit Development Amendment



0 50 100 200 Feet 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. 26 May 2026 X:\Planning\Basemaps\template_8.5x11.aprx

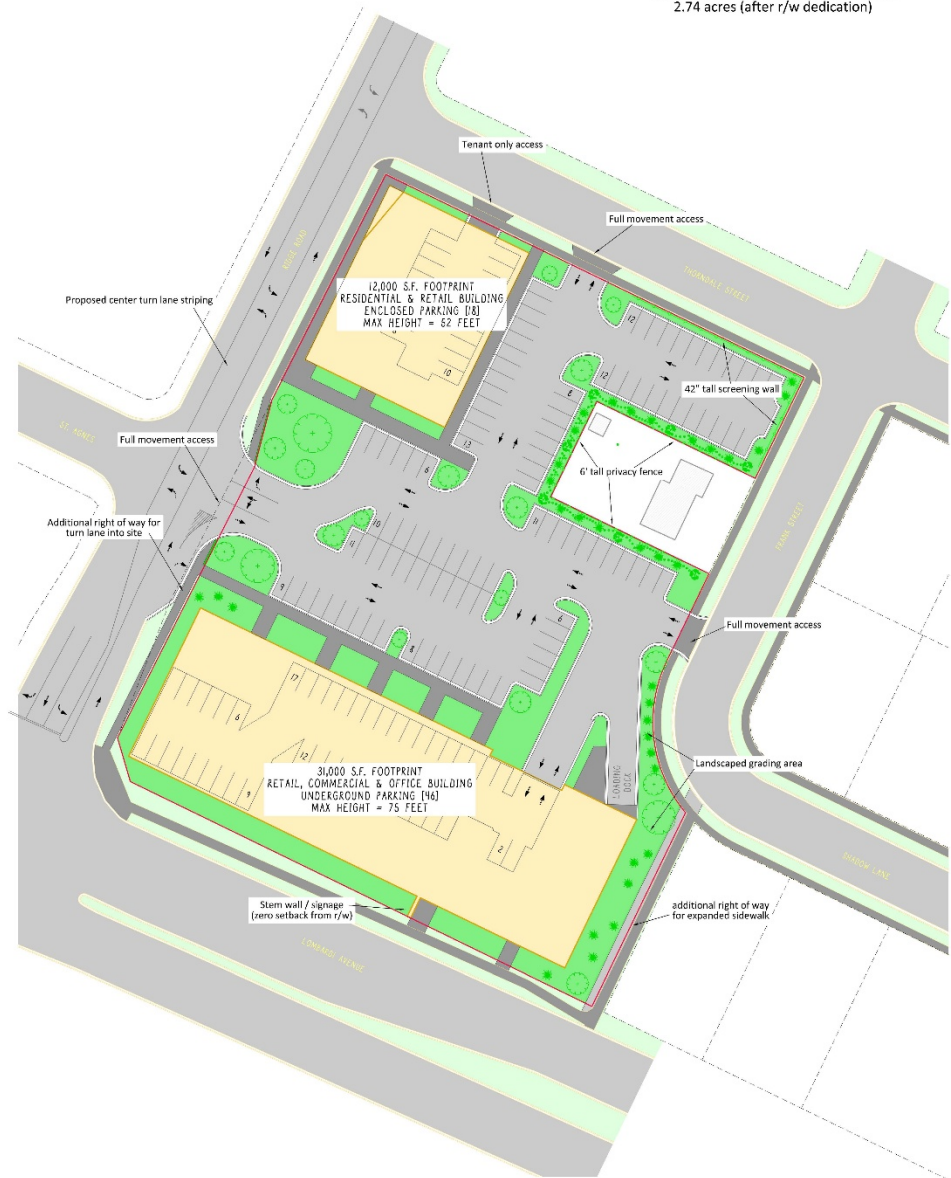
1835 S. Ridge Road

400' Notification Area

- Planned Unit Development -
 City of Green Bay, Brown County, Wisconsin.



Total Parcel Size = 119,358 square feet /
 2.74 acres (after r/w dedication)



PROJECT NO.
 D-12114
 SHEET NO.
 1 OF 1
 DRAWING NO.
 S-3717

Kuehn Ridge Holdings LLC

vierbicher
 planners | engineers | advisors



Planned Unit Development

Lombard Ave., Ridge Rd.,
 Throckmole St. & Frank St.

SCALE
 1" = 50'
 DRAWN BY
 DATE



Corner of Lombardi and Ridge



TIMES SQUARE 24044-01
 07/20/24



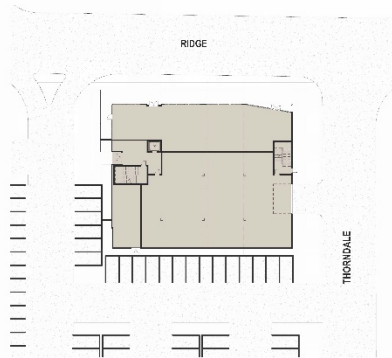
SOUTHEAST CORNER



SOUTHWEST CORNER



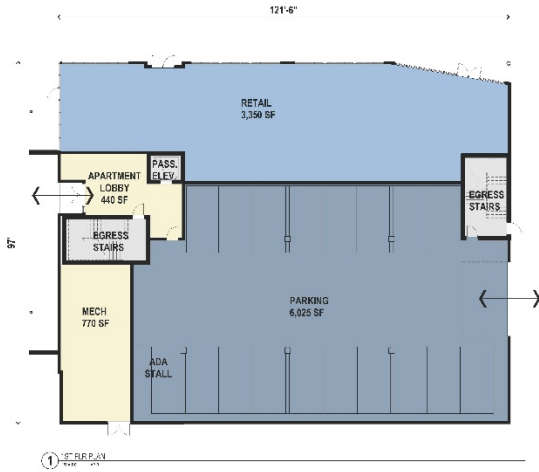
RIDGE AND THORNDALE



SITE

	GSF
4TH FLR	9,777
3RD FLR	9,777
2ND FLR	9,777
1ST FLR	11,781
TOTAL USE	39,576





1ST & 2ND FLOOR

TIMES SQUARE LOUABACHI MULTIFAMILY UNIT 1-8



1 2nd Floor Plan

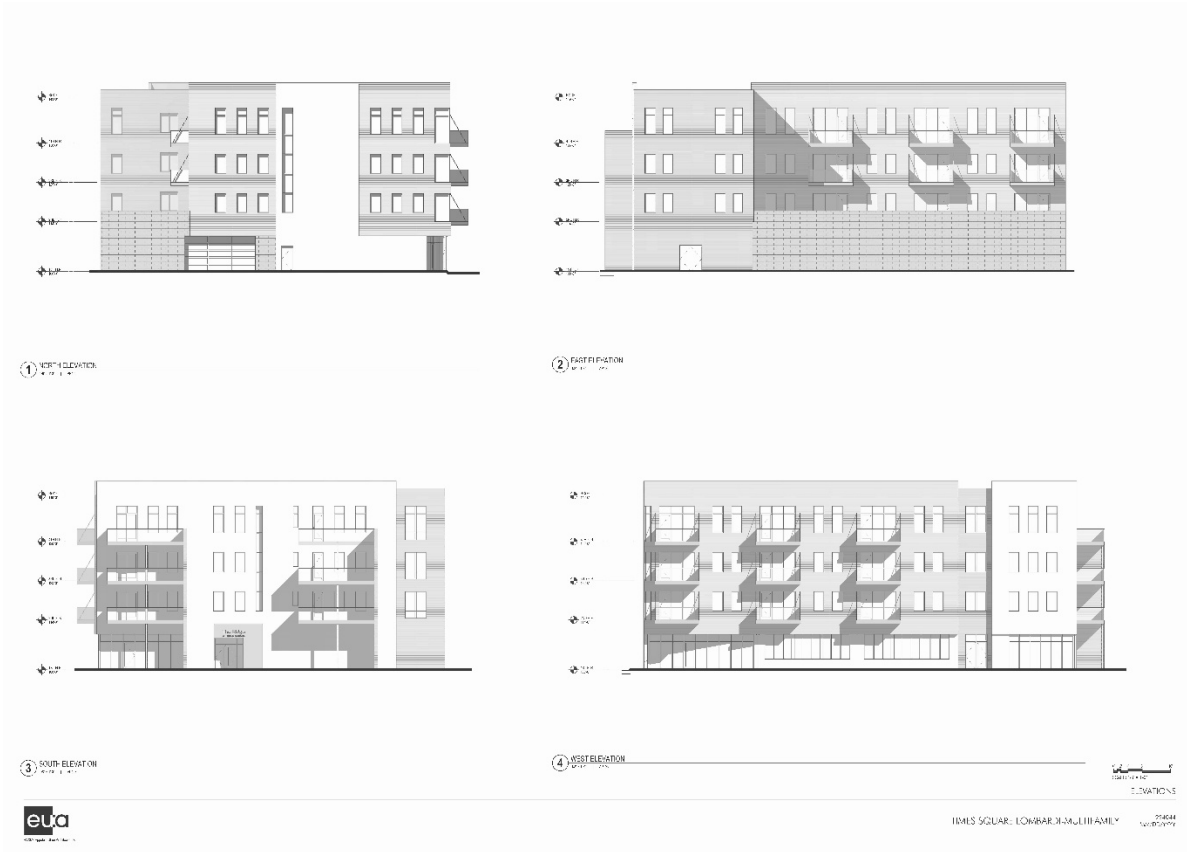


2 2nd Floor Plan



1ST & 2ND FLOOR

TIMES SQUARE LOUABACHI MULTIFAMILY UNIT 1-8



ZONING ORDINANCE NO. 06-26

AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT FOR 1835 S RIDGE ROAD (ZP 26-21)

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:

Part of Lot 16, C.L.A. Tank's Subdivision of Private Claim 12 and of the Northerly 1/2 of Private Claim 13, West Side Fox River, Brown County, Wisconsin, all of Volume 3, Certified Survey Maps, Page 553, Map No. 955, Document No. 732307, Brown County Records, and Part of Lot 1 and all of Lots 2, 3, 4, 5 and 6, Block 5, of Thorndale Subdivision, Volume 8, Plats, Page 42, Document No. 499151, Brown County Records, all in the City of Green Bay, West Side of Fox River, Brown County, Wisconsin, more fully described as follows:

Commencing at the Brown County Surveyor Monument No. 40 Y/Z-14/15(1); thence N25°52'40"E, 539.53 feet to Brown County Surveyor Monument No. 40Y/Z-14/15, being an angle point on the Centerline of Private Claim 13, WSFR, located at the intersection of the centerline of Lombardi Ave and Ridge Road; thence N26°49'26"E, 80.49 feet along the centerline of Ridge Road; thence S63°10'33"E, 38.10 feet to the East right of way of said Ridge Road and the point of beginning; thence N21°01'08"E, 41.60 feet along said East right of way; thence N21°08'08"E, 50.21 feet along said East right of way; thence N26°51'01"E, 298.31 feet along said East right of way to the South right of way of Thorndale Avenue; thence S64°07'51"E, **290.51 feet along said South right of way to the West right of way of Frank Street; thence S25°52'29"W, 70.00 feet along said West right of way; thence N64°07'44"W, 110.05 feet along the North line of Lot 5, Block 5, Thorndale Subdivision, Volume 8, Plats, Page 42, Document No. 499151, Brown County Records; thence S25°48'33"W, 66.11 feet along the West line of said Lot 5; thence S64°06'15"E, 109.97 feet along the South line of said Lot 5 to the West right of way of Frank Street; thence S25°52'29"W, 60.00 feet along said West right of way; thence 101.42 feet along said West right of way being the arc of an 88.81 foot radius curve to the left whose long chord bears S6°50'32"E, 96.00 feet; thence S25°50'01"W, 134.26 feet to the North right of way of Lombardi Avenue; thence N64°03'59"W, 320.75 feet along said North right of way; thence N16°23'16"W, 28.48 feet along a highway vision corner to the point of beginning.** 180.51 feet along said South right of way; thence S25°52'29"W, 66.13 feet; thence S64°07'51"E, 110.00 feet to the West right of way of Frank Street; thence S25°52'29"W, 129.98 feet along said West right of way; thence 101.42 feet along said West right of way being the arc of an 88.81 foot radius curve to the left whose long chord bears S6°50'32"E, 96.00 feet; thence S25°50'01"W, 134.26 feet to the North right of way of Lombardi Avenue; thence

~~N64°03'59"W, 320.75 feet along said North right of way; thence N16°23'16"W, 28.48 feet along a highway vision corner to the point of beginning.~~

Planned Unit Development area contains 120,882 square feet / 2.78 acres, more or less.

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 permit housing with convenient access to commercial facilities as well as the promotion of integrated land uses allowing for a mixture of residential, commercial, and public facilities along corridors and in transitional areas. The overall appearance and design of the site and improvements shall comply with the attached Exhibits and as regulated within this PUD.
- B. Development Site. The area included within this PUD consists of all land described above, currently part of Parcel 1-1423 and 1-2193. ~~A Land Division is required to create a new parcel, as described above, for this PUD to be in effect.~~ A PUD amendment shall be required for any future changes that do not comply with this PUD.
1. Building A is considered the commercial building along the Lombardi Avenue frontage. This building **footprint** is approximately 31,000 square feet **and at least three stories.**
 2. Building B is considered the mixed-use building at the corner of S. Ridge Road and Thorndale Street. This building **footprint** is approximately 12,000 square feet **and at least three stories.**
- C. Land Use Regulations. The principal and accessory land uses which may be established shall be compliant with uses allowed in the Downtown (D) zoning district, with the exceptions of the prohibited uses listed in Section D of this ordinance. A PUD amendment is required for any additional uses. Additionally, the uses shall be as follows:
1. Building A, All Floors: All uses listed in this ordinance
 2. Building B, First Floor: All uses listed in this ordinance
 3. Building B, All Upper Floors: Multi-Family Residential uses only
- D. Prohibited Uses. All below land uses shall be considered prohibited uses within this PUD:
1. Live-Work Units
 2. Rooming House, Boarding House, Shelter Facility
 3. Community Living Arrangement
 4. Convent, Monastery, Seminary
 5. Nursing Home, Assisted Living
 6. Transitional Living Facility

7. All Educational Uses listed in Table 44-5
8. All Institutional and Civic Uses listed in Table 44-5
9. All Public Service and Utility Uses listed in Table 44-5
10. All Drive-Through Facilities
11. Funeral Home
12. Small Appliance Repair Services
13. Currency Exchange
14. Pawnshop
15. All Vehicle Service Uses listed in Table 44-5

E. Dimensional and Area Requirements. Dimensional and area requirements for principal structure on the subject property shall generally comply with Exhibit B and be regulated as follows:

1. Setbacks. Setbacks shall be as follows:
 - a. Lombardi Frontage Setback: No building setback is required along this frontage. The maximum setback is 10 feet from the property line. The parking setback/buffer is a minimum of five (5) feet from the property line. Vision triangle shall be maintained at all intersections.
 - b. Ridge Frontage Setback: No building setback is required along this frontage. The maximum setback is five (5) feet from the property line. The parking setback/buffer is a minimum of five (5) feet from the property line. Vision triangle shall be maintained at all intersections.
 - c. Thorndale Frontage Setback: No building setback is required along this frontage. The maximum setback is five (5) feet from the property line. The parking setback/buffer is a minimum of five (5) feet from the property line. Vision triangle shall be maintained at all intersections.
 - d. Frank Frontage Setback: No building setback is required along this frontage. The maximum setback is five (5) feet from the property line. The parking setback/buffer is a minimum of five (5) feet from the property line.
 1. A 10-to-20-foot landscaped buffer is required west of the pedestrian right-of-way. If this right-of-way is expanded, the minimum landscape buffer area is 10 feet. This buffer area shall comply with Section 44-1964 of Green Bay Municipal Code.
2. Impervious surface shall not exceed 90%.
3. All other dimensional and area provisions, including accessory buildings, shall be regulated under the Downtown (D) Zoning District.

F. Architectural Design Standards. All building elevations shall substantially comply with Exhibit C and subject to the following requirements:

1. Building A shall not exceed 64 feet in height. Building B shall not exceed 53 feet in height.
2. All rooftop and ground level mechanical equipment shall be screened from public view using architectural treatments consistent with the overall design of the structure.
3. Exterior Materials. Building materials should be durable and appropriate for the district.
 - a. Exterior building façades shall be predominately:
 - i. Brick or brick veneer
 - ii. Stone or stone veneer
 - iii. Glass windows and doors
 - b. The following materials may be used as secondary building façade materials. Secondary materials shall not cumulatively exceed 20% any façade:
 - i. Concrete panels
 - ii. Decorative or split-face block
 - iii. Architectural/decorative metals
 - iv. Wood or wood composite
 - v. Cementous panels/siding or stucco
 - c. The following materials are prohibited exterior building façade materials:
 - i. Smooth face or non-decorative block
 - ii. Asphaltic, fiberglass, vinyl or metal siding
 - iii. Non-decorative metal panels or corrugated metal
 - iv. Plywood, chipboard, rough texture wood siding, or other non-decorative wood
 - v. Imitation/"fake" brick or stone and gravel aggregates

G. 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. Driveway locations must match those on Exhibit B. Relocation shall be approved by the Director of Public Works.
2. Driveway throat length of 18 feet shall be maintained throughout the site.
3. **Parking stalls can be reduced to 17.5 feet in length.**
4. A 5-foot setback/buffer is required for all parking areas from the property line. This buffer area shall comply with Section 44-1964(2) of Green Bay municipal code with the following exemption:
 - a) Parking buffer areas along Thorndale Street and Frank Street shall have a 100% opaque fence or wall at a height of no less than 42 inches.
5. Building B shall be provided underground with a minimum of 24 stalls, either underground or surface stalls.
6. ~~Total parking on site shall be a minimum of 80 stalls.~~ **Building A shall provide parking in conformance with the Green Bay Zoning Code**

as uses are determined. Parking for commercial uses shall not exceed three (3) stalls per every 1,000 square feet of rentable space.

- 7. The establishment of a surface parking lot shall only be allowed in conjunction with the construction of the buildings.**

- H. 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 the Downtown (D) Zoning District.

- I. 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.

- J. 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, **and the following standards:**
 - 1. Trash enclosures shall be integrated into the building's loading zone design.**
 - 2. Trash enclosures shall not be closer than 20' from all right-of-way and parcel lines.**

- K. 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. The perimeter landscape buffer between the subject property and Parcel #1-2193 shall contain a 100% opaque, six-foot tall fence, required to abut the property lines between these parcels. This buffer area shall be landscaped with at least 2 trees and 10 shrubs for every 50 linear feet.**

- L. Compliance with all the regulations of the Green Bay Municipal Code not covered under the PUD. If not covered as part of this PUD, the base zoning for the parcel shall be considered Downtown (D) Zoning District.

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

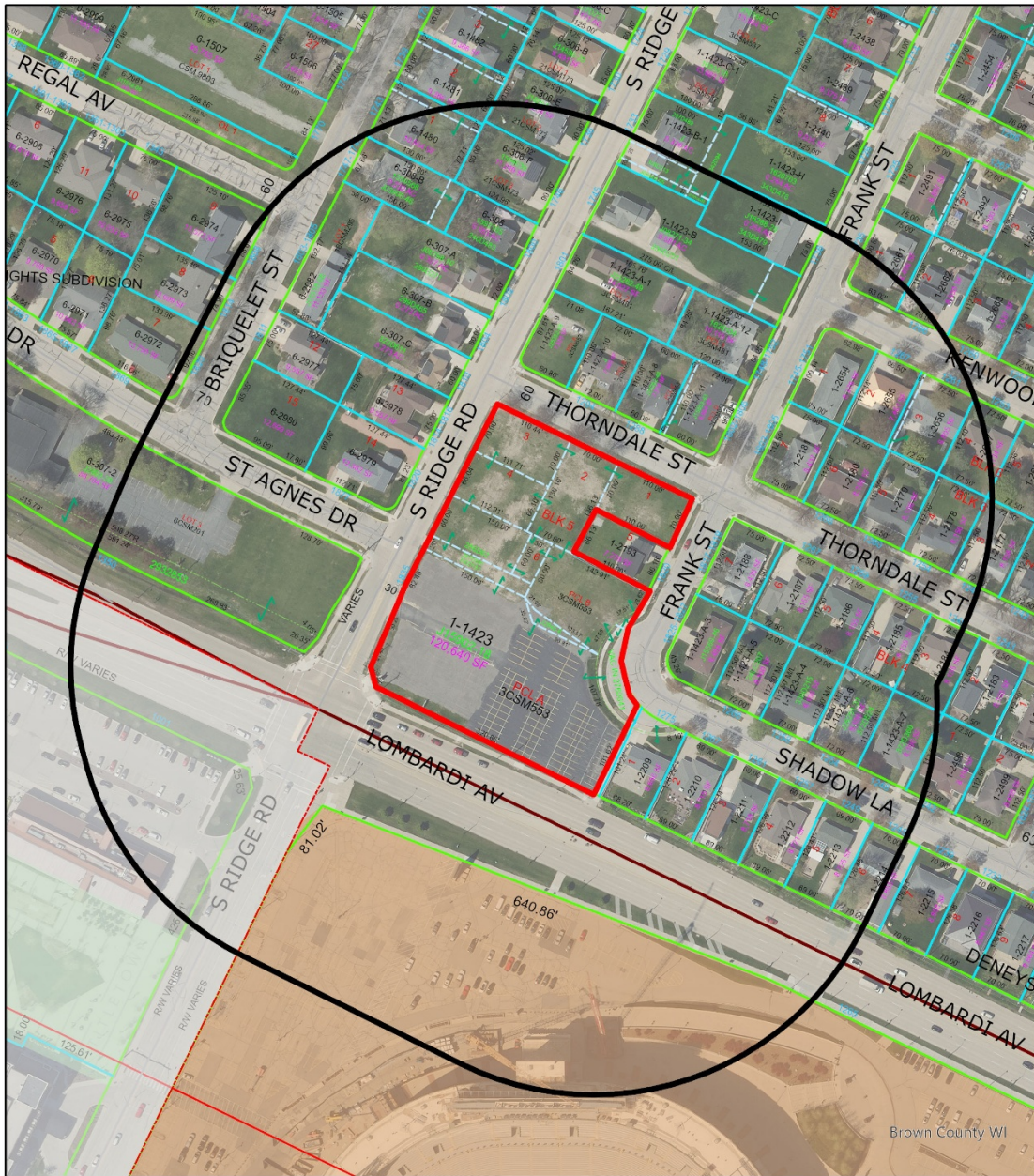
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Attachments:

Exhibit A - Location Map

Exhibit B – Site-Building Layout


Exhibit C - Conceptual Plans




 **1835 S. Ridge Road**
Planned Unit Development Amendment

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. 26 May 2026 X:\Planning\Basemaps\template_8.5x11.aprx

0 50 100 200 Feet N

 1835 S. Ridge Road

 400' Notification Area





Corner of Lombardi and Ridge



TIMES SQUARE 24044-01
 07/09/24



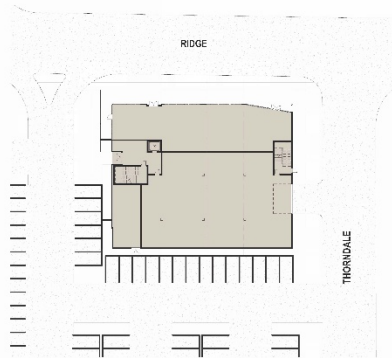
SOUTHEAST CORNER



SOUTHWEST CORNER



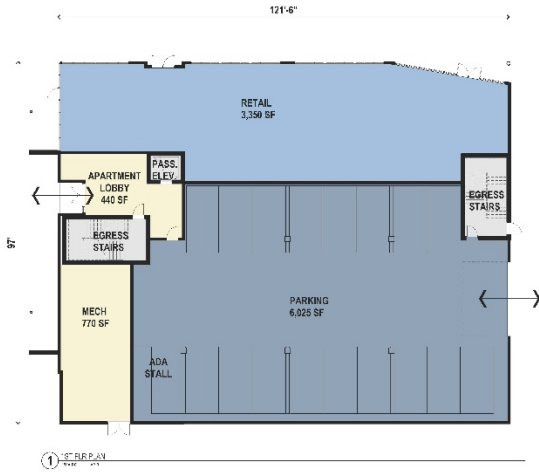
RIDGE AND THORNDALE



SITE

	GSF
4TH FLR	9,777
3RD FLR	9,777
2ND FLR	9,777
1ST FLR	11,781
TOTAL USE	39,576

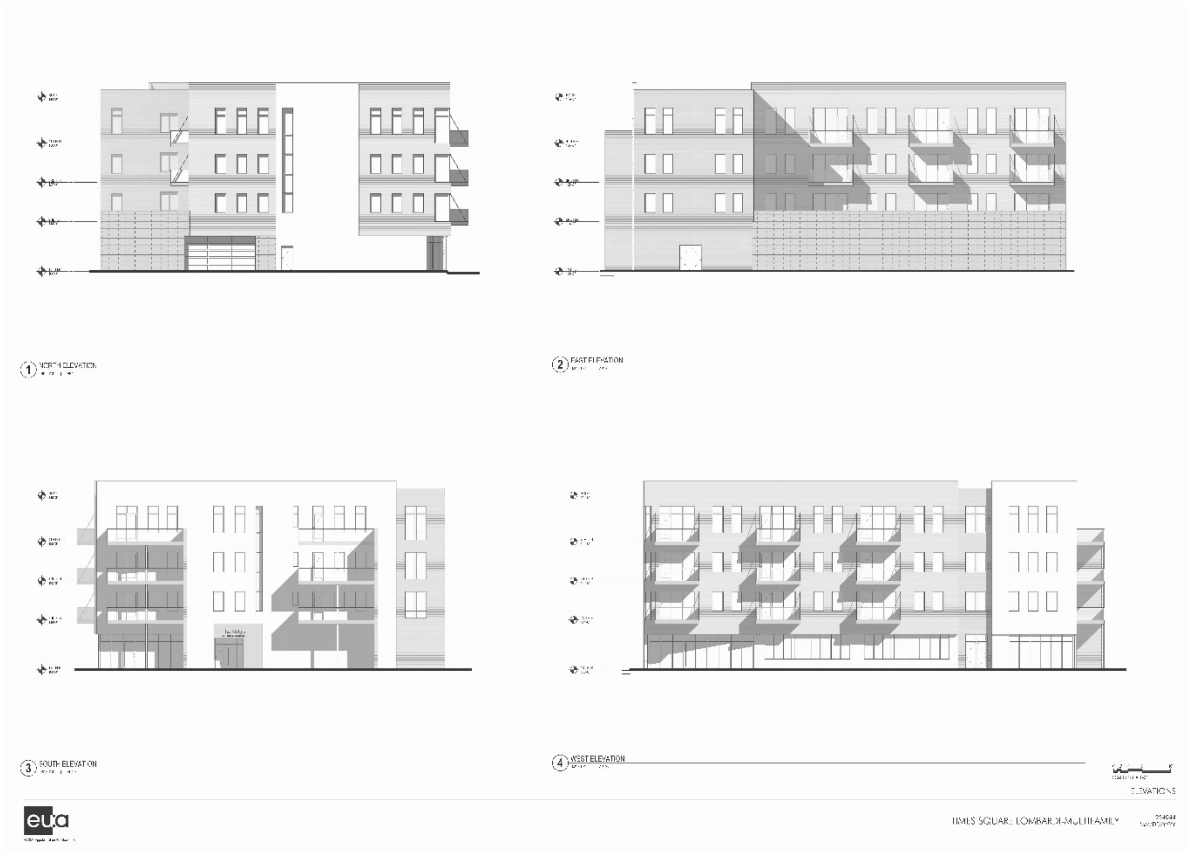




1ST & 2ND FLOOR
 TIMES SQUARE LOUABACHI MULTIFAMILY
 10/20/2021



1ST & 2ND FLOOR
 TIMES SQUARE LOUABACHI MULTIFAMILY
 10/20/2021



MISCELLANEOUS ORDINANCE NO. 03-26

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE
GO BIG GREEN BAY 2050 COMPREHENSIVE PLAN OF THE CITY OF GREEN BAY
PERTAINING TO PROPERTIES LOCATED IN THE
600 BLOCK WOODSIDE ROAD
(CPA 26-03)**

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 Smart Growth 2022 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 Plan Commission of the City of Green Bay, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending the Common Council adopt Comprehensive Plan Amendment CPA 22-01; 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 22-01 is hereby adopted pursuant to Wis. Stats. § 66.1001(4)(c). A copy of the comprehensive plan amendment is attached to this ordinance.

PARCEL 21-365

600 BLOCK OF WOODSIDE ROAD: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF 63 CSM 399 MAP 8900 IN 2818673 BNG PRT OF SW1/4 NE1/4 SEC 35 T24N R21E, TAX PARCEL 21-365-1; THENCE SOUTHERLY ALONG THE WESTERN PROPERTY LINE OF PARCELS 21-365-1 AND 21-365-2, 490.4 FEET SOUTH OF THE RIGHT OF WAY OF HUMBOLDT ROAD; THENCE WESTERLY PARALLEL TO THE

RIGHT OF WAY OF HUMBOLDT ROAD, 335.0 FEET; THENCE NORTHERLY PARALELL TO SAID WESTERN PROPERTY LINE OF PARCELS 21-365-1 AND 21-365-2 TO THE SOUTHERLY RIGHT OF WAY OF HUMBOLDT ROAD; THENCE EASTERLY ALONG SAID SOUTHERN RIGHT OF WAY OF HUMBOLDT ROAD FOR 335.0 FEET TO THE POINT OF BEGINNING.

PARCEL 21-365-1

655 WOODSIDE ROAD: 61,049 SQ FT LOT 1 OF 63 CSM 399 MAP 8900 IN 2818673 BNG PRT OF SW1/4 NE1/4 SEC 35 T24N R21E

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

jl:
Attachments – Location Map



- Proposed Rezone & CPA
- 400' Property Owner Notice

Zoning Petition (ZP 26-22) & (CPA 26-03)
600 Block Woodside Rd
Rezone R1 to R3, Future Land Use: Low Density Residential to Mixed Residential for 335' West of 655 Woodside and 490' South of Humboldt

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by JL

ZONING ORDINANCE NO. 07-26

**AN ORDINANCE REZONING THE PROPERTY LOCATED ALONG
THE 600 BLOCK OF WOODSIDE ROAD (PARCEL 21-365)
FROM LOW DENSITY RESIDENTIAL (R1) DISTRICT
TO VARIED-DENSITY RESIDENTIAL (R3)
(ZP 26-22)**

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, known as a portion of the 600 Block of Woodside Road from Low Density Residential (R1) District to Varied Density Residential (R3) District:

600 BLOCK OF WOODSIDE ROAD: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF 63 CSM 399 MAP 8900 IN 2818673 BNG PRT OF SW1/4 NE1/4 SEC 35 T24N R21E, TAX PARCEL 21-365-1; THENCE SOUTHERLY ALONG THE WESTERN PROPERTY LINE OF PARCELS 21-365-1 AND 21-365-2, 490.4 FEET SOUTH OF THE RIGHT OF WAY OF HUMBOLDT ROAD; THENCE WESTERLY PARALELL TO THE RIGHT OF WAY OF HUMBOLDT ROAD, 335.0 FEET; THENCE NORTHERLY PARALELL TO SAID WESTERN PROPERTY LINE OF PARCELS 21-365-1 AND 21-365-2 TO THE SOUTHERLY RIGHT OF WAY OF HUMBOLDT ROAD; THENCE EASTERLY ALONG SAID SOUTHERN RIGHT OF WAY OF HUMBOLDT ROAD FOR 335.0 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.

ZONING ORDINANCE NO. 07-26

PAGE 3

APPROVED:



Mayor

ATTEST:

Clerk

jl
Attachment – Map



<p> Proposed Rezone & CPA</p> <p> 400' Property Owner Notice</p> <p><small>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.</small></p>	<p>Zoning Petition (ZP 26-22) & (CPA 26-03)</p> <p>600 Block Woodside Rd</p> <p>Rezone R1 to R3, Future Land Use: Low Density Residential to Mixed Residential for 335' West of 655 Woodside and 490' South of Humboldt</p>
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License Appeal

- Use this form to submit an appeal for a license which was either not renewed or revoked.
- Appeal up to 10 days after the date you received the non-renewal letter.
- Attach the denial letter you received.
- Appeal will be heard before the Common Council, as a quasi-judicial hearing.
- The Clerk's office will send you a notice regarding your quasi-judicial hearing.
- Provide verbal testimony and/or present evidence at your hearing.
- Attend the quasi-judicial hearing, in person only.

Appellant's Name: Julio Govea

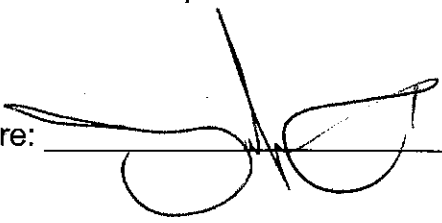
License Address: 1911 University Ave Green Bay, WI 54302

E-mail: firstalatin4@gmail.com Phone Number: 920-492-0223

License to Appeal: Liquor Licenses

I attached supporting documentation.

The information on this form is true and correct to the best of my knowledge. I understand that this form and any attachments are public records and are provided to the Committee and Common Council.

Applicant Signature: 

June 4, 2026

Green Bay Common Council

Re: Appeal of Non-Renewal of Liquor License – Fiesta Latina

Dear Members of the Common Council,

I respectfully submit this appeal regarding the decision not to renew the liquor license for Fiesta Latina Restaurant Bar.

First, I want to acknowledge and respect the concerns raised by the City regarding my business. I understand the importance of public safety and compliance with liquor license regulations. I am not asking the Council to ignore those concerns. Instead, I am asking for the opportunity to demonstrate that I can successfully operate under a different business model that focuses on food service rather than nightlife.

Since the underage sale violation in 2025, I have implemented and consistently used an ID scanning system at my establishment. Since implementing these procedures, there have been no additional underage alcohol violations. I maintain records showing thousands of ID scans and can provide documentation demonstrating the continued use of this system. Security personnel, surveillance cameras, and ID verification procedures have become a regular part of our operation.

I would also like the Council to consider my previous experience operating El Pastorcito Mexican Restaurant at 741 Abrams Street, Suite 5, Green Bay, Wisconsin. I held liquor licenses for that restaurant from approximately 2017 through 2025. During those years, I successfully operated under a restaurant-focused model and renewed my liquor license year after year without violations involving underage alcohol sales, serving intoxicated persons, or public safety concerns.

I am submitting copies of prior liquor licenses issued by the City of Green Bay for El Pastorcito as evidence of my ability to responsibly operate a licensed establishment.

I would also like the Council to know that I have never intentionally ignored the directions, requests, or concerns of the Green Bay Police Department or City officials. Throughout my years as a business owner in Green Bay, I have always attempted to cooperate with law enforcement, comply with regulations, and address concerns when they have been brought to my attention.

I am grateful for the opportunities that the City of Green Bay has provided me as a business owner over the years. Green Bay has allowed me to build businesses, support my family, create jobs, and serve the community. For that reason, I take the concerns raised by the City very seriously and respectfully ask for the opportunity to demonstrate that I can successfully operate under a revised restaurant-focused business model.

After reviewing the concerns raised by the City, I believe many of the issues occurred during the late-night hours associated with DJs, nightclub-style entertainment, and a bar atmosphere. For that reason, I am willing to completely change the direction of Fiesta Latina and return to the type of operation that I successfully maintained for many years at El Pastorcito.

If granted the opportunity to continue operating, I am willing to immediately implement the following changes:

- Operate primarily as a Mexican restaurant focused on food service.
- Eliminate DJs, nightclub-style entertainment, and late-night party promotions.
- Eliminate the nightclub atmosphere entirely.
- Close earlier, with proposed business hours of 11:00 AM to 12:00 Midnight.
- Continue using ID scanners, surveillance cameras, and security procedures.
- Fully cooperate with any reasonable conditions imposed by the City.

My goal is not to continue operating as a late-night bar. My goal is to operate a family-oriented Mexican restaurant where food is the primary focus of the business. Alcohol sales would become a much smaller part of the operation and would primarily serve as a complement to meals, similar to the business model I successfully operated for many years at El Pastorcito.

I believe these changes will significantly reduce the concerns raised by the City while allowing me to continue serving the Green Bay community in a responsible manner.

This business supports my family, my employees, and the families who depend on the jobs created by Fiesta Latina. I respectfully request the opportunity to demonstrate that I can operate responsibly under this revised restaurant-focused model.

Thank you for your time, consideration, and the opportunity to be heard.

Respectfully,

Julio Salvador Govea Cisneros
Fiesta Latina Restaurant Bar
1911 University Avenue
Green Bay, WI 54302

Safety Plan – Fiesta Latina Restaurant Bar

Location: 1911 University Avenue, Green Bay, Wisconsin 54302

Owner: Julio Salvador Govea Cisneros

Personal Address: 3505 Bay Highland Circle, Green Bay, Wisconsin 54311

Phone Number: 920-492-0223

1. Objective

To ensure the safety of customers, employees, and the establishment, while complying with local laws and regulations related to health and alcohol.

2. Safety Rules

- On Fridays and Saturdays, after 10:00 P.M., individuals under the age of 21 are not allowed to enter the premises.
- All staff must check IDs of anyone who wishes to consume alcohol, using the scanner to verify the validity of IDs.
- The sale of alcoholic beverages to minors is strictly prohibited. Violations may result in the loss of the restaurant's liquor license.
- In case of conflicts or situations that get out of control, the owner or manager commits to immediately contacting the police.
- Staff will be trained in ID verification policy, emergency management, and preventive measures to avoid incidents.
- Security camera recordings will be stored for 14 days, as required by the Police Department.

3. Owner's Personal Commitment

- Maintaining a safe and respectful environment for all customers and employees.
- Strictly complying with laws regarding alcohol sales and safety regulations.
- Acting immediately in case of any altercation or situation that may endanger people inside the restaurant.
- Ensuring that all staff members are trained and consistently apply these safety rules.
- Guaranteeing that security cameras remain operational and that recordings are kept for a minimum of 14 days.

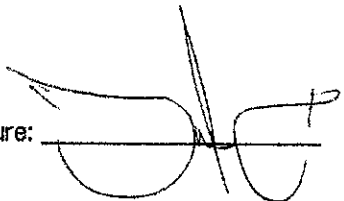
4. Review and Update

This plan will be reviewed every six months or whenever local regulations change, to ensure it continues to comply with safety standards.

5. Licensee Statement of Understanding

I, Julio Salvador Govea Cisneros, as the licensee and owner of Fiesta Latina Restaurant Bar, acknowledge and understand that if I fail to comply with this abatement and safety plan, or if I fail to take the actions discussed with the City at the meeting, the City of Green Bay may proceed with efforts to revoke, suspend, or not renew my license.

Owner's Signature:



Date:

08-30-25

EXHIBIT C – ORIGINAL SECURITY PLAN

Attached is a copy of the original security plan submitted at the time Fiesta Latina Restaurant Bar opened.

I respectfully provide this document to demonstrate that the original security plan did not contain a specific requirement regarding camera footage retention beyond the capability of the system being used at that time.

My understanding was that the camera system would retain footage according to its available storage capacity. At no time was my intention to avoid cooperation with law enforcement or to withhold information. Throughout my time operating licensed establishments, I have consistently worked with the Green Bay Police Department and have responded to requests when made.

Once concerns regarding camera retention were brought to my attention, I took steps to increase the retention period to approximately 14 days in order to better assist future investigations and demonstrate my commitment to cooperation and public safety.

I respectfully submit this document as additional context regarding my efforts to comply with all expectations and to continue improving my business operations.

Respectfully,

Julio Govea
Fiesta Latina Restaurant Bar

Business Security Plan

Business Security Plan

Thank you for your interest in obtaining an alcohol license from the City of Green Bay. Running a tavern or restaurant can be very rewarding, but it also poses unique challenges that are not present in other types of businesses. But you can succeed with the right preparation, plan and attitude. A big factor unique to alcohol licensing is the extra state and local regulations placed upon the business owner.

The City of Green Bay asks licensees to provide a Security Plan to ensure they understand the laws surrounding alcohol licenses and any unique rules that apply to their specific business.

You will also be asked to complete a license stipulation agreement upon meeting with the community police officer. A copy of the License Stipulation sets forth more requirements which are specific to your business. The License Stipulation is a legally binding document which lays out certain duties and restrictions that are particular to your business, and it must be signed by you and your community police officer. The Police Department will be in contact with the agent to set up this meeting upon a licensee submitting a complete application to the Clerk's Office.

The following security plan represents the Licensee's anticipated operations and procedures. It is a collection of guidelines that are not legally binding on the Licensee, but are intended to give the Police Department, Green Bay Common Council and the public a good picture of what the Licensee believes his or her business will look like and how it will operate. While the Licensee will not receive any citations for deviating from this security plan, it is a good idea to follow these guidelines because the Council may consider during renewal time how closely you follow your plan. If you deviate too far from your security plan and fail to update it at renewal time, it could adversely affect your license status.

Sincerely,

Celestine Jeffreys, City Clerk

Business Contact Information

Legal Entity Name*

Fiesta latina restaurant bar llc

I intend to operate under the new alcohol license within 60 days of the Common Council granting this license. If it is more than 60 days, it is my responsibility to reach out to the Clerk's Office to request an extension. *

- Yes
 No

I understand that prior to being issued a liquor license, I must pay the appropriate fees and call (920)448-3300 to schedule and pass an inspection. *

- Yes
 No

I understand that I should reach out to the Brown County Health Department at (920) 448-6400 and the Green Bay Assessor's Office at (920) 448-3066 or alex.drews@greenbaywi.gov to inform them I am applying for a new liquor license.*

- Yes
 No

Once issued, I understand that any changes to my liquor license should be communicated to the Clerk's Office at (920) 448-3010 or clerk@greenbaywi.gov to determine any additional steps. *

- Yes
 No

(For Class B Reserve Licensees Only) I understand a municipality may not rebate or refund the initial issuance fee of a reserve "Class B" License (including through any grant or tax credit program). The reserve license is also not transferrable and should I surrender my license to another legal entity, the new legal entity must apply for an available or reserve liquor license)

- Yes
 No

By signing below, I agree that the security plan set forth above accurately represents my policies, procedures, and goals in running my business.

SIGNATURE

First Name

Julio

Last Name

govea

COMMUNITY IMPACT

Neighborhood*

I don't think it has a bad impact on the community I do, my best to make it have a good impact on the community

How will this business may impact the neighbors and how does Licensee intend to reduce any negative impact which may result?

Police Services*

working as a team with the police and following the suggestions they make for

How will this business may impact police services and how does Licensee intend to reduce any negative impact which may result?

Compliance with Laws*

following the rules and teaching the rules to all staff members

How will this business will ensure compliance with city ordinances, state statutes and state administrative code?

REQUIRED CONTACTS AND FILINGS

I understand that liquor/beer license renewal applications are due April 15 of every Year, regardless of when license was initially granted.*

- Yes
 No

I understand that prior to appearing before the Protection & Policy Committee Meeting I first must meet Green Bay Police Department to review the business security plan.*

- Yes
 No

% Other

[Empty box for % Other description]

If applicable, describe "Other".

INTERNAL OPERATIONS- FOR CLASS A LICENSEES ONLY

Cigarette License?

No

License Premises:

[Empty box for License Premises description]

Where the alcohol will be on the sales floor and how will it be locked up after hours (if applicable).

Operations:

OPERATIONS:

Hours of Operation:

MONDAY 11 am to 12am TUESDAY 11am to 12am WEDNESDAY 11am to 12am THURDAY 11am to 12am FRIDAY 11am to 2am SATURDAY 11 am to 2am SUNDAY 11am to 12am

Manager, if any:

Julio govea

[Empty box for additional information]

Bar Staff Information:

2 Bartenders .2 waitress

Number of staff on hand at certain times of operation; prior staff experience; how many bartenders/bar staff/etc. on during peak hours; staff training; whether requiring NWTTC training course or operator's license for all or just some staff; other training focused on catching U/A persons, identifying intoxicated persons, etc.

Security Staff Information

2 bouncer on weekends

Number of staff on hand at certain times of operation; prior staff experience; how many bouncers/etc. on during peak hours; staff training; whether attending Professional Communications course offered by PD; other training focused on catching U/A persons, identifying intoxicated persons, etc.

Atmosphere

it's going to be a mexican restaurant with a bar

Describe what type of music, food, entertainment, amusement devices, and clientele Licensee will promote or focus on.

Dress Code

N/A

Describe dress code, and restrictions on access for those who violate dress code, plan on how to handle anyone who argues about dress code.

% Alcohol

50%

% Food

50%

Anticipated Opening Date:*

January-1-2023

Include any improvements to property that are active and needed prior to opening location. A waiver must be requested if anticipated opening date is more than 60 days from granting date.

Outdoor Areas and Fencing Description

N/A

Enter outdoor areas that are part of your license premises including Click n' Collect. Pictures are also required for an out area.

Pictures

No file chosen

If you license premises includes outdoor areas.

INTERNAL OPERATIONS-FOR CLASS B & C LICENSEES ONLY

Are You Part of The Brown County League?

Yes

No

Agent's Name: *

Julio govea

[enter agent's name or "N/A"]

Agent's Phone Number:*

9207846417

Business E-mail:

fesfatatn4@gmail.com

to setup initial meeting with Police Department

Business Address*

1348 hasting st

City

Green Bay

State*

WI

Zip Code*

54301

Address to Mail Legal Documents:*

1348 hasting st

All legal communication and renewal notices will be sent to this address. Renewal notices from Inspections will be mailed in January. Renewal notices from the Clerk's Office will be mailed in March.

City

Green Bay

State

WI

Zip Code

54301

Address to Mail Liquor License:*

1348 hastling st

City

Green Bay

State

WI

Zip Code

54301

License Type:*

Class "B" Beer and "Class B" Liquor

Own/Lease*

OWN

Does the Applicant own or lease the building?



Landlord name and address

n/a

Building Capacity:*

99

Parking Capacity/Availability*

24

Enter capacity, determined by fire code.

Enter if private parking lot included in business or if public parking is used; if private, include size, number of spots and location in relation to building; if public, include how Licensee intends to monitor patrons as they leave premises.

Electronic Signature Agreement*

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document; 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

I agree.

Electronic Signature*

Julio govea

—Electronic Signature Agreement*

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

I agree.

Electronic Signature*

Julio govea

ADVERTISED
MAXIMUM

Exhibit A - El Pastorcito Liquor License Renewal

No. 20090

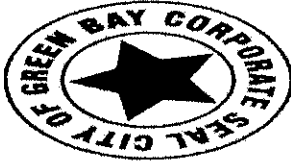
CITY OF GREEN BAY BUSINESS LICENSE

WHEREAS, Common Council of the City of Green Bay, County of Brown, Wisconsin, has, upon application duly made, granted and authorized the issuance of the license(s), indicated below to EL PASTORCITO MEXICAN RESTAURANT LLC, DBA PASTORCITO MEXICAN RESTAURANT, JUDIS SANCHEZ GONZA, AGENT pursuant to Wisconsin State Statutes Chapter 125 and/or local Ordinances Chapter 4;

AND WHEREAS, the said applicant has paid the Treasurer the sum indicated below for the license(s) indicated as required by Wisconsin State Statutes and/or local Ordinances, and has complied with all the requirements necessary for obtaining such license(s);

THE FOLLOWING LICENSE(S) ARE HEREBY ISSUED to said applicant at 741 ABBINS ST, GREEN BAY, WI 54302, RESTAURANT, COOLERS & STORAGE ROOM, STATE 5 FROM JULY 01, 2025 through JUNE 30, 2026.

"Class B" Liquor Renewal 475.00
Class "B" Beer Renewal 75.00



[Signature]
City Clerk

10000619

Exhibit B - El Pastorcito Liquor License Renewal

No. 21362

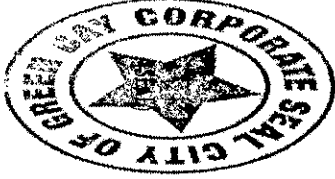
**CITY OF GREEN BAY
BUSINESS LICENSE**

WHEREAS, Common Council of the City of Green Bay, County of Brown, Wisconsin, has, upon application duly made, granted and authorized the issuance of the license(s), indicated below to EL PASTORCITO MEXICAN RESTAURANT LLC, (EL PASTORCITO MEXICAN RESTAURANT), JULIO SALVADOR GOMEZ, ASBMT pursuant to Wisconsin State Statutes Chapter 125 and/or local Ordinances Chapter 4;

AND WHEREAS, the said applicant has paid the Treasurer the sum indicated below for the license(s) indicated as required by Wisconsin State Statutes and/or local Ordinances, and has complied with all the requirements necessary for obtaining such license(s):

THE FOLLOWING LICENSE(S) ARE HEREBY ISSUED to said applicant at 741 ABRAMS ST, GREEN BAY, WI 54302, RESTAURANT, COOLERS & STORAGE ROOM, SUITE 5 from JULY 01, 2023 through JUNE 30, 2024.

*Class 3rd Liquor Renewal 400.00
Class "g" Beer Renewal 100.00



City Clerk

10009533

Exhibit C - El Pastorcito Liquor License Renewal

No. 21022

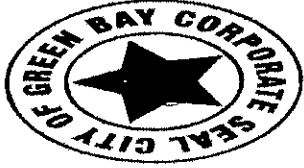
CITY OF GREEN BAY
BUSINESS LICENSE

WHEREAS, Common Council of the City of Green Bay, County of Brown, Wisconsin, has, upon application duly made, granted and authorized the issuance of the license(s), indicated below to EL PASTORCITO MEXICAN RESTAURANT LLC (EL PASTORCITO MEXICAN RESTAURANT) JIMBO SALVADOR GOMEZ, AGENT pursuant to Wisconsin State Statutes Chapter 125 and/or Local Ordinances Chapter 4;

AND WHEREAS, the said applicant has paid the Treasurer the sum indicated below for the license(s) indicated as required by Wisconsin State Statutes and/or local Ordinances, and has complied with all the requirements necessary for obtaining such license(s);

THE FOLLOWING LICENSE(S) ARE HEREBY ISSUED to said applicant at 741 ABBAS ST. GREEN BAY, WI 54302, RESTAURANT, COOLERS & STORAGE ROOM, SUITE 5 FROM JULY 01, 2024 through JUNE 30, 2025.

Class 7th Beer Renewal 75.00
*Class 9th Liquor Renewal 475.00



City Clerk

18002709

Exhibit D - ID Scanner Summary

Filters 06/06/2025 12:00 AM To 06/06/2026 11:59 PM

List Profile Photo Live Photo Face Match

Search

Filter



Total 7681



4634 33

Male Average
Visitors Age



2375 33

Female Average
Visitors Age



672 33

Not Stated Average
Age

Exhibit E - Busiest Day Statistics

Busiest Day of the Week

Previous 12 months

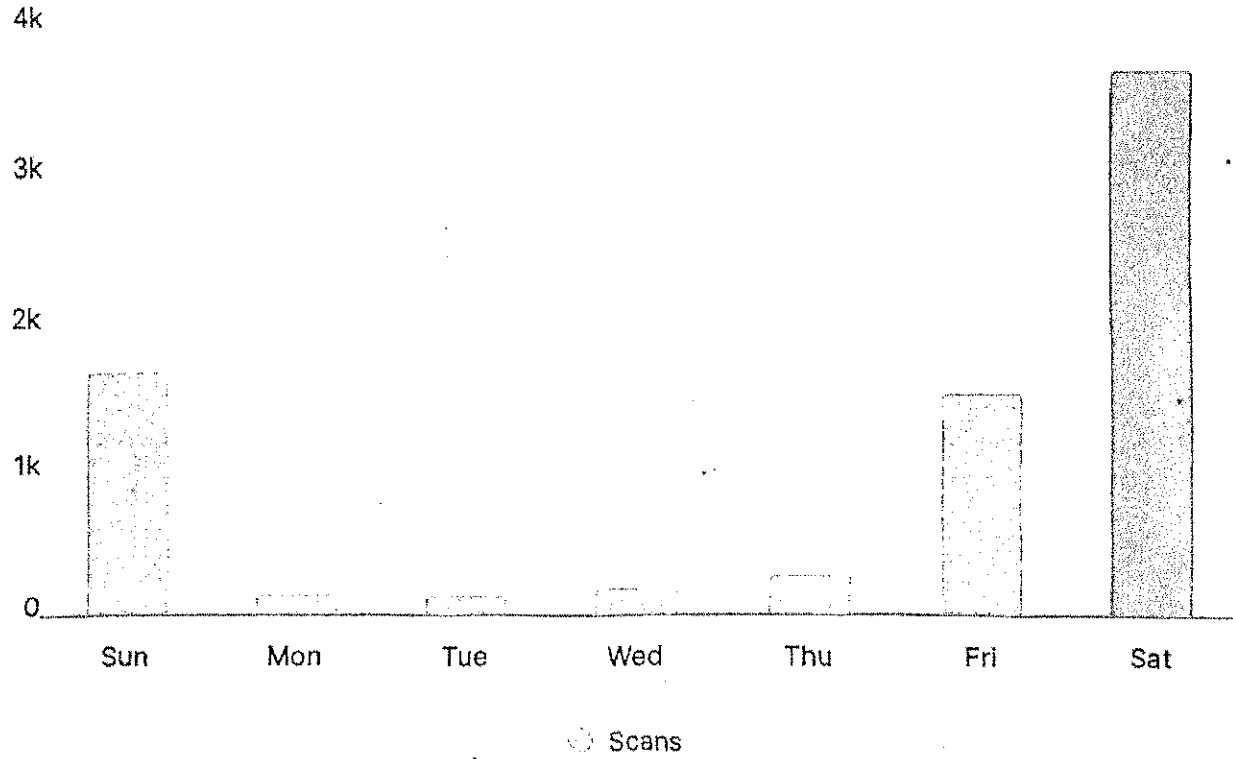


Exhibit F - 12 Month Trend

12 Month Trend

Previous 12 months

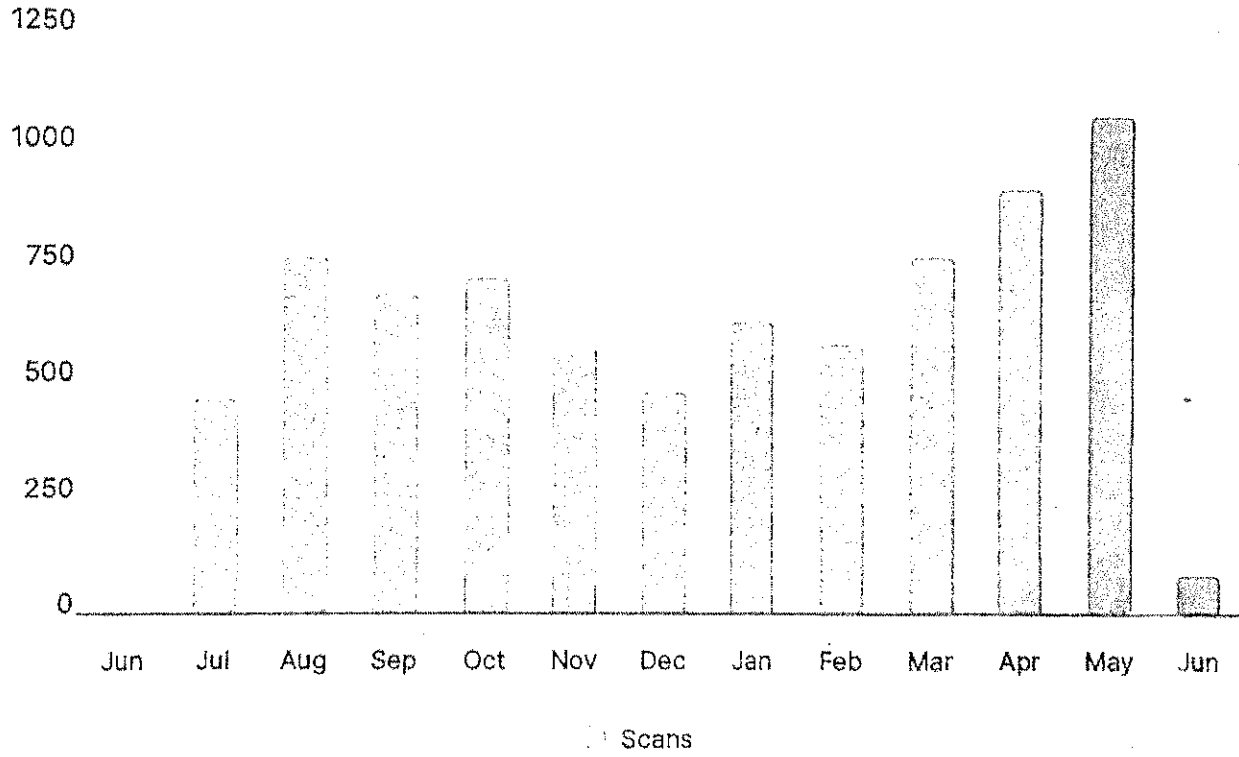
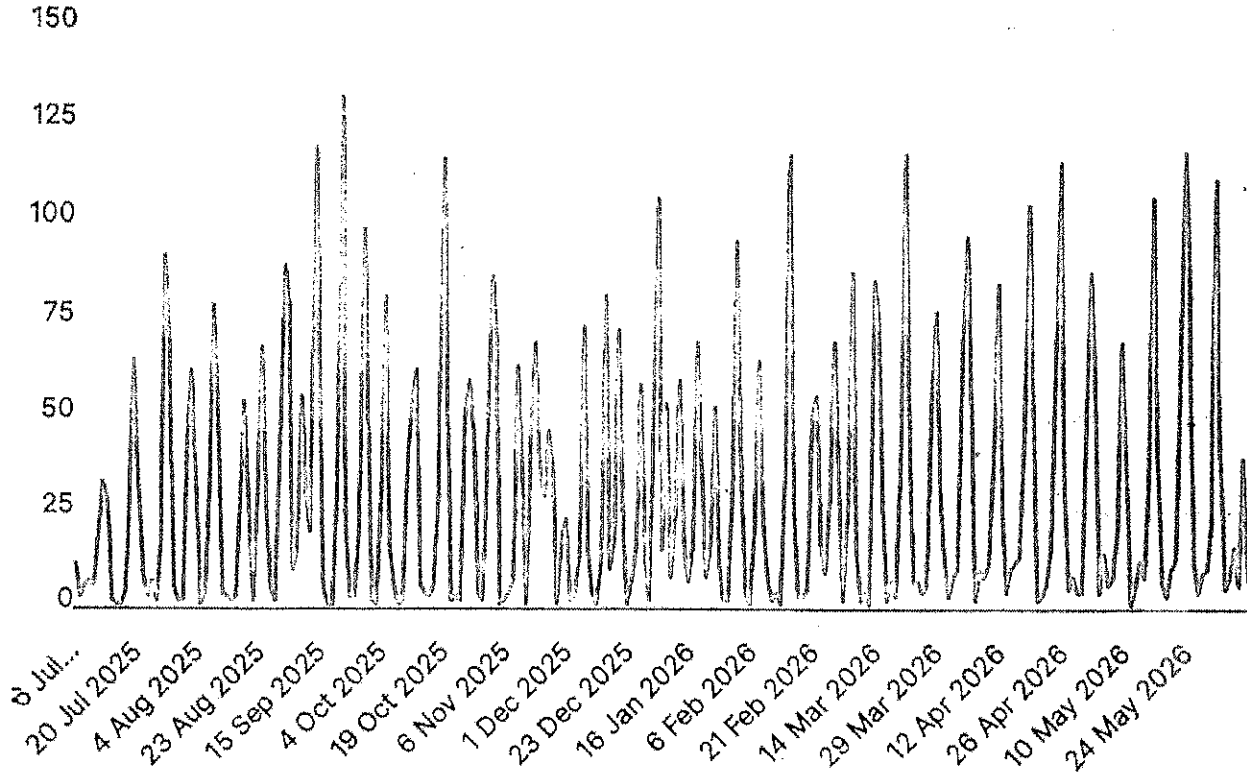


Exhibit G - Scanner Activity Report

Scans

Scans

Previous 12 months





Clerk's Office
100 N. Jefferson St., Rm 106
Green Bay, WI 54301-5026
clerk@greenbaywi.gov
www.greenbaywi.gov
Phone: 920-448-3010
Fax: 920-448-3016

May 28, 2026

VIA CERTIFIED MAIL

Fiesta Latina
1911 University Ave
Green Bay, WI 54302

Dear Liquor Licensee,

Pursuant to Green Bay Municipal Code Section 4-9, we are notifying you that the Green Bay Common Council has voted not to renew your Massage Establishment License for the 2026-27 license year based on the following grounds:

Fiesta Latina – 1911 University Ave, Green Bay, WI

2024 – Citation for Violation of Stipulation Agreement x2, Warning for Disorderly House, Warning for Noise Violation

25-222616 – 05/15/25 – Citation issued for Stipulation Agreement violation when an officer conducted an OWI traffic stop from underage patron coming from this bar, when officers asked for video, the owner said that the video footage was no longer available

25-232292 – 07/06/25 – Citation issued for Procuring Alcohol for an Underage Person and Written Warning for Violation of Stipulation Agreement

Correction Meeting – 07/17/2025

26-220105 – 03/15/26 – Citation issued for Serving an Intoxicated Person

26-220106 – 03/14/26 – Citation issued for Serving an Intoxicated Person.

You have the right to appeal this ruling. Please submit the attached form to the Clerk's office (information above) within ten (10) days of your receipt of this correspondence. Your appeal will be heard before the Council as a Quasi-Judicial hearing.

If you have any questions, please reach out to my office.

Sincerely,

Celestine Jeffreys, Clerk

Mailer: City of Green Bay

Date Produced: 06/04/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8325 6520 47. Our records indicate that this item was delivered on 06/03/2026 at 11:42 a.m. in GREEN BAY, WI 54302. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

1911 UNIVERSITY AVE
GREEN BAY, WI 54302-3623

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

Sincerely,
United States Postal Service

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

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

FIESTA LATINA
1911 UNIVERSITY AVE
GREEN BAY WI 54302-3623

Customer Reference Number: C6868339.42082092



Return address:

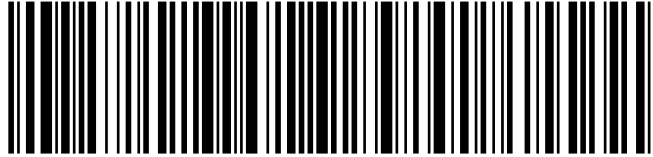
CITY OF GREEN BAY
100 NORTH JEFFERSON STREET
GREEN BAY WI 54301

Recipient address:

FIESTA LATINA
1911 UNIVERSITY AVE
GREEN BAY WI 54302-3623

MAILING DATE: 05/28/2026
DELIVERY DATE: 06/03/2026

USPS CERTIFIED MAIL



9214 8901 9403 8325 6520 47

USPS Tracking Label Number: 9214 8901 9403 8325 6520 47

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	GREEN BAY,WI 54301	05/28/2026 14:00
SHIPMENT RECEIVED ACCEPTANCE PENDING	GREEN BAY,WI 54303	05/28/2026 17:29
ORIGIN ACCEPTANCE	GREEN BAY,WI 54301	05/29/2026 10:33
PROCESSED THROUGH USPS FACILITY	GREEN BAY WI DISTRIBUTION CENTE 54303	05/29/2026 11:48
PROCESSED THROUGH USPS FACILITY	GREEN BAY WI DISTRIBUTION CENTE 54303	05/30/2026 01:20
NO AUTHORIZED RECIPIENT AVAILABLE	GREEN BAY,WI 54302	05/30/2026 11:19
AVAILABLE FOR REDLVRY OR PICKUP	GREEN BAY,WI 54302	05/30/2026 19:49
DELIVERED INDIVIDUAL PICKED UP AT PO	GREEN BAY,WI 54302	06/03/2026 11:42

CUSTOM 1:

May 31, 2026

Council Members:

I am writing to appeal the recent denial of the liquor license for my business, Whiskey Rose Saloon – a bar, not a massage parlor. I feel the denial was based on inaccurate, and incomplete, information.

For reference:

- I own 6 businesses.
- I bought my first two bars in 2007 and still have them today. I must be doing something right.
- I own four bars located in De Pere, Seymour, Shawano and Clintonville – all currently leased out.
- I lease Whiskey Rose in Green Bay.
- I've been in the bar business for nearly 20 years and I have never, in all of those years, in all the bars, been called in the middle of the night to come down and record the camera system.
- You can call any of the cities I own bars in and ask if I've had tickets. I think I've had two tickets in all that time.

I took a huge risk taking over this place after everyone knew what it had been like.

- ✓ I did everything to turn it around and keep the drugs and problem people out of the bar.
- ✓ I do everything I can to keep the drugs out of my bar.
- ✓ We have known drug dealers kicked out and not allowed in.
- ✓ People actually like going there.
- ✓ Ask any of the regulars, or people that live behind the bar, how nice and safe it is now.
- ✓ I've been going to the Getaway Bar ever since it opened back in 1995. I've seen its up's and down over the last 30 years.

The stipulation agreement, signed by Officer Nick Walvort states:

"If a Green Bay Police Officer demands a copy of video evidence of activities that took place within 14 days of the date of request, Licensee shall provide the requested video evidence of the date and time range requested in a readily viewable format to the Officer, or his or her designee, within 5 business days after the request is served or mailed."

Please review the following for background, details, and clarification of the incidents in question, most still in litigation, as well as *the rest of the story*:

- **2023 and 2024**
 - It was known as the Getaway,
 - They sold more drugs than alcohol.
 - Walvort had a lot of problems with the owner, Jason Charles
- **Feb 24, 2025**
 - There was a fight, in the parking lot, at a neighboring bar.
 - My bar manager at Whiskey Rose, Toni Kostreva, was at Party Line when the fight occurred.
 - Kostreva escorted the cops over to Whiskey Rose to look at the security cameras.
 - The police called me; I gave the two officers my password for my camera system.

- The police went through my camera system and recorded the events.
- I have signed paperwork stating McMullen recorded video and took pictures.

- **Feb 24 and Feb 25, 2025**

- I called the police department to find out what happened and who was involved to make sure they weren't allowed on my property.
- I spoke with a female officer who told me since it was an active investigation and my business wasn't allowed, I couldn't get any information.

03/02/2025

- I get a call from a blocked number demanding access to my camera system.
- I Someone asking for my camera system from 02/24/2025.
 - I told the caller I didn't know who he was.
 - I didn't trust him because I knew my camera system had already been recorded at the time of the incident.
- I don't remember if the caller identified himself. He didn't provide a case number or anything.
- I told him several times to mail me paperwork with dates and times for what he was looking for.
- His exact words were, "No. You will do what you're told."
- Caller got mad because he didn't want to follow established protocol.
- Somehow the call got disconnected. I didn't have a number to call them back and they never called me back.
- He never did send a written request for the times and dates of the camera data he needed.
- Allegedly, he was investigating the fight, involving a gun, at the neighboring bar 12 days earlier.
- I don't give out personal information over the phone and I have every right to protect my business and my employees.

03/03/2025

- Walvort called Kevin Charles, an uninvolved person, thinking Charles would convince me to send the video footage to Walvort without the proper documentation.
- Kevin Charles has nothing to do with my liquor license or property.
- Walvort could have put my life in jeopardy, telling someone that I had video evidence of an active investigation involving a weapon. (What if the people in the fight came after me for the video?)
- Walvort illegally gave out my personal information.
 - According to published information, it is generally a major departmental violation for a Green Bay Police Officer to leak details of an active investigation to an uninvolved civilian.
 - Under Wisconsin law (**Wis. Stat. § 946.12**), a public officer who knowingly acts in excess of their lawful authority, or refrains from performing a duty imposed by law, with intent to obtain a dishonest advantage is guilty of **misconduct in public office**, which is a felony.
 - Coercing a private citizen to obtain information, and circumventing the established process, **violates due process** and could jeopardize the entire case.

03/10/2025 –

25-211074 - Stipulation Violation - Citation

- I get a \$691 ticket for not giving Walvort the information he wanted without his proper documentation.
- Walvort claimed his call, from a blocked number, was "legal service" and I was required to turn over the video footage.

- ✓ Mind you, I already had the signed paperwork from McMullen stating they recorded video and took pictures on 02/24/2025.

04/17/2025

- ✓ I emailed Officer Ezekiel Stoll, with whom I'd had prior email correspondence, to ask what to do if I have a weird/suspicious car in the parking lot.
- ✓ He never responded.
- ✓ I was trying to make sure no drugs were on my property.

07/22/2025 –

25-235095 – Stipulation Violation - written warning

- Police were looking for a local woman doing prostitution in the area.
 - They knew she lived nearby and thought maybe she came to my bar.
- Officer Amanda Meyer contacted me directly from her phone - no blocked call - about the situation.
- I gave her access to my camera system.
- Officer Meyer was joined by Detective Jessica Bahl to record my camera system.
- ✓ Again, this is something the police were looking into that had nothing to do with my property.

Late July 2025

- I had a call with Denney and Lt. Steve Mahoney; it was about 45 minutes long.
- They told me:
 - I don't have to ID my regular customers or people that look old.
 - The ID scanner is supposed to be used to check for people under 21 and fake ID's - not for me to help solve all of Green Bay's crimes.

09/19/2025 –

25-246278 - No Licensed Bartender & Stipulation Violation - written warning

- The police were chasing two people who had broken into a house and robbed their drug dealer.
- The two individuals pulled into my parking lot.
- One person came into my bar to get a safe ride taxi but my bartender told him no.
 - He bought two waters, two sodas, and a shirt.
 - I had no reason to card someone to purchase a shirt, water, and soda.
 - The other guy never came into my bar.
- They both left and both went to a neighboring bar where they were served.
- About a half hour later the guy that came into my bar overdosed at the neighboring bar and was arrested; had nothing to do with my property.
- Police came to my bar to find out who the *other* guy was but he never entered my bar so I wouldn't have known.
 - If they wanted to know who he was, why didn't they ask that bar for their ID scanner? They were both drinking alcohol there.
 - The police never asked to see the ID scanner at the neighboring bar.

09/20/2025, midnight

- I get another call to come down and give the police access to my camera.
- I told him I'd been sleeping and had taken a sleeping pill so I'm not leaving my house. Agreed to meet the next day.

09/20/2025, 2pm

- I took time off work at my main job to meet the officer at my bar so he could record video.

- He never showed up.

09/21/2025, midnight again

- I get another call; he was at my bar to record video.
- I told him again I was sleeping and this is not how the system works.
 - Do you know how long it takes to record 16 cameras for 6 hours of footage? FOUR hours. Expecting me to do that at midnight is ridiculous.

09/22/2025, midnight

- Another call. At midnight. This time Officer MJ Saharsky to tell me that Walvort was giving me more tickets.
- My bartender, Tommy Williams, and I both got tickets.
 - Why am I getting ticketed for something that happened at a neighboring bar?
 - The neighboring bar, where incident occurred, didn't get a ticket.
 - Neighboring bar also had people outside drinking. Still no tickets.

09/24/2025

- I get to my bar to do my daily stuff.
- SGT Hackett was there looking at camera system with my manager.
- We went through camera footage for about two hours.
 - The next day I had my tech record everything for him.
- Hackett was nice, easy to work with, and even texted me later in the day to thank me for the help. He even called me from his number and not some blocked call.

10/15/2025, 11:45pm

- Officers Patne/Patine #791 and Heisel #814 called me and told me I need to get to the bar to give them camera video.
- I was sleeping and told them I have no idea what you're talking about.
- They said Walvort told them to stop and get video.
- I asked them about five times what police call they were referring to.
- All they said was "so you're denying to give us the camera?" Over and over.
- I said "no, what don't you understand? I'm in bed."
- Finally, after repeated attempts to get me to say that I was denying them the camera, told me what they were looking for.
- Turns out, my bar manager, Toni Kostreva, was up in my office, with both cops, and me speaker phone...
 - **10/02/2025, 2:11 am**, there had been people in my parking lot after bar close.
 - We closed at 1:55am. It was a Thursday night.
 - My bartender was already gone for the day/night.
 - From what I saw on camera, it was about six people hanging out. Maybe someone was waiting for an uber? The people hugged and left - four in two cars, two people walked away. There was no problem.
 - Walvort had waited 13 days and 21 hours to have Patne and Heisel demand access to camera system at 11:30pm, Oct 15 for a situation from 2:11am, Oct 2.
 - Walvort knows he has 14 days to provide me with a written request for information. Why send officers to harass *me* the night before *his* deadline?
 - Then, I have five days to respond
 - I had Patne and Heisel write down the information they needed.
 - They wrote down camera #9 & 2am to 3am on a piece of paper.

- ✓ Why does Walvort continue to send officers, to my business, in the middle of the night, to get camera footage? There is no reason for this at all.

11/13/2025 –

Meeting to address citations mentioned above.

- Attended by:
 - ✓ Officer Walvort, Capt. Denney, Lt. Eric O'Brien, and Attorney Rachel Maes.
 - ✓ I was joined by my bar manager, Toni Kostreva, and my landlord, Jason Charles.
- In this meeting:
 - Walvort admitted he has/had body cam footage for the call he made to me on 03/08/2025. In the footage, you could hear
 - me tell him 6 times to mail me the paperwork with dates and times
 - him saying no.
 - Walvort told me I'd be getting a ticket for Oct 2 because I didn't give him the right camera footage.
 - Walvort said he wanted footage from 1am to 3am.
 - This was first time I'd talked to Walvort regarding that night.
 - Patine and Heisel only asked for 2am to 3am. I had the signed paper to prove it.
 - Prime example of why, when he called from a blocked number, I insisted on receiving the requested information, with dates and times, and official police identification, in writing.
 - I asked multiple questions about the ID scanners
 - I asked them how long the data has to be saved on the scanner?
 - I asked them if a family comes in with kids under the age of 16, how do I scan them?
 - Nobody could answer them.
 - The stipulation agreement doesn't explain any of it either.
 - I asked them how am I the only tavern that has to have an ID scanner?
 - I have been to almost every bar and not one bar had a scanner.
 - I asked them multiple times, how is it possible that I'm the only bar required by Walvort to have a scanner?
 - Denney said they weren't going to look into other bars not having a scanner.
 - I had made over 15 calls to Denney regarding the scanner; he told me follow the rules
 - ID every one
 - Every day
 - Each time they enter
 - CONTRARY to what he'd told me four months earlier
 - I told them that I bought a scanner
 - My business dropped by over 30 percent because my regulars started going to other bars where they didn't get carded multiple times a day because none of them were required to use a scanner.

- **All the other bars in the area have signed the same stipulation agreement as my bar.**

11/14/2026

- I got 3 tickets in the mail from Walvort because he was upset that I was allowed to keep my liquor license after the meeting on the 13th

- He wrote my bartender, Tommy Williams, two tickets, as well.
 - Oct 2 - Violation of Stipulation Agreement.
 - Oct 2 - No Licensed Bartender/Tommy Williams
 - Oct 19 - No Licensed Bartender/Tommy Williams
- **Walvort forged** the tickets for October 2, 2025, in violation of **Wis. Stat. § 943.38** and **Wis. Stat. § 946.12**, when he wrote them for 1:30am.
 - The original officer arrived at 2:11a
 - The bar was closed and locked by 1:55a
- How would Walvort had known if Williams was working Oct 2 and/or Oct.19?
 - The only video footage he had was from 2a-3a, after the bar was closed
 - He had no footage from Oct. 19th
 - Regardless, I have copies of Tommy Williams provisional (dated 9-24-25) and regular Operator's Licenses
- I called Denney to ask about the tickets I'd just received.
 - Denney said that when the provisional licenses were approved, Williams' license wasn't listed.
 - Tommy Williams had to go back to the City Clerk in the December meeting to get his license approved again.
 - It was approved without a problem

12/10/2025 (or thereabouts)

- Walvort found out that Williams' license was approved.
- He was furious.
 - At the Nov 13 meeting Walvort claimed that he would make sure Tommy would never have a license in this town
- Walvort wrote Williams another ticket for Oct 2, 2:11a - disorderly house/failure to maintain order.
 - How?
 - The bar was locked by 1:55a and there was nobody there at 2:11a.

12/15/2025 –

25-262561 – Stipulation Violation - Citation

- Four officers showed up in response to a [fake] drug call.
 - Matt Mayo, who'd been kicked out of a neighboring bar the week prior, was in my bar.
 - The bartender from the neighboring bar, who'd kicked him out, Jena, came in my bar as well
 - Mayo got mad about getting kicked out and called in a fake drug call to get Jena arrested and kicked out of my bar.
 - The police talked to Jena, who Mayo had accused of selling drugs in my bar.
 - The cops found no evidence
 - Mayo sat across the bar and watched the police interview Jena.

12/16/2025

- I called the police station to ask what happened because I had no idea why police had been at my bar.
- Schuetze and Denney both called me back.
- I told Schuetze I would give him the camera footage to find out what happened.
 - Jacob, one of my employees, spent six hours recording four hours of footage from 16 cameras for them.
 - All for what turned out to be a fake call.

12/19/2025

- Denney called to tell me there was finally enough information to file an “Internal Affairs” investigation into Walvort. I had tried multiple times but got nowhere.
 - Nov 3 –
 - Gave Chief Davis a four-page written complaint.
 - He tried to tell me I had to file the complaint through the cop I wanted investigated.
 - Dec 12 –
 - Left messages for Commander Cain and Lt. Young in the Department of Professional Standards. – neither one called me back
 - Was told I needed to start with the shift commander
 - Spoke with an officer in the lobby who said he’d have to go through the person I had already called five times, Denney.
 - Dec 24 –
 - Denny emailed me, hadn’t turned the complaint in yet.
 - Said he was “working on it to turn it in”
 - I told him to notify me when he turned it in,
 - Jan 15 –
 - A colleague, who used to be a cop, said Denney is taking far too long to turn my paperwork/complaint in.
 - Jan 21 –
 - Received call from Alderperson Gavin.
 - When I told him what’s been going on, he asked if I’d slept with Walvort’s wife.
 - Jan 23 –
 - Emailed Denney for an update on my complaint
 - He said he was nearly done; that he just needed to speak with Walvort.
 - Feb 19 –
 - Denney called to tell me I’m not allowed to contact Chief Davis. I had left him two messages earlier in the week; he never called me back.
 - Feb 21 –
 - I was told my complaint denied
 - I was never contacted

12-22-25

- I got a call from Walvort threatening me if I didn’t give him all of the camera footage from the (fake) drug call on 12/15/25
 - There were 6 people in the bar, on a Monday night, all regulars.
 - He claimed I didn’t use my ID scanner.
 - He wrote the stipulation violation ticket for 12/15/26, but dated is 02/15/26

12/26/2025 –

26 – 200659 – Stipulation Violation - Citation

- Cops called. I got another ticket.
 - Two girls took a guy home from by bar.
 - 3 Hours after they left my bar, he sexually assaulted one of them.
- How is this my fault?

01/08/2026

- Denney called and told me that
 - I have to follow the “ID scanner law”
 - They are not going to enforce the “ID scanner law” at the other bars.

01/18/2026 –

26-202714 – Stipulation Violation

- There was an argument outside in my parking lot.
 - I ended up getting a disorderly house ticket.
 - Tommy Williams also got a disorderly house ticket.
 - Two tickets for an argument outside is insane.
 - The two people in the argument didn’t get ticketed.
- The two people involved in the fight got to my bar after 12 am
- Walvort decided he needed to see all the footage starting from 8pm on 1-17-26
 - Walvort gave me another ticket because my bartender missed ID scanning a couple people.

01/19/2026

- O’Brien called to tell me that the police department would be doing compliance checks at other bars.

Late January, 2026

- There was an argument at a neighboring bar.
 - The two people in the argument got a ticket
 - The bartender and bar owner didn’t get a thing.

02/25/2026

- They did the compliance checks.
 - The police went to 12 bars in the area of my bar.
 - All places with the same stipulation agreement as my place.
 - Guess how many places were using an ID scanner?
 - Zero
 - Guess how many of the bars even had an ID scanner?
 - Zero

02/26/2026

- I set up another meeting with Denney, O’Brien, and Attorney Maes.
 - I brought my lawyer with me this time.
- My lawyer asked a question about the camera system.
 - O’Brien read the information in the stipulation agreement.
 - O’Brien was puzzled by portion that said I have to be served, or mailed, paperwork for access to my camera system/footage.
 - Why have I NEVER been served, or mailed, even ONE piece of paperwork for my camera system?
- Maes then stated she can’t go after me for the Stipulation Violation fines because they weren’t done properly – **THAT VOIDS FIVE TICKETS, and two warnings - 7 of the 8 dates**
- We talked about the 1/17 scanner ticket.
 - Maes said she wasn’t interested in going after me for something that has no connection to the police call

- Maes said she and my lawyer will meet on another date to work out the tickets.
- I asked Denney and O'Brien to come to Tavern League meeting the following week after.
 - They both agreed to go to the meeting and talk about ID scanners.
 - Neither one showed up.
 - Ask my lawyer

I haven't heard much from Walvort since I filed my complaint and have my lawyer involved

March 2026

- ✓ I asked Capt. Denney, again, to come to a Brown County Tavern League meeting to explain the ID scanner to other bar owners.
- ✓ He said no.

Make it make sense, please:

- ✓ Why does my bar have different standards than other bars?
- ✓ How can they pick and choose which bar has to have an ID scanner yet others don't when they've all signed the same stipulation agreement - that requires them?
- ✓ I visit bars, all over the area, every day of the week, for my regular job. I have never seen another bar, other than nightclubs with dance music, use an ID scanner.

• By the way –

- There is no WI State ID Scanner law that says bars are REQUIRED to use electronic scanners.
- There *is* a law that says businesses MAY use electronic scanners.
- A search of the Green Bay City Ordinances didn't locate one either
- On the stipulation agreement where does it say anything about my business name or address the stipulation agreement is associated with.

Now, the City of Green Bay has declined to renew my liquor license.

This could affect my other businesses if I have to get a new liquor license when one of my tenants leave.

I can look up every address from police calls; 60% of the bars in the area have had more police calls than mine had.

I haven't been found guilty on any of the stipulation agreement charges.

Not one person has been given a ticket on my property besides Tommy Williams and myself. Maybe the cops should arrest the people fighting in my parking lot instead of letting them get off free. This would make a point to people trying to cause problems.

I also fired Tommy Williams on 6-1-26. 80 percent of my problems came on his shift he was working.

But the police want to take my license?

This is harassment.

Signed,

Rick Heyrman
Whiskey Rose Saloon
631 Bellevue St. Green Bay, WI 54302
920.655.3431

Attachments:

1. Proof that they have my camera footage from 2-24-2025 - when this all started.
 - It says, "Obtained video & captured stills".

2. Signed note requesting footage from camera 9, 2am to 3am; NOT 1am to 3am.

3. Stipulation agreement.
 - Doesn't require a specific format for camera footage
 - Nor does it state where to send footage when it's requested.
 - It DOES clearly state that I must be served, or mailed, for my camera footage.
 - Walvort never, not once, requested my camera footage in writing

4. ID Scanner
 - It says nothing about how long data needs to be saved. An ID scanner only has some much memory
 - ID everyone? How do you card someone under 16?

5. Nick Walvort asking for my video. Date is 1-27-26

6. Citation Nick Walvort wrote on 1-30-26. 3 days after he notified me. But still in the 5 days I have to turn it in. Weird. Also, In the certified letter I just got it says on 1-17-26 missing camera footage is a lie. This citation was never for camera footage. It was for earlier in the night on 1-17-26 my bartender might of missed scanning a couple people. How did this ticket change for what it was for? In meeting on 3-4-26 we talked about his and Denney told me it was for maybe missing ID scanning people. Rachel Maes told my lawyer that she isn't interested in anything that isn't connected with the original police call. So how did Nick Walvort change this fake ticket. Was the meeting on 3-4-26 at police station recorded?

7. Picture of usb drives Nick Walvort gave back to me. He wrote on them In and out. I also made a back up copy of them. If you want to see that I have proof of all evidence sent in.

8. Picture from city meeting on 5-19-26.
 - Can't spell my name right.
 - I'm not associated with Whiskey Barrell
 - That bar is closed.
 - Two human errors

9. Certified Mail from City
 - Now I'm a massage establishment?
 - Another humor error
 - Another reason I want camera footage date and time on written paper.

10. Certified Mail from City

- Form to appeal ruling was no attached with letter
- No form on line to fill out.
- Another humor error
- People make mistakes. That's why I always want documented.

11 and 12. I requested all records from 2-24-25 fight at neighbors bar

- Sent me wrong body cam video
- It was supposed to be of Walvort's body came on call on 3-2-25



GREEN BAY POLICE DEPARTMENT

Case Number	Incident Number	Incident Type
25-208627	25-208627	DISTURBANCE

1

Officer Follow-up Sheet

Assignment Information			
Follow-Up Officer	Assigning Supervisor	Date Assigned	
MCMULLEN, K.	MCMULLEN, KRISTEN	3/3/2025 8:41:47 AM	
Case Notes			

Assigned Follow Up(s)	Priority
-----------------------	----------

Case Follow Up(s)	Priority
-------------------	----------

If this is a DA Case, ensure additional has been forwarded!

Closeout		
<input type="checkbox"/> Referred to Municipal Court	<input type="checkbox"/> Unfounded / False Complaint	<input type="checkbox"/> Hold Evidence for Release by DA
<input type="checkbox"/> Referred to District Attorney	<input type="checkbox"/> No Prosecution	<input type="checkbox"/> Evidence Has Been Destroyed
<input type="checkbox"/> Referred to Juvenile Intake	<input type="checkbox"/> Filed Pending Further Info	<input type="checkbox"/> Requested Changes Completed
<input type="checkbox"/> Referred to Human Service	<input checked="" type="checkbox"/> Other: Obtained video & captured stills per officer request	

Closeout Approval

Kristen M. Mullen 06/12/2025
 Officer Signature Date

[Signature] 6/15/25
 Supervisor Signature Date

X RA NW

If a Green Bay Police Officer demands a copy of video evidence of activities that took place within 14 days of the date of request, Licensee shall provide the requested video evidence of the date and time range requested in a readily viewable format to the Officer, or his or her designee, within 5 business days after the request is served or mailed.

RA NW

Licensee shall not have amplified music outdoors.

RA NW

Licensee shall ensure any exterior area under the licensee's control is illuminated.

RA NW
RA NW

Licensee shall accept personal service by mail, for any citations issued to the Licensee.

The Licensee or any employee of a licensed establishment is prohibited from being under the influence of an intoxicant, or a controlled substance or a combination of an intoxicant and a controlled substance, while performing services or job duties on the licensed premises.

RA NW

Licensee shall, at all times, keep glass windows and doors clean and unobstructed so as to permit a view of the interior of the licensed premises from outside of the licensed premises.

RA NW

Licensee shall create an alcohol sales policy and provide the Green Bay Police Department with a copy of such policy, prior to issuance of any alcohol license.

By signing below, the City agrees to issue a license to Licensee in consideration for the Licensee abiding by the above terms and conditions throughout the licensure period. By signing below, the Licensee agrees to comply with any provision set forth in this stipulation pursuant to Sec. 4-9(j), Green Bay Municipal Code. Any term or condition of this Agreement not in conformance with Wis. Stat. § 125.10 shall be severed and shall have no effect on the validity of the remaining terms or conditions of this Agreement.

Licensee: Paul J. Hagan

Date: 11-15-24

Community Police Officer: Tim Wa

Date: 11-15-24

Recommend

Not Recommend

Lieutenant: _____

Case Number: _____

3

CLASS B - LICENSE STIPULATION

4

In consideration for receiving an alcohol license from the City, the Licensee agrees to the following license stipulation and all terms and conditions contained therein.

- I. DEFINITIONS. The following words used in this stipulation shall have the corresponding meanings:
- a. "City" means City of Green Bay
 - b. "ID" means a government-issued identification card that is presented to a licensee as a way of providing evidence of the age of the person presenting the card.
 - c. "Licensee" means [enter Licensee's name], and to the extent allowed by law shall impose the same duties and restrictions on the agent of the Licensee, if applicable.
 - d. "Premises" means the area identified on the licensee's application where the service, consumption and storage of alcohol is allowed.

II. RESTRICTIONS ON USE OF LICENSE

- RA NW No Licensee or employee shall offer, sell, promote for sale, or give away an unlimited number of alcohol beverages for a fixed price during a set period of time.
- RA NW Licensee shall not offer, sell, or give away any alcohol beverages to any known habitual drunkard noted on the "No Serve List."
- RA NW No licensee or any employee shall sell alcohol to persons under the age of 21 in violation of § 125.07.
- RA NW No premises operated under Class B license or permit may be open for business unless the licensee, permittee, or person holding an operator's license is upon the premises and acting in accordance with § 125.32(2).
- RA NW With the exception of January 1, no premises operated under Class B license or permit may be open between the hours of 2 a.m. and 6 a.m. Monday-Friday, and 2:30 a.m. and 6 a.m. Saturday and Sunday in accordance with § 125.32(3)(a).

III. DUTIES IMPOSED UPON LICENSEE

- X RA NW Licensee shall utilize a functioning ID scanning device that checks each ID of each person entering the Premises and records the time and date each time an ID is scanned.
- RA NW Licensee shall record video evidence of all activities taking place on the Premises and any unlicensed areas under the licensee's control using a functioning camera security system
- RA NW Video evidence recorded by a camera security system shall be stored for at least 14 days.

Requesting video footage from
1/17/26 7:17 PM on 12 AM-4AM



Mon, Jan 11 at 1:01 PM



And all video footage please

+1 (920) 639-3901

Want my office and basement
cameras too?

No that's ok

Sun, Jan 11 at 9:23 AM

Did you receive two citations
from me?

Tue, Jan 27 at 2:49 PM

Can I get the video footage from
the disturbance on 1/17/26.
Looking for 8 PM-1230 on
1/18/26

+ Text Message • SMS



Hey Rick can I get all video

Sure

Sorry, can't do that

Q

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123



Defendant Information	
Defendant Name: HEYRMAN , RICK JASON	DOB: 05/04/1973
Defendant Address: 1086 CIRCLE DR ASHWAUBENON , WI 54304	
Parent Name:	Home Phone:

Vehicle Information				
Vehicle Plate / VIN	Type:	State:	Expires:	Vehicle De

Incident Information				
Case #: 26-204570	Incident #: 26-204570	Weekday: SAT	Date: 1/17/2026 8:00:00 PM	Location: 631 BELLEV

Charge Information		
Ordinance: 4-9	Statute:	Description: VIOLATION OF STIPULATION / AGR

Issuance Information		
Issuing Officer: WALVORT , N.J.	Date Issued: 01/30/2026	Served: BY MAIL

DEFENDANT COPY

DISPUTING THE CITATION: You must either appear in court on your appearance date and time or enter a "NOT GUILTY" plea prior to your court date. You may do so even if you were required to post a bond. To enter a "NOT GUILTY" plea by mail, send a written statement with your plea, your citation number, and correct mailing address, and your court appearance date. To enter a "NOT GUILTY" plea by e-mail, go to <https://greenbaywi.gov/948/Understanding-Your-Plea> and click on the plea request form link. All "NOT GUILTY" pleas must be received by the court prior to the appearance date noted on your citation.

IF YOU DO NOT WISH TO DISPUTE THE CITATION: Pay the total "Bond Amount" noted on the citation. A plea of "No Contest" will be entered by the court and you will be found guilty of the violation listed. If you do not pay the citation by your court date, and you do not appear in court, you will be found guilty as charged, a fine will be imposed and you will be

PAYMENT IN
cash, check, r
business hour
payable to "Gr
citation or not
credit/debit ca
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this fine. If yo
warrant for yo
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by the date, it
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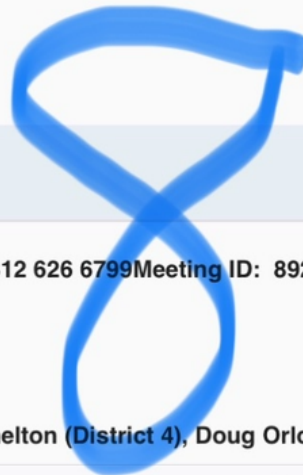
Agenda



Agenda Packet



Minutes



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 Passc...

No Attachment File

1. Alders: Jennifer Grant (District 1), Jim Hutchison (District 2), Bill Morgan (District 3), Jon Shelton (District 4), Doug Orlowski (District 5), ...

5 of 11 Automatic Zoom

- 9. To approve the listed liquor and/or beer license renewal applications for the 2026-2027 license year, excluding the recommendation for non-renewal for Jam Rock, subject to the approval of the proper authorities, (see attached list with any change of agents highlighted).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to open the floor.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Jon Shelton, Doug Orlowski, Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Ben DeBaker, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

Rick Heyerman, The Whiskey Barrell
Jon DeAngelo, Lawyer

Moved by Ald. Ben Delie, seconded by Ald. Alyssa Proffitt to close the floor.

Motion Passed.



Clerk's Office
100 N. Jefferson St., Rm 106
Green Bay, WI 54301-5026
clerk@greenbaywi.gov
www.greenbaywi.gov
Phone: 920-448-3010
Fax: 920-448-3016

May 28, 2026

VIA CERTIFIED MAIL

Whiskey Rose Saloon
631 Bellevue St
Green Bay, WI 54302

Dear Liquor Licensee,

Pursuant to Green Bay Municipal Code Section 4-9, we are notifying you that the Green Bay Common Council has voted not to renew your Massage Establishment License for the 2026-27 license year based on the following grounds:

Whiskey Rose Saloon – 631 Bellevue St. Green Bay, WI

25-211074 - 03/10/25 – Citation issued for Violation of Stipulation Agreement – Video not provided to support ongoing investigation.

25-235095 – 07/22/25 – Written Warning for Violation of Stipulation Agreement – ID scanner not being used, data not collected may have been relevant to an ongoing investigation.

25-246278 – 09/19/25 – Citations issued for No Licensed Operator on the Premises and Bartending without an Operator's License. A Written Warning was issued for Violation of Stipulation Agreement.

25-255703 – 11/10/25 - Citation issued for Violation of Stipulation Agreement and Written Warning issued for Disorderly House/ Failure to Maintain Order related to a disturbance reported by neighbors.

Correction Meeting – 11/13/25

Follow up conversation between Mr. Heyrman and Cpt. Denney regarding Correction Plan requirements - 12/1/25

25-262561 – 12/15/25 – Citation issued for Violation of Stipulation Agreement for missing video related to drug investigation.

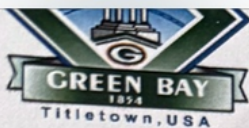
26-200659 – 12/26/25 – 26-204570 – 01/17/26 – One citation issued for Violation of Stipulation Agreement for ID scanner not being used and surveillance video having significant gaps between clips on two separate incidents related to an unresponsive patron in one case and an ongoing investigation of someone who may have been in the bar in the other.

26-204570 – 01/17/26 – Citation issued for Violation of Stipulation Agreement for missing video related to a disturbance investigation.

26-202714 – 01/18/26 – Citation issued for Disorderly House for a fight that occurred outside the Whiskey Rose bar and was called into police by patrons at a nearby bar

Meeting with Property owner, bar management, their attorney, GBPD, and Law Dept. 3/4/26 – Warning of Nuisance Activity letter sent to property owner

You have the right to appeal this ruling. Please submit the attached form to the Clerk's office



100 N. Jefferson St., Rm 106
Green Bay, WI 54301-5026
clerk@greenbaywi.gov
www.greenbaywi.gov
Phone: 920-448-3010
Fax: 920-448-3016

May 28, 2026

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Green Bay, WI 54302

10

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**GREEN BAY
Police Department**



DA Copy

Working Copy

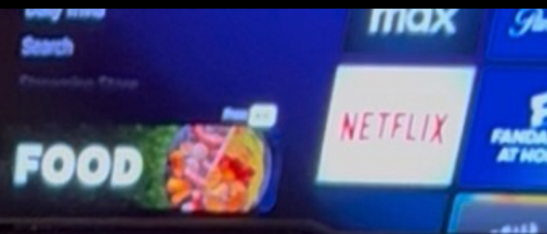
4GB

Description: Redacted Multimedia

Case Number: 24-267274

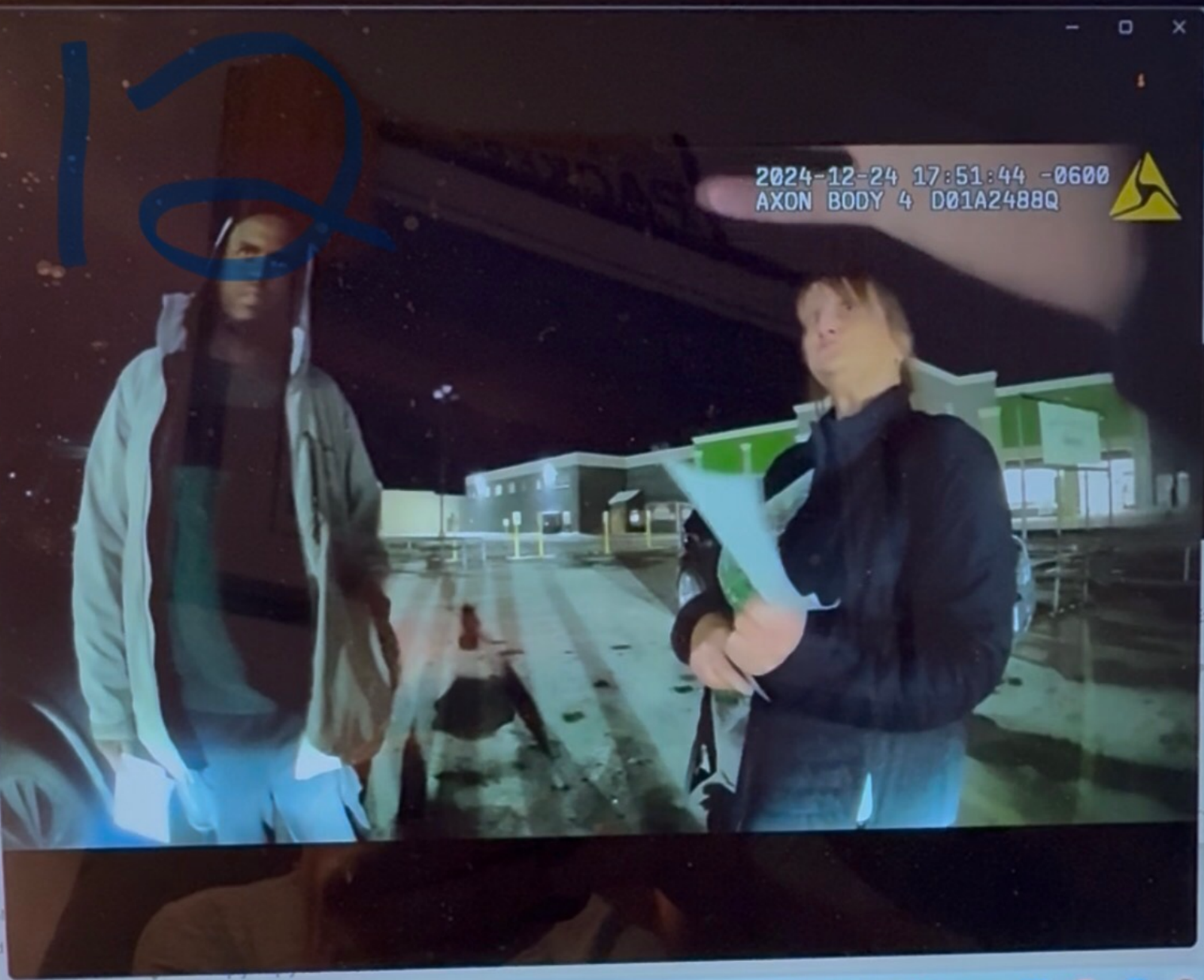
Officer: —

Date: 7/9/25



10

2024-12-24 17:51:44 -0600
AXON BODY 4 D01A2488Q



NOT SURE IF YOU RECEIVED
THESE SO I WANTED TO RESEND
THEM. ~~ANY~~ ANY QUESTIONS LET
ME KNOW

OFFICER WALVORD

13



License Appeal



- Use this form to submit an appeal for a license which was either not renewed or revoked.
- Appeal up to 10 days after the date you received the non-renewal letter.
- Attach the denial letter you received.
- Appeal will be heard before the Common Council, as a quasi-judicial hearing.
- The Clerk's office will send you a notice regarding your quasi-judicial hearing.
- Provide verbal testimony and/or present evidence at your hearing.
- Attend the quasi-judicial hearing, in person only.

Appellant's Name: Whiskey Rose Saloon - Rick Heyrman

License Address: 631 Bellevue St Green Bay, WI 54302

E-mail: rheyman@sbcglobal.net Phone Number: 920-655-3431

License to Appeal: Liquor License

I attached supporting documentation

I will email to clerk

The information on this form is true and correct to the best of my knowledge. I understand that this form and any attachments are public records and are provided to the Committee and Common Council.

Applicant Signature: Rick Heyrman



Clerk's Office
100 N. Jefferson St., Rm 106
Green Bay, WI 54301-5026
clerk@greenbaywi.gov
www.greenbaywi.gov
Phone: 920-448-3010
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25-255703 – 11/10/25 - Citation issued for Violation of Stipulation Agreement and Written Warning issued for Disorderly House/ Failure to Maintain Order related to a disturbance reported by neighbors.

Correction Meeting – 11/13/25

Follow up conversation between Mr. Heyrman and Cpt. Denney regarding Correction Plan requirements - 12/1/25

25-262561 – 12/15/25 – Citation issued for Violation of Stipulation Agreement for missing video related to drug investigation.

26-200659 – 12/26/25 – 26-204570 – 01/17/26 – One citation issued for Violation of Stipulation Agreement for ID scanner not being used and surveillance video having significant gaps between clips on two separate incidents related to an unresponsive patron in one case and an ongoing investigation of someone who may have been in the bar in the other.

26-204570 – 01/17/26 – Citation issued for Violation of Stipulation Agreement for missing video related to a disturbance investigation.

26-202714 – 01/18/26 – Citation issued for Disorderly House for a fight that occurred outside the Whiskey Rose bar and was called into police by patrons at a nearby bar

Meeting with Property owner, bar management, their attorney, GBPD, and Law Dept. 3/4/26 –
Warning of Nuisance Activity letter sent to property owner

You have the right to appeal this ruling. Please submit the attached form to the Clerk's office

(information above) within ten (10) days of your receipt of this correspondence. Your appeal will be heard before the Council as a Quasi-Judicial hearing.

If you have any questions, please reach out to my office.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Jeffreys". The signature is written in a cursive, flowing style.

Celestine Jeffreys, Clerk

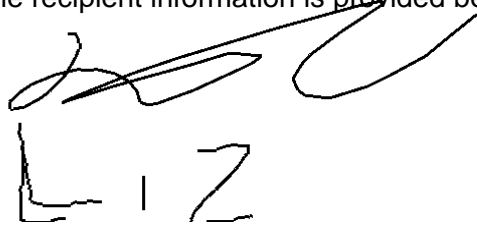
Mailer: City of Green Bay

Date Produced: 06/01/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8325 6518 59. Our records indicate that this item was delivered on 05/30/2026 at 02:04 p.m. in GREEN BAY, WI 54302. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**631 BELLEVUE ST, GREEN BAY,
WI 54302**

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

Sincerely,
United States Postal Service

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

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

WHISKEY ROSE SALOON
631 BELLEVUE ST
GREEN BAY WI 54302-2707

Customer Reference Number: C6868339.42082090



Return address:

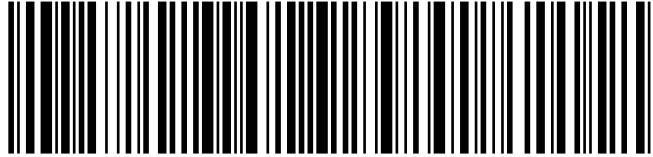
CITY OF GREEN BAY
100 NORTH JEFFERSON STREET
GREEN BAY WI 54301

Recipient address:

WHISKEY ROSE SALOON
631 BELLEVUE ST
GREEN BAY WI 54302-2707

MAILING DATE: 05/28/2026
DELIVERY DATE: 05/30/2026

USPS CERTIFIED MAIL



9214 8901 9403 8325 6518 59

USPS Tracking Label Number: 9214 8901 9403 8325 6518 59

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	GREEN BAY,WI 54301	05/28/2026 14:00
SHIPMENT RECEIVED ACCEPTANCE PENDING	GREEN BAY,WI 54303	05/28/2026 17:29
ORIGIN ACCEPTANCE	GREEN BAY,WI 54301	05/29/2026 10:32
PROCESSED THROUGH USPS FACILITY	GREEN BAY WI DISTRIBUTION CENTE 54303	05/29/2026 11:47
PROCESSED THROUGH USPS FACILITY	GREEN BAY WI DISTRIBUTION CENTE 54303	05/30/2026 01:38
DELIVERED LEFT WITH INDIVIDUAL	GREEN BAY,WI 54302	05/30/2026 14:04

CUSTOM 1: