AGENDA OF THE COMMON COUNCIL

TUESDAY, AUGUST 18, 2026, 6:00 PM
In person at City Hall, Room 203 - Council Chambers.
Virtual attendance also available via Zoom.

A. Zoom Meeting Information.

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

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

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

B. Roll Call.

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

C. Pledge of Allegiance.

D. Invocation.

E. Approval of Minutes.

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

F. Approval of the Agenda.

1. Approval of the agenda for the Tuesday, August 18, 2026, meeting of the Common Council.

G. Report by the Mayor.

H. Announcements.

I. Appointments.

1. **Appointments:**

   Brown County Planning Commission
   Dillon Maass, 811 Dousman Street, Green Bay, WI 54303
   Term to expire: August 1, 2029

   Zoning and Planning Board of Appeals
   Dillon Maass, 811 Dousman Street, Green Bay, WI 54303
   Term to expire: August 1, 2029

   Equal Rights Commission
   Karen Eckberg, 716 S Roosevelt Street, Green Bay, WI 54301
   Term to expire: August 1, 2029

   Green Bay Sustainability Commission
   Brett Wetzel, 2957 Timberline Drive, Green Bay, WI 54313
   Term to expire: August 1, 2027 (remainder of the term)

J. Public Hearings.

1. Public Hearing on a request to authorize the partial closure of the 700 Block of Weise Street (SC 26-01).

2. Public Hearing on a 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) (CPA 26-03).

K. Ordinances - Second Reading for Adoption.

1. Miscellaneous Ordinance No. 03-26
   An ordinance adopting an amendment to the 2050 Go Big Green Bay Comprehensive Plan of the City of Green Bay pertaining to properties located in the 600 Block Woodside Road from Low Density Residential to Mixed Residential Classification (CPA 26-03).

2. 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).

3. General Ordinance No. 13-26
   An ordinance amending section 10-460, Green Bay Municipal Code, Relating to Public Vehicle Regulations

4. Miscellaneous Ordinance No. 04-26
   An ordinance adopting an amendment to the 2050 Go Big Green Bay Comprehensive Plan of the City of Green Bay pertaining to properties located at 3290 Humboldt Road and a portion of 515 Woodside Drive (CPA 26-04).

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

1. To approve a Termination Resolution for TID 12, I-43 Industrial Park.

2. To approve a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 33 (TID 33), Velp and Locust.

3. To approve a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 34 (TID 34), Brook Park.

M. Report of the Improvement & Services Committee (August 12, 2026).

1. To refer to staff a request by Alder Delie, Co-Sponsored by Alder Proffitt and Alder Shelton to amend the overnight on-street parking regulations as outlined in the July 1, 2026 Improvement & Services Committee meeting communication.

2. To refer to staff the request by Alder Delie for review and enhancement of communication with residents regarding upcoming and ongoing construction projects throughout the City of Green Bay. (PC-26-09)

3. To approve the request by the Department of Public Works to transfer ownership of Parcel 21-8584, Outlot 1, that includes the Habitat Homestead Pond from Greater Green Bay Habitat for Humanity Inc. to the City of Green Bay, contingent upon Greater Green Bay Habitat for Humanity Inc. entering into a maintenance agreement with the City for public art and other items placed within the parcel.

4. To approve the request by the Department of Public Works to transfer ownership of 2475 Remington Road (Parcel 21-8049), currently owned by the Redevelopment Authority of Green Bay to the City of Green Bay, that includes maintenance of the Majestic Heights Stormwater Pond.

5. To approve the request by the Department of Public Works to have the Director sign the Offering Price Report and Submittal for 1106/1108 and 1105 La Count Road for WisDOT Project 9210-24-20.

6. To approve the request by the Department of Public Works to award contract ESG 1-26 SEWER SHOP REROOF to Mathena Roofing in the amount of $107,658.50.

7. To approve the request by the Department of Public Works to award contract PARKS 7-26 "PORLIER PIER REMOVAL" to Zenith Tech, Inc. in the amount of $242,660.90.

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

    1. Sidewalk Builder

        a. Fritz Farms Concrete LLC

9. To approve a Resolution declaring a public emergency pursuant to Wis. Stats. Section 62.15(1b) related to the restoration of Fire Station No. 3 following a June 24, 2026 flooding event.

10. To approve the request from the Public Works Department to authorize the Director of Public Works to enter into contract(s) over $50,000.00 related to the restoration of Fire Station No. 3 related to the June 24, 2026 flooding event.

11. To approve the request by the Department of Public Works to award contract PARKS 6-26 "GREEN BAY SHIPYARD REDEVELOPMENT – PHASE 2" to 8PINE, Inc. for $10,856,797.32 subject to City Council approval of the funding allocation.

N. Report of the Protection & Policy Committee (August 3, 2026).

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

2. To approve an appeal by Dalton Magee regarding the denial of his operator's license.

3. To approve a limited expansion of license premises for Copper State Brewery at 313 Dousman St for 9/5/2026 with a premise description of "Parking lot adjacent to the current biergarten."

4. To approve a limited expansion of license premises for Cock and Bull at 1237 Main St for 9/11/2026-9/12/2026 with a premise description of "To include parking lot adjacent to and owned by Cock and Bull".

5. To release back into the pool of available licenses 1 "Class B" liquor licenses due to non-renewal for: The Eggroll Food Truck Restaurant and Bar at 100 S Broadway

6. To approve a premise expansion on city property for Irish Temper at 240 N Broadway with a described area of "Of four (4) tables with seating for four guests each, located within a covered shelter structure. This space will be used to serve food and beverages during normal business hours as an extension of the main dining area."

7. To approve a new Class "B" Beer license for MSS INC (Midwest Super Speedway) at 1016 Tony Canadeo Run with a premise description of "Warehouse, office, bathroom, front counter area w/ bev cooler, small conf rm & storage".

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

1. Report of the Green Bay Police Department Operator Licenses

P. Report of the Plan Commission (July 27, 2026 and August 10, 2026).

1. To approve a request for a Conditional Use Permit to build a single-family home within the R-3 Varied Density Residential zoned district at 921 Smith Street (ZP 26-25 Public Hearing held July 27, 2026).

2. To approve a request for a Conditional Use Permit at 2222 Deckner Avenue/2300 Block Newberry Avenue, seeking to create a telecommunications tower/wireless communications facility in a PI Public Institutional district (ZP 26-26 Public Hearing held July 27, 2026).

3. To approve a request for a Conditional Use Permit to construct a covered porch in the front yard setback in a Low-Density Residential District (R-1) at 703 Wilson Avenue (ZP 26-28 Public Hearing held July 27, 2026).

4. To approve text amendments to various sections of Chapter 44 of the Green Bay Municipal Code relating to Animal Boarding Facility, Kennel, Shelter (TA 26-05 Public Hearing held July 27, 2026).

5. To approve a request for a Conditional Use Permit to permit a Community Center use within a Low-Density Residential District (R1) at 1444 and 1448 Harvey Street, with conditions (ZP 26-29 Public hearing held August 10, 2026).

6. To approve a request for a Conditional Use Permit to construct an accessory metal shed which exceeds more than 120 square feet in a Low-Density Residential District (R1) at 2265 Ironwood Drive, with conditions (ZP 26-30 Public Hearing held August 10, 2026).

7. To approve a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855, and 901 Irvington Street from future Regional Commercial land use to Mixed Residential land use (CPA 26-05 Public Hearing held August 10, 2026). Plan Commission recommends amendment to approve said parcels, excluding 901 Irvington Street.

8. To approve the request to rezone 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855, and 901 Irvington Street from General Commercial (C1) and Highway Commercial (C2) to Low-Density Residential (R1) (ZP 26-31 Public Hearing held August 10, 2026). Plan Commission recommends amendment to rezone said parcels from General Commercial (C1) and Highway Commercial (C2) to Office Residential (OR) and exclude 901 Irvington Street from rezoning.

9. To approve a request to authorize the partial closure of the 700 Block of Weise Street (SC 26-01).

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

1. To approve the City of Green Bay's 2027 Fee schedule resolution for item 32-2 Bulk Waste Collection to be edited from 10+ cubic yards to 10-20 cubic yards.

2. To approve the revised General Ordinance No. 12-26; responsible bidder approval threshold change from $25,000 to $50,000 and public highway construction bid amounts.

3. To approve use of the Innovation Fund to fund the addition of the Lead — Innovation and Data Strategy position to the Mayor's Office Table of Organization.

R. Report of the Park Committee (August 12, 2026).

1. To approve a Donation Agreement with the Friends of Bay Beach to accept a $1.5 million donation to go towards early payoff of the Bay Beach Amusement Park debt.

2. To approve a resolution approving paying off a partial cash call of the 2018A General Obligation Bonds related to the Bay Beach shoreline project.

3. To approve the purchase of train track steel rail, hardware and track switches from Harmer Steel for a total cost of $118,354.00 to replace the miniature train tracks at Bay Beach Amusement park behind the main pavilion.

4. To approve renaming Beaver Dam Park to General Douglass MacArthur Park to honor the namesake of the adjacent, recently closed school.

5. To approve the request by the Murphy Park Neighborhood Association to place their neighborhood sign in Murphy Park.

6. To approve an Ordinance Amending Section 28-3, Green Bay Municipal Code, Relating to Protection of Parks and Greenways, which will allow harvesting of edible plants, fruits and seeds within the Green Bay Park system.

7. To approve accepting a $6,225 Volunteer Generation Fund grant award from Serve Wisconsin to go towards the purchase of a UTV to support the Green Bay Conservation Corps program.

8. To approve accepting a $25,000 grant from the Rosen Family Foundation to help fund the Summer Parkee Program.

S. Report of the Personnel Committee (August 13, 2026).

1. To approve the reclassification of the vacant Civil Engineer II (Traffic) to an Engineering Technician (Traffic) position within the Department of Public Works.

2. To approve addition of the Lead - Innovation and Data Strategy position to the Mayor's Office Table of Organization for one year using Innovation Funds.

3. To approve the resolution to offer Income Continuation Insurance effective January 1, 2027.

4. To approve transition of the City's Pharmacy Benefits Manager to SmithRx and Family Savings Plan administrator to Associated Bank effective January 1, 2027.

T. Report of the Traffic, Bicycle, and Pedestrian Commission (July 20, 2026).

1. To approve the request by Ald. Hinkfuss (District 12) to study Pleasant Lane as it relates to speeding between West Mason Street and the entrance to the Brown County Dog Park (PC-26-08) and to place a 15 mile per hour speed limit sign on Pleasant Lane.

2. To receive and place on file the request by Ald. Hinkfuss (District 12) to study the need for additional traffic control at the intersection of Buckthorn Trail and Crestwood Springs Drive.

3. To deny the request by Ald. Hutchison (District 2) to study the need for additional traffic control at the intersection of Tyrolian Drive at South Le Capitaine Circle. (PC-26-10)

4. To approve the request by Ald. Hinkfuss (District 12) to study the parking restrictions near and around Martin Luther King Elementary School (PC-26-07) and to make adjustments as discussed.

5. To approve the request by Green Bay Area Public Schools for the signage locations around the new Bart Starr Elementary School by 7th Street and Chantel Street.

U. Informational.

1. Building Report for July 2026

2. August 11, 2026 Election Update

V. Committee of the Whole

1. Consideration with possible action on approving an additional $750,000 of Tax Increment District No. 22 (TID 22-Shipyard) funding for the Shipyard II construction bid award.

W. Resolutions.

1. Resolution regarding termination of Tax Increment District Number Twelve (12), I-43 Industrial Park ("TID 12").
2. Resolution creating Tax Incremental District No. 33, approving its project plan and establishing its boundaries.
3. Resolution creating Tax Incremental District No. 34, approving its project plan and establishing its boundaries.
4. Resolution authorizing a Conditional Use Permit at 921 Smith Street (ZP 26-25).
5. Resolution authorizing a Conditional Use Permit at 2222 Deckner Avenue/2300 Block Newberry Avenue (ZP 26-26).
6. Resolution authorizing a Conditional Use Permit at 703 Wilson Avenue (ZP 26-28).
7. Resolution authorizing a Conditional Use Permit at 1444 and 1448 Harvey Street (ZP 26-29).
8. Resolution authorizing a Conditional Use Permit at 2265 Ironwood Avenue (ZP 26-30).
9. Resolution drawing final orders to contractors for August 18, 2026.
10. Resolution regarding the City of Green Bay's 2027 Fee schedule.
11. Resolution authorizing paying off a partial cash call of the 2018A General Obligation Bonds related to the Bay Beach shoreline project.
12. Resolution Declaring a Public Emergency Related to the Restoration of Fire Station No. 3.
13. Resolution to offer Income Continuation Insurance effective January 1, 2027.

X. Ordinances - First Reading.

1. General Ordinance No. 15-26
   An ordinance amending Chapter 44, Article VII, Green Bay Municipal Code, relating to Animal Boarding Facility, Kennel, or Animal Shelter Uses (TA 26-05).
2. Miscellaneous Ordinance No. 05-26
   An ordinance adopting an amendment to the Go Big Green Bay 2050 Comprehensive Plan of the City of Green Bay pertaining to properties located at 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, and 855 Irvington Street from Regional Commercial to Mixed residential (CPA 26-05).

3. Zoning Ordinance No. 09-26
   An ordinance rezoning the properties located at 715, Parcel 6-425 (700 Block) 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, and 855 Irvington Street from General Commercial (C1) and Highway Commercial (C2) to Office-Residential (OR) (ZP 26-31).

4. Planning Ordinance 01-26
   An ordinance amending the official map of the City of Green Bay by closing a portion of Weise Street at N. Quincy Street to public traffic (SC 26-01).

5. General Ordinance No. 12-26
   Ordinance amending section 42-3, Green Bay Municipal Code relating to the responsible bidder approval threshold change from $25,000 to $50,000 and public highway construction bid amounts.

6. General Ordinance 14-26
   Amending Section 28-3, Green Bay Municipal Code, Relating to Protection of Parks and Greenways.

Y. Adjournment.

1. Next Meeting: September 15, 2026.

2. Adjournment of the Tuesday, August 18, 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, JULY 21, 2026, 6:00 PM
In person at City Hall, Room 203 - Council Chambers.
Virtual attendance also available via Zoom.

A. ZOOM MEETING INFORMATION.

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

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B. ROLL CALL.

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

1. Alders: Jennifer Grant (District 1), Jim Hutchison (District 2), Bill Morgan (District 3), Jon Shelton (District 4), Doug Orlowski (District 5), Joey Prestley (District 6), Alyssa Proffitt (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.

Moved by Ald. Ben DeBaker, seconded by Ald. Jim Ridderbush to approve.
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.

1. Approval of the minutes from the July 7, 2026 meeting.

F. APPROVAL OF THE AGENDA.

Moved by Ald. Joey Prestley, seconded by Ald. Ben Delie to approve.
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.

1. Approval of the agenda for the Tuesday, July 21, 2026, meeting of the Common Council.

G. REPORT BY THE MAYOR.

H. ANNOUNCEMENTS.

I. APPOINTMENTS.

1. **Reappointments:**
   Zoning and Planning Board of Appeals
   Joshua Koch, 3435 Yorkshire Road, Green Bay, WI 54311
   Term to expire: August 1, 2029

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

2. **Appointments:**
   Interim City Clerk
   Stacy Menke

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

J. ORDINANCES - SECOND READING FOR ADOPTION.

1. General Ordinance 12-26
   An ordinance amending Section 42-3, relating to the responsible bidder approval threshold from $25,000 to $50,000 to let contract to the lowest responsible bidder.

   Moved by Ald. Kathy Hinkfuss, seconded by Ald. Melinda Eck to refer back to staff.
   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.

2. Zoning Ordinance 08-26
   An ordinance rezoning the properties located at 703, 707, and 713 Roy Avenue from Neighborhood Commercial (NC) to Low Density Residential (R1) (ZP 26-24).

3. General Ordinance No. 11-26
   An ordinance amending section 40-29(l) relating to night parking (Class "B" parking violations).

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

K. REPORT OF THE REDEVELOPMENT AUTHORITY (JULY 14, 2026).

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

1. To approve the adoption of an Allocation Amendment Resolution and amend the Project Plan for TID 12, I-43 Industrial Park.

2. To approve an Affordable Housing Extension Resolution for Tax Incremental District No. 5 (TID 5), East and West Downtown.

3. To approve the assignment of the Convention Center Management Agreement and Parking Agreement to Revir Hospitality Green Bay, LLC.

4. To approve a request by the Department of Public Works to award Parks 8-26 BADGER GREENWAY SITE IMPROVEMENTS to Northeast Asphalt, Inc. for the amount of $374,000.40, which includes the Base Bid plus Alternate No. 2.

5. To approve the 2026 Annual Action Plan for Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) programs.

6. To approve an allocation up to $800,000 from TID 10 to fund the development of a new road connecting Imperial Lane to the JBS neighborhood development, or eligible park improvements, and to direct staff to draft a MOU between the City of Green Bay and The Redevelopment Authority of the City of Green Bay regarding the allocation.

L. REPORT OF THE IMPROVEMENT & SERVICES COMMITTEE (JULY 15, 2026).

Moved by Ald. Ben Delie, seconded by Ald. Jim Ridderbush to approve.
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.

1. To approve request by the Department of Public Works to purchase 2026 Reading RM-45 Master Mechanic Package service body from Monroe Truck Equipment through Sourcewell Contract No. 062220-AEB-1 for $108,270.00. The purchase includes installation, delivery, mechanic training, and warranty.

2. To approve request by the Department of Public Works to purchase 2027 Ford Super Duty F-550 cab and chassis from Ewald Automotive Group through State Contract #505ENT-M24-VEHICLES-06 for $60,357.00. The purchase includes delivery and the manufacture's standard warranty.

3. To approve request by the Department of Public Works to award contract PAVEMENT 4-26 N. MAPLE AVENUE RECONSTRUCTION (W. Walnut Street to Mather Street) to the low responsive responsible bidder at a staff level.

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

    1. Sidewalk Builder

        a. Double A Flatwork LLC
        b. Kurowski Construction
        b. ECS Concrete Construction LLC

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

6. To approve request by the Department of Public Works to award contract SEWERS 3-26 CITY WIDE SEWER REPAIRS to De Groot, Inc. in the amount of $1,350,216.44.

7. *Informational:* PAVEMENT 3-26 OXFORD AVENUE & REED STREET RECONSTRUCTION contract was awarded to Peters Concrete Company in the amount of $1,193,813.10.

M. REPORT OF THE PROTECTION & POLICY COMMITTEE (JULY 13, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to approve except items 5 and 6. 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.

1. To approve the renewal license application for "Class B" liquor and Class "B" beer for Legacy Green Bay LLC (Legacy Hotel) with a change of Agent to Victoria Fabry pending approval from the proper authorities.

2. To approve a new application for a "Class B" liquor and Class "B" beer for Betty Bar Solutions LLC (Cock & Bull) at 1237 Main St, with a licensed premises described as "Bar, outside patio, beer/liq stored in basement and walk-in cooler".

3. To approve a limited expansion of licensed premises for Overtime Pub & Grill at 1423 S Broadway for the following dates: 8/7-8/9, 8/14-8/16, 8/21-8/23, 8/28-8/30, 9/18-9/20, 9/25-9/27, 10/2-10/4, 10/9-10/11, 10/16-10/18, 10/23-10/25 and 10/30-11/1 with the following proposed premise description "fence around parking lot to ensure customer safety during event".

4. To approve the release back into the pool of available licenses 2 "Class B" liquor licenses due to non-renewal for:

    1. El Pastorcito Mexican Restaurant at 741 Abrams
    2. Rendezvous at 2928 W Mason

5. To approve the petition and communication submitted by Ald. Shelton (District 4) and co-sponsored by Ald. Proffitt (District 7), Ald. Hutchinson (District 2), and Ald. Prestley

(District 6) proposing the City adopt a resolution proclaiming the City's commitment to economic and social bill of rights

Moved by Ald. Jon Shelton, seconded by Ald. Alyssa Proffitt 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.

Speakers:
Sarah Basche, 1770 Burgoyne Ct, Apt 80, De Pere
Harvey Kay, 523 Larscheid St, GB
Amber Edwards, 2434 Sycamore Dr, GB
Steve Campbell, 1207 N Danz Ave, GB
Mike Guzelke, 1430 Day St, GB
Kristi Kayser, 2645 Van Beek Rd, GB
Amaad Rivera Wagner, 617 S Quincy, GB
Tarl Knight, 711 S Broadway, GB
Tara, Chair Equal Rights Commission
Cynthia Nerats, 1676 Langlade Ave, GB
Octavius Simpson, 365 Laverne Dr, GB

Moved by Ald. Alyssa Proffitt, seconded by Ald. Jon Shelton to close 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.

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

6. To approve as amended the communication submitted by Ald. Eck (District 11) and co-sponored by Alder Grant (District 1) to direct staff to present a full report at the council meeting on August 18th of the findings that were submitted to WEC, regarding duplicate ballot complaints. This shows full transparency and will help to restore trust in our elections. We also urge the mayor and HR to review personnel issues pertaining to these issues and take appropriate actions. We encourage interviews from current and past employees to accomplish this.

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

Moved by Ald. Melinda Eck, seconded by Ald. Jim Hutchison to close 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.

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

Moved by Ald. Alyssa Proffitt, seconded by Ald. Jim Hutchison to approve as amended.
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.

7. To approve amending Section 10-460, Green Bay Municipal Code, relating to Public Vehicle Regulations.

8. To hold the appeal by Dalton Magee regarding the denial of his operator's license.

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

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

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

O. REPORT OF THE PLAN COMMISSION (JULY 13, 2026).

Moved by Ald. Joey Prestley, seconded by Ald. Doug Orlowski to approve except for item 2.
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.

1. To approve a Conditional Use Permit to allow for an increase in the height allowance at 1445 Bylsby Avenue (ZP 26-27 Public Hearing held July 13, 2026).

2. To approve a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 3290 Humboldt Road and a portion of 515 Woodside Road from future Low Density Residential land use to Mixed Residential land use (CPA 26-04 Public Hearing held July 13, 2026).

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

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

P. REPORT OF THE FINANCE COMMITTEE (JULY 14, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Jon Shelton to approve.
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.

1. To approve the contract, per RFP solicitation, to Berry, Dunn, McNeil and Parker LLC for consulting services for the City of Green Bay's Efficiency and Organizational Review #2025-36.

2. To approve the general fund overtime report for 2026 through June compared to budget.

3. To approve a 36-month contract with Cellcom that was referred to staff from the May 12, 2026, Finance Committee meeting.

Q. REPORT OF THE PARK COMMITTEE (JULY 15, 2026).

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

1. To approve the Badger Park Masterplan.

2. To approve accepting an AmeriCorps Program Funding Grant for $389,701.00 to continue the Green Bay Conservation Corps program through 2027.

R. REPORT OF THE PERSONNEL COMMITTEE (JULY 14, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Kathy Hinkfuss to approve except items 2 and 4.
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.

1. To approve proposed changes to the City of Green Bay Personnel Policy Chapter 9 with regards to Vacation Accruals.

2. To approve proposed changes to the City of Green Bay Personnel Policy Chapter 9 with regards to Funeral Leave.

   Moved by Ald. Joey Prestley, seconded by Ald. Jon Shelton to amend to include "an employee who experiences a pregnancy loss, including miscarriage or stillbirth, or whose spouse experiences such a loss, is eligible for up to 3 days of pd bereavement leave. Addl medical leave will be administered under policies."
   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-William Morgan.

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

3. To approve the proposed changes to the City of Green Bay Personnel Policy Chapter 9 with regards to Volunteer Time as amended to include limiting volunteer opportunities to eligible nonprofits within the City of Green Bay.

4. To refer to staff for a recommendation to address vacation accruals for recruiting leadership roles

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

S. REPORT OF THE PUBLIC ARTS COMMISSION (JULY 8, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Melinda Eck to amend to read "To approve 5 sculptures for the Rotating Arts Program and to direct staff to work with Neighborhood Associations to determine specific locations for each sculpture".
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.

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

1. To approve 10 sculptures for the Rotating Arts Program and refer to staff to work with Neighborhood Associations for the placements of the first 5 approved art pieces for installation at the art pads and for staff to pick locations if the Neighborhood Associations do not provide input.

T. REPORT OF THE SUSTAINABILITY COMMISSION (JULY 16, 2026).

Moved by Ald. Joey Prestley, seconded by Ald. Doug Orlowski to approve.
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.

1. To refer to the Parks Committee a recommendation of the Sustainability Commission regarding the proposed revisions to Section 28-3 of the Green Bay Municipal Code relating to the harvesting of edible plants, fruits, nuts, and seeds on City-owned park lands, as presented in the draft ordinance.

2. Informational: Waste Reduction Workgroup Update

3. Informational: Climate Resilience Workgroup

U. COMMITTEE OF THE WHOLE.

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

   Moved by Ald. Ben Delie, seconded by Ald. Jim Ridderbush to approve.
   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.

2. Consideration with possible action on 1) the release of 304 North Adams Green Bay, LLC (Hotel Northland) from financial obligations under the Amended and Restated Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Financing Statement, outstanding balance of $2,612,000; 2) Termination of the Development Agreement-Hotel Northland, March 4, 2014, and four subsequent amendments through November 14, 2018; and, 3) Approval of the assignment of Pine Street Ramp Parking Agreement 304 North Adams Executed 2018, for payment of $1,000,000 to the City of Green Bay by Octagon Credit Partners LP (Lender) from the Hotel Northland Sale Proceeds, subject to final legal approval.

Notice of Closed Session:
The Council may convene in closed session pursuant to Section 19.85(1)(g) Wisconsin Statutes for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The Council may, thereafter, reconvene in open session pursuant to Section 19.85(2) Wisconsin Statutes to report any actions taken during the closed session and to consider all other matters on the agenda.

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

Moved by Ald. Melinda Eck, seconded by Ald. Kathy Hinkfuss to return to regular business.
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.

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

Speaker:
Blake Melacha

Moved by Ald. Jim Hutchison, seconded by Ald. Ben Delie to close 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.

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-William Morgan, Abstain-None.

V. RESOLUTIONS.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to suspend rules and take up as one item.
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.

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

1. Resolution Authorizing a Conditional Use Permit at 1445 Bylsby Avenue (ZP 26-27).

2. Resolution approving an allocation amendment for Tax Increment District Number Twelve (12), 1-43 Industrial Park ("TID 12").

3. Resolution regarding an Affordable Housing Extension for Tax Increment District Number Five (5) East and West Downtown ("TID 5").

4. Resolution drawing final orders to contractors for July 21, 2026.

W. ORDINANCES - FIRST READING.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Kathy Hinkfuss to suspend rules and take up with one vote.
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.

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

1. Miscellaneous Ordinance No. 04-26
   An ordinance adopting an amendment to the 2050 Go Big Green Bay Comprehensive Plan

of the City of Green Bay pertaining to properties located at 3290 Humboldt Road and a portion of 515 Woodside Drive (CPA 26-04).

2. General Ordinance No. 13-26
   An ordinance amending section 10-460, Green Bay Municipal Code, Relating to Public Vehicle Regulations

X. ADJOURNMENT.

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

1. Next Meeting: August 18, 2026

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

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
August 18, 2026	Dena Mooney, Staff

AGENDA ITEM # J.1

Public Hearing on a request to authorize the partial closure of the 700 Block of Weise Street (SC 26-01).

BACKGROUND

Reason for Request: The applicant has applied to close a portion of Weise Street at N Quincy Street to reduce conflict points between motor vehicles and train traffic as ordered by the Office of the Commission of Railroads (OCR). To date, the City has addressed concerns of the OCR by restriping N Quincy Street as a two-lane roadway and by closing the railroad crossings on Vanderbraak Street and westbound Eastman Avenue.

Parcel Information: The closure site is located in the 700 Block of Weise Street and is 2,298 square feet in size. Railroad crossings, which are utilized by the surrounding industrial users, are located in the proposed closure area.

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

- An agency memo was sent to various City departments, utility providers, and the Green Bay Area Public School District. No objections were received from those who responded.
- An analysis conducted by Ayres and Associates on behalf of the City of Green Bay Department of Public Works, determined that the closure of Weise Street at N Quincy Street is the most appropriate alternative at this time as it reduces the conflict potential at the Weise Street and N Quincy Street intersection and railroad crossings. An alternative route exists to serve the industrial properties on the east side of N Quincy Street directly impacted by the roadway closure. This route would follow N Van Buren and Klaus Street. The closure does not create an undue hardship for the traveling public nor any specific business. Additional "No Truck" signing is recommended to minimize additional truck traffic passing by the St. Vincent de Paul and Paul's Pantry properties. The full analysis is attached to this report for review.

Surrounding Zoning Land Use:
North: General Industrial (GI) | Industrial
South: General Industrial (GI) | Warehousing
East: General Industrial (GI) | Industrial
West: General Industrial (GI) | Manufacturing

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends industrial land uses around the project area.

Public Notification: Ald. J. Prestley, Ald. A. Proffitt, and adjacent property owners have been notified of the public hearing being held at City Council on Tuesday, August 18, 2026.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. SC 26-01 Application_redacted
2. SC 26-01 Weise St Map
3. Ayres Memo
4. SC 26-01 Map

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: Railroad Crossing Weise St near intersection with N Quincy

Parcel Number(s): Between 20 494 and 20 308

Petitioner(s): City of Green Bay DPW Date: 21JUL26

Email: [redacted] Phone Number [redacted]

Address: 100 N Jefferson Street City: Green Bay State: WI Zip: 54301

Property Owner: City of Green Bay 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, City of Green Bay, DPW, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property ($375.00 Review Fee)
- ☐ Conditional Use and CUP Amendment, including Single Lot Duplexes ($375.00 Review Fee)
- ☐ Planned Unit Development (PUD)/New ($600.00 Review Fee)
- ☐ Planned Unit Development (PUD)/Amendment ($250.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat ($150.00 + $35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat ($250.00 + $35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map ($250.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat ($150.00 Review Fee)
- ☐ Approve Final Condominium Plat ($150.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance ($200.00 Review Fee)
- ☐ Development District Map Amendment ($200.00 Administration Fee)
- ☐ Official Map Amendment ($200.00 Administration Fee)
- ☐ Plat of Right-of-Way ($200.00 Administration Fee)
- ☐ Public Utility Easement Acceptance or Discontinuance ($200.00 Administration Fee)
- ☐ Street Name Change ($200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" ($200.00 AdministrationFee)
- ☐ Vacate a Street/Alley/Pedestrian Way ($300.00 AdministrationFee) PLEASE FILL OUT PAGE 2 OF
- ☑ APPLICATION Closure of Street/Alley/Pedestrian Way ($300.00 AdministrationFee)
- ☐ Comprehensive Plan Amendments ($375.00 Review Fee)
- ☐ Other ($200.00 Administration Fee): _____

Owner Signature: CITY OF GREEN BAY Date: 23 JUL 26

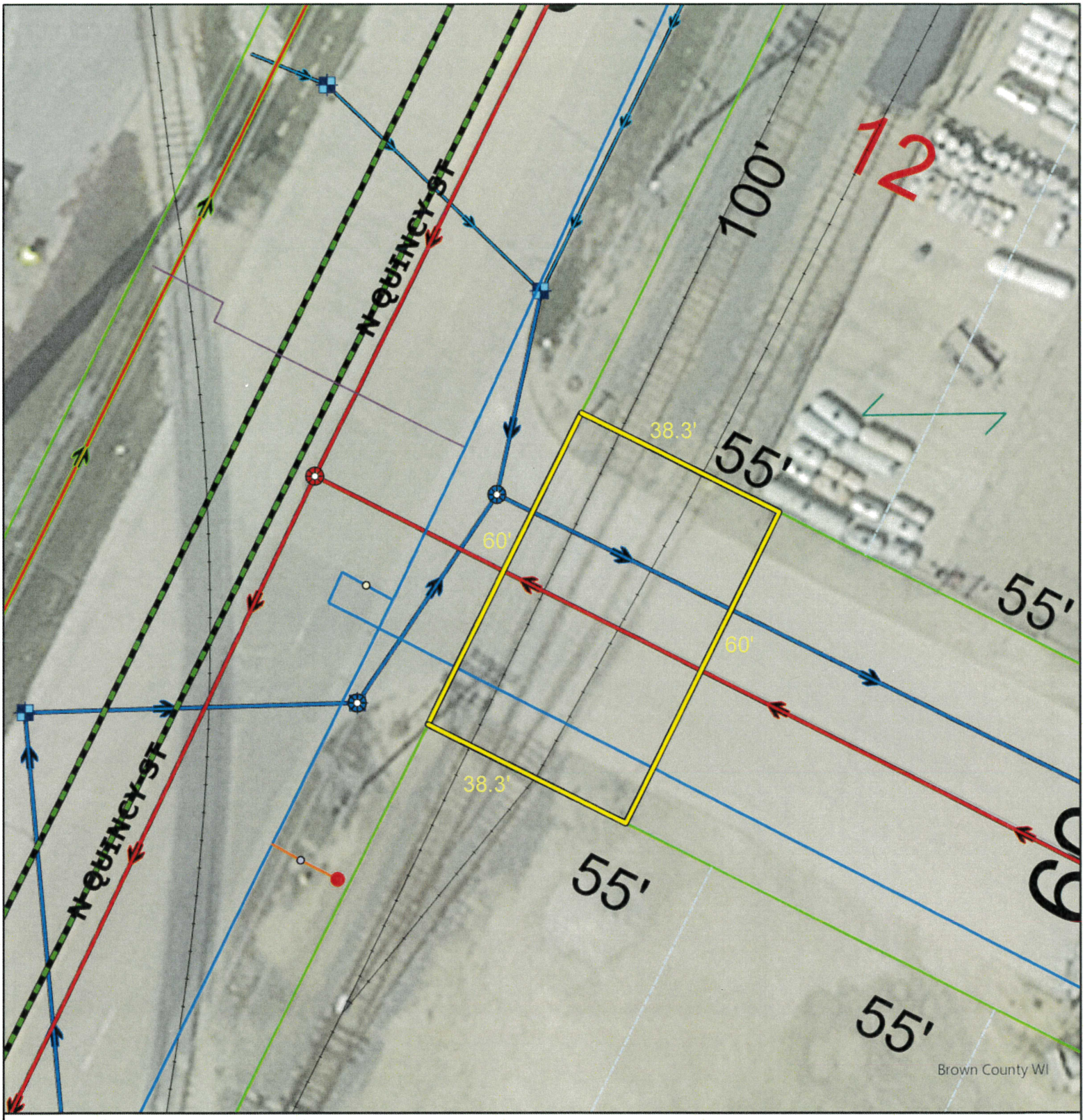
Petitioner Signature(s): _____

Checklist of required attachments:

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

You must meet with Planning staff prior to submission. View City of Green Bay Actions Guide for Rezone, CUP and PUD guidelines - https://www.greenbaywi.gov/ActionsGuide

For office use only:
Review Fee:_____ Receipt No.:_____ Zoning Petition No.:_____



Weise St Closure
Portion of Weise St ROW

Legend

Proposed Closure Area

N

1 "=23'
1:277

10 0 10 20 30 40 50 Feet

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.

Map prepared by City of Green Bay Department of Public Works, jamesar
Date Printed: 22 Jul 2026
X:\PubWorks\Maps\Maps for James\GB_GIS_BaseMap.aprx

MEMORANDUM

To:	Ms. Valerie Joosten, PE, City of Green Bay		
From:	Andrew Rowell, PE, PTOE and Phil Verville III, PE, Ayres Associates		
Date:	January 29, 2026	Project No.:	45-0807.00
Re:	Railroad Crossings at Weise Street and Quincy Street		

Ayres was retained by the City of Green Bay to review traffic safety and operations related to several railroad crossings of Quincy Street and parallel to Quincy Street between Eastman Avenue and Radisson Street.

The City has been under order from the Office of the Commission of Railroads (OCR) to address various railroad crossing concerns along the Quincy Street corridor. Most notably was the number of traffic lanes along Quincy Street, safety of the railroad crossings along Qunicy Street, in conjunction of the safety of the railroad crossing on Eastman Avenue, Vanderbraak Street, and Weise Street.

To date, the City has addressed concerns by the OCR by restriping Qunicy Street as a two-lane roadway and by the closing railroad crossings on Vanderbraak Street and westbound Eastman Avenue. The remaining issue of the OCR order relates to the railroad crossings on Weise Street adjacent to Quincy Street.

This memo summarizes our review of the existing conditions, traffic safety concerns, and possible improvements for safety and operations associated with the Weise Street and Quincy Street intersection.

Existing Conditions

An aerial overview of the intersection is on the following page. Weise Street is a two-lane roadway with approximate width of 42-ft face of curb to face of curb. There are two parallel railroad crossings across Weise Street, one located approximately 20 feet east of Quincy Street curbline, and the other is approximately 10 feet further to the east. The west track is considered the through track and serves properties to the north. The east track is a short spur line that runs just between Weise Street and Radisson Street that serves Ferrellgas for propane delivery by railcar. It is common for railcars to be parked on this spur line.

Adding to the complexity of railroad crossings near the intersection, on Qunicy Street just south of Weise Street is a railroad crossing that crosses at an angle of 60-degrees to Quincy Street. This is a spur line that serves Green Bay Packaging. Quincy Street operates as a two-lane roadway with a wide paved shoulder in each direction.

FOXY / WATCO has petitioned the OCR for the closure of the Weise Street crossing for safety purposes that included sight distance to see approaching trains. In a 2024 study funded by the railroad it was noted there have been six train/vehicle crashes within this area in the last two years.

Vehicles traveling west on Weise Street need to navigate two railroad crossings while approaching Quincy Street with limited sight distance down the tracks for those two crossings. In addition, while traversing these crossings, a vehicle must encroach into Qunicy Street while at the stop sign on Weise Street to avoid the back end of the vehicle being on the Weise Street railroad crossing. Additionally, the railroad crossing on Quincy Street creates a complex decision-making process for turning on to Qunicy Street from Weise Street.

920.498.1200 | 700 Pilgrim Way, Suite 180 | Green Bay, WI 54304
www.AyresAssociates.com

Currently Weise Street is signed “No Trucks” eastbound from Qunicy Street. No sign exists for westbound traffic. Weise Street is not shown as a heavy truck route on the City of Green Bay truck route map.

Image 1. Aerial View of Weise Street at Quincy Street and Railroad Crossings.

Weise Street Use

Properties along Weise Street between Quincy Street and Van Buren Street include a Green Bay Packaging warehouse and Green Bay Packaging Health and Wellness Center on the south side of the street, and a Green Bay Packaging parking lot and Ferrellgas on the north side. These properties have access to the next respective parallel street, Vanderbraak Street to the south and Radisson Street to the north.

Ayres contacted area industries to better understand existing traffic and truck patterns through the Weise Street and Quincy Street intersection, and to identify any concerns if Weise Street at Quincy Street was closed.

On January 7, 2026, a meeting was held with industry representatives in coordination with the City of Green Bay Development Team. This meeting included representatives from Green Bay Packaging and McDonald’s (Trucking) Company to discuss their company’s use of the Weise Street and Qunicy Street intersection.

We understand the warehouse on the south side of Weise Street is used mostly to store maintenance items for Green Bay Packaging including spare parts and equipment. Trips are unpredictable and vary day-to-day as this facility is more of a secondary storage facility. The warehouse property has access from both Vanderbraak Street and Weise Street, including a connection between the two streets. If Weise Street was closed to not allow access to Quincy Street, it was stated that access to the warehouse would need to follow Klaus Street and Van Buren Street. Representatives shared concerns about closing Weise Street without having a long-range plan in place for future development.

Representatives from Procter & Gamble stated they do not currently use buildings off Weise Street and have no specific concerns about the roadway being closed.

As of the date of this memo, Ferrellgas did not respond to information or meeting requests. This location of Ferrellgas is not a retail location and does not generate daily customer traffic. It operates as a local distribution site where propane delivery trucks are loaded and then transport propane to area customers. It is anticipated that trucks currently use the Weise Street/Quincy Street intersection. Current driveways in use for the site are on Weise Street. One additional gated access exists onto Radisson Street but is not used currently due to on-site material storage in front of this entrance. It is our opinion the site storage could be reconfigured to use this access if desired by Ferrellgas.

Weise Street Alternatives

Three improvement alternatives were reviewed for Weise Street.

Current Condition – No Changes

The roadway would remain as it is today, open to traffic.

Active Railroad Warning Lights and Gates

This alternative would install railroad warning lights and gates on Weise Street, along with warning lights and gates for the crossing of Quincy Street due to the close proximity of the crossing to Weise Street. This would be a complex system as the gates for Quincy Street would be north and south of Weise Street. All gates would function in unison for trains using Weise Street or Quincy Street. Initial costs and maintenance costs would be about double compared to a single roadway rail crossing, due to the additional crossing that is protected and the required equipment.

Close Weise Street

This alternative would close the roadway just east and west of the railroad crossing. This would be similar to what was recently completed for the railroad closure at Vanderbraak Street. Access to Green Bay Packaging properties and Ferrellgas would be from the east using Weise Street to Van Buren Street to Klaus Street.

One item of concern would be the potential of additional truck traffic passing by St Vincent De Paul and Paul's Pantry. These properties generate different roadway users and many pedestrians crossing between the parking lot on the north side of Weise Street to the buildings on the south side of Weise Street, and pedestrians crossing Leo Frigo Way.

With this alternative, it is recommended to install "No Truck" signing on Weise Street east of Van Buren Street and on Leo Frigo Way at Radisson Street. This would require large trucks accessing Weise Street to use Van Buren Street and Klaus Street. The attached map shows the truck route and recommended "No Truck" signing locations.

Weise Street Crossing Recommendations

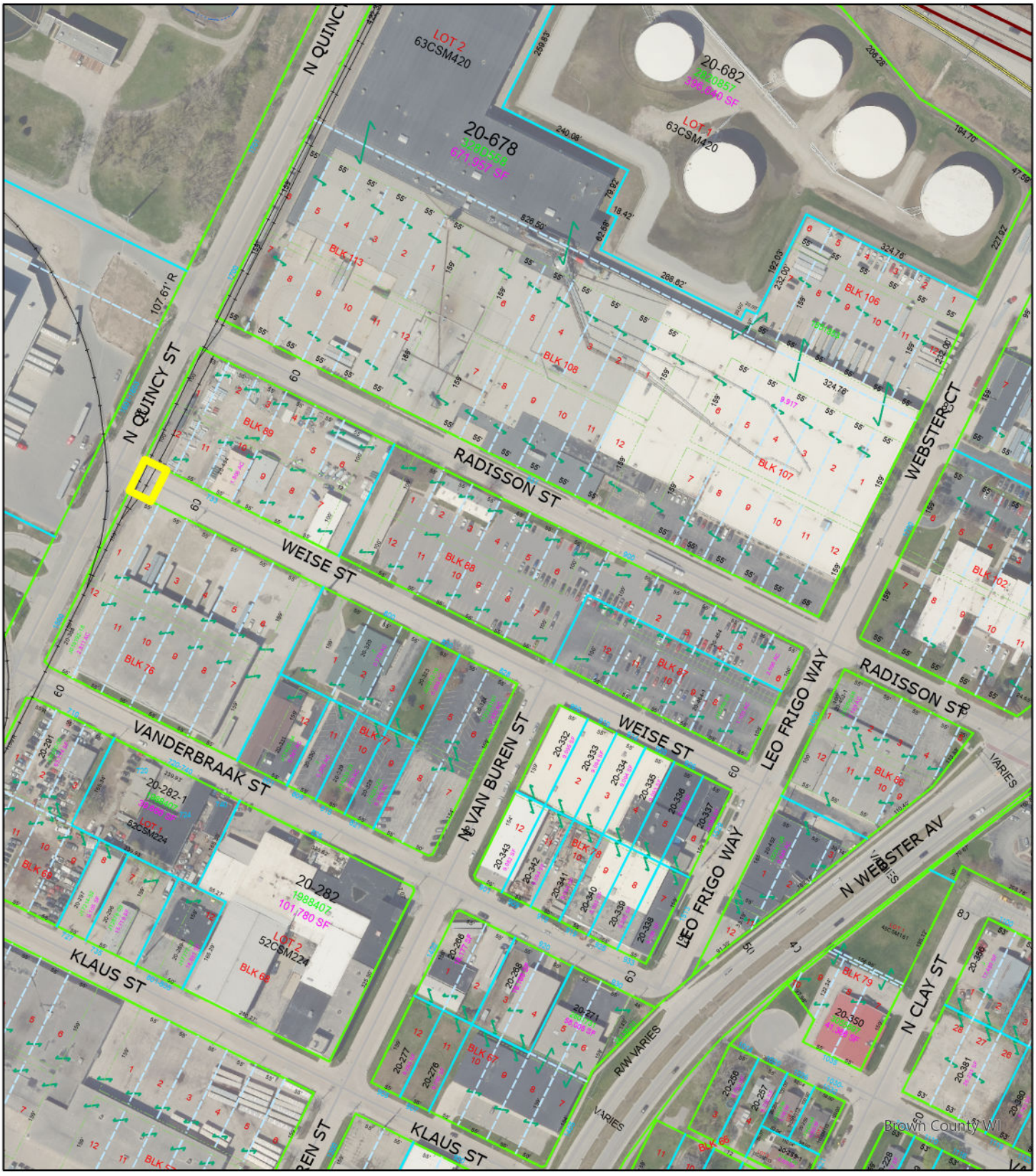
From our investigation and input obtained from business representatives, we believe the closure of Weise Street at Quincy Street is the most appropriate alternative at this time as it reduces the conflict potential at the Weise Street and Quincy Street intersection and railroad crossings. An alternative route exists to serve the industrial properties on the east side of Quincy Street directly impacted by the roadway closure. This route would follow Van Buren Street and Klaus Street. The closure does not create an undue hardship for the traveling public nor any specific business. Additional "No Truck" signing is recommended to minimize additional truck traffic passing by St Vicent de Paul and Paul's Pantry properties (see attached map).

PROJECT NO:	HWY: WEISE STREET	COUNTY: BROWN	PROPOSED IMPROVEMENTS	SHEET	E

FILE NAME : I:\45\450807 GREEN BAY QUINCY ST RAILROAD\C3D\SHEETS\AREA MAP.DWG
LAYOUT NAME - Map

PLOT DATE : 1/29/2026 1:58 PM PLOT BY : VERVILLE, PHILLIP PLOT NAME : PLOT SCALE : 1 IN 150 FT

WISDOT/CADDS SHEET 42



SC 26-01 Street Closure
Portion of Weise Street

Feet
0 62.5 125 250

N

Proposed Closure Area

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only.The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 27 Jul 2026 C:\Users\denamo\Documents\ArcGIS\Projects\Weise Street Closure\Weise Street Closure.aprx

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # J.2

Public Hearing on a 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) (CPA 26-03).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. MO 03-26 - Amend Comp Plan 600 Block Woodside Road

MISCELLANEOUS ORDINANCE NO. 03-26

AN ORDINANCE ADOPTING AN AMENDMENT TO THE 2050 GO BIG GREEN BAY COMPREHENSIVE PLAN OF THE CITY OF GREEN BAY PERTAINING TO PROPERTIES LOCATED IN THE 600 BLOCK WOODSIDE ROAD FROM LOW DENSITY RESIDENTIAL TO MIXED RESIDENTIAL CLASSIFICATION (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

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

Zoning Petition (ZP 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

MISCELLANEOUS ORDINANCE NO. 03-26

AN ORDINANCE ADOPTING AN AMENDMENT TO THE 2050 GO BIG GREEN BAY COMPREHENSIVE PLAN OF THE CITY OF GREEN BAY PERTAINING TO PROPERTIES LOCATED IN THE 600 BLOCK WOODSIDE ROAD FROM LOW DENSITY RESIDENTIAL TO MIXED RESIDENTIAL CLASSIFICATION (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

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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

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Map prepared by JL

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

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.

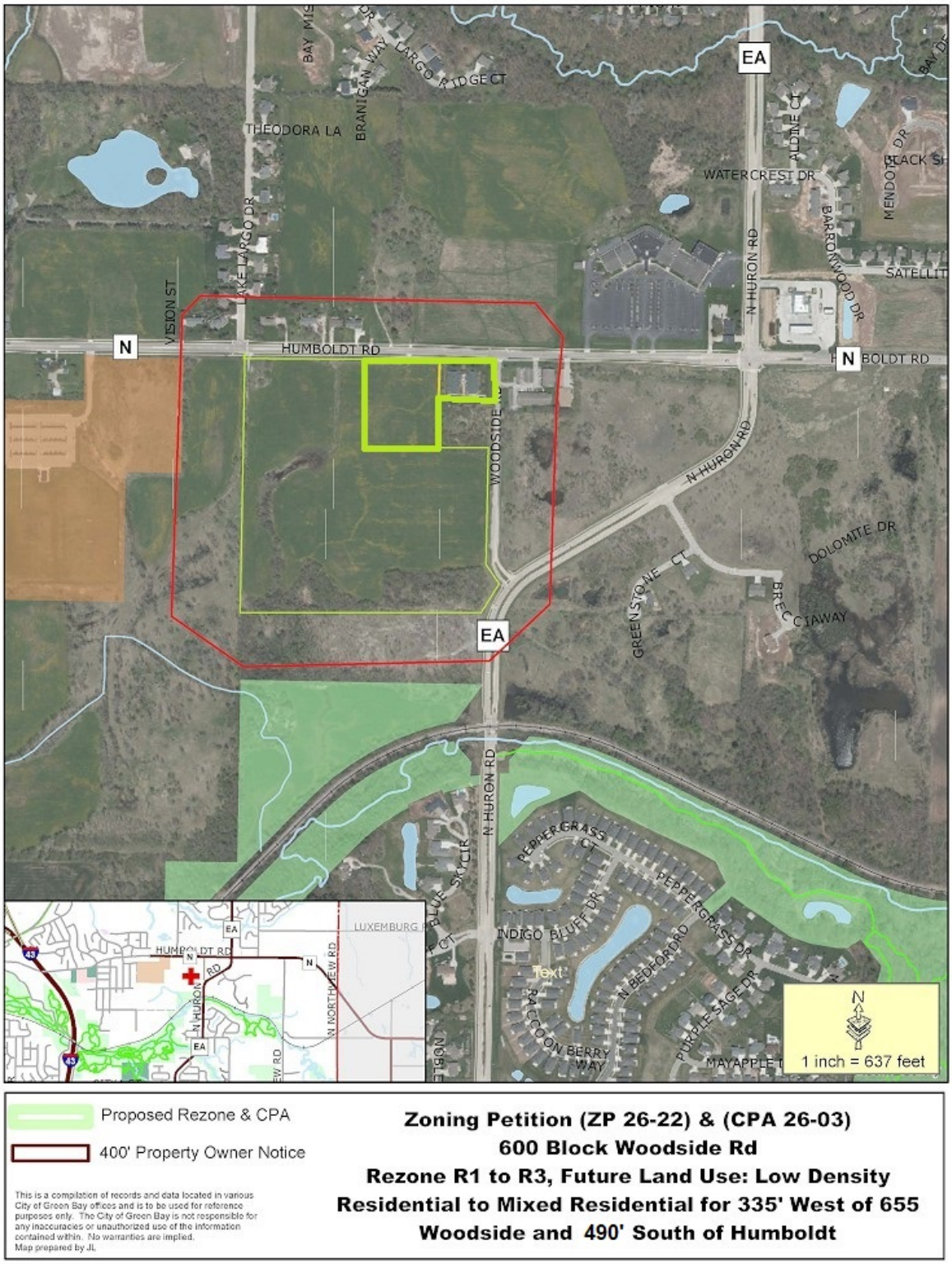
APPROVED:

_____
Mayor

ATTEST:

_____
Clerk

jl
Attachment – Map



Proposed Rezone & CPA

400' Property Owner Notice

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Map prepared by JL

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

GENERAL ORDINANCE NO. 13-26

AN ORDINANCE
AMENDING SECTION 10-460,
GREEN BAY MUNICIPAL CODE,
RELATING TO PUBLIC VEHICLE REGULATIONS

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

SECTION 1. Section 10-460, Green Bay Municipal Code, is hereby amended to read:

Sec. 10-460. Public vehicle regulations.

The owner and operator of a public vehicle are both responsible for ensuring compliance with this section.

(1) *Maintenance.* No person may operate a vehicle registered under this article unless the vehicle complies with all the conditions necessary to become a licensed public vehicle at the time it is in operation.

(2) *Receipts.* Upon a customer's demand, the operator of a public vehicle shall provide a receipt at the time of payment in legible type or writing containing the firm name, operator's name and number, any items for which the charge is made, the total amount paid, and the date of payment. The receipt may be provided in electronic form if payment is made by electronic means.

(3) *Rates.* Public vehicles may charge for service at a rate per unit of time, a rate per unit of distance, a flat rate per ride, or by using a taximeter.

a. *Report to Clerk.* The owner or operator of a public vehicle shall at all times maintain a schedule of rates on file with the City Clerk and may not charge any rate higher than the rate on file with the City Clerk.

b. *Taximeters.* A public vehicle may use a taximeter to determine the cost of service, subject to the following regulations:

1. No person shall use or permit to be used upon any public vehicle a taximeter which is in error more than four percent in efficiency and more than one percent in excess interval under test.

2. After sundown, the face of the taximeter shall be illuminated by suitable light so arranged as to be readily discernible to the passengers.

3. The case of the taximeter shall be sealed and have its cover gear intact.

4. Upon complaint to the Clerk's Office, the taximeter subject to complaint shall be inspected by the Inspection Department.

(4) *Operator ID display.* No person may operate a public vehicle unless the person who is licensed to operate it is displaying their operator's license.

(5) ***Location Restriction.*** **No public vehicle may operate within Lambeau Field parking lots during any professional or collegiate sporting events.**

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

SECTION 3. Effective date. This ordinance shall take effect on January 1, 2027 and after its passage and publication.

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

APPROVED:

_____
Eric Genrich, Mayor

MISCELLANEOUS ORDINANCE NO. 04-26

AN ORDINANCE ADOPTING AN AMENDMENT TO THE GO BIG GREEN BAY 2050 COMPREHENSIVE PLAN OF THE CITY OF GREEN BAY PERTAINING TO PROPERTIES LOCATED AT 3290 HUMBOLDT ROAD AND A PORTION OF 515 WOODSIDE DRIVE (CPA 26-04)

WHEREAS, pursuant to Wis. Stats. §§ 62.23(2) and (3), the City of Green Bay is authorized to prepare, adopt, and amend a comprehensive plan, as defined in Wis. Stats. § 66.1001(4)(a); and

WHEREAS the Common Council has adopted the Go Big Green Bay 2050 Comprehensive Plan for the purpose of guiding future land-use decision making, but recognizes that from time-to-time amendments may be necessary to reflect changes in the land use and planning needs of the community; and

WHEREAS the Common Council of the City of Green Bay has adopted written procedures (known as the Public Participation Plan for Periodic Comprehensive Plan Amendments) designed to foster public participation in every stage of the preparation of periodic comprehensive plan amendments required by Wis. Stats. § 66.1001(4)(a); and

WHEREAS the City of Green Bay has held at least one public hearing on this ordinance in compliance with the requirements of Wis. Stats. § 66.1001(4)(d), and it is the Common Council's belief that this comprehensive plan amendment is necessary and consistent with the overall goals, policies, and other related elements of the plan;

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

SECTION 1. Comprehensive Plan Amendment CPA 26-04 is hereby adopted pursuant to Wis. Stats. § 66.1001(4)(c). A copy of the comprehensive plan amendment is attached to this ordinance.

<u>PARCEL 21-373 AND A PORTION OF PARCEL 21-365</u>

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, T24N-R21E, CITY OF GREEN BAY, BROWN COUNTY WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 35, T24N-R21E; THENCE S00°59'31"W 1400.41 FEET ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35 TO THE POINT OF BEGINNING; THENCE S88°43'45"E, 417.68

FEET; THENCE S53°16’14”E, 43.06 FEET; THENCE S88°48’30”E, 252.32 FEET; THENCE S01°05’26”W, 487.94 FEET: THENCE S88°48’49”E, 590.70 FEET; THENCE S01°05’25”W, 784.40 FEET; THENCE N88°48’01”W, 1918.27 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST ¼ AND THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST ¼ OF SAID SECTION 35; THENCE N00°56’37”E, 686.56 FEET; THENCE S89°03’48”E, 293.19 FEET; THENCE N00°58’04”E, 606.79 FEET; THENCE S89°19’33”E, 330.44 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,000,276 SQUARE FEET, 45.92 ACRES MORE OR LESS.
PARCEL SUBJECT TO EASEMENT AND RESTRICTIONS OF RECORD.

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

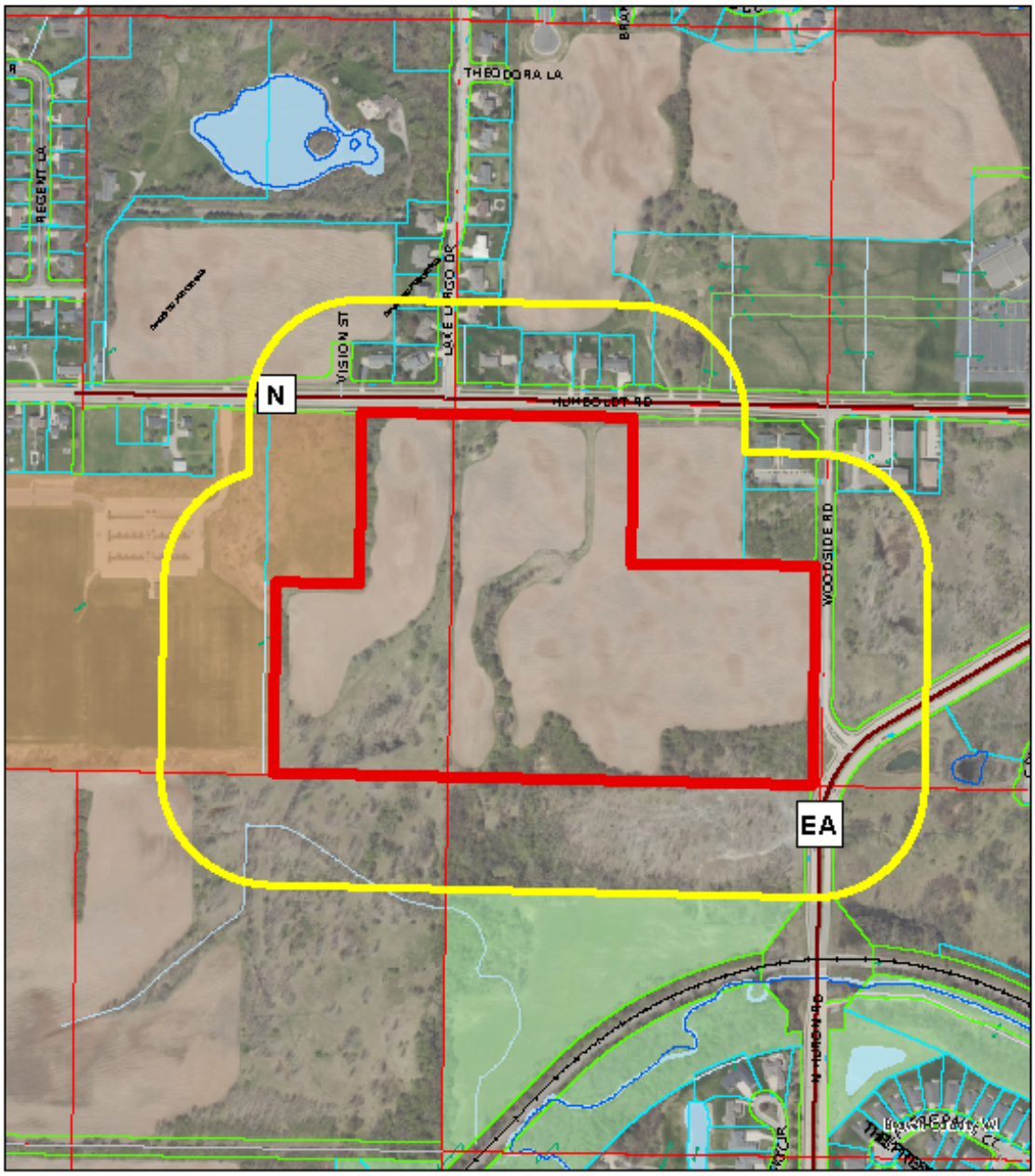
SECTION 3. This ordinance shall take effect upon its passage and publication.

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

APPROVED:

_____
Eric Genrich, Mayor

DM:
Attachments – Location Map



Comprehensive Plan Amendment Request (CPA 26-04)
3290 Humboldt & a portion of 515 Woodside

0 130 260 520 Feet

N

Parcel

400' Notification Buffer

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City of Green Bay Department of Community and Economic Development, S.S.
25 Jun 2026 C:\Users\SteveS\Documents - City of Green Bay\Documents\MicroGIS\Projects\MapProject\CPA 26-04.aprx

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	Rebecca Finco, Staff

AGENDA ITEM # L.1

To approve a Termination Resolution for TID 12, I-43 Industrial Park.

BACKGROUND

TID 12, I-43 Industrial Park, was created in 2005 to facilitate industrial development and public infrastructure improvements within the district. The district has completed the purposes for which it was created and, following approval of the proposed Allocation Amendment currently under consideration, is eligible for termination in accordance with Wis. Stat. §66.1105.

The attached resolution recommends termination of TID 12 and forwards the recommendation to the Common Council for consideration. The recommendation is contingent upon completion of the Allocation Amendment approval process, including approval by the Common Council and Joint Review Board, prior to final termination. Existing surplus revenues are proposed for allocation to TID 22, The Shipyard, while the anticipated final increment associated with the Affordable Housing Extension remains reserved for expenditure in accordance with Wis. Stat. §66.1105(6)(g).

The Common Council will consider the termination resolution following completion of the Allocation Amendment process and prior to the district's mandatory termination date of August 18, 2026.

RECOMMENDATION

To approve a Termination Resolution for TID 12, I-43 Industrial Park.

FISCAL IMPACT

ATTACHMENTS

1. TID 12 RDA Termination Resolution - Signed 7.14.26

RESOLUTION 26-02
REGARDING TERMINATION OF TAX INCREMENT DISTRICT NUMBER TWELVE (12), I-43 INDUSTRIAL PARK ("TID 12")

July 14, 2026

WHEREAS, the City of Green Bay created Tax Increment District Number Twelve (12), I-43 Industrial Park ("TID 12"), on September 6, 2005, pursuant to Wis. Stat. §66.1105; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 12 on Monday, June 29, 2020; and

WHEREAS, on August 26, 2025, the Wisconsin Department of Revenue approved an Affordable Housing Extension for TID 12 pursuant to Wis. Stat. §66.1105(6)(g), extending the life of TID 12 through August 18, 2026; and

WHEREAS, the City has completed the purposes for which TID 12 was created; and

WHEREAS, the Redevelopment Authority recommends that the Common Council terminate TID 12 upon completion of the Allocation Amendment process and prior to the mandatory termination date of August 18, 2026; and

WHEREAS, TID 12 has generated sufficient incremental revenues to satisfy its current obligations, fund the proposed Allocation Amendment, and proceed toward termination in accordance with Wis. Stat. §66.1105; and

WHEREAS, the Redevelopment Authority has recommended approval of an Allocation Amendment to TID 12, and the Common Council and Joint Review Board are expected to consider such Allocation Amendment prior to the Common Council's consideration of the termination of TID 12; and

WHEREAS, it is the intent of the City that the Allocation Amendment be fully approved in accordance with Wis. Stat. §66.1105 prior to the termination of TID 12; and

WHEREAS, the anticipated final tax increment to be received following termination has been reserved for expenditure in accordance with the Affordable Housing Extension requirements of Wis. Stat. §66.1105(6)(g), and is not included in the revenues proposed for allocation to Tax Increment District Number Twenty-Two (22); and

NOW, THEREFORE, BE IT RESOLVED that the RDA approves the termination of TID 12 and the forwarding of this request to terminate TID 12 to the Common Council of the City of Green Bay for their consideration.

Adopted 7/14/2026

Approved 7/14/2026

REDEVELOPMENT AUTHORITY
OF THE CITY OF GREEN BAY

By: Gary J. Delveaux

Gary J. Delveaux, Chair

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	Rebecca Finco, Staff

AGENDA ITEM # L.2

To approve a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 33 (TID 33), Velp and Locust.

BACKGROUND

Following the required Public Hearing, the RDA is asked to recommend approval of the Project Plan and creation of Tax Incremental District No. 33, Velp and Locust.

The proposed Project Plan satisfies the requirements of Wis. Stat. §66.1105 for creation of a blighted area district. The District will facilitate redevelopment of the Velp Avenue and Locust Street area by supporting construction of a 90-unit multifamily housing development, expanding housing opportunities and increasing the City's tax base through a PAYGo financing structure.

Staff has reviewed the Project Plan prepared by Ehlers and finds it consistent with the City's Comprehensive Plan and redevelopment goals.

RECOMMENDATION

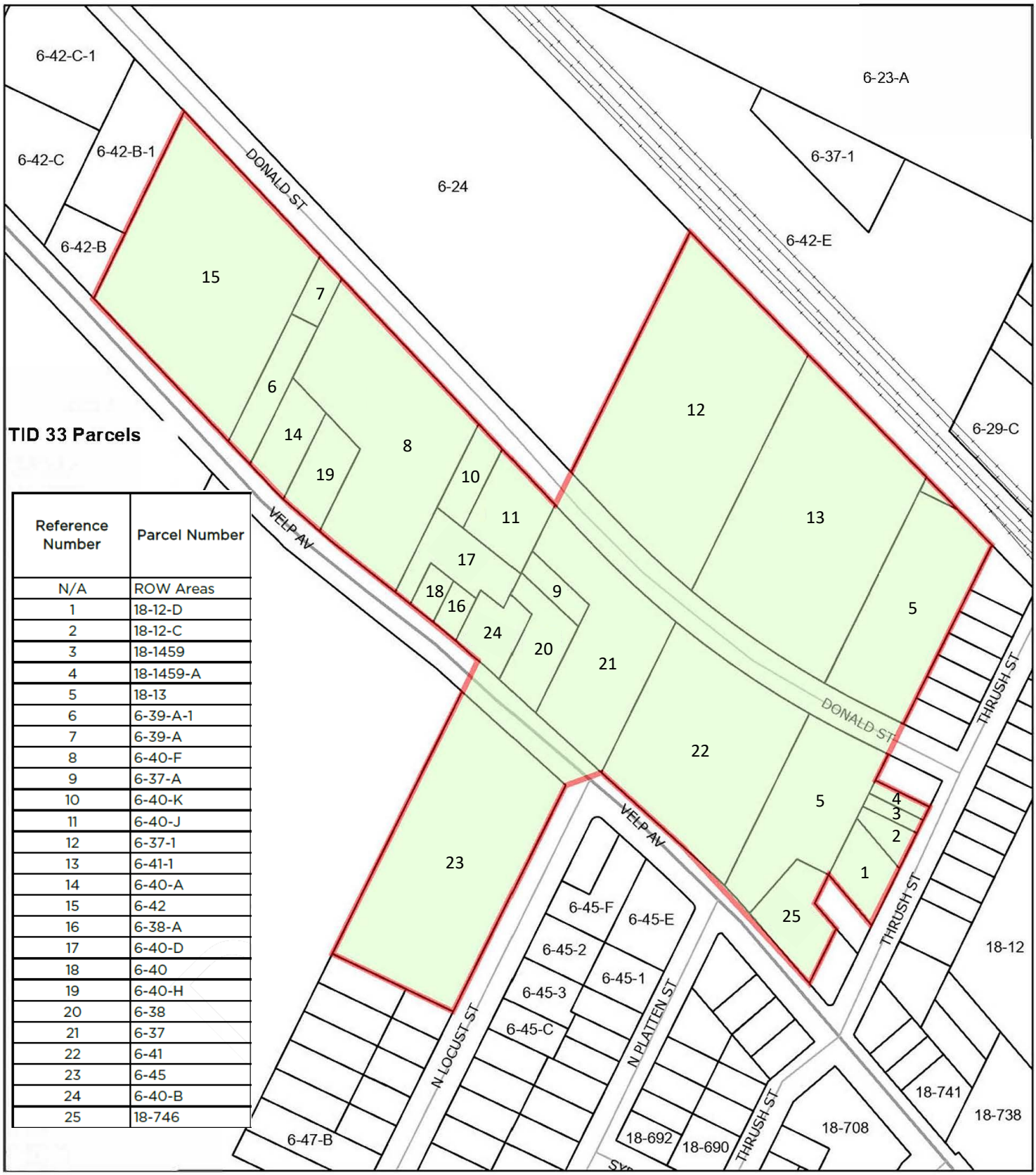
To approve a resolution establishing the boundaries of and approving the Project Plan for Tax Incremental District No.33 (TID 33), Velp and Locust.

FISCAL IMPACT

To be discussed at the meeting.

ATTACHMENTS

1. TID 33 Boundary Map 7.14.26
2. TID 33 Creation RDA Resolution - Signed 7.14.26
3. Green Bay TID 33 Project Plan 08.18.26



TID 33 Parcels

Reference Number	Parcel Number
N/A	ROW Areas
1	18-12-D
2	18-12-C
3	18-1459
4	18-1459-A
5	18-13
6	6-39-A-1
7	6-39-A
8	6-40-F
9	6-37-A
10	6-40-K
11	6-40-J
12	6-37-1
13	6-41-1
14	6-40-A
15	6-42
16	6-38-A
17	6-40-D
18	6-40
19	6-40-H
20	6-38
21	6-37
22	6-41
23	6-45
24	6-40-B
25	18-746

TID 33

Feet
0 125 250 500

N

TID Boundary

TID Parcel

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RESOLUTION NO. 26-03

RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 33

WHEREAS, the City of Green Bay (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 33 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing existing uses and conditions of real property in the District;
f. A map showing proposed improvements and uses in the District;
g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
h. A list of estimated non-project costs;
i. A statement of the proposed plan for relocation of any persons to be displaced;
j. A statement indicating how the District promotes the orderly development of the City;
k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the Green Bay Area Public School District, and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the RDA, on July 14, 2026 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the RDA of the City of Green Bay that:

1. It recommends to the Common Council that Tax Incremental District No. 33 be created with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Creation of the District promotes orderly development in the City.

Adopted 7/14/2026

Approved 7/14/2026

REDEVELOPMENT AUTHORITY
OF THE CITY OF GREEN BAY

Gary J. Delveaux
Redevelopment Authority, Chair

EXHIBIT A -

TAX INCREMENTAL DISTRICT NO. 33
BOUNDARY MAP

[INCLUDED IN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

August 18, 2026

PROJECT PLAN

City of Green Bay, Wisconsin

Tax Incremental District No. 33

Velp and Locust

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	July 14th, 2026
Public Hearing Held:	July 14th, 2026
Consideration by RDA:	July 14th, 2026
Consideration by Common Council:	August 18th, 2026
Consideration by the Joint Review Board:	August 25th, 2026

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SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 33 ("District") is a proposed Blighted Area District comprising approximately 34.3 acres located in the northwestern part of the City along Velp Avenue. The District will be created to pay the costs of development incentives needed to support the infill development of 90 multifamily residential units ("Project") by Velp Locust Investments, LLC ("Developer"). In addition to the incremental property value that will be created, the City expects the Project will result in short-term construction related job creation related to housing development, ongoing employment for jobs in maintenance, landscaping, etc., increased retail and service demand, provision of new housing units to address a shortage in the City, additional school district revenue, and the expansion of City and utility infrastructure.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately $2.46 million ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include an estimated $2.00 million in Pay As You Go ("PAYGO") developer incentives and $464 thousand in ongoing planning and administrative costs.

The City also expects future project costs to be incurred to improve the parcels north of Velp Avenue. However, specific projects and cost estimates are not available at the time of District creation.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately $12.19 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 12 of its allowable 27 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. The Developer will incur costs to redevelop the property within the District that are not expected to be fully recovered through sale or rent while also generating market-appropriate investor returns. The City has evaluated a request from the Developer for Tax Incremental Financing ("TIF") assistance and confirmed that the public investment is necessary, and that "but for" that investment, the related redevelopment will not occur.

   The development incentives included in this Plan are based on Development Agreement 26-03 (the "Agreement") which prescribed the incentive would be provided on a PAYGO basis to assist with the costs associated with the Qualified Expenditures as defined in the Agreement.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered that the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

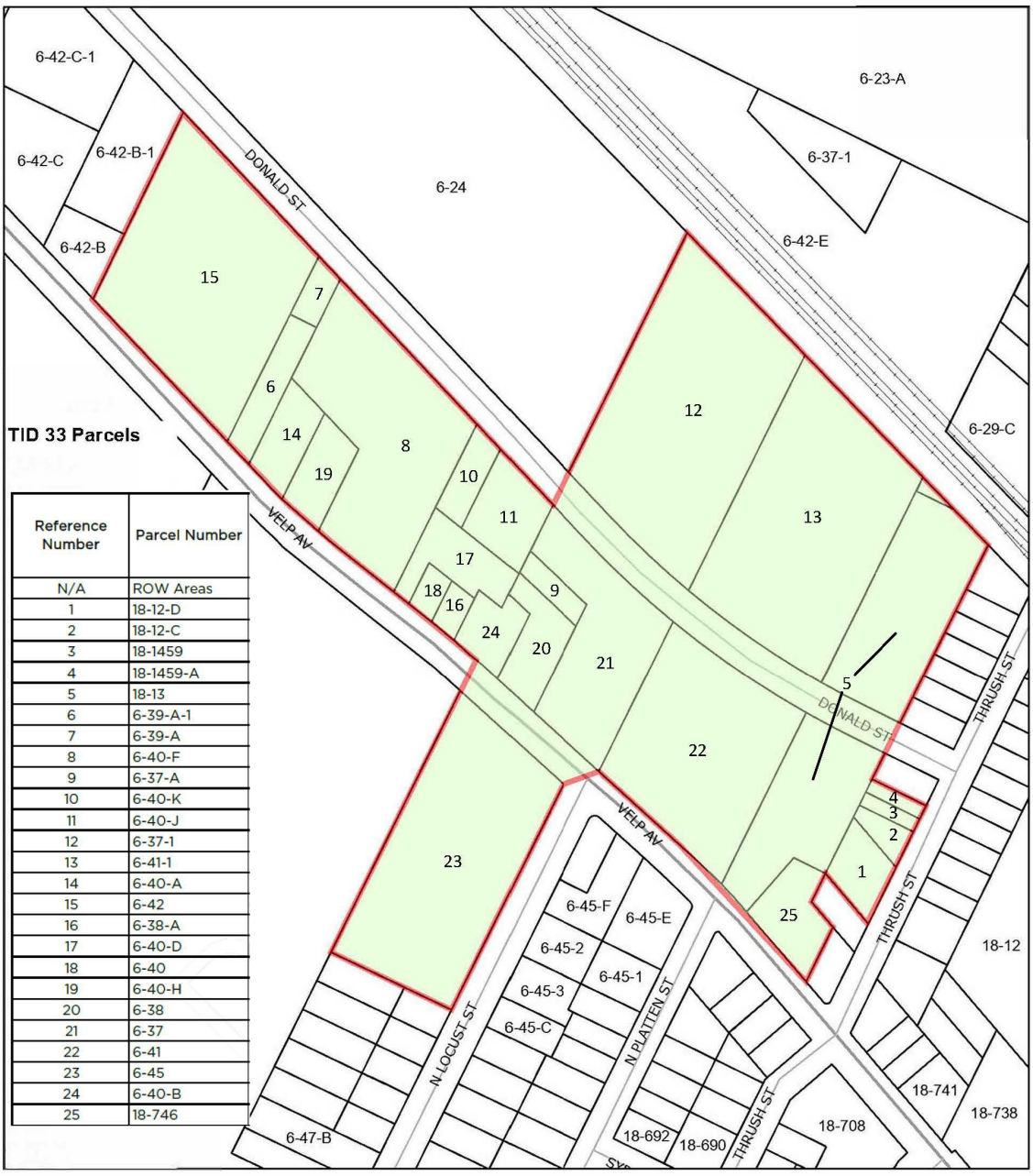
4. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.

5. Based on the foregoing finding, the District is designated as a blighted area district.

6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:
Preliminary Map of Proposed District Boundary

Map Found on Following Page.



Reference Number	Parcel Number
N/A	ROW Areas
1	18-12-D
2	18-12-C
3	18-1459
4	18-1459-A
5	18-13
6	6-39-A-1
7	6-39-A
8	6-40-F
9	6-37-A
10	6-40-K
11	6-40-J
12	6-37-1
13	6-41-1
14	6-40-A
15	6-42
16	6-38-A
17	6-40-D
18	6-40
19	6-40-H
20	6-38
21	6-37
22	6-41
23	6-45
24	6-40-B
25	18-746

TID 33

Feet
0 125 250 500

N

TID Boundary

TID Parcel

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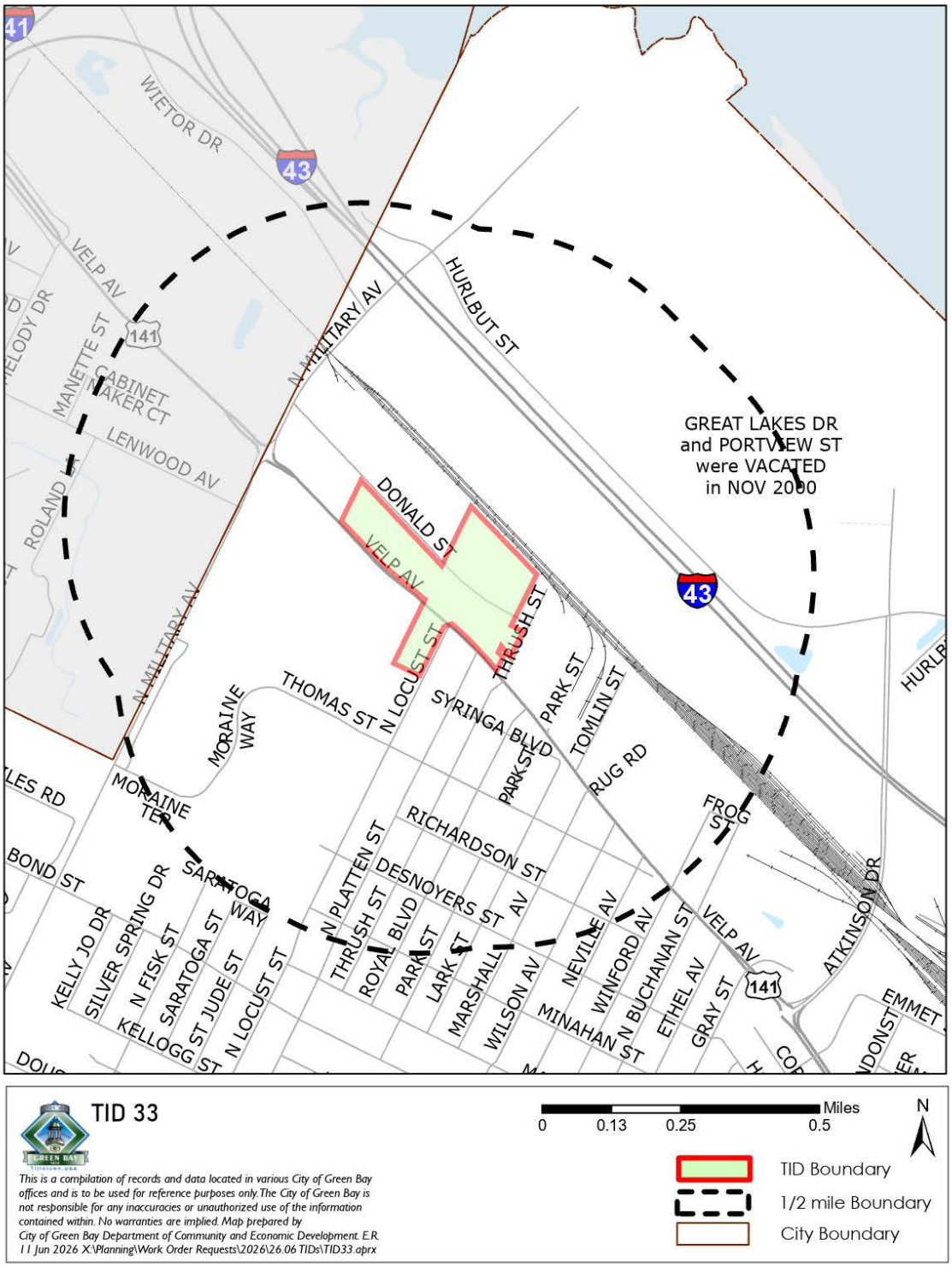
41
43
141
WIETOR DR
VELP AV
MANETTE ST
CABINET MAKER CT
LENWOOD AV
ROLAND
N MILITARY AV
HURLBUT ST
GREAT LAKES DR and PORTVIEW ST were VACATED in NOV 2000
DONALD ST
VELP AV
N LOCUST ST
THRUSH ST
PARK ST
TOMLIN ST
SYRINGA BLVD
RUG RD
FROG ST
HURLBUT
MORAINE WAY
THOMAS ST
MORAINE TER
LES RD
BOND ST
RICHARDSON ST
DESNOYERS ST
AV
SARATOGA WAY
KELLY JO DR
SILVER SPRING DR
N FISK ST
SARATOGA ST
ST JUDE ST
KELLOGG ST
N LOCUST ST
N PLATTEN ST
THRUSH ST
ROYAL BLVD
PARK ST
LARK ST
MARSHALL
WILSON AV
NEVILLE AV
WINFORD AV
N BUCHANAN ST
ETHEL AV
GRAY ST
MINAHAN ST
VELP AV
ATKINSON DR
EMMET
TID 33
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0
0.13
0.25
0.5
Miles
N
TID Boundary
1/2 mile Boundary
City Boundary

SECTION 3:
Map Showing Existing Uses and Conditions

Map Found on Following Page.

DONALD ST
VELP AV
DONALD ST
THRUSH ST
VELP AV
THRUSH ST
N LOCUST ST
N PLATTEN ST
THRUSH ST
Brown County WI
1
1
1
2
2
1
TID 33
Feet
0 125 250 500
N
TID Boundary
Blighted Area
1. Industrial
2. Undeveloped Open Space
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SECTION 4:
Preliminary Parcel List and Analysis

The District will consist of the parcels identified in the below tables:

Parcel Data

Reference Number	Parcel Number	Address	Acres	Acres Blighted	Blighted Condition
N/A	ROW Areas		1.92		
1	18-12-D	1343 THRUSH ST	0.38	0.38	Condition 1
2	18-12-C	1353 THRUSH ST	0.16	0.16	Condition 1
3	18-1459	1355 THRUSH ST	0.09	0.09	Condition 1
4	18-1459-A	1357 THRUSH ST	0.09	0.09	Condition 1
5	18-13	1354 VELP AVE	3.29	3.29	Condition 1
6	6-39-A-1	1464 VELP AVE	0.43	0.43	Condition 1
7	6-39-A	1465 DONALD ST	0.17	0.17	Condition 1
8	6-40-F	1440 VELP AVE	2.81	2.81	Condition 1
9	6-37-A	0 DONALD ST	0.18	0.18	Condition 1
10	6-40-K	0 DONALD ST	0.29		
11	6-40-J	1415 DONALD ST	0.58		
12	6-37-1	0 DONALD ST	5.05	5.05	Condition 1
13	6-41-1	0 DONALD ST	3.92	3.92	Condition 1
14	6-40-A	1462 VELP AVE	0.43		
15	6-42	1470 VELP AVE	3.76	3.76	Condition 1
16	6-38-A	1422 VELP AVE	0.13		
17	6-40-D	1428 VELP AVE	0.55		
18	6-40	1428 VELP AVE	0.13		
19	6-40-H	1454 VELP AVE	0.43	0.43	Condition 1
20	6-38	1406 VELP AVE	0.51	0.51	Condition 1
21	6-37	1396 VELP AVE	1.76	1.76	Condition 1
22	6-41	1360 VELP AVE	2.79		
23	6-45	1409 VELP AVE	3.58	3.58	Condition 1
24	6-40-B	1416 VELP AVE	0.36		
25	18-746	1346 VELP AVE	0.55	0.55	Condition 1
TOTALS			34.30	27.14	

Percentage of TID Area Designated as Blighted (at least 50%)	79%
Percentage of TID Area Not Designated as Blighted	21%
Total Area	100%

Condition 1:

The identified parcels are designated as blighted due to the existence of conditions which endanger life or property and factors that are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and are deemed detrimental to public health, safety, morals or welfare. Further, the City has identified the parcels as potential brownfields in the Velp Avenue Areawide Plan completed in June 2017.

Calculation of Estimated Base Value[1]

	Assessed Value			Equalized Value[2]		
Parcel	Land	Improvement	Total	Land	Improvement	Total
18-12-D	41,000	79,700	**120,700**	55,900	108,700	**164,600**
18-12-C	16,100	0	**16,100**	22,000	0	**22,000**
18-1459	9,400	0	**9,400**	12,800	0	**12,800**
18-1459-A	9,400	0	**9,400**	12,800	0	**12,800**
18-13	392,600	173,600	**566,200**	535,600	236,800	**772,400**
6-39-A-1	74,400	53,700	**128,100**	101,500	73,300	**174,800**
6-39-A	18,700	42,000	**60,700**	25,500	57,300	**82,800**
6-40-F	247,900	1,395,100	**1,643,000**	338,200	1,903,300	**2,241,500**
6-37-A	10,900	0	**10,900**	14,900	0	**14,900**
6-40-K	26,300	24,700	**51,000**	35,900	33,700	**69,600**
6-40-J	53,200	511,700	**564,900**	72,600	698,100	**770,700**
6-37-1	265,700	0	**265,700**	362,500	0	**362,500**
6-41-1	244,100	0	**244,100**	333,000	0	**333,000**
6-40-A	93,700	88,800	**182,500**	127,800	121,200	**249,000**
6-42	473,700	0	**473,700**	646,300	0	**646,300**
6-38-A	28,100	23,700	**51,800**	38,300	32,300	**70,600**
6-40-D	110,200	18,800	**129,000**	150,300	25,600	**175,900**
6-40	28,000	75,200	**103,200**	38,200	102,600	**140,800**
6-40-H	93,700	121,200	**214,900**	127,800	165,400	**293,200**
6-38	111,000	37,400	**148,400**	151,400	51,000	**202,400**
6-37	255,500	222,400	**477,900**	348,600	303,400	**652,000**
6-41	384,800	280,000	**664,800**	525,000	382,000	**907,000**
6-45	457,400	107,200	**564,600**	624,000	146,300	**770,300**
6-40-B	78,000	0	**78,000**	106,400	0	**106,400**
18-746	116,900	293,900	**410,800**	159,500	401,000	**560,500**
TOTALS	**3,640,700**	**3,549,100**	**7,189,800**	**4,966,800**	**4,842,000**	**9,808,800**

1) Estimated based on values as of January 1, 2025. Actual base value will be as of January 1, 2026.
2) Calculation based on aggregate assessment ratio of 73.30%.

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

Calculation of City Equalized Value Limit		
City TID IN Equalized Value (Jan. 1, 2025)	$	11,886,581,700
TID Valuation Limit @ 12% of Above Value	**$**	**1,426,389,804**

Calculation of Value Subject to Limit		
Estimated Base Value of Territory to be Included in District	$	9,808,800
Incremental Value of Existing Districts (Jan. 1, 2025)	$	884,537,600
Total Value Subject to 12% Valuation Limit	**$**	**894,346,400**
Total Percentage of TID IN Equalized Value		7.52%
Residual Value Capacity of TID IN Equalized Value	$	532,043,404

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals $894,346,400. This value is less than the maximum of $1,426,389,804 in equalized value that is permitted for the City.

SECTION 6:
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property

acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

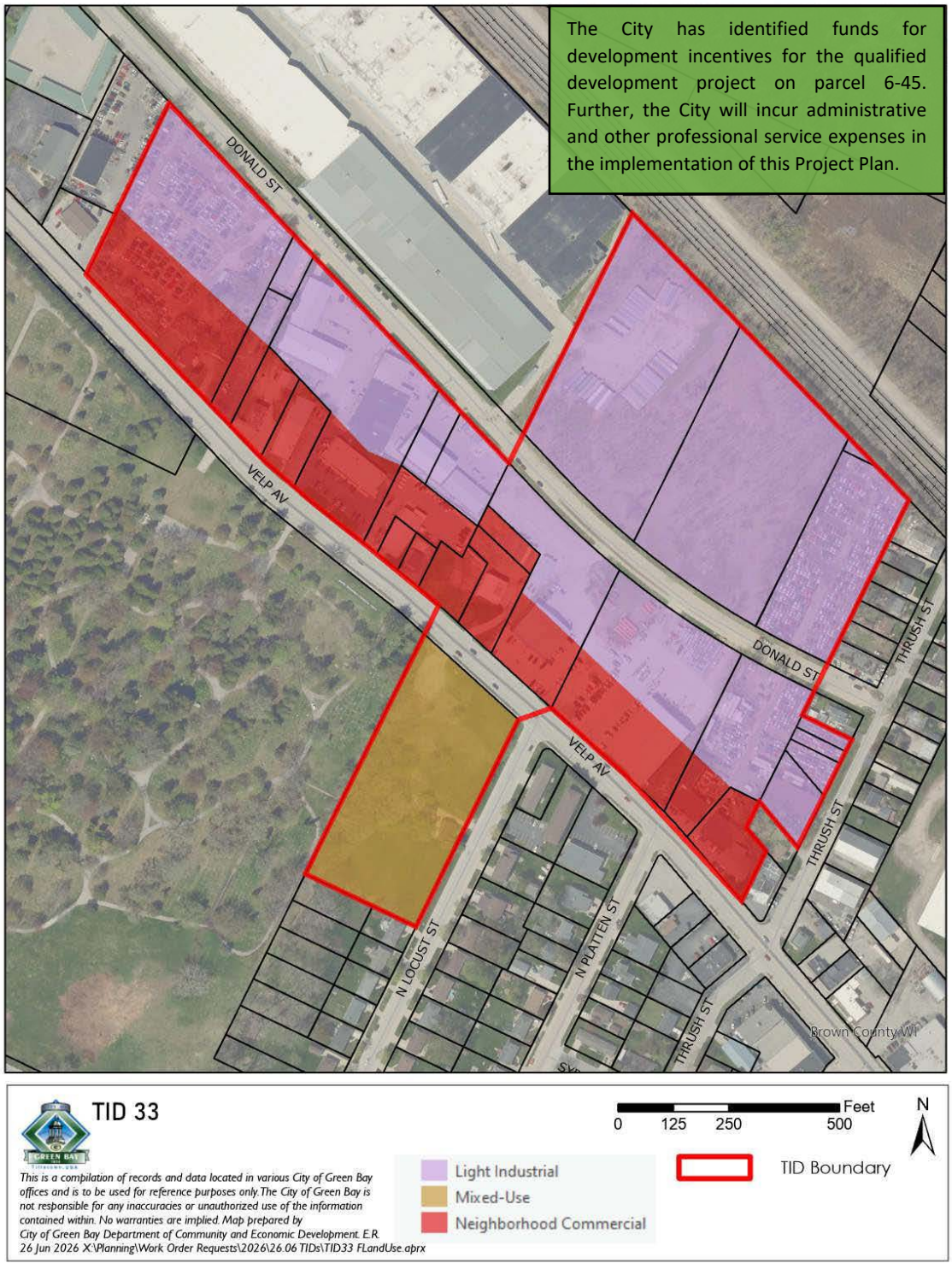
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:
Map Showing Proposed Improvements and Uses

Map Found on Following Page.


The City has identified funds for development incentives for the qualified development project on parcel 6-45. Further, the City will incur administrative and other professional service expenses in the implementation of this Project Plan.
DONALD ST
VELP AV
DONALD ST
THRUSH ST
VELP AV
THRUSH ST
N LOCUST ST
N PLATTEN ST
THRUSH ST
Brown County WI
TID 33
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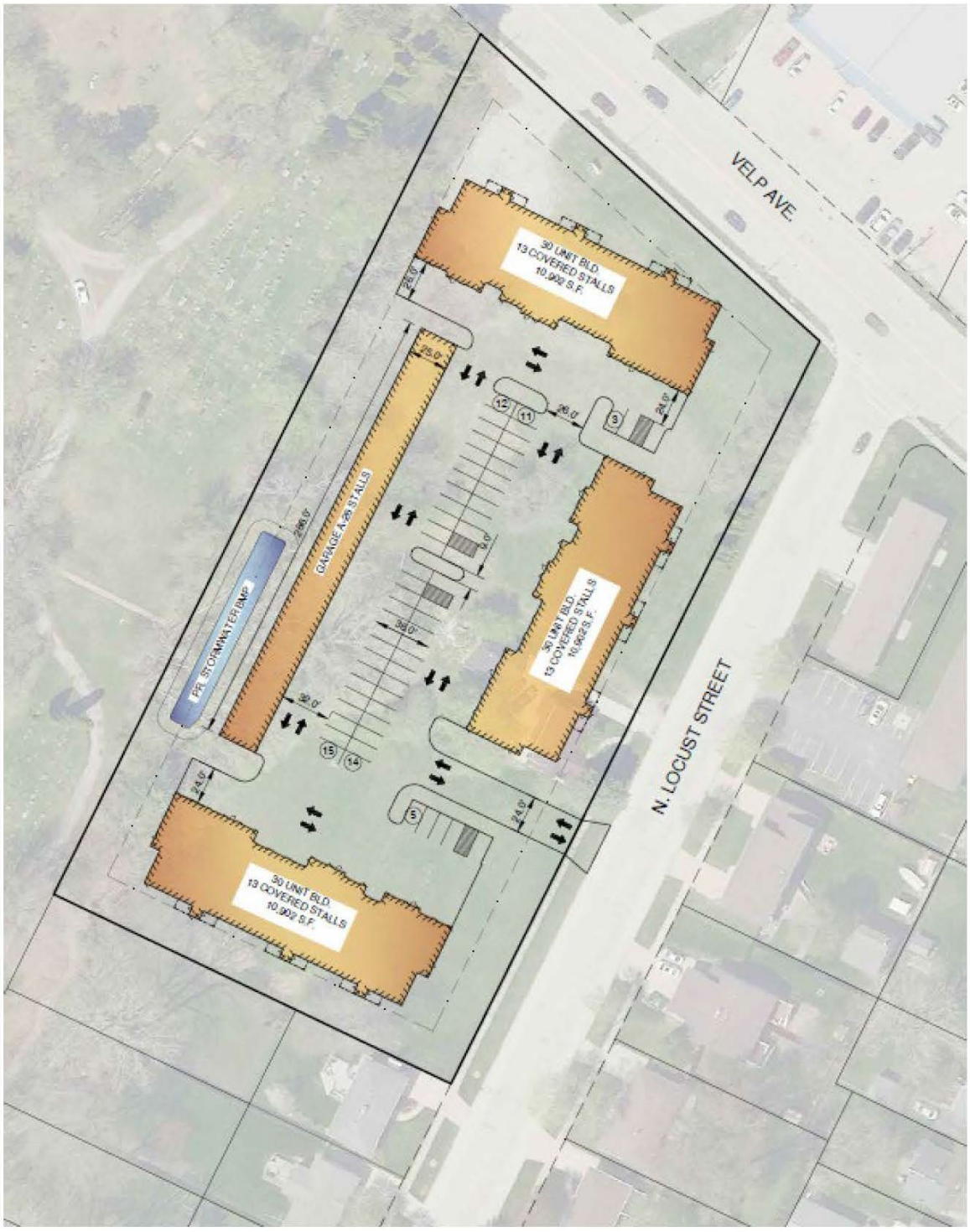
Preliminary Concept Plan



SECTION 8:
Detailed List of Estimated Project Costs

The list on the following page identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Project ID	Project Name/Type	Est. Cost Phase I	Est. Cost Ongoing	Totals	Est. Timing
1	Pay As You Go ("PAYGO") Development Incentives[1]	2,000,000		**2,000,000**	2029-2044
2	Ongoing Planning & Administrative Costs		464,309	**464,309**	2026-2054
Total Projects		**2,000,000**	**464,309**	**2,464,309**	

Notes:

1) Per Development Agreement 26-03 the PAYGO MRO will be capped at $2.00M or the actual Qualified Expenditures.

Note: The City expects to incur additional project costs for the properties north of Velp Avenue in the coming years. Specific projects and cost estimates are not currently available at the time of District creation.

SECTION 9:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create $12.19 million in incremental value by January 1, 2028. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the City's current equalized TID Interim tax rate of $16.65 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate $5.28 million in incremental tax revenue over the 27-year term of the District as shown in Table 2.

Table 1 – Development Assumptions

Construction Year		Multifamily 1409 Velp Ave[1] Units	Multifamily 1409 Velp Ave[1] Total Value	Less: Base Value of Parcel 6-45 Total Value	**Annual Total**	Construction Year	
Estimated Value per			$144,012				
1	2026				**0**	2026	1
2	2027	90	12,961,100	(770,200)	**12,190,900**	2027	2
3	2028				**0**	2028	3
4	2029				**0**	2029	4
5	2030				**0**	2030	5
6	2031				**0**	2031	6
7	2032				**0**	2032	7
8	2033				**0**	2033	8
9	2034				**0**	2034	9
10	2035				**0**	2035	10
11	2036				**0**	2036	11
12	2037				**0**	2037	12
13	2038				**0**	2038	13
14	2039				**0**	2039	14
15	2040				**0**	2040	15
16	2041				**0**	2041	16
17	2042				**0**	2042	17
18	2043				**0**	2043	18
19	2044				**0**	2044	19
20	2045				**0**	2045	20
21	2046				**0**	2046	21
22	2047				**0**	2047	22
23	2048				**0**	2048	23
24	2049				**0**	2049	24
25	2050				**0**	2050	25
26	2051				**0**	2051	26
27	2052				**0**	2052	27
	Totals	**90**	**12,961,100**	**(770,200)**	**12,190,900**		

Notes:
1) Total assessed value of $9.50M based on Development Agreement 26-03 converted to equalized using the 2025 aggregate ratio of 73.30%. The City Assessor's Office has estimated the final assessed value will be between $9.00M-$10.00M.

Table 2 – Tax Increment Projection Worksheet

Type of District	Blighted Area		Base Value	9,808,800
District Creation Date	August 18, 2026		Economic Change Factor	0.00%
Valuation Date	Jan 1,	2026	Apply to Base Value	
Max Life (Years)	27		Base Tax Rate	$16.65
End of Expenditure Period	22	8/18/2048	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	27	2054		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	Yes			

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
1	2026	0	2027	0	0	2028	$16.65	**0**
2	2027	12,190,900	2028	0	12,190,900	2029	$16.65	**202,960**
3	2028	0	2029	0	12,190,900	2030	$16.65	**202,960**
4	2029	0	2030	0	12,190,900	2031	$16.65	**202,960**
5	2030	0	2031	0	12,190,900	2032	$16.65	**202,960**
6	2031	0	2032	0	12,190,900	2033	$16.65	**202,960**
7	2032	0	2033	0	12,190,900	2034	$16.65	**202,960**
8	2033	0	2034	0	12,190,900	2035	$16.65	**202,960**
9	2034	0	2035	0	12,190,900	2036	$16.65	**202,960**
10	2035	0	2036	0	12,190,900	2037	$16.65	**202,960**
11	2036	0	2037	0	12,190,900	2038	$16.65	**202,960**
12	2037	0	2038	0	12,190,900	2039	$16.65	**202,960**
13	2038	0	2039	0	12,190,900	2040	$16.65	**202,960**
14	2039	0	2040	0	12,190,900	2041	$16.65	**202,960**
15	2040	0	2041	0	12,190,900	2042	$16.65	**202,960**
16	2041	0	2042	0	12,190,900	2043	$16.65	**202,960**
17	2042	0	2043	0	12,190,900	2044	$16.65	**202,960**
18	2043	0	2044	0	12,190,900	2045	$16.65	**202,960**
19	2044	0	2045	0	12,190,900	2046	$16.65	**202,960**
20	2045	0	2046	0	12,190,900	2047	$16.65	**202,960**
21	2046	0	2047	0	12,190,900	2048	$16.65	**202,960**
22	2047	0	2048	0	12,190,900	2049	$16.65	**202,960**
23	2048	0	2049	0	12,190,900	2050	$16.65	**202,960**
24	2049	0	2050	0	12,190,900	2051	$16.65	**202,960**
25	2050	0	2051	0	12,190,900	2052	$16.65	**202,960**
26	2051	0	2052	0	12,190,900	2053	$16.65	**202,960**
27	2052	0	2053	0	12,190,900	2054	$16.65	**202,960**
Totals		**12,190,900**		**0**			**Future Value of Increment**	**5,276,964**

Notes:

1) Tax rate shown is actual 2025/2026 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

The District's primary expenditures will be development incentives. Incentives will be provided on a PAYGO basis from the tax increment generated by the Project and such incentives may be structured in one or more phases. PAYGO payments will be made from and strictly limited to the tax increments generated by the District. The PAYGO incentives are not considered City debt nor will the City appropriate funds to make PAYGO incentive payments from any other sources aside from the tax increment generated by the District.

The City may also incur certain future costs to support properties north of Velp Avenue. Such costs may be funded directly by the City or through a PAYGO arrangement.

Costs incurred by the City prior to availability of tax increments may be paid from other funds of the City to be reimbursed. Once tax increments are collected, these costs will be paid from annual District revenue.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 3), the District is projected to accumulate sufficient funds by the year 2039 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 – Cash Flow

Year	Projected Revenues: Tax Increments	Projected Revenues: **Total Revenues**	Projected Expenditures: MRO #1 2026 1409 Velp Ave[1] $2,000,000	Projected Expenditures: Ongoing Planning & Administration	Projected Expenditures: **Total Expenditures**	Balances: Annual	Balances: Cumulative	Balances: Liabilities Outstanding	Year
2026		**0**		35,000	**35,000**	(35,000)	(35,000)	2,000,000	2026
2027		**0**		10,000	**10,000**	(10,000)	(45,000)	2,000,000	2027
2028	0	**0**		10,300	**10,300**	(10,300)	(55,300)	2,000,000	2028
2029	202,960	**202,960**	182,664	10,609	**193,273**	9,687	(45,613)	1,817,336	2029
2030	202,960	**202,960**	182,664	10,927	**193,591**	9,369	(36,244)	1,634,672	2030
2031	202,960	**202,960**	182,664	11,255	**193,919**	9,041	(27,203)	1,452,008	2031
2032	202,960	**202,960**	182,664	11,593	**194,257**	8,703	(18,500)	1,269,343	2032
2033	202,960	**202,960**	182,664	11,941	**194,605**	8,355	(10,145)	1,086,679	2033
2034	202,960	**202,960**	152,220	12,299	**164,519**	38,441	28,297	934,459	2034
2035	202,960	**202,960**	152,220	12,668	**164,888**	38,072	66,369	782,239	2035
2036	202,960	**202,960**	152,220	13,048	**165,268**	37,692	104,061	630,019	2036
2037	202,960	**202,960**	152,220	13,439	**165,659**	37,301	141,362	477,799	2037
2038	202,960	**202,960**	152,220	13,842	**166,062**	36,898	178,260	325,579	2038
2039	202,960	**202,960**	60,888	14,258	**75,146**	127,814	**306,074**	**264,691**	2039
2040	202,960	**202,960**	60,888	14,685	**75,573**	127,387	433,461	203,803	2040
2041	202,960	**202,960**	60,888	15,126	**76,014**	126,946	560,407	142,915	2041
2042	202,960	**202,960**	60,888	15,580	**76,468**	126,492	686,900	82,027	2042
2043	202,960	**202,960**	60,888	16,047	**76,935**	126,025	812,925	21,139	2043
2044	202,960	**202,960**	21,139	16,528	**37,667**	165,293	978,218	0	2044
2045	202,960	**202,960**	0	17,024	**17,024**	185,936	1,164,154	0	2045
2046	202,960	**202,960**		17,535	**17,535**	185,425	1,349,579	0	2046
2047	202,960	**202,960**		18,061	**18,061**	184,899	1,534,478	0	2047
2048	202,960	**202,960**		18,603	**18,603**	184,357	1,718,835	0	2048
2049	202,960	**202,960**		19,161	**19,161**	183,799	1,902,634	0	2049
2050	202,960	**202,960**		19,736	**19,736**	183,224	2,085,859	0	2050
2051	202,960	**202,960**		20,328	**20,328**	182,632	2,268,491	0	2051
2052	202,960	**202,960**		20,938	**20,938**	182,022	2,450,513	0	2052
2053	202,960	**202,960**		21,566	**21,566**	181,394	2,631,907	0	2053
2054	202,960	**202,960**		22,213	**22,213**	180,747	2,812,655	0	2054
Totals	**5,276,964**	**5,276,964**	**2,000,000**	**464,309**	**2,464,309**				**Totals**

Notes:

1) Per Development Agreement 26-03 the PAYGO MRO will be based on 90% of the project tax increment for 2029-2033, 75% for 2034-2038, and 30% thereafter until a cap of $2.00M or the actual Qualified Expenditures have been reimbursed.

PROJECTED CLOSURE YEAR

LEGEND:

CALLABLE MATURITIES

END OF EXP. PERIOD

SECTION 10:
Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:
Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for mixed use, multifamily residential, and light industrial development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:
Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:
How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by eliminating blight through the provision of appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Project will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as short-term construction related job creation related to housing development, ongoing employment for jobs in maintenance, landscaping, etc., increased retail and service demand, provision of new housing units to address a shortage in the City, additional school district revenue, and the expansion of City and utility infrastructure.

SECTION 15:
List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.

City of Green Bay Law Department
100 North Jefferson Street · Room 200
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3080
Fax 920.448.3081

August 7, 2026

Mayor Eric Genrich
City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

RE: Project Plan for Tax Incremental District No. 33

Dear Mayor:

Wisconsin Stat. § 66.1105(4)(f), requires a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to plan completeness and compliance with state law.

I was asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Green Bay Tax Incremental District No. 33 is complete and complies with the provisions of Wisconsin Stat. § 66.1105.

Sincerely,

Lacey Cochart
City Attorney

SECTION 17:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Allocation of future tax increments is based on the projections included in this Plan and assumes the same proportions as the actual breakdown of tax collections for the 2025/2026 levy year.

Revenue Year	Brown County	City of Green Bay	Green Bay Area School District	Northeast Wisconsin Tech. College	Total	Revenue Year
2028	0	0	0	0	0	2028
2029	47,103	26,822	119,993	9,042	202,960	2029
2030	47,103	26,822	119,993	9,042	202,960	2030
2031	47,103	26,822	119,993	9,042	202,960	2031
2032	47,103	26,822	119,993	9,042	202,960	2032
2033	47,103	26,822	119,993	9,042	202,960	2033
2034	47,103	26,822	119,993	9,042	202,960	2034
2035	47,103	26,822	119,993	9,042	202,960	2035
2036	47,103	26,822	119,993	9,042	202,960	2036
2037	47,103	26,822	119,993	9,042	202,960	2037
2038	47,103	26,822	119,993	9,042	202,960	2038
2039	47,103	26,822	119,993	9,042	202,960	2039
2040	47,103	26,822	119,993	9,042	202,960	2040
2041	47,103	26,822	119,993	9,042	202,960	2041
2042	47,103	26,822	119,993	9,042	202,960	2042
2043	47,103	26,822	119,993	9,042	202,960	2043
2044	47,103	26,822	119,993	9,042	202,960	2044
2045	47,103	26,822	119,993	9,042	202,960	2045
2046	47,103	26,822	119,993	9,042	202,960	2046
2047	47,103	26,822	119,993	9,042	202,960	2047
2048	47,103	26,822	119,993	9,042	202,960	2048
2049	47,103	26,822	119,993	9,042	202,960	2049
2050	47,103	26,822	119,993	9,042	202,960	2050
2051	47,103	26,822	119,993	9,042	202,960	2051
2052	47,103	26,822	119,993	9,042	202,960	2052
2053	47,103	26,822	119,993	9,042	202,960	2053
2054	47,103	26,822	119,993	9,042	202,960	2054
Totals	**1,224,684**	**697,369**	**3,119,818**	**235,094**	**5,276,964**	

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	Rebecca Finco, Staff

AGENDA ITEM # L.3

To approve a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 34 (TID 34), Brook Park.

BACKGROUND

Following the required public hearing, the Redevelopment Authority is asked to recommend approval of the Project Plan and creation of Tax Incremental District No. 34 (TID 34), Brook Park.

The proposed Project Plan satisfies the requirements of Wis. Stat. § 66.1105 for creation of a mixed-use district. The District will facilitate construction of approximately 155 new residential units in the Brook Park neighborhood while supporting the public infrastructure necessary to serve the development through a PAYGo financing structure.

Tycore Built has submitted an application requesting Tax Increment Financing (TIF) assistance. The proposed Project Plan is based on the developer's preliminary application and subsequent discussions with Ehlers and establishes the statutory framework necessary to evaluate the request and create the District. The development assumptions, projected values, and estimated project costs reflected in the Project Plan are preliminary and may change as staff completes its review of the TIF application and negotiations with the developer. Any Development Agreement, including the amount and terms of any TIF assistance, will be presented to the Redevelopment Authority and Common Council for separate consideration and approval.

RECOMMENDATION

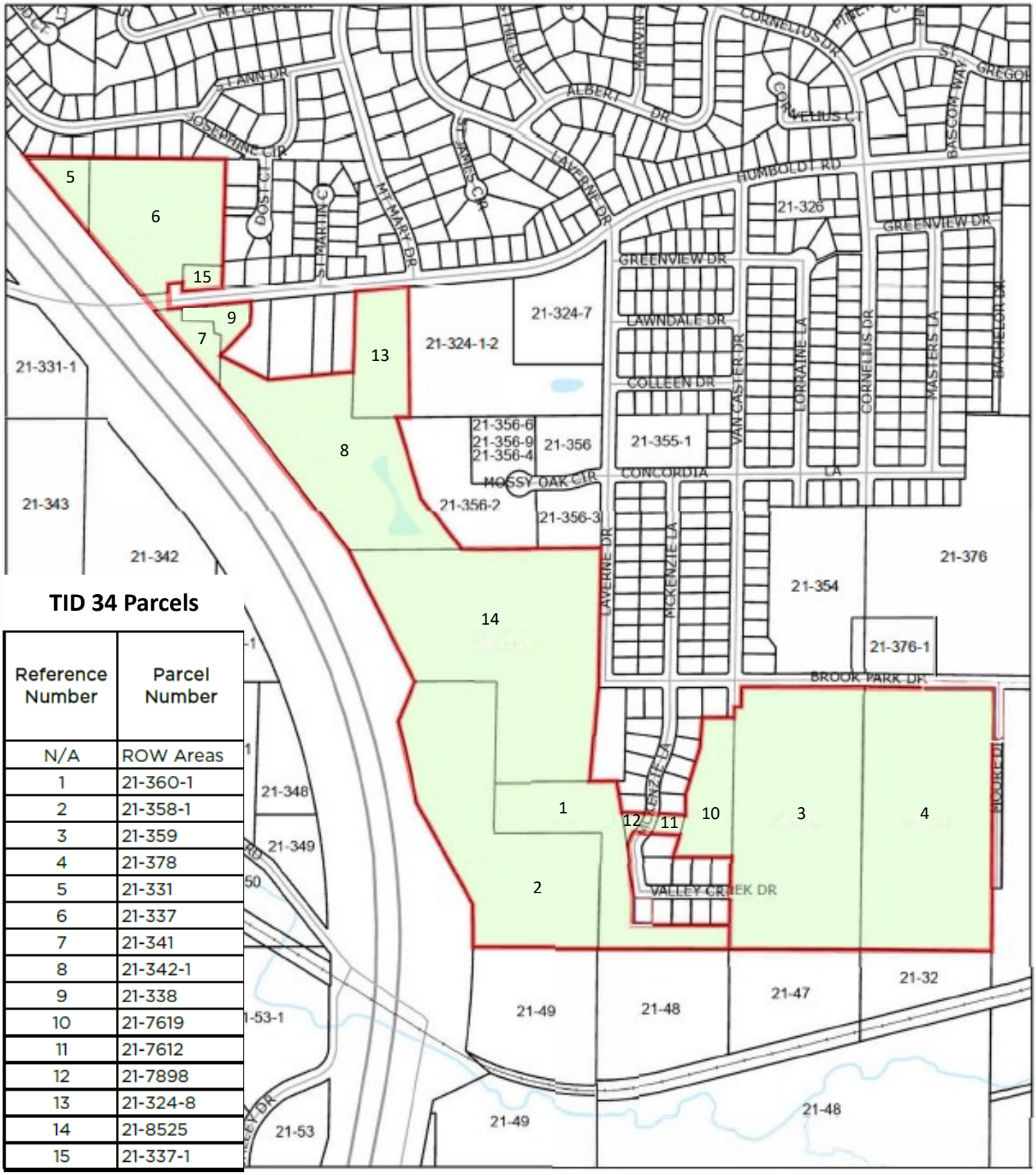
Approve the Resolution recommending adoption of the Project Plan and creation of Tax Incremental District No. 34 and forward the recommendation to the Common Council.

FISCAL IMPACT

To be discussed at the meeting.

ATTACHMENTS

1. TID 34 Boundary Map 7.14.26
2. TID 34 Creation RDA Resolution - Signed 7.14.26
3. Green Bay TID 34 Project Plan 08.18.26



TID 34 Parcels

Reference Number	Parcel Number
N/A	ROW Areas
1	21-360-1
2	21-358-1
3	21-359
4	21-378
5	21-331
6	21-337
7	21-341
8	21-342-1
9	21-338
10	21-7619
11	21-7612
12	21-7898
13	21-324-8
14	21-8525
15	21-337-1

TID 34

0 300 600 1,200 Feet

N

TID Boundary

TID Parcel

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. ER 11 Jun 2026 X:\Planning\Work Order Requests\2026\26.06 TIDs\TID 34.aprx

RESOLUTION NO. 26-04

RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 34

WHEREAS, the City of Green Bay (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 34 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing existing uses and conditions of real property in the District;
f. A map showing proposed improvements and uses in the District;
g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
h. A list of estimated non-project costs;
i. A statement of the proposed plan for relocation of any persons to be displaced;
j. A statement indicating how the District promotes the orderly development of the City;
k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the Green Bay Area Public School District, and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the RDA, on July 14, 2026 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the RDA of the City of Green Bay that:

1. It recommends to the Common Council that Tax Incremental District No. 34 be created with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Creation of the District promotes orderly development in the City.

SIGNATURE PAGE TO FOLLOW.

Adopted 7/14/2026

Approved 7/14/2026

REDEVELOPMENT AUTHORITY
OF THE CITY OF GREEN BAY

Gary J. Delveaux
Redevelopment Authority, Chair

EXHIBIT A -

TAX INCREMENTAL DISTRICT NO. 34
BOUNDARY MAP

[INCLUDED IN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

August 18, 2026

PROJECT PLAN

City of Green Bay, Wisconsin

Tax Incremental District No. 34

Brook Park

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	July 14th, 2026
Public Hearing Held:	July 14th, 2026
Consideration by RDA:	July 14th, 2026
Consideration by Common Council:	August 18th, 2026
Consideration by the Joint Review Board:	August 25th, 2026

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SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 34 ("District") is a proposed Mixed Use District comprising approximately 153.4 acres located in the eastern potion of the City generally bounded by Interstate 43 to the west, Humboldt Road to the north, Moore Drive to the east and the Baird Creek Parkway to the south. The District will be created to pay the costs of development incentives needed to support the construction of 155 residential units ("Project") to be developed by Tycore Built ("Developer"). In addition to the incremental property value that will be created, the City expects the Project will result in short-term construction related job creation related to housing development, ongoing employment for jobs in maintenance, landscaping, etc., increased retail and service demand, provision of new housing units to address a shortage in the City, additional school district revenue, and the expansion of City and utility infrastructure.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately $11.41 million ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include an estimated $11.09 million in Pay As You Go ("PAYGO") developer incentives and $322 thousand in ongoing planning and administrative costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately $57.80 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 18 of its allowable 20 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. The Developer will incur costs to improve the new residential lots within the District that are not expected to be fully recovered through sales while also generating market-appropriate investor returns. The City is evaluating a request from the Developer for Tax Incremental Financing ("TIF") assistance and confirming that the public investment is necessary, and that "but for" that investment, the related development will not occur.

   The development incentives included in this Plan are based on the TIF request from the Developer which prescribed the incentive would be provided on a PAYGO basis to assist with the costs associated with the installation of public infrastructure and other costs to improve the residential lots. City staff is evaluating the proposal and the final terms of the development agreement may vary materially from what is shown in this Plan

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered that the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

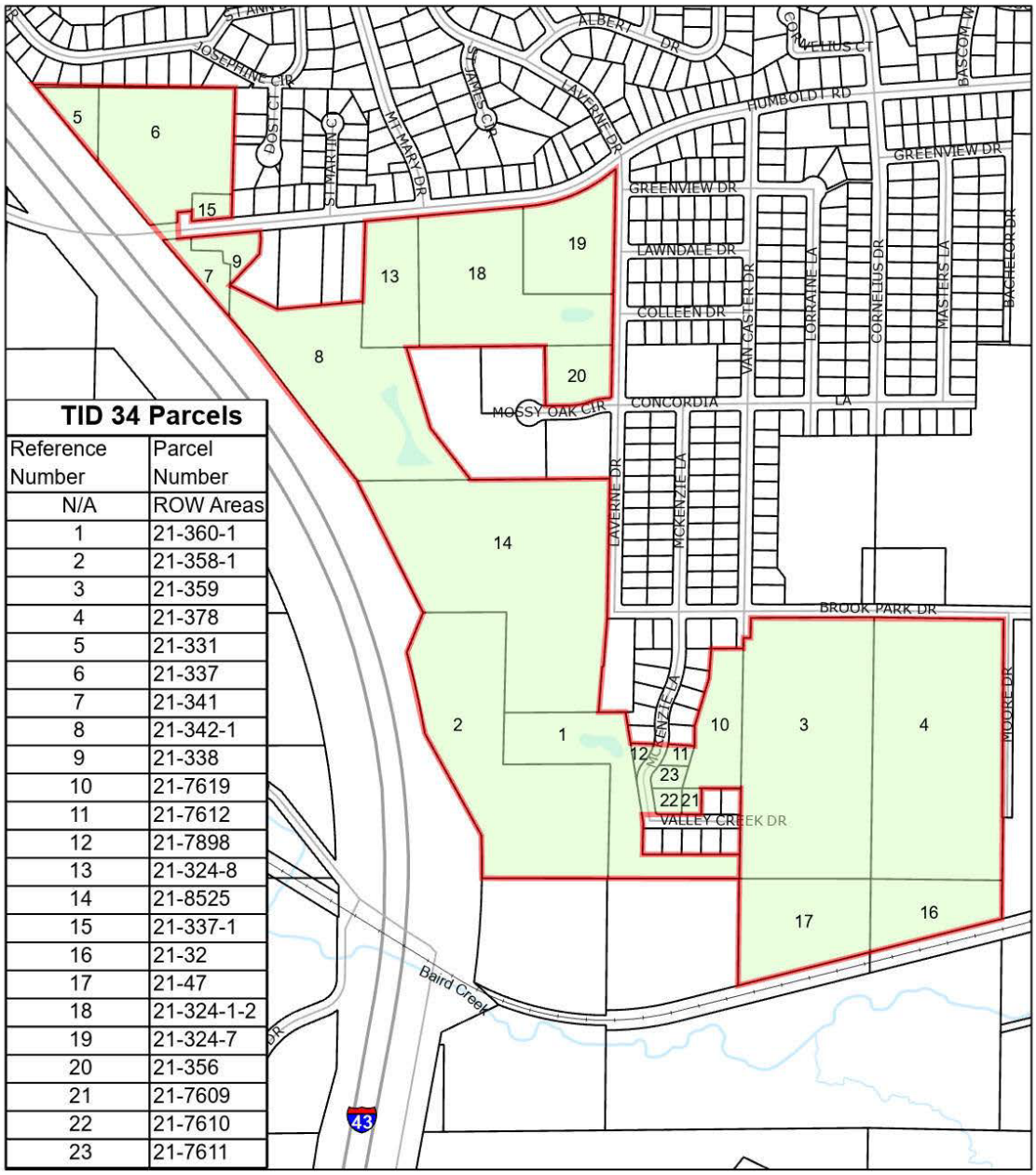
4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed

development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.

5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:
Preliminary Map of Proposed District Boundary

Map Found on Following Page.



TID 34 Parcels	
Reference Number	Parcel Number
N/A	ROW Areas
1	21-360-1
2	21-358-1
3	21-359
4	21-378
5	21-331
6	21-337
7	21-341
8	21-342-1
9	21-338
10	21-7619
11	21-7612
12	21-7898
13	21-324-8
14	21-8525
15	21-337-1
16	21-32
17	21-47
18	21-324-1-2
19	21-324-7
20	21-356
21	21-7609
22	21-7610
23	21-7611

TID 34

Miles
0 0.05 0.1 0.2

N

TID Boundary

TID Parcel

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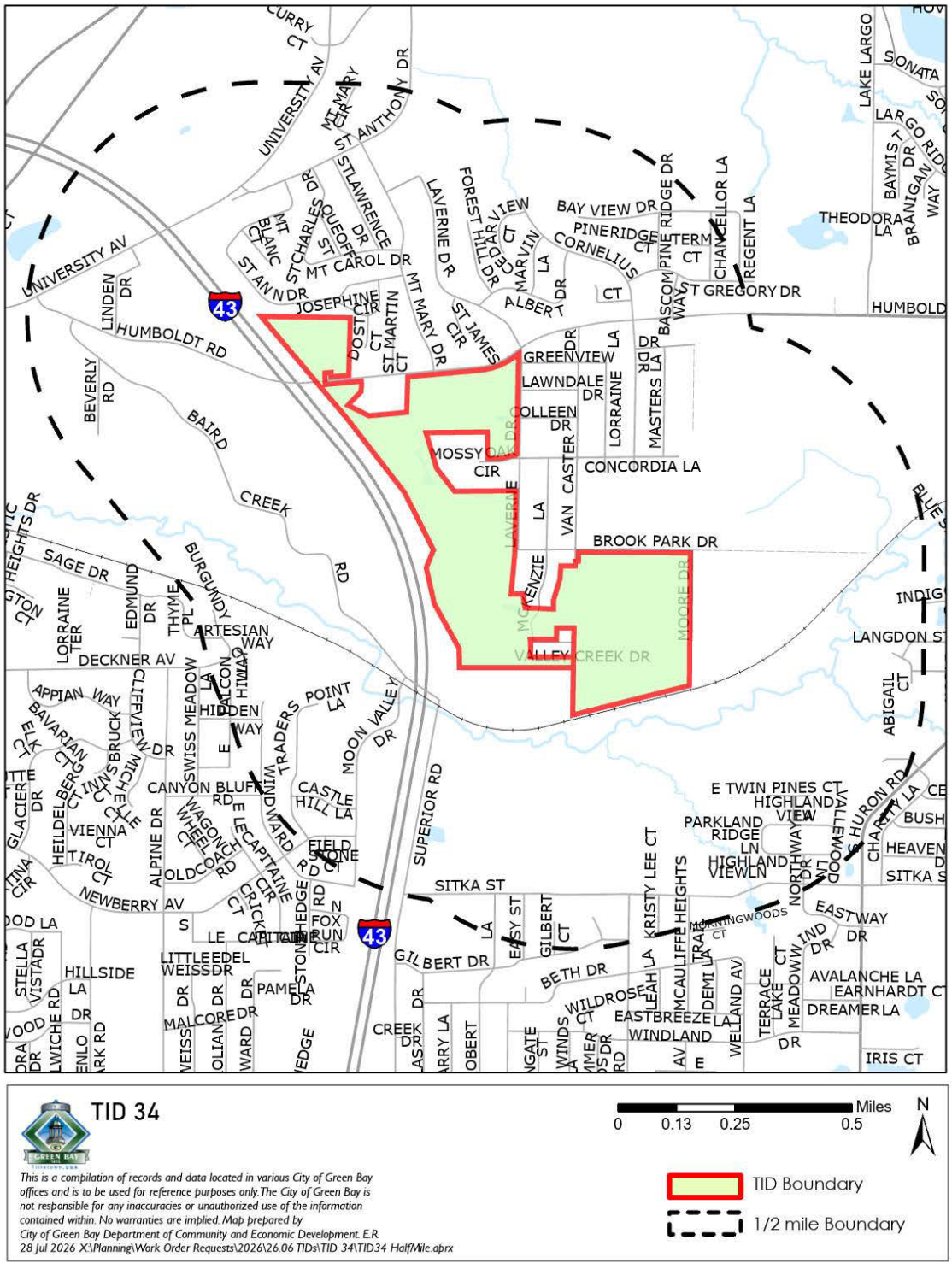
TID 34
Miles
0
0.13
0.25
0.5
N
TID Boundary
1/2 mile Boundary
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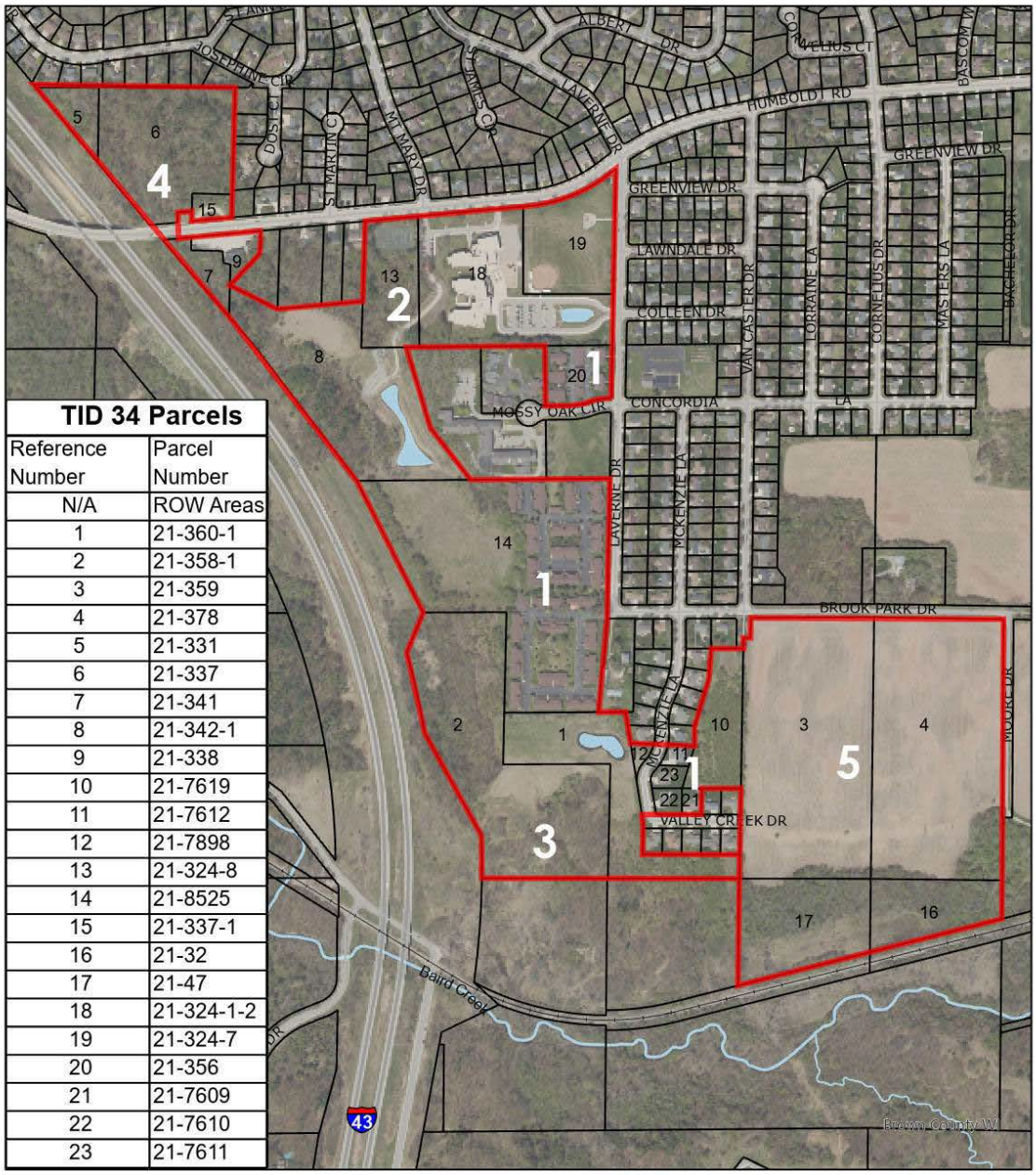
UNIVERSITY AV
HUMBOLDT RD
BAIRD CREEK RD
BROOK PARK DR
VALLEY CREEK DR
MOSSY OAK CIR
CONCORDIA LA
GREENVIEW DR
LAWNDALE DR
COLLEEN DR
LORRAINE DR
MASTERS LA
VAN CASTER LA
LAVERNE DR
MOORE DR
MACKENZIE LA
ST ANTHONY DR
MT MARY CIR
ST LAWRENCE DR
LAVERNE DR
FOREST HILL DR
CEDAR VIEW CT
MARVIN LA
BAY VIEW DR
PINERIDGE CT
CORNELIUS TERM CT
PINE RIDGE DR
CHANCELLOR LA
REGENT LA
ST GREGORY DR
ALBERT DR CT
BASCOM WAY
MT CARMEL CT
ST CHARLES DR
ST JOSEPH DR
MT CAROL DR
ST ANN DR
JOSEPHINE CIR
DOSTER CT
ST MARTIN CT
ST JAMES CIR
MT MARY DR
LINDEN DR
BEVERLY RD
SAGE DR
BURGUNDY WAY
EDMUND DR
THYME PL
ARTESIAN WAY
DECKNER AV
LORRAINE TER
APPIAN WAY
BAVARIAN CT
SWISS MEADOW LA
FALCON HILL WAY
HIDDEN WAY
TRADERS POINT LA
MOON VALLEY DR
CLIFFVIEW DR
BRUCK MICHEL CT
CANYON BLUFF RD
CASTLE HILL LA
WINDWARD RD
SUPERIOR RD
E TWIN PINES CT
HIGHLAND VIEW
PARKLAND RIDGE LN
HIGHLAND VIEW LN
VALLEWOOD DR
HURON RD
CHARITY LA
ABIGAIL CT
LANGDON ST
INDIGO
HEAVENLY
SITKA ST
EASTWAY DR
NORTHWAY DR
KRISTY LEE CT
MCAULIFFE HEIGHTS TRAIL
MORNINGWOODS CT
GILBERT CT
EASY ST
GILBERT DR
BETH DR
WILDROSE CT
LEAH LA
DEMI LA
EASTBREEZE LA
WINDLAND DR
MEADOWWIND DR
AVALANCHE LA
EARNHARDT CT
DREAMER LA
TERRACE LAKE CT
WELLAND AV
IRIS CT
VIENNA CT
TIROL CT
ALPINE DR
OLD COACH RD
WAGONCH WHEEL CT
LECAPTAINE RD
CRICKET CT
NEWBERRY AV
FIELDSTONE CT
FOX RUN CIR
LITTLE EDEL DR
WEISS DR
PAMELA DR
MALCORE DR
HILLSIDE LA
STELLA VISTA DR
HEILDELBERG CT
GLACIER DR
INNS CT
LAKE LARGO
SONATA
LARGO RIDGE
BAYMIST DR
BRANIGAN WAY
THEODORA LA
HUMBOLD

SECTION 3:
Map Showing Existing Uses and Conditions

Map Found on Following Page.



TID 34

Miles
0 0.05 0.1 0.2

N

1. Existing Residential Area
2. Park
3. Open Space
4. Undeveloped Natural Area
5. Undeveloped Agricultural Land

TID Boundary

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SECTION 4:
Preliminary Parcel List and Analysis

The District will consist of the parcels identified in the below tables:

Parcel Data

Reference Number	Parcel Number	Address	Acres	Suitable Acres		
				Commercial/ Business	Previously-Platted Residential	Newly-Platted Residential
N/A	ROW Areas		0.81			
1	21-360-1	0 BROOK PARK DR	7.13			
2	21-358-1	0 BROOK PARK DR	16.55			
3	21-359	0 BROOK PARK DR	19.48			19.48
4	21-378	0 BROOK PARK DR	19.52			19.52
5	21-331	0 HUMBOLDT RD	1.35	1.35		
6	21-337	0 HUMBOLDT RD	8.88	8.88		
7	21-341	0 HUMBOLDT RD	1.23	1.23		
8	21-342-1	0 HUMBOLDT RD	16.22			
9	21-338	2850 HUMBOLDT RD	1.02	1.02		
10	21-7619	200 VAN CASTER DR BLK	3.49			3.49
11	21-7612	194 MCKENZIE LN	0.33		0.33	
12	21-7898	185 MCKENZIE LN,	0.23		0.23	
13	21-324-8	2910 HUMBOLDT RD	4.08			
14	21-8525	287-365 LAVERNE DR	22.23		7.10	
15	21-337-1	2800 HUMBOLDT RD	0.58	0.58		
16	21-32	0 MOORE DR	4.21			4.21
17	21-47	0 BROOK PARK DR	6.80			6.80
18	21-324-1-2	539 LAVERNE DR	10.73			
19	21-324-7	549 LAVERNE DR	5.24			
20	21-356	445 LAVERNE DR	2.20		2.20	
21	21-7609	3033 VALLEY CREEK DR	0.29		0.29	
22	21-7610	160 MCKENZIE LN	0.41		0.41	
23	21-7611	180 MCKENZIE LN	0.42		0.42	
TOTALS			153.44	13.07	10.98	53.51

Percentage of TID Area Suitable for Mixed Use Development (at least 50%)	51%
Percentage of TID Area Not Suitable for Development	49%
Total Area	100%
Percentage of TID Area Suitable for Newly Platted Residential Development (no more than 35%)	35%

Calculation of Estimated Base Value[1]

	Assessed Value			Equalized Value[2]		
Parcel	Land	Improvement	Total	Land	Improvement	Total
21-360-1	0	0	**0**	0	0	**0**
21-358-1	0	0	**0**	0	0	**0**
21-359	4,200	0	**4,200**	5,700	0	**5,700**
21-378	12,300	0	**12,300**	16,800	0	**16,800**
21-331	9,000	0	**9,000**	12,300	0	**12,300**
21-337	133,100	0	**133,100**	181,600	0	**181,600**
21-341	0	0	**0**	0	0	**0**
21-342-1	0	0	**0**	0	0	**0**
21-338	133,000	387,200	**520,200**	181,500	528,300	**709,800**
21-7619	62,100	0	**62,100**	84,700	0	**84,700**
21-7612	43,900	343,800	**387,700**	59,900	469,100	**529,000**
21-7898	0	0	**0**	0	0	**0**
21-324-8	0	0	**0**	0	0	**0**
21-8525	2,004,000	8,915,100	**10,919,100**	2,734,100	12,163,100	**14,897,200**
21-337-1	54,300	0	**54,300**	74,100	0	**74,100**
21-32	25,300	0	**25,300**	34,500	0	**34,500**
21-47	40,800	0	**40,800**	55,700	0	**55,700**
21-324-1-2	0	0	**0**	0	0	**0**
21-324-7	0	0	**0**	0	0	**0**
21-356	200,400	1,994,400	**2,194,800**	273,400	2,720,900	**2,994,300**
21-7609	41,400	262,600	**304,000**	56,500	358,300	**414,800**
21-7610	50,600	234,300	**284,900**	69,000	319,600	**388,600**
21-7611	51,300	210,800	**262,100**	70,000	287,600	**357,600**
TOTALS	**2,865,700**	**12,348,200**	**15,213,900**	**3,909,800**	**16,846,900**	**20,756,700**

1) Estimated based on values as of January 1, 2025. Actual base value will be as of January 1, 2026.

2) Calculation based on aggregate assessment ratio of 73.30%.

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

Calculation of City Equalized Value Limit		
City TID IN Equalized Value (Jan. 1, 2025)	$	11,886,581,700
TID Valuation Limit @ 12% of Above Value	**$**	**1,426,389,804**

Calculation of Value Subject to Limit		
Estimated Base Value of Territory to be Included in District	$	20,756,700
Incremental Value of Existing Districts (Jan. 1, 2025)	$	884,537,600
Total Value Subject to 12% Valuation Limit	**$**	**905,294,300**
Total Percentage of TID IN Equalized Value		7.62%
Residual Value Capacity of TID IN Equalized Value	$	521,095,504

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals $905,294,300. This value is less than the maximum of $1,426,389,804 in equalized value that is permitted for the City.

SECTION 6:
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property

acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

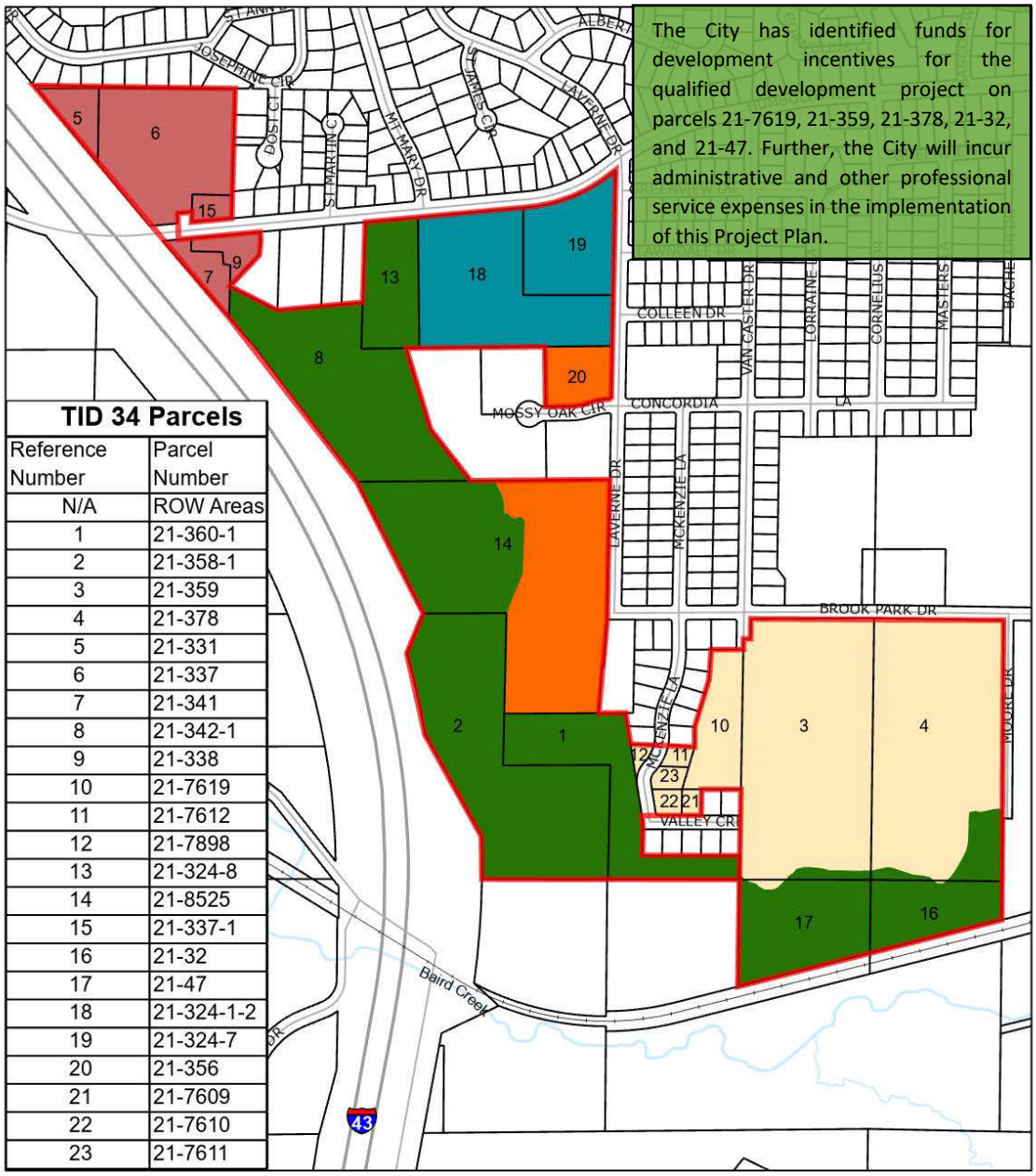
Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:
Map Showing Proposed Improvements and Uses

Map Found on Following Page.

The City has identified funds for development incentives for the qualified development project on parcels 21-7619, 21-359, 21-378, 21-32, and 21-47. Further, the City will incur administrative and other professional service expenses in the implementation of this Project Plan.



TID 34 Parcels	
Reference Number	Parcel Number
N/A	ROW Areas
1	21-360-1
2	21-358-1
3	21-359
4	21-378
5	21-331
6	21-337
7	21-341
8	21-342-1
9	21-338
10	21-7619
11	21-7612
12	21-7898
13	21-324-8
14	21-8525
15	21-337-1
16	21-32
17	21-47
18	21-324-1-2
19	21-324-7
20	21-356
21	21-7609
22	21-7610
23	21-7611

SECTION 8:
Detailed List of Estimated Project Costs

The list on the following page identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Project ID	Project Name/Type	Est. Cost Phase I	Est. Cost Ongoing	Totals	Est. Timing
1	Pay As You Go ("PAYGO") Development Incentives[1]	11,092,607		**11,092,607**	2029-2047
2	Ongoing Planning & Administrative Costs		321,765	**321,765**	2026-2047
Total Projects		**11,092,607**	**321,765**	**11,414,372**	

Notes:

1) Per the preliminary information provided by the Developer. The City is still reviewing the request and the actual incentive provided may be materially different.

SECTION 9:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create $57.80 million in incremental value by January 1, 2038. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming annual 0.50% reductions in the City's current equalized TID Interim tax rate of $16.65 per thousand of equalized value, and 1.02% economic appreciation, the Project would generate $13.43 million in incremental tax revenue over the 20-year term of the District as shown in Table 2.

Table 1 – Development Assumption

Construction Year		Tycore												Annual Total	Construction Year	
		Duplex			Townhomes			Back Loaded Garage Residential			Standard Residential					
		Lots		Units	Lots		Units	Lots		Units	Lots		Units			
		Units	Value	Value	Units	Value	Value	Units	Value	Value	Units	Value	Value			
Estimated Value per			$60,000	$440,000		$32,500	$267,500		$42,500	$282,500		$62,500	$312,500			
1	2026													**0**	2026	1
2	2027	1	60,000	440,000	2	65,000	535,000	2	85,000	565,000	5	312,500	1,562,500	**3,625,000**	2027	2
3	2028	1	60,000	440,000	4	130,000	1,070,000	2	85,000	565,000	5	312,500	1,562,500	**4,225,000**	2028	3
4	2029	2	120,000	880,000	3	97,500	802,500	3	127,500	847,500	5	312,500	1,562,500	**4,750,000**	2029	4
5	2030	2	120,000	880,000	8	260,000	2,140,000	6	255,000	1,695,000	4	250,000	1,250,000	**6,850,000**	2030	5
6	2031				8	260,000	2,140,000	6	255,000	1,695,000	3	187,500	937,500	**5,475,000**	2031	6
7	2032	4	240,000	1,760,000							12	750,000	3,750,000	**6,500,000**	2032	7
8	2033	4	240,000	1,760,000							12	750,000	3,750,000	**6,500,000**	2033	8
9	2034										12	750,000	3,750,000	**4,500,000**	2034	9
10	2035	2	120,000	880,000							11	687,500	3,437,500	**5,125,000**	2035	10
11	2036	2	120,000	880,000							11	687,500	3,437,500	**5,125,000**	2036	11
12	2037	2	120,000	880,000							11	687,500	3,437,500	**5,125,000**	2037	12
13	2038													**0**	2038	13
14	2039													**0**	2039	14
15	2040													**0**	2040	15
16	2041													**0**	2041	16
17	2042													**0**	2042	17
18	2043													**0**	2043	18
19	2044													**0**	2044	19
20	2045													**0**	2045	20
	Totals	**20**	**1,200,000**	**8,800,000**	**25**	**812,500**	**6,687,500**	**19**	**807,500**	**5,367,500**	**91**	**5,687,500**	**28,437,500**	**57,800,000**		

Notes:

1) Timing based on preliminary information provided by the developer.

Total Unit Count:	155

Table 2 – Tax Increment Projection Worksheet

Type of District	Mixed Use		Base Value	16,511,200
District Creation Date	August 18, 2026		Economic Change Factor	1.02%
Valuation Date	Jan 1,	2026	Apply to Base Value	
Max Life (Years)	20		Base Tax Rate	$16.65
End of Expenditure Period	15	8/18/2041	Rate Adjustment Factor	-0.50%
Revenue Periods/Final Year	20	2047		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	No			

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
1	2026	0	2027	0	0	2028	$16.65	**0**
2	2027	3,625,000	2028	0	3,625,000	2029	$16.57	**60,049**
3	2028	4,225,000	2029	36,975	7,886,975	2030	$16.48	**129,996**
4	2029	4,750,000	2030	80,447	12,717,422	2031	$16.40	**208,566**
5	2030	6,850,000	2031	129,718	19,697,140	2032	$16.32	**321,418**
6	2031	5,475,000	2032	200,911	25,373,051	2033	$16.24	**411,968**
7	2032	6,500,000	2033	258,805	32,131,856	2034	$16.16	**519,098**
8	2033	6,500,000	2034	327,745	38,959,601	2035	$16.07	**626,255**
9	2034	4,500,000	2035	397,388	43,856,989	2036	$15.99	**701,453**
10	2035	5,125,000	2036	447,341	49,429,330	2037	$15.91	**786,624**
11	2036	5,125,000	2037	504,179	55,058,509	2038	$15.83	**871,827**
12	2037	5,125,000	2038	561,597	60,745,106	2039	$15.76	**957,062**
13	2038	0	2039	619,600	61,364,706	2040	$15.68	**961,990**
14	2039	0	2040	625,920	61,990,626	2041	$15.60	**966,943**
15	2040	0	2041	632,304	62,622,930	2042	$15.52	**971,922**
16	2041	0	2042	638,754	63,261,684	2043	$15.44	**976,927**
17	2042	0	2043	645,269	63,906,953	2044	$15.37	**981,957**
18	2043	0	2044	651,851	64,558,804	2045	$15.29	**987,013**
19	2044	0	2045	658,500	65,217,304	2046	$15.21	**992,095**
20	2045	0	2046	665,217	65,882,521	2047	$15.14	**997,203**
	Totals	**57,800,000**		**8,082,521**		**Future Value of Increment**		**13,430,367**

Notes:

1) Tax rate shown is actual 2025/2026 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

The District's primary expenditures will be development incentives. Incentives will be provided on a PAYGO basis from the tax increment generated by the Project and such incentives may be structured in one or more phases. PAYGO payments will be made from and strictly limited to the tax increments generated by the District. The PAYGO incentives are not considered City debt nor will the City appropriate funds to make PAYGO incentive payments from any other sources aside from the tax increment generated by the District.

Costs incurred by the City prior to availability of tax increments may be paid from other funds of the City to be reimbursed. Once tax increments are collected, these costs will be paid from annual District revenue.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 3), the District is projected to accumulate sufficient funds by the year 2045 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 – Cash Flow

	Projected Revenues		Projected Expenditures			Balances			
Year	Tax Increments	**Total Revenues**	MRO #1 2026 Tycore[1] $11,092,607	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2026		**0**		35,000	**35,000**	(35,000)	(35,000)	11,092,607	2026
2027		**0**	0	10,000	**10,000**	(10,000)	(45,000)	11,092,607	2027
2028	0	**0**	0	10,300	**10,300**	(10,300)	(55,300)	11,092,607	2028
2029	60,049	**60,049**	51,042	10,609	**61,651**	(1,602)	(56,902)	11,041,565	2029
2030	129,996	**129,996**	110,497	10,927	**121,424**	8,572	(48,329)	10,931,068	2030
2031	208,566	**208,566**	177,281	11,255	**188,536**	20,030	(28,300)	10,753,787	2031
2032	321,418	**321,418**	273,205	11,593	**284,798**	36,620	8,320	10,480,582	2032
2033	411,968	**411,968**	350,172	11,941	**362,113**	49,855	58,175	10,130,409	2033
2034	519,098	**519,098**	441,233	12,299	**453,532**	65,566	123,741	9,689,176	2034
2035	626,255	**626,255**	532,317	12,668	**544,984**	81,271	205,011	9,156,859	2035
2036	701,453	**701,453**	596,235	13,048	**609,283**	92,170	297,182	8,560,625	2036
2037	786,624	**786,624**	668,631	13,439	**682,070**	104,555	401,736	7,891,994	2037
2038	871,827	**871,827**	741,053	13,842	**754,895**	116,932	518,668	7,150,941	2038
2039	957,062	**957,062**	813,503	14,258	**827,761**	129,302	647,970	6,337,438	2039
2040	961,990	**961,990**	817,692	14,685	**832,377**	129,613	777,583	5,519,746	2040
2041	966,943	**966,943**	821,902	15,126	**837,028**	129,916	907,498	4,697,844	2041
2042	971,922	**971,922**	826,134	15,580	**841,714**	130,209	1,037,707	3,871,711	2042
2043	976,927	**976,927**	830,388	16,047	**846,435**	130,492	1,168,199	3,041,323	2043
2044	981,957	**981,957**	834,663	16,528	**851,192**	130,765	1,298,964	2,206,659	2044
2045	987,013	**987,013**	838,961	17,024	**855,985**	131,028	**1,429,992**	**1,367,698**	2045
2046	992,095	**992,095**	843,281	17,535	**860,816**	131,279	1,561,271	524,418	2046
2047	997,203	**997,203**	524,418	18,061	**542,479**	454,725	2,015,995	0	2047
Totals	**13,430,367**	**13,430,367**	**11,092,607**	**321,765**	**11,414,372**				**Totals**

Notes:

NPV @ 6.50% $4,743,424

1) Based on the developer's request for 85% of the project tax increment up to a cap of $11,092,607. The City is still reviewing the request and the actual incentive provided may be materially different.

PROJECTED CLOSURE YEAR

LEGEND:

CALLABLE MATURITIES

END OF EXP. PERIOD

SECTION 10:
Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:
Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for low density residential, multifamily residential, and neighborhood commercial.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:
Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:
How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating opportunities for mixed use development through the provision of appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Project will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as short-term construction related job creation related to housing development, ongoing employment for jobs in maintenance, landscaping, etc., increased retail and service demand, provision of new housing units to address a shortage in the City, additional school district revenue, and the expansion of City and utility infrastructure.

SECTION 15:
List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.

City of Green Bay Law Department
100 North Jefferson Street · Room 200
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3080
Fax 920.448.3081

August 7, 2026

Mayor Eric Genrich
City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

RE: Project Plan for Tax Incremental District No. 34

Dear Mayor:

Wisconsin Stat. § 66.1105(4)(f), requires a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to plan completeness and compliance with state law.

I was asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Green Bay Tax Incremental District No. 34 is complete and complies with the provisions of Wisconsin Stat. § 66.1105.

Sincerely,

Lacey Cochart
City Attorney

SECTION 17:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Allocation of future tax increments is based on the projections included in this Plan and assumes the same proportions as the actual breakdown of tax collections for the 2025/2026 levy year.

Revenue Year	Brown County	City of Green Bay	Green Bay Area School District	Northeast Wisconsin Tech. College	Total	Revenue Year
2028	0	0	0	0	0	2028
2029	13,936	7,936	35,502	2,675	60,049	2029
2030	30,170	17,179	76,856	5,791	129,996	2030
2031	48,404	27,563	123,307	9,292	208,566	2031
2032	74,595	42,477	190,027	14,319	321,418	2032
2033	95,610	54,443	243,561	18,354	411,968	2033
2034	120,473	68,601	306,898	23,126	519,098	2034
2035	145,342	82,762	370,251	27,900	626,255	2035
2036	162,794	92,699	414,709	31,250	701,453	2036
2037	182,561	103,955	465,064	35,045	786,624	2037
2038	202,335	115,215	515,437	38,841	871,827	2038
2039	222,116	126,479	565,829	42,638	957,062	2039
2040	223,260	127,130	568,743	42,858	961,990	2040
2041	224,409	127,785	571,671	43,078	966,943	2041
2042	225,565	128,443	574,615	43,300	971,922	2042
2043	226,726	129,104	577,573	43,523	976,927	2043
2044	227,894	129,769	580,547	43,747	981,957	2044
2045	229,067	130,437	583,536	43,972	987,013	2045
2046	230,247	131,109	586,541	44,199	992,095	2046
2047	231,432	131,784	589,561	44,426	997,203	2047
Totals	**3,116,935**	**1,774,869**	**7,940,228**	**598,335**	**13,430,367**	

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

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # M.1

To refer to staff a request by Alder Delie, Co-Sponsored by Alder Proffitt and Alder Shelton to amend the overnight on-street parking regulations as outlined in the July 1, 2026 Improvement & Services Committee meeting communication.

BACKGROUND

Refer to attached previous communication.

RECOMMENDATION

Refer to staff to evaluate the proposed amendment to the parking regulations with respect to operation impacts, enforcement considerations, public safety implications, and any recommendations regarding implementation of this proposed change.

FISCAL IMPACT

N/A

ATTACHMENTS

1. 07012026 539 PM (CDT) - D10 - Ben Delie - Improvement & Services Committee

Alders' Petitions and Communications

To provide time for processing communications and opportunity for co-sponsorship, communications should be received at least 10 days before the next scheduled committee or commission meeting. If the communication is not received in time for the next meeting, it will be added to the agenda for the following meeting.

Alder's Name	D10 - Ben Delie
Committee Name	Improvement & Services Committee
Text of Communication	Referral to Staff – Amendment to Overnight On-Street Parking Regulations I respectfully request that this item be referred to staff for review, analysis, and recommendation regarding a proposed amendment to the City's overnight on-street parking regulations. The proposed amendment would revise the current ordinance language stating: "Overnight on-street parking is prohibited between 3:00 a.m. and 5:00 a.m." to instead read: "Overnight on-street parking is prohibited between 3:00 a.m. and 5:00 a.m. from November 1 through March 31." The intent of this proposed amendment is to permit overnight on-street parking in non-restricted areas from April 1 through October 31, unless otherwise prohibited by posted restrictions, alternate-side parking requirements, or other applicable ordinances. Staff review is requested to evaluate operational impacts, enforcement considerations, public safety implications, and any recommendations regarding implementation of this proposed change.

Co-Sponsor Information

If you wish to Co-Sponsor this Petition & Communication, please forward this email to Lindsey Belongea (lindsey.belongea@greenbaywi.gov) with your request.
Please submit your Co-Sponsorship within 5 days of your receipt of this email.

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

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # M.2

To refer to staff the request by Alder Delie for review and enhancement of communication with residents regarding upcoming and ongoing construction projects throughout the City of Green Bay. (PC-26-09)

BACKGROUND

As our community continues to grow and invest in infrastructure, it is increasingly important that residents feel informed, prepared, and included in the process. Construction while necessary can create disruptions to daily life, including traffic changes, limited access to homes or businesses, noise, and shifting timelines. Clear, timely, and accessible communication can significantly reduce frustration and build trust between the City and those we serve.

RECOMMENDATION

To refer to staff to evaluate the request by Alder Delie for review and enhancement of communication with residents regarding upcoming and ongoing construction projects throughout the City of Green Bay.

FISCAL IMPACT

Unknown

ATTACHMENTS

1. 2026-06-01 Delie DeBaker Construction

Alders' Petitions and Communications

06/01/2026 11:05 AM (CDT)

Submitted by Ben Delie (Ben.Delie@greenbaywi.gov)

Alders' Petitions and Communications

Alder's Name	D10 - Ben Delie
Committee Name	Improvement & Services Committee
Text of Communication	I am writing to propose a referral to staff to review and enhancement of how we communicate with residents regarding upcoming and ongoing construction projects throughout the City of Green Bay. As our community continues to grow and invest in infrastructure, it is increasingly important that residents feel informed, prepared, and included in the process. Construction while necessary can create disruptions to daily life, including traffic changes, limited access to homes or businesses, noise, and shifting timelines. Clear, timely, and accessible communication can significantly reduce frustration and build trust between the City and those we serve. I would like to suggest we explore the following improvements: 1. Earlier Notification to Residents Providing advance notice well before construction begins allows residents to plan accordingly. This could include mailed notices, email alerts, or neighborhood-specific outreach. 2. Centralized and User-Friendly Information Hub Creating or enhancing a dedicated construction page on the City's website with up-to-date project timelines, maps, detours, and contact information would give residents a reliable place to find answers. 3. Multi-Channel Communication Approach Not all residents receive information the same way. Utilizing a mix of communication methods social media, text alerts, email subscriptions, physical signage, and mailed flyers can help ensure broader reach. 4. Clear and Consistent Messaging Communications should be written in plain language, clearly outlining what to expect, how long it will last, and who to contact with questions or concerns. 5. Real-Time Updates and Transparency Construction timelines often shift. Providing timely updates when delays or changes occur helps maintain credibility and keeps residents informed. 6. Neighborhood-Specific Engagement For larger or more impactful projects, consider brief community meetings (in-person or virtual) or targeted outreach efforts to address concerns and answer questions directly. 7. Feedback Opportunities Providing residents with a simple way to ask questions or provide feedback whether through a designated contact person, online form, or hotline can improve responsiveness and overall satisfaction. Improving our communication approach is not just about sharing information it's about strengthening relationships with our residents and demonstrating that we value their experience during these necessary projects.

I appreciate your consideration of this proposal and would welcome the opportunity to collaborate further on implementing these ideas.

Ben Delie
Alderman District #10
District.10@greenbaywi,gov
(920) 639-1017

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

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # M.3

To approve the request by the Department of Public Works to transfer ownership of Parcel 21-8584, Outlot 1, that includes the Habitat Homestead Pond from Greater Green Bay Habitat for Humanity Inc. to the City of Green Bay, contingent upon Greater Green Bay Habitat for Humanity Inc. entering into a maintenance agreement with the City for public art and other items placed within the parcel.

BACKGROUND

The Habitat Homestead development includes a stormwater management pond that was intended to be transferred to the City upon completion of the pond and development. The work is complete and the parcel, including the pond, is ready to be transferred. The City's Stormwater Utility under the Department of Public Works will become responsible for the pond and it's long term maintenance. The Stormwater Utility has the resources to manage the pond and manages a number of other ponds throughout the City. Several items, including a bench and public art, were placed by Greater Green Bay Habitat for Humanity within the parcel to be transferred. Greater Green Bay Habitat for Humanity will remain responsible for the ongoing maintenance of the public art and bench. The transfer will be contingent upon Greater Green Bay Habitat for Humanity entering into a maintenance agreement with the City. The Stormwater Utility plans to add informational signage at the pond to educate visitors regarding the pond purpose and prohibited activities.

RECOMMENDATION

To approve the transfer of Parcel 21-8584, Outlot 1, that includes the Habitat Homestead Pond from Greater Green Bay Habitat for Humanity Inc. to the City of Green Bay, contingent upon Greater Green Bay Habitat for Humanity inc. entering into a maintenance agreement with the City for public art and other items placed within the parcel.

FISCAL IMPACT

Costs for pond maintenance and/or repairs will be incorporated into the Stormwater Utility Budget.

ATTACHMENTS

1. Habitat Homestead Pond Transfer Docs

WARRANTY DEED

THIS INDENTURE, Made by Greater Green Bay Habitat for Humanity Inc. grantor, of Brown County, Wisconsin, hereby conveys and warrants to The City of Green Bay, a Wisconsin Municipal Corporation, grantee of Brown County, Wisconsin, for the sum of Ten and no/100 dollars ($10.00) the following tract of land in Brown County, Wisconsin:

LEGAL DESCRIPTION:

All of Outlot 1, according to the recorded plat of Habitat Homestead, Document Number 3054288, City of Green Bay, Brown County, Wisconsin.

RETURN TO:
City of Green Bay - DPW
100 N. Jefferson Street
Green Bay, WI 54301

Tax Parcel Number 21-8584

EXEMPT per 77.25(2g)

In Witness Whereof, the said grantor ha hereunto set hand and seal this day of , A.D., 20 .

SIGNED AND SEALED IN THE PRESENCE OF

X

MATTHEW SAHS
(print or type name and title above)
CONSTRUCTION DIRECTOR

X

(print or type name and title above)

STATE OF WISCONSIN
Brown County.

Personally came before me, this 18th day of June, A.D., 20 26,
above named Matthew Sahs
to me known to be the person s, who executed the foregoing instrument and acknowledged the same.

ERIK W. NIEMAN NOTARY PUBLIC STATE OF WISCONSIN

X

Erik Nieman
(print or type name of notary above)
Notary Public, Brown County, Wis
My commission (expires) (is) 3-21-2027

NOTARY SEAL

THIS INSTRUMENT DRAFTED BY
James Arbter – Land and Property Specialist

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Greater Green Bay Habitat For Humanity, Inc.

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☑ Other (see instructions) 501(c)3

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

1967 Allouez Avenue

6 City, state, and ZIP code

Green Bay, WI 54311

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

3	9	–	1	5	8	9	9	1	0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** Jennifer Dowdell | **Date** 2/12/2026

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

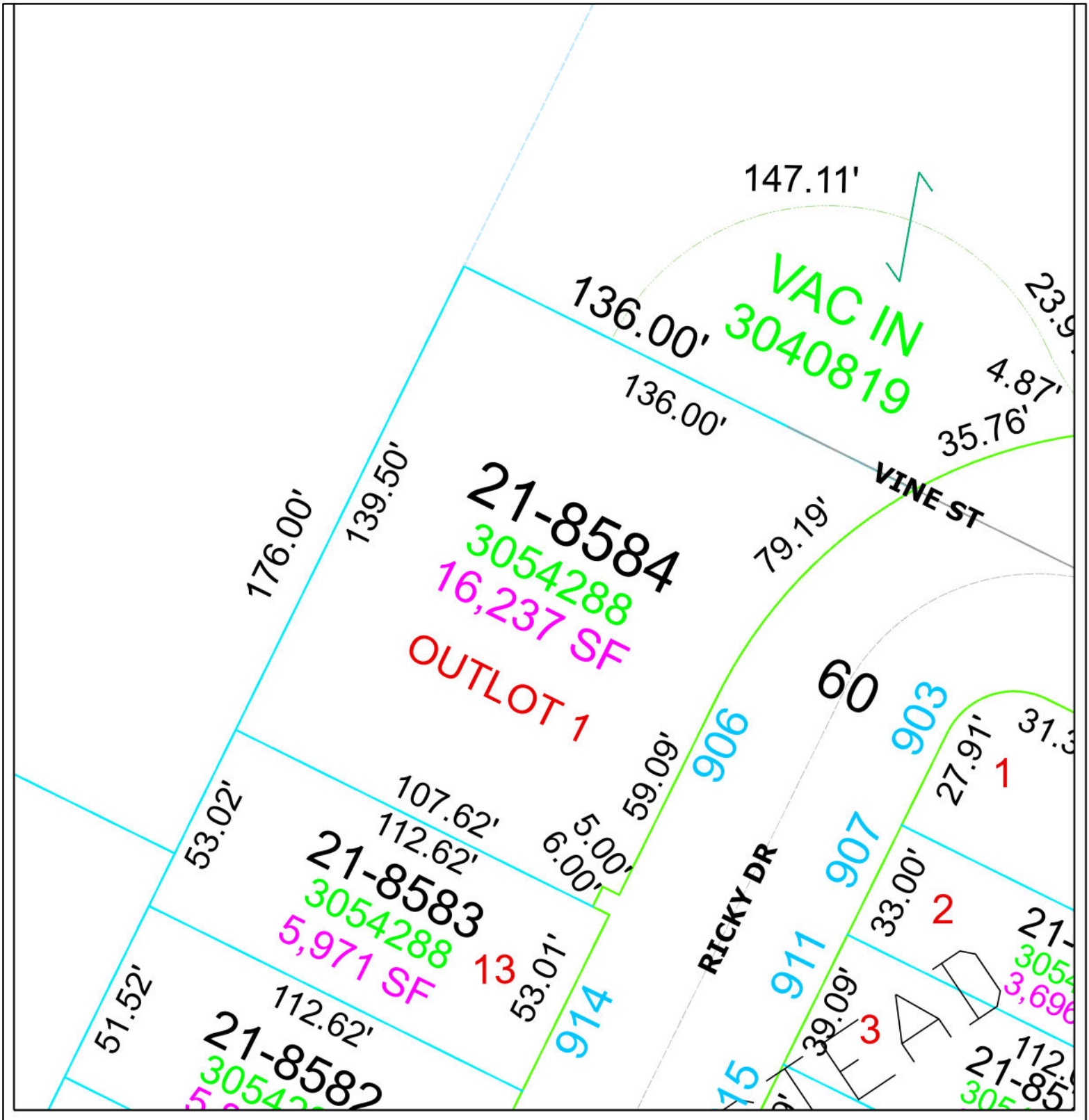
What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



0 20 40 60 80 100 Feet

1 "=36'

1:433

City of Green Bay
Private Strom Water Facility Locations
Habitat Homestead

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

Map prepared by City of Green Bay Department of Public Works, jamesar
Date Printed: 18 Jun 2026
X:\PubWorks\Maps\Maps for James\GB_GIS_BaseMap.aprx

GB - GIS

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

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # M.4

To approve the request by the Department of Public Works to transfer ownership of 2475 Remington Road (Parcel 21-8049), currently owned by the Redevelopment Authority of Green Bay to the City of Green Bay, that includes maintenance of the Majestic Heights Stormwater Pond.

BACKGROUND

The Majestic Heights Stormwater Pond property is located at 2475 Remington Road (Parcel 21-8049).The pond was developed around 2006 by Majestic Heights LLC with the development of the Majestic Heights 2nd Addition subdivision. The Redevelopment Authority purchased this parcel of land from Brown County in 2020 due to tax foreclosure. Maintenance of the pond has not occurred since it was originally constructed and as – built documentation was never received for the pond. The pond is in need of vegetation maintenance and an evaluation for possible repair or reconstruction. The pond is necessary to provide stormwater treatment and storage for the subdivision. RDA does not have the resources for ownership and maintenance of stormwater pond management. However, the City's Stormwater Utility within the Department of Public Works (DPW) manages stormwater ponds throughout the City and has the resources to do so. DPW is requesting transfer of ownership from RDA to the City so that the pond can be brought up to current standards for maintenance.

RECOMMENDATION

Approve the pond transfer via a Quit Claim Deed between the Redevelopment Authority of Green Bay and the City of Green Bay.

FISCAL IMPACT

Costs for pond maintenance and/or repairs will be incorporated into the Stormwater Utility Budget

ATTACHMENTS

1. DRAFT_Quit Claim Deed-2475 Remington rd
2. 2475 Remington Road Map

QUIT CLAIM DEED

Document No.

This Deed, made between The Redevelopment Authority of the City of Green Bay a municipal corporation, 100 N. Jefferson Street Green Bay, WI 54301 ("Grantor," whether one or more), and City of Green Bay ("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Brown County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Legal Description:

All of Outlot 1, according to the recorded plat of Majestic Heights 2nd Addition, Document Number 2259725, City of Green Bay, East of Fox River, Brown County, Wisconsin.

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

City of Green Bay-Public Works
100 N Jefferson St.
Green Bay, WI 54301

21-8049
PARCEL IDENTIFACATION NUMBER

2475 Remington Rd
PROPERTY ADDRESS

EXEMPT S.77.25(2)

This is not homestead property.

Dated this _____ day of _____, 20 _____.

(Seal)

* Gary J. Delveaux, Chair

(Seal)

Cheryl Renier-Wigg, Secretary

ACKNOWLEDGMENT

State of Wisconsin

Brown County. Personally came before me this ____ day of _____, 20 ____ the above named Gary J. Delveaux, chair and Cheryl Renier-Wigg, Secretary

to me known to be the person s who executed the foregoing instrument and acknowledge the same.

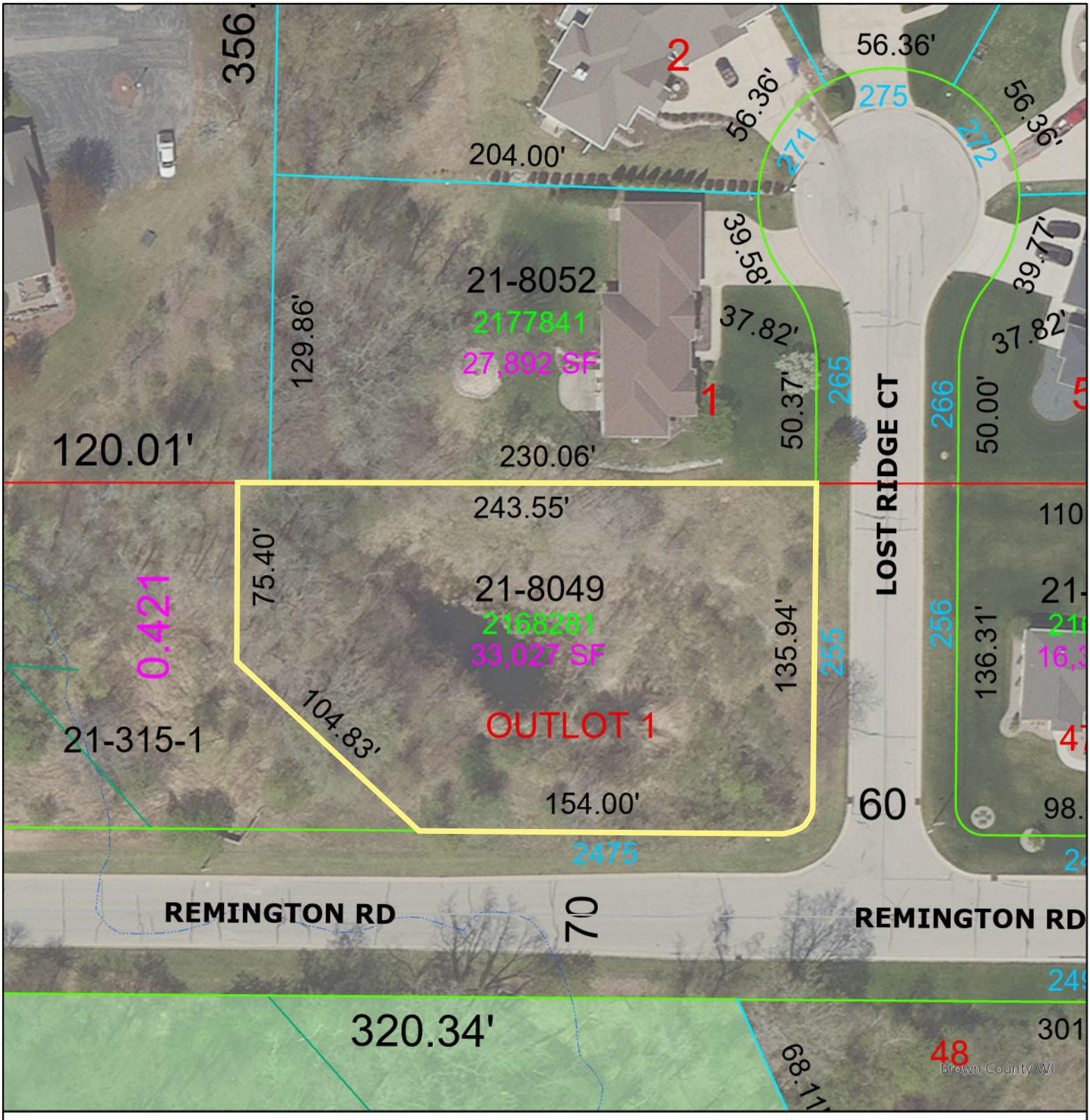
* _____

Notary Public Brown County, Wis.
My commission is permanent. (If not, state expiration date: _____, 20 _____.)

THIS INSTRUMENT WAS DRAFTED BY

Ronda Bitney
City of Green Bay

* Names of persons signing in any capacity should be typed or printed below their signatures.



Proposed Pond Transfer
2475 Remington Road

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

Map prepared by City of Green Bay Department of Public Works, jamesar
Date Printed: 17 Jul 2026
X:\PubWorks\Maps\Maps for James\GB_GIS_BaseMap.aprx

N

1 "=56'
1:676

10 0 10 20 30 40 50 Feet

GB - GIS

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

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # M.5

To approve the request by the Department of Public Works to have the Director sign the Offering Price Report and Submittal for 1106/1108 and 1105 La Count Road for WisDOT Project 9210-24-20.

BACKGROUND

WisDOT Project 9210-24-20 is a State project that is slated to be built in 2027 that includes installation of offset left turn lanes on STH 54(ie West Mason). As part of the project, they will be improving the pedestrian accommodations at the W Mason La Count Rd intersection. In order to complete this work and install the new ADA compatible sidewalks and ramps a small area of Temporary Limited Easement is required from each property as shown on the Transportation Plat.

RECOMMENDATION

Department of Public Works recommends approving the request.

FISCAL IMPACT

There is no fiscal impact. The City will be reimbursed 100% all costs associated with the real estate acquisition.

ATTACHMENTS

1. WisDOT Project 9210-24-20

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION
TRANSPORTATION PROJECT PLAT TITLE SHEET
PROJECT NO. 9210-24-20
HOBART- GREEN BAY
HILLCREST DRIVE TO HINKLE STREET
S.T.H. "54"
BROWN COUNTY

CONVENTIONAL SYMBOLS

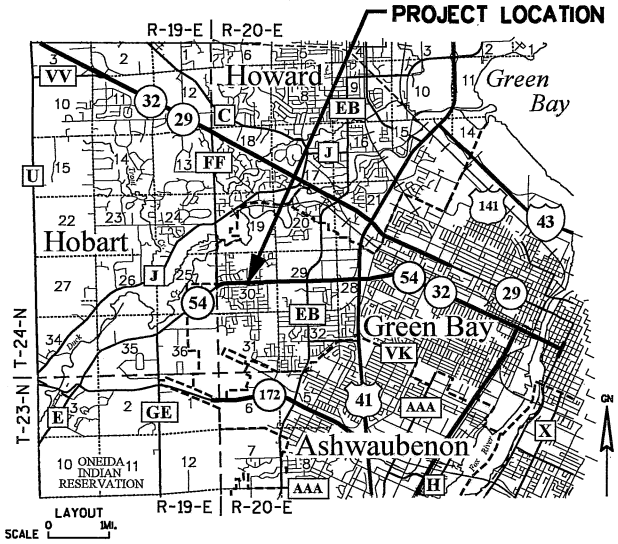
SECTION LINE
QUARTER LINE
SIXTEENTH LINE
NEW REFERENCE LINE
NEW R/W LINE
EXISTING R/W OR HE LINE
PROPERTY LINE
LOT, TIE & OTHER MINOR LINES
EXISTING CENTERLINE
CORPORATE LIMITS
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)
TEMPORARY LIMITED EASEMENT AREA
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)
BUILDING
TO BE REMOVED
BRIDGE
CULVERT
PARALLEL OFFSETS
SECTION CORNER SYMBOL
SECTION CORNER MONUMENT
GEODETIC SURVEY MONUMENT
NON-PERMITTED SIGN
PERMITTED SIGN
ACCESS RESTRICTED BY ACQUISITION
NO ACCESS (BY STATUTORY AUTHORITY)
ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)
NO ACCESS (NEW HIGHWAY)
PARCEL NUMBER
EXISTING MONUMENT NUMBER
R/W BOUNDARY POINT NUMBER
R/W MONUMENT (TO BE SET)
NON-MONUMENTED R/W POINT
FOUND SURVEY MONUMENT (SEE FOUND MONUMENT TABLE)

CONVENTIONAL ABBREVIATIONS

ACCESS RIGHTS	AR	PROPERTY LINE	P.L.
ACRES	AC	RECORDED AS	(100')
ALUMINUM	ALUM	REEL / IMAGE	R/I
AND OTHERS	ET AL	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT EASEMENT	RDE
CERTIFIED SURVEY MAP	CSM	RIGHT	RT
CONCRETE	CONC	RIGHT OF WAY	R/W
COUNTY TRUNK HIGHWAY	CTH	SECTION	SEC
CORNER	COR	SEPTIC VENT	SEPV
DOCUMENT NUMBER	DOC	SQUARE FEET	SF
EASEMENT	EASE	STATE TRUNK HIGHWAY	STH
EXISTING	EX	STATION	STA
GAS VALVE	GV	TELEPHONE PEDESTAL	TP
GRID NORTH	GN	TRANSPORTATION PROJECT PLAT	TPP
IDENTIFICATION	ID	UNITED STATES HIGHWAY	USH
INTERSTATE HIGHWAY	IH	VOLUME	V
LEFT	LT		
MONUMENT MON			
NATIONAL GEODETIC SURVEY	NGS		
NUMBER	NO		
OUTLOT	OL		
PAGE	P		
POINT OF TANGENCY	PT		
POINT OF BEGINNING	POB		
POINT OF CURVATURE	PC		
POINT OF COMPOUND CURVE	PCC		
POINT OF INTERSECTION	PI		

CURVE DATA ABBREVIATIONS

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE OR DELTA	Δ/DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB



THE NOTES, CONVENTIONAL SIGNS, AND ABBREVIATIONS ARE ASSOCIATED WITH EACH TRANSPORTATION PROJECT PLAT FOR PROJECT 9210-24-20.

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WOOD COUNTY, NAD83 (2011), IN U.S. SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY AND PERMANENT EASEMENT MONUMENTS WILL BE TYPE 2 (TYPICALLY CAPPED 1.25" O.D. X 18" IRON PIPES), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

ALL RIGHT-OF-WAY LINES DEPICTED IN THE NON-ACQUISITION AREAS ARE INTENDED TO RE-ESTABLISH EXISTING RIGHT-OF-WAY LINES AS DETERMINED FROM PREVIOUS PROJECTS, OTHER RECORDED DOCUMENTS, CENTERLINE OF EXISTING PAVEMENTS AND/OR EXISTING OCCUPATIONAL LINES.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON, THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE. ALL (TLEs) ON THIS PLAT EXPIRE AT THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT IS GIVEN.

A PERMANENT LIMITED EASEMENT (PLE) IS A RIGHT FOR CONSTRUCTION AND MAINTENANCE PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON AND THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM NECESSARY OR DESIRABLE. BUT WITHOUT PREJUDICE TO THE OWNER'S RIGHT TO MAKE OR CONSTRUCT IMPROVEMENT ON SAID LANDS OR TO FLATTEN THE SLOPES, PROVIDING SAID ACTIVITIES WILL NOT IMPAIR OR OTHERWISE ADVERSELY AFFECT THE HIGHWAY FACILITIES.

PROPERTY LINES SHOWN ON THIS PLAT FOR PROPERTIES BEING IMPACTED ARE DRAWN FROM DATA DERIVED FROM FILED/RECORDED MAPS AND DOCUMENTS OF PUBLIC RECORD. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN GREEN BAY, WI.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE TRANSPORTATION PROJECT PLAT DETAIL SHEETS.

PROJECT NUMBER	9210-24-20 -4.01
SHEET	2 OF 2
AMENDMENT NO:	

FILE NAME : S:\SURVEY\LAND SURVEYS\2025 PROJECTS\WOI#2_MCD6972742_JV10093985\92102400-20_STH54_TPP\C3D\TPP_STH54_92102420.DWG
LAYOUT NAME: TPP Title Sheet
PLOT DATE : March 10, 2026 PLOT BY : KFS PLOT NAME : S.T.H. "54"

TRANSPORTATION PROJECT PLAT NO: 9210-24-20 - 4.01

THAT PART OF LOT 1, KAREN HEIGHTS BEING IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND LOT 9, COTTAGE GROVE WEST FIRST ADDITION BEING IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; SECTION 30, TOWNSHIP 24 NORTH, RANGE 20 EAST, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

STH "54", HOBART- GREEN BAY (HILLCREST DRIVE TO HINKLE STREET) BROWN COUNTY

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF GREEN BAY DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN THE LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF GREEN BAY HEREBY ORDERS THAT:
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE NAME PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY OF GREEN BAY FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF GREEN BAY, PURSUANT TO PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 9210-24-20 - 4.01
AMENDMENT NO:...
SHEET 1 OF 2

SCHEDULE OF LANDS AND INTERESTS REQUIRED		OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF GREEN BAY ALL AREAS SHOWN IN SQUARE FEET UNLESS OTHERWISE NOTED				
PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	FEE R/W SF REQUIRED			TLE SF REQUIRED
			NEW	EXISTING	TOTAL	
1	MidWest Housing Group LLC	TLE	-	-	-	406
2	Northern Comfort Property Management LLC	FEE, TLE	176	-	176	299

NOTES:
POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), BROWN COUNTY, NAD83 (2011), IN U.S. SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY AND PERMANENT EASEMENT MONUMENTS WILL BE TYPE 2 (TYPICALLY CAPPED 1.25" O.D. X 18" IRON PIPES), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

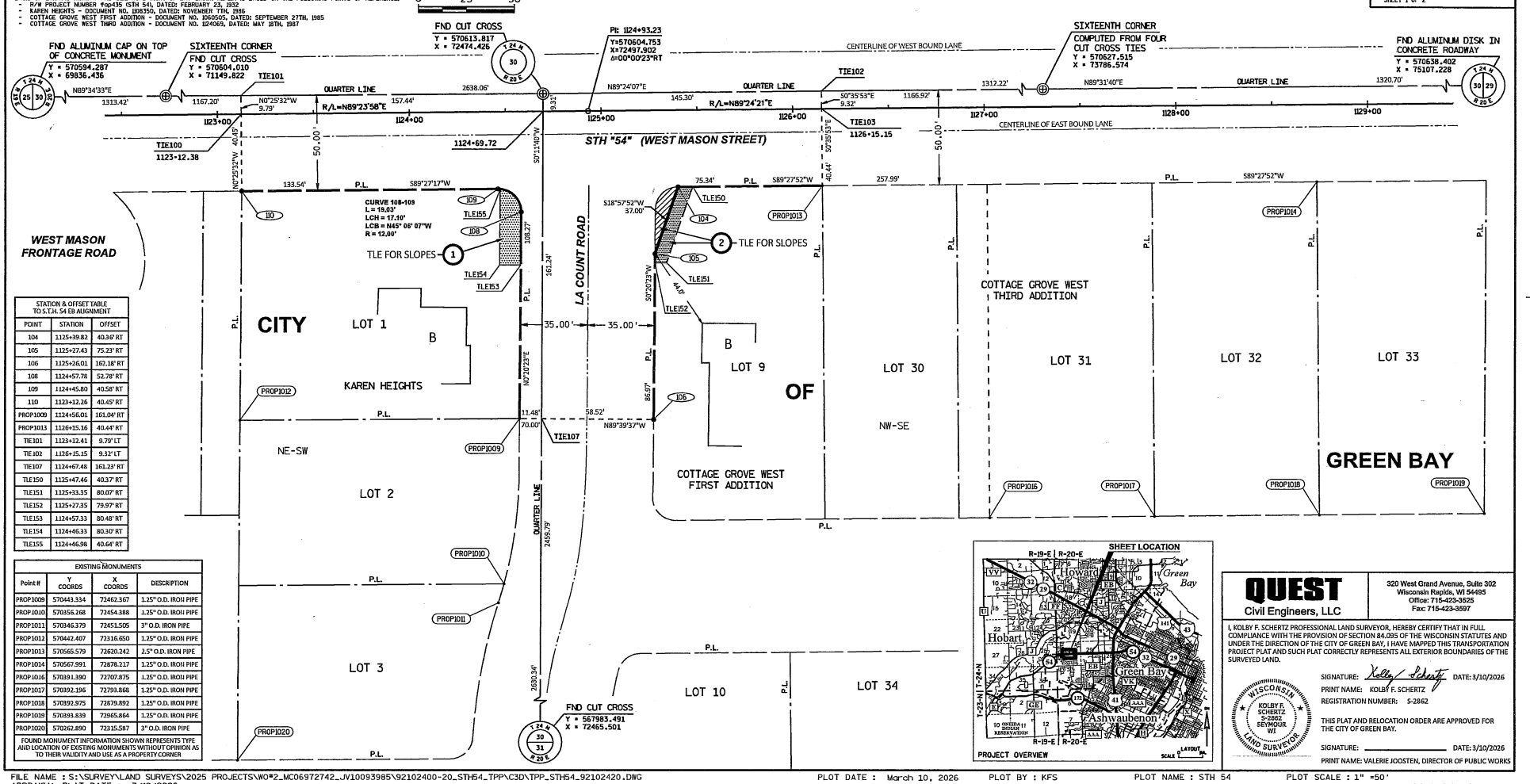
FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN GREEN BAY, WI.

FOR ADDITIONAL INFORMATION, REFER TO THE TITLE SHEET, RECORDED AS SHEET 2 OF 2 OF THIS DOCUMENT.

BASIS OF EXISTING HIGHWAY AND SIDE ROAD RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE:
- R/W PROJECT NUMBER 6cp435 (STH 54), DATED: FEBRUARY 23, 1932
- KAREN HEIGHTS - DOCUMENT NO. 1008350, DATED: NOVEMBER 7TH, 1986
- COTTAGE GROVE WEST FIRST ADDITION - DOCUMENT NO. 1060505, DATED: SEPTEMBER 27TH, 1985
- COTTAGE GROVE WEST THIRD ADDITION - DOCUMENT NO. 1124065, DATED: MAY 28TH, 1987

GRID NORTH

SCALE, FEET
0 25 50



STATION & OFFSET TABLE TO S.T.H. 54 EB ALIGNMENT		
POINT	STATION	OFFSET
104	1125+39.82	40.36' RT
105	1125+27.43	75.23' RT
106	1125+26.01	162.18' RT
108	1124+57.78	52.78' RT
109	1124+45.80	40.58' RT
110	1123+12.26	40.45' RT
PROP1009	1124+56.01	161.04' RT
PROP1013	1126+15.16	40.44' RT
TIE101	1123+12.41	9.79' LT
TIE102	1126+15.15	9.32' LT
TIE107	1124+67.48	161.23' RT
TLE150	1125+47.46	40.37' RT
TLE151	1125+33.35	80.07' RT
TLE152	1125+27.35	79.97' RT
TLE153	1124+57.33	80.48' RT
TLE154	1124+46.33	80.30' RT
TLE155	1124+46.98	40.64' RT

EXISTING MONUMENTS			
Point #	Y COORDS	X COORDS	DESCRIPTION
PROP1009	570443.334	72462.367	1.25" O.D. IRON PIPE
PROP1010	570356.268	72454.388	1.25" O.D. IRON PIPE
PROP1011	570346.379	72451.505	3" O.D. IRON PIPE
PROP1012	570442.407	72316.650	1.25" O.D. IRON PIPE
PROP1013	570565.579	72620.242	2.5" O.D. IRON PIPE
PROP1014	570567.991	72878.217	1.25" O.D. IRON PIPE
PROP1016	570391.390	72707.875	1.25" O.D. IRON PIPE
PROP1017	570392.196	72793.868	1.25" O.D. IRON PIPE
PROP1018	570392.975	72879.892	1.25" O.D. IRON PIPE
PROP1019	570393.839	72965.864	1.25" O.D. IRON PIPE
PROP1020	570262.890	72315.587	3" O.D. IRON PIPE

FOUND MONUMENT INFORMATION SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPERTY CORNER

QUEST
Civil Engineers, LLC
320 West Grand Avenue, Suite 302
Wisconsin Rapids, WI 54495
Office: 715-423-3525
Fax: 715-423-3597

I, KOLBY F. SCHERTZ PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISION OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF GREEN BAY, I HAVE MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: Kolby F. Schertz DATE: 3/10/2026
PRINT NAME: KOLBY F. SCHERTZ
REGISTRATION NUMBER: S-2862

WISCONSIN KOLBY F. SCHERTZ S-2862 SEYMOUR WI LAND SURVEYOR

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE CITY OF GREEN BAY.

SIGNATURE: _____ DATE: 3/10/2026
PRINT NAME: VALERIE JOOSTEN, DIRECTOR OF PUBLIC WORKS

FILE NAME : S:\SURVEY\LAND SURVEYS\2025 PROJECTS\WO#2_MC06972742_JV10093985\92102400-20_STH54_TPP\C3D\TPP_STH54_92102420.DWG
APPRAISAL PLAT DATE : 3/10/2026
PLOT DATE : March 10, 2026 PLOT BY : KFS PLOT NAME : STH 54 PLOT SCALE : 1" =50'

OFFERING PRICE REPORT AND SUBMITTAL

RE1894 01/2023 Ch. 32 Wis. Stats.

Wisconsin Department of Transportation

Date: 7/24/2026	Region/LPA & Office: Northeast Region, Green Bay Office

Owner: Northern Comfort Property Management LLC

Comments:

ALLOCATION

Acquisitions	
Fee Acquisition $ 4.50 per sq. ft. X 176 sq. ft. (new R/W)	$792
*Total Damages	$792
Additional Compensation	
Temporary Limited Easement (TLE) – 299 sq. ft.	$304
Appraiser Rounding	$4
Total Compensation	**$1,100**

ACQUISITION OF

Fee Simple 176.00 sq. ft.	Permanent Limited Easement
Highway Easement	Temporary Limited Interest 299.00 sq. ft.
Access Rights ☐ Yes ☒ No	Other Interest

APPROVED BY Wisconsin Department of Transportation; City of Green Bay

Having completed my analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the amount of just compensation is: **$1,100.00**

Trevin Peters — 7/27/26

WisDOT/Agency Approval — Date

Trevin Peters

Print Name

Real Estate Supervisor

Title

X _____

City of Green Bay Approval — Date

Print Name

Title

Project ID: 9210-24-20 County: Brown Parcel No. 2

OFFERING PRICE REPORT AND SUBMITTAL

RE1894 01/2023 Ch. 32 Wis. Stats.

Wisconsin Department of Transportation

Date: 7/24/2026	Region/LPA & Office: Northeast Region, Green Bay Office
Owner: Midwest Housing Group LLC	

Comments:

ALLOCATION

Acquisitions	
Fee Acquisition $ 4.50 per sq. ft. X 0 sq. ft. (no fee acquisition)	$0
Landscaping Lost/Impacted	$1,654
*Total Damages	$1,654
Additional Compensation	
Temporary Limited Easement (TLE) – 406 sq. ft.	$413
Appraiser Rounding	$33
Total Compensation	**$2,100**

ACQUISITION OF

Fee Simple	Permanent Limited Easement
Highway Easement	Temporary Limited Interest 406.00 sq. ft.
Access Rights ☒ Yes ☒ No	Other Interest

APPROVED BY Wisconsin Department of Transportation; City of Green Bay

Having completed my analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the amount of just compensation is: **$2,100.00**

[signature] 7/27/26

WisDOT/Agency Approval Date

Trevin Peters

Print Name

Real Estate Supervisor

Title

X _____

City of Green Bay Approval Date

Print Name

Title

Project ID: 9210-24-20 County: Brown Parcel No. 1

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

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # M.6

To approve the request by the Department of Public Works to award contract ESG 1-26 SEWER SHOP REROOF to Mathena Roofing in the amount of $107,658.50.

BACKGROUND

The sewer shop roof is beyond its life expectancy. In 2025, the roof began to tear away from the structure. Emergency repairs were completed to batten the roof down. Replacement of the roof is necessary as the permanent repair.

RECOMMENDATION

The Department of Public Works and Department recommends award of the contract to the lowest responsive bidder.

FISCAL IMPACT

Funding for this project was approved as part of the 2026 CIP.

ATTACHMENTS

1. Quest CDN Project results ESG 1-26

ESG 1-26 SEWER SHOP REROOF

Quest Number: 10285373

Closing Date: Tue, 08/04/2026 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
Mathena Roofing	Guy Mathena	920-660-2366	mathenaroofing@hotmail.com	$ 107,658.50		
Northern Metal & Roofing Inc	Nathan Jasperson	920-432-7719	nathan@nmrgb.com	$ 125,389.00		

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

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # M.7

To approve the request by the Department of Public Works to award contract PARKS 7-26 "PORLIER PIER REMOVAL" to Zenith Tech, Inc. in the amount of $242,660.90.

BACKGROUND

The existing pier is in disrepair. A consultant was hired to assess the structural integrity of the pier and found major structural deficiencies. As such, the pier was closed the public as bidding documents and DNR coordination for removal happened.

RECOMMENDATION

Both the Department of Public Works and Department of Parks, Recreation and Forestry recommend award of the contract to the lowest responsive bidder.

FISCAL IMPACT

1. Fund for this project was approved as part of the 2026 CIP.

ATTACHMENTS

1. Quest CDN Project results Parks 7-26

PARKS 7-26 PORLIER PIER REMOVAL

Quest Number: 10274209

Closing Date: Tue, 08/04/2026 09:00 AM CDT
Posting Type: Construction Project
Owner: Green Bay WI, City of
Solicitor: Green Bay WI, City of

Owner Name:	Green Bay WI, City of
Owner Contact:	Trista Hobbs
Owner Phone:	920-448-3114
Solicitor Name:	Green Bay WI, City of
Contact:	Jeff Lambrecht
Email:	jeff.lambrecht@greenbaywi.gov
Phone:	920-448-3100
Award Date:	
Comments:	
Award Status:	Pending
Letting Bid Tabulation:	View on vBid

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
Zenith Tech, INC. bridge	JASON SAMZ	715-241-6992	ztiquote@walbecgroup.com	$ 242,660.90		
Radtke Contractors Inc.	Radtke Estimating	920-582-4114	estimating@radtkecontractors.com	$ 274,900.30		
Sheet Piling Services, LLC	Chandler Schreiber	715-556-8058	Quotes@sheetpilingservices.com	$ 289,883.00		
McMullen and Pitz Construction Company	Jeremy Anderson	920-681-0699	jeremy@mcpitz.net	$ 378,295.00		
Roen Salvage Company	Barry Kuzay	920-743-6533	barry@roensalvage.com	$ 493,900.00		
Veit & Company, Inc.	Patrice Broding	763-428-2242	estimating@veitusa.com	$ 977,679.80		

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

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # M.8

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

1. Sidewalk Builder

    a. Fritz Farms Concrete LLC

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # M.9

To approve a Resolution declaring a public emergency pursuant to Wis. Stats. Section 62.15(1b) related to the restoration of Fire Station No. 3 following a June 24, 2026 flooding event.

BACKGROUND

As stated in Fire Chief Ray Fuiten's August 3, 2026, memo, an unforeseen and severe rain event caused flooding at Fire Station No. 3 located at 885 Shawano Avenue. Initial remediation of the flooding has occurred. Repair costs are expected to exceed $50,000, which would typically require a sealed bid process for public construction in accordance with Wis. Stats. 62.15. Fire Station No. 3 personnel are currently displaced and reassigned to other stations, which impacts their services to the community. Wis. Stat 62.15(1b)**(1b)** provides for an Exception as to public emergency. The exception allows for the repair and reconstruction of public facilities when damage or threatened damage thereto creates an emergency, as determined by resolution of City Council, in which the public health or welfare of the city is endangered. The Department of Public Works is requesting approval to use a request for quotes process in lieu of sealed competitive bidding, as allowed through the emergency resolution process, because the timeframe for developing plans and specifications for public construction is not reasonable and because the situation meets the criteria for a public emergency.

RECOMMENDATION

approve

FISCAL IMPACT

Funding request will be placed on the Finance Committee agenda.

ATTACHMENTS

1. Emergency Declaration Memo

Green Bay Metro Fire Department
100 North Jefferson Street · Room 403
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov/fire

Phone 920.448.3280

Ray Fuiten – Fire Chief

CITY OF GREEN BAY
GREEN BAY METRO FIRE DEPARTMENT

TO: Eric Genrich, Mayor, City of Green Bay
FROM: Ray Fuiten, Fire Chief, Green Bay Metro Fire Department
DATE: August 3, 2026
RE: Request for Declaration of Emergency – Flood Remediation, Fire Station No. 3, 885 Shawano Avenue

---

On June 24, 2026, an unforeseen and severe rain event caused flooding at Fire Station No. 3, located at 885 Shawano Avenue, Green Bay, Wisconsin 54303, introducing approximately 100,000 gallons of water into the facility. The resulting damage has created conditions that threaten the health and safety of Fire Department personnel and the public, and the station cannot be restored to full operational readiness without prompt repair and reconstruction. In the interim, personnel assigned to Fire Station No. 3 have been reassigned to other stations, and the Department is maintaining fire and emergency coverage within Station No. 3's response district.

Replacement of the station's water heaters has been completed. The remaining work – lead abatement, asbestos abatement, boiler replacement, electrical panel replacement, sump pump replacement, and associated drywall, trim, and cleaning – calls for immediate action and cannot be responded to within the required timeframe through the City's established sealed competitive procurement methods, which for a project of this scope can take several weeks to complete.

This situation meets the definition of an emergency under Section 12 of the City's Procurement Manual. I therefore respectfully request that you declare a State of Emergency for Fire Station No. 3 so that the necessary repair and reconstruction may proceed as an emergency purchase in accordance with the Procurement Manual and Section ESF 7 of the City's Emergency Operations Plan. Consistent with those provisions, the Department will coordinate with the Purchasing Department, obtain such competition as is practical under the circumstances, and submit written justification supporting a waiver of the standard competitive process to the Procurement Manager under Section 15 of the Manual.

Because the anticipated cost exceeds $50,000, this matter will be brought to the Common Council for approval in accordance with Section 7 of the Procurement Manual. I request that it be referred to the Improvement & Services Committee on August 12, 2026, and placed before the Common Council on August 18, 2026. The Law Department will prepare the formal resolution and any related documents for Council action.

I am available to provide any additional information the Committee or Council may require, and I appreciate your support in advancing this request so that Fire Station No. 3 can be safely returned to full service.

Respectfully submitted,

Ray Fuiten, Fire Chief
Green Bay Metro Fire Department

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

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # M.10

To approve the request from the Public Works Department to authorize the Director of Public Works to enter into contract(s) over $50,000.00 related to the restoration of Fire Station No. 3 related to the June 24, 2026 flooding event.

BACKGROUND

As stated in Fire Chief Ray Fuiten's August 3, 2026, memo, an unforeseen and severe rain event caused flooding at Fire Station No. 3 located at 885 Shawano Avenue. Initial remediation of the flooding has occurred. Repair costs are expected to exceed $50,000, which would typically require a sealed bid process for public construction in accordance with Wis. Stats. 62.15. Fire Station No. 3 personnel are currently displaced and reassigned to other stations, which impacts their services to the community. Wis. Stat 62.15(1b)**(1b)** provides for an Exception as to public emergency. The exception allows for the repair and reconstruction of public facilities when damage or threatened damage thereto creates an emergency, as determined by resolution of City Council, in which the public health or welfare of the city is endangered. The resolution deeming this a public emergency is included as a separate agenda item. This item is a request to authorize the department of public works to enter into contract(s) greater than $50,000. The contract award(s) would be reported out at a subsequent Improvement and Services Committee meeting.

RECOMMENDATION

APPROVE

FISCAL IMPACT

Funding request will be placed on the Finance Committee agenda.

ATTACHMENTS

1. Emergency Declaration Memo
2. Resolution Declaring a Public Emergency related to Fire Station NO. 3

Green Bay Metro Fire Department
100 North Jefferson Street · Room 403
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov/fire

Phone 920.448.3280

Ray Fuiten – Fire Chief

CITY OF GREEN BAY
GREEN BAY METRO FIRE DEPARTMENT

TO: Eric Genrich, Mayor, City of Green Bay
FROM: Ray Fuiten, Fire Chief, Green Bay Metro Fire Department
DATE: August 3, 2026
RE: Request for Declaration of Emergency – Flood Remediation, Fire Station No. 3, 885 Shawano Avenue

---

On June 24, 2026, an unforeseen and severe rain event caused flooding at Fire Station No. 3, located at 885 Shawano Avenue, Green Bay, Wisconsin 54303, introducing approximately 100,000 gallons of water into the facility. The resulting damage has created conditions that threaten the health and safety of Fire Department personnel and the public, and the station cannot be restored to full operational readiness without prompt repair and reconstruction. In the interim, personnel assigned to Fire Station No. 3 have been reassigned to other stations, and the Department is maintaining fire and emergency coverage within Station No. 3's response district.

Replacement of the station's water heaters has been completed. The remaining work – lead abatement, asbestos abatement, boiler replacement, electrical panel replacement, sump pump replacement, and associated drywall, trim, and cleaning – calls for immediate action and cannot be responded to within the required timeframe through the City's established sealed competitive procurement methods, which for a project of this scope can take several weeks to complete.

This situation meets the definition of an emergency under Section 12 of the City's Procurement Manual. I therefore respectfully request that you declare a State of Emergency for Fire Station No. 3 so that the necessary repair and reconstruction may proceed as an emergency purchase in accordance with the Procurement Manual and Section ESF 7 of the City's Emergency Operations Plan. Consistent with those provisions, the Department will coordinate with the Purchasing Department, obtain such competition as is practical under the circumstances, and submit written justification supporting a waiver of the standard competitive process to the Procurement Manager under Section 15 of the Manual.

Because the anticipated cost exceeds $50,000, this matter will be brought to the Common Council for approval in accordance with Section 7 of the Procurement Manual. I request that it be referred to the Improvement & Services Committee on August 12, 2026, and placed before the Common Council on August 18, 2026. The Law Department will prepare the formal resolution and any related documents for Council action.

I am available to provide any additional information the Committee or Council may require, and I appreciate your support in advancing this request so that Fire Station No. 3 can be safely returned to full service.

Respectfully submitted,

Ray Fuiten, Fire Chief
Green Bay Metro Fire Department

RESOLUTION DECLARING A PUBLIC EMERGENCY RELATED TO THE RESTORATION OF FIRE STATION NO. 3.

WHEREAS, the City of Green Bay suffered an unforeseen severe rain and flash flooding event on June 24, 2026; and

WHEREAS, the City of Green Bay Fire Station No. 3 located at 885 Shawano Avenue in the City of Green Bay suffered severe damage from the flood; and

WHEREAS, initial remediation of the flooding was performed, however, the Fire Department's ability to serve the community is heavily impacted due to Station No. 3 personnel being displaced due to the significant damage requiring additional repair; and

WHEREAS, Wisconsin Statute § 62.15(1b) allows the Department of Public Works to forego the public bidding process when the repair and reconstruction of damage to public is declared a public emergency by the Improvement and Services Committee; and

WHEREAS, the Department of Public Works believes the traditional public bidding process will not be timely enough for the prompt need to repair Fire Station No. 3 and believes that requesting quotes better suit this emergency project; and

WHEREAS, the Fire Department and the Department of Public Works expect the quotes for repair to Fire Station No. 3 will exceed $50,000.00; and

WHEREAS, the Director of Public Works has a cap on contract approval of $50,000.00, however, the necessity of the project would require prompt approval, even if the project exceeds $50,000.00.

NOW, THEREFORE BE IT RESOLVED, that the City of Green Bay, Wisconsin, hereby declares the severe damage to Fire Station No. 3 from the June 24, 2026 flooding event is a public emergency pursuant to Wisconsin Statute § 62.15(1b).

BE IT FURTHER RESOLVED, the Department of Public Works shall request quotes for the repairs of Fire Station No. 3 in lieu of sealed commentative bidding process due to the short timeframe and nature of the project.

Adopted _____

Approved _____ _____

Eric Genrich, Mayor

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

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # M.11

To approve the request by the Department of Public Works to award contract PARKS 6-26 "GREEN BAY SHIPYARD REDEVELOPMENT – PHASE 2" to 8PINE, Inc. for $10,856,797.32 subject to City Council approval of the funding allocation.

BACKGROUND

Approved Funding to Date
$5,000,000 – National Park Service Grant
$5,000,000 – Shipyard TID Funding
$1,400,000 – TID Transfer
$11,400,000 – Total Funding Currently Available

Expenses to Date
$1,189,900 – Engineering Fees
$10,856,797.32 – Shipyard II – Low Base Bid
$12,046,697.32 – Total Expenses to Date if Base Bid is Awarded

Staff is recommending an additional $750,000 be allocated from the Shipyard TID in order to award the Base Bid. This agenda item is for the award of the bid contingent upon approval of additional funding to cover the contract cost. The funding approval will be handled separately.

RECOMMENDATION

To approve the request by Department of Public Works to award Parks 6-26 Green Bay Shipyard Redevelopment – Phase 2 contract to 8PINE, Inc. for $10,856,797.32.

FISCAL IMPACT

ATTACHMENTS

1. Shipyard Phase II Bid Award Memo 8-11-26

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

Phone 920.448.3365
Fax 920.448.3393

8/11/26

To: Valerie Joosten, P.E.

From: Dan Ditscheit, PLA

Re: Parks 6-26 Green Bay Shipyard Redevelopment – Phase 2

CC: James Brunette, PE
Emma Browne
Chuck Yang
Kala Lardinois

The Parks, Recreation, and Forestry Department supports awarding Parks 6-26 Green Bay Shipyard Redevelopment – Phase 2 to the lowest responsive and responsible Bidder, 8PINE, Inc., for the Base Bid cost with no Alternatives in the amount of $10,856,797.32 contingent upon the City Council approving an additional $750,000 in funding for this project. Below is a summary of the bids received.

Contractor	Base Bid	Alt. 1	Alt. 2	Alt. 3	Alt. 4	Alt. 5
8PINE. Inc.	$10,856,797.32	$749,949.60	$59,837.80	($314,366.90)	$465,407.55	$2,242.00
Vinton Construction Company	$11,270,622.75	$418,640.74	$58,119.83	($371,066.84)	$868,886.00	$12,000.00

Dan Ditscheit, PLA

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

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # N.1

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

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

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

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

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # N.2

To approve an appeal by Dalton Magee regarding the denial of his operator's license.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Magee OPR Appeal
2. Magee CIB
3. Magee CCAP and Muni
4. Magee - CCAP and Muni Background
5. Magee - CIB Background

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

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # N.3

To approve a limited expansion of license premises for Copper State Brewery at 313 Dousman St for 9/5/2026 with a premise description of "Parking lot adjacent to the current biergarten."

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Temporary-Expansion-of-Liquor-License-Application-Copper State Brewing Co_9_5_26
2. Copper State 9-5-26 map

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: Copper State Brewery LLC

Business dba Name: Copper State Brewing Co

Licensed Address: 313 Dousman St, Green Bay

Liquor/Beer Agent Name: Jonathan Martens

Corporate Information

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

Business Mailing Address: 313 Dousman St, Green Bay WI 54303

Business Contact Name/Position: Jonathan Martens, Owner

Business Phone: 9204898575 Business Email: jon@copperstate.beer

Date(s) of Events: 9/5/26

Have you had this event previous years? Yes ○ No ◉

If so, please provide the dates: _____

Proposed License Description:

Parking lot adjacent to the current biergarten. See map attached.

Description of the Event:

Badger Bash - Notre Dame and Badger Football game party

Security at the Event:

Is this Event in taking place during a Special Event? Yes ◉ No ○

Alcohol cannot be sold on City Right of Way and only beer may be taken out of the licensed premises into the special event if adjacent to you location.

☑ Detailed Map for Event.

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

Jonathan D Martens	(920) 460-3566	jon@copperstate.beer	07/10/202
Applicant Signature	Phone Number	Email Address	Date

Restaurants
Hotels
Things to do
Transit
Parking
Pharmacies
ATMs
Sign in
141
141
Dousman St
313
Copper State Brewing
N Pearl St

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

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # N.4

To approve a limited expansion of license premises for Cock and Bull at 1237 Main St for 9/11/2026-9/12/2026 with a premise description of "To include parking lot adjacent to and owned by Cock and Bull".

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Event Map Fencing
2. Cock n Bull LELP for P&P

GREEN BAY CITY OF
0,848 SF
68
69
433-435
ST GEORGE ST
70
8-266
2882311
29,923 SF
71
110'
22'
71'
45'
10.5'
106'
WISCONSIN BAR SOLUTIONS LLC
22.71'
Cock and Bull Bar
45.1'
8-264
Balance
J DARRELL JR GREIG
53.9'
1237
60
8-312
DOGFISH

Nathan Condon

From: Stacy Menke
Sent: Wednesday, July 22, 2026 2:20 PM
To: Nathan Condon
Subject: FW: Online Form Submittal: Limited Expansion of License Premise

Thanks,

Stacy Menke
Deputy Clerk
City of Green Bay
920.448.3058
greenbaywi.gov/Clerk

From: ClerksFrontDesk <clerk@greenbaywi.gov>
Sent: Tuesday, July 21, 2026 1:43 PM
To: Stacy Menke <Stacy.Menke@greenbaywi.gov>
Subject: FW: Online Form Submittal: Limited Expansion of License Premise

Thanks,

Olivia Saari
Administrative Clerk
City of Green Bay
920.448.3010
olivia.saari@greenbaywi.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, July 21, 2026 1:38 PM
To: ClerksFrontDesk <clerk@greenbaywi.gov>
Subject: Online Form Submittal: Limited Expansion of License Premise

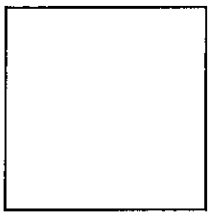
Limited Expansion of License Premise

Licensed Premises Information

Liquor License Applicant	Betty Bar Solutions LLC
Business dba Name	C-o-c-k and Bull
Licensed Address	1237 Main St
City	Green Bay
State	WI
Zip Code	54302
Liquor/Beer Agent Name	Dylan Diersen
License Type	Class "B" Beer & "Class B" Liquor
E-mail	dylandiersen@gmail.com
Event Information	
Date(s) of Events	09/11/26, 09/12/26
Is this Event in taking place during a Special Event?	Yes
Have you had this event in previous years?	Yes
Proposed License Premises:	To include parking lot adjacent to and owned by C-o-c-k and Bull (it will not let me submit the name as it views the work as inappropriate)
Description of the Event:	Annual CockChella event including live music for two days. Red line on map indicates secured fencing area.
Detailed Map for Event.	Event Map Fencing.png
Security Plan	Fencing has been ordered to delineate parking lot area. Working with community economic development inspections to coordinate tent setup. Bouncers will be present during event.
Next Steps	
The information on this form is true and correct to the best of my knowledge. I	Yes

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	Dylan A.B. Diersen
	Field not completed.

Email not displaying correctly? View it in your browser.



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

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # N.5

To release back into the pool of available licenses 1 "Class B" liquor licenses due to non-renewal for: The Eggroll Food Truck Restaurant and Bar at 100 S Broadway

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # N.6

To approve a premise expansion on city property for Irish Temper at 240 N Broadway with a described area of "Of four (4) tables with seating for four guests each, located within a covered shelter structure. This space will be used to serve food and beverages during normal business hours as an extension of the main dining area."

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. sharpscans@greenbaywi.gov_20260729_160856

Nathan Condon

From: ClerksFrontDesk
Sent: Thursday, April 16, 2026 4:54 PM
To: Stacy Menke
Subject: FW: Online Form Submittal: Premises Expansion on City Property

Sara Cavanaugh
Administrative Clerk (Clerk's Office)
City of Green Bay
920-448-3012
Sara.Cavanaugh@greenbaywi.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, April 16, 2026 11:19 AM
To: ClerksFrontDesk <clerk@greenbaywi.gov>
Subject: Online Form Submittal: Premises Expansion on City Property

Premises Expansion on City Property

Licensed Premises Information

Liquor License Applicant	Shyloh Galiano
Business dba Name	Irish Temper
Licensed Address	240 N Broadway
City	Green Bay
State	WI
Zip Code	54303
Liquor/Beer Agent Name	Anthony Wiltgen

Corporate Information

Business Legal Name (as on WI State Sellers Permit)	Irish Temper

Business Mailing Address	240 N Broadway
City	Green Bay
State	WI
Zip Code	54303
Business Contact Name / Position	Owner
Business Phone Number	9203284120
Business Email	shyloh.galiano@gmail.com
License Type	Class "B" Beer & "Class B" Liquor
Right to Occupy	I have provided Proof that I have the right to occupy the City right-of-way.
Description of Area	The proposed outdoor seating area will consist of four (4) tables with seating for four guests each, located within a covered shelter structure. This space will be used to serve food and beverages during normal business hours as an extension of the main dining area.
Upload Layout of the Area	table set up.png
Security Plan	The outdoor seating area will be monitored at all times during operating hours by Irish Temper staff. A designated staff member and on-duty manager will maintain clear visual supervision of the patio from inside the premises and through regular walk-throughs of the outdoor area. All guests seated outdoors will be served by staff, and no unattended loitering will be permitted. Staff will routinely check guest behavior, ensure tables and walkways remain clear, and verify that alcohol service remains within the approved outdoor seating boundaries. During higher-volume periods, including weekends and special events, additional staff will be assigned to monitor the outdoor area and entrance points. Staff will be responsible for checking IDs when necessary, observing guest conduct, and addressing any disturbances immediately.

	The outdoor area will remain well lit during evening hours, and closing procedures will include staff clearing and securing the space at the end of service.

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.

I understand that once filed, I will be asked to attend a Protection & Policy Committee Meeting and Council is the final approving authority.

Electronic Signature Agreement	I agree.
Electronic Signature	Shyloh Galiano

Email not displaying correctly? View it in your browser.

Tyvek
6ft
6ft Tall
3ft Wide
- Shelter
- Table

APPLICATION FOR REVOCABLE PERMIT TO PLACE OBJECTS WITHIN PUBLIC RIGHTS-OF-WAY

SECTION 34-11, GENERAL ORDINANCES
CITY OF GREEN BAY, WISCONSIN

1 APPLICANT

PROPERTY OWNER NAME: BFAM, LLC

OWNER MAILING ADDRESS: 300 N Van Buren Street
Green Bay, WI 54301

TENANT NAME: Irish Temper

PERMIT ADDRESS: 240 N Broadway

PERMIT OBJECT(S): Tables, chairs and removable outdoor dining shelter

CONTACT PERSON: Garritt Bader

PHONE: 813-500-0296

Space above reserved for Register of Deeds recording data.

Return to:
City of Green Bay - Clerk
100 N. Jefferson Street
Green Bay, WI 54301-5026

2 INSTRUCTIONS:

1. Complete and submit this application along with additional information required to:

   Department of Public Works, Room 300
   100 N. Jefferson Street
   Green Bay, WI 54301-5026

   Additional information required:
   a. Execute Hold Harmless Agreement.
   b. Provide Insurance Certificate Naming the City of Green Bay as Additionally Insured.

2. Obtain all other permits and approvals prior to commencing construction.

3 LEGAL DESCRIPTION:

Lot 41; and the West 83 feet of the North 18 feet of Lot 40, Dousman's Addition, City of Green Bay, Brown County Wisconsin.

Tax parcel number: 4-65

4 APPROVALS:

Plans Reviewed by: 21 MAY 26
Print or type name: James Arbter Date
For the Department of Public Works.

Insurance Approved by: Nate Froemming Jul 6, 2026
Nate Froemming (Jul 6, 2026 16:24 15 CDT)
Print or type name: Nate Froemming Date

Indemnification and Hold Harmless Agreement Executed:

By Applicant: 02JUN26
Date

By City of Green Bay: Jul 6, 2026
Date

Approved by the Department of Public Works:
Valerie Joosten
Valerie Joosten – Director of Public Works

Date Permit Issued: Jul 6, 2026

5 SIGNATURE:

I have read Section 34.11 of the Code of Ordinances for the City of Green Bay, Wisconsin, and hereby agree to comply with all provisions set forth in the Ordinance.

x _____
Garritt Bader – Manager 6-2-26 Date
Print or type name and title above.

State of Wisconsin)
)ss.
Brown County)

On the above date, this instrument was acknowledged before me by the person named above.

x _____
Stephanie A Coutlee 6/2/26 Date
Print or type name of Notary Public above
Notary Public, Brown County, Wisconsin
My Commission Expires: 5.29.27

STATE OF WISCONSIN NOTARY PUBLIC STEPHANIE A. COUTLEE

THIS PERMIT IS REVOCABLE

Address:240 N Broadway
Object: Tables, Chairs, Removable Outdoor Dining Shelter
Applicant: BFAM, LLC

HOLD HARMLESS AGREEMENT – OBJECT IN RIGHTS-OF-WAY

THIS AGREEMENT is made in the City of Green Bay, Brown County, Wisconsin, by and between the CITY OF GREEN BAY, WISCONSIN, a municipal corporation ("CITY"), and BFAM, LLC AND their tenant IRISH TEMPER ("APPLICANT").

WHEREAS, APPLICANT desires to place "TABLES, CHAIRS, AND REMOVABLE OUTDOOR DINING SHELTERS" ("OBJECT(S)")

within the rights-of-way of adjacent to 240 N BROADWAY ("rights-of-way"); and

WHEREAS, the Common Council of the City of Green Bay granted to APPLICANT permission to allow placement of OBJECT(S) in the City rights-of-way subject to the provision of insurance, execution of a Hold Harmless Agreement and the City of Green Bay Department of Public Works approval as to the placement of OBJECT(S) in the rights-of-way.

NOW, THEREFORE, in consideration of the covenants and promises hereinafter set forth and other good and valuable consideration acknowledged by the parties herein, it is agreed as follows:

1. OWNER or TENANT shall own the OBJECT(S)

2. CITY grants to APPLICANT, a Revocable Occupancy Permit ("ROP") with permission to construct, maintain and repair their OBJECT(S) within the rights-of-way as shown on attached Exhibit A. The final location of the OBJECT(S) shall be approved by the Department of Public Works Director, or his/her designee.

3. APPLICANT shall be responsible for all costs and expense related to the construction, maintenance repair, and removal of the OBJECT(S).

4. APPLICANT shall ensure that the placement of the OBJECT(S) does not unreasonably impair or impede the orderly and safe ingress, egress, or smooth flow of pedestrian or vehicular traffic upon said rights-of-way.

5. APPLICANT hereby agrees to indemnify, defend and hold harmless the CITY, its elected and appointed officials, officers, employees, agents, representatives and volunteers, and each of them, from and against any and all suits, actions, legal or administrative proceedings, claims, demands, damages, liabilities, interest, attorneys' fees, costs and expenses of whatsoever kind or nature in any manner directly or indirectly caused, occasioned, or contributed to in whole or in part or claimed to be caused, occasioned, or contributed to in whole or in part, by reason of any act, omission, fault, or negligence, whether active or passive, of APPLICANT or of anyone acting under its direction or control or on its behalf, even if liability is also sought to be imposed on CITY, its elected and appointed officials, officers, employees, agents, representatives and volunteers. The obligation to indemnify, defend and hold harmless the CITY, its elected and appointed officials, officers, employees, agents, representatives and volunteers, and each of them, shall be applicable unless liability results from the sole negligence of the CITY, its elected and appointed officials, officers, employees, agents, representatives and volunteers.

APPLICANT shall reimburse the CITY, its elected and appointed officials, officers, employees, agent or authorized representatives or volunteers for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided.

In the event that APPLICANT employs other persons, firms, corporations or entities (sub-contractor) as part of the work covered by this Agreement, it shall be APPLICANT'S responsibility to require and confirm that each sub-contractor enters into an Indemnity Agreement in favor of the CITY, its elected and appointed officials, officers, employees, agents, representatives and volunteers, which is identical to this Indemnity Agreement.

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

6. APPLICANT shall provide the City of Green Bay with a certificate of insurance on a form approved by the City of Green Bay showing that APPLICANT has adequate liability insurance as required by City of Green Bay. The certificate of insurance shall give evidence of liability insurance with bodily injury limits of at least $1,000,000 per occurrence and $1,000,000 aggregate, and the $500,000 property damage each occurrence and $500,000 aggregate. Such insurance shall name the City of Green Bay as additionally insured, and shall not be cancelled or reduced without 30 days prior written notice thereof to the City Clerk. Such notice shall suspend the ROP issued under the terms of this Agreement until a new certificate complying with this subsection has been filed with the City Clerk." The insurance limits stated herein may be updated from time to time by the City of Green Bay Common Council without approval of the APPLICANT. Cancellation or reduction of insurance shall automatically terminate the ROP.

7. CITY or APPLICANT may terminate this Agreement for any reason upon written notice to the other party. Upon termination of this agreement for any reason, APPLICANT shall at their sole cost and expense, remove the OBJECT(S) and restore the rights-of-way to the satisfaction of the Department of Public Works Director or his/her designee.

SIGNATURES TO FOLLOW

IN WITNESS WHEREOF, the APPLICANT has executed this agreement this 2nd day of June 2026, and hereby agrees to become bound by all provisions hereof.

BFAM, LLC
Print or Type Applicant(s) name(s) above

x _____

Garritt Bader – Manager
Print or type name and title above

x _____

Print or type name and title above

STATE OF WISCONSIN)
) SS.
Brown COUNTY)

Personally, came before me this 2nd day of June, 2026 the above named Garritt Bader, to me known to be the person who executed the forgoing instrument and acknowledge the same.

x _____
Stephanie A Coutley
(Print or Type name of notary above)
Notary Public, Brown County, Wisconsin
My Commission Expires: 5-29-27

STATE OF WISCONSIN STEPHANIE A COUTLEY NOTARY PUBLIC

IRISH TEMPER
Print or Type Applicant(s) name(s) above

x _____
Shyloh Galiano – Restaurant Manager
Print or type name and title above

x _____
Print or type name and title above

STATE OF WISCONSIN)
) SS.
Brown COUNTY)

Personally, came before me this 2nd day of June, 2026 the above named Shyloh Galiano, to me known to be the person who executed the forgoing instrument and acknowledge the same.

STATE OF WISCONSIN STEPHANIE A. COUTLEY NOTARY PUBLIC

x _____
Stephanie A Coutley
(Print or Type name of notary above)
Notary Public, Brown County, Wisconsin
My Commission Expires: 5-29-27

CITY OF GREEN BAY

Dated: Jul 6, 2026

Signed: Valerie Joosten
Valerie Joosten – Director, DPW

This instrument drafted by:
James Arbter – L&P Specialist

EXHIBIT A

OUTDOOR SEATING PLAN

SCALE: 1/4" = 1'-0"

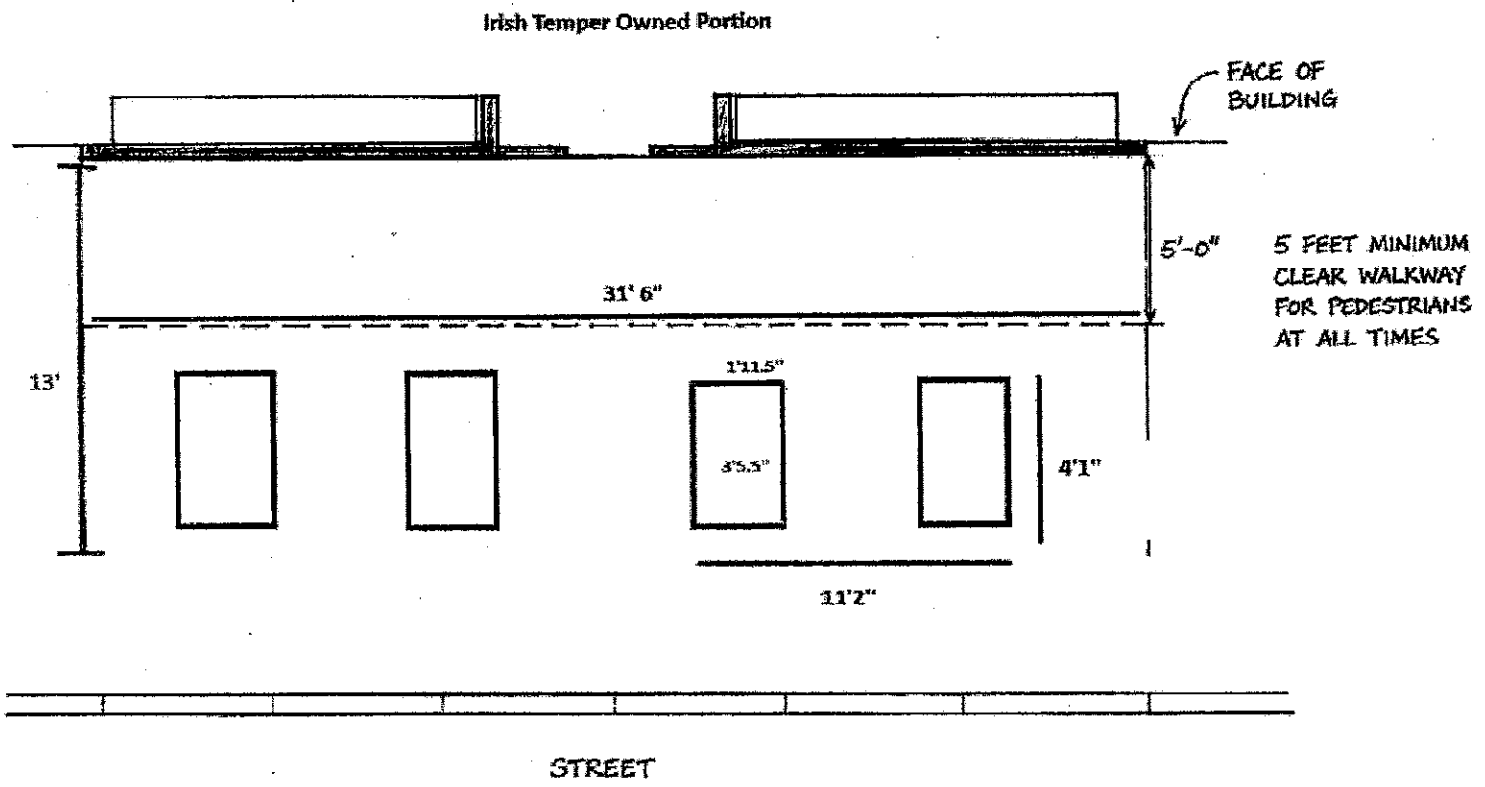


EXHIBIT A

OUTDOOR DINING SHELTER DIMENSIONS

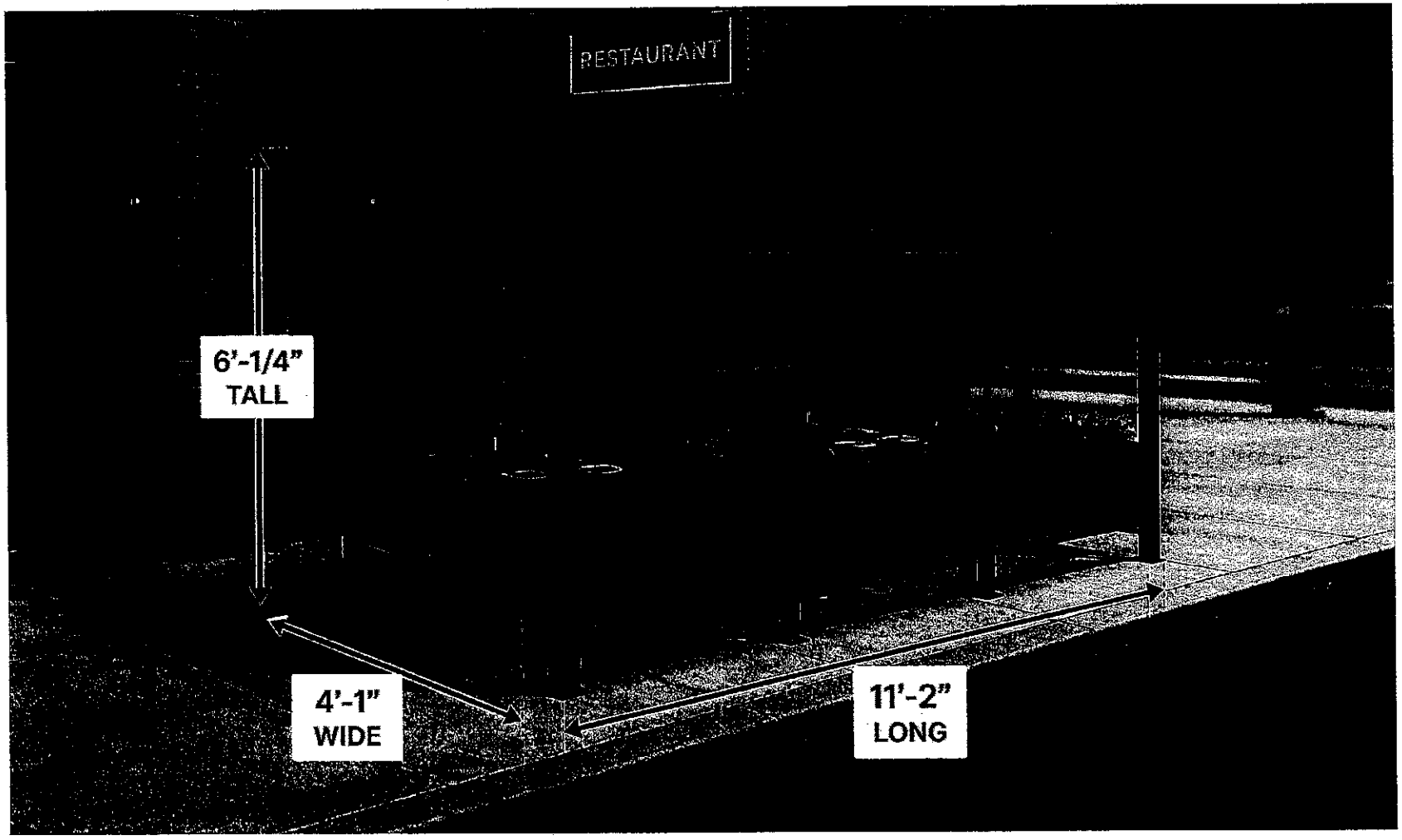
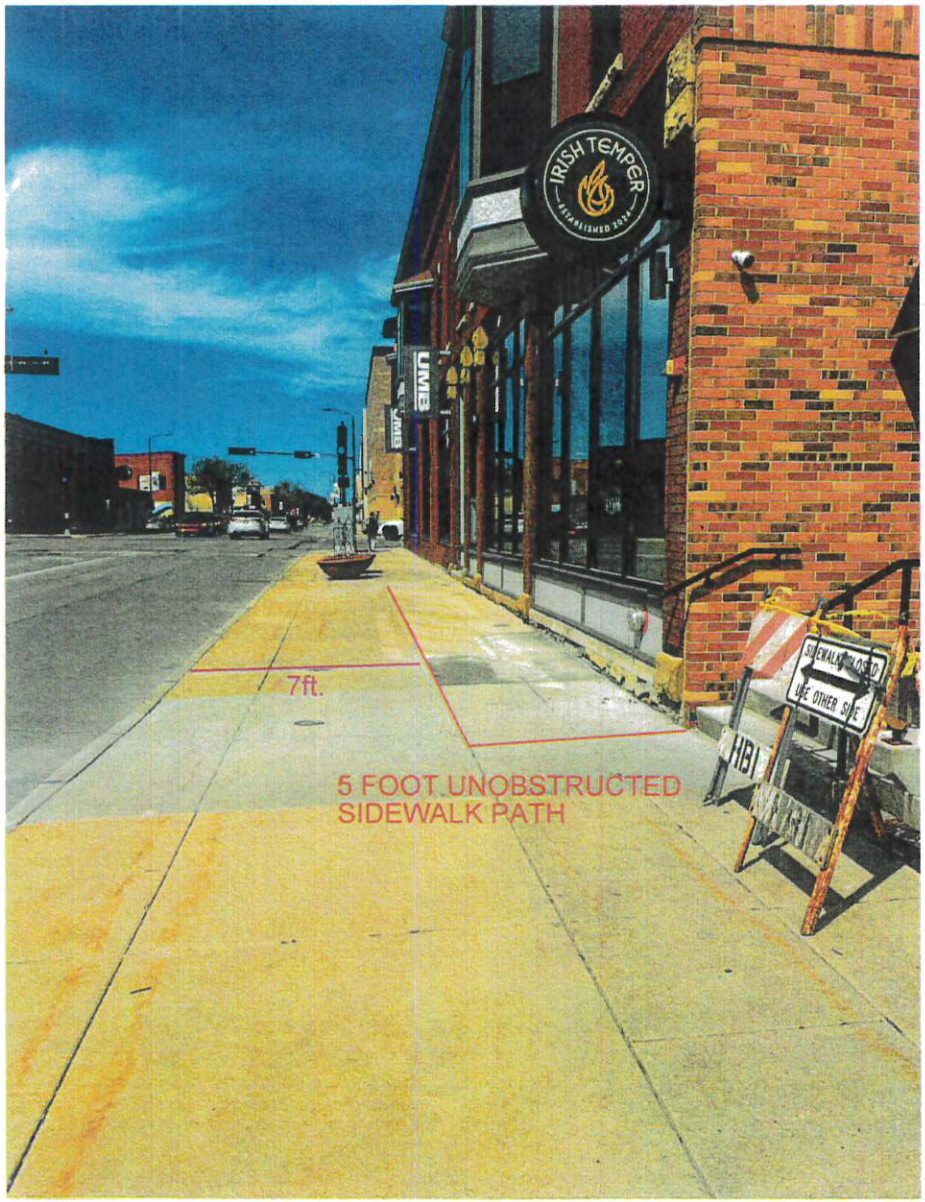
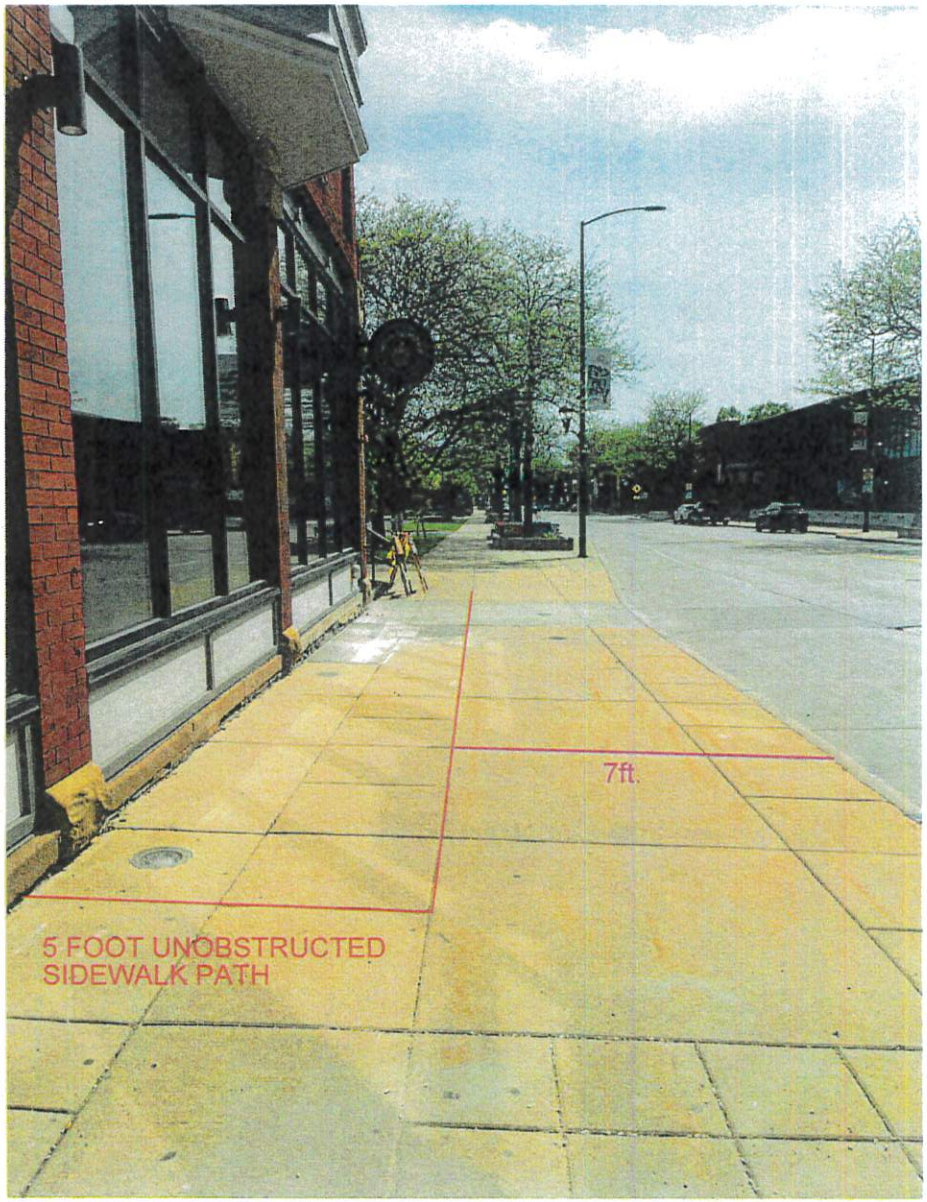


EXHIBIT A



North Broadway facing North



North Broadway facing South

EXHIBIT B

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 04/30/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Tiona Petrouske
StateFarm Tiona Petrouske 1263 Main St. Suite 120 Green Bay, WI 54302	PHONE (A/C, No, Ext): 920-437-9000 FAX (A/C, No): E-MAIL ADDRESS: melissa@teampetrouske.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : State Farm Fire and Casualty Company — 25143
INSURED BFAM LLC 300 N Van Buren St Green Bay, WI 54301	INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD'L INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y		99-EB-C106-7	03/16/2026	03/16/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 300,000 $ 5,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Location: 240 N Broadway, St., Green Bay, WI 54303
30 day cancellation notice is sent to the additional insured

CERTIFICATE HOLDER

City of Green Bay
100 N. Jefferson St, Room 300
Green Bay, WI 54301

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Irish Temper ROP_HHA signatures

Final Audit Report 2026-07-06

Created:	2026-06-30
By:	James Arbter (James.Arbter@greenbaywi.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAm9ET7f466tzzfkzfvq51dhXllFEYbOc2

"Irish Temper ROP_HHA signatures" History

Document created by James Arbter (James.Arbter@greenbaywi.gov)
2026-06-30 - 5:54:08 PM GMT

Document emailed to Nate Froemming (nate.froemming@greenbaywi.gov) for signature
2026-06-30 - 5:56:49 PM GMT

Email viewed by Nate Froemming (nate.froemming@greenbaywi.gov)
2026-06-30 - 8:40:54 PM GMT

Document e-signed by Nate Froemming (nate.froemming@greenbaywi.gov)
Signature Date: 2026-07-06 - 9:24:15 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

Document emailed to Valerie Joosten (valerie.joosten@greenbaywi.gov) for signature
2026-07-06 - 9:24:21 PM GMT

Email viewed by Valerie Joosten (valerie.joosten@greenbaywi.gov)
2026-07-06 - 9:50:04 PM GMT

Document e-signed by Valerie Joosten (valerie.joosten@greenbaywi.gov)
Signature Date: 2026-07-06 - 9:51:44 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE

Agreement completed.
2026-07-06 - 9:51:44 PM GMT

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

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # N.7

To approve a new Class "B" Beer license for MSS INC (Midwest Super Speedway) at 1016 Tony Canadeo Run with a premise description of "Warehouse, office, bathroom, front counter area w/ bev cooler, small conf rm & storage".

BACKGROUND

RECOMMENDATION

To approve

FISCAL IMPACT

ATTACHMENTS

1. 1016 Tony Canadeo Run

REPORT OF THE GREENBAY POLICE DEPARTMENT
GRANTING OPERATOR LICENSES
August 18, 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

Acken, Carl B
Alcala-Nieves, Roberto C
Anderson, James W
Arnold, Kyle E
Beckard, Connor J
Belanger, Molly R
Black-Drake, Kandice L
Blazer, Romin
Brazeau, Braden J
Bretl, Abigail G
Bustamante, Sofia
Capelle, Tammy L
Castro, Kaelyn
Coe, Rae A
Cornelius, Cassandra L
Corrigan, Brian P
Corrigan, Kelly J
Cuellar-Trejo, Antonio M
Delie, Meghan E
Depner, Adele G
Duvall, Dylan S
Ehlinger, Shane M
Freeman, Garrett MT
Hansen, Lyvia H
Hibbard, Brandi J
Hill III, Finis A
Hoeppner, Kathleen F
Iverson, Amanda P
Johnston, Craig W
Karlin JR, Randall J
Kincaid, Emilee N
Koeller, Jared M
Koeller, Robin L
Kostreva, Nicole C
Krueger, Erin M
La Combe, Kylie Kay
La Fave, Mike D
LeFevre, Jeanna L
Lenhart, Gregory W
Leonhard, John M
Leonhard, Timothy J
Lox, David E
Luciano Acevedo, Michael A
Mason, Kathryn E
Mazola, Jodi L
Mcmorran, Skyler G
Metoxen, Tammy L
Moore, Pinkie M
Nackers, Anne M
Noack, Brianne R.
OSTERMAN, SETH G
Parchem, Gregory A
Perkins, Latoya A
Peters, Jerry Jr.
Porath, Keegan W
Rector, Jill C
Reed, Raelee E
Robinson, Ameris
Rosenthal, Steven R
Schlumpf, Ruth M
Secker, Suzanne V
Sharkey, Bobbie M
Shimon, Gina
Shinkarenko, Svetlana
Stumbris, Staci M
Thomas, Erin L
Thoreson, Jasmine M
Titel, Robert E
Vanden Avond, Anthony
Vanderwege, Dillon R
VerBoort, Paula G
Wade, Hayden A
Weber, Ashley R
Williams, Trent B
Wilson, Kenadee M
Wolf, Sarah M
Yaeso, Jody D
Yang, Caitlyn C
Yashinsky, Riley L

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
August 18, 2026	Dena Mooney, Staff

AGENDA ITEM # P.1

To approve a request for a Conditional Use Permit to build a single-family home within the R-3 Varied Density Residential zoned district at 921 Smith Street (ZP 26-25 Public Hearing held July 27, 2026).

BACKGROUND

Reason for Request: The applicant has applied for a Conditional Use Permit for a single-family home in the Varied Density Residential (R3) zoning district. This requires a Conditional Use Permit.

Parcel Information: 921 Smith Street is an 8,774 square foot, vacant parcel located between N. Webster Avenue and N. Van Buren Street.

Subject Parcel Zoning and Land Use: Varied Density Residential (R3) | Vacant

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

- The request complies with the Conditional Use Permit Standards.
- The site plan complies with Ch. 44 (Zoning) of the Green Bay Municipal Code.
- The site plan and elevations illustrate that the request complies with the Land Development Standards.
- The request fits within the context of the neighborhood in terms of use, layout, and design.

Surrounding Zoning Land Use:
North: Varied Density Residential (R3) | Single-Family Residential
South: Varied Density Residential (R3) | Single and Two-Family Residential
East: Varied Density Residential (R3) | Multi-Family Residential
West: Varied Density Residential (R3) | Two-Family Residential

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

Land Use Development Standards:

a. Single-family detached dwelling in all residential districts.

1. No parking shall be located in the front yard or between the front facade and the street except on a permitted driveway providing access to parking areas beyond the front yard.
2. The primary entrance shall be located on the facade fronting a public street.
3. Single-family homes shall be designed to reflect the general architectural style of surrounding buildings on the block, including front yard depth, height and roof pitch, primary materials, facade detailing, and size and placement of window and door openings. Renderings of all buildings elevations designs must be complementary with the neighborhoods. This requirement shall only

apply under the in-fill lot definition.

Conditional Use Permit Standards: Conditional use approval may be recommended by the Plan Commission with reasonable consideration of the following:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
2. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
3. The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
6. Adequate parking facilities as specified in Article XVIII of this chapter.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

Public Notification: Ald. A. Proffitt and adjacent property owners within 200 ft. of the subject area have been notified of the request. There have been no inquiries or objections made regarding this request as of the drafting of this report.

RECOMMENDATION

Approval of the CUP subject to the following conditions:

1. Compliance with all regulations of the Green Bay Municipal Code.
2. All necessary building permits for the construction of a single-family dwelling must be received.

FISCAL IMPACT

ATTACHMENTS

1. ZP 26-25 Application_redacted
2. ZP 26-25 Map
3. ZP 26-25 Narrative
4. ZP 26-25 Site Plan
5. ZP 26-25 Elevations and Building Plans

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: 921 Smith Street

Parcel Number(s): 7-326

Petitioner(s): Green Bay Habitat for Humanity- Matt Sahs Date: 6-12-2026

Email: [redacted] Phone Number: [redacted]

Address: 1967 Allouez Ave. City: Green Bay State: WI Zip: 54311

Property Owner: Greater Green Bay Habitat for Humanity 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, Matthew Sahs, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property ($375.00 Review Fee)
- ☑ Conditional Use and CUP Amendment, including Single Lot Duplexes ($375.00 Review Fee)
- ☐ Planned Unit Development (PUD)/New ($600.00 Review Fee)
- ☐ Planned Unit Development (PUD)/Amendment ($250.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat ($150.00 + $35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat ($250.00 + $35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map ($250.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat ($150.00 Review Fee)
- ☐ Approve Final Condominium Plat ($150.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance ($200.00 Review Fee)
- ☐ Development District Map Amendment ($200.00 Administration Fee)
- ☐ Official Map Amendment ($200.00 Administration Fee)
- ☐ Plat of Right-of-Way ($200.00 Administration Fee)
- ☐ Public Utility Easement Acceptance or Discontinuance ($200.00 Administration Fee)
- ☐ Street Name Change ($200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" ($200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way ($300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION Closure of Street/Alley/Pedestrian Way ($300.00 Administration Fee)
- ☐ Comprehensive Plan Amendments ($375.00 Review Fee)
- ☐ Other ($200.00 Administration Fee): _____

Owner Signature: _____ Date: 6-25-2026

Petitioner Signature(s): _____ _____

Checklist of required attachments:

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

You must meet with Planning staff prior to submission. View City of Green Bay Actions Guide for Rezone, CUP and PUD guidelines - https://www.greenbaywi.gov/ActionsGuide

For office use only:
Review Fee: 375 Receipt No.: 2769770-3 Zoning Petition No.: ZP 26-25

(ZP 26-25) Conditional Use Permit at 921 Smith Street

Feet
0 25 50 100

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. 09 Jul 2026 C:\Users\denamo\Documents\ArcGIS\Projects\921 Smith\921 Smith.aprx

921 Smith Street

200' Notification Area

Greater Green Bay Habitat for Humanity is requesting to build a single family at 921 Smith Street, parcel number 7-326. This property is an infill lot that is zoned R-3. The neighborhood has a variety of single family and multi-family homes. The proposed home is approximately 1100 sq foot 2 bedrooms, 1 bath on the main floor with a potential of 2 more bedrooms and a bathroom in the basement depending on the needs of the approved family. The home will have a full porch across the front.

Thank you,

Matthew Sahs

Construction Director

Greater Green Bay Habitat for Humanity

©Vierbicher Associates, Inc.

RESIDENTIAL SITE PLAN

All of Lot 9, Block 27 of the recorded "Eastman's Addition to the City of Green Bay", (Volume 8, Plats, Page 9, Brown County Records), located in Private Claim 1, East Side of Fox River, City of Green Bay, Brown County, Wisconsin.
~ 921 Smith Street ~

N
W E
S

Bearings are based upon the Wisconsin County Coordinate System, Brown County, the Northerly right of way of Smith Street assumed to be N63°33'42"W.

GRAPHIC SCALE: 1" = 20'

0 10 20 40

LEGEND

◎	POINT OF RECORD
820	EXISTING CONTOURS
820	PROPOSED CONTOURS
□	EROSION CONTROL
2.92%	PROPOSED SLOPE ARROWS
1048.61	EXISTING SPOT ELEVATIONS
1048.61	PROPOSED SPOT ELEVATIONS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	TRACKING PAD
	WINDOW WELL

NOTES

Existing contours are from the 2020 Brown County LiDar data.

Elevations are referenced to the NAVD 88 Benchmark Datum. The conversion factor to the City of Green Bay Datum is −483.79'.

Footprint of proposed house & garage is Foundation Plan from Wisconsin Building Supply Plan No. 26−005−R, dated 1/13/2026.

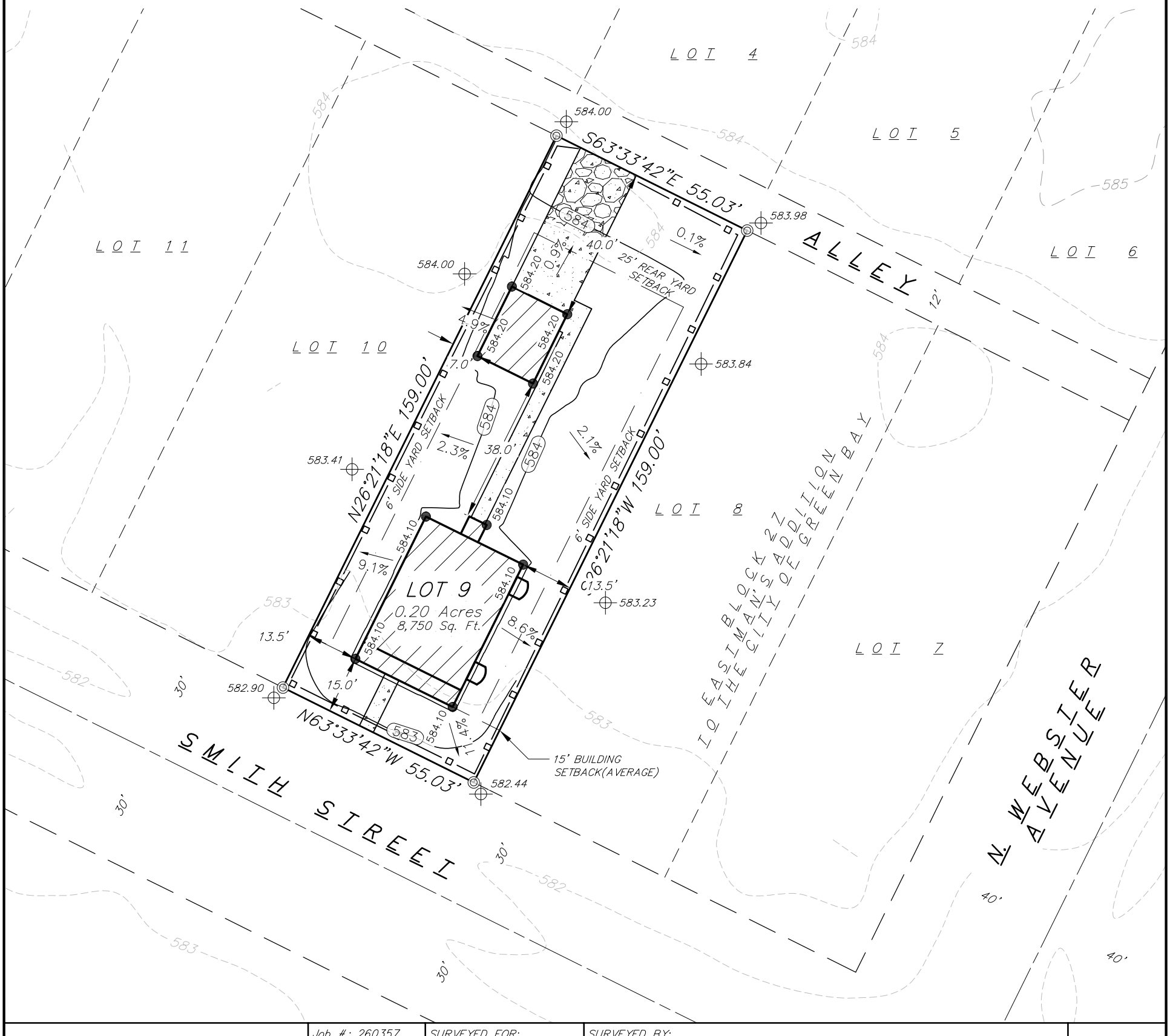
Proposed Impervious Surface:
Buildings: 1,493 sq. ft.
Concrete: 957 sq. ft.

EROSION & SEDIMENT CONTROL NOTE

FOLLOW THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AS FOUND AT:
dnr.wisconsin.gov/topic/Stormwater/standards/const_standards.html

ALSO REFER TO CITY OF GREEN BAY ORDINANCE CHAPTER 16 FOR FURTHER REQUIREMENTS.

BUILDING ELEVATIONS
TOP OF WALL: 584.6'
FINISHED FLOOR: 585.6'
BASEMENT FLOOR: 576.9'
GARAGE FLOOR: 584.4'

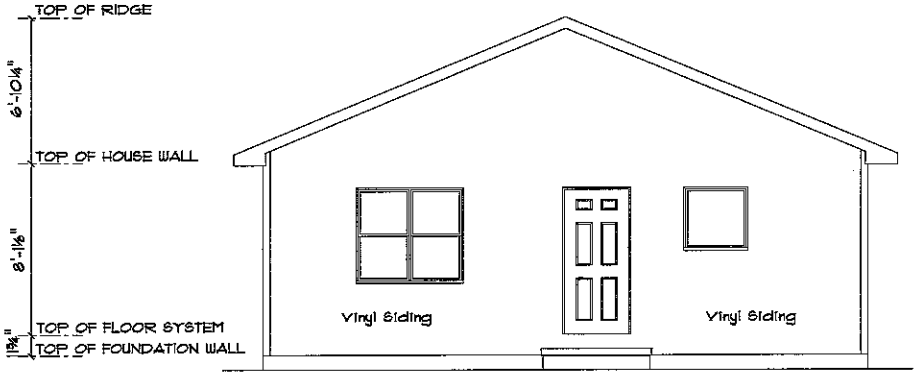


vierbicher advisors / engineers / surveyors	Job #.: 260357 Date: 05/05/2026 Rev: 07/16/2026 Drafted By: CMUE Checked By: BBEI	SURVEYED FOR: Habitat For Humanity 1967 Allouez Ave. Green Bay, WI. 54311 DRAWING NO.: X−2532	SURVEYED BY: Vierbicher Associates, Inc. 400 Security Blvd, Ste 1 Green Bay, WI 54313 (920) 434−9670 TAX PARCEL: 7−326	SHEET 1 OF 1

SQUARE FOOTAGE:	
FIRST FLOOR:	1014
FUT. FIN. BASEMENT:	441
GARAGE:	320
COVERED PORCH:	70

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

CUSTOM DESIGNED FOR:
HABITAT FOR HUMANITY

JOB NAME: 931 SMITH ST.

DATE: MAY 4TH, 2026

DRAWN BY: ALI VAN STRATEN

PLAN #: 26-035-R
(BASED OFF OF PLAN 24-035-R)

REVISIONS:

IMPORTANT NOTE:

* IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

* IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

MAILING ADDRESS:
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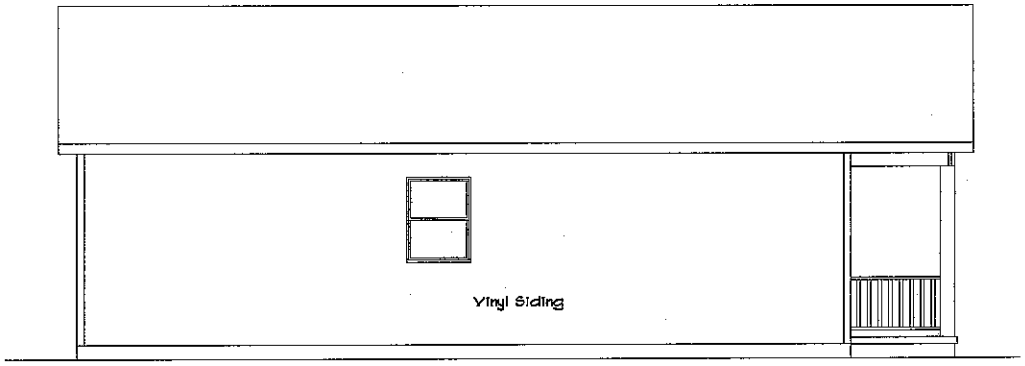
COMPONENTS:
1145 MORAINE TERRACE
DE PERE, WI 54115
PHONE (920)336-5004
FAX (920)983-1213

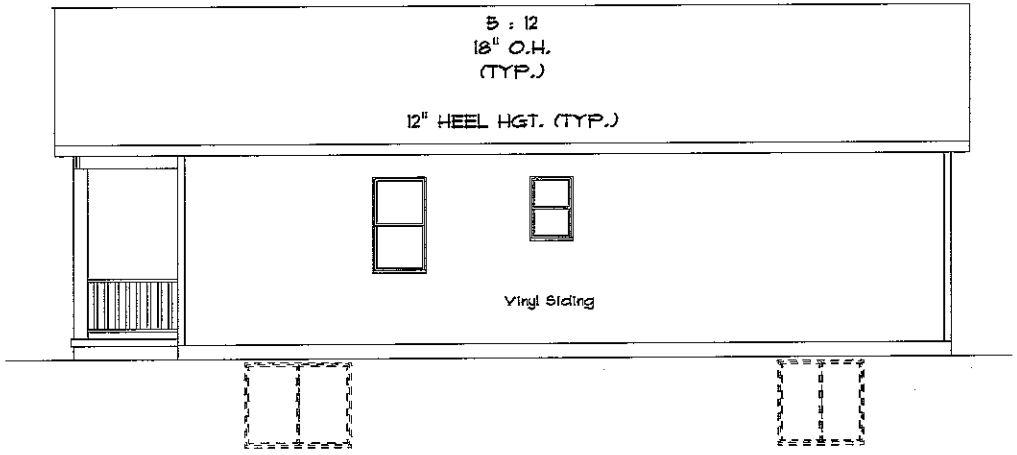
Wisconsin
BUILDING SUPPLY

SQUARE FOOTAGE:	
FIRST FLOOR:	1014
FUT. FIN. BASEMENT:	441
GARAGE:	320
COVERED PORCH:	70



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

CUSTOM DESIGNED FOR:
HABITAT FOR HUMANITY

JOB NAME: 931 BYRTH ST.
DATE: MAY 4TH, 2026
DRAWN BY: ALI VAN STRATEN
PLAN #: 26-095-R
DRAWN OFF OF PLAN 26-095-R

REVISIONS:

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
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Wisconsin BUILDING SUPPLY

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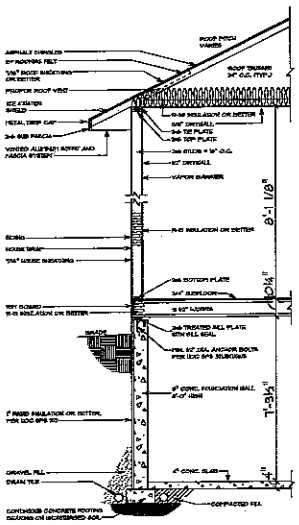
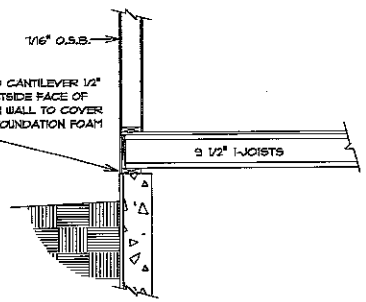
FAX (920)468-1215



TYPICAL RANCH SECTION

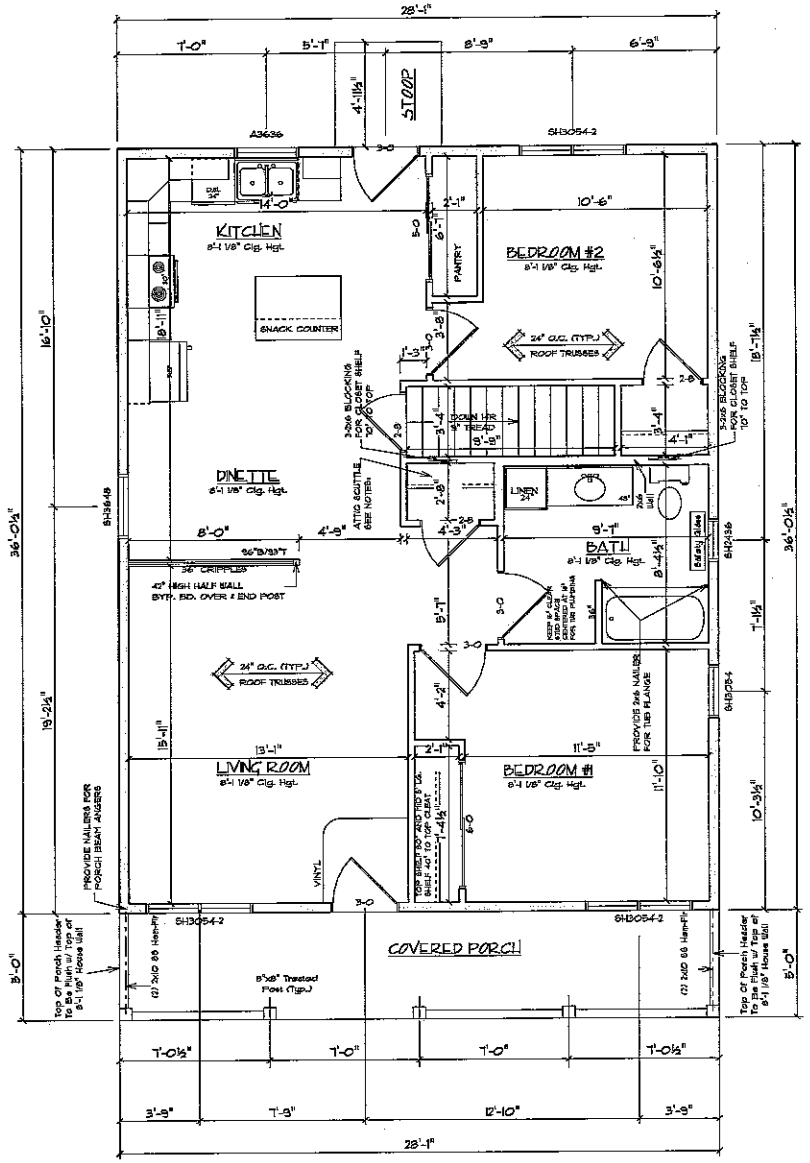
SCALE: 1/4" = 1'-0"

ALL ITEMS TO BE VERIFIED BY CONTRACTOR



BOX SILL DETAIL

SCALE: 1/2" = 1'-0"



SQUARE FOOTAGE:

FIRST FLOOR:	1014
FUT. FIN. BASEMENT:	441
GARAGE:	320
COVERED PORCH:	70

PLAN SPECIFICATIONS:

* THE CONDITIONS LISTED BELOW ARE STANDARD FOR THIS PLAN ONLY - EXCEPTIONS ARE NOTED ON THE PLAN ITSELF

WALL INFORMATION:
HOUSE FOUNDATION:
8" X 4'-0" POURED CONCRETE
PORCH/PATIO FOUNDATION:
6" POURED CONCRETE PER 4'-0" TALL
HOUSE EXTERIOR:
FIRST FLOOR: 2 X 6 X 8'-1 1/8", STUDS @ 16" O.C.
HOUSE INTERIOR:
FIRST FLOOR: 2 X 4 X 8'-1 1/8", STUDS @ 16" O.C.
- TALL WALLS ARE EXTERIOR WALLS WITH STUDS TALLER THAN 10'-0" AND NEED TO BE DESIGNED BY ENGINEERED WOOD PRODUCTS SUPPLIER
- TAPERED GABLS ARE TO BE FRAMED TO UNDERSIDE OF SCISSORS ROOF TRUSSES

STAIR INFORMATION:
BASEMENT TO FIRST FLOOR:
14 RISERS @ 7 1/16" = 13 TREADS @ 9"

FLOOR SYSTEM(S):
BASEMENT:
4" REINFORCED CONCRETE SLAB
FIRST FLOOR:
9 1/2" I-JOISTS @ 16" O.C.
STD. LOADING (PER SQ. FT.):
40# LL, 10# DL
ADDITIONAL LOADING OVER SQ. FT.:
10# DL FOR TILE FLOOR
20# DL FOR GRANITE
DEFLECTION: LL=L/480 DL=L/240
DURATION OF LOAD: LOOK
- FRAMER TO REFERENCE MANUFACTURERS LAYOUT PLANS TO VERIFY EXACT SIZE AND LOCATION OF ALL PLUSH HEADERS AND BEAMS IN FLOOR SYSTEM

ROOF SYSTEM:
ENGINEERED WOOD TRUSSES @ 24" O.C.
DESIGNED FOR BROWN COUNTY - ZONE #2
STD. LOADING (PER SQ. FT.):
30# TCLL, 10# TCDL, 10# BCDL
DEFLECTION: LL=L/240 DL=L/180
DURATION OF LOAD: LOW
- FRAMER TO REFERENCE TRUSS LAYOUT PLANS TO VERIFY EXACT LOCATIONS OF GABLE TRUSSES AND THEIR RESPECTIVE BEARING REQUIREMENTS & UPLIFT ANCHORING REQUIREMENTS

HEADERS:
- STD. HEADERS: (2) 2X10 HEM-FIR SELECT STRUCTURAL W/ FLAT
- TOP OF WINDOW R.O.B.:
FIRST FLOOR = 6'-10 3/8" ABOVE SUBFLOOR
- MINIMUM OF (2) 2X8 STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER

WINDOWS:
- ALLIANCE VINYL WINDOWS
- MANUFACTURER TO PROVIDE SUPPLIER WITH EXACT R.O.B. SIZES AND DETAILS. SUPPLIER TO VERIFY THAT ALL CODE REQUIREMENTS ARE MET.

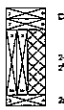
GENERAL INFORMATION:
- THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE FOUNDATION BY THE GENERAL CONTRACTOR:
BASEMENT WINDOWS — FLOOR DRAINS
ELECTRIC SERVICES — WATER HEATER
SUMP PIT & PUMP — FURNACE
- FAILURE TO PROVIDE HEADERS AT CONCRETE OPENINGS IF NOT NOTED ON THE FOUNDATION PLAN
- POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE
- STEEL COLUMNS TO SUPPORT GIRDER
- BEARING WALLS TO BE 8" OR MORE 16"x4" CONTINUOUS CONCRETE FOOTINGS, STUDS @ 16" O.C. WITH BLOCKING OR LATERAL BRACING
- ASSUMED SOIL CAPACITY IS 3,000 PSF, FTG SIZES MUST BE ADJUSTED FOR VARYING SOIL CONDITIONS
- FOUNDATION WALLS ARE ASSUMED TO BE UNREINFORCED 3,000 PSI CONCRETE. WALLS ARE DESIGNED PER IRC SPS TABLE R404-A BASED ON THE HEIGHT OF THE UNBALANCED FILL. PROPER REINFORCEMENT DESIGNED BY ENGINEER MAY ALLOW FOR WALLS THAT ARE LESS THICK, BUT ANY DEVIATION FROM THE R-INCHES SHOWN ON THE PLAN IS THE RESPONSIBILITY OF THE FOUNDATION CONTRACTOR AND/OR THE GENERAL CONTRACTOR
- ALL LUMBER IN PERMANENT CONTACT W/ CONCRETE MUST BE PRESSURE TREATED LUMBER AS PER IRC SPS 321.10
- DUE TO UNKNOWN GRADE CONDITIONS, ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON SITE BY GENERAL CONTRACTOR
- FRAMER IS RESPONSIBLE FOR TRANSFERRING POINT LOADS FROM ABOVE THROUGH THE FLOOR SYSTEM(S) AND WALLS, W/ SOLID BLOCKING DOWN TO CONCRETE FOUNDATION WALLS BELOW
- PLAN IS DRAWN ACCORDINGLY FOR 9 1/4" CASING
- ALL DIMENSIONS MADE ARE FROM STUD TO STUD
- BUILDER TO PROVIDE ATTIC SCUTTLE AND LOCATION
- FIRE SEPARATION MUST BE PROVIDED BETWEEN HOUSE AND GARAGE (SEE CODE FOR DETAILS)
- ALL CABINET LAYOUTS ARE CONCEPTUAL. CONSULT CABINET DESIGNER/SUPPLIER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS

NOTE:

EXTERIOR DIMENSIONS ARE SHOWN TO REFLECT HOUSE FRAMING WALLS HELD OUT 1/2" FOR EXTERIOR WALL SHEATHING TO FLUSH OUT WITH 1" FOUNDATION FOAM. IF FOUNDATION FOAM IS TO BE OTHER THAN 1", FRAMING DIMENSIONS ARE TO BE FIELD ADJUSTED AND MAINTAIN ALL CODE COMPLIANCE ACCORDINGLY.

FLOOR PLAN

SCALE: 1/4" = 1'-0"
8'-1 1/8" CLG. HGT.



EXTERIOR WALL HEADERS

IMPORTANT NOTE:

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CUSTOM DESIGNED FOR:
HABITAT FOR HUMANITY

JOB NAME: 531 SMITH ST.

REVISIONS:

DATE: MAY 4TH, 2026

DRAWN BY: ALI VAN STRATEN

PLAN #: 26-095-R
(BASED OFF OF PLAN 96-095-R)

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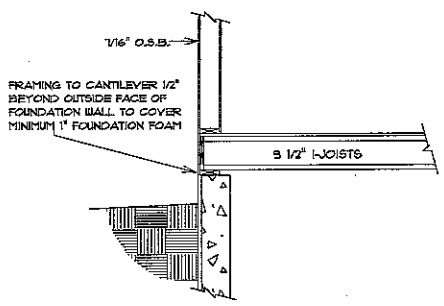
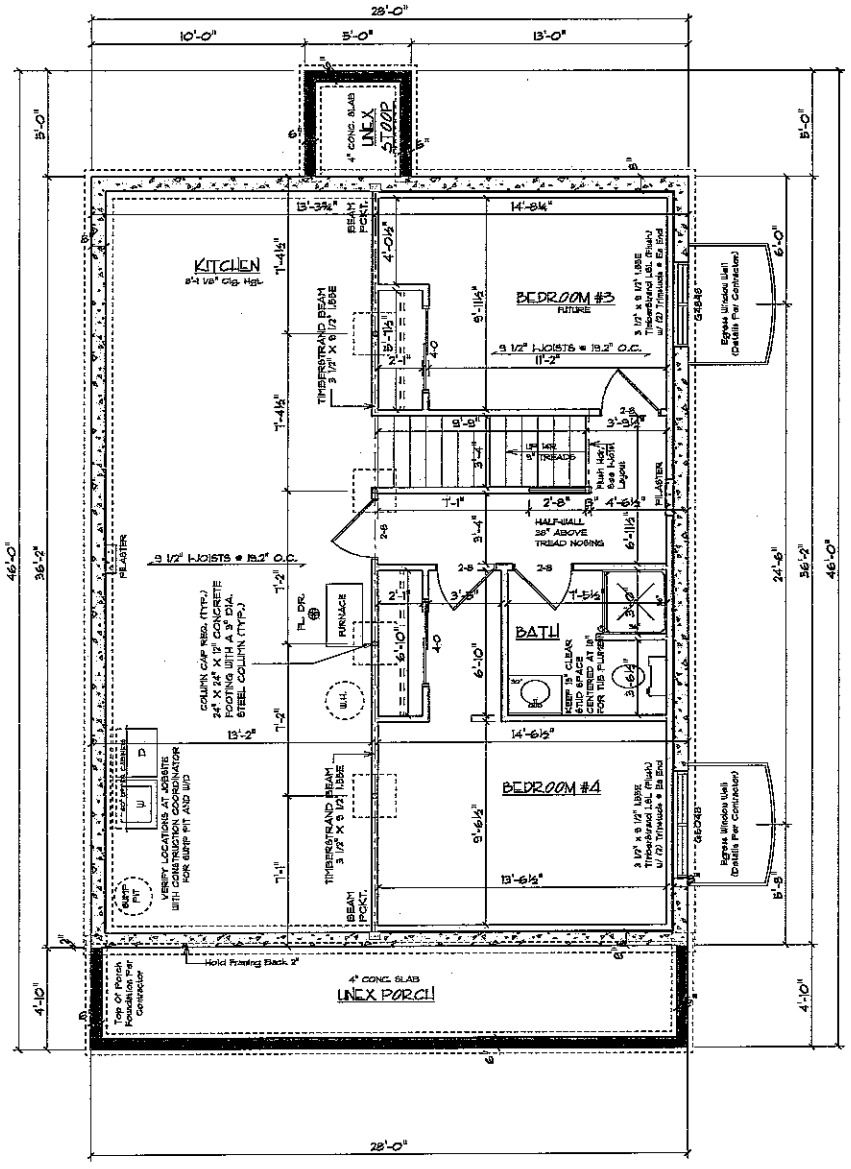
Wisconsin
BUILDING SUPPLY



BOX SILL DETAIL

SCALE: 1/2" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

8'-0" FOUNDATION WALL HGT.

SQUARE FOOTAGE:

FIRST FLOOR:	1014
FUT. FIN. BASEMENT:	441
GARAGE:	320
COVERED PORCH:	70

PLAN SPECIFICATIONS:

* THE CONDITIONS LISTED BELOW ARE STANDARD FOR THIS PLAN ONLY - EXCEPTIONS ARE NOTED ON THE PLAN ITSELF

WALL INFORMATION:
HOUSE FOUNDATION:
8" X 8'-0" POURED CONCRETE
PORCH/PATIO FOUNDATION:
6" POURED CONCRETE, MIN. 4'-0" TALL
HOUSE EXTERIOR:
FIRST FLOOR: 2 X 6 X @ 16" OR 24", STUDS @ 16" O.C.
HOUSE INTERIOR:
FIRST FLOOR: 2 X 4 X @ 16" OR 24", STUDS @ 16" O.C.
- TALL WALLS ARE EXTERIOR WALLS WITH STUDS TALLER THAN 10'-0" AND NEED TO BE DESIGNED BY ENGINEERED WOOD PRODUCTS SUPPLIER
- TAPERED WALLS ARE TO BE FRAMED TO ENGINEERS OR SCISSORS ROOF TRUSSES

STAIR INFORMATION:
BASEMENT TO FIRST FLOOR:
14 RISERS @ 7 7/8" - 13 TREADS @ 9"

FLOOR SYSTEMS:
BASEMENT:
4" REINFORCED CONCRETE SLAB
FIRST FLOOR:
9 1/2" I-JOISTS @ 19.2" O.C.
STD. LOADING (PER SQ. FT.):
40# LL 10# DL
ADDITIONAL LOADING (PER SQ. FT.):
10# DL FOR TILE FLOOR
15# DL FOR GRANITE
DEFLECTION: LL=L/480 DL=L/240
DURATION OF LOAD: LOOR
- FRAMER TO REFERENCE JOIST/TRUSS LAYOUT PLANS TO VERIFY EXACT SIZE AND LOCATION OF ALL FLOOR HEADERS AND BEAMS IN FLOOR SYSTEM

ROOF SYSTEM:
ENGINEERED WOOD TRUSSES @ 24" O.C.
DESIGNED FOR BROWN COUNTY - ZONE #2
STD. LOADING (PER SQ. FT.):
30# TOTAL 10# DDL, 10# TCDL
DEFLECTION: LL=L/360 DL=L/180
DURATION OF LOAD: LSL
- FRAMER TO REFERENCE TRUSS LAYOUT PLANS TO VERIFY EXACT LOCATIONS OF GIRDER TRUSSES AND THEIR RESPECTIVE BEARING REQUIREMENTS & UPLIFT ANCHORING REQUIREMENTS

HEADERS:
- (2) 2X6 HEADERS @ 2'-0" OR LESS: SELECT STRUCTURAL W/ FLAT
- 7'0" OR WINDOW R.O.H.
FIRST FLOOR = 6'-10 3/8" ABOVE SUBFLOOR
- MINIMUM OF (2) TRIM STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER

WINDOWS:
- ALLIANCE VINYL WINDOWS
- MANUFACTURER TO PROVIDE SUPPLIER WITH EXACT R.O. SIZES AND DETAILS. SUPPLIER TO VERIFY THAT ALL EGRESS REQUIREMENTS ARE MET.

GENERAL INFORMATION:
- THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE FOUNDATION BY THE GENERAL CONTRACTOR:
BASEMENT WINDOWS — FLOOR DRAINS
ELECTRIC SERVICES — WATER HEATER
SUMP PIT / PUMP — PLUMBING
- BUILDER TO PROVIDE HEADERS AT CONCRETE OPENINGS IF NOT NOTED ON THE FOUNDATION PLAN
- POURED CONCRETE FOOTINGS TO REST ON UNDISTURBED SOIL BELOW THE FROST LINE
- STEEL COLUMNS TO SUPPORT BEAMS
- BEARING WALLS TO SIT ON MINIMUM 16"x8" CONTINUOUS CONCRETE FOOTINGS, STUDS @ 16" O.C. WITH BLOCKING ON LATERAL BRACING
- ASSUMED SOIL CAPACITY IS 3,000 PSF, FIG 8235 MUST BE ADJUSTED FOR VARYING SOIL CONDITIONS
- FOUNDATION WALLS ARE ASSUMED TO BE UNREINFORCED 3,000 PSI CONCRETE. WALLS ARE DESIGNED PER IRC TABLE R404.1.1 BASED ON THE HEIGHT OF THE UNBALANCED FILL. PROPER REINFORCEMENT (DESIGNED BY OTHERS) MAY ALLOW FOR WALLS THAT ARE LESS THICK, BUT ANY DEVIATION FROM THE SHOWING SHOWN ON THE PLAN IS THE RESPONSIBILITY OF THE FOUNDATION CONTRACTOR AND/OR THE GENERAL CONTRACTOR.
- ALL LUMINS IN PERMANENT CONTACT W/ CONCRETE MUST BE PROPERLY RATED LUMINS AS PER IR 8715 3(3)(a)
- DUE TO UNKNOWN GRADE CONDITIONS, ACTUAL STEPS AT FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON SITE BY GENERAL CONTRACTOR.
- FRAMER IS RESPONSIBLE FOR TRANSFERRING POINT LOADS FROM ABOVE, THROUGH THE FLOOR SYSTEM AND WALLS, W/ SOLID BLOCKING DOWN TO CONCRETE FOUNDATION WALLS BELOW
- PLAN IS DRAWN ACCORDINGLY FOR A 3'6" CASING
- ALL DIMENSIONS SHOWN ARE FROM STUD TO STUD
- BUILDER TO PROVIDE ATTIC SCUTTLE AND LOCATION
- FIRE SEPARATION THAT SHE PROVIDED BETWEEN HOUSE AND GARAGE (SEE CODE FOR DETAILS)
- ALL CABINET LAYOUTS ARE CONCEPTUAL. CONSULT CABINET DESIGNER/ PROVIDER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS

IMPORTANT NOTE:

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CUSTOM DESIGNED FOR:
HABITAT FOR HUMANITY

JOB NAME: 931 SMITH ST.
DATE: MAY 4TH, 2026
DRAWN BY: ALI VAN STRATEN
PLAN #: 26-095-R
(NAMED OFF OF PLAN: 96-005-R)

REVISIONS:

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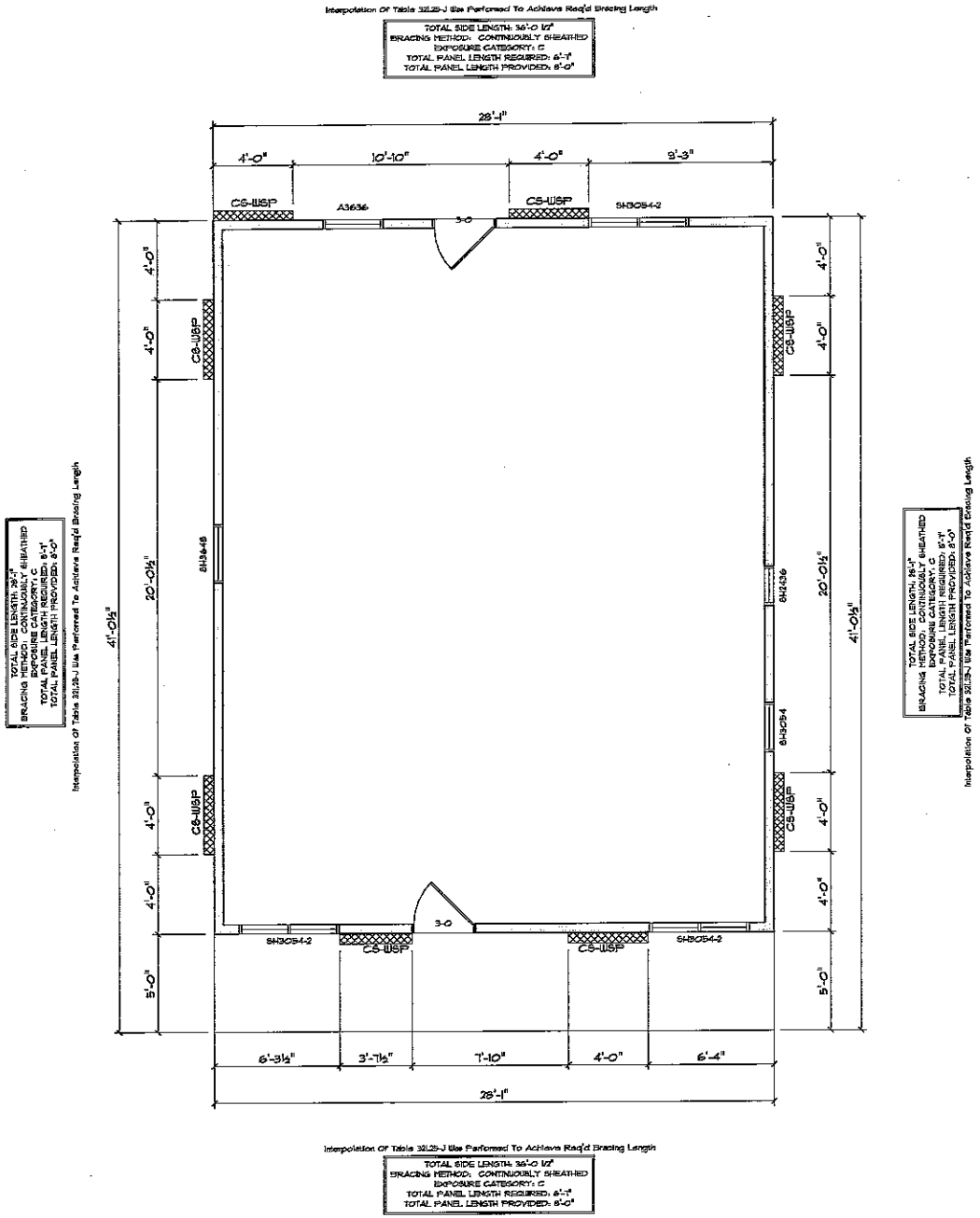
Wisconsin BUILDING SUPPLY



WALL BRACING LAYOUT PLAN

Scale: 1/4" = 1'-0"
House Wall Ht.: 8'-1 1/8"
Top-Of-Wall-To-Ridge Ht.: 6'-10 1/4"
Exterior Stud Spacing: 16" O.C.
Seismic Design: B

GENERAL NOTES:

WALL BRACING, SPS 321.25 (9)

- CIRCUMSCRIBED RECTANGLES
  - EACH FLOOR PLAN LEVEL SHALL BE CIRCUMSCRIBED WITH ONE OR MORE RECTANGLES AROUND THE ENTIRE FLOOR PLAN AT THE FLOOR LEVEL UNDER CONSIDERATION. WHEN MULTIPLE RECTANGLES ARE USED, EACH SIDE SHALL BE BRACED AS THOUGH IT WERE A SEPARATE BUILDING AND THE BRACING AMOUNT ADDED TOGETHER ALONG THE COMMON WALL WHERE ADJACENT RECTANGLES OVERLAP OR ABUT.
  - EACH RECTANGLE SHALL HAVE A MAXIMUM RECTANGLE LENGTH-TO-WIDTH RATIO OF 3:1.
- BRACED WALL PANEL (BWP) LOCATIONS: WITHIN 12'-6" FROM EACH SIDE AND 21'-0" PANEL EDGE TO PANEL EDGE (SEE FIGURE 321.25-C)
  - ALL EDGES OF PANEL-TYPE BRACING, EXCEPT HORIZONTAL JOINTS IN GB BRACING, SHALL BE ATTACHED TO FRAMING OR BLOCKING.
  - THE INTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE SHEATHED WITH MINIMUM 1/2" GYPSUM WALLBOARD UNLESS OTHERWISE PERMITTED TO BE EXCLUDED BY THIS SUBSECTION. (THIS REQUIREMENT IS EXCLUDED IN PORTAL FRAME METHOD)
  - BRACING WITH CS-WSP SHALL HAVE SHEATHING INSTALLED ON ALL SHEATHABLE SURFACES ABOVE, BELOW, AND BETWEEN WALL OPENINGS.
  - EACH BRACED WALL PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN TEN PERCENT OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FORTHS OF THE PANEL.
- BLOCKING AND BRIDGING: 2I.18 BRIDGING USED AT PARALLEL BOX SILL AND FLOOR JOIST. BRIDGING (@ 32" O.C.) IS THE SAME DEPTH AS THE JOIST.
  - WHERE JOISTS ARE PERPENDICULAR TO BWLS ABOVE OR BELOW, BLOCKING SHALL BE PROVIDED BETWEEN THE JOISTS AT BWP LOCATIONS TO PERMIT FASTENING OF WALL PLATES WITH 16d NAILS @ 16" O.C.
  - WHERE JOISTS ARE PARALLEL TO BWLS ABOVE OR BELOW, A RIM JOIST OR OTHER PARALLEL FRAMING MEMBER SHALL BE PROVIDED AT THE BWP TO PERMIT FASTENING OF WALL PLATES WITH 16d NAILS @ 16" O.C.

WALL BRACING MATERIAL LEGEND

CS-WSP

(CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL)
3/8" THICK SHEATHING FOR MAX. 16" o.c. STUD SPACING
7/16" THICK SHEATHING FOR MAX. 24" o.c. STUD SPACING
FASTEN WITH 6d COMMON NAIL OR 8d BOX NAIL @ 3/8" LONG x 0.113" DIA.) OR 7/16" or 1/2" - 16 GAGE STAPLES, 1 1/4" LONG
MAXIMUM FASTENER SPACING:
6" EDGES, 12" FIELD (NAILS) / 3" EDGES, 6" FIELD (STAPLES)

TABLE 321.25-H a,b
MINIMUM WIDTHS OF CS-WSP BRACED WALL PANELS

MAXIMUM OPENING HEIGHT ADJACENT TO BRACED WALL PANEL	MINIMUM LENGTH OF FULL-HEIGHT BRACED WALL PANEL (INCHES)			
	8' TALL WALL	9' TALL WALL	10' TALL WALL	12' TALL WALL
5' - 4"	24	27	30	36
6' - 8"	32	30	30	36
7' - 2" (1' Gar. Dr.)	38	35	33	36
8' - 0"	48	41	38	36
8' - 2" (8' Gar. Dr.)	-	48	38	37
9' - 0"	-	54	46	41
10' - 0"	-	-	60	48
12' - 0"	-	-	-	72

a. SHEATHING SHALL EXTEND FROM TOP OF THE TOP PLATE TO THE BOTTOM PLATE AND MAY BE MULTIPLE SHEETS. ALL JOINTS SHALL BE BLOCKED.
b. INTERPOLATION IS PERMITTED

CUSTOM DESIGNED FOR: HABITAT FOR HUMANITY

JOB NAME: 901 SMITH ST.

DATE: MAY 4TH, 2026

DRAWN BY: ALI VAN STRATEN

PLAN #: 26-095-R (BASED OFF OF PLAN #24-095-R)

REVISIONS:

IMPORTANT NOTE:

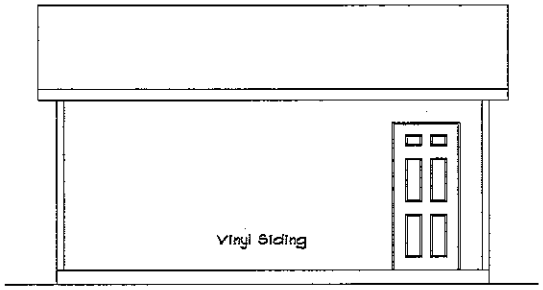
* IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
* IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54307-0001

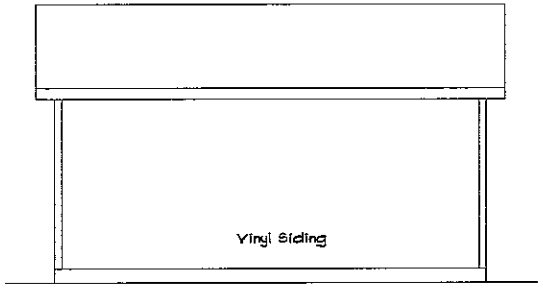
OFFICE:
1930 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920)496-8080
FAX (920)494-8810

COMPONENTS:
1765 MORAINE TERRACE
DE PERE, WI 54115
PHONE (920)496-5264
FAX (920)468-1718

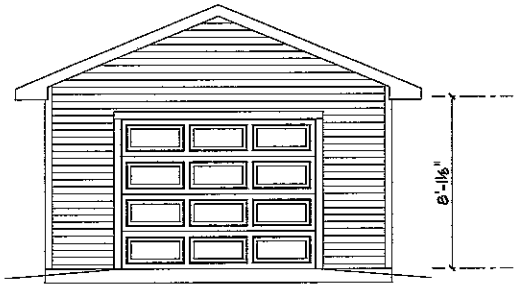
Wisconsin BUILDING SUPPLY



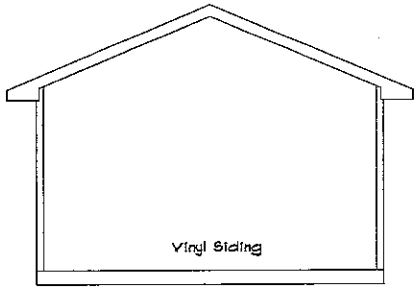
LEFT PLAN
SCALE: 1/4"=1'-0"



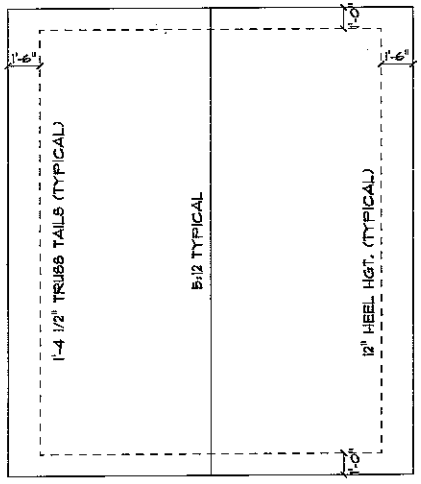
RIGHT PLAN
SCALE: 1/4"=1'-0"



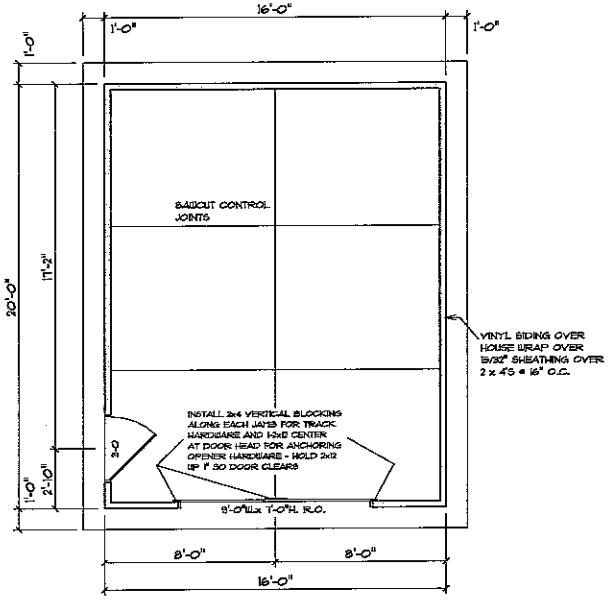
FRONT PLAN
SCALE: 1/4"=1'-0"



REAR PLAN
SCALE: 1/4"=1'-0"



ROOF PLAN
SCALE: 1/4"=1'-0"



FLOOR PLAN
SCALE: 1/4"=1'-0"

NOTE:

THIS CONSTRUCTION PLAN CURRENTLY DOESN'T NOTATE PROPER WALL BRACING REQUIREMENTS. PLEASE CONTACT LOCAL BUILDING OFFICAL TO VERIFY IF BRACING IS REQUIRED FOR GARAGE PLAN PRIOR TO APPLYING FOR PERMITS TO INITIATE THE START OF THE WALL BRACING PLAN/CALCULATIONS

CUSTOM DESIGNED FOR:
HABITAT FOR HUMANITY

JOB NAME: 921 SMITH ST.
DATE: MAY 4TH, 2026
DRAWN BY: ALI VAN STRATEN
PLAN #: 26-095-R
(BASED OFF OF PLAN #26-006-R)

REVISIONS:

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

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OFFICE:
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COMPONENTS:
1748 MORAINE TERRACE
GREEN BAY, WI 54303
PHONE (920)496-2094
FAX (920)469-1218

Wisconsin BUILDING SUPPLY

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
August 18, 2026	Dena Mooney, Staff

AGENDA ITEM # P.2

To approve a request for a Conditional Use Permit at 2222 Deckner Avenue/2300 Block Newberry Avenue, seeking to create a telecommunications tower/wireless communications facility in a PI Public Institutional district (ZP 26-26 Public Hearing held July 27, 2026).

BACKGROUND

Reason for Request: The applicant has applied for a telecommunications tower/wireless communications facility in the Public Institutional (PI) zoning district. The request involves replacing two, 56-foot telecommunication towers/wireless communications facilities with one,100-foot tower. The existing towers received a Conditional Use Permit (CUP) on June 6, 2012. A condition of the CUP stated that an expansion of the use required a new CUP. Zoning Administrator Jon LeRoy determined this was an expansion of the use. Therefore, a new CUP is required per the PI zoning district's use regulations.

Parcel Information: The project site is located along the southern property line of the Preble High School campus, west of the tennis courts, at 2222 Deckner Avenue/2300 Block Newberry Avenue. The school property is 22.5 acres in size, but the tower facility is located on 1,045 sq ft of leased space.

Subject Parcel Zoning and Land Use: Public Institutional (PI) | School

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

- Wisconsin Act 20 of 2013 enacted comprehensive statewide restrictions on local zoning control over cell towers. This legislation created Wisconsin Statute 66.0404, which establishes uniform statewide standards for the siting, construction and modification of mobile service facilities (see attached). The City's limited authority is reflected in the Land Use Development Standards of Sec. 44-1586 (b). The applicant has provided the necessary documentation for compliance.
- Due to Wisconsin Statute 66.0404 restrictions on local zoning control over cell towers, the CUP standards found in Sec 44-83(e) of the Municipal Code are not applicable. However, they are included in this report for your information.
- Per the narrative and site plan, the project area will not change. Only the towers will change.
- The project site is adjacent to residential homes to the south and sports fields/facilities to the north, east and west. The monopole is designed to buckle, so the upper portion collapses safely within its designated fall zone.

Surrounding Zoning Land Use:
North: Low-Density Residential (R1) | Single and Two-Family Residential
South: Low-Density Residential (R1) | Single-Family Residential
East: Conservancy (CON) | Conservancy
West: Public Institutional (PI) | School

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

Land Use Development Standards:

(b) Wireless communication facilities and/or support structures.

(1) A proposal for new wireless communication facilities and/or support structures shall not be approved unless the Common Council finds that the telecommunications equipment planned for the proposed facilities cannot be accommodated on an existing or approved wireless communication support structure within a one-mile search radius due to one or more of the following reasons, as documented by a qualified and licensed professional engineer:

a. The planned equipment would exceed the structural capacity of the existing or approved wireless communication support structure, and it cannot be reinforced, modified, or replaced to accommodate equivalent equipment.

b. The planned equipment would cause interference affecting the usability of other existing or planned equipment at the wireless communication facilities and/or support structures.

c. Existing or approved wireless communication support structures within the search radius cannot accommodate the planned equipment at a height necessary to function reasonably.

(2) Any proposed commercial wireless communication support structure shall be designed to accommodate both the applicant's antennas and comparable antennas for at least two additional users, as well as be designed to allow for future rearrangement of antennas and to accept antennas mounted at varying heights.

(3) Design. Proposed or modified wireless communication facilities and/or support structures shall blend in with the surrounding environment, except as may be required by rules of the Federal Aviation Administration (FAA) and Federal Communications Commission (FCC). Any associated utility buildings must also blend in with the character of the district in which it is located.

(4) Setbacks. Wireless communication facilities and/or support structures shall conform to the setback requirements of the underlying zoning.

(5) Signage. The use of any portion of wireless communication facilities and/or support structures for signs other than warning or equipment signs is prohibited.

(6) Lighting. Wireless communication facilities and/or support structures shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the FAA or other federal or state authority for particular wireless communication facilities and/or support structures.

(7) Security and landscaping. Ground-mounted equipment and utility buildings shall be screened from view by suitable vegetation, except where a design of non-vegetative screening better reflects and complements the character of the surrounding neighborhood. The base of the wireless communication support structure shall be secured so that it is not accessible by the general public.

(8) Abandonment.

a. All unused wireless communication facilities and/or support structures shall be removed within 12 months of the cessation of operations at the site unless a time extension is approved by the Plan Commission. If leased property, a copy of the signed lease which requires the applicant to remove the wireless communication facilities and/or support structures upon cessation of operations at the site shall be submitted at the time of application. In the event that wireless communication facilities and/or support structures are not removed within 12 months of the cessation of operations at a site, the wireless communication facilities and/or support structures may be removed by the City and the costs assessed against the property.

b. Unused portions of wireless communication support structures above a manufactured connection shall be removed within six months of the time of antenna relocation. The replacement of portions of a wireless communication support structure previously removed requires the issuance of a new conditional use permit.

(9) Interference. The wireless communication facilities and/or support structures shall be shielded, filtered, and grounded in a manner consistent with FCC and Electronic Industries Association

guidelines so as to minimize the possibility of interference with locally-received transmissions. Additionally, the owner of said facilities shall execute an agreement holding the City harmless for any interference.
(10) Obstruction marking and airport zoning. All wireless communication facilities and/or support structures shall comply with the obstruction marking and lighting requirements of the FAA in cooperation with the FCC. Written verification from the FAA of its obstruction marking requirements is required.
(11) Airport zone. If applicable, written verification of compliance with the Austin Straubel International Airport Zoning Ordinance is required.
(12) Municipal sites. The siting and design of wireless communication facilities and/or support structures on municipal property shall be consistent with the character of the area and other zoning requirements. Facilities shall not be located in conservancy areas but may be located in active recreation areas, major playfields, municipal parks, and maintenance facilities. Any application for wireless communication facilities and/or support structures site within a park shall go before the Park and Recreation Committee, and applications for other municipal property shall go before the Improvement and Services Committee.
(13) Existing wireless communication facilities and/or support structures. Any structural modification to existing wireless communication facilities and/or support structures must meet the requirements set forth in this section.
(14) Data sharing. The following data shall be submitted to the Planning Department and updated in a timely manner:

a. Parcel number and address where the wireless communication facilities and/or support structures are to be located.
b. Wireless communication support structure owners' and agents' contact information.
c. Number of tenants using wireless communication support structure and lease space available.
d. Wireless communication facilities and/or support structures elevations (in feet).
e. Wireless communication support structure type (monopole, lattice, etc.) and antenna technology on structure (cellular, PCS, etc.).

Conditional Use Permit Standards: Conditional use approval may be recommended by the Plan Commission with reasonable consideration of the following:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
2. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
3. The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
6. Adequate parking facilities as specified in Article XVIII of this chapter.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

Public Notification: Ald. D. Orlowski, Preble Park Neighborhood Association, Swiss Hill Neighborhood Association, and adjacent property owners within 400 ft. of the subject area have been notified of the request. An objection via telephone has been received from Richard Lardinois, 316 Blonde Avenue. Should other inquiries or objections be received, those will be shared at the Plan Commission meeting.

RECOMMENDATION

Approval of the CUP subject to the following conditions:

1. Replacing two, 56-foot telecommunication towers/wireless communications facilities with one,100-foot tower.
2. Compliance with the Land Use Development Standards of Section 44-1586(b), Green Bay Municipal Code, wireless communication facilities and/or support structures.
3. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the conditional use permit, including standard site plan review and approval.
4. There shall be no expansion of the conditional use without Plan Commission and Common Council approval.
5. Nsighttel/Cellcom will comply with all Federal Communication Commission emission regulations.
6. The platform and mechanical cabinets are to be screened using a 6-foot-tall wood board-on-board fence.

FISCAL IMPACT

ATTACHMENTS

1. ZP 26-26 Application redacted
2. ZP 26-26 Map
3. ZP 26-26 Narrative
4. ZP 26-26 Preble HS tower repl Engineering support statement
5. ZP 26-26 Site Plan
6. Preble HS tower repl Land Use Development Standards response
7. Preble_HS_FAA Determination of No Hazard Letter (2026-AGL-3393-OE)_2026-02-24
8. Towair Determination
9. Wisconsin Legislature_ 66.0404

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: Preble High School 2222 Deckner Ave

Parcel Number(s): 21 1178

Petitioner(s): Nsighttel Wireless d/b/a Cellcom Date: 6 25 26

Email: [redacted] Phone Number: [redacted]

Address: 470 Security Boulevard City: Green Bay State: WI Zip: 54311

Property Owner: Green Bay Area Public School District 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, Brad Herm, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property ($375.00 Review Fee)
- ☑ Conditional Use and CUP Amendment, including Single Lot Duplexes ($375.00 Review Fee)
- ☐ Planned Unit Development (PUD)/New ($600.00 Review Fee)
- ☐ Planned Unit Development (PUD)/Amendment ($250.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat ($150.00 + $35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat ($250.00 + $35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map ($250.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat ($150.00 Review Fee)
- ☐ Approve Final Condominium Plat ($150.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance ($200.00 Review Fee)
- ☐ Development District Map Amendment ($200.00 Administration Fee)
- ☐ Official Map Amendment ($200.00 Administration Fee)
- ☐ Plat of Right-of-Way ($200.00 Administration Fee)
- ☐ Public Utility Easement Acceptance or Discontinuance ($200.00 Administration Fee)
- ☐ Street Name Change ($200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" ($200.00 AdministrationFee)
- ☐ Vacate a Street/Alley/Pedestrian Way ($300.00 AdministrationFee) PLEASE FILL OUT PAGE 2 OF APPLICATION Closure of Street/Alley/Pedestrian Way ($300.00 AdministrationFee)
- ☐ Comprehensive Plan Amendments ($375.00 Review Fee)
- ☐ Other ($200.00 Administration Fee): _____

Owner Signature: refer to included lease agreement Date: 6 25 26

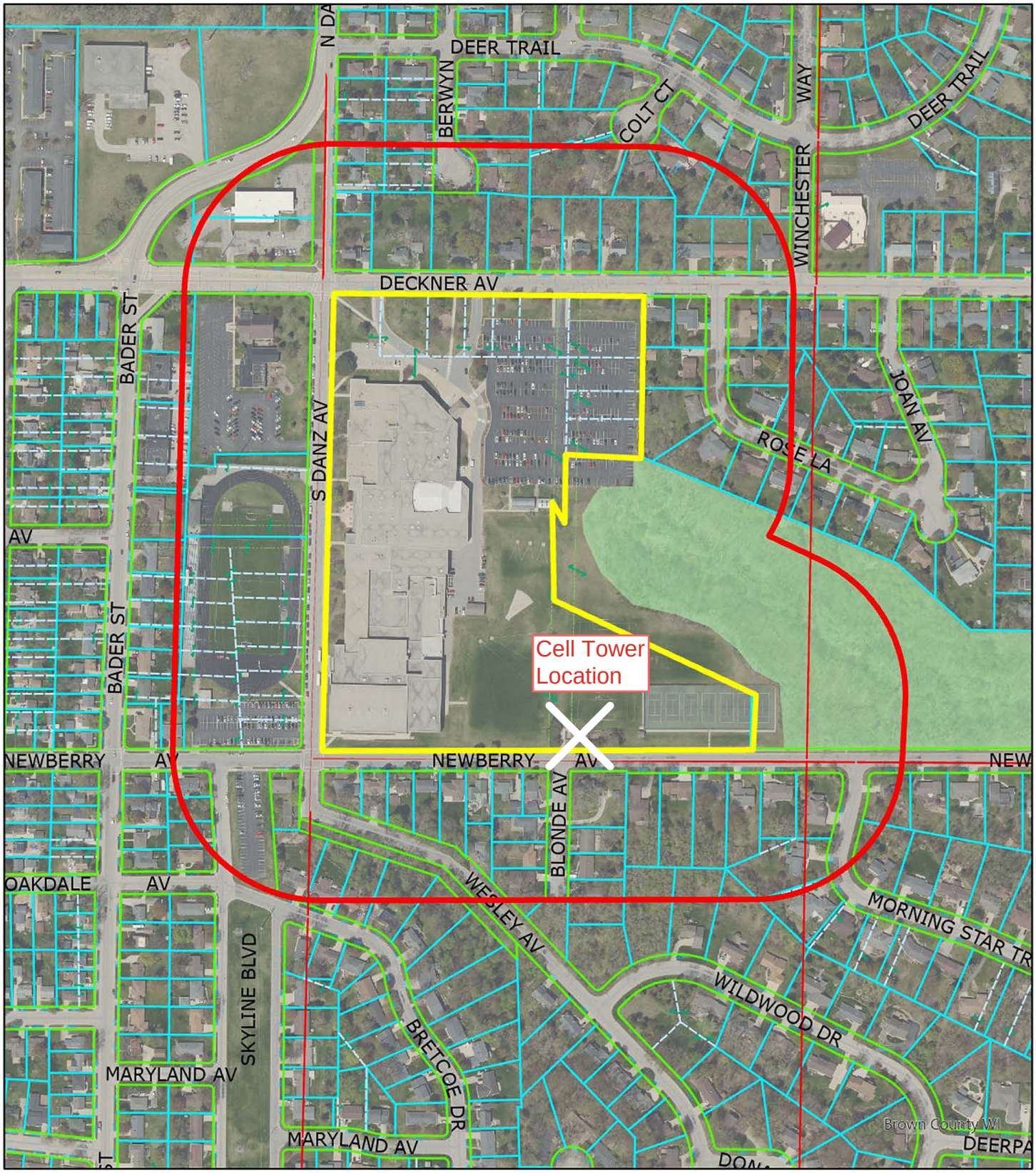
Petitioner Signature(s): Brad Herm

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.: ZP 26-26



(ZP 26-26) Conditional Use Permit at 2222 Deckner Avenue

Feet
0 100 200 400
N

2222 Deckner Avenue

400' Notification Buffer

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 09 Jul 2026 C:\Users\denamo\Documents\ArcGIS\Projects\MyProject\MyProject.aprx

450 Security Blvd.• Green Bay, WI • 54313 • Phone 920-617-7000 • Fax 920-617-7319
P.O. Box 19079 • Green Bay, WI 54307-9079 www.nsight.com

Preble High School Tower Replacement

Project Summary

This CUP application addresses the following project.

The purpose of this project is to remove (2) smaller 56 foot tall poles and replace with them with a single 100 foot tall pole.

The project will be completed within the existing leased parcel. The lease parcel will not move or change in size or dimensions.

The existing fenced compound will remain as is, unchanged.

The existing building will not change.

There will be no changes to existing easements associated with this leased parcel.

Please refer to the included Construction documents(CD's) for confirmation and illustration of these statements.

Thank you,

Brad Herm
Applicant, agent and employee
Nsighttel Wireless, LLC d/b/a Cellcom

450 Security Blvd.• Green Bay, WI • 54313 • Phone 920-617-7000 • Fax 920-617-7319
P.O. Box 19079 • Green Bay, WI 54307-9079 www.nsight.com

Preble High School Tower Replacement

Engineering Support Statement

RF Engineering Statement of Need

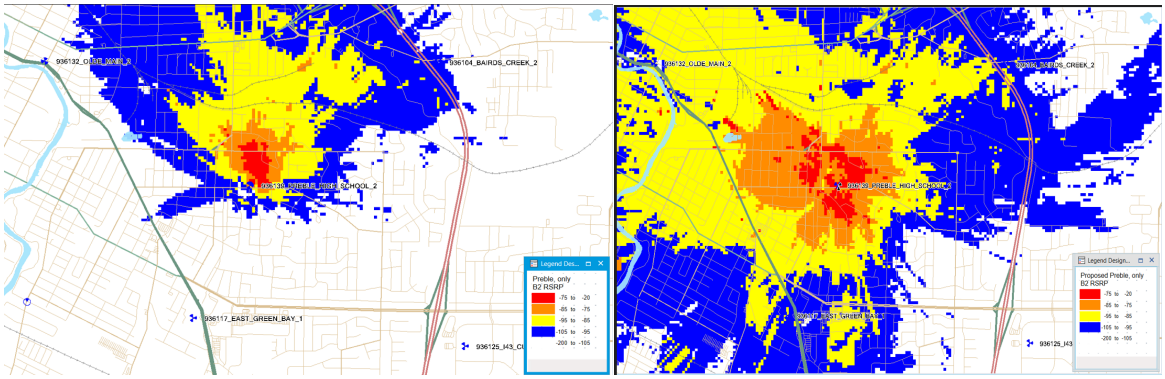
Cellcom plans for both coverage and capacity with their tower deployments.
In the case of our Preble High School location, we need improved coverage to the northeast and capacity toward the High School.
The existing light poles will not support the radios and antennas we need to support the existing need of our customers.

We lack coverage to the northeast of the site. The added height of the proposed tower will help us cover that location.

We lack capacity to the west of the site. This is the sector that serves the high school. The proposed tower will accommodate new antennas that will support additional and technologically upgraded radios that can supply additional capacity for the school.

Nathan T. Lyons
RF Engineer

See before and after illustrations below.



Thank you,

Brad Herm
Applicant, agent and employee
Nsighttel Wireless, LLC d/b/a Cellcom

NOTES:

1. AERIAL IMAGE FROM UAS-DRONE FLIGHT CONDUCTED BY EDGE CONSULTING ENGINEERS, INC. ON 04/08/2025.
2. NORTH ARROW SHOWN AS APPROXIMATE.
3. SITE PHOTOS PROVIDED BY EDGE CONSULTING ENGINEERS, INC.
4. NO SURVEY AVAILABLE. SITE LAYOUT BASED ON FIELD MEASUREMENTS, UAS-DRONE PHOTOGRAMMETRY, AND SITE PHOTOS.

A AERIAL OVERVIEW OF SITE

NOTE:
NO SURVEY PROVIDED. SITE LAYOUT BASED ON PHOTOS AND FIELD MEASUREMENTS

10' 0 10' 20'
SCALE: 11" x 17" - 1" = 20'
22" x 34" - 1" = 10'

SITE PLAN
PREBLE HS
GREEN BAY, WISCONSIN

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
ASE	03/09/26	REV. A
ASE	04/09/26	REV. 0

CHECKED BY	KCB
EDGE SITE ID	S14546
EDGE PROJ. #	46845
SET TYPE	FINAL
SHEET NUMBER	C-101

CONSULTANT:
Edge Consulting Engineers, Inc.
634 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1548 FAX
www.edgeconsult.com

CLIENT:
NSIGHTTEL WIRELESS, LLC
490 SECURITY BLVD
GREEN BAY, WI 54313

ENGINEER SEAL:
- APPROVED - SEE LAST SHEET(S) FOR STAMP AND SIGNATURE

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

© EDGE CONSULTING ENGINEERS, INC.

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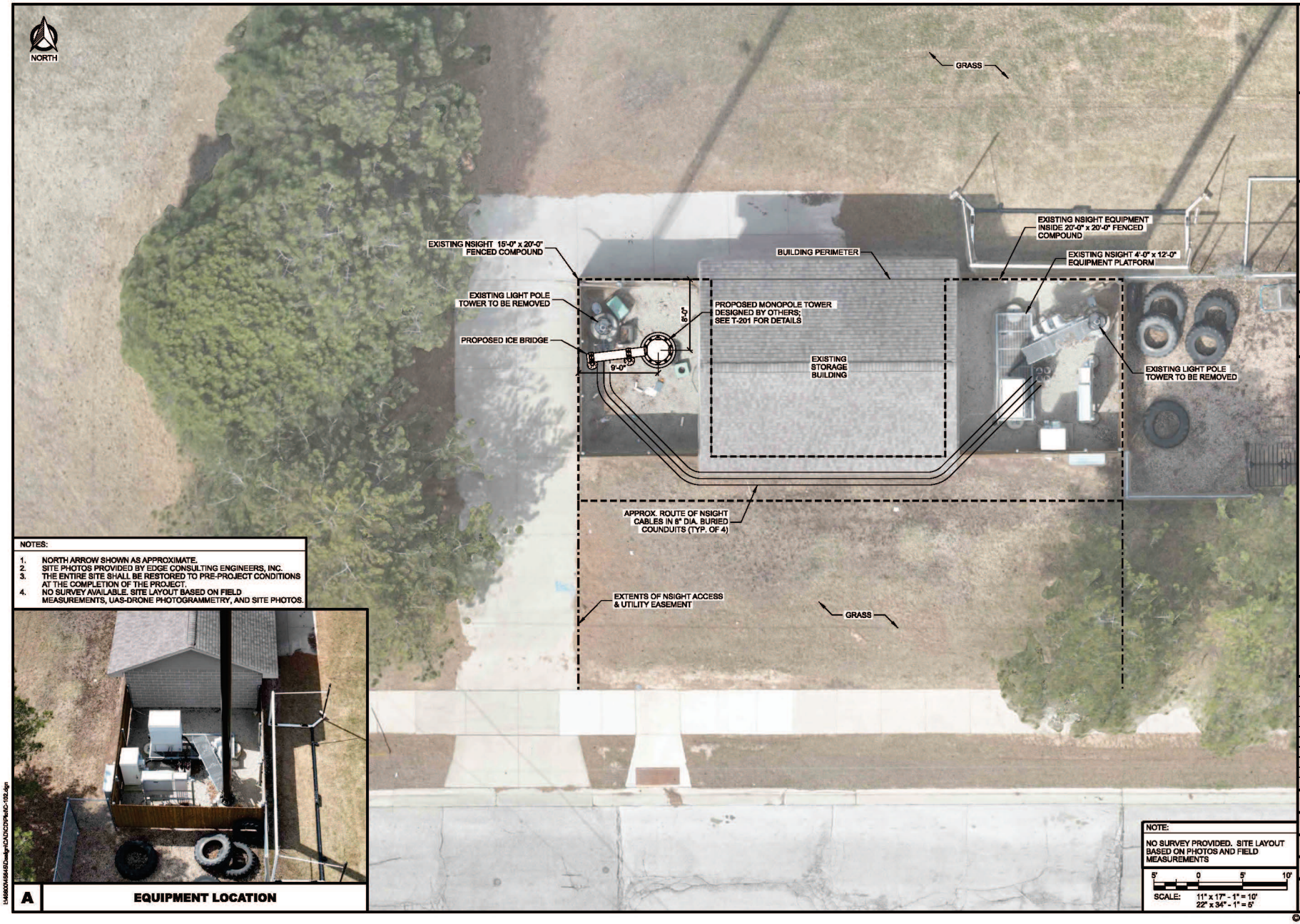

NOTES:

1. NORTH ARROW SHOWN AS APPROXIMATE.
2. SITE PHOTOS PROVIDED BY EDGE CONSULTING ENGINEERS, INC.
3. THE ENTIRE SITE SHALL BE RESTORED TO PRE-PROJECT CONDITIONS AT THE COMPLETION OF THE PROJECT.
4. NO SURVEY AVAILABLE. SITE LAYOUT BASED ON FIELD MEASUREMENTS, UAS-DRONE PHOTOGRAMMETRY, AND SITE PHOTOS.

A EQUIPMENT LOCATION

NOTE:

NO SURVEY PROVIDED. SITE LAYOUT BASED ON PHOTOS AND FIELD MEASUREMENTS

5' 0 5' 10'

SCALE: 11" x 17" - 1" = 10'
22" x 34" - 1" = 5'

CONSULTANT:
Edge Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1548 FAX
www.edgeconsult.com

CLIENT:
Nsight
NSIGHTTEL WIRELESS, LLC
490 SECURITY BLVD
GREEN BAY, WI 54313

ENGINEER SEAL:

- APPROVED - SEE DIGITAL SIGNATURE STAMP AND SIGNATURE

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

ENLARGED SITE PLAN

PREBLE HS
GREEN BAY, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
ASE	03/09/26	REV. A
ASE	04/09/26	REV. 0

CHECKED BY	KCB
EDGE SITE ID	S14546
EDGE PROJ. #	46845
SET TYPE	FINAL
SHEET NUMBER	C-102

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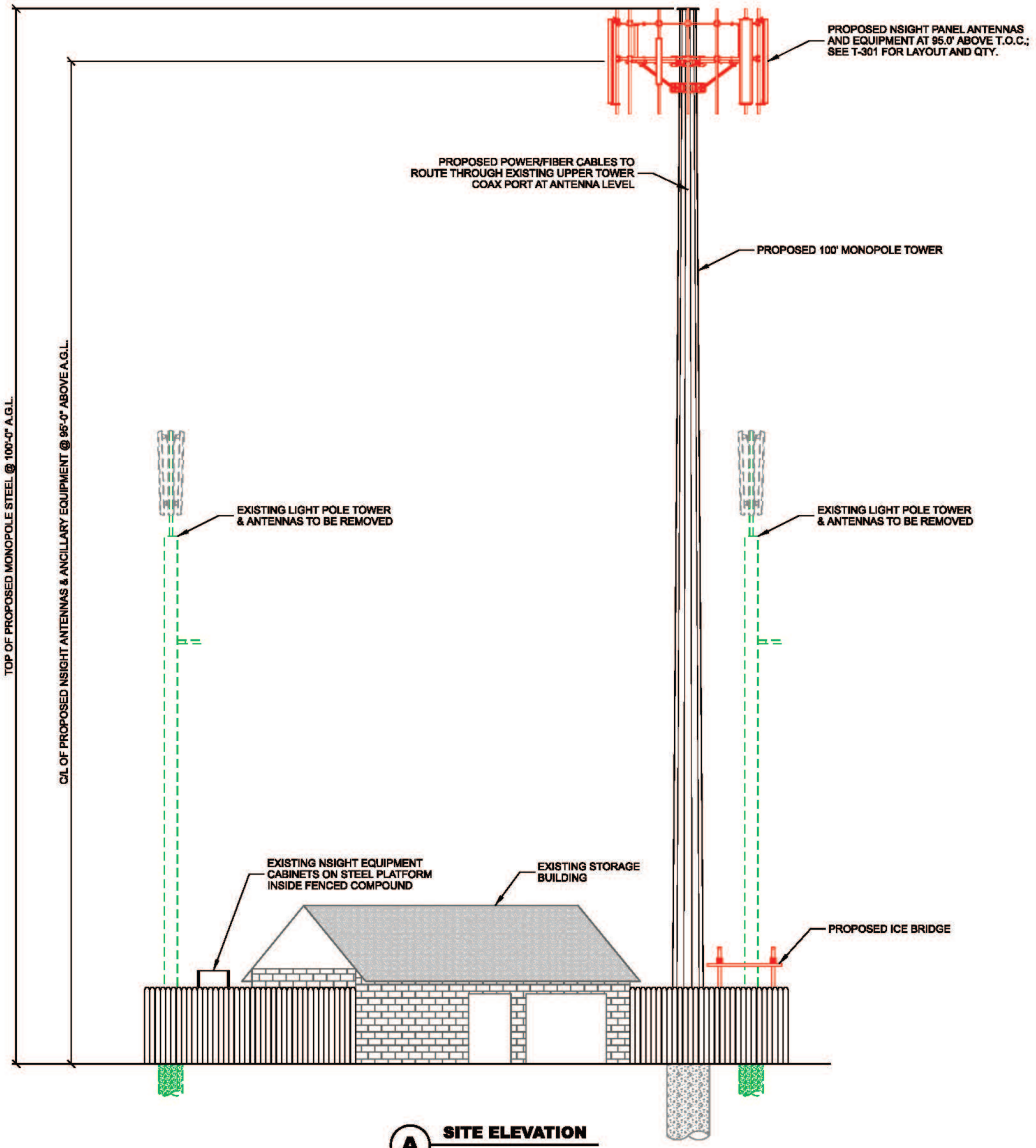


A SITE ELEVATION

B EXISTING SITE ELEVATION

CONSULTANT:
Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1548 FAX
www.edgeconsult.com

CLIENT:
Nsight
NSIGHTTEL WIRELESS, LLC
490 SECURITY BLVD
GREEN BAY, WI 54313

ENGINEER SEAL:

- APPROVED - SEE CUP FOR ENGINEER'S STAMP AND SIGNATURE

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

SITE ELEVATION
PREBLE HS
GREEN BAY, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
ASE	03/09/26	REV. A
ASE	04/09/26	REV. 0

CHECKED BY	KCB
EDGE SITE ID	S14546
EDGE PROJ. #	46845
SET TYPE	FINAL
SHEET NUMBER	T-201

© EDGE CONSULTING ENGINEERS, INC.

I:\46800\46845\Design\CAD\CDP\ATT-201.dgn

450 Security Blvd.• Green Bay, WI • 54313 • Phone 920-617-7000 • Fax 920-617-7319
P.O. Box 19079 • Green Bay, WI 54307-9079 www.nsight.com

Preble High School Tower Replacement

Land Use Development Standards responses

Below are the responses to items requested in:

Sec. 44-1586(b). Public service and utility uses(see Page 2).

(b)1; see RF comment, justification
(b)2; tower is designed to accommodate multiple carriers
(b)3; existing fenced compound w/ privacy slats for screening
(b)4; see CD's
(b)5; NA
(b)6; NA
(b)7; existing locked, fenced compound w/privacy slats
(b)8; terms and conditions of existing CUP and lease agreement
(b)9; terms and conditions of existing CUP, current and future lease agreements with tower tenants
(b)10; see FAA determination provided as part of submittal package
(b)11; NA
(b)12; existing site meets requirements
(b)13; structural changes designed to meet standards
(b)14;
(a) see CUP application submitted
(b) see CUP application submitted
(c) 1 tenant presently using structure w add'tl lease space available after tower replacement
(d) see CUP application submitted and CD's
(e) monopole w cellular, wireless technology

Thank you,

Brad Herm
Applicant, agent and employee
Nsighttel Wireless, LLC d/b/a Cellcom

(b) Wireless communication facilities and/or support structures.

(1) A proposal for new wireless communication facilities and/or support structures shall not be approved unless the Common Council finds that the telecommunications equipment planned for the proposed facilities cannot be accommodated on an existing or approved wireless communication support structure within a one-mile search radius due to one or more of the following reasons, as documented by a qualified and licensed professional engineer:

a. The planned equipment would exceed the structural capacity of the existing or approved wireless communication support structure, and it cannot be reinforced, modified, or replaced to accommodate equivalent equipment.

b. The planned equipment would cause interference affecting the usability of other existing or planned equipment at the wireless communication facilities and/or support structures.

c. Existing or approved wireless communication support structures within the search radius cannot accommodate the planned equipment at a height necessary to function reasonably.

(2) Any proposed commercial wireless communication support structure shall be designed to accommodate both the applicant's antennas and comparable antennas for at least two additional users, as well as be designed to allow for future rearrangement of antennas and to accept antennas mounted at varying heights.

(3) Design. Proposed or modified wireless communication facilities and/or support structures shall blend in with the surrounding environment, except as may be required by rules of the Federal Aviation Administration (FAA) and Federal Communications Commission (FCC). Any associated utility buildings must also blend in with the character of the district in which it is located.

(4) Setbacks. Wireless communication facilities and/or support structures shall conform to the setback requirements of the underlying zoning.

(5) Signage. The use of any portion of wireless communication facilities and/or support structures for signs other than warning or equipment signs is prohibited.

(6) Lighting. Wireless communication facilities and/or support structures shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the FAA or other federal or state authority for particular wireless communication facilities and/or support structures.

(7) Security and landscaping. Ground-mounted equipment and utility buildings shall be screened from view by suitable vegetation, except where a design of non-vegetative screening better reflects and complements the character of the surrounding neighborhood. The base of the wireless communication support structure shall be secured so that it is not accessible by the general public.

(8) Abandonment.

a. All unused wireless communication facilities and/or support structures shall be removed within 12 months of the cessation of operations at the site unless a time extension is approved by the Plan Commission. If leased property, a copy of the signed lease which requires the applicant to remove the wireless communication facilities and/or support structures upon cessation of operations at the site shall be submitted at the time of application. In the event that wireless communication facilities and/or support structures are not removed within 12 months of the cessation of operations at a site, the wireless communication facilities and/or support structures may be removed by the City and the costs assessed against the property.

b. Unused portions of wireless communication support structures above a manufactured connection shall be removed within six months of the time of antenna relocation. The replacement of portions of a wireless communication support structure previously removed requires the issuance of a new conditional use permit.

(9) Interference. The wireless communication facilities and/or support structures shall be shielded, filtered, and grounded in a manner consistent with FCC and Electronic Industries Association guidelines so as to minimize the possibility of interference with locally-received transmissions. Additionally, the owner of said facilities shall execute an agreement holding the City harmless for any interference.

(10) Obstruction marking and airport zoning. All wireless communication facilities and/or support structures shall comply with the obstruction marking and lighting requirements of the FAA in cooperation with the FCC. Written verification from the FAA of its obstruction marking requirements is required.

(11) Airport zone. If applicable, written verification of compliance with the Austin Straubel International Airport Zoning Ordinance is required.

(12) Municipal sites. The siting and design of wireless communication facilities and/or support structures on municipal property shall be consistent with the character of the area and other zoning requirements. Facilities shall not be located in conservancy areas but may be located in active recreation areas, major playfields, municipal parks, and maintenance facilities. Any application for wireless communication facilities and/or support structures site within a park shall go before the Park and Recreation Committee, and applications for other municipal property shall go before the Improvement and Services Committee.

(13) Existing wireless communication facilities and/or support structures. Any structural modification to existing wireless communication facilities and/or support structures must meet the requirements set forth in this section.

(14) Data sharing. The following data shall be submitted to the Planning Department and updated in a timely manner:

a. Parcel number and address where the wireless communication facilities and/or support structures are to be located.
b. Wireless communication support structure owners' and agents' contact information.
c. Number of tenants using wireless communication support structure and lease space available.
d. Wireless communication facilities and/or support structures elevations (in feet).
e. Wireless communication support structure type (monopole, lattice, etc.) and antenna technology on structure (cellular, PCS, etc.).

(Code 1984, § 13.1608)

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2026-AGL-3393-OE

Issued Date: 02/24/2026

NSIGHT TOWER HOLDINGS, LLC
NATHAN T. LYONS
450 Security Blvd
Green Bay, WI 54313

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole 46845 Preble HS
County, State: Brown, Wisconsin

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	44-29-56.59N	87-57-55.55W	670 Ft	105 Ft	775 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

See attachment for additional condition(s) or information.
Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at 1-817-222-4832, or Michael.J-CTR.Costanzi@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2026-AGL-3393-OE.

Signature Control No: 694117270-694593588 (DNE)
Michael Costanzi
Technician

Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

***Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

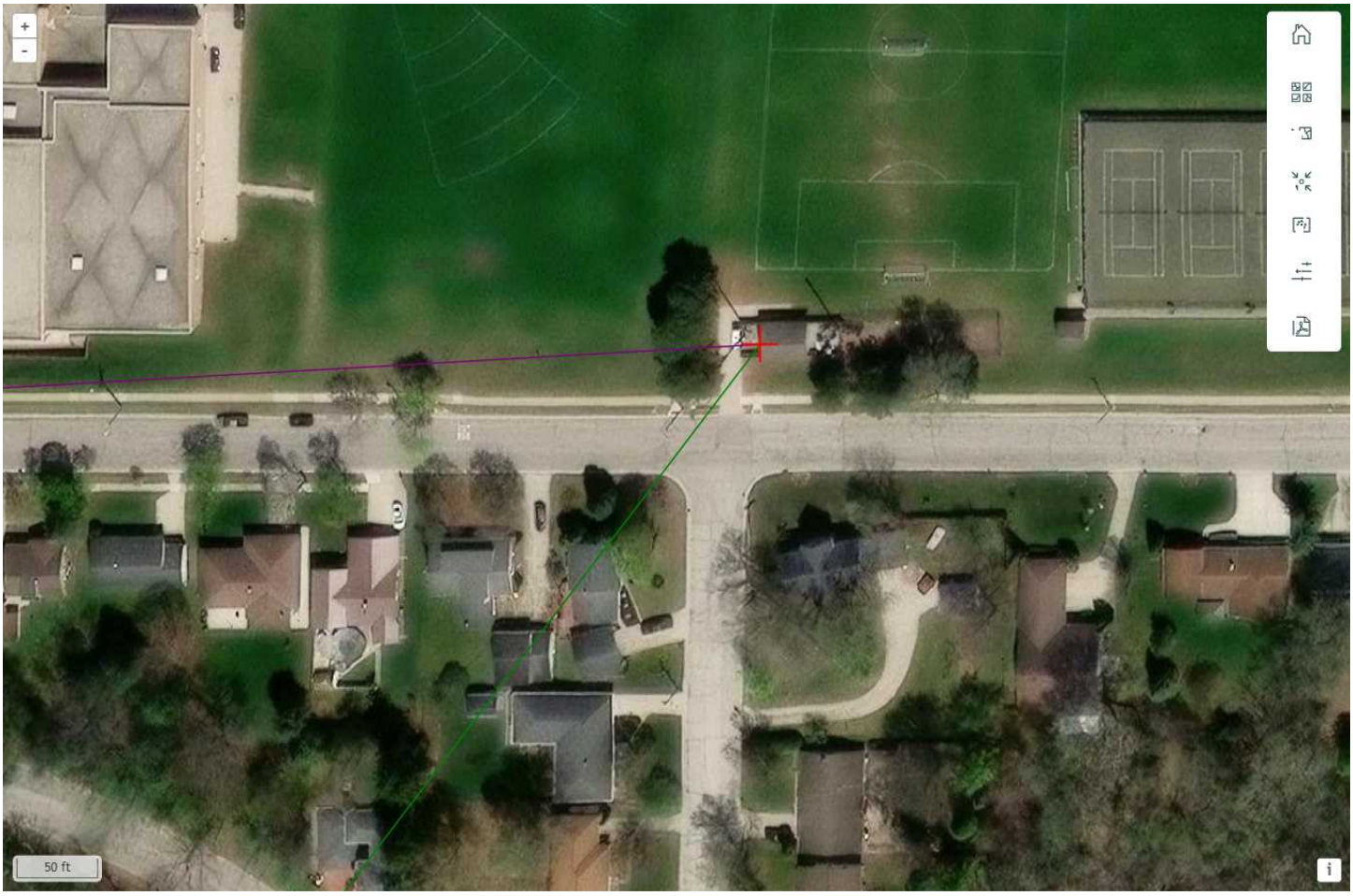
The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

Frequency Data for ASN 2026-AGL-3393-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	42	dBW
21.2	23.6	GHz	55	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	1640	W
3700	3980	MHz	3280	W

Verified Map for ASN 2026-AGL-3393-OE



TOPO Map for ASN 2026-AGL-3393-OE

TOWAIR Determination Results

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.

Your Specifications

NAD83 Coordinates

Latitude	44-29-56.6 north
Longitude	087-57-55.6 west

Measurements (Meters)

Overall Structure Height (AGL)	32
Support Structure Height (AGL)	30.5
Site Elevation (AMSL)	204.5

Structure Type

POLE - Any type of Pole

Tower Construction Notifications
Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW

(b) The agency shall give the permit holder written notice and an opportunity for a hearing on a proposed termination under par. (a).

(c) If the agency terminates a permit, the agency may charge the permit holder for the cost of recording and record a notice of termination with the register of deeds, who shall record the notice with the notice recorded under sub. (6) (b) or indicate on any notice recorded under sub. (6) (b) that the permit has been terminated.

(10) WAIVER. A permit holder by written agreement may waive all or part of any right protected by a permit. A copy of such agreement shall be recorded with the register of deeds, who shall record such copy with the notice recorded under sub. (6) (b).

(11) PRESERVATION OF RIGHTS. The transfer of title to any property shall not change the rights and duties under this section or under an ordinance adopted under sub. (2).

(12) CONSTRUCTION.

(a) This section may not be construed to require that an owner obtain a permit prior to installing a solar collector or wind energy system.

(b) This section may not be construed to mean that acquisition of a renewable energy resource easement under s. 700.35 is in any way contingent upon the granting of a permit under this section.

History: 1981 c. 354; 1983 a. 189 s. 329 (14); 1983 a. 532 s. 36; 1993 a. 414; 1995 a. 201; 1999 a. 150 s. 82; Stats. 1999 s. 66.0403; 2007 a. 97; 2009 a. 40.

Discussing the common law right to solar access. Prah v. Maretti, 108 Wis. 2d 223, 321 N.W.2d 182 (1982).

The owner of an energy system does not need a permit under this section. Barring enforceable municipal restrictions, an owner may construct a system without prior municipal approval. This section benefits and protects the owner of the system by restricting the use of nearby property to prevent an interference with the system. State ex rel. Numrich v. City of Mequon Board of Zoning Appeals, 2001 WI App 88, 242 Wis. 2d 677, 626 N.W.2d 366, 00-1643.

Wisconsin Recognizes the Power of the Sun: *Prah v. Maretti* and the Solar Access Act. Grunow. 1983 WLR 1263.

66.0404 Mobile tower siting regulations.

(1) DEFINITIONS. In this section:

(a) "Antenna" means communications equipment that transmits and receives electromagnetic radio signals and is used in the provision of mobile services.

(b) "Application" means an application for a permit under this section to engage in an activity specified in sub. (2) (a) or a class 2 collocation.

(c) "Building permit" means a permit issued by a political subdivision that authorizes an applicant to conduct construction activity that is consistent with the political subdivision's building code.

(d) "Class 1 collocation" means the placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a free standing support structure for the facility but does need to engage in substantial modification.

(e) "Class 2 collocation" means the placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a free standing support structure for the facility or engage in substantial modification.

(f) "Collocation" means class 1 or class 2 collocation or both.

(g) "Distributed antenna system" means a network of spatially separated antenna nodes that is connected to a common source via a transport medium and that provides mobile service within a geographic area or structure.

(h) "Equipment compound" means an area surrounding or adjacent to the base of an existing support structure within which is located mobile service facilities.

(i) "Existing structure" means a support structure that exists at the time a request for permission to place mobile service facilities on a support structure is filed with a political subdivision.

(j) "Fall zone" means the area over which a mobile support structure is designed to collapse.

(k) "Mobile service" has the meaning given in 47 USC 153 (33).

(L) "Mobile service facility" means the set of equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment, that is necessary to provide mobile service to a discrete geographic area, but does not include the underlying support structure.

(m) "Mobile service provider" means a person who provides mobile service.

(n) "Mobile service support structure" means a freestanding structure that is designed to support a mobile service facility.

(o) "Permit" means a permit, other than a building permit, or approval issued by a political subdivision which authorizes any of the following activities by an applicant:

1. A class 1 collocation.

2. A class 2 collocation.

3. The construction of a mobile service support structure.

(p) "Political subdivision" means a city, village, town, or county.

(q) "Public utility" has the meaning given in s. 196.01 (5).

(r) "Search ring" means a shape drawn on a map to indicate the general area within which a mobile service support structure should be located to meet radio frequency engineering requirements, taking into account other factors including topography and the demographics of the service area.

(s) "Substantial modification" means the modification of a mobile service support structure, including the mounting of an antenna on such a structure, that does any of the following:

1. For structures with an overall height of 200 feet or less, increases the overall height of the structure by more than 20 feet.

2. For structures with an overall height of more than 200 feet, increases the overall height of the structure by 10 percent or more.

3. Measured at the level of the appurtenance added to the structure as a result of the modification, increases the width of the support structure by 20 feet or more, unless a larger area is necessary for collocation.

4. Increases the square footage of an existing equipment compound to a total area of more than 2,500 square feet.

(t) "Support structure" means an existing or new structure that supports or can support a mobile service facility, including a mobile service support structure, utility pole, water tower, building, or other structure.

(u) "Utility pole" means a structure owned or operated by an alternative telecommunications utility, as defined in s. 196.01 (1d); public utility, as defined in s. 196.01 (5); telecommunications utility, as defined in s. 196.01 (10); political subdivision; or cooperative association organized under ch. 185; and that is designed specifically for and used to carry lines, cables, or wires for telecommunications service, as defined in s. 182.017 (1g) (cq); for video service, as defined in s. 66.0420 (2) (y); for electricity; or to provide light.

(2) NEW CONSTRUCTION OR SUBSTANTIAL MODIFICATION OF FACILITIES AND SUPPORT STRUCTURES.

(a) Subject to the provisions and limitations of this section, a political subdivision may enact a zoning ordinance under s. 59.69, 60.61, or 62.23 to regulate any of the following activities:

1. The siting and construction of a new mobile service support structure and facilities.

2. With regard to a class 1 collocation, the substantial modification of an existing support structure and mobile service facilities.

(b) If a political subdivision regulates an activity described under par. (a), the regulation shall prescribe the application process which a person must complete to engage in the siting, construction, or modification activities described in par. (a). The application shall be in writing and shall contain all of the following information:

1. The name and business address of, and the contact individual for, the applicant.

2. The location of the proposed or affected support structure.

3. The location of the proposed mobile service facility.

4. If the application is to substantially modify an existing support structure, a construction plan which describes the proposed modifications to the support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment associated with the proposed modifications.

5. If the application is to construct a new mobile service support structure, a construction plan which describes the proposed mobile service support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure.

6. If an application is to construct a new mobile service support structure, an explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider.

(c) If an applicant submits to a political subdivision an application for a permit to engage in an activity described under par. (a), which contains all of the information required under par. (b), the political subdivision shall consider the application complete. If the political subdivision does not believe that the application is complete, the political subdivision shall notify the applicant in writing, within 10 days of receiving the application, that the application is not complete. The written notification shall specify in detail the required information that was incomplete. An applicant may resubmit an application as often as necessary until it is complete.

(d) Within 90 days of its receipt of a complete application, a political subdivision shall complete all of the following or the applicant may consider the application approved, except that the applicant and the political subdivision may agree in writing to an extension of the 90 day period:

1. Review the application to determine whether it complies with all applicable aspects of the political subdivision's building code and, subject to the limitations in this section, zoning ordinances.

2. Make a final decision whether to approve or disapprove the application.

3. Notify the applicant, in writing, of its final decision.

4. If the decision is to disapprove the application, include with the written notification substantial evidence which supports the decision.

(e) A political subdivision may disapprove an application if an applicant refuses to evaluate the feasibility of collocation within the applicant's search ring and provide the sworn statement described under par. (b) 6.

(f) A party who is aggrieved by the final decision of a political subdivision under par. (d) 2. may bring an action in the circuit court of the county in which the proposed activity, which is the subject of the application, is to be located.

(g) If an applicant provides a political subdivision with an engineering certification showing that a mobile service support structure, or an existing structure, is designed to collapse within a smaller area than the setback or fall zone area required in a zoning ordinance, that zoning ordinance does not apply to such a structure unless the political subdivision provides the applicant with substantial evidence that the engineering certification is flawed.

(h) A political subdivision may regulate the activities described under par. (a) only as provided in this section.

(i) If a political subdivision has in effect on July 2, 2013, an ordinance that applies to the activities described under par. (a) and the ordinance is inconsistent with this section, the ordinance does not apply to, and may not be enforced against, the activity.

(3) COLLOCATION ON EXISTING SUPPORT STRUCTURES.

(a)

1. A class 2 collocation is a permitted use under ss. 59.69, 60.61, and 62.23.

2. If a political subdivision has in effect on July 2, 2013, an ordinance that applies to a class 2 collocation and the ordinance is inconsistent with this section, the ordinance does not apply to, and may not be enforced against, the class 2 collocation.

3. A political subdivision may regulate a class 2 collocation only as provided in this section.

4. A class 2 collocation is subject to the same requirements for the issuance of a building permit to which any other type of commercial development or land use development is subject.

(b) If an applicant submits to a political subdivision an application for a permit to engage in a class 2 collocation, the application shall contain all of the information required under sub. (2) (b) 1. to 3., in which case the political subdivision shall consider the application complete. If any of the required information is not in the application, the political subdivision shall notify the applicant in writing, within 5 days of receiving the application, that the application is not complete. The written notification shall specify in detail the required information that was incomplete. An applicant may resubmit an application as often as necessary until it is complete.

(c) Within 45 days of its receipt of a complete application, a political subdivision shall complete all of the following or the applicant may consider the application approved, except that the applicant and

the political subdivision may agree in writing to an extension of the 45 day period:

2023-24 Wisconsin Statutes updated through 2025 Wis. Act 247 and through all Supreme Court Orders and Controlled Substances Board Orders filed before and in effect on July 1, 2026. Published and certified under s. 35.18. Changes effective after July 1, 2026, are designated by NOTES. **(Published 7-1-26)**

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
August 18, 2026	Jon LeRoy, Zoning Administrator

AGENDA ITEM # P.3

To approve a request for a Conditional Use Permit to construct a covered porch in the front yard setback in a Low-Density Residential District (R-1) at 703 Wilson Avenue (ZP 26-28 Public Hearing held July 27, 2026).

BACKGROUND

Reason for Request: The applicant has applied for a covered front porch which encroaches into the established front yard setback within an (R1) Low-Density Residential District. This requires a Conditional Use Permit.

Parcel Information: 703 Wilson Avenue

Subject Parcel Zoning and Land Use: Low-Density Residential (R1) | Single-Family Residential

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

- The request complies with the Conditional Use Permit Standards.
- The site plan complies with Ch. 44 (Zoning) of the Green Bay Municipal Code.
- The request calls for a covered front porch to be attached to the front of the house. The materials for the roof and pitch appear to be complementary to the house design.
- The request calls for a total deck of 198 square feet and is a setback of 14.7 feet from the established front right of way. The average front setback on the block is 23 feet. The request would allow for a difference of about 8.5 feet from the typical established setback on the block.

Surrounding Zoning Land Use:
North: Low-Density Residential (R1) | Single-Family Residential
South: Low-Density Residential (R1) | Single and Two-Family Residential
East: Low-Density Residential (R1) | Multi-Family Residential
West: Low-Density Residential (R1) | Two-Family Residential

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

Lot dimension and building bulk requirements:
Covered porches are permitted in the front setback compliant with the conditional use permit requirements found in Section 44-83 (Conditional Use Permit Standards). A porch proposed for a designated historic property or a contributing building within a historic district may be constructed within a front and/or side yard setback provided the porch is historically appropriate or a restoration of a significant architectural feature of the original structure.

Conditional Use Permit Standards: Conditional use approval may be recommended by the Plan Commission with reasonable consideration of the following:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
2. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
3. The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
6. Adequate parking facilities as specified in Article XVIII of this chapter.

The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.
Public Notification: Ald. B. Delie, the Mather Heights Neighborhood Association, and adjacent property owners within 200 ft. of the subject area have been notified of the request. There was one inquiry made regarding this request as of the drafting of this report.

RECOMMENDATION

Approval of the CUP subject to the following conditions:

1. Compliance with all regulations of the Green Bay Municipal Code.
2. All necessary building permits for the construction of a covered front porch must be submitted and approved by Department of Community and Economic Development staff.

FISCAL IMPACT

ATTACHMENTS

1. 26-28 Redacted Application
2. 26-28 Supplemental Documents
3. Property Map 26-28

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: 703 Wilson Ave, Green Bay, WI 54303

Parcel Number(s): 18 - 401- A

Petitioner(s): Huseyin Kurtul as Carpentyr LLC Date: 06/26/2026

Email: redacted Phone Number: redacted

Address: 941 Tayco Street Apt 7 City: Menasha State: WI Zip: 54952

Property Owner: Matt Olmeda 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, Huseyin Kurtul ,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: Matt Olmeda Date: 06/26/2026

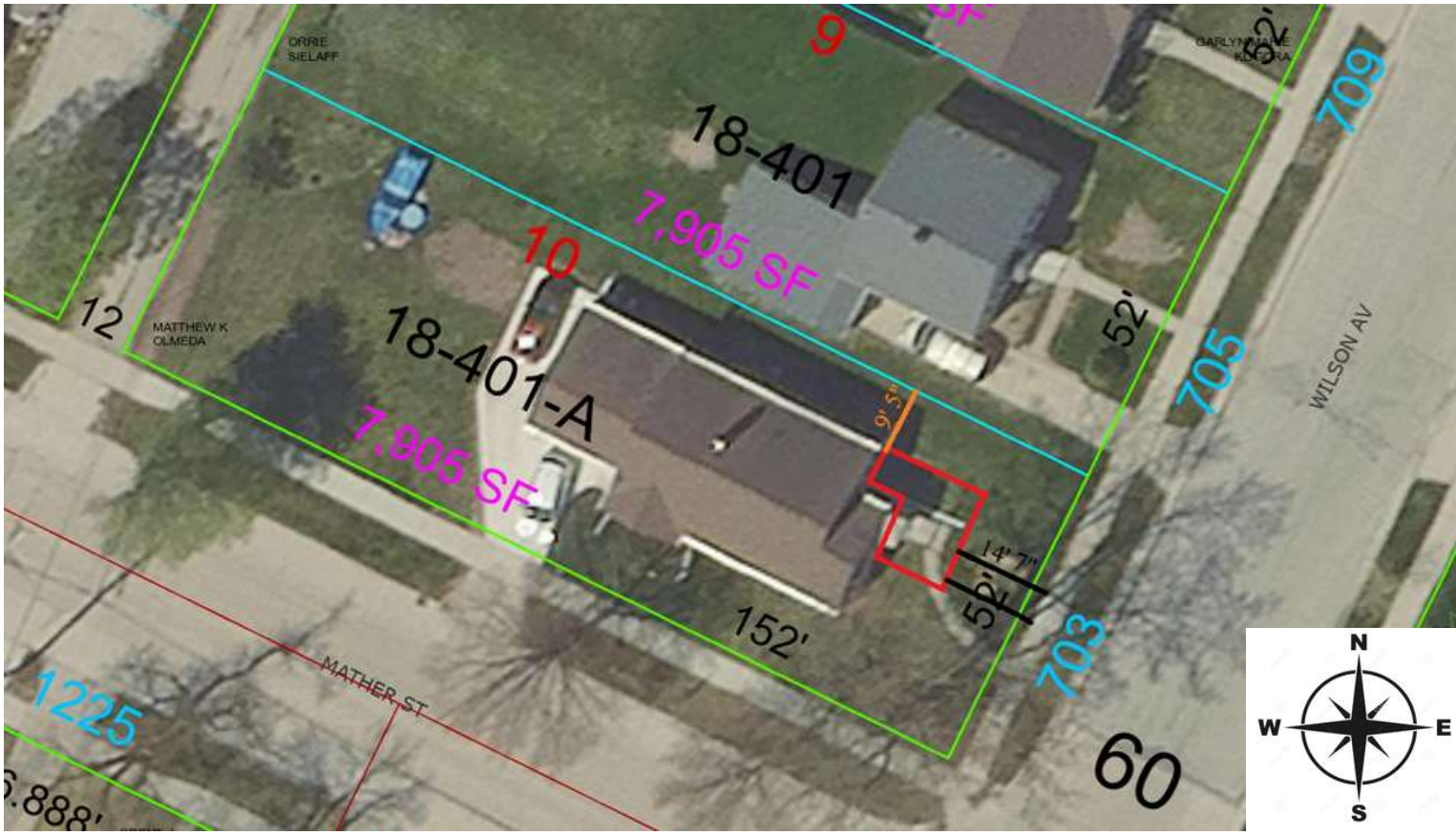
Petitioner Signature(s): Huseyin Kurtul

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.:_____

Site Plan - Drawing is not to Scale



Red for Deck Location

Orange for Right Side Distance from Right neighbour

Black For Concrete Patio that Reach to Pavement

Stairs will be 5' wide

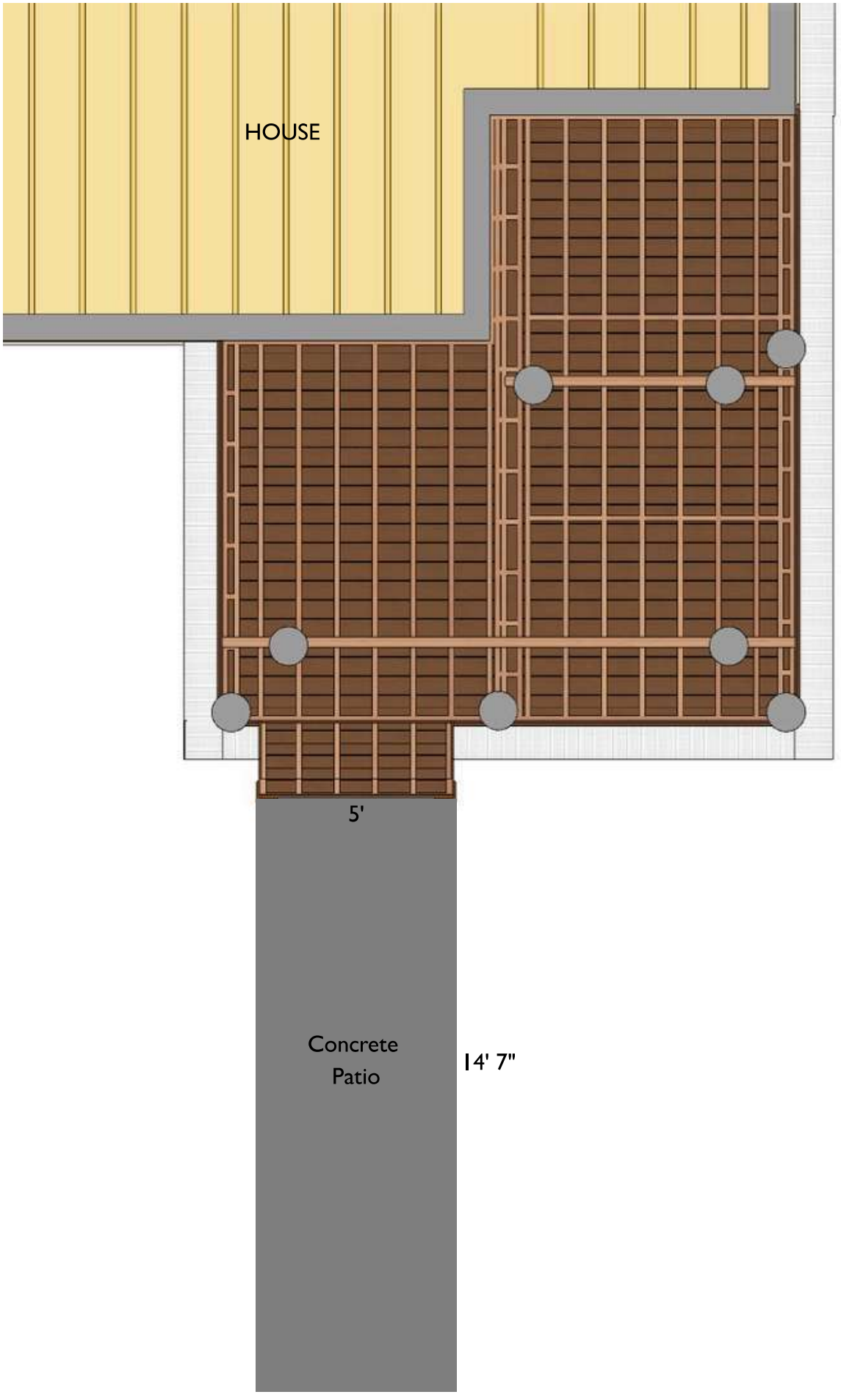
Concrete patio will be open for foot traffic and it will be
4" deep - 5' wide - 14' 7" long

This deck will be connected to house with Ledger Board

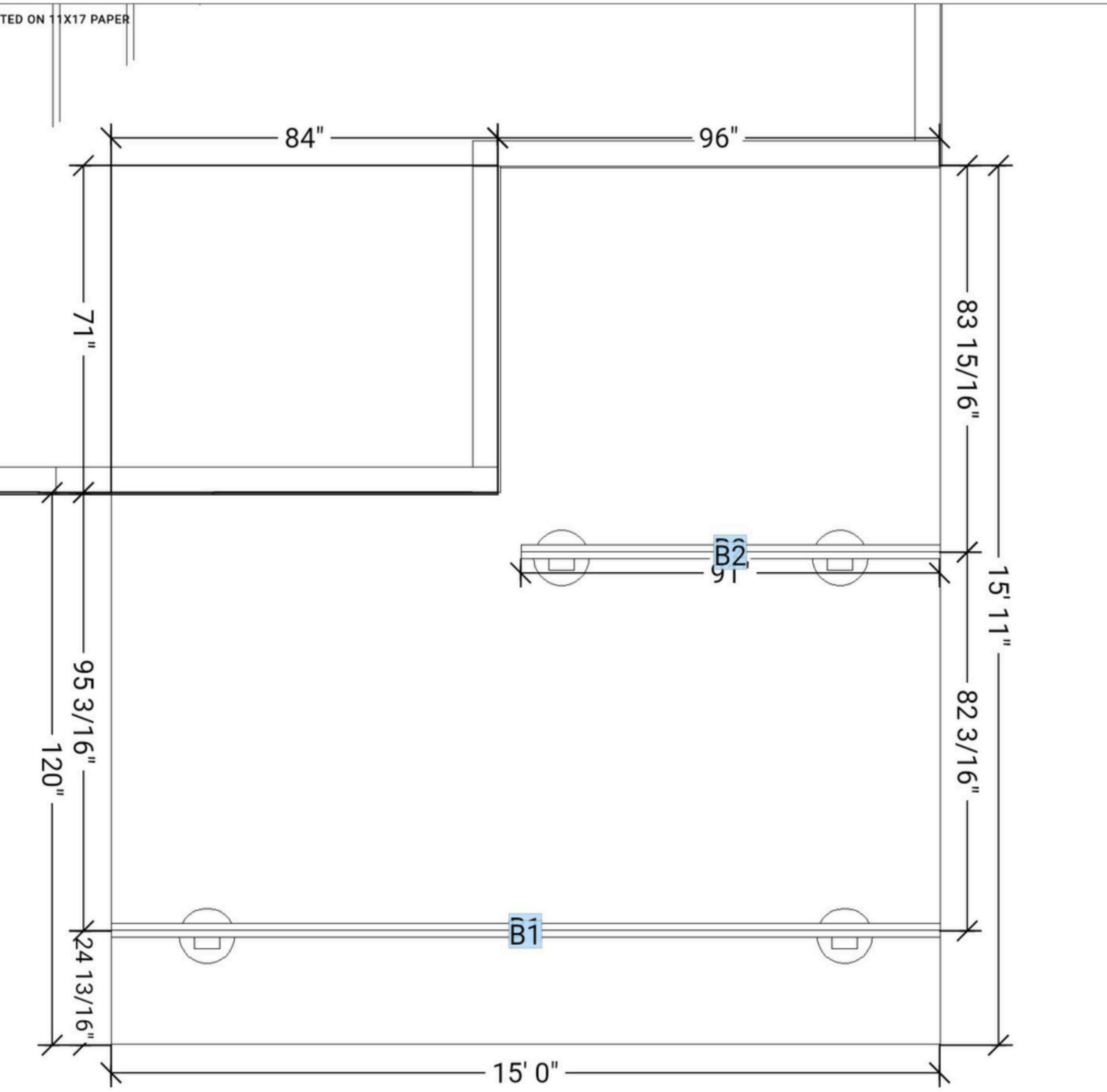
Total area of deck will be 198 sqft

The house on this 3d plan
doesn't represent
the real size of the house

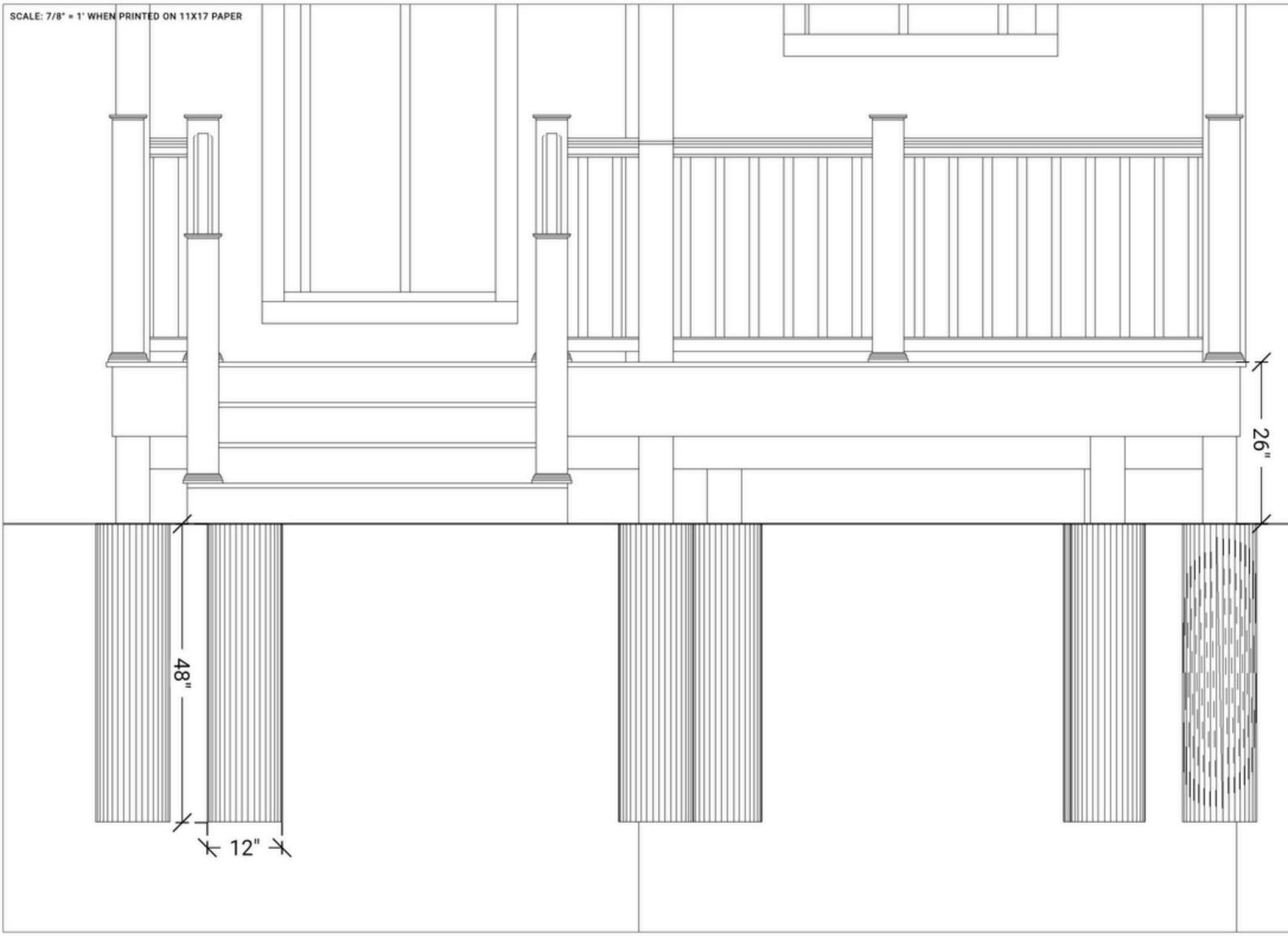
Footings, Joist, Beam, Concrete Patio Layout



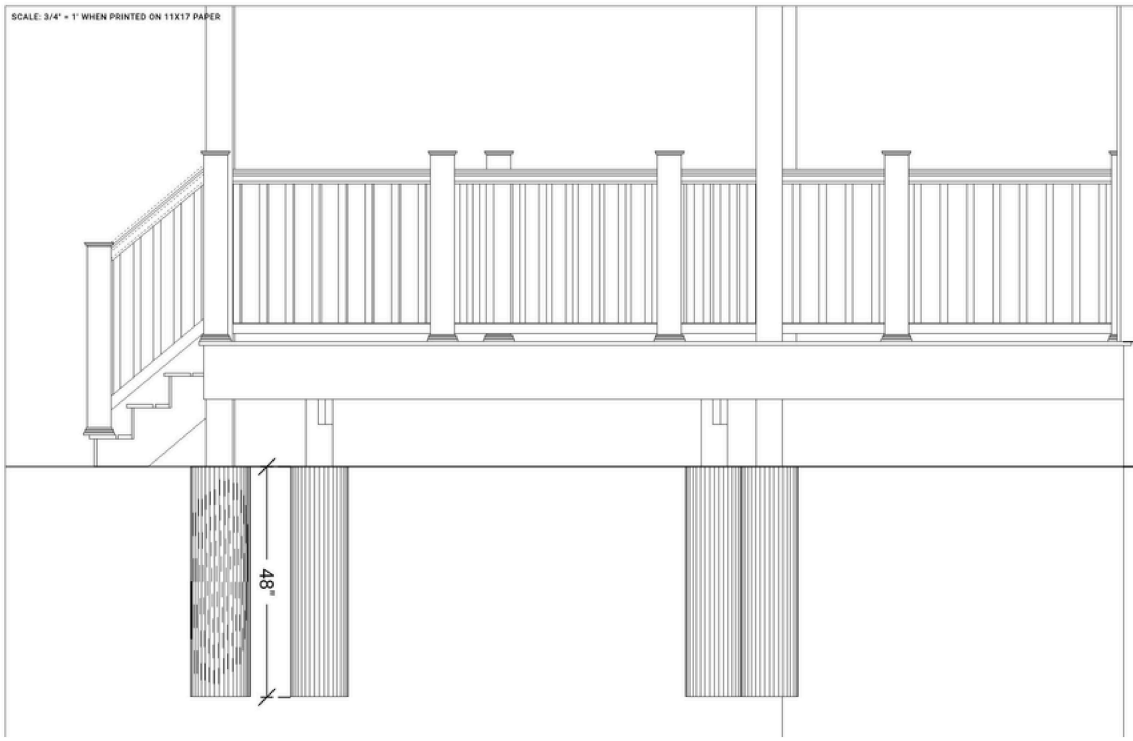
Beam Layout of the Deck

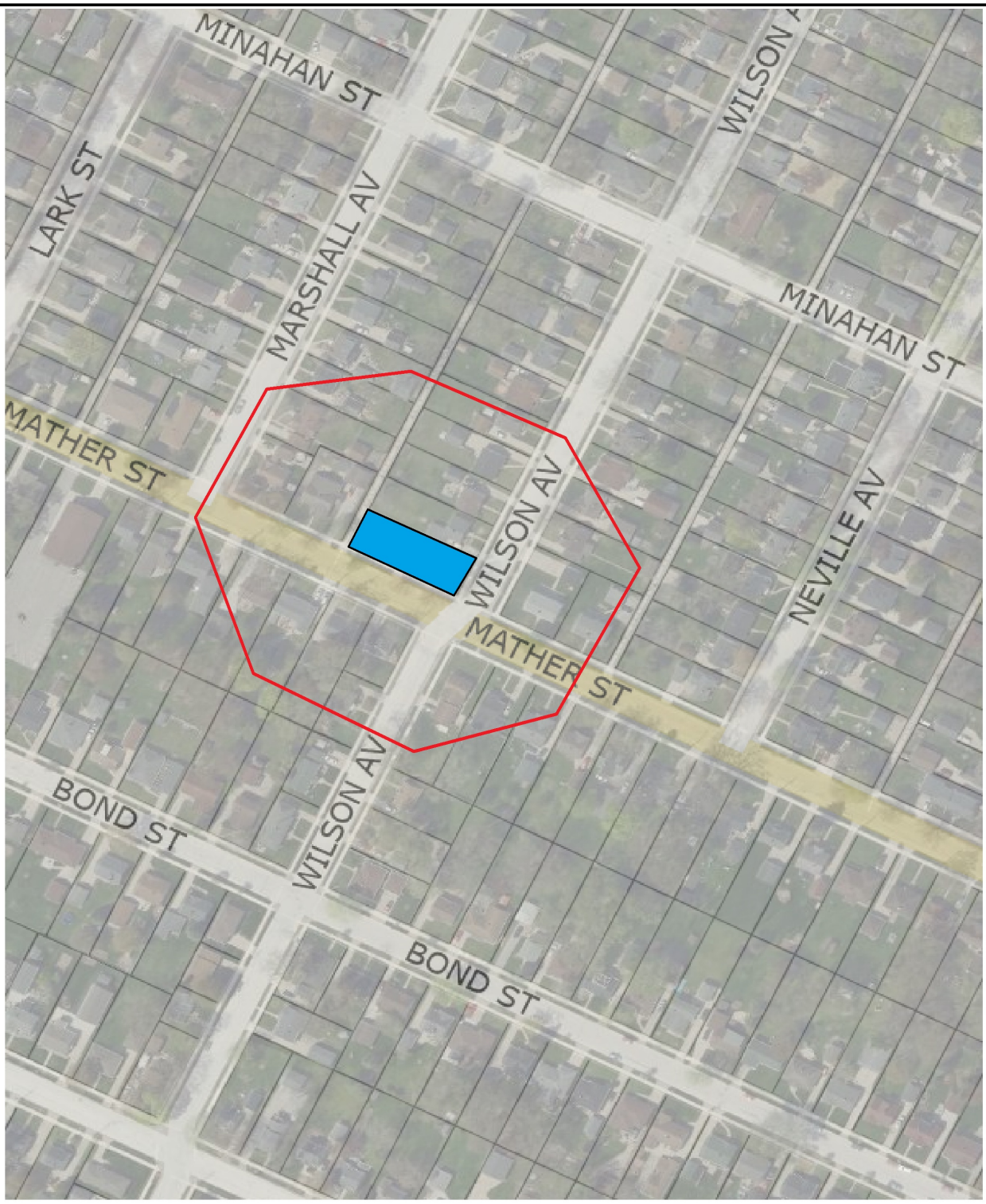


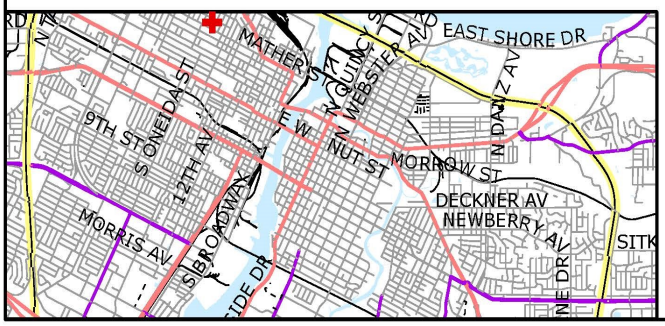
Deck Height and Footing Specifications

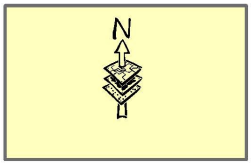


Righ Side of the Deck









Proposed CUP

200' Property Owner Notice

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

Conditional Use Permit (CUP) Request

Covered Front Porch in Front Setback

703 Wilson Avenue

A L

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
August 18, 2026	Jon LeRoy, Zoning Administrator

AGENDA ITEM # P.4

To approve text amendments to various sections of Chapter 44 of the Green Bay Municipal Code relating to Animal Boarding Facility, Kennel, Shelter (TA 26-05 Public Hearing held July 27, 2026).

BACKGROUND

Reason for Request: Department of Community and Economic Development staff have applied to create modifications to Chapter 44 of the Green Bay Municipal Code: Zoning to permit an animal boarding facility, kennel, or animal shelter use classification within mixed-use districts as permitted use.

Report: Staff seeks to create cleanup actions for an animal boarding facility, kennel, or animal shelter throughout the city. Animal kennel/shelter changes to the zoning code were last updated in 2023 during a review of animal uses within zoning districts. The majority of the changes at the time were focused on the expansion of commercial dog day care and businesses with dog areas within the zoning code.

It has come to staff's attention to review animal boarding facilities, kennels, or animal shelters beyond the existing zoning districts. Currently, animal boarding facilities, kennels, or animal shelters are a permitted use within all commercial districts, light industrial and business park districts.

An animal boarding facility, kennel, or animal shelter use is defined as an establishment in which more than two dogs or three cats or any combination thereof may be kept for boarding, breeding, safekeeping, convalescence, placement, sale, or humane disposal.

Similar use categorizations such as animal hospital, veterinary clinic, and animal grooming are permitted in all mixed-use districts. A commercial dog day care area is permitted in Downtown and a conditional use within Office-Residential and Neighborhood Commercial. Staff believes the animal boarding facility, kennel, or animal shelter is of a similar nature to the other uses and classification, like other similar animal uses, is warranted for an animal boarding facility, kennel, or animal shelter use within mixed-use districts.

An animal boarding facility, kennel, or animal shelter use has land use development standards located in Chapter 44-1584(b.). Those requirements are as follows:

1. Animal boarding facilities shall be required to be soundproofed to ensure that the noise levels associated with the use do not interfere with the health, welfare, and safety of adjoining properties.
2. All runs, exercise areas, and enclosures/kennels shall be located within a completely enclosed building.
3. All provisions in Chapter 6 of the Green Bay Municipal Code shall be met.

Two key provisions from Chapter 6 include the following:

1. A boarding facility, kennel, or shelter must acquire an animal establishment license.
2. Where (dog) kennels (boarding facilities, shelters) are permitted, no kennel shall be located closer than 100 feet to the boundary of the nearest adjacent residential lot. Thus, it is acknowledged that

proper documentation for cats and dogs must occur within an area which could have a mixture of commercial and residential uses within the mixed-use districts. However, dog kennels, especially given their need for added space and potential noise, must remain 100 feet from any lot with a residential use.

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends a range and mix of uses within neighborhood commercial, mixed-use and downtown designation. This action is consistent with this recommendation.

Public Notification: Public hearing notices were published in the Green Bay Press Times. No inquiries have been made about this item.

RECOMMENDATION

Approval of the request to modify Chapter 44, Article VII, Section 44-615, Table 44-5 to include an animal boarding facility, kennel, shelter as a permitted use within Office-Residential, Neighborhood Commercial or Downtown Districts.

FISCAL IMPACT

ATTACHMENTS

1. G.O. xx-26 relating to Commerical Dog Uses DRAFT

GENERAL ORDINANCE NO. xx-26

AN ORDINANCE
AMENDING CHAPTER 44, ARTICLE VII,
GREEN BAY MUNICIPAL CODE,
RELATING TO ANIMAL BOARDING FACILITY, KENNEL, OR ANIMAL SHELTER USES

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

SECTION 1. Article VII, Mixed-Use Districts, of Chapter 44, Green Bay Municipal Code, is hereby amended to add:

Section 44-615, Table 44-5

Use	OR	NC	D	Dev. Stds.
Service Businesses				
Animal boarding facility, kennel, shelter	**P**	**P**	**P**	**x**

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

SECTION 3. Effective date. This ordinance shall take effect on and after its passage and publication.

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

APPROVED:

_____
Mayor

ATTEST:

_____
Clerk

September 15, 2026
law

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
August 18, 2026	Jon LeRoy, Zoning Administrator

AGENDA ITEM # P.5

To approve a request for a Conditional Use Permit to permit a Community Center use within a Low-Density Residential District (R1) at 1444 and 1448 Harvey Street, with conditions (ZP 26-29 Public hearing held August 10, 2026).

BACKGROUND

Reason for Request: The applicant seeks to allow for community center use classification for two parcels within an R1 Low-Density Residential District. This use classification requires a conditional use permit.

Parcel Information: 1444 and 1448 Harvey Street

Subject Parcel Zoning and Land Use: Low-Density Residential (R1) | Vacant lots

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

- The request complies with the Conditional Use Permit Standards.
- The CUP request seeks to permit community center uses on two parcels along Harvey Street. The two parcels combine for a total square footage of around 19,000 square feet. Neufeld Enterprises II LLC is the current property owner and applicant. They seek to donate the parcels to the Boys and Girls Club for the purpose of future expansion of the campus, which is classified as a community center use.

Surrounding Zoning Land Use:
North: Low-Density Residential (R1) | Single-Family Residential and Two-Family Residential
South: General Commercial (C1) | Boys and Girls Club
East: General Commercial (C1) | Vacant Lot
West: General Commercial (C1) | Boys and Girls Club

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends Low Density Residential uses for the subject area. This action is consistent with this recommendation.

Lot dimension and building bulk requirements:
The applicant does not seek to construct upon individual lots, but rather seeks to use the area of the vacant lots and develop in conjunction with future redevelopment of the Boys and Girls Club of Green Bay, which is located to the south, west, and east of the block. These two parcels, in conjunction with future land use, have sufficient lot requirements for expansion of the Boys and Girls Club campus.

Conditional Use Permit Standards: Conditional use approval may be recommended by the Plan Commission with reasonable consideration of the following:

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

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
3. The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
6. Adequate parking facilities as specified in Article XVIII of this chapter.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

Public Notification: Ald. Prestley and adjacent property owners within 200 ft. of the subject area have been notified of the request. There was one inquiry made regarding this request as of the drafting of this report.

RECOMMENDATION

Approval of the request subject to the following:

1. Community center use must be used in conjunction with Boys and Girls Club community center use.
2. Compliance with all regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. 26-29 Redacted Application and Narrative Documents
2. Property Map 26-29

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: 1444 and 1448 Harvey Street

Parcel Number(s): 8 1 96 and 8-197

Petitioner(s): Neufeld Enterprises II, LLC Date: 7/15/2026

Email: redacted Phone Number: redacted

Address: PO Box 11387 City: Green Bay State: WI Zip: 54307

Property Owner: Neufeld Enterprises II, LLC Phone Number: redacted 0

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, David N. Martin, 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)
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- ☐ Plat of Right-of-Way ($200.00 Administration Fee)
- ☐ Public Utility Easement Acceptance or Discontinuance ($200.00 Administration Fee)
- ☐ Street Name Change ($200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" ($200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way ($300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION Closure of Street/Alley/Pedestrian Way ($300.00 Administration Fee)
- ☐ Comprehensive Plan Amendments ($375.00 Review Fee)
- ☐ Other ($200.00 Administration Fee): _____

Owner Signature: _____ Date: 7/15/2026

Petitioner Signature(s): _____ _____

Checklist of required attachments:

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

You must meet with Planning staff prior to submission. View City of Green Bay Actions Guide for Rezone, CUP and PUD guidelines - https://www.greenbaywi.gov/ActionsGuide

For office use only:
Review Fee:_____ Receipt No.:_____ Zoning Petition No.:_____

NEUFELD ENTERPRISES II

July 15, 2026

Mr. Jon LeRoy
City of Green Bay
100 N Jefferson Street
Green Bay, WI 54301

Re: Conditional Use Narrative for Neufeld Enterprises II, LLC (Parcels 8-197 and 8-196)

Dear Jon,

The Boys & Girls Club of the Bay & Lakes Region means so much to the community. My family has been lucky to be involved in the organization for generations.

We recently purchased three properties located at 1444, 1448, and 1452 Harvey Street to eventually donate to the Club for their long-term viability.

The three properties will set them up for their future as they currently own 1400 Harvey Street and 1451 University Avenue.

We are looking to obtain conditional use of the 1444 and 1448 parcels which are currently zoned R1. The surrounding parcels are zoned C1, including 1452 Harvey Street, as well as the two Club parcels at 1400 Harvey Street and 1451 University Avenue. Once the two residential parcels received conditional use, and ownership is transferred to The Boys & Girls Club, and prior to expansion of the two Clubhouses, all five parcels will be combined into one large parcel.

The Club's market and location analysis study is also attached. Slides 6-7 provide the weighting criteria used for the location analysis. Slide 8 shows Lutsey's ranking as the #1 neighborhood tract. In short, the five properties sited above, of which we want to obtain conditional use on two, have been evaluated to be the best location for a Boys & Girls Club community center in all of Brown County.

We hope the land will benefit the area's youth in the City of Green Bay and surrounding areas.

Best Regards,

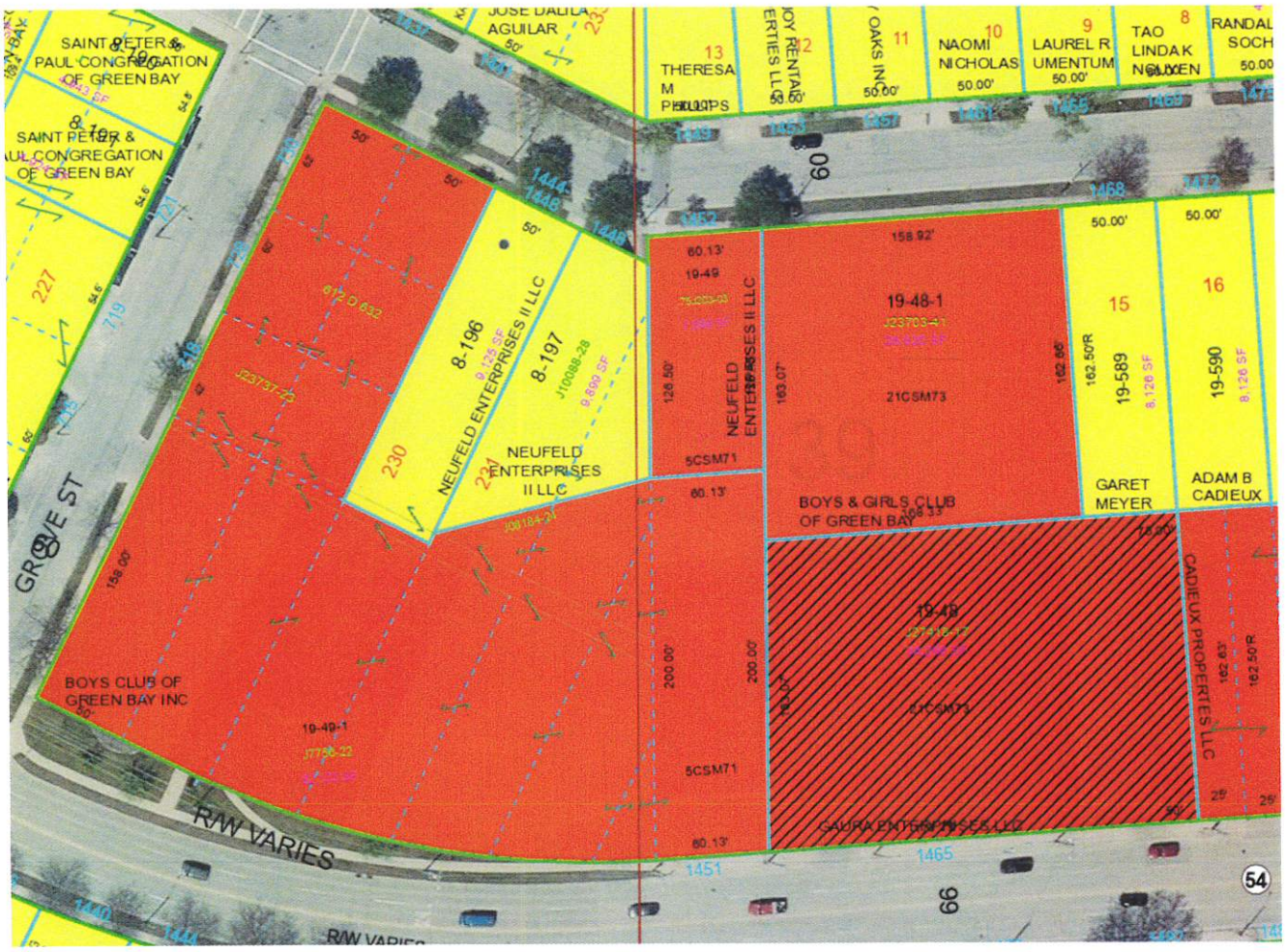
David Martin

David N. Martin

Boys & Girls Club
Conditional Use

Parcel 8-197 (1448 Harvey Street)
Zoned R1
.227 acres
Owner: Neufeld Enterprises II, LLC

Parcel 8-196 (1444 Harvey Street)
Zoned R1
.209 acres
Owner: Neufeld Enterprises II, LLC



1444 Harvey Street – Legal Description
Tax Parcel No.: 8-196

LEGAL DESCRIPTION

Lot Two Hundred Thirty (230) and that part of the North One-half (N1/2) of a 12 foot alley lying between the Easterly and Westerly lines of Lot Two Hundred Thirty (230) extended Southerly; according to the recorded Plat of Oak Grove of Green Bay, East Side of Fox River, City of Green Bay, Brown County, Wisconsin.

1448 Harvey Street – Legal Description
Tax Parcel No.: 8-197

LEGAL DESCRIPTION

Lots Two Hundred Thirty-one (231) and Two Hundred Thirty-two (232) according to the recorded Plat of Oak Grove of Green Bay, East Side of Fox River, City of Green Bay, Brown County, Wisconsin. EXCEPTING THEREFROM THE FOLLOWING:

That part of Lots 231 and 232 according to the recorded Oak Grove Plat, East Side of Fox River, City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Beginning at the intersection of the south line of Lots 231 and 232 of the Oak Grove Plat and the westerly boundary of Volume 5, Certified Survey Maps, page 71, Brown County Records; thence westerly along the south line of Lots 231 and 232 to the southwest corner of Lot 231; thence northeasterly to the northwest corner of Lot 2 of Volume 5, Certified Survey Maps, page 71; thence southerly along the westerly boundary of Lot 2, Volume 5, Certified Survey Maps, page 71 to the point of beginning.

Boys and Girls Club
of the Bay & Lakes Region

Market &
Location Analysis

Sarah Scanlan, Research Analyst Fellow
Sarah Swan, Research Analyst Fellow
Marc Schaffer, Ph.D., Executive Director of CBEA

St. Norbert College
Center for Business & Economic Analysis

Overview

1. How well is BGC geographically serving their current market?
    - 4 Variable Suitability Analysis
        - Brown County
        - Door County

2. Where is the future market potential for BGC?
    - 2 Variable Suitability Analysis
        - Brown County
            - YMCA Expansion
            - Downtown Green Bay School Expansion
            - Suburban Green Bay Expansion
        - Door County
            - YMCA Expansion

Overview

1. How well is BGC geographically serving their current market?
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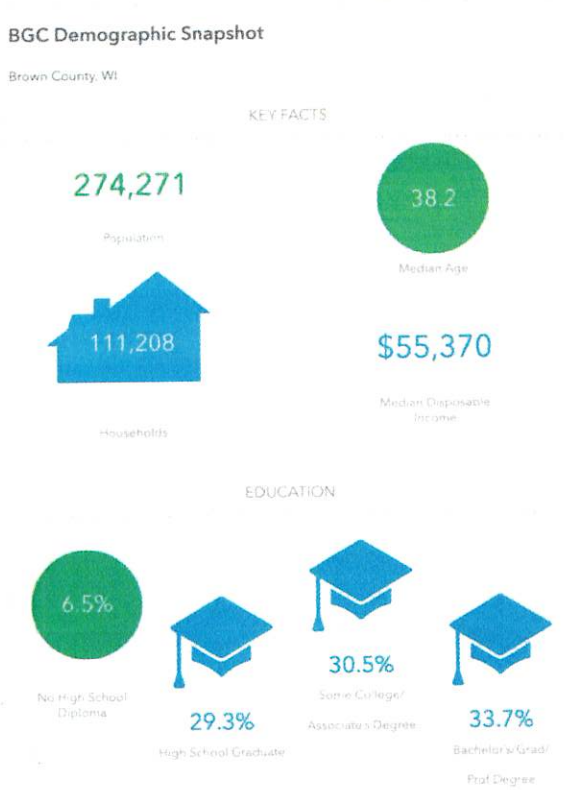
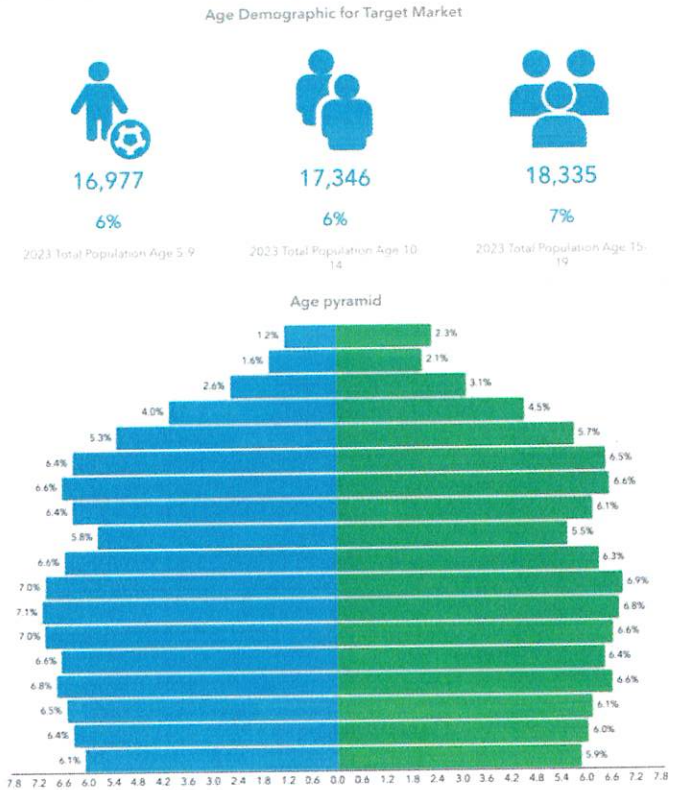
2. Where is the future market potential for BGC?
    - 2 Variable Suitability Analysis
        - Brown County
            - YMCA Expansion
            - Downtown Green Bay School Expansion
            - Suburban Green Bay Expansion
        - Door County
            - YMCA Expansion

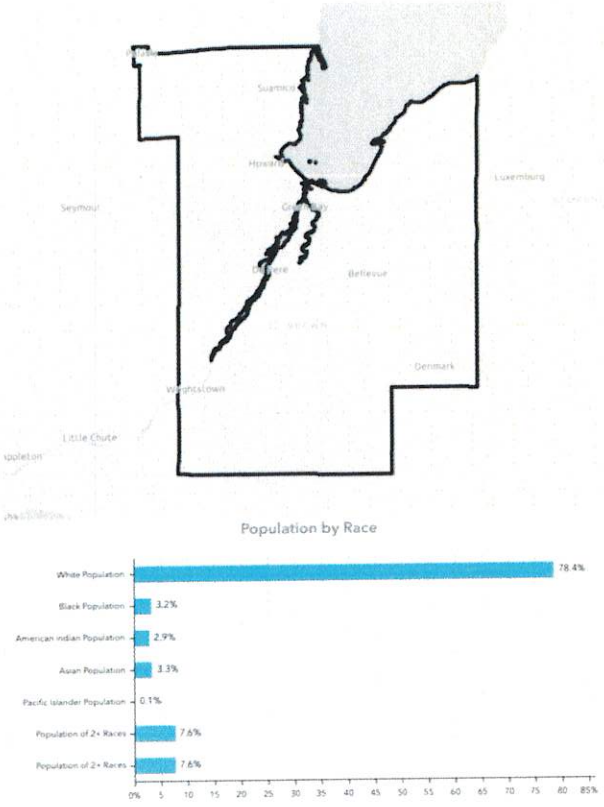
Previous Findings

- The Club currently serves 2.0% of the 5-19 year old population in Brown County
- High market penetration occurs where members live on average within 0.6 miles from a Club location
- Roughly half of club members are between the ages of 10-14, which is larger than the comparable population
- Club membership is more racially diverse than the demographic averages for the region
- The Club has higher market penetration in tracts with households that, on average, have lower incomes, more SNAP recipients, more renters, more single parent homes, and more likely to use public transportation

Brown County Infographic



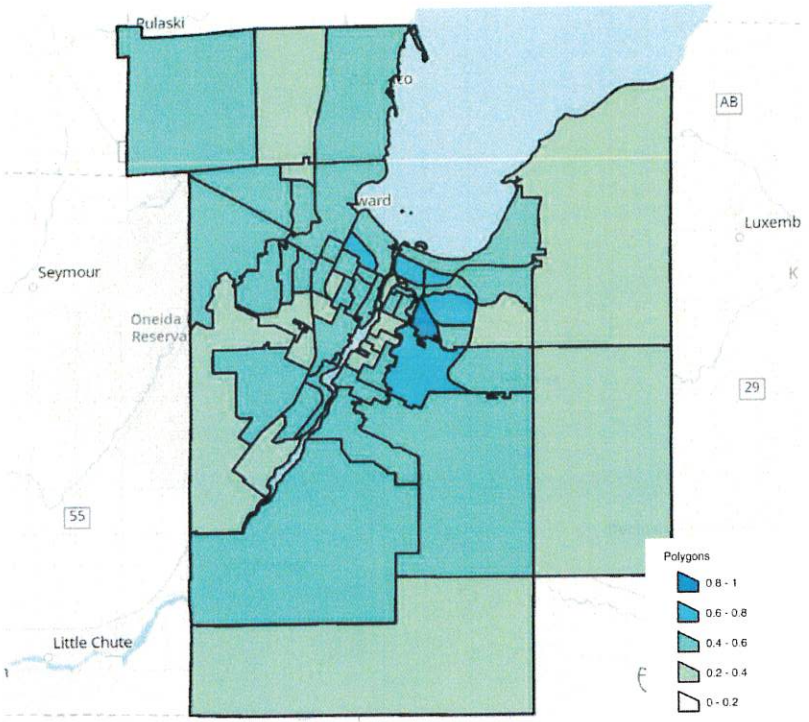




BGC Current Market in Brown County

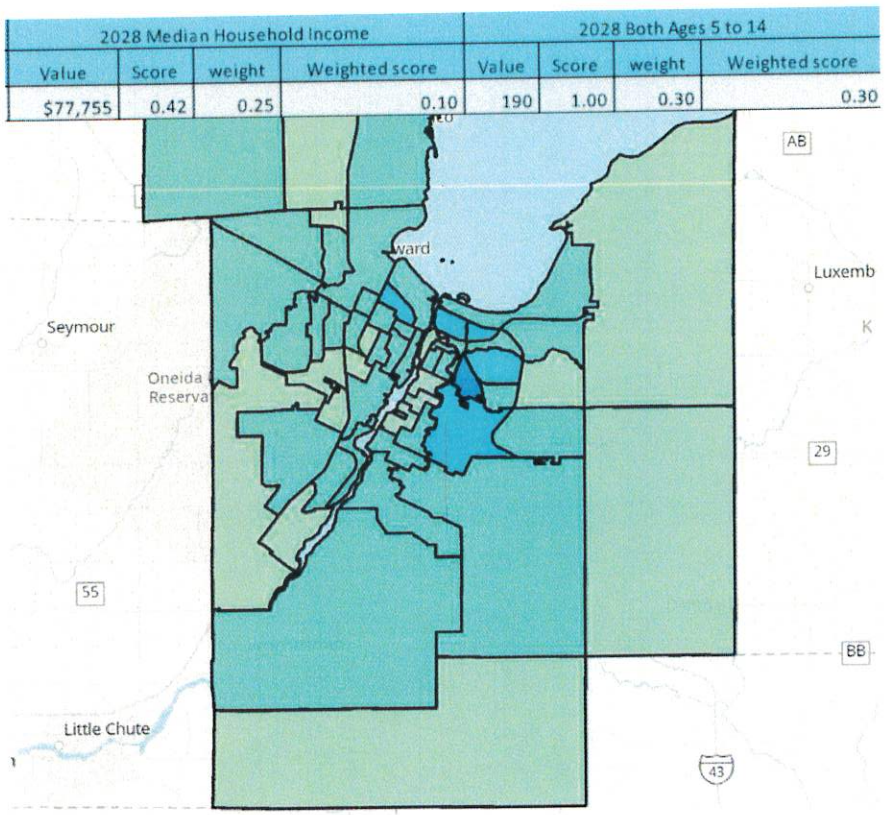
Four variables and weighting:

- 2028 Total Population Ages 5-14 (30%)
- 2028 Total Population Ages 15-19 (20%)
- Median Income (25% - Inverse)
- 2028 Percentage Nonwhite Population Ages 5-19 (25%)

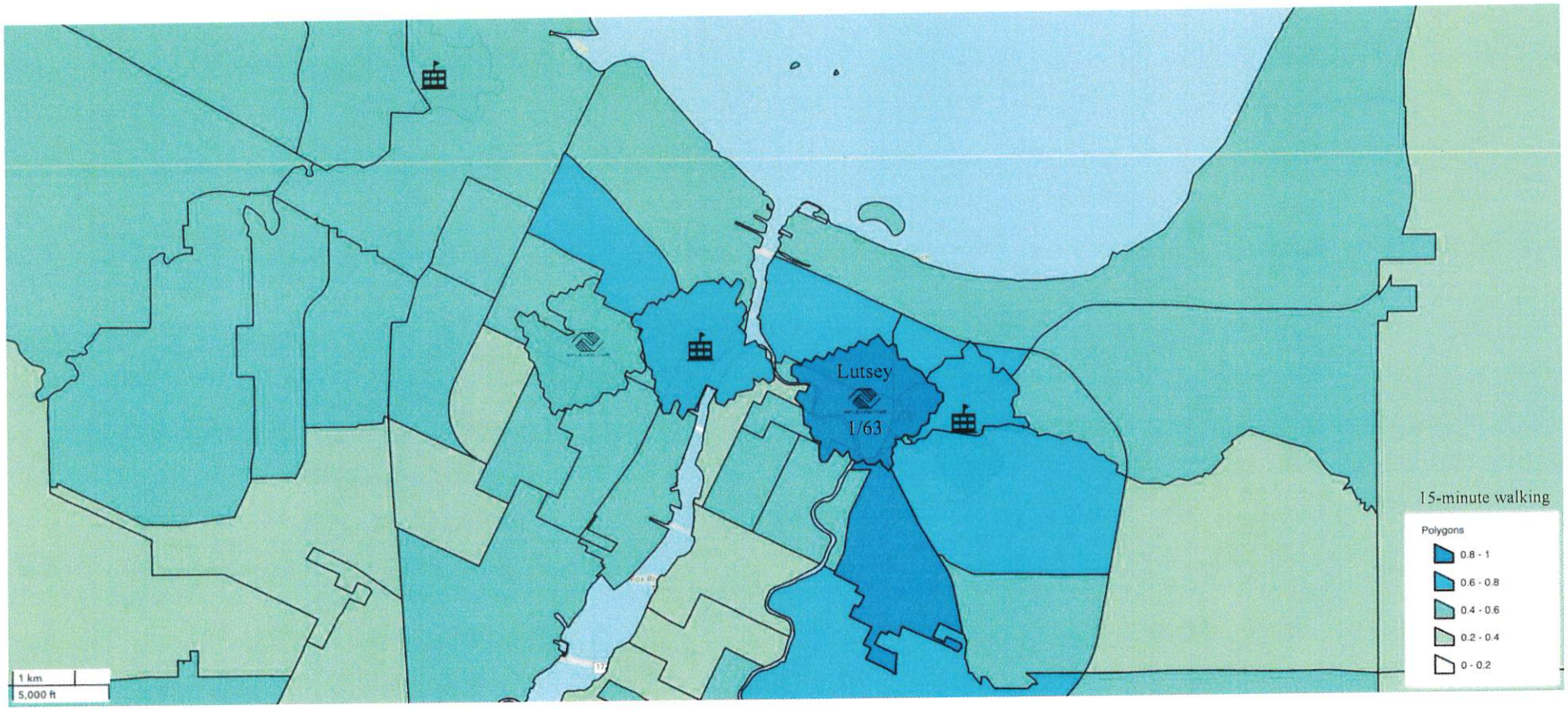


How The Analysis Works

1. Sites are scored on a 0 to 1 scale for each variable, based on maximum and minimum values (i.e. normalized)
2. Variable score is then multiplied by the assigned weight and summed for the overall score
3. The overall scores are then ranked for comparison



Brown County BGC sites are effective locations to serve the current market demographic (4-variable suitability)



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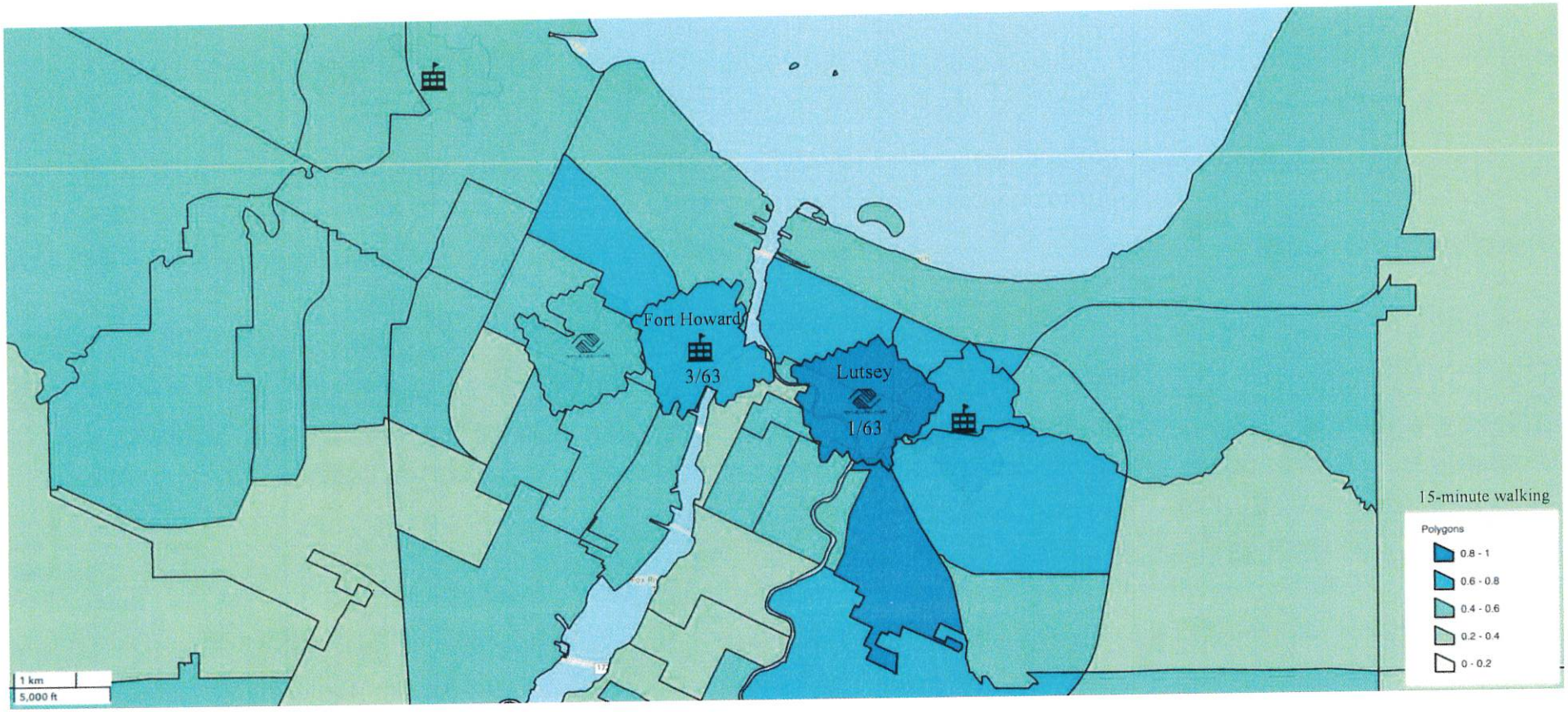

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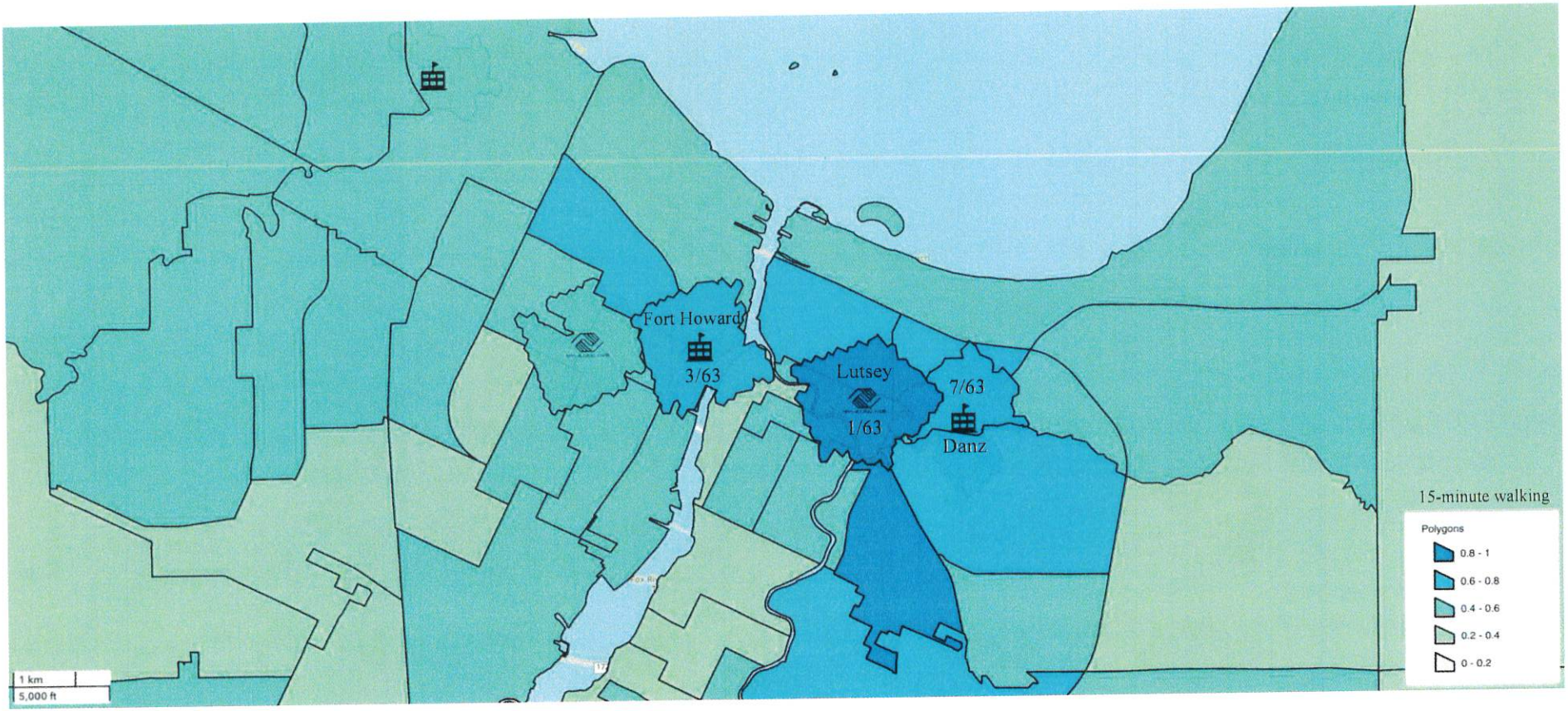

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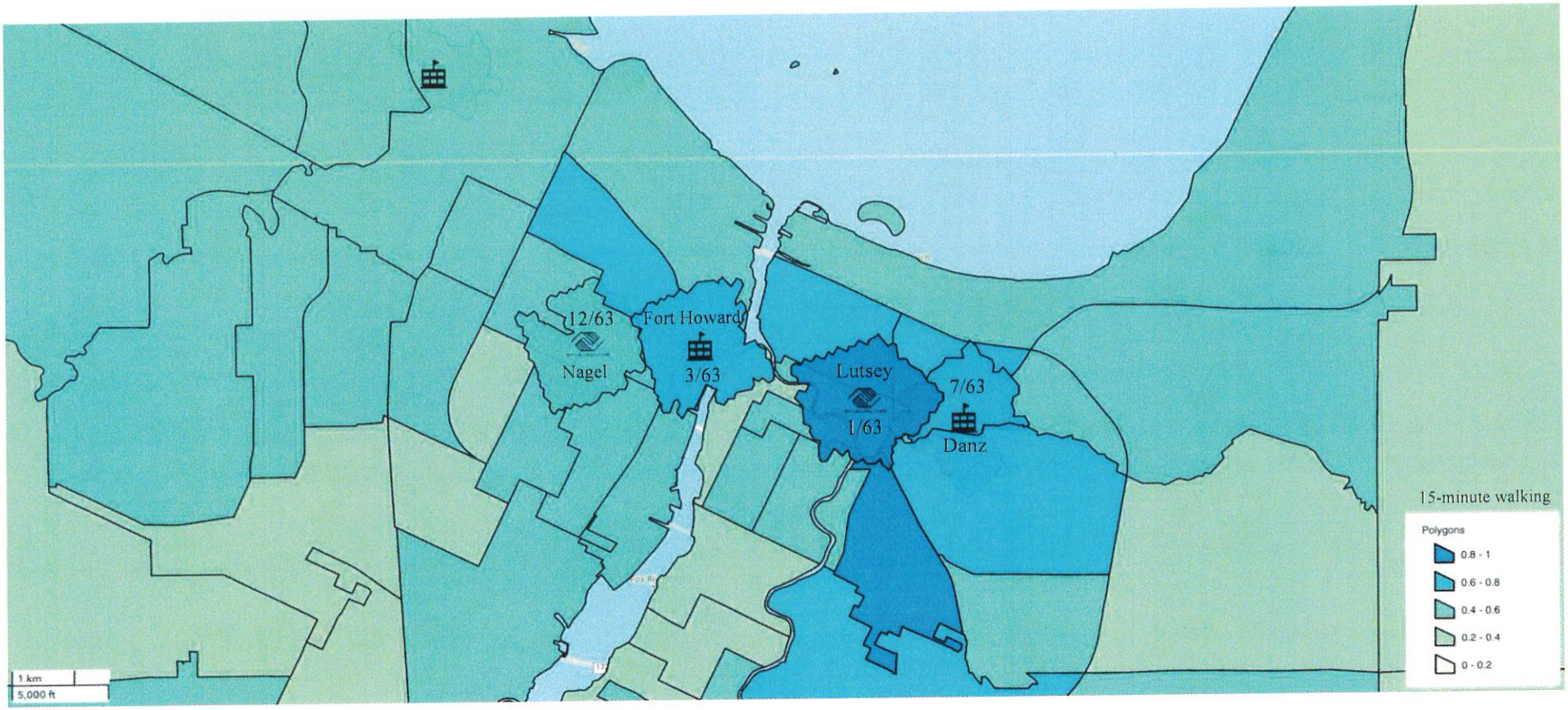

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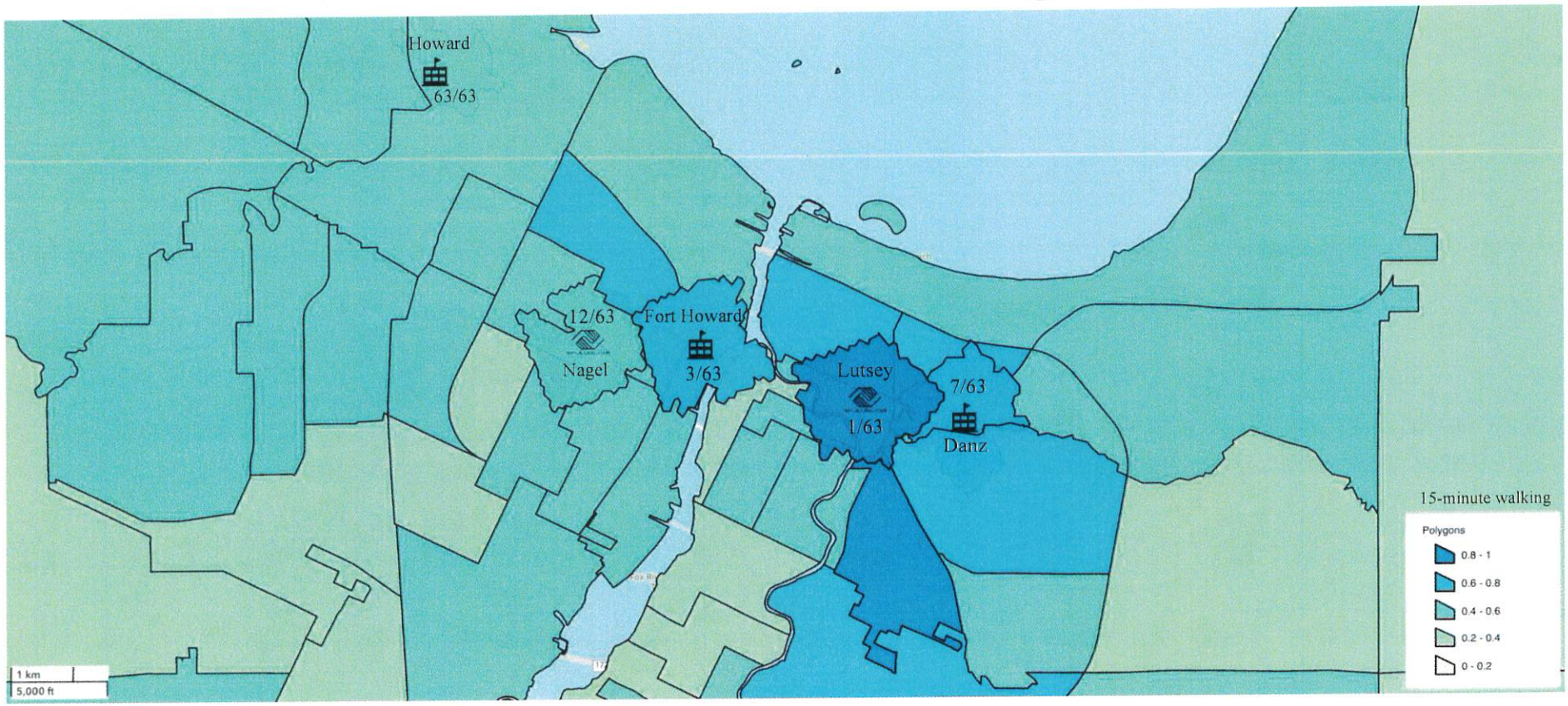
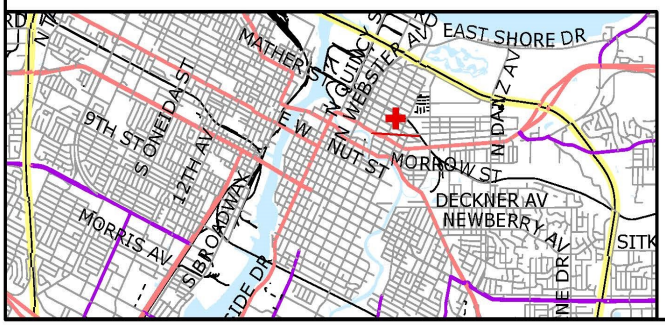
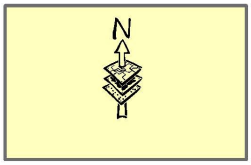


Takeaways

- How well are we serving the current demographic?
  - Brown County sites are effective locations
  - Door County site is the effective location
- Where is the future market potential?
  - Brown County
    - YMCA Expansion: Broadview and West Side YMCA
    - Downtown Green Bay School Expansion
      - Nicolet Elementary, Washington Middle School, West High School
    - Suburban Green Bay Expansion
      - Dickinson Elementary, Foxview Intermediate School, Southwest High School
  - Door County
    - YMCA Expansion: Sturgeon Bay YMCA
    - Northern Door Expansion: Jackie and Steve Kane Center YMCA





Proposed CUP

200' Property Owner Notice

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

Conditional Use Permit (CUP) Request
Community Center Use
1444 and 1448 Harvey Street

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
August 18, 2026	Jon LeRoy, Zoning Administrator

AGENDA ITEM # P.6

To approve a request for a Conditional Use Permit to construct an accessory metal shed which exceeds more than 120 square feet in a Low-Density Residential District (R1) at 2265 Ironwood Drive, with conditions (ZP 26-30 Public Hearing held August 10, 2026).

BACKGROUND

Parcel Information: 2265 Ironwood Drive is a 0.30 acre property with a single-family home as its principal use.

Subject Parcel Zoning and Land Use: Low-Density Residential (R1) | Single-family residence

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

- The applicant seeks to place a 14' x 10' metal sided accessory building in the rear yard of a 13,219 square foot parcel. The parcel has no other detached accessory structures.
- The applicant has submitted plans of a structure which would meet typical bulk requirement qualifications for an accessory structure if the finish was not metal sided. If the structure were wood, vinyl, or smart sided, this request would be approved internally by DCED staff.

Surrounding Zoning Land Use:
North: Low Density Residential (R1) | Single-Family Residential
South: Village of Ashwaubenon
East: Low Density Residential (R1) | Single-Family Residential
West: Low Density Residential (R1) | Single-Family Residential

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends Low Density Residential land uses for the project area. This action is a consistent accessory use.

Land Use Development Standards:
Sec. 44-590 (c) (3) Detached structures notes that a metal exterior finish exceeding shall be permitted only conditional use permit.
Sec. 44-1913 (5) Building materials notes, "All building facades shall be designed with architecturally-finished materials." The quality of metal siding can take many forms, but the zoning code does not have specifics as to what qualifies as architecturally finished.

Included in the packet is a statement from the applicant regarding the quality of the building and warranty highlights. The concept of bringing a metal-sided building over 120 square feet in size to the Plan Commission/Common Council for conditional approval is part of an acknowledgment that metal-sided structures could have a poor quality, potentially be a nuisance to surroundings, and could be a structure of whose scale is abnormal for the neighborhood surroundings. The poor quality and nuisance concerns include the potential for the metal siding to become rusty and corrosive, as well as potential noise pollution from

precipitation hitting the siding. Given the context of the large residential lot and the relatively small size of the shed, and the warranty provided, staff believes the new 140 square foot structure can be appropriate.

Conditional Use Permit Standards: Conditional use approval may be recommended by the Plan Commission with reasonable consideration of the following:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
2. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
3. The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
6. Adequate parking facilities as specified in Article XVIII of this chapter.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

Public Notification: Ald. M. Eck and adjacent property owners within 200 ft. of the subject area have been notified of the request. There have been no inquiries or objections made regarding this request as of the drafting of this report.

RECOMMENDATION

Approval of the CUP subject to the following conditions:

1. Compliance with all regulations of the Green Bay Municipal Code.
2. If any evidence of corrosion occurs on the shed, corrective actions must be taken by the property owner to repair corrosion or the metal sided building must be removed.

FISCAL IMPACT

ATTACHMENTS

1. 26-30 Redacted Application
2. 26-30 Concept Site Plan
3. 26-30 Accessory Builidng Picture
4. 26-30 Applicant Additional Image Context
5. 26-30 Accessory Building Plans
6. 26-30 Property Map
7. ZP 26-30 Shed Warranty Highlights

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: Brown County

Parcel Number(s): 6H-3660

Petitioner(s): Matthew Haile Date: 7/11/26

Email: _____ Phone Number: _____

Address: 2265 Ironwood Dr City: Green Bay State: WI Zip: 54304

Property Owner: _____ 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, Matthew Haile, 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 AdministrationFee)
- ☐ Vacate a Street/Alley/Pedestrian Way ($300.00 AdministrationFee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way ($300.00 AdministrationFee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments ($275.00 Review Fee)
- ☐ Other ($200.00 Administration Fee): _____

Owner Signature: Matthew Haile Digitally signed by Matthew Haile Date: 2026.07.11 06:06:22 -05'00' Date: 7/11/26

Petitioner Signature(s): Matthew Haile Digitally signed by Matthew Haile Date: 2026.07.11 06:07:01 -05'00' _____

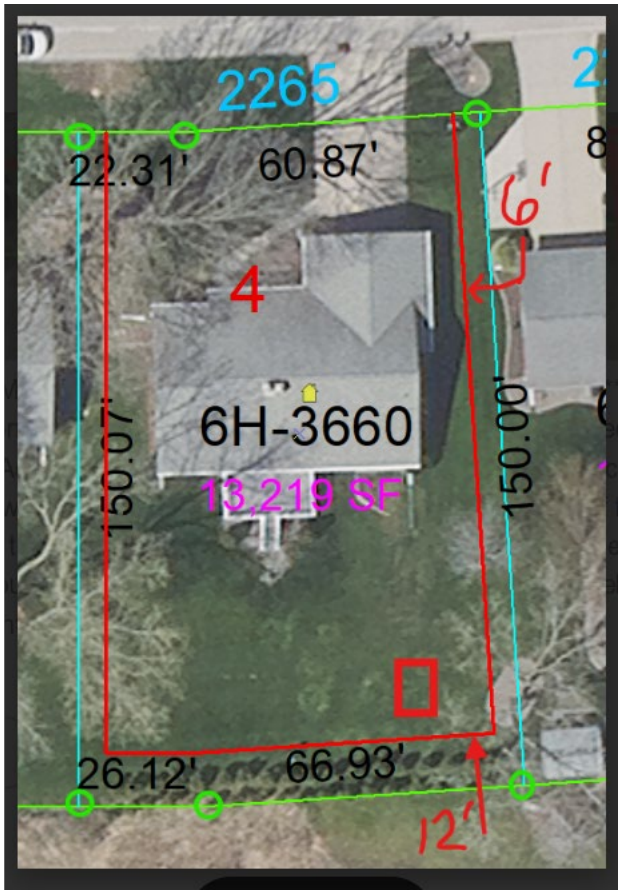
Checklist of required attachments:

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

For office use only:
Review Fee:_____ Receipt No.:_____ Zoning Petition No.:_____

2265 Ironwood Drive, Green Bay

Haile

- 

SITE PLAN

2265 IRONWOOD DRIVE
LOT 4, BLOCK 6H

LOT INFORMATION

LOT SIZE:	13,219 SQ FT
FRONT:	60.87'
REAR:	66.93'
LEFT SIDE:	170.00'
RIGHT SIDE:	150.00'

LEGEND

PROPERTY LINE

SHED (10' x 14')

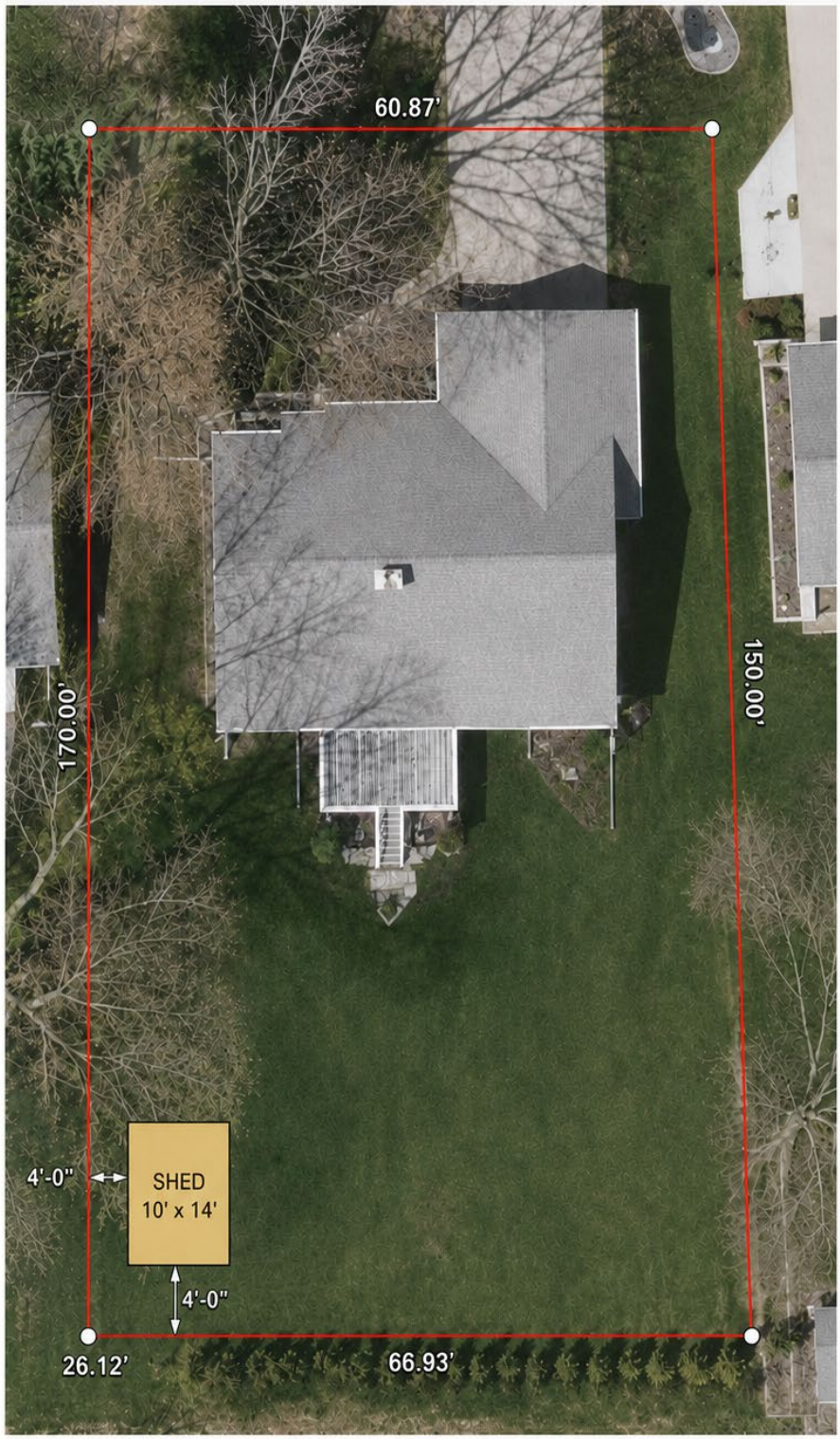
NOTES

1. PROPOSED DETACHED ACCESSORY STORAGE SHED.
2. SHED DIMENSIONS: 10' x 14'.
3. SHED IS SETBACK 4'-0" FROM REAR LOT LINE AND 4'-0" FROM LEFT SIDE LOT LINE.
4. HOUSE-TO-SHED SEPARATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
5. ALL DIMENSIONS ARE APPROXIMATE AND BASED ON AVAILABLE SURVEY INFORMATION.

N

SCALE: 1" = 10'

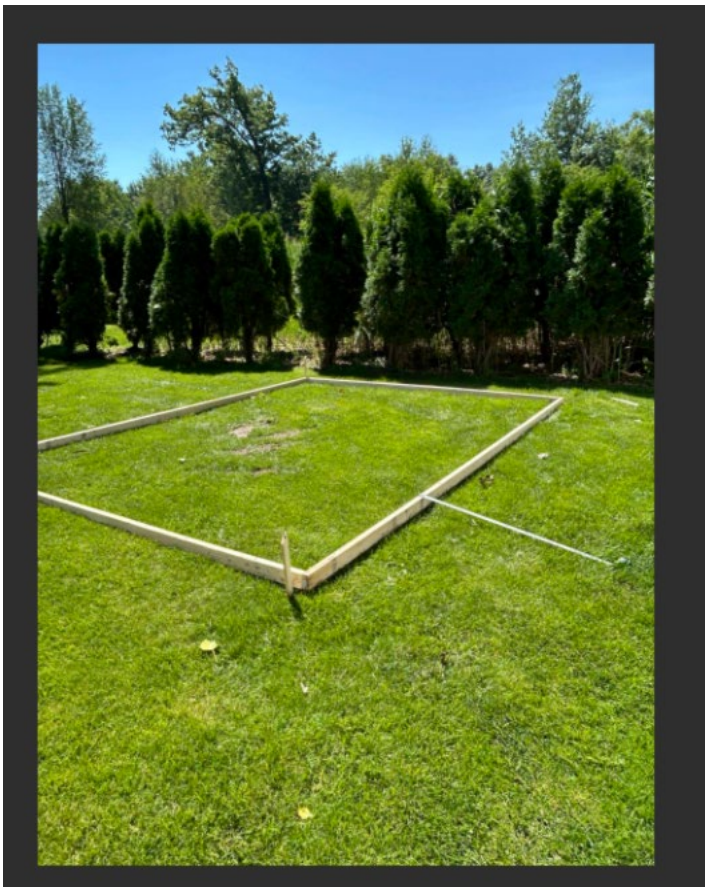
0' 10' 20' 30'

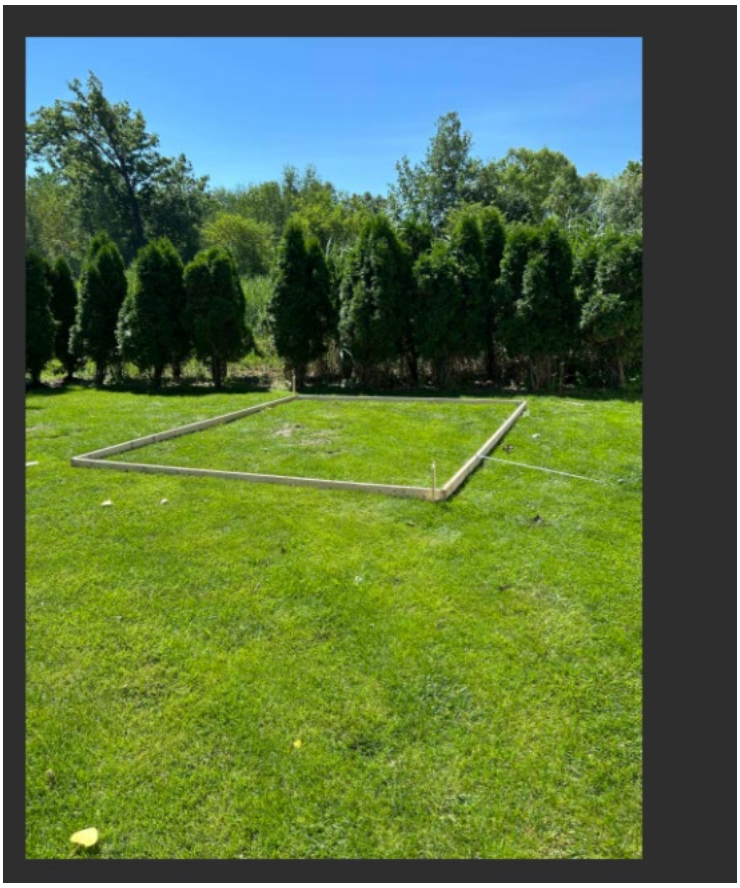


CITY OF GREEN BAY
PLANNING & DEVELOPMENT DEPARTMENT

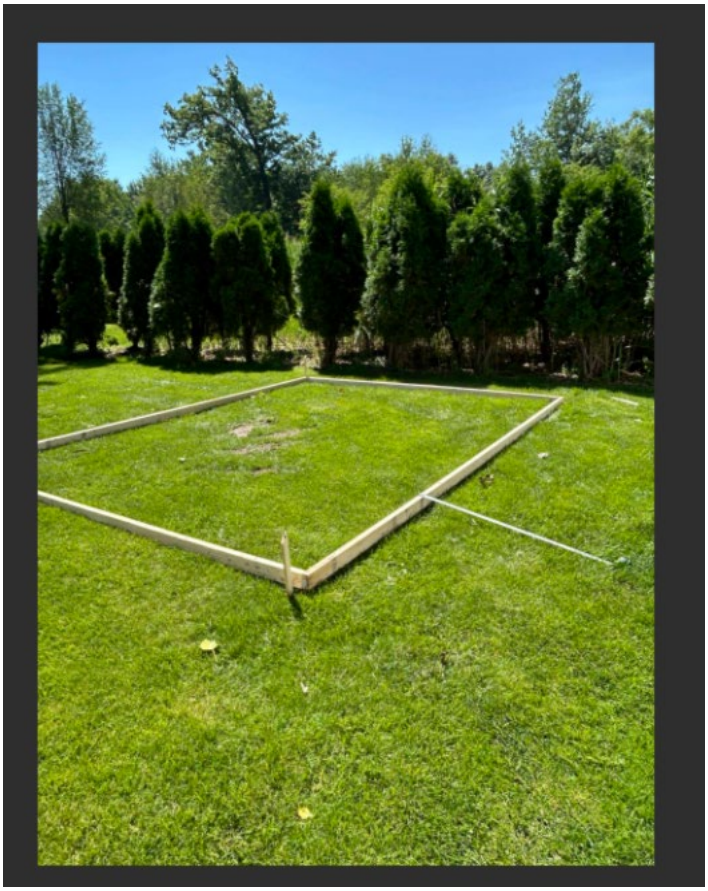
100 NORTH JEFFERSON STREET
GREEN BAY, WI 54301

PROJECT: PROPOSED DETACHED ACCESSORY STORAGE SHED		PREPARED FOR: PROPERTY OWNER	DATE: 05/22/2025
PROJECT ADDRESS: 2265 IRONWOOD DRIVE GREEN BAY, WI 54304		PREPARED BY: OWNER / APPLICANT	PROJECT NO.: 250522
		SHEET TITLE: SITE PLAN	SHEET NO.: C-1



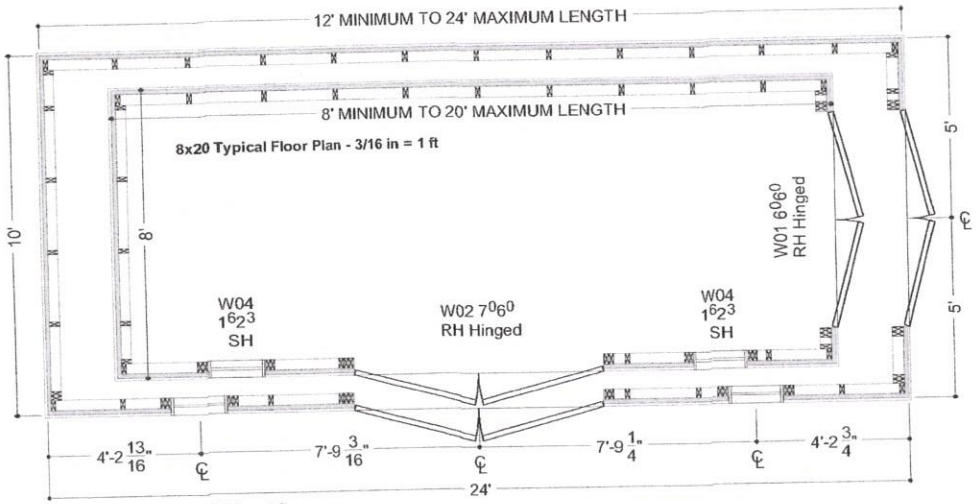


CHAT GT photo

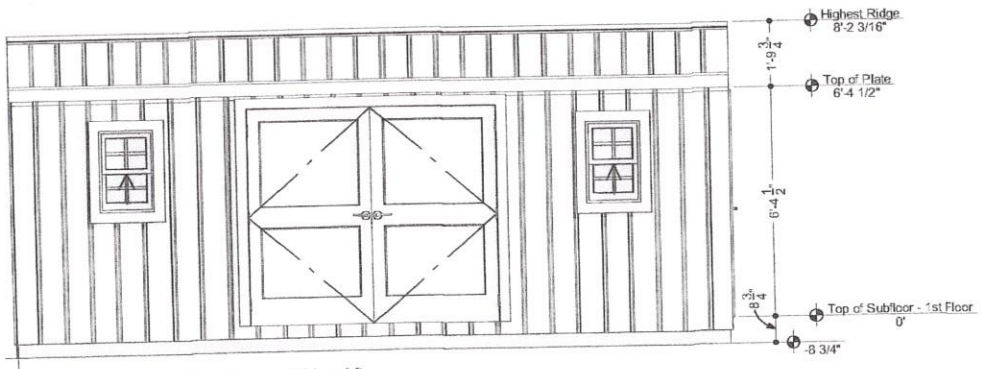


COTTAGE 8' & 10' WIDE

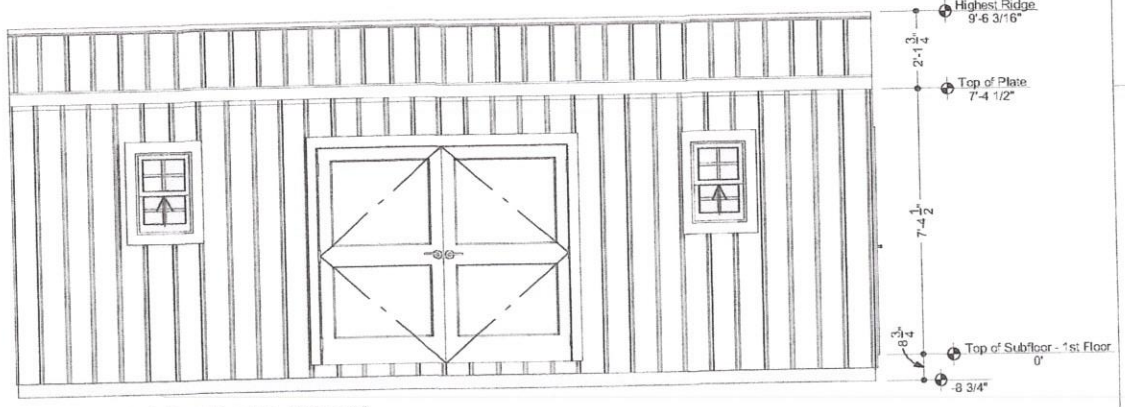
PROJECT TYPE: AS-BUILT DRAWINGS ONLY, NEW CONSTRUCTION OF UTILITY STORAGE SHED
APPLICABLE CODES: CURRENT WI UNIFORM DWELLING CODE
DESIGN CRITERIA: GROUP U BUILDING, RISK CATEGORY I, GROUND SNOW LOAD 50 PSF, ROOF LIVE LOAD 50 PSF, ROOF DEAD LOAD 12 PSF, FLOOR LIVE LOAD 40 PSF, WIND EXPOSURE CATEGORY B, ZONE 1, 115 MPH



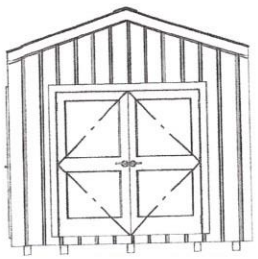
10x24 Typical Floor Plan - 3/16 in = 1 ft



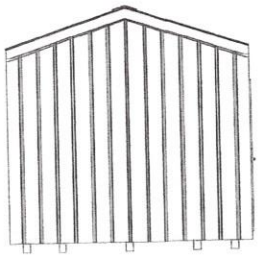
8x20 Cottage Typical - Front Elevation - 3/16 in = 1 ft



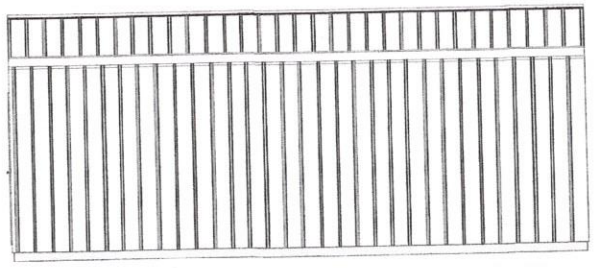
10x24 Cottage Typical - Front Elevation - 3/16 in = 1 ft



Elevation - Right Elevation - 1/8 in = 1 ft



Elevation - Left Elevation - 1/8 in = 1 ft



Cottage Typical - Rear Elevation - 1/8 in = 1 ft

Standards - Code Notes

1 Scope of Work:
The construction of a utility storage shed as per the provided plans and specifications. All work shall comply with local building codes, regulations, and the current Wisconsin Uniform Dwelling Code, unless noted otherwise.
2 Design Criteria:
Snow Load: The structure is designed for a minimum ground snow load of 50 PSF.
Wind Load: Design wind speed 115 mph Zone 1 and exposure category B as per local jurisdiction requirements.
Live Load: Floor live load 40 psf per code.
Dead Load: Includes weight of construction materials and permanent fixtures.
3 Foundations:
Footings shall be installed below the frost line if required by local codes.
Ensure proper drainage around the foundation to prevent water accumulation.
The foundation and footings shall be capable of supporting all imposed loads, including dead, live, snow, and wind loads.
Aggregate foundations shall be 3/4" clear crush to prevent capillary action.
Duckbill or Arrowhead type anchors 2,000 lb rating or equivalent at 4 corners of building installed per manufacturer's specs if required.
4 Framing:
All framing lumber shall be pressure-treated or naturally decay-resistant if in contact with the ground.
Wall studs, rafters, and joists shall be sized and spaced according to the structural plans and applicable codes, ensuring they support the specified snow load.
All connections (nails, screws, brackets, etc.) shall be per structural plans and capable of resisting the design loads.
5 Roofing:
The roof shall be designed to support a snow load of 50 PSF. Roofing materials and installation shall comply with the manufacturer's recommendations and local building codes.
Roof sheathing shall be properly installed, with spacing of sheathing fasteners as per the structural requirements.
Provide adequate ventilation for the roof structure to prevent moisture buildup.
6 Weather Protection:
All exterior materials shall be weather-resistant and appropriate for the local climate conditions.
Flashing, caulking, and sealants shall be installed at all joints, openings, and penetrations to prevent water intrusion.
7 French doors, sidelights and skylights to be tempered safety glass to include but not limited to:
a. Glazing in doors and within 24" of doors
b. Windows greater than 9 sq ft and closer than 18" to the floor
8 Inspections:
The project shall be subject to inspections by local building officials at key stages, including foundation, framing, and final inspection.
Any deviations from the approved plans shall be approved by the local building department prior to implementation.
9 Utilities:
If applicable, all electrical, plumbing, and mechanical work shall comply with the National Electrical Code (NEC), International Plumbing Code (IPC), and International Mechanical Code (IMC), respectively.
Provide proper frost protection for all plumbing lines, if any.
10 Miscellaneous:
This building is not designed for habitation and does not have running water or sanitation services.
The contractor shall verify all dimensions, conditions, and materials on site before proceeding with the work.
The contractor shall coordinate with the owner for any specific requirements or preferences not outlined in these notes.

Standards - Disclaimer

To the best of our knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The [SELECTED CONTRACTOR] shall verify all dimensions and enclosed drawing. Masterplan Building Design is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The [SELECTED CONTRACTOR] of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

These drawings are the proprietary product and property of Masterplan Building Design, developed for the exclusive use of the named, [SELECTED CONTRACTOR] named on the permit documents. Use of these drawings and concepts contained therein without the written permission of Masterplan Building Design is prohibited. While efforts have been made to ensure accuracy and code compliance, the Designer assumes no liability for errors, omissions, or discrepancies. The contractor is responsible for verifying all dimensions, site conditions, and ensuring compliance with the latest building codes and regulations. Any changes or deviations from these documents must be approved by the Designer. The Designer is not responsible for construction means, methods, safety, or the contractor's performance. The use of these documents for any purpose other than the specified project is prohibited without the Designer's written consent.

MASTERPLAN
Latham, MO
877-573-7526
masterplanbuildingdesign.com
Drawn by Justin Mink Jr.
*Not a registered architect

Client:

LAKESHORE MINIBARNS
W5366 WILLOW LANE
SHAWANO Wisconsin, 54166

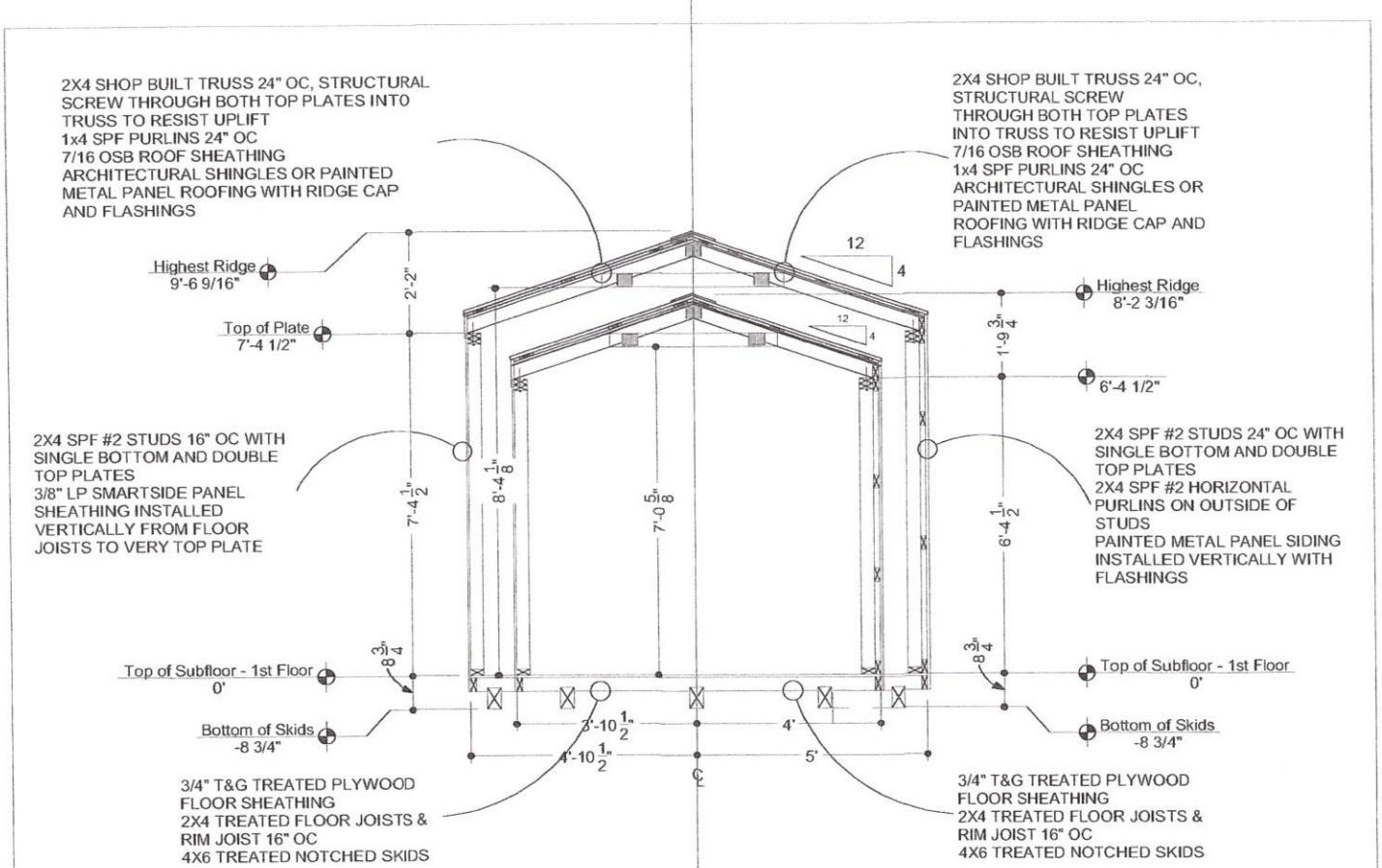
REV	DATE	REVISION HISTORY DESCRIPTION	BY

Date:
4/21/2025
Scale: As Noted

General Notes
Floorplan & Elevations

A-1

Binding. No Print

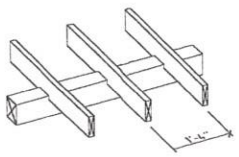


Proposed 8' LP COTTAGE SECTION
Scale:1/4" = 1'-0"

Proposed 8' METAL COTTAGE SECTION
Scale:1/4" = 1'-0"

Proposed 10' LP COTTAGE SECTION
Scale:1/4" = 1'-0"

Proposed 10' METAL COTTAGE SECTION
Scale:1/4" = 1'-0"



Notched Skid
No Scale

Binding. No Print

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Latham, MO
877-573-7526

Client:

LAKESHORE MINIBARNS
W5366 WILLOW LANE
SHAWANO Wisconsin, 54166

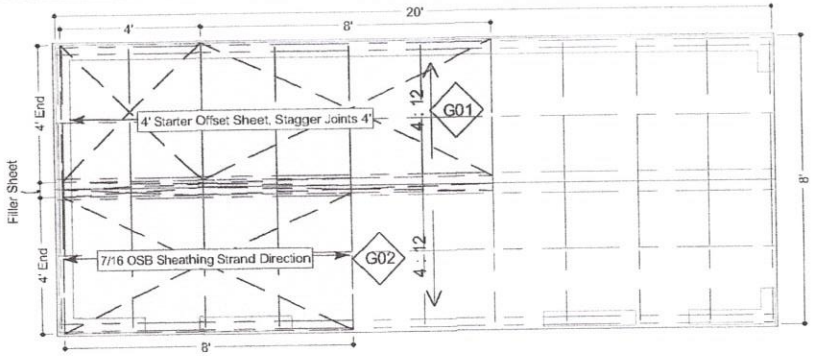
REVISION HISTORY
REV | DATE | BY | DESCRIPTION

Date:
4/21/2025

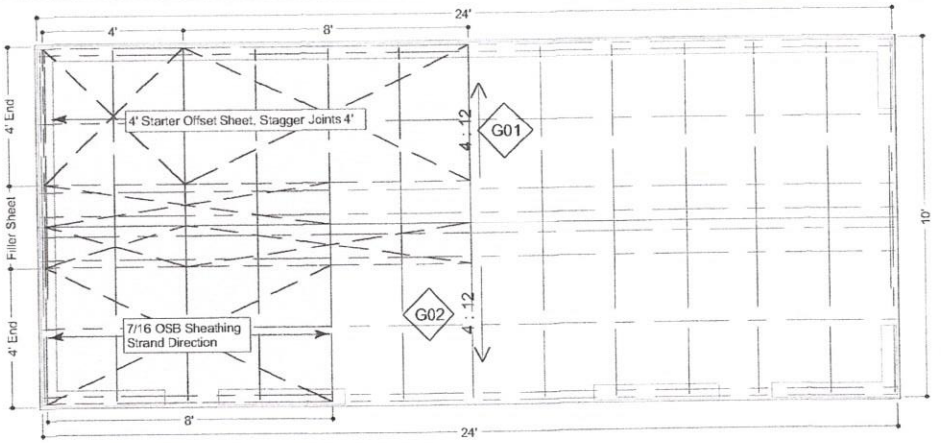
Scale: As Noted

Sections and Details

A-2



Proposed 8x20 Framing, Roof Plan
Scale:3/16" = 1'-0"



Proposed 10x24 Framing, Roof Plan
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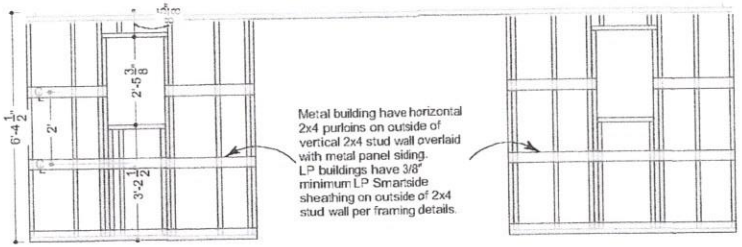
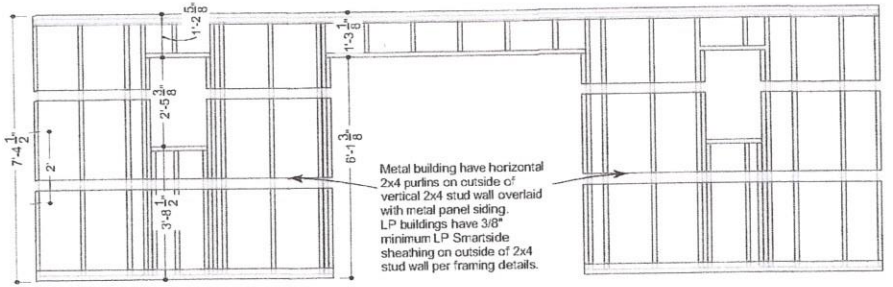
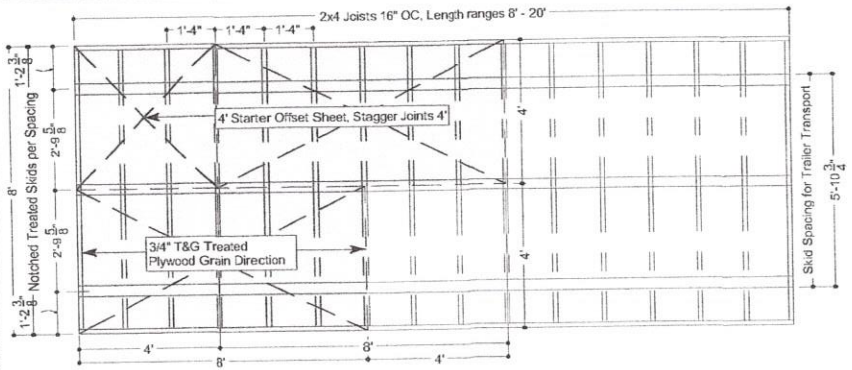


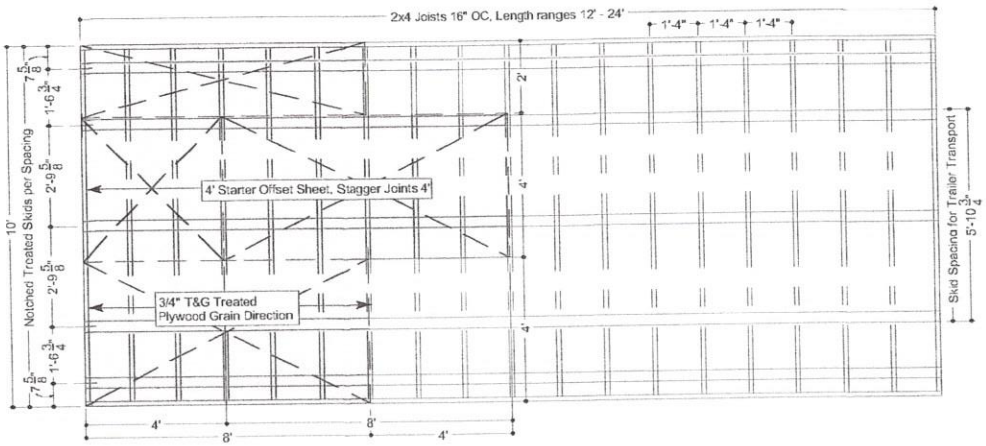
Proposed Main Level 8' Eave wall typical framing
Scale:3/16" = 1'-0"



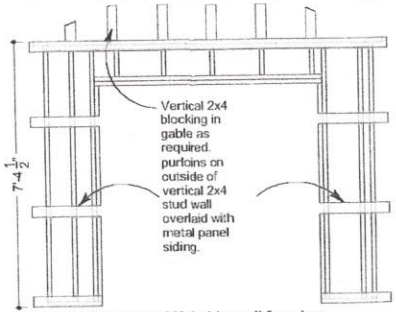
Proposed Main Level 10' Eave wall typical framing
Scale:3/16" = 1'-0"



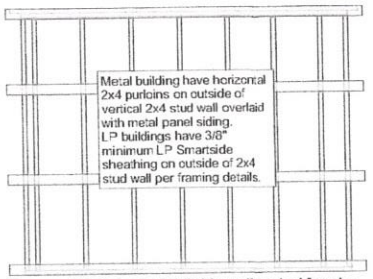
Proposed Framing, Floor Plan
Scale:3/16" = 1'-0"



Proposed Framing, Floor Plan
Scale:3/16" = 1'-0"



Proposed Main Level 10' Gable wall framing
Scale:3/16" = 1'-0"



Proposed Main Level 10' Gable wall typical framing
Scale:3/16" = 1'-0"

Binding. No Print

MASTERPLAN

Latham, MO
877-573-7526

Client:

LAKESHORE MINIBARNS
W5366 WILLOW LANE
SHAWANO Wisconsin, 54166

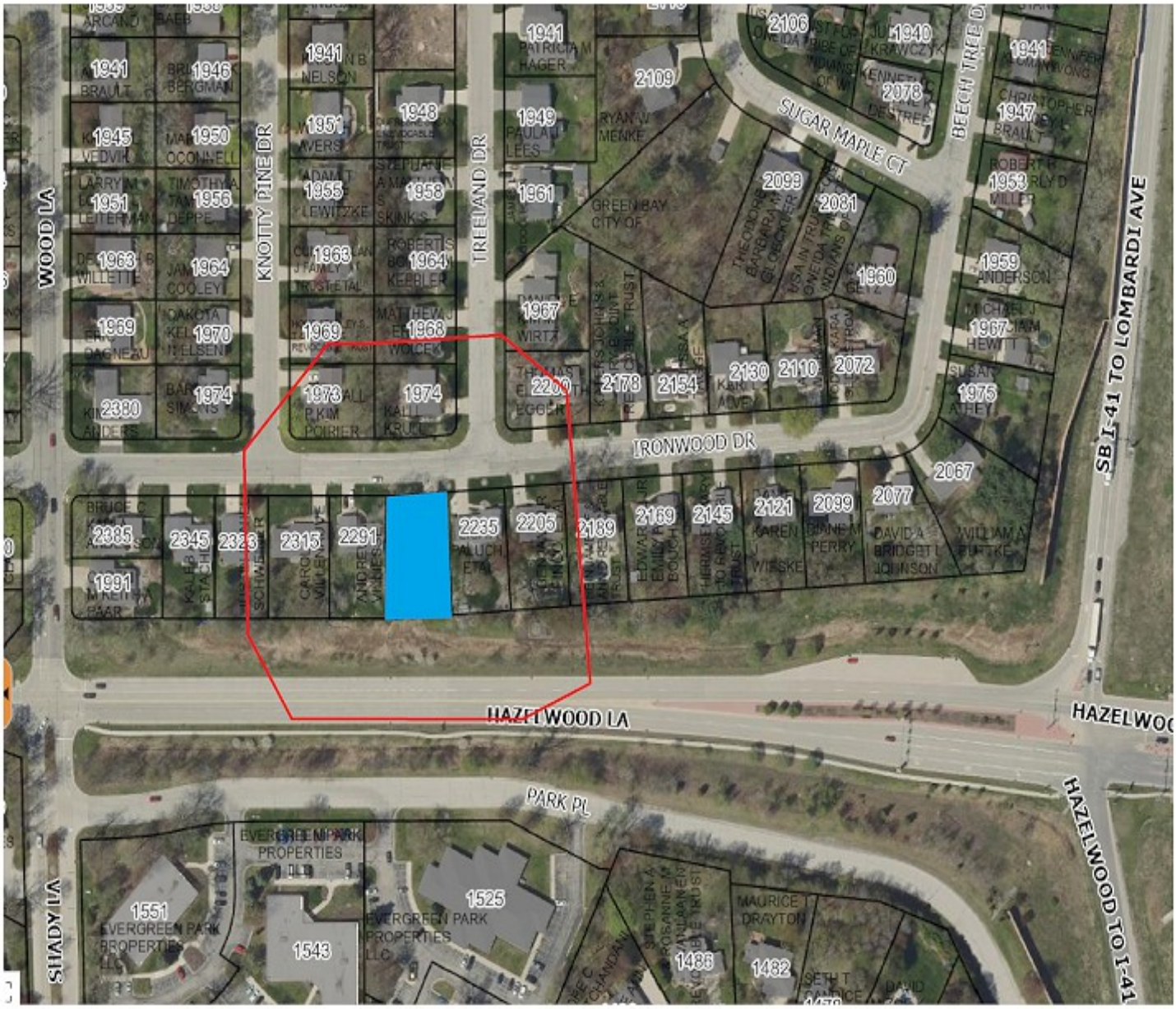
REV	DATE	REVISION HISTORY DESCRIPTION	BY

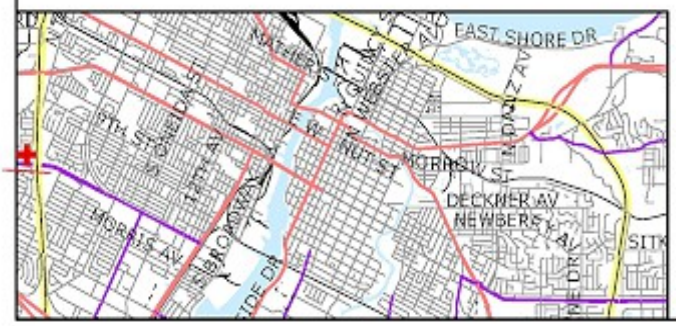
Date:
4/21/2025

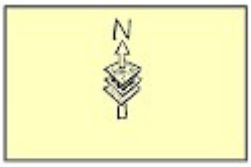
Scale: As Noted

Typical Framing

A-3







Proposed CUP

200' Property Owner Notice

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

Conditional Use Permit (CUP) Request for an Accessory Metal Sided Building Exceeding More than 120 Square Feet

2265 Ironwood Drive

Shed Warranty Highlights

- 50-year limited warranty against paint cracking, checking, peeling, and rust-through caused by acid rain (subject to warranty terms).
- 35-year limited warranty against excessive fading and chalking under normal environmental conditions.

Noise Considerations:

Wind, rain, and snow noise can be significantly reduced with proper wall and ceiling insulation. Given the shed's location adjacent to a busy four-lane road and away from any directly connected residences, we do not anticipate noise to be a significant concern.

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
August 18, 2026	Dena Mooney, Staff

AGENDA ITEM # P.7

To approve a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855, and 901 Irvington Street from future Regional Commercial land use to Mixed Residential land use (CPA 26-05 Public Hearing held August 10, 2026). Plan Commission recommends amendment to approve said parcels, excluding 901 Irvington Street.

BACKGROUND

Reason for Request: The Community and Economic Development Department is seeking to amend the City's Future Land Use Map of the Comprehensive Plan and rezone 14 properties (next agenda item ZP 26-31) on the east side of Irvington Street.

The subject parcels are either vacant, single-family dwellings, or two-family dwellings. Despite the majority of these properties being used for residential purposes, the parcels have a future land use classification of Regional Commercial and are zoned General Commercial (C1) and Highway Commercial (C2). As a result, the residential uses are legal nonconforming uses, creating unnecessary burdens for property owners. While the homes may continue to be occupied, the commercial zoning can create challenges related to future improvements, reconstruction after a disaster, and, in some cases, obtaining financing for residential real estate transactions. A recent financing issue affecting one of the subject properties prompted staff to evaluate this area.

The proposed Low-Density Residential (R1) would make the existing uses conforming and eliminate complications associated with their current nonconforming status.

To reflect the existing residential character of the area, the proposed rezoning to R1 should be accompanied by a Future Land Use amendment. The current Regional Commercial designation is inconsistent with the purposed residential zoning, while the Mixed Residential designation better reflects the existing development pattern and supports compatible neighborhood-scale commercial uses.

The Green Bay Smart Growth 2022 Plan, adopted in 2003, and the Military Avenue Market Analysis & Corridor Design Plan, adopted in 2011, identified the subject area as Commercial and Regional Commercial, respectively. The Go Big Green Bay 2050 Comprehensive Plan continued with a commercial designation of Regional Commercial. According to the Comprehensive Plan, *"Regional Commercial areas consist of large-scale retail and service establishments with regional customer draw. Regional Commercial areas provide a wide range of commercial uses, including big-box stores, national retailers, and shopping centers, while also including limited multifamily residential and mixed-use developments (12+ units per acre). The City should continue to recognize the importance of Military Avenue and the Main Street/Mason Street area, working with business owners and operators to ensure that these corridors retain long-term viability. Regional Commercial areas are meant to allow for flexibility and provide a variety of uses that complement the needs of residents and create an attractive live-work-play destination."*

Staff recommends amending the Future Land Use designation to Mixed Residential. This designation better

reflects the existing development pattern by recognizing detached residential uses while continuing to support neighborhood-serving commercial, retial, and office uses that complement surrounding residential development. It also matches the Future Land Use designation on the west side of Irvington Street. According to the Comprehensive Plan, "*Mixed Residential areas should allow for greater flexibility of residential development, encouraging opportunities to accommodate a variety of housing types including senior, workforce, affordable units, and other forms of missing middle housing. Mixed Residential areas also incorporate other commercial, retail, and office uses that complement surrounding residential uses. The mix of uses is intended to create integrated, walkable neighborhoods offering convenient amenities and services to residents."*

Parcel Information: The subject area encompasses approximately 2.2 acres along the east side of Irvington Street and includes 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855 and 901 Irvington Street.

Subject Parcel Zoning and Land Use: General Commercial (C1) and Highway Commercial (C2) | Single and Two-Family Dwellings, Vacant

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

- The subject parcels, which are used for residential purposes, have been zoned commercial for at least 15 years. Despite having this zoning, the subject properties have remained residential, and no commercial development has occurred.
- Despite many years of commercial zoning, neither land assembly nor redevelopment associated with the adjacent S. Military Avenue corridor has occurred.
- While the parcels are included in the 2011 Military Avenue Market Analysis & Corridor Design Plan, the subject parcels are not part of the Military Avenue Business Improvement District or Tax Increment District.
- Planning staff reviews proposed rezoning for consistency with the Comprehensive Plan whenever a rezoning is requested. In this case, rezoning the properties to R1 would not be consistent with the existing Regional Commercial Future Land Use designation. Amending the Future Land Use Map of the Comprehensive Plan to Mixed Residential would be consistent with the proposed R1 zoning district and still support commercial uses that complement the neighborhood.
- The existing commercial zoning of the properties is not in the best interest of the property owners because their homes are classified as nonconforming uses. As a result, property owners may encounter challenges when making improvements, rebuilding following a loss, or obtaining financing for residential real estate transactions. This amendment and subsequent rezoning would make the uses conforming, eliminating complications associated with the current nonconforming status. The nonconforming use code (Sec. 44-280 of the Green Bay Municipal Code) is attached to this report for reference.
- Approval of this amendment request does not preclude a future Comprehensive Plan amendment should market conditions change or redevelopment opportunities emerge. If circumstances evolve, such as land assembly or redevelopment associated with the adjacent S. Military Avenue corridor, the City may revisit the Future Land Use designation based on the specifics of a future proposal and conditions at that time.

Surrounding Zoning Land Use:
North: Highway Commercial (C2) | Commercial
South: General Commercial (C1) | Commercial
East:General Commercial (C1) | Commercial
West: Low-Density Residential (R1) | Single and Two-Family Residential

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends Regional Commercial land uses for the project area. The request would amend the City's Future Land Use Map of the

Comprehensive Plan to Mixed Residential to match the existing land use while providing an opportunity to still support commercial uses that complement the neighborhood.

Public Notification: Alder M. Eck, Military Avenue Business Association and neighbors within 200' were notified. Support for the request has been received from James Wiesner, 845-847 Irvington Street and Robert Koury, 720-722 Irvington St. Should more communication be received, it will be shared at the Plan Commission meeting.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. CPA 26-05 Map
2. CPA 26-05 FLU Exhibit
3. Sec._44_280.___Nonconforming_use.

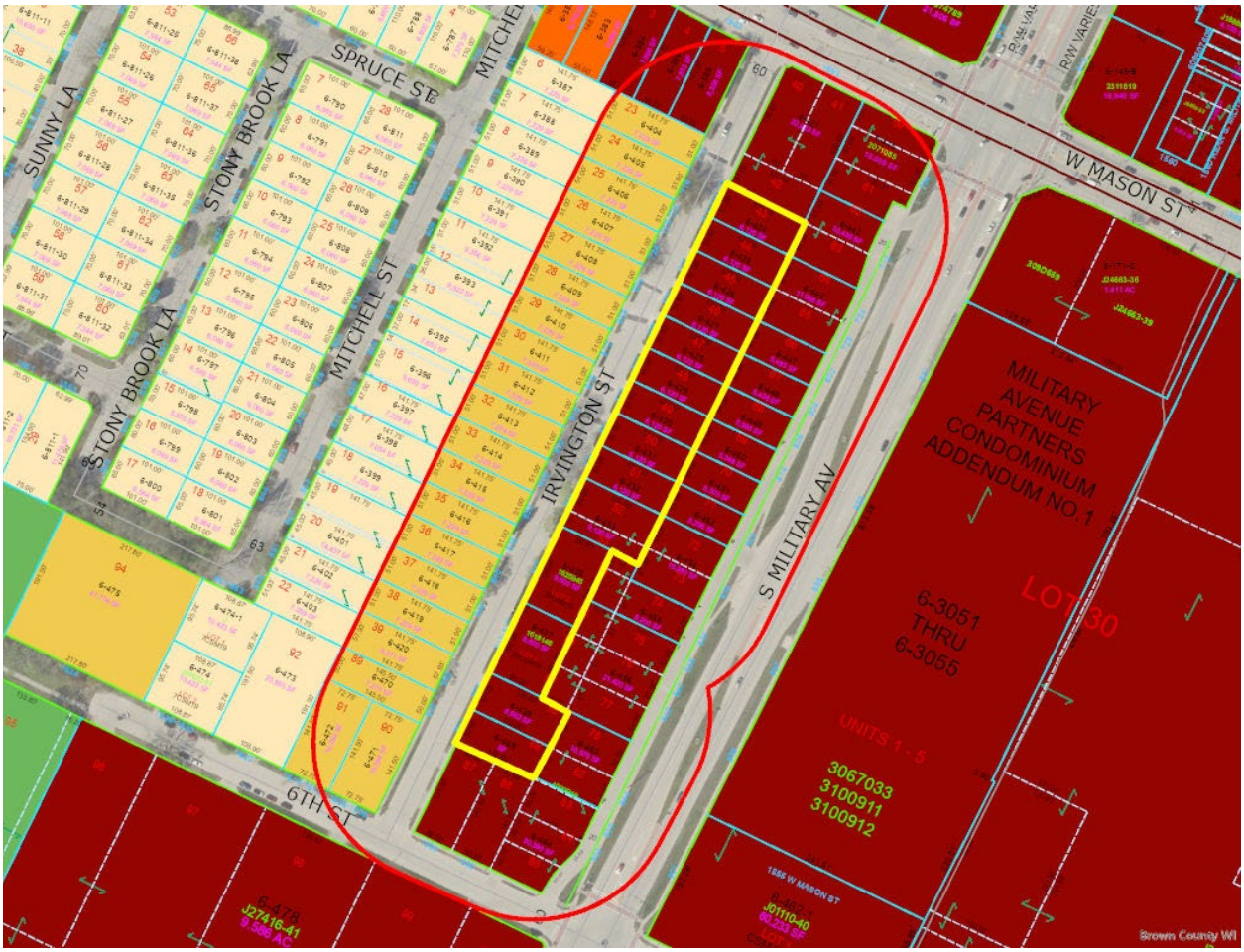
(ZP 26-31 and CPA 26-05)
Rezone & Comprehensive Plan Amendment at East Side of Irvington Street

Feet
0 40 80 160
N

Subject Parcels

200' Notification Buffer

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only.The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 24 Jul 2026 C:\Users\denamo\Documents\ArcGIS\Projects\MyProject2\MyProject2.aprx



Future Land Use

- Low Density Residential
- Mixed Residential
- Multifamily Residential
- Neighborhood Commercial
- Regional Commercial
- Mixed-Use
- Downtown
- Office and Business Park
- Light Industrial
- General Industrial and Manufacturing
- Public and Semi-Public
- Parks
- Conservation Areas and Private Open Spaces

Sec. 44-280. Nonconforming use.

A nonconforming use of land or structure which lawfully existed prior to the adoption or amendment of the ordinance from which this chapter is derived that makes such use illegal may be continued subject to the following provisions:

(1) *Change in tenancy, ownership, or management.* The tenancy, ownership or management of a nonconforming use may be changed, provided that the nonconforming use is not enlarged or changed to a more intensive use.

(2) *Change or substitution of use.* A nonconforming use may be changed to a conforming use or the Plan Commission may permit a nonconforming use to be changed to a less intensive nonconforming use. Once the change has been effected, the use shall not revert back to the prior nonconforming use.

(3) *Enlargement.* A nonconforming use shall not be enlarged, increased, or extended to occupy a greater area of land or structure than was occupied as of the effective date of the ordinance from which this chapter is derived.

(4) *Relocation.* A nonconforming use shall not be moved in whole or in part to any other portion of the lot or structure than was occupied as of the effective date of the ordinance from which this chapter is derived.

(5) *Discontinuance.* A nonconforming use which has been discontinued for a period of 12 months shall not be reestablished, and any future use of the land or primary structure shall conform to the provisions of this chapter.

(6) *Damage or destruction.* A primary structure containing a nonconforming use which is damaged by fire, explosion, flood, accident, or other causes to the extent of more than 50 percent of its equalized assessed value shall not be restored or rebuilt except in conformance with the provisions of this chapter. Legal conforming accessory structures may be restored or rebuilt provided the primary structure containing a nonconforming use is not damage or destroyed as described above and provided the accessory structure meets all aspects of the Municipal Code.

(7) *Repairs and nonstructural alterations.* Ordinary repairs and nonstructural alterations may be made to structures containing nonconforming uses. Ordinary repairs and nonstructural alterations include internal and external painting; decorating; paneling; the repair or replacement of doors, windows, nonbearing walls, fixtures, heating and cooling components, wiring, plumbing, roofing and other nonstructural components; and the maintenance, repair, or replacement of existing private sewage and water supply systems or connections to public utilities to a value of which does not exceed 50 percent of the equalized assessed value of the building or structure at the time the first permit is issued. Subsequent permits shall draw down from the 50 percent value established at the time the first permit was issued. For the purpose of this section, repairs shall include the replacement of storage tanks where the safety of operation of the installation requires such replacement and other replacements of or substitutions for machinery or equipment not involving structural alterations to the building or structure.

(8) *Structural alterations and additions.* When a building or structure contains a nonconforming use, structural alterations and additions are only permitted when the use of the entire building or structure is changed to a use which conforms to all the regulations of the zoning district in which it is located.

(9) *Establishment of nonconforming status.* The burden of proof that a legally permitted nonconforming use existed at the time of the adoption of the ordinance from which this chapter is derived shall be the responsibility of the property owner.

(Code 1984, § 13.402)

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
August 18, 2026	Dena Mooney, Staff

AGENDA ITEM # P.8

To approve the request to rezone 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855, and 901 Irvington Street from General Commercial (C1) and Highway Commercial (C2) to Low-Density Residential (R1) (ZP 26-31 Public Hearing held August 10, 2026). Plan Commission recommends amendment to rezone said parcels from General Commercial (C1) and Highway Commercial (C2) to Office Residential (OR) and exclude 901 Irvington Street from rezoning.

BACKGROUND

Reason for Request: The Community and Economic Development Department is seeking to rezone 14 properties on the east side of Irvington Street. The subject parcels are either vacant, single-family dwellings, or two-family dwellings. Despite the majority of these properties being used for residential purposes, the parcels have a future land use classification of Regional Commercial (previous agenda item CPA 26-05 would amend this to Mixed Residential) and are zoned General Commercial (C1) and Highway Commercial (C2). The commercial zoning designations have made the uses legal, nonconforming and have created a burden on these property owners. While the residential uses can continue, this commercial zoning can create challenges related to future improvements, reconstruction after a disaster, and, in some cases, acquiring financing for residential real estate transactions. A recent financing issue affecting one of the subject properties prompted staff to evaluate this area. Rezoning the properties to Low-Density Residential (R1), would make the uses conforming and eliminate potential challenges associated with having a nonconforming use.

Parcel Information: The subject area encompasses approximately 2.2 acres along the east side of Irvington Street and includes 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855, and 901 Irvington Street.

Subject Parcel Zoning and Land Use: General Commercial (C1) and Highway Commercial (C2) | Single and Two-Family Dwellings, Vacant

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

- The subject parcels, which are used for residential purposes, have been zoned commercial for at least 15 years. Despite having this zoning, the subject properties have remained residential, and no commercial development has occurred.
- Despite many years of commercial zoning, neither land assembly nor redevelopment associated with the adjacent parcels on S. Military Avenue have occurred.
- The existing commercial zoning of the properties is not in the best interest of the property owners because their homes are classified as nonconforming uses. As a result, property owners may encounter challenges when making improvements, rebuilding following a loss, or obtaining financing for residential real estate transactions. Approval of this rezoning would make the residential uses conforming and eliminate complications associated with their current nonconforming status. The nonconforming use code (Sec. 44-290 of the Green Bay Municipal Code) is attached for your review.

This rezoning would make the uses conforming, eliminating their nonconforming use status.

- Approval of this amendment request does not preclude a future rezoning should market conditions change or redevelopment opportunities emerge. If circumstances evolve, such as land assembly or redevelopment associated with the adjacent S. Military Avenue corridor, the City may revisit the zoning based on the specifics of a future proposal and conditions at that time.

Surrounding Zoning Land Use:
North: Highway Commercial (C2) | Commercial
South: General Commercial (C1) | Commercial
East: General Commercial (C1) | Commercial
West: Low-Density Residential (R1) | Single and Two-Family Residential

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends Regional Commercial land uses for the project area. This action is not consistent with this recommendation. The previous agenda item (CPA 26-05) recommends amending the comprehensive plan to Mixed Residential to eliminate the inconsistency.

Public Notification: Alder M. Eck, Military Avenue Business Association and neighbors within 200' were notified. Support for the request has been received from James Wiesner, 845-847 Irvington Street and Robert Koury, 720-722 Irvington St. Should more communication be received, it will be shared at the Plan Commission meeting.

RECOMMENDATION

A small portion of 715 Irvington Street is zoned Highway Commercial (C2). For clarification purposes, staff is requesting the following motion: Motion to approve the request to rezone 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855, and 901 Irvington Street from General Commercial (C1) and Highway Commercial (C2) to Low-Density Residential (R1).

FISCAL IMPACT

ATTACHMENTS

1. ZP 26-31 Map
2. Sec._44_280.___Nonconforming_use.

(ZP 26-31 and CPA 26-05)
Rezone & Comprehensive Plan Amendment at East Side of Irvington Street

Feet
0 40 80 160
N

Subject Parcels

200' Notification Buffer

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Sec. 44-280. Nonconforming use.

A nonconforming use of land or structure which lawfully existed prior to the adoption or amendment of the ordinance from which this chapter is derived that makes such use illegal may be continued subject to the following provisions:

(1) *Change in tenancy, ownership, or management.* The tenancy, ownership or management of a nonconforming use may be changed, provided that the nonconforming use is not enlarged or changed to a more intensive use.

(2) *Change or substitution of use.* A nonconforming use may be changed to a conforming use or the Plan Commission may permit a nonconforming use to be changed to a less intensive nonconforming use. Once the change has been effected, the use shall not revert back to the prior nonconforming use.

(3) *Enlargement.* A nonconforming use shall not be enlarged, increased, or extended to occupy a greater area of land or structure than was occupied as of the effective date of the ordinance from which this chapter is derived.

(4) *Relocation.* A nonconforming use shall not be moved in whole or in part to any other portion of the lot or structure than was occupied as of the effective date of the ordinance from which this chapter is derived.

(5) *Discontinuance.* A nonconforming use which has been discontinued for a period of 12 months shall not be reestablished, and any future use of the land or primary structure shall conform to the provisions of this chapter.

(6) *Damage or destruction.* A primary structure containing a nonconforming use which is damaged by fire, explosion, flood, accident, or other causes to the extent of more than 50 percent of its equalized assessed value shall not be restored or rebuilt except in conformance with the provisions of this chapter. Legal conforming accessory structures may be restored or rebuilt provided the primary structure containing a nonconforming use is not damage or destroyed as described above and provided the accessory structure meets all aspects of the Municipal Code.

(7) *Repairs and nonstructural alterations.* Ordinary repairs and nonstructural alterations may be made to structures containing nonconforming uses. Ordinary repairs and nonstructural alterations include internal and external painting; decorating; paneling; the repair or replacement of doors, windows, nonbearing walls, fixtures, heating and cooling components, wiring, plumbing, roofing and other nonstructural components; and the maintenance, repair, or replacement of existing private sewage and water supply systems or connections to public utilities to a value of which does not exceed 50 percent of the equalized assessed value of the building or structure at the time the first permit is issued. Subsequent permits shall draw down from the 50 percent value established at the time the first permit was issued. For the purpose of this section, repairs shall include the replacement of storage tanks where the safety of operation of the installation requires such replacement and other replacements of or substitutions for machinery or equipment not involving structural alterations to the building or structure.

(8) *Structural alterations and additions.* When a building or structure contains a nonconforming use, structural alterations and additions are only permitted when the use of the entire building or structure is changed to a use which conforms to all the regulations of the zoning district in which it is located.

(9) *Establishment of nonconforming status.* The burden of proof that a legally permitted nonconforming use existed at the time of the adoption of the ordinance from which this chapter is derived shall be the responsibility of the property owner.

(Code 1984, § 13.402)

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
August 18, 2026	Dena Mooney, Staff

AGENDA ITEM # P.9

To approve a request to authorize the partial closure of the 700 Block of Weise Street (SC 26-01).

BACKGROUND

Reason for Request: The applicant has applied to close a portion of Weise Street at N Quincy Street to reduce conflict points between motor vehicles and train traffic as ordered by the Office of the Commission of Railroads (OCR). To date, the City has addressed concerns of the OCR by restriping N Quincy Street as a two-lane roadway and by closing the railroad crossings on Vanderbraak Street and westbound Eastman Avenue.

Parcel Information: The closure site is located in the 700 Block of Weise Street and is 2,298 square feet in size. Railroad crossings, which are utilized by the surrounding industrial users, are located in the proposed closure area.

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

- An agency memo was sent to various City departments, utility providers, and the Green Bay Area Public School District. No objections were received from those who responded.
- An analysis conducted by Ayres and Associates on behalf of the City of Green Bay Department of Public Works, determined that the closure of Weise Street at N Quincy Street is the most appropriate alternative at this time as it reduces the conflict potential at the Weise Street and N Quincy Street intersection and railroad crossings. An alternative route exists to serve the industrial properties on the east side of N Quincy Street directly impacted by the roadway closure. This route would follow N Van Buren and Klaus Street. The closure does not create an undue hardship for the traveling public nor any specific business. Additional "No Truck" signing is recommended to minimize additional truck traffic passing by the St. Vincent de Paul and Paul's Pantry properties. The full analysis is attached to this report for review.

Surrounding Zoning Land Use:
North: General Industrial (GI) | Industrial
South: General Industrial (GI) | Warehousing
East: General Industrial (GI) | Industrial
West: General Industrial (GI) | Manufacturing

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends industrial land uses around the project area.

Public Notification: Ald. J. Prestley, Ald. A. Proffitt, and adjacent property owners have been notified of the public hearing being held at City Council on Tuesday, August 18, 2026.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. SC 26-01 Application_redacted
2. SC 26-01 Weise St Map
3. Ayres Memo
4. SC 26-01 Map

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: Railroad Crossing Weise St near intersection with N Quincy

Parcel Number(s): Between 20 494 and 20 308

Petitioner(s): City of Green Bay DPW Date: 21JUL26

Email: [redacted] Phone Number [redacted]

Address: 100 N Jefferson Street City: Green Bay State: WI Zip: 54301

Property Owner: City of Green Bay 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, City of Green Bay, DPW, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property ($375.00 Review Fee)
- ☐ Conditional Use and CUP Amendment, including Single Lot Duplexes ($375.00 Review Fee)
- ☐ Planned Unit Development (PUD)/New ($600.00 Review Fee)
- ☐ Planned Unit Development (PUD)/Amendment ($250.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat ($150.00 + $35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat ($250.00 + $35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map ($250.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat ($150.00 Review Fee)
- ☐ Approve Final Condominium Plat ($150.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance ($200.00 Review Fee)
- ☐ Development District Map Amendment ($200.00 Administration Fee)
- ☐ Official Map Amendment ($200.00 Administration Fee)
- ☐ Plat of Right-of-Way ($200.00 Administration Fee)
- ☐ Public Utility Easement Acceptance or Discontinuance ($200.00 Administration Fee)
- ☐ Street Name Change ($200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" ($200.00 AdministrationFee)
- ☐ Vacate a Street/Alley/Pedestrian Way ($300.00 AdministrationFee) PLEASE FILL OUT PAGE 2 OF
- ☑ APPLICATION Closure of Street/Alley/Pedestrian Way ($300.00 AdministrationFee)
- ☐ Comprehensive Plan Amendments ($375.00 Review Fee)
- ☐ Other ($200.00 Administration Fee): _____

Owner Signature: CITY OF GREEN BAY Date: 23 JUL 26

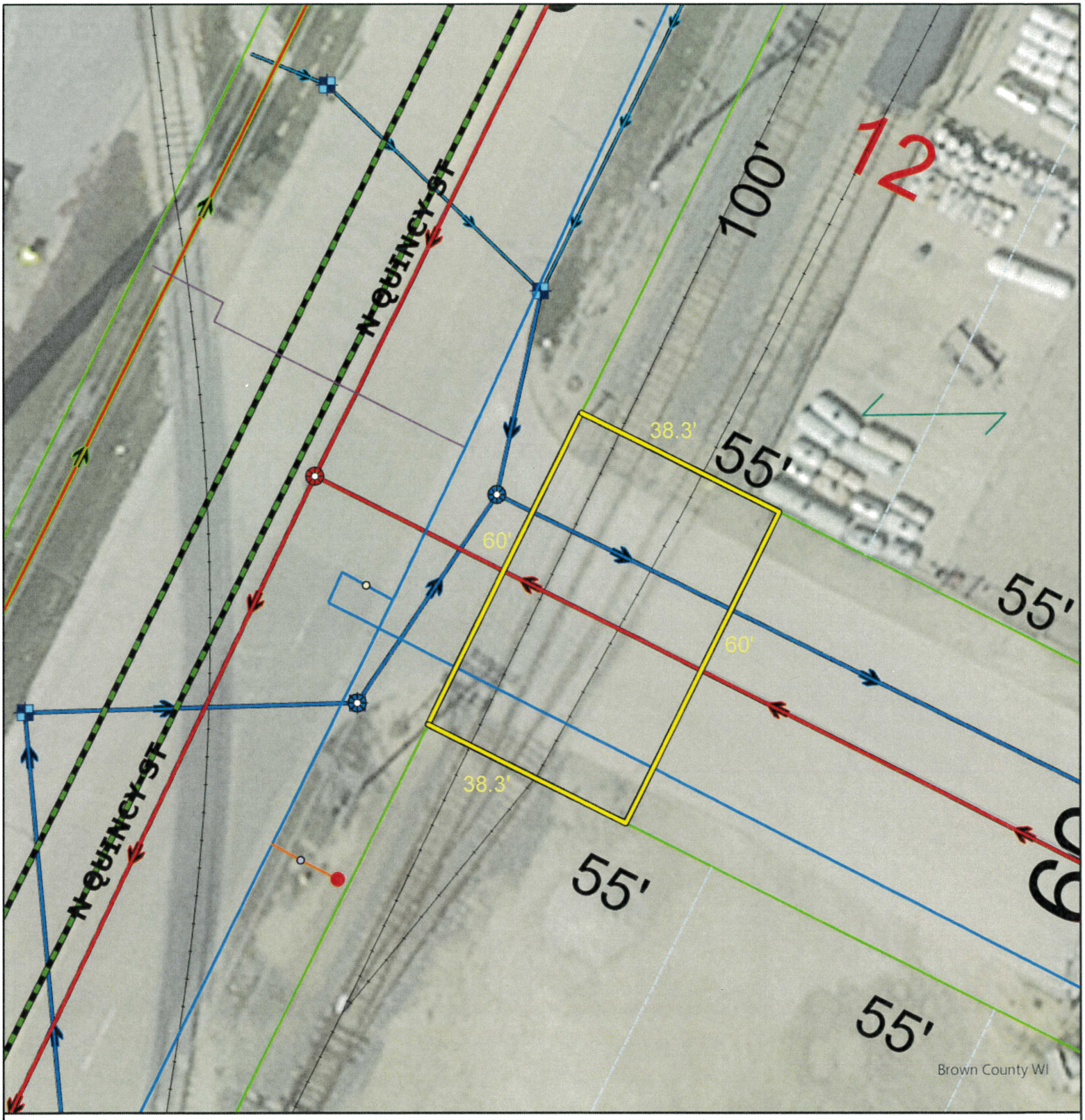
Petitioner Signature(s): _____

Checklist of required attachments:

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

You must meet with Planning staff prior to submission. View City of Green Bay Actions Guide for Rezone, CUP and PUD guidelines - https://www.greenbaywi.gov/ActionsGuide

For office use only:
Review Fee:_____ Receipt No.:_____ Zoning Petition No.:_____



Weise St Closure
Portion of Weise St ROW

Legend

Proposed Closure Area

N

1 "=23'
1:277

10 0 10 20 30 40 50 Feet

GB - GIS

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Map prepared by City of Green Bay Department of Public Works, jamesar
Date Printed: 22 Jul 2026
X:\PubWorks\Maps\Maps for James\GB_GIS_BaseMap.aprx

MEMORANDUM

To:	Ms. Valerie Joosten, PE, City of Green Bay		
From:	Andrew Rowell, PE, PTOE and Phil Verville III, PE, Ayres Associates		
Date:	January 29, 2026	Project No.:	45-0807.00
Re:	Railroad Crossings at Weise Street and Quincy Street		

Ayres was retained by the City of Green Bay to review traffic safety and operations related to several railroad crossings of Quincy Street and parallel to Quincy Street between Eastman Avenue and Radisson Street.

The City has been under order from the Office of the Commission of Railroads (OCR) to address various railroad crossing concerns along the Quincy Street corridor. Most notably was the number of traffic lanes along Quincy Street, safety of the railroad crossings along Qunicy Street, in conjunction of the safety of the railroad crossing on Eastman Avenue, Vanderbraak Street, and Weise Street.

To date, the City has addressed concerns by the OCR by restriping Qunicy Street as a two-lane roadway and by the closing railroad crossings on Vanderbraak Street and westbound Eastman Avenue. The remaining issue of the OCR order relates to the railroad crossings on Weise Street adjacent to Quincy Street.

This memo summarizes our review of the existing conditions, traffic safety concerns, and possible improvements for safety and operations associated with the Weise Street and Quincy Street intersection.

Existing Conditions

An aerial overview of the intersection is on the following page. Weise Street is a two-lane roadway with approximate width of 42-ft face of curb to face of curb. There are two parallel railroad crossings across Weise Street, one located approximately 20 feet east of Quincy Street curbline, and the other is approximately 10 feet further to the east. The west track is considered the through track and serves properties to the north. The east track is a short spur line that runs just between Weise Street and Radisson Street that serves Ferrellgas for propane delivery by railcar. It is common for railcars to be parked on this spur line.

Adding to the complexity of railroad crossings near the intersection, on Qunicy Street just south of Weise Street is a railroad crossing that crosses at an angle of 60-degrees to Quincy Street. This is a spur line that serves Green Bay Packaging. Quincy Street operates as a two-lane roadway with a wide paved shoulder in each direction.

FOXY / WATCO has petitioned the OCR for the closure of the Weise Street crossing for safety purposes that included sight distance to see approaching trains. In a 2024 study funded by the railroad it was noted there have been six train/vehicle crashes within this area in the last two years.

Vehicles traveling west on Weise Street need to navigate two railroad crossings while approaching Quincy Street with limited sight distance down the tracks for those two crossings. In addition, while traversing these crossings, a vehicle must encroach into Qunicy Street while at the stop sign on Weise Street to avoid the back end of the vehicle being on the Weise Street railroad crossing. Additionally, the railroad crossing on Quincy Street creates a complex decision-making process for turning on to Qunicy Street from Weise Street.

920.498.1200 | 700 Pilgrim Way, Suite 180 | Green Bay, WI 54304
www.AyresAssociates.com

Currently Weise Street is signed “No Trucks” eastbound from Qunicy Street. No sign exists for westbound traffic. Weise Street is not shown as a heavy truck route on the City of Green Bay truck route map.

Image 1. Aerial View of Weise Street at Quincy Street and Railroad Crossings.

Weise Street Use

Properties along Weise Street between Quincy Street and Van Buren Street include a Green Bay Packaging warehouse and Green Bay Packaging Health and Wellness Center on the south side of the street, and a Green Bay Packaging parking lot and Ferrellgas on the north side. These properties have access to the next respective parallel street, Vanderbraak Street to the south and Radisson Street to the north.

Ayres contacted area industries to better understand existing traffic and truck patterns through the Weise Street and Quincy Street intersection, and to identify any concerns if Weise Street at Quincy Street was closed.

On January 7, 2026, a meeting was held with industry representatives in coordination with the City of Green Bay Development Team. This meeting included representatives from Green Bay Packaging and McDonald’s (Trucking) Company to discuss their company’s use of the Weise Street and Qunicy Street intersection.

We understand the warehouse on the south side of Weise Street is used mostly to store maintenance items for Green Bay Packaging including spare parts and equipment. Trips are unpredictable and vary day-to-day as this facility is more of a secondary storage facility. The warehouse property has access from both Vanderbraak Street and Weise Street, including a connection between the two streets. If Weise Street was closed to not allow access to Quincy Street, it was stated that access to the warehouse would need to follow Klaus Street and Van Buren Street. Representatives shared concerns about closing Weise Street without having a long-range plan in place for future development.

Representatives from Procter & Gamble stated they do not currently use buildings off Weise Street and have no specific concerns about the roadway being closed.

As of the date of this memo, Ferrellgas did not respond to information or meeting requests. This location of Ferrellgas is not a retail location and does not generate daily customer traffic. It operates as a local distribution site where propane delivery trucks are loaded and then transport propane to area customers. It is anticipated that trucks currently use the Weise Street/Quincy Street intersection. Current driveways in use for the site are on Weise Street. One additional gated access exists onto Radisson Street but is not used currently due to on-site material storage in front of this entrance. It is our opinion the site storage could be reconfigured to use this access if desired by Ferrellgas.

Weise Street Alternatives

Three improvement alternatives were reviewed for Weise Street.

Current Condition – No Changes

The roadway would remain as it is today, open to traffic.

Active Railroad Warning Lights and Gates

This alternative would install railroad warning lights and gates on Weise Street, along with warning lights and gates for the crossing of Quincy Street due to the close proximity of the crossing to Weise Street. This would be a complex system as the gates for Quincy Street would be north and south of Weise Street. All gates would function in unison for trains using Weise Street or Quincy Street. Initial costs and maintenance costs would be about double compared to a single roadway rail crossing, due to the additional crossing that is protected and the required equipment.

Close Weise Street

This alternative would close the roadway just east and west of the railroad crossing. This would be similar to what was recently completed for the railroad closure at Vanderbraak Street. Access to Green Bay Packaging properties and Ferrellgas would be from the east using Weise Street to Van Buren Street to Klaus Street.

One item of concern would be the potential of additional truck traffic passing by St Vincent De Paul and Paul's Pantry. These properties generate different roadway users and many pedestrians crossing between the parking lot on the north side of Weise Street to the buildings on the south side of Weise Street, and pedestrians crossing Leo Frigo Way.

With this alternative, it is recommended to install "No Truck" signing on Weise Street east of Van Buren Street and on Leo Frigo Way at Radisson Street. This would require large trucks accessing Weise Street to use Van Buren Street and Klaus Street. The attached map shows the truck route and recommended "No Truck" signing locations.

Weise Street Crossing Recommendations

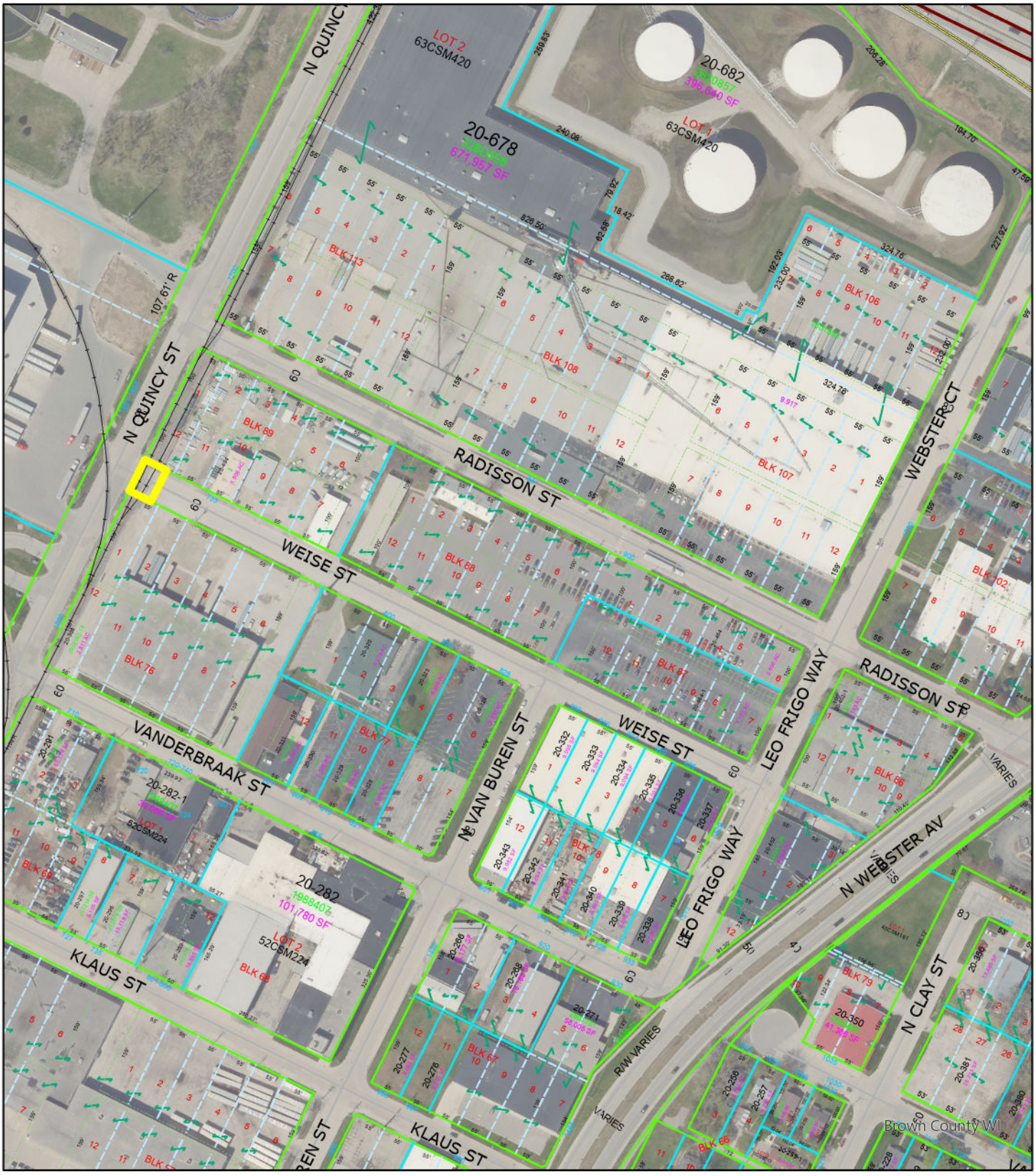
From our investigation and input obtained from business representatives, we believe the closure of Weise Street at Quincy Street is the most appropriate alternative at this time as it reduces the conflict potential at the Weise Street and Quincy Street intersection and railroad crossings. An alternative route exists to serve the industrial properties on the east side of Quincy Street directly impacted by the roadway closure. This route would follow Van Buren Street and Klaus Street. The closure does not create an undue hardship for the traveling public nor any specific business. Additional "No Truck" signing is recommended to minimize additional truck traffic passing by St Vicent de Paul and Paul's Pantry properties (see attached map).

PROJECT NO:	HWY: WEISE STREET	COUNTY: BROWN	PROPOSED IMPROVEMENTS	SHEET	E

FILE NAME : I:\45\450807 GREEN BAY QUINCY ST RAILROAD\C3D\SHEETS\AREA MAP.DWG
LAYOUT NAME - Map

PLOT DATE : 1/29/2026 1:58 PM PLOT BY : VERVILLE, PHILLIP PLOT NAME : PLOT SCALE : 1 IN 150 FT

WISDOT/CADDS SHEET 42



SC 26-01 Street Closure
Portion of Weise Street

Feet
0 62.5 125 250

N

Proposed Closure Area

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only.The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 27 Jul 2026 C:\Users\denamo\Documents\ArcGIS\Projects\Weise Street Closure\Weise Street Closure.aprx

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # Q.1

To approve the City of Green Bay's 2027 Fee schedule resolution for item 32-2 Bulk Waste Collection to be edited from 10+ cubic yards to 10-20 cubic yards.

BACKGROUND

Annual discussion and review of the next years fee schedule resolution.

RECOMMENDATION

Discussion and possible approval.

FISCAL IMPACT

ATTACHMENTS

1. Draft 2027 Fee Schedule (Clean) (8.14.26)
2. Draft 2027 Fee Schedule (Redline) (8.14.26)

RESOLUTION ADOPTING
CITY OF GREEN BAY 2027 FEE SCHEDULE

August 18, 2026

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

That the City of Green Bay 2027 Fee Schedule, attached hereto as Exhibit A, is hereby adopted.

Adopted _____

Approved _____

_____
Eric Genrich, Mayor

law

Attachment – Exhibit A, City of Green 2027 Bay Fee Schedule

Exhibit A

CITY OF GREEN BAY

FEE SCHEDULE

Code Section	Description	2027 Fee
	Chapter 2—Administration	
2-217	Municipal vehicle registration fee	$25.00
	Exemption from the municipal vehicle registration fee for vehicles registered by the State of Wisconsin under Wis. Stats. § 341.26	$5.00
	Chapter 4—Alcohol Beverages	
4-6	License fees	
	Class "A" (beer)	$425.00
	Class "B" (beer)	$75.00
	Special event or picnic license	$10.00
	"Class A" (liquor)	$425.00
	"Class B" (liquor)	$475.00
	Operator's license (two-year license)	$57.00
	Initial issuance of a reserve "Class B" (liquor) license	$10,000.00
	"Class C" (wine)	$100.00
	Provisional retail license	$15.00
	Late Processing Fee	$100.00
	Publication fee	$25.00
	Background check fee	$25.00
	Limited Expansion of License Premise	$10.00
	Producer permittee for off the production premises	$25.00
4-13	Designated Outdoor Refreshment Area	
	Permit fee	$25.00
	Labels	Actual cost
	Chapter 6—Animals	
6-1	Animal establishment license fee	$100.00
	For each male breeding dog	$300.00
	For each female breeding dog	$250.00
6-2	Dog and cat license tax	
	For a neutered male dog or cat	$15.00
	For a spayed female dog or cat	$15.00
	For an unneutered male dog or cat	$30.00
	For an unspayed female dog or cat	$30.00
	Late fee	$5.00
	Duplicate collar tag fee	$1.00
6-3	License fee to keep hens	
	Initial license	$75.00
	Renewal license	$25.00
	Late fee	$5.00
6-4	Exotic animal permit	$30.00
	Excess animal permit	$30.00
6-11	Beekeeping annual permit fee	$25.00
	Chapter 8—Buildings and construction	
8-47	One- and two-family residential construction plan approval	
	Principal-use building plan	$75.00
	Accessory-use building plan	$50.00

8-47	HVAC plan – Energy (heat loss) calculations	$0.00
	Plumbing plan – Fixture list	$0.00
	Multi-family residential construction plan approval	
	Principal-use building plan	$125.00
	Accessory-use building plan	$125.00
	Sign structural plan	$75.00
	HVAC plan – Mechanical systems plan	$125.00
	Plumbing system plan	$125.00
	Commercial, educational, institutional, and industrial plan approval	
	Principal-use building plan	$125.00
	Accessory-use building plan	$125.00
	Sign structural plan	$75.00
	HVAC plan – Mechanical systems plan	$125.00
	Plumbing system plan	$125.00
	BUILDING AND PROJECT PERMIT FEES: New Buildings, Additions, and Tenant Buildouts	
	One- and two-family residential construction permits	
	Principal or accessory building permits	
	New construction, remodel, additions, and alterations (per sq. foot) ($75.00 minimum)	$0.10
	Windows/doors	$75.00
	Move building	$75.00
	Raze/demolish building	$75.00
	Accessory structure building permits	
	Curb cut, culvert, driveway	$75.00
	Landscape structures	$75.00
	Fencing	$75.00
	Hot tub, swimming pool	$75.00
	Pond	$75.00
	Satellite receiver	$75.00
	Tower structure	$75.00
	Subdivision or neighborhood identification signage	
	Base fee	$50.00
	Additional fee per square foot	$0.50
	Multi-family residential construction permits	
	Principal or accessory building permits	
	General construction; new building, remodel, additions and alterations (per sq. ft) ($125.00 minimum)	$0.22
	Roofing replacement	$125.00
	Built-up or membrane (per sq. ft.)	$0.01
	Siding	$125.00
	Brick veneer (per sq. ft.)	$0.01
	Move building	
	Base fee	$125.00
	Foundation area fee (per sq. ft.)	$0.22
	Raze/demolish building	$125.00
	Accessory structures	
	Curb cut, culvert, driveway	$125.00
	Landscape structures	$125.00
	Fencing	$125.00
	Hot tub, swimming pool	$125.00

8-47	Pond	$125.00
	Satellite receiver	$125.00
	Tower structure	$125.00
	Subdivision or neighborhood identification signage	
	Base fee	$50.00
	Additional fee per square foot	$0.50
	Commercial, Industrial, Institutional, Warehouse construction permits	
	Principal or accessory building permits	
	General construction; new building, remodel, additions and alterations (per sq. ft) ($125.00 minimum)	$0.22
	Roofing Replacement	$125.00
	Built-up or membrane (per sq. ft.)	$0.01
	Siding	$125.00
	Brick veneer (per sq. ft.)	$0.01
	Move building	
	Base fee	$125.00
	Foundation area fee (per sq. ft.)	$0.22
	Raze/demolish building	$125.00
	Accessory structures	
	Curb cut, culvert, driveway	$125.00
	Landscape structures	$125.00
	Fencing	$125.00
	Hot tub, swimming pool	$125.00
	Pond	$125.00
	Satellite receiver	$125.00
	Tower structure	$125.00
	Subdivision or neighborhood identification signage	
	Base fee	$50.00
	Additional fee per square foot	$0.50
	Temporary or mobile signs	$50.00
8-360	One- and two-family residential plumbing permit fees	
	General plumbing (per fixture) ($75.00 minimum)	$10.00
	Water service connection permit	$75.00
	Sanitary sewer connection(each)	$75.00
	Storm sewer connection (each)	$75.00
	Fire suppression system (per head) ($75.00 minimum, increased per head, up to $200.00)	$2.50
	Lawn sprinkler system-reduced pressure valve	$75.00
	Water heater replacement	$75.00
	Palmer valve	$75.00
	Back water valve/Bulkhead	$75.00
	Multi-family residential plumbing permit fees	
	General plumbing (per fixture) ($100.00 minimum)	$11.00
	Water service connection permit	$75.00
	Sanitary sewer connection (each)	$75.00
	Storm sewer connection (each)	$75.00
	Fire suppression system (per head) ($100.00 minimum, increased per head, up to $200.00)	$2.50
	Lawn sprinkler system-reduced pressure valve	$125.00
	Water heater replacement	$125.00
8-360	Commercial, educational, institutional, and industrial use plumbing permits	

	General plumbing (per fixture) ($100.00 minimum)	$11.00
	Water service connection permit	$125.00
	Sanitary sewer connection (each)	$125.00
	Storm sewer connection (each)	$125.00
	Tub to Shower	$125.00
	Fire suppression system (per head) ($100.00 minimum, increased per head, up to $200.00)	$2.50
	Lawn sprinkler system-reduced pressure valve	$125.00
	Water heater replacement	$125.00
	Sewer cap	$125.00
8-368	Private well operation permit fee	$125.00
8-449	Reinspection of electrical wiring	$75.00
8-451	One- and two-family residential electrical permits	
	General electrical system (per sq. foot) ($75.00 minimum)	0.05
	Electrical service	$50.00
	Multi-family residential electrical permits	
	General electrical system (per sq. foot) ($75.00 minimum)	$0.09
	Electrical service – initial	$100.00
	Electrical service – each additional	$50.00
	Commercial, educational, institutional and industrial electric permits	
	General electric (per sq. foot) ($125.00 minimum)	$0.09
	Project cost $0-$10,000	$125.00
	Project cost $10,001-$50,000	$240.00
	Project cost $50,001-$100,000	$310.00
	Project cost $100,001-$200,000	$400.00
	Project cost $200,001-$300,000	$500.00
	Project cost greater than $300,001	$600.00
	Additional fee per $100,000 above $300,001	$100.00
	Internally or externally illuminated sign	$100.00
8-629	Rooming house/shelter facility permit fee	$50.00
	Additional fee per dwelling unit or rooming unit	$10.00
8-671	Penalty fee for renewal mobile home park license applications postmarked after June 30	$50.00
8-478	One- and two-family residential mechanical (HVAC) permits	
	General HVAC system (per sq. foot) ($75.00 minimum)	$0.05
	Heating unit replacement	$75.00
	Air conditioning addition (per unit)	$75.00
	Multi-family residential mechanical (HVAC) permits	
	General HVAC system (per sq. foot) ($75.00 minimum)	$0.09
	Heating unit replacement	$125.00
	Air conditioning addition/replacement (per unit)	$125.00
	HVAC Fee Evaluation based on project costs (if applicable)	
	General HVAC: ducted or hydronic (per sq. foot)	$0.09
	Heating unit replacement (per unit)	$125.00
	Air conditioning addition/replacement (per unit)	$125.00
	Project cost $0-$10,000	$125.00
	Project cost $10,001-$50,000	$240.00
	Project cost $50,001-$100,000	$310.00
8-478	Project cost $100,001-$200,000	$400.00
	Project cost $200,001-$300,000	$500.00

	Project cost greater than $300,001	$600.00
	Additional fee per $100,000 above $300,001	$100.00
	Chapter 10—Businesses	
10-19	License for the sale of each of the following or the conduct of the business or activity	
	Ambulances	
	Per vehicle for first vehicle licensed by any person	$50.00
	Per additional vehicle	$25.00
	Auto salvage	$107.00
	Billiard and pool tables, game rooms, per table or game room	$5.00
	Cigarettes	$100.00
	Change of agent	$10.00
	Junk and secondhand dealers	
	For maintaining a building, warehouse, or yard	$50.00
	For each hand-drawn vehicle used for junk dealing	$1.00
	For each vehicle other than hand drawn	$3.00
	Secondhand article dealer permit	$27.50
	Secondhand jewelry dealer permit	$30.00
	Secondhand article dealer: mall/flea market permit	$165.00
	Parades	$0.00
	Pawn brokers	$217.00
	Residential building contractors	
	Initial	$25.00
	Renewal	$10.00
	Temporary permit	$0.00
	Taxicab business licenses	
	For an organization which is exempt from federal income tax under IRC § 501(c)(3)	$0.00
	For a nonprofit corporation under Wis. Stats. Ch. 181	$0.00
	For any other person	
	For each taxicab with a capacity of seven or fewer passengers, not including the driver	$25.00
	For each taxicab with a capacity of eight to 15 passengers, not including the driver	$50.00
	Taxicab operator’s licenses	
	For an operator employed by an organization which is exempt from federal income tax under IRC § 501(c)(3)	$0.00
	For an operator employed by a nonprofit corporation under Wis. Stats. Ch. 181	$0.00
	For any other person	$50.00
10-90	Auto salvage storage permit fee	$100.00
10-92	Newspaper vending machine permit fee	$50.00
10-93	Parklet permit fee	$200.00
10-95	Massage establishment license fee	
	Initial license	$157.00
	Amendment to application	$50.00
10-140	Temporary facility license fee	$25.00
10-142	Facility license fee	
	If the premises is not also licensed under Ch. 4, GBMC	$82.00
	If the premises is also licensed under Ch. 4, GBMC	$25.00
10-143	Facility operator's license fee	$17.00

10-203	Sexually-oriented adult entertainment establishment license fee	$757.00
10-205	Sexually-oriented adult entertainment establishment license renewal fee	$250.00
10-210	Sexually-oriented adult entertainment establishment employee registration fee	$30.00
10-238	Escort service application fee	$500.00
	Escort service license fee	$500.00
10-240	Escort service license renewal fee	$500.00
10-243	Escort registration fee	$25.00
10-274	Direct sales permit fee	$57.00
	Solicitor's permit fee	$57.00
10-342	Junk dealer annual fee	$50.00
10-344	Junk dealer daily reporting failure fee	$10.00
10-374	Junk collector annual fee	$3.00
10-428	Special event fee – Simple event	
	Neighborhood and non-profit event fee	
	Application fee	$25.00
	Late application fee	$25.00
	Special event fee – Small events	
	Athletic Event	
	Application fee	$100.00
	Late application fee	$50.00
	All other small events	
	Application fee	$50.00
	Late application fee	$25.00
	Special event fee – Medium events	
	Athletic Event	
	Application fee	$200.00
	Late application fee	$100.00
	All other medium events	
	Application fee	$175.00
	Late application fee	$88.00
	Special event fee – Large events	
	Athletic Event	
	Application fee	$300.00
	Late application fee	$150.00
	All other large events	
	Application fee	$275.00
	Late application fee	$138.00
	Special event fee - Small budget film/ photography	
	Application fee	$25.00
	Late application fee	$13.00
	Special event fee - Special hazard event	
	Application fee	$500.00
	Late application fee	$250.00
10-458	Public vehicle business license fee	$32.00
	Public vehicle business motor vehicle inspection fee	$25.00
10-459	Public vehicle business operator's license fee	$57.00
10-493	Commercial quadricycle business license fee	$32.00
	Commercial quadricycle inspection fee	$25.00
10-494	Commercial quadricycle operator's license fee	$50.00

10-514	Underground sprinkler license fee	$25.00
10-544	Lobbyist registration fee	$20.00
10-574	Mobile food establishment license to operate fee	
	If the license is not in connection with an existing City-based business that sells food-based products	$57.00
	If the license is in connection with an existing City-based business that sells food-based products	$57.00
	Mobile food establishment license to operate renewal fee	
	If the license is not in connection with an existing City-based business that sells food-based products	$50.00
	If the license is in connection with an existing City-based business that sells food-based products	$50.00
10-599	Tree and brush trimmer license fee	$50.00
10-634	Weights and measures fees	
	Annual processing fee	$30.00
	Product look-up (PLU) or scanner system	$100.00
	Electronic cash register (ECR) interfaced with other devices (per register)	$30.00
	Scales (1-50 lbs.) (per device)	$35.00
	Scales (>50 lbs. up to 1,000 lbs.) (per device)	$30.00
	Sensitive scale (prescription, jewelry, precious metal) (per device)	$60.00
	Vehicle scales (per device)	$100.00
	Livestock scales (per device)	$100.00
	Auto recycling machine (per device)	$100.00
	Vehicle tank meters, petroleum products (per device)	$35.00
	Vehicle tank meters, lubricant products (per device)	$35.00
	LMDs (per device or grade listed on dispenser)	$30.00
	LMDs high output device (per device)	$35.00
	LMDs marina fuel dispenser (per device)	$30.00
	Coin operated timer (per device)	$5.00
	Taxi cab meter (per device)	$25.00
	Miscellaneous device (per hour)	$50.00
	Reinspection after follow-up compliance inspection (per inspection)	$75.00
10-740	Alarm business permit fee	$50.00
10-741	Alarm user permit fee	
	For an alarm user who is residential obtaining a hold-up alarm or other burglar alarm system	$15.00
	For an alarm user who is not residential obtaining a hold-up alarm system or burglar alarm system, a fire alarm system, or both	$25.00
10-742	False alarm on hold-up alarms	
	Premises holding a permit	
	Second false hold-up alarm	$100.00
	Third false hold-up alarm	$200.00
	Fourth and subsequent false hold-up alarms	$350.00
	Premises without a permit	
	First false hold-up alarm	$100.00
10-742	Second false hold-up alarm	$200.00

	Third and subsequent false hold-up alarms	$350.00
	False alarm on alarm systems other than hold-up alarms	
	Premises holding a permit	
	Second false alarm	$50.00
	Third false alarm	$75.00
	Fourth false alarm	$125.00
	Fifth and subsequent false alarms	$250.00
	Premises without a permit	
	First false alarm	$50.00
	Second false alarm	$75.00
	Third false alarm	$125.00
	Fourth and subsequent false alarms	$250.00
Chapter 16—Environment		
16-40	Erosion control permit	
	One- and two-family residential	$105.00
	Multi-family residential	$160.00
	Commercial, educational, institutional, industrial uses	$160.00
	Underground utilities	$105.00
	Other construction sites commencing a land disturbing activity	$105.00
	Reinspection fee	$75.00
16-81	Fee in lieu of providing storm water management (per Equivalent Runoff Unit (ERU))	$4,400.00
16-82	Storm water management plan permit fee	$500.00
	Private storm water management practice inspection fee	$100.00
Chapter 18—Fire Prevention and Control		
18-65	Reinspection fee	$75.00
18-93	Permit fee for the purchase and use within the City of those classes of fireworks or pyrotechnics authorized by said statute	$200.00
	Permit fee for the sale of fireworks within the City of those classes of fireworks authorized by statute	$600.00
Chapter 24—Nuisances		
24-84	Unmanaged vegetative growth removal	
	Administrative charge (per parcel)	$87.00
	Labor cost (per hour)	$88.00
	Equipment cost (per hour)	$86.00
	Minimum total charge (1/2 hour)	$174.00
Chapter 28—Parks and Recreation		
28-3	Protection of parks and greenways	
	Encroachment Inspection fee (per site visit)	$75.00
28-7	Metro Boat Launch Fee	
	Daily launch fee	$7.00
	Season launch pass	$65.00
	Seniors season launch pass	$55.00
	Commercial season launch pass	$80.00
	Purple Heart Recipient launch pass	$0.00
	Replacement sticker fee	$20.00
	Second sticker fee	$10.00
Chapter 32—Solid Waste		
32-2	Yard waste collection	
	Hourly rate	$263.00
	Minimum fee (1/3 hour plus administrative fee)	$101.00
	Administrative fee	$20.00

32-2	Bulk waste collection	
	0-3 cubic yards	$110.00
	3-10 cubic yards	$230.00
	10-20 cubic yards	$350.00
	Appliance collection	
	Refrigerators/Freezers (each)	$52.00
	Appliances with freon (each)	$52.00
	All other appliances	$35.00
	Electronics collection (each)	$74.00
	Tipper carts	
	Garbage – 96 gallon (plus sales tax)	$100.00
	Recycling – 96 gallon (plus sales tax)	$100.00
	Improper cart storage (per violation)	$40.00
	Early/Late setout (per violation)	$69.00
	Recycling in garbage cart (per violation)	$69.00
	Garbage in recycling cart (per violation)	$69.00
32-3	Solid Waste Disposal	
	Per vehicle for first vehicle licensed by any person	$25.00
	Per additional vehicle	$5.00
Chapter 34—Streets, Sidewalks, and Other Public Places		
34-5	Excavation/obstruction permit fee (base fee)	$85.00
	Permanent repair of excavated pavement	
	Asphalt streets – Administrative fee (all streets)	$100.00
	Asphalt streets – Concrete base (sq yard)	$90.00
	Asphalt streets – Gravel base (sq yard)	$162.00
	Concrete streets – Administrative fee	$100.00
	Concrete streets (sq yard)	**
	**Actual Cost from Annual Pavement Repair Contract	
34-8	Sidewalk builder's license fee	$64.00
34-14	Sidewalk snow and ice management fees	
	Base fee (per instance)	$73.00
	Snow/Ice removal fee (per linear foot)	$0.25
34-64	Leicht park dock fee – Cruise ship dockage	
	Per day	$1,500.00
	Per day/evening	$2,000.00
Chapter 36—Subdivisions		
36-34	Review fees	
	Preliminary city/extraterritorial subdivision plat	$150.00
	Additional fee per lot/outlot	$35.00
	Preliminary city/extraterritorial certified survey map ("CSM")	$250.00
	Final city/extraterritorial subdivision plat	$150.00
	City/extraterritorial subdivision/CSM variance	$150.00
	Preliminary condominium plat	$250.00
	Additional fee per lot/outlot	$35.00
	Final condominium plat	$150.00
36-175	Subdivision Variance	$200.00
36-558	Parkland development fee	$400.00
36-580	Street tree fee (per tree, calculated at 1 tree per 50 linear feet of right-of-way frontage)	$150.00
36-581	Postponement of development fee	$100.00

Chapter 42— Utilities		
42-203	Equivalent runoff unit (ERU) credit application fee	$50.00
Chapter 44—Zoning		
44-82	Zoning amendment fee	$375.00
44-83	Conditional use permit fee	$375.00
44-112	Homebased occupation fee – Initial	$25.00
	Renewal – Annual	$10.00
44-1552	Work done without Certificate of Appropriateness (per day)	$50.00
44-1580	Short Term Rental Permit – Initial	$500.00
	Short Term Rental Permit – Annual Renewal	$250.00
44-1890	One- and two-family residential site plan approval	
	Principal use building & site development, area smaller than $1,000 square feet	$25.00
	Principal use building & site development, area $1,000 square feet or larger	$50.00
	Accessory use building, area larger than 200 square feet only	$25.00
	Fencing – new construction	$0.00
	Tower structure – new construction	$25.00
	New construction or replacement of driveway, parking lot/spaces, curb cut, culvert, apron	$25.00
	New construction, addition, or alteration of water structure (swimming pool, hot tub, pond)	$25.00
	New or reconstructed subdivision or neighborhood identification signage	$25.00
	Floodplain land use approval	$50.00
	Shoreland/wetland land use approval	$50.00
	Board of Appeals application and hearing fee	$225.00
	Board of Appeals application and hearing fee for work already started or completed	$450.00
	Multi-family residential site plan approval	
	Principal use building & site development	
	Base Fee	$50.00
	Additional fee per 1,000 sq. feet	$5.00
	Accessory use building	
	Base Fee	$50.00
	Additional fee per 1,000 sq. feet	$5.00
	Fencing – new construction	$50.00
	Landscaping: land-disturbing activity or new structure	$50.00
	Tower structure – new construction	$50.00
	New construction or replacement of driveway, parking lot/spaces, curb cut, culvert, apron	
	Base Fee	$50.00
	Additional fee per 1,000 sq. feet	$5.00
	New construction, addition, or alteration of water structure (swimming pool, hot tub, pond)	
	Base Fee	$50.00
	Additional fee per 1,000 sq. feet	$5.00
	New or reconstructed subdivision or neighborhood identification signage	$25.00
	Floodplain land use approval	$50.00
	Shoreland/wetland land use approval	$50.00

44-1890	Board of Appeals application and hearing fee	$350.00
	Board of Appeals application and hearing fee for work already started or completed	$700.00
	Commercial, educational, institutional, industrial use site plan approval	
	Principal use building & site development	
	Base Fee	$50.00
	Additional fee per 1,000 sq. feet	$5.00
	Accessory use building	
	Base Fee	$50.00
	Additional fee per 1,000 sq. feet	$5.00
	Fencing – new construction	$50.00
	Landscaping: land-disturbing activity or new structure	$50.00
	Tower structure – new construction	$50.00
	New construction or replacement of driveway, parking lot/spaces, curb cut, culvert, apron	$50.00
	New construction, addition, or alteration of water structure (swimming pool, hot tub, pond)	$50.00
	New or reconstructed subdivision or neighborhood identification signage	$25.00
	Floodplain land use approval	$50.00
	Shoreland/wetland land use approval	$50.00
	Board of Appeals application and hearing fee	$350.00
	Board of Appeals application and hearing fee for work already started or completed	$700.00
44-2050	Planned Unit Development (new)	$600.00
	Planned Unit Development (amendment)	$250.00

Other Services		
	One- and two-family residential	
	Certificate of occupancy	$75.00
	Floodplain certificate	$50.00
	Property compliance letter	$30.00
	Reinspection fee (per site visit)	$75.00
	Uniform dwelling code seal	$30.00
	Zoning certificate (initial letter)	$50.00
	Zoning certificate (reprinted)	$0.00
	Multi-family residential	
	Certificate of occupancy	$75.00
	Floodplain certificate	$50.00
	Property compliance letter	$30.00
	Reinspection fee (per site visit)	$75.00
	Zoning certificate (initial letter)	$100.00
	Zoning certificate (reprinted)	$0.00
	Commercial, educational, institutional, industrial uses	
	Certificate of occupancy	$75.00
	Business license compliance letter	$50.00
	Floodplain certificate	$50.00
	Property compliance letter	$30.00
	Reinspection fee (per site visit)	$75.00
	Zoning certificate (initial letter)	$100.00
	Zoning certificate (reprinted)	$10.00

Miscellaneous		
Other miscellaneous fees may also be established by policy approved by the Council from time to time		
	Development District Map Amendment	$200.00
	Official Map Amendment	$200.00
	Discontinuance of a Public Utility Easement	$200.00
	Declare City Property "City Surplus"	$200.00
	Street Name Change	$200.00
	Vacate Street/Alley/Pedestrian Way	$300.00
	Comprehensive Plan Amendment	$375.00
	Sign – Permanent (plus $.50 per square foot)	$40.00
	Sign – Temporary	$40.00
	Board of Appeals Initiation – All Other	$350.00
	Board of Appeals application and hearing fee for work already started or completed (including interpretation appeals where work has already been started or completed)	$700.00
	Land Use Permit	$50.00
	Temporary Use Permit	$25.00
	Annexation	$0.00
	Cell Tower – Buildings and Colocations	$500.00
	Cell Tower – New Towers	$1,000.00
	Public Utility Easement Acceptance	$200.00
	Plan Examination Special Consultation (two or more staff reviews)	$50.00
	Tax Incremental Financing fee	
	Projects less than $5 million dollars	$500.00
	Projects more than $5 million dollars but less than $10 million dollars	$1,000.00
	Projects more than $10 million dollars	$2,500.00

RESOLUTION ADOPTING
CITY OF GREEN BAY 2027 FEE SCHEDULE

August 18, 2026

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

That the City of Green Bay 2027 Fee Schedule, attached hereto as Exhibit A, is hereby adopted.

Adopted _____

Approved _____

_____
Eric Genrich, Mayor

law

Attachment – Exhibit A, City of Green 2027 Bay Fee Schedule

Exhibit A

CITY OF GREEN BAY

FEE SCHEDULE

Code Section	Description	2026 Fee	**2027 Fee**
	Chapter 2—Administration		
2-217	Municipal vehicle registration fee	$25.00	$25.00
	Exemption from the municipal vehicle registration fee for vehicles registered by the State of Wisconsin under Wis. Stats. § 341.26	$5.00	$5.00
	Chapter 4—Alcohol Beverages		
4-6	License fees		
	Class "A" (beer)	$425.00	$425.00
	Class "B" (beer)	$75.00	$75.00
	Special event or picnic license	$10.00	$10.00
	"Class A" (liquor)	$425.00	$425.00
	"Class B" (liquor)	$475.00	$475.00
	Operator's license (two-year license)	$50.00	**$57.00**
	Initial issuance of a reserve "Class B" (liquor) license	$10,000.00	$10,000.00
	"Class C" (wine)	$100.00	$100.00
	Provisional retail license	$15.00	$15.00
	Late Processing Fee	$100.00	$100.00
	Publication fee	$25.00	$25.00
	Background check fee	$25.00	$25.00
	Limited Expansion of License Premise	$10.00	$10.00
	Producer permittee for off the production premises	$25.00	$25.00
4-13	Designated Outdoor Refreshment Area		
	Permit fee	$25.00	$25.00
	Labels	Actual cost	Actual Cost
	Chapter 6—Animals		
6-1	Animal establishment license fee	$100.00	$100.00
	For each male breeding dog	$300.00	$300.00
	For each female breeding dog	$250.00	$250.00
6-2	Dog and cat license tax		
	For a neutered male dog or cat	$15.00	$15.00
	For a spayed female dog or cat	$15.00	$15.00
	For an unneutered male dog or cat	$30.00	$30.00
	For an unspayed female dog or cat	$30.00	$30.00
	Late fee	$5.00	$5.00
	Duplicate collar tag fee	$1.00	$1.00
6-3	License fee to keep hens		
	Initial license	$75.00	$75.00
	Renewal license	$25.00	$25.00
	Late fee	$5.00	$5.00
6-4	Exotic animal permit	$30.00	$30.00
	Excess animal permit	$30.00	$30.00
6-11	Beekeeping annual permit fee	$25.00	$25.00
	Chapter 8—Buildings and construction		
8-47	One- and two-family residential construction plan approval		
	Principal-use building plan	$75.00	$75.00

8-47	Accessory-use building plan	$50.00	$50.00
	HVAC plan – Energy (heat loss) calculations	$0.00	$0.00
	Plumbing plan – Fixture list	$0.00	$0.00
	Multi-family residential construction plan approval		
	Principal-use building plan	$125.00	$125.00
	Accessory-use building plan	$125.00	$125.00
	Sign structural plan	$75.00	$75.00
	HVAC plan – Mechanical systems plan	$125.00	$125.00
	Plumbing system plan	$125.00	$125.00
	Commercial, educational, institutional, industrial plan approval		
	Principal-use building plan	$125.00	$125.00
	Accessory-use building plan	$125.00	$125.00
	Sign structural plan	$75.00	$75.00
	HVAC plan – Mechanical systems plan	$125.00	$125.00
	Plumbing system plan	$125.00	$125.00
	Building/Project Permit Fees: New Buildings, Additions, and Tenant Buildouts		
	One- and two-family residential construction permits		
	Principal or accessory building permits		
	New construction (per sq. foot) (**$75.00 minimum**)	$0.01	**$0.10**
	Windows/doors	$75.00	$75.00
	Move building	$75.00	$75.00
	Raze/demolish building	$75.00	$75.00
	Accessory structure building permits		
	Curb cut, culvert, driveway	$75.00	$75.00
	Landscape structures	$75.00	$75.00
	Fencing	$75.00	$75.00
	Hot tub, swimming pool	$75.00	$75.00
	Pond	$75.00	$75.00
	Satellite receiver	$75.00	$75.00
	Tower structure	$75.00	$75.00
	Subdivision or neighborhood identification signage		
	Base fee	$50.00	$50.00
	Additional fee per square foot	$0.50	$0.50
	Multi-family residential construction permits		
	Principal or accessory building permits		
	General construction; new building (per sq. ft) **($125.00 minimum**)	$0.14	**$0.22**
	Roofing replacement	$100.00	**$125.00**
	Built-up or membrane (per sq. ft.)	$0.01	$0.01
	Siding	$100.00	**$125.00**
	Brick veneer (per sq. ft.)	$0.01	$0.01
	Move building	$100.00	**$125.00**
	Base fee	$100.00	**$125.00**
	Foundation area fee (per sq. ft.)	$0.14	**$0.22**
	Raze/demolish building	$100.00	**$125.00**
	Accessory structures		
	Curb cut, culvert, driveway	$100.00	**$125.00**
	Landscape structures	$100.00	**$125.00**
	Fencing	$100.00	**$125.00**
	Hot tub, swimming pool	$100.00	**$125.00**
	Pond	$100.00	**$125.00**
	Satellite receiver	$100.00	**$125.00**

8-47	Tower structure	$100.00	**$125.00**
	Subdivision or neighborhood identification signage		
	Base fee	$50.00	$50.00
	Additional fee per square foot	$0.50	$0.50
	Commercial, educational, institutional, industrial use building permits		
	Principal or accessory building permits		
	~~General construction building group 1: New building, etc. (per sq. ft)~~	~~$0.07~~	
	General construction building ~~group 2~~: New building, etc. (per sq. ft)	$0.14	**$0.22**
	Roofing replacement: ~~building group 1 & 2~~	$100.00	**$125.00**
	Built-up or membrane (per sq. ft.)	$0.01	$0.01
	Siding	$100.00	**$125.00**
	Brick veneer (per sq. ft.)	$0.01	$0.01
	Move building: ~~building group 1 & 2~~		
	Base fee	$100.00	**$125.00**
	Foundation area fee (per sq. ft.)	$0.14	**$0.22**
	Raze/demolish building	$100.00	**$125.00**
	Accessory structures		
	Curb cut, culvert, driveway	$100.00	**$125.00**
	Landscape structures	$100.00	**$125.00**
	Fencing	$100.00	**$125.00**
	Hot tub, swimming pool	$100.00	**$125.00**
	Pond	$100.00	**$125.00**
	Satellite receiver	$100.00	**$125.00**
	Tower structure	$100.00	**$125.00**
	Subdivision or neighborhood identification signage		
	Base fee	$50.00	$50.00
	Additional fee per square foot	$0.50	$0.50
	Temporary or mobile sign	$50.00	$50.00
8-360	One- and two-family residential plumbing permit fees		
	General plumbing (per fixture) **($75.00 minimum)**	$7.00	**$10.00**
	Water service connection permit	$50.00	**$75.00**
	Sanitary sewer connection **(each)**	$50.00	**$75.00**
	Storm sewer connection (each)	$50.00	**$75.00**
	Fire suppression system (per head) ($7**5**~~0~~.00 minimum, increased per head, up to $200.00)	$2.50	$2.50
	Lawn sprinkler system-reduced pressure valve	$75.00	$75.00
	Water heater replacement	$50.00	**$75.00**
	Palmer valve	$75.00	$75.00
	Back water valve**/ Bulkhead**	$50.00	**$75.00**
	Multi-family residential plumbing permit fees		
	General plumbing (per fixture) **($100.00 minimum)**	$8.00	**$11.00**
	Water service connection permit	$50.00	**$75.00**
	Sanitary sewer connection **(each)**	$50.00	**$75.00**
	Storm sewer connection (each)	$50.00	**$75.00**
	Fire suppression system (per head) ($**100.00** ~~70~~.00 minimum, increased per head, up to $200.00)	$2.50	$2.50
	Lawn sprinkler system-reduced pressure valve	$100.00	**$125.00**
	Water heater replacement	$100.00	**$125.00**
	Commercial, educational, institutional, industrial use plumbing permits		

8-360	General plumbing (per fixture)	$8.00	**$11.00**
	Water service connection permit	$50.00	**$125.00**
	Tub to Shower		**$125.00**
	Sanitary sewer connection	$50.00	**$125.00**
	Storm sewer connection (each)	$50.00	**$125.00**
	Fire suppression system (per head) ($70.00 minimum, increased per head, up to $200.00)	$2.50	$2.50
	Lawn sprinkler system-reduced pressure valve	$100.00	**$125.00**
	Water heater replacement	$100.00	**$125.00**
	Sewer cap	$100.00	**$125.00**
8-369	Private well operation permit fee	$125.00	$125.00
8-449	Reinspection of electrical wiring	$75.00	$75.00
8-451	One- and two-family residential electrical permits		
	General electrical system (per sq. foot) **($75.00 minimum)**	$0.05	$0.05
	Electrical service	$50.00	$50.00
	~~Air conditioning addition~~	~~$75.00~~	
	Multi-family residential electrical permits		
	General electrical system (per sq. foot) **($75.00 minimum)**	$0.09	$0.09
	Electrical service – initial	$100.00	$100.00
	Electrical service – each additional	$50.00	$50.00
	~~Air conditioning addition~~	~~$100.00~~	
	Commercial, educational, institutional, industrial electrical permits		
	~~General electric – building group 1 (per sq. foot)~~	~~$0.05~~	
	General electric~~ – building group 2~~ (per sq. foot) **($125.00 minimum)**	~~$0.09~~	$0.09
	Project cost $0-$10,000	$100.00	**$125.00**
	Project cost $10,001-$50,000	$240.00	$240.00
	Project cost $50,001-$100,000	$310.00	$310.00
	Project cost $100,001-$200,000	$400.00	$400.00
	Project cost $200,001-$300,000	$500.00	$500.00
	Project cost greater than $300,001	$600.00	$600.00
	Additional fee per $100,000 above $300,001	$100.00	$100.00
	Internally or externally illuminated sign	$100.00	$100.00
8-629	Rooming house/shelter facility permit fee	$50.00	$50.00
	Additional fee per dwelling unit or rooming unit	$10.00	$10.00
8-671	Penalty fee for renewal mobile home park license applications postmarked after June 30	$50.00	$50.00
8-478	One- and two-family residential mechanical (HVAC) permits		
	General HVAC system (per sq. foot) (**$75.00 minimum)**	$0.05	$0.05
	Heating unit replacement	$75.00	$75.00
	Air conditioning addition (per unit)	$75.00	$75.00
	Multi-family residential mechanical (HVAC) permits		
	General HVAC system (per sq. foot) (**$75.00 minimum)**	$0.09	$0.09
	Heating unit replacement	$100.00	**$125.00**
	Air conditioning addition/replacement (per unit)	$100.00	**$125.00**
	Commercial, educational, institutional, industrial use mechanical (HVAC) permits_		
	~~General HVAC: ductless unit-heater systems only (per~~	~~$0.05~~	

8-478	~~sq. foot)~~		
	General HVAC: ducted or hydronic (per sq. foot)	$0.09	$0.09
	Heating unit replacement	$100.00	**$125.00**
	Air conditioning addition/replacement (per unit)	$100.00	**$125.00**
	Project cost $0-$10,000		**$125.00**
	Project cost $10,001-$50,000		**$240.00**
	Project cost $50,001 to $100,000		**$310.00**
	Project cost $100,001 to $200,00		**$400.00**
	Project cost $200,001 to $300,000		**$500.00**
	Project cost over $300,001		**$600.00**
	Additional fee per $100,000 above $300,001		**$100.00**
Chapter 10—Businesses			
10-19	License for the sale of each of the following or the conduct of the business or activity		
	Ambulances		
	Per vehicle for first vehicle licensed by any person	$50.00	$50.00
	Per additional vehicle	$25.00	$25.00
	Auto salvage	$100.00	**$107.00**
	Billiard and pool tables, gamerooms, per table or gameroom	$5.00	$5.00
	Cigarettes	$100.00	$100.00
	Change of agent	$10.00	$10.00
	Junk and secondhand dealers		
	For maintaining a building, warehouse, or yard	$50.00	$50.00
	For each hand-drawn vehicle used for junk dealing	$1.00	$1.00
	For each vehicle other than hand drawn	$3.00	$3.00
	Secondhand article dealer permit	$27.50	$27.50
	Secondhand jewelry dealer permit	$30.00	$30.00
	Secondhand article dealer: mall/flea market permit	$165.00	$165.00
	Parades	$0.00	$0.00
	Pawn brokers	$210.00	**$217.00**
	Residential building contractors		
	Initial	$25.00	$25.00
	Renewal	$10.00	$10.00
	Temporary permit	$0.00	$0.00
	Taxicab business licenses		
	For an organization which is exempt from federal income tax under IRC § 501(c)(3)	$0.00	$0.00
	For a nonprofit corporation under Wis. Stats. Ch. 181	$0.00	$0.00
	For any other person		
	For each taxicab with a capacity of seven or fewer passengers, not including the driver	$25.00	$25.00
	For each taxicab with a capacity of eight to 15 passengers, not including the driver	$50.00	$50.00
	Taxicab operator's licenses		
	For an operator employed by an organization which is exempt from federal income tax under IRC § 501(c)(3)	$0.00	$0.00
	For an operator employed by a nonprofit corporation under Wis. Stats. Ch. 181	$0.00	$0.00
	For any other person	$50.00	$50.00
10-90	Auto salvage storage permit fee	$100.00	$100.00
10-92	Newspaper vending machine permit fee	$50.00	$50.00

10-93	Parklet permit fee	$200.00	$200.00
10-95	Massage establishment license fee		
	Initial license	$150.00	$157.00
	~~Renewal license~~	~~$75.00~~	
	Amendment to application	$50.00	$50.00
10-140	Temporary facility license fee	$25.00	$25.00
10-142	Facility license fee		
	If the premises is not also licensed under Ch. 4, GBMC	$75.00	**$82.00**
	If the premises is also licensed under Ch. 4, GBMC	$25.00	$25.00
10-143	Facility operator's license fee	$10.00	**$17.00**
10-203	Sexually-oriented adult entertainment establishment license fee	$750.00	**$757.00**
10-205	Sexually-oriented adult entertainment establishment license renewal fee	$250.00	$250.00
10-210	Sexually-oriented adult entertainment establishment employee registration fee	$30.00	$30.00
10-238	Escort service application fee	$500.00	$500.00
	Escort service license fee	$500.00	$500.00
10-240	Escort service license renewal fee	$500.00	$500.00
10-243	Escort registration fee	$25.00	$25.00
10-274	Direct sales permit fee	$50.00	**$57.00**
	Solicitor's permit fee	$50.00	**$57.00**
10-342	Junk dealer annual fee	$50.00	$50.00
10-344	Junk dealer daily reporting failure fee	$10.00	$10.00
10-374	Junk collector annual fee	$3.00	$3.00
10-428	Special event fee – Simple event		
	Neighborhood and non-profit event fee		
	Application fee	$25.00	$25.00
	Late application fee	$25.00	$25.00
	Special event fee – Small events		
	Athletic Event		
	Application fee	$100.00	$100.00
	Late application fee	$50.00	$50.00
	All other small events		
	Application fee	$50.00	$50.00
	Late application fee	$25.00	$25.00
	Special event fee – Medium events		
	Athletic Event		
	Application fee	$200.00	$200.00
	Late application fee	$100.00	$100.00
	All other medium events		
	Application fee	$175.00	$175.00
	Late application fee	$88.00	$88.00
	Special event fee – Large events		
	Athletic Event		
	Application fee	$300.00	$300.00
	Late application fee	$150.00	$150.00
	All other large events		
	Application fee	$275.00	$275.00
	Late application fee	$138.00	$138.00
	Special event fee - Small budget film/ photography		
	Application fee	$25.00	$25.00
	Late application fee	$13.00	$13.00

10-428	Special event fee - Special hazard event		
	Application fee	$500.00	$500.00
	Late application fee	$250.00	$250.00
10-458	Public vehicle business license fee	$25.00	**$32.00**
	Public vehicle business motor vehicle inspection fee	$25.00	$25.00
10-459	Public vehicle business operator's license fee	$50.00	**$57.00**
10-493	Commercial quadricycle business license fee	$25.00	**$32.00**
	Commercial quadricycle inspection fee	$25.00	$25.00
10-494	Commercial quadricycle operator's license fee	$50.00	$50.00
10-514	Underground sprinkler license fee	$25.00	$25.00
10-544	Lobbyist registration fee	$20.00	$20.00
10-574	Mobile food establishment license to operate fee		
	If the license is not in connection with an existing City-based business that sells food-based products	$50.00	**$57.00**
	If the license is in connection with an existing City-based business that sells food-based products	$50.00	**$57.00**
	Mobile food establishment license to operate renewal fee		
	If the license is not in connection with an existing City-based business that sells food-based products	$50.00	$50.00
	If the license is in connection with an existing City-based business that sells food-based products	$50.00	$50.00
10-599	Tree and brush trimmer license fee	$25.00	**$50.00**
10-634	Weights and measures fees		
	Annual processing fee	$30.00	$30.00
	Product look-up (PLU) or scanner system	$100.00	$100.00
	Electronic cash register (ECR) interfaced with other devices (per register)	$30.00	$30.00
	Scales (1-50 lbs.) (per device)	$35.00	$35.00
	Scales (>50 lbs. up to 1,000 lbs.) (per device)	$30.00	$30.00
	Sensitive scale (prescription, jewelry, precious metal) (per device)	$60.00	$60.00
	Vehicle scales (per device)	$100.00	$100.00
	Livestock scales (per device)	$100.00	$100.00
	Auto recycling machine (per device)	$100.00	$100.00
	Vehicle tank meters, petroleum products (per device)	$35.00	$35.00
	Vehicle tank meters, lubricant products (per device)	$35.00	$35.00
	LMDs (per device or grade listed on dispenser)	$30.00	$30.00
	LMDs high output device (per device)	$35.00	$35.00
	LMDs marina fuel dispenser (per device)	$30.00	$30.00
	Coin operated timer (per device)	$5.00	$5.00
	Taxi cab meter (per device)	$25.00	$25.00
	Miscellaneous device (per hour)	$50.00	$50.00
	Reinspection after follow-up compliance inspection (per inspection)	$75.00	$75.00
10-740	Alarm business permit fee	$50.00	$50.00
10-741	Alarm user permit fee		
	For an alarm user who is residential obtaining a hold-up alarm or other burglar alarm system	$15.00	$15.00
	For an alarm user who is not residential obtaining a hold-up alarm system or burglar alarm system, a fire alarm system, or both	$25.00	$25.00

10-742	False alarm on hold-up alarms		
	Premises holding a permit		
	Second false hold-up alarm	$100.00	$100.00
	Third false hold-up alarm	$200.00	$200.00
	Fourth and subsequent false hold-up alarms	$350.00	$350.00
	Premises without a permit		
	First false hold-up alarm	$100.00	$100.00
	Second false hold-up alarm	$200.00	$200.00
	Third and subsequent false hold-up alarms	$350.00	$350.00
	False alarm on alarm systems other than hold-up alarms		
	Premises holding a permit		
	Second false alarm	$50.00	$50.00
	Third false alarm	$75.00	$75.00
	Fourth false alarm	$125.00	$125.00
	Fifth and subsequent false alarms	$250.00	$250.00
	Premises without a permit		
	First false alarm	$50.00	$50.00
	Second false alarm	$75.00	$75.00
	Third false alarm	$125.00	$125.00
	Fourth and subsequent false alarms	$250.00	$250.00
	Chapter 16—Environment		
16-40	Erosion control permit		
	One- and two-family residential	$100.00	**$105.00**
	Multi-family residential	$150.00	**$160.00**
	Commercial, educational, institutional, industrial uses	$150.00	**$160.00**
	Underground utilities	$100.00	**$105.00**
	Other construction sites commencing a land disturbing activity	$100.00	**$105.00**
	Reinspection fee	$75.00	$75.00
16-81	Fee in lieu of providing storm water management (per Equivalent Runoff Unit (ERU))	$4,200.00	**$4,400.00**
16-82	Storm water management plan permit fee	$500.00	$500.00
	Private storm water management practice inspection fee	$100.00	$100.00
	Chapter 18—Fire Prevention and Control		
18-65	~~Inspections and~~ Reinspection fee	$75.00	$75.00
18-93	Permit fee for the purchase and use within the City of those classes of fireworks or pyrotechnics authorized by said statute	$200.00	$200.00
18-94	Permit fee for the sale of fireworks within the City of those classes of fireworks authorized by statute	$600.00	$600.00
	Chapter 24—Nuisances		
24-84	Unmanaged vegetative growth removal		
	Administrative charge (per parcel)	$84.00	**$87.00**
	Labor cost (per hour)	$89.00	**$88.00**
	Equipment cost (per hour)	$83.00	**$86.00**
24-84	Minimum total charge (1/2 hour)	$171.00	**$174.00**
	Chapter 28—Parks and Recreation		
28-3	Protection of parks and greenways		
	Inspection fee	$75.00	$75.00
28-7	Metro Boat Launch		
	Daily launch fee	$6.00	**$7.00**
	Season launch pass	$60.00	**$65.00**
	Seniors season launch pass	$50.00	**$55.00**

28-7	Commercial season launch pass	$75.00	**$80.00**
	Purple Heart Recipient		**$0.00**
	Second Sticker		**$10.00**
	Replacement Sticker		**$20.00**
	Chapter 32—Solid Waste		
32-2	Yard waste collection		
	Hourly rate	$231.00	**$263.00**
	Minimum fee (1/3 hour plus administrative fee)	$97.00	**$101.00**
	Administrative fee	$20.00	$20.00
	Bulk waste collection		
	0-3 cubic yards	$105.00	**$110.00**
	3-10 cubic yards	$210.00	**$230.00**
	10**-20** cubic yards	$315.00	**$350.00**
	Appliance collection		
	Refrigerators/Freezers (each)	$52.00	$52.00
	Appliances with freon (each)	$52.00	$52.00
	All other appliances	$35.00	$35.00
	Electronics collection (each)	$65.00	**$74.00**
	Tipper carts		
	Garbage – 96 gallon (plus sales tax)	$100.00	$100.00
	Recycling – 96 gallon (plus sales tax)	$100.00	$100.00
	Improper cart storage (per violation)	$39.00	**$40.00**
	Early/Late setout (per violation)	$66.00	**$69.00**
	Recycling in garbage cart (per violation)	$66.00	**$69.00**
	Garbage in recycling cart (per violation)	$66.00	**$69.00**
32-3	Solid Waste Disposal		
	Per vehicle for first vehicle licensed by any person	$25.00	$25.00
	Per additional vehicle	$5.00	$5.00
	Chapter 34—Streets, Sidewalks, and Other Public Places		
34-5	Excavation/obstruction permit fee (base fee)	$75.00	**$85.00**
	~~First 100 square feet of excavation~~	~~$38.00~~	
	~~Each additional 100 square feet of excavation~~	~~$8.00~~	
	Permanent repair of excavated pavement		
	Asphalt streets – Administrative fee (all streets)	$45.00	**$100.00**
	Asphalt streets – Concrete base (sq yard)	$85.00	**$90.00**
	Asphalt streets – Gravel base (sq yard)	$148.00	**$162.00**
	Concrete streets – Administrative fee	$45.00	**$100.00**
	Concrete streets (sq yard)	**	**
	**Actual Cost from Annual Pavement Repair Contract		
34-8	Sidewalk builder's license fee	$50.00	**$64.00**
34-14	Sidewalk snow and ice management fees		
	Base fee (per instance)	$71.00	**$73.00**
34-14	Snow/Ice removal fee (per linear foot)	$0.28	**$0.25**
34-64	Leicht park dock fee – Cruise ship dockage		
	Per day	$1,500.00	$1,500.00
	Per day/evening	$2,000.00	$2,000.00
	Chapter 36—Subdivisions		
36-34	Review fees		
	Preliminary city/extraterritorial subdivision plat	$150.00	$150.00
	Additional fee per lot/outlot	$35.00	$35.00

36-34	Preliminary city/extraterritorial certified survey map ("CSM")	$250.00	$250.00
	Final city/extraterritorial subdivision plat	$150.00	$150.00
	City/extraterritorial subdivision/CSM variance	$150.00	$150.00
	Preliminary condominium plat	$250.00	$250.00
	Additional fee per lot/outlot	$35.00	$35.00
	Final condominium plat	$150.00	$150.00
36-175	Subdivision Variance	$200.00	$200.00
36-558	Parkland development fee	$400.00	$400.00
36-580	Street tree fee (per tree, calculated at 1 tree per 50 linear feet of right-of-way frontage)	$150.00	$150.00
36-581	Postponement of development fee	$100.00	$100.00
	Chapter 42— Utilities		
42-203	Equivalent runoff unit (ERU) credit application fee	$50.00	$50.00
	Chapter 44—Zoning		
44-82	Zoning amendment fee	$375.00	$375.00
44-83	Conditional use permit fee	$375.00	$375.00
44-112	Homebased occupation fee – Initial	$25.00	$25.00
	Renewal – Annual	$10.00	$10.00
44-1552	Work done without Certificate of Appropriateness (per day)	$50.00	$50.00
44-1580	Short Term Rental Permit – Initial	$500.00	$500.00
	Short Term Rental Permit – Annual Renewal	$250.00	$250.00
44-1890	One- and two-family residential site plan approval		
	Principal use building & site development, area smaller than 1,000 square feet	$25.00	$25.00
	Principal use building & site development, area 1,000 square feet or larger	$50.00	$50.00
	Accessory use building, area larger than ~~150~~ **200** square feet only	$25.00	$25.00
	Fencing – new construction	$0.00	$0.00
	~~Landscaping: land-disturbing activity or new structure~~	~~$25.00~~	
	Tower structure – new construction	$25.00	$25.00
	New construction or replacement of driveway, parking lot/spaces, curb cut, culvert, apron	$25.00	$25.00
	New construction, addition, or alteration of water structure (swimming pool, hot tub, pond)	$25.00	$25.00
	New or reconstructed subdivision or neighborhood identification signage	$25.00	$25.00
	Floodplain land use approval	$50.00	$50.00
	Shoreland/wetland land use approval	$50.00	$50.00
	Board of Appeals application and hearing fee	$225.00	$225.00
	Board of Appeals application and hearing fee for work already started or completed	$450.00	$450.00
	Multi-family residential site plan approval		
	Principal use building & site development		
	Base Fee	$50.00	$50.00
	Additional fee per 1,000 sq. feet	$5.00	$5.00
	Accessory use building		
	Base Fee	$50.00	$50.00
	Additional fee per 1,000 sq. feet	$5.00	$5.00
	Fencing – new construction	$50.00	$50.00

44-1890		Landscaping: land-disturbing activity or new structure	$50.00	$50.00
		Tower structure – new construction	$50.00	$50.00
		New construction or replacement of driveway, parking lot/spaces, curb cut, culvert, apron		
		Base Fee	$50.00	$50.00
		Additional fee per 1,000 sq. feet	$5.00	$5.00
		New construction, addition, or alteration of water structure (swimming pool, hot tub, pond)		
		Base Fee	$50.00	$50.00
		Additional fee per 1,000 sq. feet	$5.00	$5.00
		New or reconstructed subdivision or neighborhood identification signage	$25.00	$25.00
		Floodplain land use approval	$50.00	$50.00
		Shoreland/wetland land use approval	$50.00	$50.00
		Board of Appeals application and hearing fee	$350.00	$350.00
		Board of Appeals application and hearing fee for work already started or completed	$700.00	$700.00
	Commercial, educational, institutional, industrial use site plan approval			
		Principal use building & site development		
		Base Fee	$50.00	$50.00
		Additional fee per 1,000 sq. feet	$5.00	$5.00
		Accessory use building		
		Base Fee	$50.00	$50.00
		Additional fee per 1,000 sq. feet	$5.00	$5.00
		Fencing – new construction	$50.00	$50.00
		Landscaping: land-disturbing activity or new structure	$50.00	$50.00
		Tower structure – new construction	$50.00	$50.00
		New construction or replacement of driveway, parking lot/spaces, curb cut, culvert, apron	$50.00	$50.00
		New construction, addition, or alteration of water structure (swimming pool, hot tub, pond)	$50.00	$50.00
		New or reconstructed subdivision or neighborhood identification signage	$25.00	$25.00
		Floodplain land use approval	$50.00	$50.00
		Shoreland/wetland land use approval	$50.00	$50.00
		Board of Appeals application and hearing fee	$350.00	$350.00
		Board of Appeals application and hearing fee for work already started or completed	$700.00	$700.00
44-2050		Planned Unit Development (new)	$600.00	$600.00
		Planned Unit Development (amendment)	$250.00	$250.00
Other services				
	One- and two-family residential			
		Certificate of occupancy	$75.00	$75.00
		Floodplain certificate	$50.00	$50.00
		Property compliance letter	$30.00	$30.00
		Reinspection fee **(per site visit)**	$75.00	$75.00
		Uniform dwelling code seal	$30.00	$30.00
		Zoning certificate (initial letter)	$50.00	$50.00
		Zoning certificate (reprinted)	$0.00	$0.00
	Multi-family residential			
		Certificate of occupancy	$75.00	$75.00
		Floodplain certificate	$50.00	$50.00
		Property compliance letter	$30.00	$30.00

	Reinspection fee **(per site visit)**	$75.00	$75.00
	Zoning certificate (initial letter)	$100.00	$100.00
	Zoning certificate (reprinted)	$0.00	$0.00
	Commercial, educational, institutional, industrial uses		
	Certificate of occupancy	$75.00	$75.00
	Business license compliance letter	$50.00	$50.00
	Floodplain certificate	$50.00	$50.00
	Property compliance letter	$30.00	$30.00
	Reinspection fee **(per site visit)**	$75.00	$75.00
	Zoning certificate (initial letter)	$100.00	$100.00
	Zoning certificate (reprinted)	$10.00	$10.00
Miscellaneous			
Other miscellaneous fees may also be established by policy approved by the Council from time to time			
	Development District Map Amendment	$200.00	$200.00
	Official Map Amendment	$200.00	$200.00
	Discontinuance of a Public Utility Easement	$200.00	$200.00
	Declare City Property "City Surplus"	$200.00	$200.00
	Street Name Change	$200.00	$200.00
	Vacate Street/Alley/Pedestrian Way	$300.00	$300.00
	Comprehensive Plan Amendment	$375.00	$375.00
	Sign – Permanent (plus $.50 per square foot)	$40.00	$40.00
	Sign – Temporary	$40.00	$40.00
	Board of Appeals Initiation – All Other	$350.00	$350.00
	Board of Appeals application and hearing fee for work already started or completed (including interpretation appeals where work has already been started or completed)	$700.00	$700.00
	Land Use Permit	$50.00	$50.00
	Temporary Use Permit	$25.00	$25.00
	Annexation	$0.00	$0.00
	Cell Tower – Buildings and Colocations	$500.00	$500.00
	Cell Tower – New Towers	$1,000.00	$1,000.00
	Public Utility Easement Acceptance	$200.00	$200.00
	Plan Examination Special Consultation (two or more staff reviews)	$50.00	$50.00
	Tax Incremental Financing fee		
	Projects less than $5 million dollars	$500.00	$500.00
	Projects more than $5 million dollars but less than $10 million dollars	$1,000.00	$1,000.00
	Projects more than $10 million dollars	$2,500.00	$2,500.00

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # Q.2

To approve the revised General Ordinance No. 12-26; responsible bidder approval threshold change from $25,000 to $50,000 and public highway construction bid amounts.

BACKGROUND

Reflecting the state requirements went up with 25 Wis Act 18, this was referred back to staff at the second reading for adoption at the July 21, 2026, Common Council meeting to update State statute notes and add to the public construction threshold.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. Draft G.O. 12-26 Relating to Responsible Bidders 2

GENERAL ORDINANCE NO. 12-26

AN ORDINANCE
AMENDING SECTION 42-3,
GREEN BAY MUNICIPAL CODE,
RELATING TO RESPONSIBLE BIDDER.

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

SECTION 1. Section 42-3, Green Bay Municipal Code, is hereby amended to read:

Sec. 42-3. Responsible bidder.

(a) *Purpose.* Pursuant to Wis. Stats. §§ 66.0901 and 62.15, all public works contracts **shall be let as follows:** ~~including any contract for the construction, execution, repair, remodeling, or improvement of any public work or building, or for the furnishing of supplies or material of any kind, where the estimated cost of such work will exceed $25,000.00, shall be let by contract to the lowest responsible bidder. What constitutes a responsible bidder is a determination that requires the exercise of discretion by the City and its departments, officials, and/or employees under reasonably consistent responsible bidder criteria, as provided in this section.~~

(1) ***In general.*** **Public works contracts for which the estimated cost exceeds $50,000.00 shall be bid on a sealed competitive basis and the contract shall be let to the lowest responsible bidder. As entrusted by Council, all other public construction shall be let as determined by the Director of Public Works. If the estimated cost exceeds $10,000.00 but is not greater than $50,000.00, the Department of Public Works shall give class 1 notice on behalf of the Improvement and Services Committee, of the proposed construction before the contract is executed.**

(2) ***Public highway construction.*** **All public highway construction, for which the estimated cost exceeds $25,000.00, shall be bid on a sealed competitive basis and the contract shall be let to the lowest responsible bidder. As entrusted by Council, all other public highway construction shall be let as determined by the Director of Public Works. If the estimated cost of any public highway construction exceeds $5,000.00 but is not greater than $25,000.00, the Department of Public Works shall give class 1 notice on behalf of the Improvement and Services Committee, of the proposed construction before the contract is executed.**

(3) ***Exception.*** **This section does not apply to public construction projects in which the following apply:**

a. The materials for the project were donated or the labor for the project is provided by volunteers.

b. Public health or welfare of the City is endangered due to emergency damage or threatened damage, as determined by resolution of the Improvement and Services Committee.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Class A Registered Apprenticeship Program means an apprenticeship program that is currently registered with either a State or federal governmental entity and that has a graduated apprentice to journeyperson job classification system process as well as a bona fide training program.

Contractor means a person, corporation, partnership, or any other business entity that performs work on a public works contract as a general contractor, prime contractor, or subcontractor at any tier.

Highway **means a public way or throughfare, including any bridges on the public way or thoroughfare.**

Public highway construction **means a public works contract involving the construction, improvement, repair, or maintenance of a highway.**

Public works contract means any contract for the construction, execution, repair, remodeling, or improvement of any public work or building, or for the furnishing of supplies or material of any kind. ~~where the estimated cost of such work will exceed 25,000.00.~~

Responsible bidder **means a contractor or vendor who the City and its department officials, and/or employees, determines, with the exercise of discretion, meets the criteria provided in sub. (c).**

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

SECTION 3. Effective date. This ordinance shall take effect on and after its passage and publication

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

APPROVED:

_____

Eric Genrich, Mayor

law

[Date]

Report to the
Finance Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # Q.3

To approve use of the Innovation Fund to fund the addition of the Lead — Innovation and Data Strategy position to the Mayor's Office Table of Organization.

BACKGROUND

RECOMMENDATION

Approval of the Request.

FISCAL IMPACT

ATTACHMENTS

1. Lead - Innovation and Data Strategy - Finance Committee Memo

Report to the
Finance Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
August 13, 2026	Mayor Eric Genrich Joseph Faulds, Chief of Operations

AGENDA ITEM

For consideration with possible action to use the Innovation Fund to fund the addition of the Lead – Innovation and Data Strategy position to the Mayor's Office Table of Organization.

BACKGROUND

The background and recommendation on adding the position is located on the Personnel Agenda. This request is to approve the use of Innovation Funds to fund the position if adding the position is approved by the Personnel Committee.

The Innovation Fund was created and approved by the Common Council to help fund (1) Innovative or transformational projects that improve service delivery or community outcomes; (2) one-time strategic investments that align with City priorities, especially fiscal responsibility; (3) Pilot Initiatives that test new approaches before long-term funding commitments; or (4) matching funds that leverage state, federal, or private grants.

The proposed Lead – Innovation and Data Strategy position is an appropriate use of the City's Innovation Fund because it is a time-limited, strategic investment that advances the City's Connect Green Bay initiative, and implements organization-wide improvements in innovation, performance management, and data governance. The position is responsible for leading initiatives that improve operational efficiency, modernize service delivery, increase transparency, and establish lasting systems that will benefit the City well beyond the funding period.

Funding this position through the ARPA Interest Fund aligns with the policy's emphasis on supporting innovative projects, pilot initiatives, and transformational investments that strengthen long-term organizational performance. The position is funded only through the completion of the Connect Green Bay initiative, making it a one-time investment rather than an ongoing commitment of unrestricted operating revenues, while delivering measurable outcomes in organizational efficiency, technology modernization, performance management, and public accountability.

RECOMMENDATION

To approve.

FISCAL IMPACT

The estimated cost from August 31, 2026 through September 3, 2027 is to not exceed $170,000 which includes an estimated total salary and benefits cost of $167,000—which includes the position's starting salary of $121,470 and employer costs. Additionally, approximately $3,000 for training, travel, equipment, and supplies. The City requests to use the Innovation Fund to pay for the position and is requesting the position to be funded through

September 3, 2027 to coincide with the completion of the Connect Green Bay initiative.

ATTACHMENTS

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # R.1

To approve a Donation Agreement with the Friends of Bay Beach to accept a $1.5 million donation to go towards early payoff of the Bay Beach Amusement Park debt.

BACKGROUND

In 2018 Bay Beach Amusement Park took out a $5 million bond for the installation of the shoreline improvements at Bay Beach. This was set up with a 20-year payment plan. In 2020 the City Council approved a debt reduction plan to help eliminate the debt early. The approved plan committed Bay Beach Amusement park to set aside a total of $1.9 million in addition to the yearly bond payments so that we could refinance the debt in 2026. That was all staff felt at the time that we could commit to using Beay Beach funding. As part of this debt reduction plan, the Friends of Bay Beach also agreed to donate $500,000 towards the debt reduction. If we only pay off $2.4 million and refinance the remaining debt, we will still owe approximately $1,245,000 in principal and $125,000 in interest through the end of the revised payment plan.

Both Park staff and the Friends of Bay Beach are in agreement that it is in the City's best interest to pay off the debt in full this year. Per the attached agreement, the Friends of Bay Beach will donate $1.5 million towards the debt reduction if Bay Beach can fund the remaining $2,238,212.50. There is enough money in the Bay Beach Development account to fund the remaining amount needed to pay off the debt early.

RECOMMENDATION

To approve

FISCAL IMPACT

The acceptance of this $1.5 million donation will allow the City to pay off the $5 million bond in full, 12 years early.

ATTACHMENTS

1. FOBB Donation Agreement

DONATION AGREEMENT

THIS AGREEMENT is made in the City of Green Bay, Brown County, Wisconsin, by and between the CITY OF GREEN BAY, WISCONSIN, a municipal corporation (hereinafter "CITY") and Friends of Bay Beach, a Wisconsin non-profit corporation (hereinafter "FOBB").

WHEREAS, CITY desires to retire the remaining outstanding debt associated with the Bay Beach Amusement Park (hereinafter "Bay Beach"); and

WHEREAS, FOBB desires to provide financial assistance to CITY to accelerate the elimination of this debt and secure future capital improvements for Bay Beach; and

WHEREAS, the total remaining Bay Beach debt to be retired is estimated to be approximately three million seven hundred forty-eight thousand one hundred eighty-nine dollars and 84 cents ($3,748,189.84); and

WHEREAS, the parties wish to establish the specific conditions under which these funds will be donated, held, and expended by CITY.

NOW, THEREFORE, it is mutually agreed as follows:

1. FOBB shall donate one million, five hundred thousand dollars ($1,500,000) to CITY payable on or by September 1, 2026.

2. CITY shall only use such donated funds from FOBB to assist in paying off the existing Bay Beach debt.

3. CITY shall utilize existing Bay Beach revenues and funding sources to pay off the remaining balance of the debt, estimated to be approximately two million two hundred forty-eight thousand one hundred eighty-nine dollars and 84 cents ($2,248,189.84).

4. CITY shall ensure that the entirety of the Bay Beach debt is paid off and retired on or around September 22, 2026.

5. CITY agrees not to incur, issue, or take out any new debt or financial liabilities for Bay Beach during the current Council term, which ends April 18, 2028. In the event of an emergency, as determined by the Council, nothing in this paragraph shall prevent the City from incurring, issuing, or taking out new debt or financial liabilities for Bay Beach.

6. CITY agrees that any remaining funding left in the Bay Beach Development account shall be utilized to fund the following, but are not limited to:

- Stormwater management
- Shoreland improvements
- New tracks for the small train.
- Renovations to the pavilion and park storage areas.

Dated this _____ of _____, 2026.

CITY OF GREEN BAY

By: _____
Eric Genrich, Mayor

FRIENDS OF BAY BEACH

By: _____
David Charles, Sr., President

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # R.2

To approve a resolution approving paying off a partial cash call of the 2018A General Obligation Bonds related to the Bay Beach shoreline project.

BACKGROUND

In 2018 the City of Green Bay took out a $5,000,000 bond for the redevelopment of the shoreline at Bay Beach Amusement Park. It was set up as a 20-year bond. In 2020, the City Council approved a Bay Beach debt reduction plan. The plan stated that Bay Beach would set aside $1,900,000 for debt reduction and then refinance the remainder of the loan in 2026. The previous agenda item was to accept a $1,500,000 donation from the Friends of Bay Beach, which would allow the City to pay off this bond in full, leaving Bay Beach Amusment Park debt free. This resolution is needed in order to authorize the early payoff of the debt.

RECOMMENDATION

To approve, contingent upon the acceptance of the proposed $1.5 million donation from the Friends of Bay Beach.

FISCAL IMPACT

By paying off these bonds early, Bay Beach Amusement Park will save over $900,000 in interest over the remaining lifespan of the existing bond payment schedule, which currently extends through 2038. The total debt that remains to date is $3,748,189.84. In order to pay off the bond in full, the Friends of Bay Beach are proposing to fund $1,500,000 towards this initiative if Bay Beach Amusement Park will fund the remaining $2,248,189.84. There is enough money in the Bay Beach Development Account to cover the City's share of the payment.

ATTACHMENTS

1. Bay Beach Debt Payoff Resolution

Resolution to Pay Off Bay Beach Debt

2026

WHEREAS, the City of Green Bay owns and maintains the Bay Beach Amusement Park; and

WHEREAS, in 2018 the City of Green Bay took out debt to pay for a project at Bay Beach Amusement Park; and

WHEREAS, on September 22nd, 2026, the total principal and interest for the 2018A General Obligations Bonds taken out to fund the Bay Beach project will be $3,748,189.84; and

WHEREAS, the City of Green Bay has the means to pay off the outstanding Bay Beach project debt by a combination of funds from the Bay Beach Development fund balance and a donation from the Friends of Bay Beach; and

WHEREAS, it would be in the best interest of the City of Green Bay to pay off the outstanding Bay Beach project debt; and

NOW, THEREFORE, BE IT RESOLVED that the City of Green Bay Common Council hereby directs the Finance Director to pay off the 2018A General Obligation Bonds related to the 2018 Bay Beach Project on or before September 22nd, 2026, with the donation funds received from the Friends of Bay Beach and funds from the Bay Beach Development fund.

Adopted _____

Approved _____

_____

Eric Genrich

Mayor

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # R.3

To approve the purchase of train track steel rail, hardware and track switches from Harmer Steel for a total cost of $118,354.00 to replace the miniature train tracks at Bay Beach Amusement park behind the main pavilion.

BACKGROUND

The miniature train ride behind the main pavilion at Bay Beach Amusement Park has been closed for the entire season. Earlier this spring, our staff met the State Ride Inspector onsite and determined that the ride needs to remain closed to the public until the tracks are completely replaced. The wood supports under the steel tracks have rotted beyond repair, creating an unsafe condition. In order to complete the repair we will have to remove the entire track, do repair work to the gravel base and then completely replace the wood supports and steel track. We will be hiring a contractor to repair the gravel base and set grades for the new track. Park crews will install the wood supports and steel track. This work will begin after the amusement park closes for the season. We hope to have the track installation completed by the start of the 2027 amusement park season.

RECOMMENDATION

To approve

FISCAL IMPACT

The funding for this purchase will come from the Bay Beach Development account. We are estimating a total cost of approximately $200,000 to replace the tracks. This estimated cost includes the purchase of the steel, wood supports and hiring a contractor to complete the rough grading. There is adequate funding available.

ATTACHMENTS

1. Bay Beach Train Steel Quotes

CITY OF GREEN BAY BID SUMMARY
RFQ# 2026-19 Bay Beach East Train Replacement Rails/ Turnouts
ISSUED: 7/28/26 DUE: 8/6/26
CC: 57000, 55900, 94000

			VENDOR #1	
			Harmer Steel	
DESCRIPTION	**Units**	**QTY**		
20-Lb ASCE New Rail (1850 TF)	LF	3,700	QTY: 24,800 /124 pcs. 30'	$2.17
			QTY: 13,400 /67 pcs. 30'	$2.17
20-Lb ASCE New Splice Bars	Pair	124	$20.00	
1/2" x 2-1/2" Track Bolts w/ Square Nuts	EA	500	$2.25	
3/8" x 3" Track Spikes (4,440/100)	Keg 100	45	QTY: 14	$342.50
Rolling Steel for curved track construction	LF	1,987		
20-Lb ASCE #5 Portable Turnout 16" Gage 15'-8.5" Lead - 47' -4 13/16" Deg Radius Erected on T-4 Steel Ties	EA	3	$9,020.00	
Total Amount:			$118,354.00	
Delivery:			7 to 9 Weeks ARO	

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # R.4

To approve renaming Beaver Dam Park to General Douglass MacArthur Park to honor the namesake of the adjacent, recently closed school.

BACKGROUND

RECOMMENDATION

No staff recommendation.

FISCAL IMPACT

We would have to allocate staff time to change all of the maps and information on the City's webpage. In addition carpentry staff time will have to be allocated to fabricate a new park sign. The material costs for the park sign would be less than $1,000.

ATTACHMENTS

1. 07282026 707 PM (CDT) - D11 - Melinda Eck - Parks Committee

Alders' Petitions and Communications

07/28/2026 7:07 PM (CDT)

Submitted by Melinda Eck (Melinda.Eck@greenbaywi.gov)

Alders' Petitions and Communications

Alder's Name	D11 - Melinda Eck
Committee Name	Parks Committee
Text of Communication	In light of MacArthur School being closed and scheduled for demolition, per the request of residents in the neighborhood, I am requesting that the adjoining park, currently known as Beaver Dam Park, be renamed to honor the namesake of the school, General Douglas MacArthur Park.

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # R.5

To approve the request by the Murphy Park Neighborhood Association to place their neighborhood sign in Murphy Park.

BACKGROUND

The Murphy Park Nieghborhood Association is requesting to place their Neighborhood Association sign near the north-east corner of Murphy Park, along Dousman Street. The Parks Department reviewed this request and is acceptable to placing it in their recommended location. There should not be any impact to the adjacent trees where the sign is being proposed. If approved, the Neighborhood Association would be responsible for all expenses incurred with the purchase and installation of the sign. The Neighborhood Association would also be responsible for the ongoing maintenance of the sign and associated landscape around the sign.

RECOMMENDATION

To approve.

FISCAL IMPACT

There is no fiscal impact to the City.

ATTACHMENTS

1. Murphy Park Neighborhood Association Sign Location Map

MURPHY PARK

PROPOSED NEIGHBORHOOD ASSOCIATION SIGN LOCATION MAP

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # R.6

To approve an Ordinance Amending Section 28-3, Green Bay Municipal Code, Relating to Protection of Parks and Greenways, which will allow harvesting of edible plants, fruits and seeds within the Green Bay Park system.

BACKGROUND

City Ordinance currently bans the public from harvesting edible plants, fruit and nuts from all City Parks. With the recent addition of the Food Forest at Seymour Park and a small orchard at JBS Park, there is a desire to modify City Ordinance to not only allow harvesting for personal use at these specific parks, but all City parks. The Sustainability Commission worked with Park Staff and the Law Department to suggest appropriate changes to the ordinance. The proposed modifications were discussed at the July 16, 2026 Sustainability Commission. The motion at the meeting was to refer this item to the Parks Committee for consideration.

Park staff is in support of these changes to the ordinance.

RECOMMENDATION

To approve.

FISCAL IMPACT

There is no fiscal impact.

ATTACHMENTS

1. Harvesting Ordinance Changes

GENERAL ORDINANCE NO. 14-26

AN ORDINANCE
AMENDING SECTION 28-3,
GREEN BAY MUNICIPAL CODE,
RELATING TO PROTECTION OF PARKS AND GREENWAYS

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

SECTION 1. Section 28-3, Green Bay Municipal Code, is hereby amended to read:

Sec. 28-3. Protection of parks and greenways.

(a) *General prohibitions.* No person shall play ball games, golf, archery, or paintball, or use any device which propels a projectile using the force of a compressed gas or a motorized toy in public parks and greenways, except in and upon areas designed for such purposes.

(b) *Damage to or removal of plants.*

(1) ***In general.*** No person shall pluck**, remove,** or cause damage **or destroy** any flowers, plants, fungi, shrubs, or trees**, or any parts thereof,** growing in any public park or greenway**.** ~~. No person shall pluck or remove any plant, or parts of a plant, including fruit and seeds,~~ without ~~permission~~ **written approval** of park staff **except as provided in subsection (2).**

(2) ***Harvesting:*** **A person may harvest edible plants, or parts of plants, including fruits and seeds, from any public park or greenway, subject to the following requirements:**

a. Harvesting must be done by hand-picking.

b. Harvesting must be done in small quantities for personal consumption.

c. No person shall sell, or allow to be sold, any edible plant or parts of plants harvested or gathered on City-owned lands.

e. No person shall use ladders, mechanical devices, or tools to assist in harvesting that cause damage to trees, plants, or soil.

(c) *Care of or removal of any living bird, animal, animal parts, or non-living objects.* No person shall mistreat or collect, remove from or add to (release of animals on site) from any City park or greenway any bird, animal, mammal, fish (outside of urban fishing regulations for the lagoon at the Wildlife Sanctuary), reptile, amphibian or insect, nor remove nests, feathers, pellets, dens, antlers, and bones (including any approved research project) without permission of park staff.

(d) *Damage to or removal of property.* No person shall damage, deface, destroy, steal, take, or carry away any equipment used in or about the City parks and greenways. No person shall place equipment or items in parks and greenways (including, but not limited to, cameras, geo caches, deer stands, blinds, traps, etc.) without permission of park staff.

(e) *Trail use in parks and greenways.* All persons are to remain on staff designated and marked nature trails for walking/hiking, and cross-country skiing. Biking shall only be allowed on trails so designated. After cross-country ski trails have been groomed for the season, no activity that damages the groomed trails shall be permitted (i.e., ski skating, snowshoeing, walking, etc.). Wildlife Sanctuary nature trails are not open for public biking, skate skiing, or snowshoeing. At the Wildlife Sanctuary, walking off of the trails is not permitted unless conducting an approved research project.

(f) *Encroachment.* No property owner shall be allowed to intrude upon any public parks and/or greenways including, but not limited to, through the creation or extension of any mowing, physical structure, or flora above or below the surface of land, except as provided in Section 44-358.

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

SECTION 3. Effective date. This ordinance shall take effect on and after its passage and publication.

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

APPROVED:

_____

Eric Genrich, Mayor

[Date]

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # R.7

To approve accepting a $6,225 Volunteer Generation Fund grant award from Serve Wisconsin to go towards the purchase of a UTV to support the Green Bay Conservation Corps program.

BACKGROUND

The City of Green Bay was recently awarded a $6,225 grant award from Serve Wisconsin. The funding will be used to purchase equipment associated with hosting a park revitalization volunteer event on September 12th. Volunteers will help remove invasive species and turn the woody debris into a useful soil amendment called biochar, which the Forestry Division will use for their tree planting operations.

The funds from this grant award will specifically be used to purchase a UTV to haul tools and equipment and to assist volunteers in accessing the project location for this event. After the event is concluded, the UTV will be used regularly by the Conservation Corps for many future events and conservation activities throughout the Park system.

RECOMMENDATION

To approve.

FISCAL IMPACT

The total cost to host the volunteer event is $12,295. All of the expenses will go towards the purchase of the UTV and other miscellaneous tools needed for the event. The grant award will fund $6,225, which is 50% of the total cost. The City's match of $6,225 will come from a combination of 2026 Conservation Corps budget, along with partnerships with local businesses and neighborhood associations. No additional funding will be needed if this grant award is approved and accepted.

ATTACHMENTS

1. VDF Grant Application
2. Americorps Grant Contract Final

VGF Grant Application
July 21, 2026

Agency Full Legal Name City of Green Bay	**Contact Person's Full Name** Maria Otto
Contact Person's Email maria.otto@greenbaywi.gov	**Contact Person's Phone Number** 920-448-3386
Agency active UEI ZCUZDCHFP7C6	**Agency Area Served** Green Bay, Wisconsin

Please give an overview of your proposed program. Please provide a detailed summary of your volunteer projects and the activities volunteers will be responsible for completing.

In celebration of America 250 and 9/11 National Day of Service, the Green Bay Conservation Corps will host a park revitalization volunteer event on September 12th, 2026. Volunteers will help remove invasive species and turn the woody debris into a useful soil amendment called "biochar" through the process of burning the wood in large kilns. Volunteers will clear the dense woods of this invasive species, making space for a nature trail for the neighborhood. The biochar produced from this event will be used by the Forestry Division in tree plantings throughout the City of Green Bay.

Please give a description of how VGF grant funds will help strengthen your volunteer program. If VGF funds will be supporting existing projects, how will they be enhanced by the additional funds?

VGF funds will make the event accessible and enjoyable for people of all abilities. Funds will be used to purchase a UTV to haul tools and equipment and assist volunteers in accessing the project location.

How will your project celebrate the America Gives initiative by encouraging acts of service and promoting inclusivity and collaboration among Wisconsinites?

The volunteer event will have accommodations to include neighbors of all abilities in getting outside in their local park and making a difference.

What are your desired outcomes for the program? What will make the program a success?

The event aims to leverage 50 volunteers in restoring the woodland and producing biochar. The goal would be to remove 1 acre of invasive species, produce 200 gallons of biochar, and build lasting connections with volunteers.

How many volunteers will your program engage using grant funds?

50 volunteers

VGF Grant Application
July 21, 2026

Please give a detailed description of your agency's Organizational Capacity. For example, who will be implementing and providing oversight of the program? Does your agency's mission include volunteer engagement? What experience does your agency have managing grants, especially federal or state grants?

The City of Green Bay's Conservation Corps (GBCC) hosts volunteer events throughout the year and has made a commitment to connecting with 300 volunteers annually. The AmeriCorps Program Director, Maria Otto, will oversee the volunteer event and grant management. This staff person has previously implemented 4 years of AmeriCorps funding and 2 VGF programs previously. They have experience managing federal and state grants.

Please describe how your budget is effective and adequate.

The project will leverage tools and supplies of the Green Bay Conservation Corps and fill supply gaps for a large volunteer event. Each item in the budget is needed directly for the implementation of the program. Volunteer safety supplies such as safety glasses, leather gloves, ear protection, and bandana/buffs are needed when working with invasive species and large biochar kilns. The UTV is critical in accessing the project area and providing safety while operating a biochar kiln and fire risk. Finally, fire suppression materials such as the water pump and hose are needed to extinguish the fire.

How will your agency meet the match requirement?

The City of Green Bay will meet the match through its annual budget and partnerships with local businesses and neighborhood associations.

What is your timeline for implementing this program? Will all grant activities be completed by September 30th, 2026?

Materials will be purchased as soon as the grant is awarded, and the volunteer event will take place on September 12th, 2026. Yes, all activities will be completed by September 30th, 2026.

Contract No. AD269148

AGREEMENT

Between the

WISCONSIN NATIONAL AND COMMUNITY SERVICE BOARD

and

CITY OF GREEN BAY

THIS AGREEMENT is made and entered by and between the Wisconsin National and Community Service Board ("Board") and CITY OF GREEN BAY. ("Grantee") SAM ID ZCUZDCHFP7C6for the Performance Period July 30, 2026 through September 30, 2026.

WHEREAS, the Board is responsible for the administration of programs and the Department of Administration is responsible for the administration of the funding; and

WHEREAS, on behalf of the Board, the Department of Administration, pursuant to sec. 15.03, Stat., administers budgeting, and related management functions of the Board program responsibilities; and

WHEREAS, the appropriations from which payments are to be made under this Agreement are subs. 20.505(4)(j) and (p), Stats. and

WHEREAS, the Grantee has submitted an Application to the Board for an award under the program to undertake activities consistent with the program requirements set forth in sec. 16.22 Stats.; and

WHEREAS relying upon the approved Volunteer Generation Fund (VGF) application and budget, the Board will award to the Grantee the amount of six thousand two hundred and twenty five dollars ($6,225) for eligible activities herein described and to be utilized in accordance with the terms and conditions of this Agreement; and

WHEREAS, the terms and conditions herein shall survive the Performance Period and shall continue in full force and effect until the Grantee has completed and is in compliance with all the requirements of this Agreement; and

WHEREAS, it is the intention of the parties to this Agreement that all work shall be for their mutual benefit; and

WHEREAS, this Agreement is mutually exclusive and is distinguished from all previous Agreements between the Grantee and the Board and contains the entire understanding between the parties;

NOW, THEREFORE, in consideration of the mutual promises and dependent documents, the parties hereto agree as follows:

The following documents are part of this agreement:

1) This Agreement (including all attachments)
2) All other documents referenced in this Agreement

FOR THE GRANTEE:

_____

BY: Eric Genrich, Mayor

_____

DATE

WISCONSIN NATIONAL AND COMMUNITY SERVICE BOARD

_____

BY: Kyle Clower, Executive Director

_____

DATE

GENERAL TERMS AND CONDITIONS

1. **Definitions.** For the purposes of this Agreement:

(a) "Agreement" means the Wisconsin National and Community Service Board Agreement with the Grantee, together with any future amendments, modifications, or alterations thereof.

(b) "Application" means the Grantee's final approved VGF Board Training Funding Application for 2025 and all attachments thereto, as approved by the Wisconsin National and Community Service Board and the Corporation for National and Community Service. By its Application, the Grantee agrees to the guidelines, assurances, certifications and requirements as set forth in the Grant Terms and Conditions issued by the Corporation for National and Community Service.

The Corporation's 2024 General Grant Terms and Conditions for Volunteer Generation Fund grants can be found at: https://americorps.gov/sites/default/files/document/2024-VolunteerGenerationFund-TC-20231207.pdf
The Corporation's 2025 General Grant Terms and Conditions can be found here:
https://americorps.gov/sites/default/files/document/FY2025-General-Terms-and-Conditions.pdf

(c) "Board" means the Wisconsin National and Community Service Board, together with its successors and assigns.

(d) "Corporation for National and Community Service" means the federal agency created under the National and Community Trust Act of 1993, P.L. 103-82, which funds the VGF Program.

(e) "Grantee" means CITY OF GREEN BAY together with its successors and assigns.

(f) "Eligible Costs" means all costs and expenditures actually incurred by the Grantee as approved in Grantee's Application and as outlined in the Budget and as further explained in the Grantee's Approved Application, including Budget and under Article 26 of this Agreement.

ARTICLE 1. CONTRACT ADMINISTRATION

The Board employee responsible for administration of this Agreement shall be Kyle Clower, Executive Director, or his designee and who shall represent the State's interest in review of quality, quantity, rate of progress, timeliness of services and related considerations as outlined in this Agreement.

The Grantee's employee responsible for administration of this Agreement shall be Maria Otto, who shall represent the Grantee's interest regarding Agreement performance, financial records, and related considerations. The Board shall be immediately notified of any change of this designee.

ARTICLE 2. APPLICABLE LAW

This agreement shall be governed by the Laws of the State of Wisconsin and the United States. In addition, the Grantee pledges to abide by the following requirements:

1. Grant funds shall not be used to supplant existing funding otherwise budgeted or planned for projects outside of this program whether under local, state or federal law, without the consent of the Board.

2. The Grantee, its agents and employees shall observe all relevant provisions of the Ethics Code for Public Officials under Wis. Stat. Secs. 19.41 *et seq* and 19.59 *et sec.*

ARTICLE 3. LEGAL RELATIONS AND INDEMNIFICATION

The Grantee shall at all times comply with and observe all federal and state laws and published circulars, local laws, ordinances, and regulations which are in effect during the Performance Period of this Agreement and which in any manner affect the work or its conduct.

In carrying out any provisions of this Agreement or in exercising any power or authority contracted to the Grantee thereby, there shall be no personal liability upon the State, it being understood that in such matters the Board acts as agent and representative of the State.

The Grantee shall indemnify and hold harmless the State and all of its officers, agents and employees from all suits, actions or claims of any character brought for or on account of any injuries or damages received by any persons or property resulting from the operations of the Grantee, or of any of its agents or subgrantees, in performing work under this Agreement. The Grantee shall indemnify and hold harmless the State and all of its officers, agents and employees from all suits, actions or claims of any character brought for or on account of any obligations arising out of Agreements between Grantee and subrecipient(s) to perform services or otherwise supply products or services. The Grantee shall also hold the State harmless for any audit disallowance related to the allocation of administrative costs under this Agreement, irrespective of whether the audit is ordered by federal or state agencies or by the courts.

If an audit is required by federal law and if the Grantee is also the recipient of state funds under the same or a separate contract program, then the state funded programs shall also be included in the scope of the federally required audit.

ARTICLE 4. SCOPE OF WORK

The Grantee shall perform the projects and activities as set forth in its Application, which is incorporated herein by reference. The Grantee shall supply or provide for all the necessary personnel, equipment, and materials (except as may be otherwise provided herein) to accomplish the tasks set forth in the Application as approved by the Board. Additionally, the Grantee shall perform all activities as stated in the approved Application as they correspond to the Budget. Changes to the Scope of Work may be made only by written agreement of both the Board and the Grantee.

(a) Final Reports: The Grantee must provide a final report that accurately and completely details progress toward performance measures within 30 days of the grant end date. Any program and/or fiscal problems encountered must be itemized. Reporting requirements are specified more closely in Article 33 of this Agreement, the Grant Terms and Conditions.

(b) Closeout Period: When notified by the Board, the Grantee must provide proper closeout documentation. Closeout documentation shall include: Equipment Inventory of Individual Items Purchased with VGF Federal Grant Funds, Inventory of Unused or Residual Items purchased with VGF Federal Grant Funds, if applicable, and Certification of Subgrantee Closeout. Availability of records for examination and records retention requirements are specified in Article 32 of this Agreement and in the Grant Terms and Conditions.

ARTICLE 5. PERIOD OF PERFORMANCE

The effective period of this Agreement shall be the period from July 30, 2026 through September 30,2026 (the "Performance Period"), unless otherwise provided for by amendment to this Agreement.

ARTICLE 6. STANDARDS OF PERFORMANCE

The Grantee shall perform the project and activities as set forth in its Application and described herein in accordance with those standards established by statute, administrative rule, the Board, and any applicable professional standards. In addition, the Grantee pledges to abide by the applicable requirements in the Grant Terms and Conditions.

ARTICLE 7. SUBLET OR ASSIGNMENT OF AGREEMENT

The Grantee, its agents, or subrecipients shall not sublet or assign all or any part of the work under this Agreement without prior written approval of the Board. The Board reserves the right to reject any subrecipient after notification. The Grantee shall provide the Board with a copy of any executed subcontract or accepted subrecipient bid for the purpose of administering this Agreement which relates to activities funded. The Grantee shall be responsible for all matters involving any subrecipient engaged under this Agreement, including contract compliance, performance, and dispute resolution between itself and a subrecipient. The Board bears no responsibility for subrecipient compliance, performance, or dispute resolution hereunder.

ARTICLE 8. DISCLOSURE: STATE PUBLIC OFFICIALS AND EMPLOYEES

If a state public official (as defined in section 19.42, Wis. Stats.) or an organization in which a State public official holds at least a 10% interest is a party to this Agreement, this Agreement shall be voided by the Board unless timely, appropriate disclosure is made to the Wisconsin Ethics Commission, 101 East Wilson Street, Room 127, Madison, Wisconsin 53703.

The Grantee shall not engage the services of any person or persons now employed by the State, including any department, commission or board thereof, to provide services relating to this Agreement without the prior written consent of the Board and the employer of such person or persons.

ARTICLE 9. NONDISCRIMINATION IN EMPLOYMENT

In connection with the performance of work under this Agreement, Grantee agrees not to discriminate against any employee, AmeriCorps member, or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in section 51.01(5), Wis. Stats., sexual orientation as defined in section 111.32(13m), Wis. Stats., 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. The Grantee agrees to post in conspicuous places, available for employees, AmeriCorps members, and applicants for employment, notices to be provided by the State setting forth the provisions of the nondiscrimination clause.

Pursuant to 2019 Wisconsin Executive Order 1, Grantee/contractor agrees it will hire only on the basis of merit and will not discriminate against any persons performing a contract, subcontract because of military or veteran status, gender identity or expression, marital or familial status, genetic information or political affiliation.

Grants estimated to be over fifty thousand dollars ($50,000) require the submission of a written affirmative action plan by the Grantee. An exemption occurs from this requirement if the Grantee has a workforce of less than fifty (50) employees.

Within fifteen (15) working days after this Agreement is executed, the Grantee shall submit the Affirmative Action Plan/exemption statement to the Department of Administration, State Bureau of Procurement, 101 East Wilson Street, Madison, Wisconsin 53703, unless compliance eligibility is current. Additional details are available here: https://doa.wi.gov/Documents/DEO/WIAffirmativeActionRequirements.pdf

Failure to comply with the conditions of this clause may result in the declaration of Grantee ineligibility, the termination of the contract, or the withholding of funds.

ARTICLE 10. SMALL BUSINESS AND MINORITY-OWNED BUSINESSES

The Grantee shall make positive efforts to utilize small business and minority-owned business sources of supplies and services. Such efforts should allow these sources the maximum feasible opportunity to compete for contracts or subcontracts to be performed utilizing state or federal funds.

ARTICLE 11. TERMINATION OF AGREEMENT

The Board may terminate this Agreement at any time with or without cause by delivering written notice to the Grantee by Certified Mail, Return Receipt Requested, not less than 30 days prior to effective date of termination. Date of receipt as indicated on the Return Receipt shall be the effective date of notice of termination. Upon termination, the Board's liability shall be limited to the actual costs incurred in carrying out the project as of the date of termination plus any termination expenses having prior written approval of the Board. The Board reserves the right to terminate this Agreement in whole or in part without any penalty or liability whatsoever due to non-appropriation of funds or non-receipt of funds from the State Legislature or federal government.

The Grantee may terminate this Agreement with or without cause by delivering written notice to the Board by Certified Mail, Return Receipt Requested, not less than 30 days prior to effective date of termination. Date of receipt, as indicated on the Return Receipt, shall be the effective date of notice of termination. Upon receipt of the termination notice, the Grantee shall make available to the Board program records, equipment, and any other programmatic materials. In the event the agreement is terminated by either party, for any reason whatsoever, the Grantee shall refund to the Board within forty-five (45) days of the effective date of termination any payment made by the Department of Administration to the Grantee which exceeds actual approved costs incurred in carrying out the project as of the date of termination.

ARTICLE 12. FAILURE TO PERFORM

The Board reserves the right to suspend payment of funds if required reports are not provided to the Board on a timely basis or if performance of the grant activities is not evidenced. The Board further reserves the right to suspend payment of funds under this Agreement if there are deficiencies related to the required reports or if performance of contracted activities are not evidenced on other contracts between the Board and the Grantee in whole or in part.

The Grantee's management and financial capability including, but not limited to, audit results and performance may be taken into consideration in any or all future determinations by the Board and may be a factor in a decision to withhold payment and may be cause for termination of this Agreement.

ARTICLE 13. PUBLICATIONS

The Grantee may publish materials produced under this Agreement subject to the following conditions:

(a) All materials produced under this Agreement shall become the property of the Grantee and may be copyrighted in their names. The Board reserves a royalty-free, nonexclusive and irrevocable license to reproduce, publish, otherwise use, and to authorize others to use the work for government purposes.

(b) All articles, reports, publications, or other documents resulting from this agreement shall acknowledge that financial assistance was provided by the Wisconsin National and Community Service Board and the Corporation for National and Community Service. (See the AmeriCorps Grant Terms and Conditions for specific language.)

ARTICLE 14. ENTIRE AGREEMENT AND AMENDMENT

This Agreement and all Attachments comprise the entire Agreement of both parties. This Agreement may be amended at the discretion of the Board, but only by a written document signed by both parties.

ARTICLE 15. SEVERABILITY

If any provision of this Agreement shall be adjudged to be unlawful or contrary to public policy, then that provision shall be deemed null and void and severable from the remaining provisions and shall in no way affect the validity of this Agreement.

ARTICLE 16. WAIVER

Failure or delay on the part of either party to exercise any right, power, privilege or remedy hereunder shall not constitute a waiver thereof. A waiver of any default shall not operate as a waiver of any other default or of the same type of default on a future occasion.

ARTICLE 17. FORCE MAJEURE

Either party's performance of any part of this Agreement shall be excused to the extent that it is hindered, delayed or otherwise made impractical by reason of flood, riot, fire, explosion, war, acts or omissions of the other party or any other cause, whether similar or dissimilar to those listed, beyond the reasonable control of that party. If any such event occurs, the nonperforming party shall make reasonable efforts to notify the other party of the nature of such condition and the extent of the delay and shall make reasonable, good faith efforts to resume performance as soon as possible.

ARTICLE 18. EXTRA WORK

If the Board desires to have the Grantee perform work or render services other than provided for by the expressed intent of this Agreement, this shall be considered as Extra Work, subject to written amendment to this Agreement setting forth the nature and scope thereof and the compensation therefor as determined by mutual agreement between the Board and the Grantee. Work under such amendment shall not proceed unless and until so authorized by the Board. Any such continuance of service that would cause compensation to exceed the total amount of this Agreement shall be contingent upon the above provision and the appropriation of necessary funds by the Legislature.

ARTICLE 19. LABOR STANDARDS

The Grantee shall comply with and assure compliance of all Project contractors and subcontractors with the Davis-Bacon Act, as amended 40 U.S.C. 3141-3148, the Contract Work Hours and Safety Standards Act 40 U.S.C. 3701-3708, other applicable Federal laws and regulations pertaining to labor standards, and the Labor Standards section of the Implementation Handbook.

ARTICLE 20. CHOICE OF LAW AND VENUE

In the event of a dispute this Agreement shall be interpreted in accordance with the laws of the State of Wisconsin, to the extent that there is no conflict with Federal law or applicable program requirements. The venue for any dispute shall be Dane County, Wisconsin.

FISCAL TERMS AND CONDITIONS

ARTICLE 21. AVAILABILITY OF FUNDS

Funds have been received from the Federal Government for the services covered under this Agreement.

ARTICLE 22. SOURCE OF FUNDS

The ALN for VGF is 94.021

Federal Award Identification Number: 23VGEWI001

The funds awarded under this contract have been encumbered and are subject to the continued availability of funding from the Corporation for National & Community Service.

ARTICLE 23. VARIANCES

Agreement variances may be permissible as outlined in the Grant Terms and Conditions and WNCSB Modification Guidelines. A variance shall not be used to authorize a revision of the amount awarded or a change in the Performance Period. Such changes shall be made by amendment to the Agreement, unless otherwise specified in Article 5.

ARTICLE 24. TOTAL COST

The total cost of this Agreement shall not exceed six thousand two hundred and twenty five dollars ($6,225). Reimbursement by the Department of Administration shall not exceed six thousand two hundred and twenty five dollars ($6,225).

ARTICLE 25. ELIGIBLE COSTS

Eligible Costs are those costs which can be audited and which are directly attributable to contracted activities and identified and approved in the Application.

(a) No Eligible Costs subject to reimbursement by this Agreement may be incurred prior to the execution of this Agreement unless previously approved in writing by the Board.

(b) Costs only as identified in the Budget and described in the Application are allowed.

(c) All methods of charging expenses against this Agreement must be submitted to the Board for review and approval.

ARTICLE 26. ALLOWABLE COSTS

2 CFR, Subtitle A, Chapter II, Part 200, Subpart E shall be complied with by the Grantee with respect to specific items and their cost allowability. The Grantee shall also comply with cost allowability guidance specified in 2 CFR, Subtitle B, Chapter XXII – Corporation for National and Community Service.

ARTICLE 27. REIMBURSEMENT OF FUNDS

The Grantee shall return to the Board or other appropriate governmental agency or entity any funds paid to the Grantee in excess of the allowable costs of services provided under this Agreement. If the Grantee fails to return excess funds, the Board may deduct the appropriate amount from subsequent payments due to the Grantee from the Board. The Board also reserves the right to recover such funds by any other legal means including litigation if necessary.

The Grantee shall be responsible for reimbursement to the Board for any disbursed funds which are determined by the Board to have been misused or misappropriated. The Board may also require reimbursement of funds if the Board determines that any provision of this Agreement has been violated. Any reimbursement of funds which is required by the Board, with or without termination, shall be due within forty-five (45) days after giving written notice to the Grantee.

ARTICLE 28. LIMITED USE OF PROGRAM FUNDS

This Agreement is a mutually exclusive agreement. The Grantee shall not apply funds authorized pursuant to other program agreements toward the activities for which funding is authorized by this Agreement nor shall funding authorized by this Agreement be used toward the activities authorized pursuant to other program agreements. The word "funds" as used in this Article does not include program income, as defined in Article 37 of this Agreement.

ARTICLE 29. FINANCIAL MANAGEMENT

The Grantee shall maintain a financial management system which complies with the rules and regulations required by the Program funding source described herein and with standards established by the Board to assure funds are spent in accordance with law and to assure that accounting records for funds received under this Agreement are sufficiently segregated from other agreements, programs, and/or projects.

ARTICLE 30. METHOD OF PAYMENT

Payments are to be used exclusively for eligible costs incurred during the Performance Period.

(a) The Department of Administration, on behalf of the Board, shall make payment to the Grantee upon receipt of invoices submitted in the required format and subject to paragraph (b) below:

(b) Payment by the Board shall be made only if the Board determines that the Grantee is making satisfactory progress in completing the project tasks and the Board approves of the payment request or invoice. No requests for reimbursement shall be processed unless Reports are completed and up-to-date as more fully described in Article 34. A final invoice shall be submitted to the Board no later than thirty (30) days following the close of the Agreement.

ADMINISTRATIVE TERMS AND CONDITIONS

Federal Funded Awards:

Governmental and Non-profit Grantees, or their assignees, that expend federal funds during their fiscal year shall comply with 2 CFR, Subtitle A, Chapter II, Part 200, Subpart F, and the State Single Audit Guidelines issued by the Department of Administration. Audit reports are due to the Federal Audit Clearinghouse within the earlier of 30 calendar days after receipt of the auditor's report(s), or nine months after the end of the audit period.

Submit To:

Please review the Department of Administration's Single Audit Compliance Supplement for details on submission of the reporting package.

ARTICLE 31. EXAMINATION OF RECORDS

The Board, any of its authorized representatives and the U.S. Government shall have access to and the right at any time to examine, audit, excerpt, transcribe and copy on the Grantee's premises any directly pertinent records and computer files of the Grantee involving transactions relating to this Agreement. Similarly, the Board and any of its authorized representatives shall

have access at any time to examine, audit, test and analyze any and all physical projects subject to this Agreement. If the material is held in an automated format, the Grantee shall provide copies of these materials in the automated format or such computer file as may be requested by the Board. Such material shall be retained for three (3) years by the Grantee following notification from the Board of grant number closeout.

This provision shall also apply in the event of cancellation or termination of this Agreement. The Grantee shall notify the Board in writing of any planned conversion or destruction of these materials at least ninety (90) days prior to such action. Any charges for copies provided by the Grantee for books, documents, papers, records, computer files or computer printouts shall not exceed the actual cost thereof to the Grantee and shall be reimbursed by the Board.

The minimum acceptable financial records for the project consist of: 1) Documentation of staff time; 2) Documentation of all equipment, materials, supplies and travel expenses; 3) Inventory records and supporting documentation for allowable equipment purchased to carry out the project scope; 4) Documentation and justification of methodology used in any in-kind contributions (if using land/space as match, the value of donated space must not exceed its fair market value at the time of donation to the non-Federal entity as established by an independent appraiser); 5) Rationale supporting allocation of space charges; 6) Rationale and documentation of any indirect costs; 7) Documentation of Agreement services and materials; and 8) Any other records which support charges to project funds.

The Grantee shall maintain sufficient segregation of project accounting records from other projects or programs.

ARTICLE 32. FINAL AND AGGREGATE FINANCIAL REPORTS

The Grantee shall submit a final report to the Board during the period that this Agreement is in effect. These reports shall accurately and completely detail the uses of the funds received under this Agreement, how funds have been expended, and the amounts expended during the immediately preceding fiscal period, until the Agreement expires. Reports must identify the status of progress of tasks as provided in the Application and Budget approved by the Board and the Corporation for National and Community Service. Performance measures include (but are not limited to): Number of participants programs, number of total volunteers engaged using VGF funds, number of hours served by volunteers. Progress reports are due within thirty days of the grant end date. The Grantee is not required to submit Aggregate Financial Reports.

SPECIAL TERMS AND CONDITIONS

ARTICLE 33. COMPETITIVE PROCUREMENT PRACTICES

Grantee shall utilize State of Wisconsin competitive procurement practices for products and services purchased as a result of this award. Where state and local procurement practices differ, state rules, standards, policies and practices shall take precedence.

ARTICLE 34. REASONABLE COSTS

The Grantee shall control unit costs for products and services procured as a result of this Agreement, to the state average experience.

ARTICLE 35. AUDITS

The Grantee shall perform an "Agreed upon Procedures Audit" on request. This audit shall consist of procedures and questions agreed upon by the State and the Auditor and shall expand beyond the scope of that provided for under the Wisconsin Single Audit Guideline requirements.

ARTICLE 36. PROGRAM INCOME

Program income means gross income received by the Grantee which is directly generated from the use of the Agreement award, including but not limited to repayments of funds that had been previously provided to eligible beneficiaries; interest earned on any or all grant funds obtained from the Board; proceeds derived after the Agreement close out from the disposition of real property acquired with any or all funds provided under this Agreement or interest earned on program income pending its disposition. Program income may be further described in the Grant Terms and Conditions.

The Grantee agrees that all program income shall be recorded and used in accordance with the rules and regulations of the Program funding source described herein. If at any time changes in the use of program income are considered, the Grantee shall submit a plan detailing the proposed uses of program income to the Board for approval. Should the Grantee decide following Agreement close out to discontinue using program income for such purposes, the Grantee shall return the program income balance and any additional program income accrued to the Board by January 31 of the following year.

ARTICLE 37. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY, AND VOLUNTARY EXCLUSION

The Grantee certifies that to the best of its knowledge and belief, that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;

(b) Have not within a three-year period preceding the date of submission of the Application incorporated by reference into this Agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statement, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (b); and

(d) Have not within a three-year period preceding the date of submission of the Application incorporated by reference into this Agreement had one or more public transactions (Federal, State, or local) terminated for cause or default.

Where the prospective primary participant is unable to certify to any of the statements in this Article, such prospective participant shall submit a written explanation to the Board.

ARTICLE 38. SURVIVAL OF REQUIREMENTS

Unless otherwise authorized in writing by the Board, the terms and conditions of this Agreement shall survive the performance period and shall continue in full force and effect until the Grantee has completed, and is in compliance with, all of its requirements.

ARTICLE 39. AUTHORITY TO SIGN DOCUMENT

The person(s) signing this Agreement certifies and attests that the Grantee's respective Articles of Incorporation, Bylaws, Charter, Corporate or other Resolutions, and/or other related documents give full and complete authority to bind the Grantee, on whose behalf they are executing this document.

ARTICLE 40. MATCH

For the 2025-2026 contract year, match is required. The maximum eligible grant request is $15,000; a $1 to $1 match must be provided. To meet the nonfederal share of the VGF, Grantee's must meet the requirements as outlined in 2 CFR 200.306. Acceptable match categories are nonfederal funds and in-kind support such as goods, and services. All match must be necessary, allowable, and expended in the pursuit of achieving grant outcomes.

ARTICLE 41. SYSTEM FOR AWARD MANAGEMENT (SAM) and UNIVERSAL IDENTIFIER REQUIREMENTS (Required provision under 2 CFR § 25.220)

All recipients must maintain the currency of your SAM registration information until you receive the final payment. This requires that you review and update the information at least annually after the initial registration, and more frequently if required by changes in your information or another award term.

ARTICLE 42: AMERICORPS REQUIRED TRAINING

One or more employees from City of Green Bay must take the required Funds Management Training for AmeriCorps Grantees, formally called Key Concepts of Financial Grants Management, (2hrs), Internal Controls for Grant Recipients (30min), and Fraud Awareness Training for AmeriCorps Grantees (30min) eCourses. The grant recipient and subrecipient must retain the certificate of completion and assign staff to retake the course annually prior to the expiration of the certificate. Grant recipients must save certificates of completion from each year as grant records.

The following attachments are hereby incorporated by reference into this Agreement:
Grantee's Approved Grant Application and Budget
2025 https://americorps.gov/sites/default/files/document/FY2025-General-Terms-and-Conditions.pdf
2024 VGF Terms and Conditions: https://americorps.gov/sites/default/files/document/2024-VolunteerGenerationFund-TC-20231207.pdf

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # R.8

To approve accepting a $25,000 grant from the Rosen Family Foundation to help fund the Summer Parkee Program.

BACKGROUND

At the June 10, 2026 Parks Committee, you approved accepting a $16,000 grant from the Rosen Family Foundation to support the 2026 Summer Parkee Program. The grant managers contacted the City and indicated that they have an additional funding available to support this initiative.

The Recreation Division then applied for and was awarded an additional $25,000 in grant dollars through the Rosen Family Foundation to help address food insecurity within the Parkee Program. While participants receive a free lunch each day, staff have identified a growing need for healthy snacks throughout the programming day. If the Committee and Council approve accepting this grant award, the funding will be used to purchase healthy snacks, refrigeration and food storage equipment, allowing us to meet the nutritional needs of the children we serve.

RECOMMENDATION

To approve.

FISCAL IMPACT

There is no impact to the City budget if this grant is accepted and approved. There is no requirement for matching funds.

ATTACHMENTS

1. Parkee Program Grant Proposal 6.5.26

Parkee Program Food Insecurity Initiative

For over 100 years, the Parkee Program has provided free supervised recreation opportunities for children throughout Green Bay. Today our program operates at 16 neighborhood park sites and serves thousands of children each summer, giving them a safe place to play, build friendships, stay active, and simply be kids.

While recreation is at the heart of what we do, our staff often find themselves filling a much larger role in the lives of the children we serve.

Over the last several summers, one need has become impossible to ignore, food insecurity.

Many of our children rely on school meal programs during the school year. When summer arrives, that safety net often disappears. While we are fortunate to partner with Green Bay Area Public Schools to provide free lunches, our staff still see children arriving hungry, asking for extra food, or sharing concerns about what they will have to eat when they leave the park.

These are not isolated situations. They are conversations our staff have regularly throughout the summer. Because our staff build trusted relationships with children and families, we are in a unique position to discreetly help.

Our goal is simple, if a child comes to one of our parks, they should have access to a healthy snack during the day and not have to worry about going hungry over the weekend.

To make this possible, we are seeking support for three key areas.

Daily Healthy Snacks

We would like to provide healthy grab-and-go snacks at all 16 Parkee sites throughout our 10-week summer program.

Based on an average of 12 children per site each day, this would allow us to provide approximately 9,600 snacks over the course of the summer.

Friday Take Home Snack Bags

One of the biggest gaps we see is over the weekend. Each Friday, we would like to send children home with a small bag of shelf-stable snacks to help bridge the gap until Monday. For many families, even a few extra snacks can make a meaningful difference.

This initiative would provide approximately 1,920 weekend snack bags throughout the summer, which is an estimated 192 children weekly.

Refrigeration

To safely store and distribute healthy snack options, we are seeking funding for:

- 16 mini refrigerators (one at each parkee site)
- One commercial refrigerator/freezer for centralized storage and distribution

This equipment would allow us to offer more nutritious options such as cheese sticks, yogurt, fresh fruit, and other perishable items that are currently difficult to provide consistently.

Estimated Budget

Item	Estimated Cost
Daily Snack Program	$7,200
Weekend Take Home Snack Program	$9,600
16 Mini Refrigerators	$3,200
Commercial Refrigerator/Freezer	$5,000
Total Request	**$25,000**

Why This Matters?

The Parkee Program serves children from every corner of Green Bay. For many families, our parks are more than a recreation program, they are a safe place, a trusted resource, and a consistent part of a child's summer routine.

By investing in this initiative, you would be helping us meet a need that goes far beyond recreation. You would be helping ensure that children have access to food, that families have additional support during the summer months, and that no child has to spend their day at the park wondering where their next snack or meal will come from.

We are incredibly grateful for the Rosen Family Foundation's support of the Parkee Program and for your willingness to learn more about the needs we see every day. We look forward to continuing this conversation and exploring ways we can work together to support the children and families of Green Bay.

Report to the
Personnel Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	Jennifer Smits

AGENDA ITEM # S.1

To approve the reclassification of the vacant Civil Engineer II (Traffic) to an Engineering Technician (Traffic) position within the Department of Public Works.

BACKGROUND

As part of the 2026 budget, the Traffic Manager position was created to lead the Traffic Division, which includes supervising the Civil Engineer II (Traffic) and Electrical Section Manager and providing direction to the Sign Shop. The Traffic Manager is required to possess a Civil Engineering degree and is responsible for completing traffic-related studies, developing and overseeing the design and implementation of traffic controls, implementing traffic-calming and safety measures, and other related engineering functions.

As a result, the Traffic Division no longer has an operational need for a Civil Engineer position. Instead, there is a greater need for an Engineering Technician position to perform technical work that supports the Traffic Manager's engineering responsibilities. The Engineering Technician will collect traffic data, perform basic traffic engineering calculations and design, determine minimum traffic control measures, and prepare routine traffic engineering studies and reports. This work will provide the data and information necessary for the Traffic Manager to conduct engineering analysis and make informed decisions.

The current Civil Engineer II position was previously classified as an Engineering Technician and was later reclassified to a Civil Engineer to meet the operational needs of the Department at that time. Following the creation of the Traffic Manager position and the retirement of the Civil Engineer in June, the Department reevaluated the staffing needs of the Division and determined that restoring the position to the Engineering Technician classification will best support the Division's operational needs.

RECOMMENDATION

The Department of Public Works and Human Resources Department are requesting that the vacant Civil Engineer (Traffic) position be reclassified from Pay Grade K ($82,950-$97,594) to an Engineering Technician (Traffic) position at Pay Grade I ($34.33/hour-$40.37/hour).

FISCAL IMPACT

The estimated annual cost savings of this reclassification is $20,126.

Estimated	**Civil Engineer Grade K, Step 6**	**Engineering Technician Grade I Step 4**
Salary	$95,160	$77,688
FICA	$7,280	$5,943
WRS (General)	$6,852	$5,594
Worker's Comp	$200	$163

Health Insurance	$17,712	$17,712
Dental Insurance	$1,402	$1,402
Life Insurance	$121	$98
TOTAL COMPENSATION	**$128,726**	**$108,600**

ATTACHMENTS

1. Engineering Technician (Traffic)

JOB DESCRIPTION
City of Green Bay

Position Title	ENGINEERING TECHNICIAN – TRAFFIC
Department	Department of Public Works
Reports To	Traffic Manager
Position Status	Non-Exempt
Salary Range	Grade I
Job Summary	Under general supervision of the Traffic Manager, performs advanced technical engineering work of moderate difficulty on engineering projects for the Department of Public Works.
Essential Functions	1) Performs basic traffic engineering calculations and design. 2) Determines minimum traffic control measures for municipal and permit construction projects. 3) Reviews and issues right-of-way obstruction permits and traffic control plans. 4) Conducts inspections of traffic signage and facilities, and prepares reports. 5) Prepares routine traffic engineering studies and reports, including data collection, speed studies, traffic control warrants, and traffic crash studies. 6) Prepares contract specifications, quantity estimates and contract payments. 7) Performs manual, computer aided design (CAD), and SignCAD drafting assignments in office as directed. 8) Reviews development site plans. 9) Prepares and/or administers public works contracts of moderate difficulty. 10) Assists with tracking and reporting compliance with federal and state railroad regulations. 11) Assists with Traffic, Bicycle, & Pedestrian Commission meetings. 12) Performs other duties as assigned.
Knowledge, Skills And Abilities	▪ Knowledge of the principles, practices and materials of public works and traffic related projects. Basic understanding of civil engineering principles and practices related to public works and traffic related projects. Knowledge of the principles and practices of site and construction surveying. Knowledge and experience in the operation of various traffic counting equipment used by the Public Works Department. ▪ Good computer skills including experience with CAD, word processing and spreadsheet software. Good record keeping and problem-solving skills. Good oral and written communication skills. ▪ Ability to read and interpret construction plans and specifications. Ability to utilize a computer and the required software. Ability to effectively communicate with co-workers and members of the public and private sectors. Ability to work the required hours of the position.

Minimum Education And Experience	▪ Associate degree in Civil Engineering Technology or equivalent. ▪ Five years related experience. ▪ Valid driver's license and good driving record. ▪ A combination of equivalent experience and/or education may be considered.
Physical Requirements	Ability to perform the following activities: ▪ Lifting and carrying up to 50 pounds. ▪ Frequent standing, walking, sitting, bending, stooping. ▪ Ability to focus for long periods of time on projects. ▪ Ability to reach and climb. ▪ Ability to climb and hike in rough terrain. ▪ Ability to work in varied environmental conditions and worksite conditions.

The above is not to be construed as an exhaustive statement of duties, responsibilities or requirements. I have read the above position description and understand the duties and responsibilities of the position.

_____ _____

Employee Name (please print) Date

_____

Employee Signature

Report to the
Personnel Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	Eric Genrich, Mayor

AGENDA ITEM # S.2

To approve addition of the Lead - Innovation and Data Strategy position to the Mayor's Office Table of Organization for one year using Innovation Funds.

BACKGROUND

In August 2024, the City entered into a Fellowship Program with Harvard College and the Bloomberg Harvard City Leadership Initiative to create a Fellow position at the City focused on innovation and data strategy. The Fellowship Program was to run from August 2024 through August 2026 with the salary, benefits, and housing stipend to be paid for by Bloomberg Harvard.

Impact to Date

The position has led or provided significant contributions to the following projects at the City of Green Bay:

Citywide data governance and infrastructure

- Launched Connect Green Bay, the City's three-year data strategy, in January 2025, and presented implementation progress to the Common Council in December 2025 (see attached).
- Established the City's Data Governance Team, which has met bi-weekly since January 2025 — approximately 40 meetings to date with sustained attendance across all departments.
- Built the City's first organization-wide data inventory, cataloging approximately 500 databases with 30 metadata fields per dataset so that institutional knowledge lives in systems.
- Trained a distributed governance network of 23 data stewards and 63 data owners across every department, establishing data management as a shared citywide responsibility rather than an Information Technology function.
- Conducted 16 training workshops on data governance and data management and conducted approximately 56 departmental working sessions with data owners and stewards.
- Building the City Data Hub and its supporting data pipeline infrastructure to create a single centralized source for City operational and performance data.

Performance management

- Co-developed approximately 200 key performance indicators with department heads and data stewards, tied directly to the City's Strategic Plan priorities, and established departmental performance measures and an organizational performance plan.
- Launched the plan for City's Performance Management System in December 2025 and the citywide KPI tracking system and public Performance Management Dashboard to give leadership, Council, and

residents a consistent view of how City services are performing.

Operational efficiency and cost savings

- **Fleet Management Review:** led a citywide review that resulted in 61 vehicles removed from the City fleet, an approximate 12 percent reduction in total fleet value. The review also established a shared motor pool available to all departments and led to the adoption of telematics software that improves utilization tracking, transparency, and accountability across the fleet.

Community outcomes and public trust

- **Data-Informed Community Engagement (DICE):** co-designed and executed a targeted neighborhood intervention in 2025 with the Office of Violence Prevention, Police Department, Parks, Public Works, and Community and Economic Development in 2026.
- Following the intervention, drug violations in the target area declined by approximately 71 percent, demonstrating that coordinated, data-informed service delivery produces measurable results for residents.

Independent external validation

- Advanced the City from a baseline score of 0 to 25 of 43 criteria (58 percent) on the What Works Cities Certification assessment in 16 months — a nationally recognized standard for well-managed, data-driven local government, and independent confirmation that the City's progress is real and durable.

Future Scope of Work

The job description for the Lead – Innovation and Data Strategy position is attached and the general responsibilities will include improving organizational efficiency by evaluating existing business processes, reduce duplication efforts, identify opportunities for automation, improve resource allocation, and measure the effectiveness of City programs. The position will also increase transparency by expanding public access to performance information and helping residents better understand how City services are delivered and how taxpayer resources are being invested. Three responsibilities are immediate and already underway:

- **The City's performance management strategy.** The position will lead in the citywide development and maintenance of the key performance indicators the City uses to measure progress against every priority in the Strategic Plan, and regular reporting of that progress to leadership, the Common Council, and the public.
- **The establishment of the City's Innovation Team.** The position will co-lead the City's Innovation Team, which will apply structured review of existing business processes to make City operations more efficient and service delivery smoother across departments.
- **The Council-approved organizational efficiency review.** The position will co-lead the citywide organizational efficiency project that seeks to (1) identify cost savings or tax reductions and (2) identify opportunities for improving internal processes, optimizing staffing structures, leveraging technology, and enhancing interdepartmental coordination.

RECOMMENDATION

The Mayor's Office is requesting that a Lead – Innovation and Data Strategy position be added to the Mayor's Office Table of Organization, and that authorization be granted to fill the position effective August 31, 2026.

The position will be funded through the City's Innovation Fund from August 31, 2026 through September 3, 2027.

The position and accompanying job description have been developed to provide dedicated leadership for the implementation of the City's Connect Green Bay initiative, improve organizational performance through innovation and continuous improvement, establish citywide data governance and performance management practices, and expand public transparency through data-driven decision-making.

FISCAL IMPACT

The position has been reviewed for placement within the City's compensation plan and will be placed in Pay Grade M and starting salary of $121,470.

The estimated cost from August 31, 2026 through September 3, 2027 is to not exceed $170,000 which includes an estimated total salary and benefits cost of $167,000—which includes the position's starting salary of $121,470 and employer costs. Additionally, approximately $3,000 for training, travel, equipment, and supplies. The City requests to use the Innovation Fund to pay for the position and is requesting the position to be funded through September 3, 2027 to coincide with the completion of the Connect Green Bay initiative.

ATTACHMENTS

1. Lead - Innovation and Data Strategy JD
2. Connect Green Bay - Final

JOB DESCRIPTION
City of Green Bay

Position Title:	Lead – Innovation and Data Strategy
Department:	Mayor's Office
Reports To:	Mayor
Status:	Exempt
Salary Range:	Pay Grade M
Job Summary:	The Lead of Innovation and Data Strategy is a senior position responsible for leading citywide efforts in innovation, continuous improvement, and data-informed decision-making for the City of Green Bay. This position integrates data analytics and innovative practices to inform policy and operational decisions, enhance operational efficiency, improve service delivery, strengthen community engagement, and promote transparency and accountability across all City departments.
Essential Functions:	▪ Leads citywide efforts for innovation, continuous improvement, and organizational change management; Develops and articulates a future-focused innovation vision aligned with the City's strategic objectives and the Mayor's priorities; Drives pilot programs and proof-of-concept initiatives; evaluate outcomes and scale successful innovations. ▪ Identifies opportunities for innovation and data integration in service delivery. Analyzes, designs and recommends process changes to enhance departmental services. ▪ Directs the strategic development and implementation of comprehensive performance measurement systems, including data collection, analysis, and reporting to evaluate program effectiveness. ▪ Establishes data governance standards, policies, and quality-assurance practices to ensure ethical, secure, and consistent use of City data. ▪ Leverages quantitative and qualitative analytical methods to inform policy recommendations, budget decisions, and operational improvements. ▪ Creates and implements dashboards, reports, and community-facing data tools to promote open data initiatives and transparency. ▪ Collaborates closely with the Information Technology Department to evaluate, select, and implement technology products and services including software platforms, digital tools, and infrastructure solutions that support innovation goals. Ensures that innovation initiatives are aligned with IT capabilities and security standards and assists with implementing technology projects that enhance operational efficiency, data integration, and service delivery across departments. ▪ Builds and maintains collaborative relationships with community-based organizations, residents, businesses, and nonprofit stakeholders. ▪ Prepares clear, comprehensive reports and presentations; presents findings and recommendations to internal and external stakeholders. ▪ Facilitates training and workshops to build data literacy and promote innovative practices among City staff. ▪ Identifies and applies for grants to advance innovation within the City. ▪ Perform other duties as assigned by the Mayor

Knowledge, Skills And Abilities	• Comprehensive knowledge of principles and practices of data management and analysis, program evaluation, analytical and quantitative methods, and statistical information gathering and reporting. Knowledge of innovative methodologies and tools applicable to public-sector services, including process improvement frameworks and design thinking. Knowledge of principles of public administration, municipal budgeting, municipal government operations, performance management, and policy development. Knowledge of performance measurement systems and key performance indicators within a public sector organizational context. • Considerable skill in strong data analysis and interpretation skills, with the ability to synthesize complex datasets into clear, actionable insights. Considerable skill in developing data visualizations, dashboards, and reports that effectively communicate findings to both technical and non-technical audiences. Excellent written and verbal communication skills, including the ability to present complex information in a clear, concise, and compelling manner. Strong collaboration and facilitation skills, with the ability to engage employees across departments, build trust, support cross-functional initiatives and lead organizational change in a complex government environment. Skill in translating organizational needs into data-driven strategies and practical solutions. Project management skills, including the ability to manage multiple initiatives, timelines, and stakeholders simultaneously. Skill in training and coaching employees to build data literacy and support adoption of data-informed practices. • Ability to lead and influence organizational change using data and innovation strategies in a complex governmental environment. Ability to analyze complex problems, identify trends and patterns, and develop data-driven recommendations for decision-making. Ability to utilize a computer and required software. • Ability to demonstrate strong inter-personal communication skills, both verbally and in writing, and a high degree of integrity and honesty. Ability to build and maintain collaborative relationships across all levels of the organization and with external partners. Ability to foster a culture of data-informed decision-making and continuous improvement among employees. Ability to exercise sound judgment, discretion, and political awareness in sensitive or high-visibility situations. Ability to work the required hours of the position.
Minimum Education and Experience	▪ Bachelor's degree in Public Administration, Data Analytics, Statistics, Economics, Information Systems or a closely related field. Master's Degree in Public Administration, Data Science, Analytics or a related field preferred. ▪ Five-Seven (5-7) years of progressively responsible experience in data analysis, performance management, innovation, or strategic planning. Demonstrated experience working with data analytics tools (e.g., Power BI, Tableau, SQL, R, Python, or similar platforms. ▪ Combination of equivalent experience and/or education may be considered.
Physical Requirements	▪ Ability to perform the following activities: o Lifting and carrying up to 20 pounds. o Frequent standing and sitting. o Ability to focus for long period of time on projects. o Ability to reach, stoop and lift.

The above is not to be construed as an exhaustive statement of duties, responsibilities or requirements. I have read the above position description and understand the duties and responsibilities of the position.

_____ _____

Employee Name (Print) Date

_____

Employee Signature

CONNECT GREEN BAY

Data Strategy Roadmap

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MESSAGE FROM THE MAYOR

Connect Green Bay lays out our plans to build a high-performing, transparent, and community-focused city government. By connecting data to decision-making processes, we're enhancing city services, improving communication, and fostering collaboration across departments—all to better serve our citizens. This initiative aims to connect community members and their requests to their city government, turning community feedback into meaningful action.

At its core, Connect Green Bay is about addressing community needs, managing resources responsibly, and working tirelessly to build stronger connections between residents and city government. And by breaking down barriers among departments and empowering city staff with shared data-driven tools, we are enhancing the accountability and responsiveness of city services.

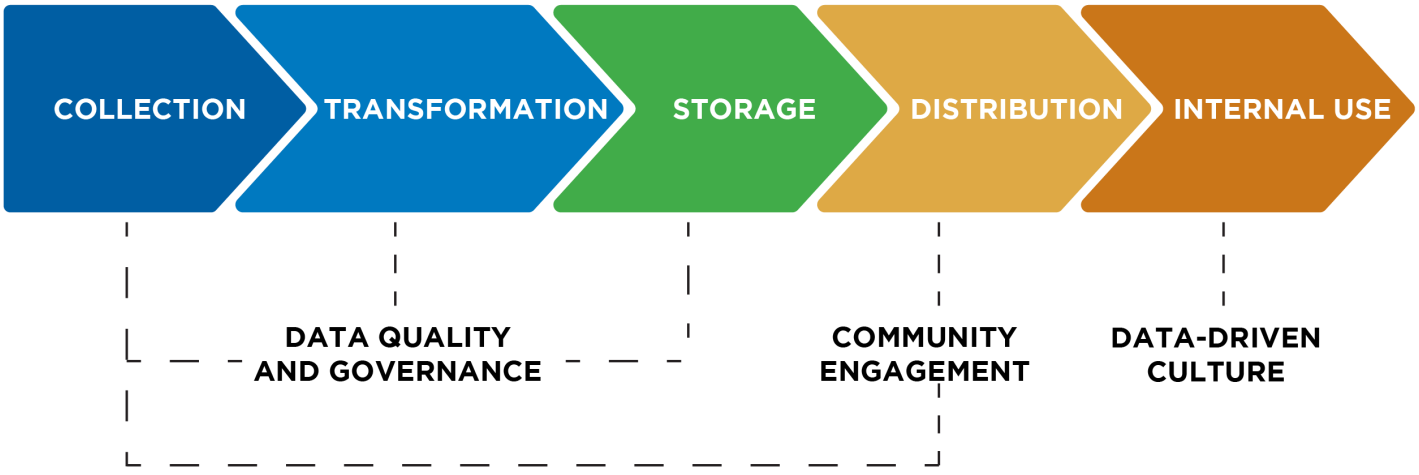
Together, we are creating a city that's connected, responsive, and continually improving. I ask you to stay engaged as we continue this important work for the benefit of us all.

Sincerely,
Mayor Eric Genrich

PURPOSE: INPUT TO IMPACT

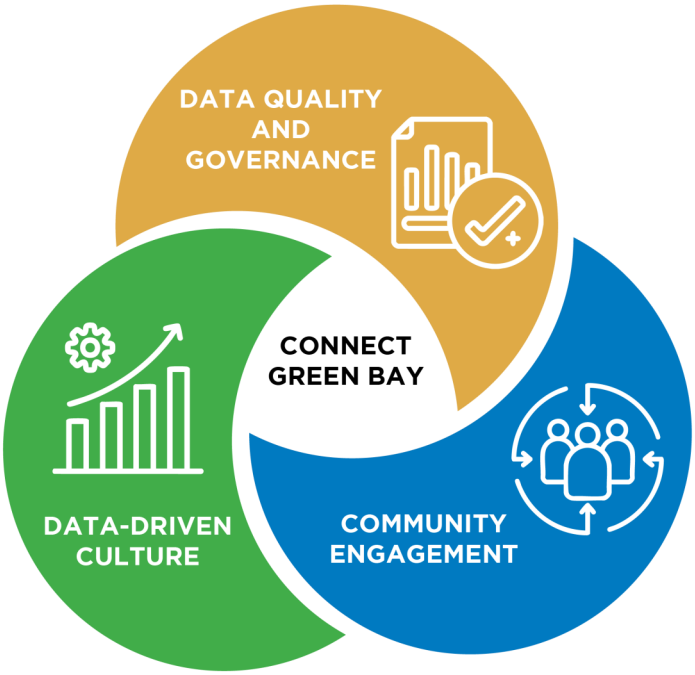
Connect Green Bay is a citywide data initiative designed to enhance government services, strengthen connections with the community, and foster a transparent, responsive, and community-focused government. By streamlining internal operations, empowering staff to collaborate across departments, and providing residents with accessible, actionable information, the initiative harnesses the power of data-driven operations to increase efficiency and effectiveness for all who live, work, and visit Green Bay.

Central to this effort is the "Input to Impact" process, which ensures resident-provided information translates into better public services. Data is collected through various channels, verified for accuracy, securely stored, and routed to the appropriate departments for action. For instance, if a broken traffic light is reported, the city logs the complaint, verifies the details, and passes it to the repair team. Once fixed, the resident is notified, completing the communication loop. This approach not only resolves individual issues but also informs broader maintenance planning and accountability efforts. By fostering transparency, collaboration, and trust, Connect Green Bay creates a more inclusive, resilient, and vibrant community.



ESSENTIAL BUILDING BLOCKS

Connect Green Bay stands on three key pillars that help us harness information responsibly and effectively: Data Quality & Governance, Community Engagement, and Data-Driven Culture. Together, these pillars ensure we collect accurate information, foster meaningful partnerships with residents, and create a culture where data informs every decision.



DATA QUALITY & GOVERNANCE

We establish a decision making team and standards to ensure accurate, secure data and clear guidelines for its responsible use. By protecting your information and maintaining high data integrity, we build trust and enable better decisions.

COMMUNITY ENGAGEMENT

We collaborate openly with residents, businesses, and partners to listen, share, and learn. By inviting feedback and ideas, we transform civic challenges into community-driven solutions.

DATA-DRIVEN CULTURE

We equip city staff with the tools and training to make decisions grounded in evidence. By embedding data in everyday work, we create more efficient and accountable public services.

ROADMAP TO RESULTS

We use a clear, five-stage process to keep Connect Green Bay on track from start to finish. Each step helps us organize our efforts, stay transparent, and make sure we're truly addressing the needs of our community. By following this structured approach, we can adapt, learn, and steadily improve the services we deliver to all who call Green Bay home.

PREPARE
Make the role and importance known to the entire organization.

EVALUATE
Understand the business of the departments and their specific needs.

PLAN
Develop an action plan to address what has been assessed.

EXECUTE
Execute the plan, following the defined performance indicators.

MEASURE
Analyze the results obtained with a focus on opportunities for improvement.

STRATEGIC ROLLOUT

Connect Green Bay Roadmap identifies projects, policies, and processes to be developed and implemented from 2025 through 2027. Timelines for each effort vary by project. In the following pages, each effort will be labeled with their general timeline for completion.

SYMBOL	WHAT IT MEANS
🕒	Short-Term: the work on this effort has been started or will be completed within 2025
🕒🕒	Medium-Term: the work on this effort will be planned and completed by end of 2026
🕒🕒🕒	Long-Term: assessment, planning, and groundwork is being done throughout the other terms. These efforts are likely going to extend past 2027

DATA QUALITY AND GOVERNANCE

The quality of data directly impacts how effectively we can analyze and use it. To improve city operations and services, we will clearly define the types of data we collect and standardize how we handle data across all departments.

What does this mean?

We will create clear standards for how we gather, process, and manage information. This includes outlining how we collect data, how we use it, and how long we keep it. These steps ensure we provide accurate and reliable information to the community.

As trusted stewards of community data, we will continually review and update our protocols to keep only the data we truly need. We will also take strong measures to protect and safeguard this information to ensure it is handled responsibly.

STRATEGIC EFFORT	DESCRIPTION	TIMEFRAME
Data Governance Committee	Establishes a decision-making team of city staff, focused on data governance and ensuring we collect, protect, and responsibly use your information, so we can better serve you and our community.	🕒
Citywide Data Inventory	Creates a centralized record of all data assets across city departments, ensuring transparency, accountability, and better data management for improved public services.	🕒
Privacy and Security Policy for the City of Green Bay Digital Services	Ensures your data is protected and responsibly used when you engage with us digitally, providing you with a safe, transparent, and trustworthy online experience with the city.	🕒
Data Sharing Policy	Defines how we responsibly share data with trusted partners to improve city services, while safeguarding your privacy.	🕒🕒
Generative AI Use Guidelines	Determines how we responsibly develop, deploy, and manage AI-driven solutions, ensuring transparency, accountability, and fairness while upholding data privacy and security.	🕒🕒
Data Collection Standards	Ensures that any information gathered by city departments is done in a clear, accurate, and responsible way, fostering trust and enabling better public service delivery.	🕒🕒
Data Management Policy	Details how we securely collect, store, and use your information to better serve you while protecting your privacy.	🕒🕒🕒

DATA QUALITY AND GOVERNANCE EXAMPLE

WHAT WE ARE DOING NOW

The Department of Public Works conducts biennial PASER assessments of every segment of road in the City of Green Bay, which is used to analyze the condition of the pavement and road quality. The PASER rating will determine if the segment of road is a candidate for resurfacing or full reconstruction. The data generated by the PASER assessment is then compared to the rating of the current sewer conditions in that specific segment, leading to a combined rating of overall road conditions.

This combined rating is then shared with the water utility, which includes its assessment of water pipe quality in the area. The water utility rating system is determined by the likelihood of failure of the water main combined with the impact of potential failure. The cumulative rating of all three systems is then evaluated along with the adjacent segments to determine if combined segments can be completed simultaneously.

This overall evaluation is balanced by the availability of funding to determine when streets projects move forward. By using data to coordinate infrastructure improvements, the city reduces costs, minimizes disruptions, and ensures the community benefits from safer roads, reliable utilities, and efficient use of resources.

WHAT WE WILL BE DOING IN THE FUTURE

The City of Green Bay will be conducting ongoing analysis of Green Bay Services, formerly Request for Service, a portal for citizens to request municipal services. We will enhance the portal, enabling more efficient municipal service delivery through detailed data analysis. We will improve the management interface, providing departments with advanced tools to handle requests effectively and supplying city leaders with real-time analytics and dashboards. These upgrades will streamline operations and improve services for all residents.

COMMUNITY ENGAGEMENT

Transparency is vital to building public trust and data can play a critical role in helping the community understand the functions of the City of Green Bay. The centralized data platform will provide community members with an interactive experience through all levels of city government and the investments made through tax dollars.

What does this mean?

Through the use of data analytics and an open data portal, the City Departments will provide valuable insight into the decision making process and what factors are considered when decisions are made.

The City of Green Bay aims to increase community engagement by introducing new feedback mechanisms to ensure all portions of the population are reached. Hearing the voices and understanding the priorities for the community is critical to steering the decisions and investments for all neighborhoods and districts of the city.

STRATEGIC EFFORT	DESCRIPTION	TIMEFRAME
External Stakeholder Feedback Strategy	Develops a plan to collect and incorporate external feedback to foster open collaboration with residents, businesses, and other stakeholders for refining city services, enhancing transparency, and delivering better outcomes for everyone.	
Data Visualization Style Guide	Outlines clear standards for presenting city information in a consistent, engaging, and accessible way, making data easier to understand and use.	
Disaggregated Demographic Data Standard	Ensures we collect and analyze demographic information at a more detailed level, so we can better identify community needs and provide more equitable services.	
Centralized Data Platform	Establishes a citywide platform that securely centralizes data, making it easier for departments to collaborate and use insights for better, evidence -based decisions.	

COMMUNITY ENGAGEMENT EXAMPLE

WHAT WE ARE DOING NOW

The outreach for the "Go Big Green Bay 2050 Comprehensive Plan" by the Community and Economic Development Department has seen strong engagement.

To date, the department's coordinated efforts have included 21 staff members and two commissioners, leading to substantial community participation. During the planning process, we held Visioning Workshops with 46 attendees, received 465 survey responses, engaged 112 participants at Neighborhood Planning Workshops, hosted 46 attendees at DIY Workshops, facilitated 95 interactions on map.social, and attracted over 1,200 attendees across ten pop-up events.

WHAT WE WILL BE DOING IN THE FUTURE

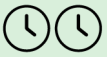
We are expanding on our horizons to keeping you informed and involved through a blend of digital updates and newsletters . Our transparent approach includes interactive dashboards and clear reports on project impacts, ensuring you know exactly how your input shapes our city. We'll actively seek your feedback via surveys and provide educational opportunities to deepen your understanding of our data-driven initiatives. We aim to ensure everyone can contribute to and benefit from Connect Green Bay. We'll continuously refine our methods to keep them effective and responsive to your needs.

DATA-DRIVEN CULTURE

A data-driven culture can transform how an organization operates, making workflows more efficient and services more effective. The Connect Green Bay initiative aims to embed data into our daily processes, ensuring every decision is informed by accurate, actionable insights. By prioritizing data sharing and fostering data-driven practices, we will improve internal workflows and deliver more reliable and impactful services to our community.

What does this mean?

City departments will cultivate a workforce skilled in using data to identify strengths and gaps in our current services. Employees will have more opportunities to analyze the effectiveness of existing systems, evaluate performance, and develop innovative solutions. By incorporating data into everyday operations, we will enhance collaboration, streamline processes, and provide better outcomes for the residents we serve.

STRATEGIC EFFORT	DESCRIPTION	TIMEFRAME
Assessment of the State of the Data Workforce	Identifies strengths, skill gaps, and opportunities for professional development for our staff, ensuring we have the expertise to responsibly manage and use data for public benefit.	
Initiatives to Build and Sustain a Data Culture to retain the Data Workforce	Builds and sustains a data culture focused on continuous learning, collaboration, and professional development, ensuring we attract and retain skilled data professionals to serve our community.	
Performance Management Framework	Provides a clear, evidence-based approach for measuring outcomes, driving improvements, and ensuring accountability across all city programs and services by setting SMART goals and tracking progress.	
Data Curriculum to Enhance Core Workforce Skills	Continues investment in city staff with essential skills to manage, interpret, and apply information effectively, ensuring better, data-driven services for our community.	
Community Data Training to Enhance the Data Skills of External Stakeholders	Empowers residents, businesses, and other stakeholders to engage with city data, fostering greater collaboration and more informed decision-making across the city by growing skills and understanding of municipal data.	

DATA-DRIVEN CULTURE EXAMPLE

WHAT WE ARE DOING NOW

The Green Bay Metro Fire Department is committed to nurturing a data driven culture and operate using data informed decision processes. They completed a community driven strategic planning process and established seven goals:

- Exceed the communities' needs and expectations through personnel resources and organizational efficiencies.
- Improve the use of physical resources to address the needs of our expanding workforce and the community.
- Create an elite workforce that exceeds the fire service's needs through innovative ways to prepare for future challenges.
- Improve community engagement to create trust and transparency with stakeholders while addressing changing demographics.
- Enhance communications throughout the organization to provide consistent messaging.
- Create and implement a robust health and wellness program.
- Prepare for, pursue, achieve, and maintain international accreditation to better serve our community and embrace excellence through continuous improvement management.

These goals were developed using the SOAR Model (strengths, opportunities, aspirations, and results). Each goal was developed to incorporate tasks and specific metrics for measurement. Through our records management we regularly utilize dashboards and maps to help make decisions with deployments and purchases. Our organization currently analyzes total incidents to date, EMS turnout time (90th percentile), and total response time (90th percentile) for structure fires.

WHAT WE WILL BE DOING IN THE FUTURE

The Green Bay Metro Fire Department is transitioning to use a tool to help us and community stakeholders further identify, analyze, and prioritize risks in our communities. The tool is based on National Fire Protection Association (NFPA) 1300, the standard for community risk assessment and reduction, and uses the Esri ArcGIS platform to enable data-driven and granular Community Risk Reduction (CRR) activities.

MOVING FORWARD

Connect Green Bay is our commitment to using data responsibly to improve life for everyone in our community. With a focus on quality data, open communication, and evidence-based decision-making, we aim to turn simple feedback into meaningful change. By transforming raw data into action, we can create real benefits for all.

Our approach is to continuously learn, adapt, and improve. This isn't just a plan—it's an ongoing story of how we, together, can turn everyday data into a positive impact for Green Bay. As we move forward, we remain committed to innovation, collaboration, and community. We'll keep refining our data practices, exploring new technologies, and building stronger partnerships to better serve you.

Your voice matters—whether you're a resident, business owner, or local organization. We welcome your input at every step. Together, we can build a city that's not only more efficient and effective, but truly reflects the people of Green Bay. This is just the beginning, and we invite you to stay engaged as we shape a brighter, more connected future for all.

GB SERVICES

City of Green Bay residents are welcome to submit service requests through our online GB Services tool. Visit https://greenbaywi.gov/GBS or scan the QR code with your smartphone.

GB SERVICES

Report to the
Personnel Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	Brian Rollefson, Human Resources Director

AGENDA ITEM # S.3

To approve the resolution to offer Income Continuation Insurance effective January 1, 2027.

BACKGROUND

Currently, the City offers two different voluntary, employee-paid, disability insurance programs, a short-term and a long-term policy managed by The Standard. For the short-term policy, there is a 7-day waiting period before benefits start while there is a 90-day waiting period before benefits start for the long-term policy. Both policies pay out at 60% of an employee's monthly income with a maximum coverage of income up to $100K/year.

In a continued review of how we care for our employees, we identified an opportunity for an enhancement to disability income insurance coverage, which is a zero-cost addition to employees and the City. Effective January 1, 2027, we have the ability to add a voluntary disability income insurance program, the Income Continuation Insurance (ICI), for our employees. This insurance program is managed by the Hartford through the Wisconsin Department of Employee Trust Funds (ETF). This policy has a 30-day waiting period before benefits start. The policy pays out at 75% of an employee's monthly income with a max coverage of income up to $120K/year.

See comparisons between our long-term disability plan and the proposed ICI:

	The Standard (LTD)	ICI
Premium – 55 Year old making $90k	$63.90	$0
Premium – 38 year old making $60k	$11.35	$0
Avg LTD Premium	$23.80	$0
	Taxable Premium	Taxable Benefit
Participation	605	All WRS Eligible
Income replacement	60% monthly income	75% monthly income
Max Income Covered	$100k	$120k
Waiting period	90 days	30 days
Duration	Age 65	Age 65

It is important to note that currently there is no premium to be paid by the City or the employees who select coverage as the program is on a premium holiday. The Group Insurance Board has extended the ICI premium holiday for 2027, based on the strong financial position of the local ICI program.

Most recent (5/21/25) ETF ICI Fund Update

Local ICI Targeted Reserve Review

The Board established a reserve target range of 145-155% of actuarial liabilities for the local ICI program in November 2019. At the end of 2023, the local ICI program's reserve balance was $43.9 million, and liabilities were $7.5 million, resulting in a reserve balance of 527% of actuarial liabilities. On December 31, 2024, the reserve balance remained approximately the same at $43.9 million while liabilities increased to $8.3 million.

It is our intent still to offer (pending meeting minimum enrollment numbers) a voluntary, employee-paid, short-term disability plan at the same level of payout as our current short-term plan. This would ensure that employees have coverage in between the 7-day and 30-day waiting periods.

RECOMMENDATION

In order to be eligible, ETF requires a resolution to be passed. We recommend, effective 1/1/2027, to approve the resolution to begin ICI for City of Green Bay employees. This program will replace our long-term disability insurance program.

FISCAL IMPACT

There is no additional cost for Income Continuation Insurance at this time.

ATTACHMENTS

1. Green Bay ICI Resolution

Resolution for Inclusion Under the Income Continuation Insurance Plan

Wisconsin Department
of Employee Trust Funds
PO Box 7931
Madison WI 53707-7931
1-877-533-5020 (toll free)
Fax 608-267-4549
etf.wi.gov

RESOLVED, by the City of Green Bay Common Council of the
(Governing Body)

City of Green Bay
(Employer Legal Name)

that pursuant to the provisions of Section 40.61 of the Wisconsin Statutes,

City of Green Bay Common Council hereby determines to offer the Income Continuation Insurance Plan
(Governing Body)

to eligible personnel through the program of the State of Wisconsin Group Insurance Board, and agrees to abide by the terms of the plan as set forth in the contract between the Group Insurance Board and the Administrator.

The resolution shall be effective on the later of the 1st of the month on or after 90 days following its receipt at the Department of Employee Trust Funds, or

01/01/27 ; and
(specify a later effective date, 1st of month only)

The proper officers are herewith authorized and directed to take all actions and make salary deductions for premiums and submit payments required by the State of Wisconsin Group Insurance Board to provide such Income Continuation Insurance.

Employers are required to pay a *minimum* contribution, which is equal to the gross premium for the 180-day elimination period. Employers may choose to contribute more to employees' premiums to an amount equal to the gross premium for a *shorter* elimination period. As elimination periods become shorter, the premium cost increases.

An employee can choose a shorter elimination period than that offered by their employer, and pay the difference in cost between their choice and the elimination period the employer for which the employer has elected to pay the gross premium.

For example, if an employer elects to pay for the full 90-day elimination period, = their employees will not have out-of-pocket premiums unless the employee elects the 60-day or 30-day elimination period. If the employee elected a shorter elimination period, the employee will pay the premium difference between that and the 90-day elimination period.

Elect one elimination period that your employer will pay the gross ICI premium for:

- ☑ 30-day elimination period
- ☐ 60-day elimination period
- ☐ 90-day elimination period
- ☐ 120-day elimination period
- ☐ 180-day elimination period *(required minimum contribution)*

Complete the Certification on the next page.

Certification

I hereby certify that the foregoing resolution is a true, correct and complete copy of the resolution duly and regularly passed by the above governing body on the _____ day of _____, _____ and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this _____ day of _____, _____.

39-6005458

Federal tax identification number (FEIN/TIN)

Authorized employer representative signature

69-036- 0981000

ETF employer identification number

Brian M. Rollefson

Authorized employer representative printed name

Human Resources Director

Authorized representative title

Number of eligible employees _____

Brown County

Employer county

jill.christensen@greenbaywi.gov

Employer benefit contact email address

100 N Jefferson St. Green Bay WI, 54301

Mailing address

Submit completed form to ETF at ETFSMBESSNewEmployer@etf.wi.gov or fax to 608-267-4549.

For ETF use only - EFFECTIVE DATE OF COVERAGE ENTERED BY ETF:

Report to the
Personnel Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	Brian Rollefson, Human Resources Director

AGENDA ITEM # S.4

To approve transition of the City's Pharmacy Benefits Manager to SmithRx and Family Savings Plan administrator to Associated Bank effective January 1, 2027.

BACKGROUND

Currently, the City partners with Optum Pharmacy as our Pharmacy Benefits Manager and Network Health for our Family Savings Plan. Over the past year, we have identified significant savings opportunities in both of these areas with zero to minimal disruption. In fact, we believe our HR Benefits team and City employees will experience a better service with these transitions.

RECOMMENDATION

After a thorough review of market alternatives, plan performance, administrative capabilities, and financial impact, we are recommending:

- Transitioning the City's Pharmacy Benefits Manager (PBM) from Optum to SmithRx
- Transitioning the City's Family Savings Plan (FSP) partner from Network Health Plan to Associated Bank who we currently partner with on other services.

FISCAL IMPACT

Key Highlights

- PBM Savings: SmithRx is projected to reduce annual pharmacy spending by approximately **$656,806** per year compared to the current arrangement while providing enhanced transparency and additional cost-containment programs. They have an exemplary service model that will meet employee needs.
- FSP Administrative Savings: The recommended FSP solution is projected to reduce administrative expenses significantly as Associated works on a flat fee basis versus a percentage of savings on our current program. We project that this transition will reduce administrative costs by **$560,000.** They are also able to offer a plan that is compatible with an HSA which was not available with our incumbent vendor.

Combined Impact: These recommendations are expected to generate approximately **$1.2M** in annual savings while maintaining strong benefit offerings and improving administrative efficiency. This will help to control cost and impact the increase needed for our employee benefits.

ATTACHMENTS

1. City of GB - PBM-FSP

Pharmacy Benefits Manager (PBM)

Incumbent:

OptumRx

Finalists:

OptumRx
SmithRx

Recommendation:

Move to SmithRx effective 1/1/2027

Why?

Cost Savings
Innovative Cost Saving Programs
White Glove Approach
Flat Administrative Fee

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Family Savings Plan

Incumbent:

Network Health Plan

Finalists:

Associated Bank

Employee Benefit Administrators (EBC)

Recommendation:

Move to Associated Bank effective 1/1/2027

Why?

Cost Savings

Flat Administrative Fee

Additional Option to Pair with HDHP/HSA

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Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # T.1

To approve the request by Ald. Hinkfuss (District 12) to study Pleasant Lane as it relates to speeding between West Mason Street and the entrance to the Brown County Dog Park (PC-26-08) and to place a 15 mile per hour speed limit sign on Pleasant Lane.

BACKGROUND

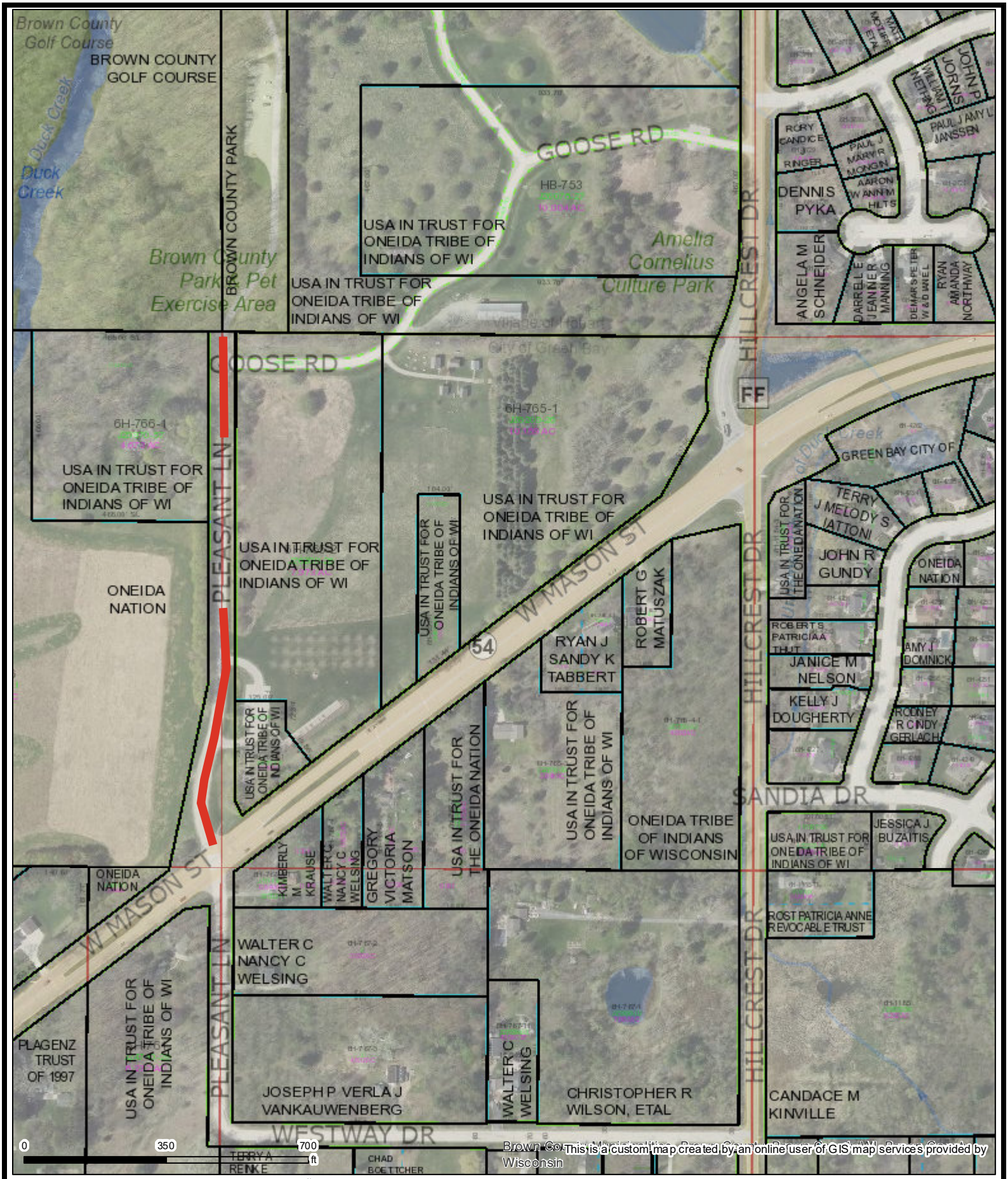
RECOMMENDATION

approve

FISCAL IMPACT

ATTACHMENTS

1. Pleasant Lane



Part of Brown County WI

Map printed on 6/9/2026

1:3,600
1 inch = 300 feet*
1 inch = 0.0568 miles*
original page size: 8.5"x11"
Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap

"hooks" indicate parcel ownership crosses a line

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

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

Brown County Planning & Land Services
(920) 448-6480
www.browncountywi.gov

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # T.2

To receive and place on file the request by Ald. Hinkfuss (District 12) to study the need for additional traffic control at the intersection of Buckthorn Trail and Crestwood Springs Drive.

BACKGROUND

RECOMMENDATION

approve

FISCAL IMPACT

ATTACHMENTS

1. PC-26-XX Buckthorn-Crestwood Springs traffic control

MEMORANDUM

To:	Valerie Joosten, City of Green Bay
From:	Andrew Rowell, PE, PTOE, Ayres Associates
Date:	July 14, 2026
Ayres Project No.:	45-0827
Re:	**Traffic, Bicycle, & Pedestrian Commission –**

Traffic control at the intersection of Buckthorn Trail at Crestwood Springs Drive

Ayres made a review of traffic control signing needs at the subject intersection.

The existing intersection does not have any traffic control signing in place. The intersection is a “T” intersection with Crestwood Springs Dr the north/south through street and Buckthorn Trl the west leg.

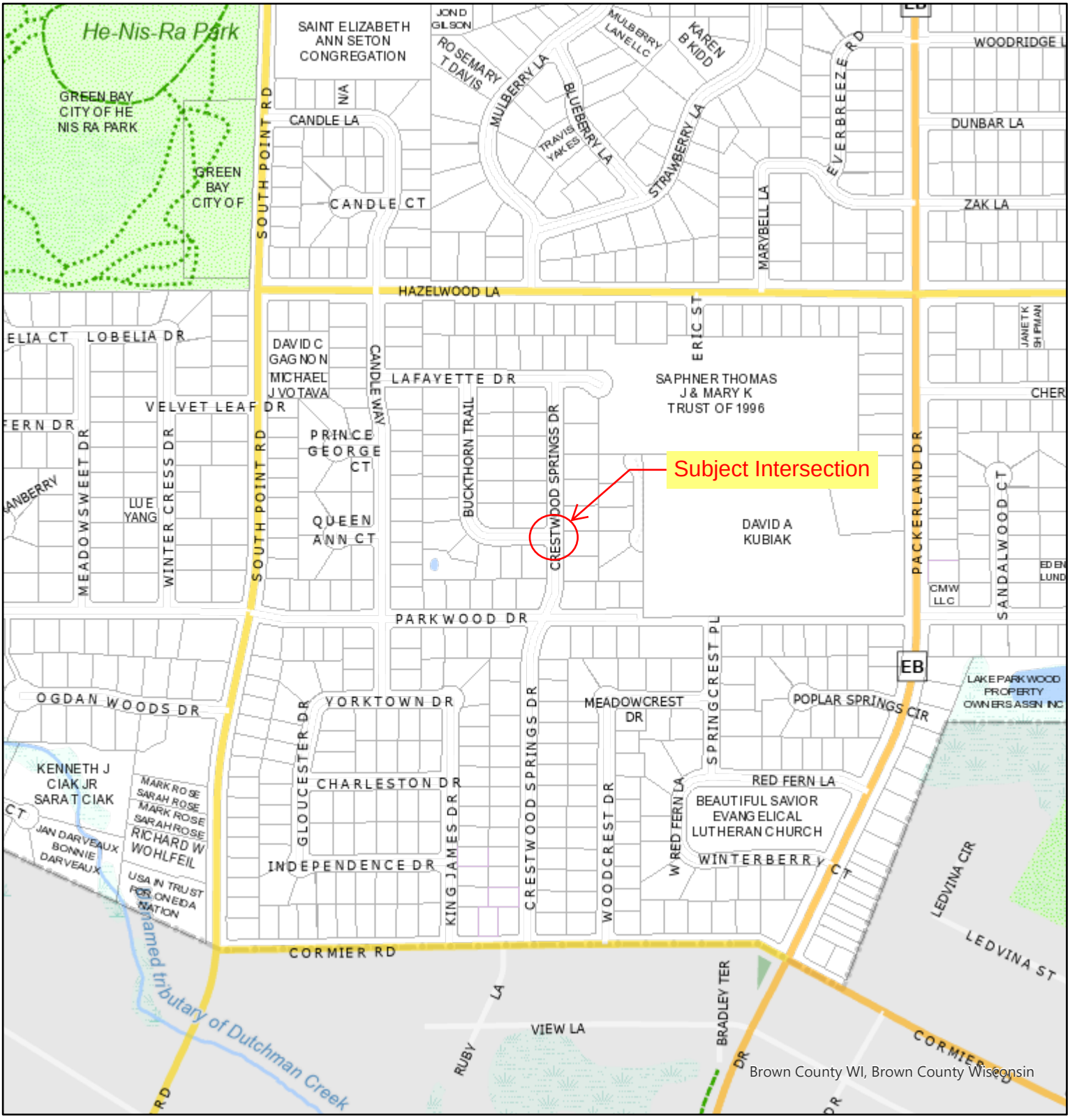
Buckthorn Trl is approximately 915 feet in length between its intersections with Lafayette Dr and Crestwood Springs Dr. Neither intersection has a traffic control sign. There are 17 residential lots on Buckthorn Trl.

Crestwood Springs Dr is considered the through street, providing access to Buckthorn Trl and other neighborhood streets in the area.

A review of Wisconsin DOT Community Maps showed no crashes at the intersection.

Due to no known documented traffic issues, and Buckthorn Trl being a subdivision street with no expected cut-through traffic, it is recommended to keep as is with no traffic control signs.

920.498.1200 | 700 Pilgrim Way, Suite 180 | Green Bay, WI 54304
www.AyresAssociates.com



City of Green Bay

N

1 "=752'

Feet

1:9,028

Legend

TaxParcel-smallScale
- Condominium
- Right of Way
- TaxParcel
- Undetermined
- Major Lakes & Rivers Small Scale

Municipal Boundaries Large Scale
- 2 acres
- Wetlands
- SchoolProperty

Parks

Type
- Amusement Park
- Athletic Fields
- Boat Launch
- Campground
- Community Park
- Disc Golf Course
- Dog Park
- Fairgrounds
- Golf Course
- Greenway
- Ice Arena
- Ice Rink
- Large Urban Park
- Mini Park
- Natural Area
- Neighborhood / School Park
- Neighborhood
- Public Square
- Rifle Range

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Date Printed: 14 Jul 2026

GB - GIS

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # T.3

To deny the request by Ald. Hutchison (District 2) to study the need for additional traffic control at the intersection of Tyrolian Drive at South Le Capitaine Circle. (PC-26-10)

BACKGROUND

RECOMMENDATION

DENY

FISCAL IMPACT

ATTACHMENTS

1. PC-26-10 Tyrolian-Le Capitaine traffic control

MEMORANDUM

To:	Valerie Joosten, City of Green Bay
From:	Andrew Rowell, PE, PTOE, Ayres Associates
Date:	July 9, 2026
Ayres Project No.:	45-0827
Re:	**Traffic, Bicycle, & Pedestrian Commission – Item PC-26-10**

Traffic control at the intersection of Tyrolian Drive at South Le Capitaine Circle

Ayres made a review of traffic control signing needs at the subject intersection.

The existing intersection does not have any traffic control signing in place. The intersection is a “T” intersection with S. Le Capitaine Cir the east/west street and Tyrolian Dr to the south.

S. Le Capitaine Cir is approximately 2,075 feet in length between its intersections with Newberry Ave. Tyrolian Drive is approximately 1,750 feet in length.

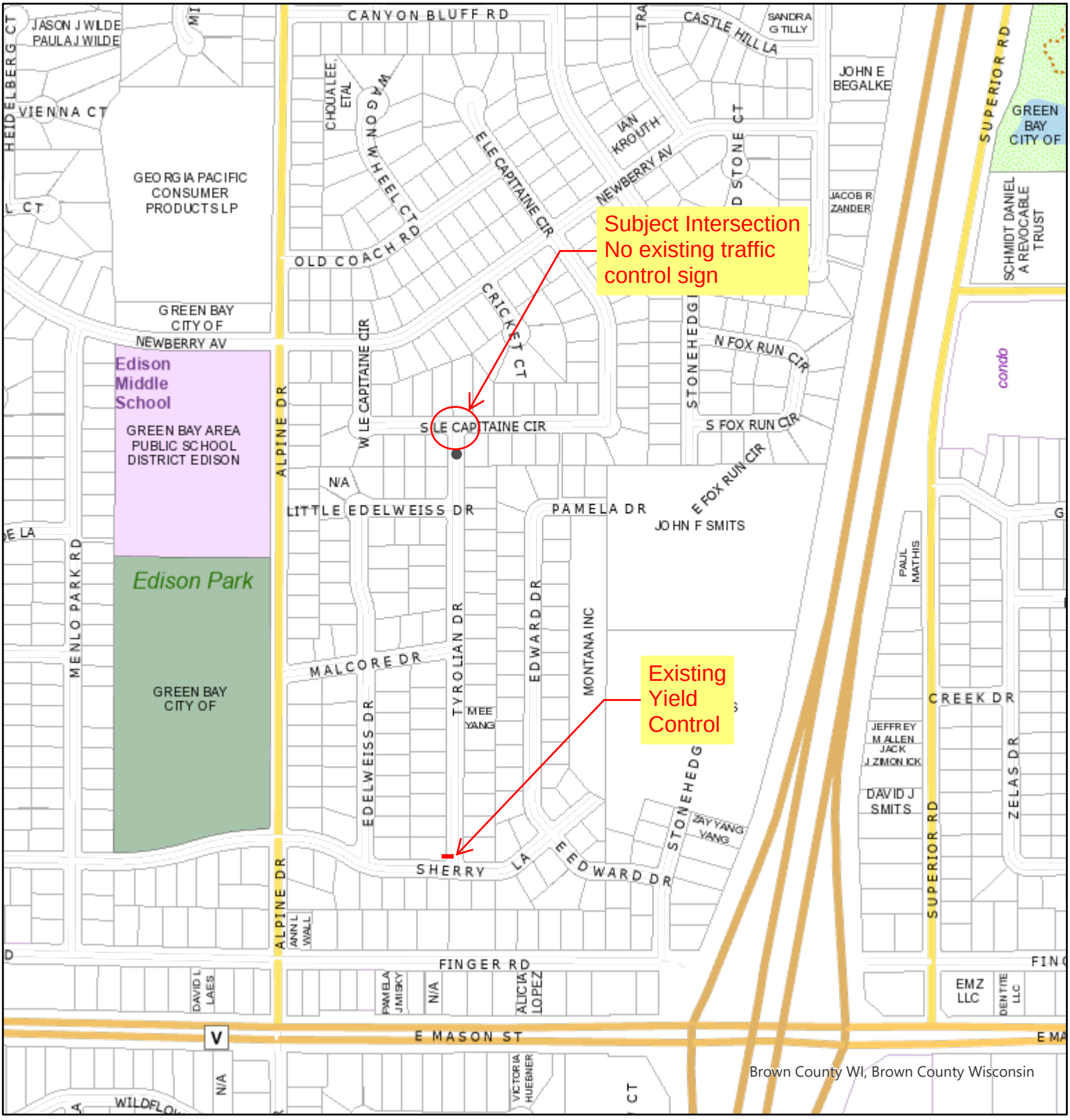
Both streets are considered through streets that provide connections to other neighborhood streets in the area. Most other intersections of two through streets in the neighborhood have existing stop or yield control signs for one of the streets. At the south end of Tyrolian Dr there is a Yield sign at Sherry Ln.

A review of Wisconsin DOT Community Maps showed no crashes at the intersection in the last 5 years.

Based on the street network, it is expected that most northbound Tyrolian Dr motorists are making a left turn onto S. Le Capitaine Cir to go towards Alpine Drive. This would be a conflicting movement with east/west traffic along S. Le Capitaine Cir, which would generally expect to have the right-of-way at this “T” intersection.

It is recommended to sign Tyrolian Dr with a Yield sign at S. Le Capitaine. This would match the yield sign used at the south end of Tyrolian Dr, creating consistent signing at both ends of this street.

920.498.1200 | 700 Pilgrim Way, Suite 180 | Green Bay, WI 54304
www.AyresAssociates.com



City of Green Bay

1 "=752'

Feet

1:9,028

Legend

TaxParcel-smallScale
- Condominium
- Right of Way
- TaxParcel
- Undetermined
- Major Lakes & Rivers Small Scale

Municipal Boundaries Large Scale
- 2 acres
- Wetlands
- SchoolProperty

Parks

Type
- Amusement Park
- Athletic Fields
- Boat Launch
- Campground
- Community Park
- Disc Golf Course
- Dog Park
- Fairgrounds
- Golf Course
- Greenway
- Ice Arena
- Ice Rink
- Large Urban Park
- Mini Park
- Natural Area
- Neighborhood / School Park
- Neighborhood
- Public Square
- Rifle Range

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Date Printed: 30 Jun 2026

GB - GIS

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # T.4

To approve the request by Ald. Hinkfuss (District 12) to study the parking restrictions near and around Martin Luther King Elementary School (PC-26-07) and to make adjustments as discussed.

BACKGROUND

RECOMMENDATION

APPROVE

FISCAL IMPACT

ATTACHMENTS

1. MLK ELEMENTARY

W Point Rd
W Point Rd
Crusade Ln
King Elementary School
Dancing Dunes Dr
Arabian Dr
Kalahari Dr
Painted Trail
Dancing Dunes Dr
Dancing Dunes Dr
Prairie View Ct
Sonoran Trail

Report to the
Traffic, Bicycle and Pedestrian Commission of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	

AGENDA ITEM # T.5

To approve the request by Green Bay Area Public Schools for the signage locations around the new Bart Starr Elementary School by 7th Street and Chantel Street.

BACKGROUND

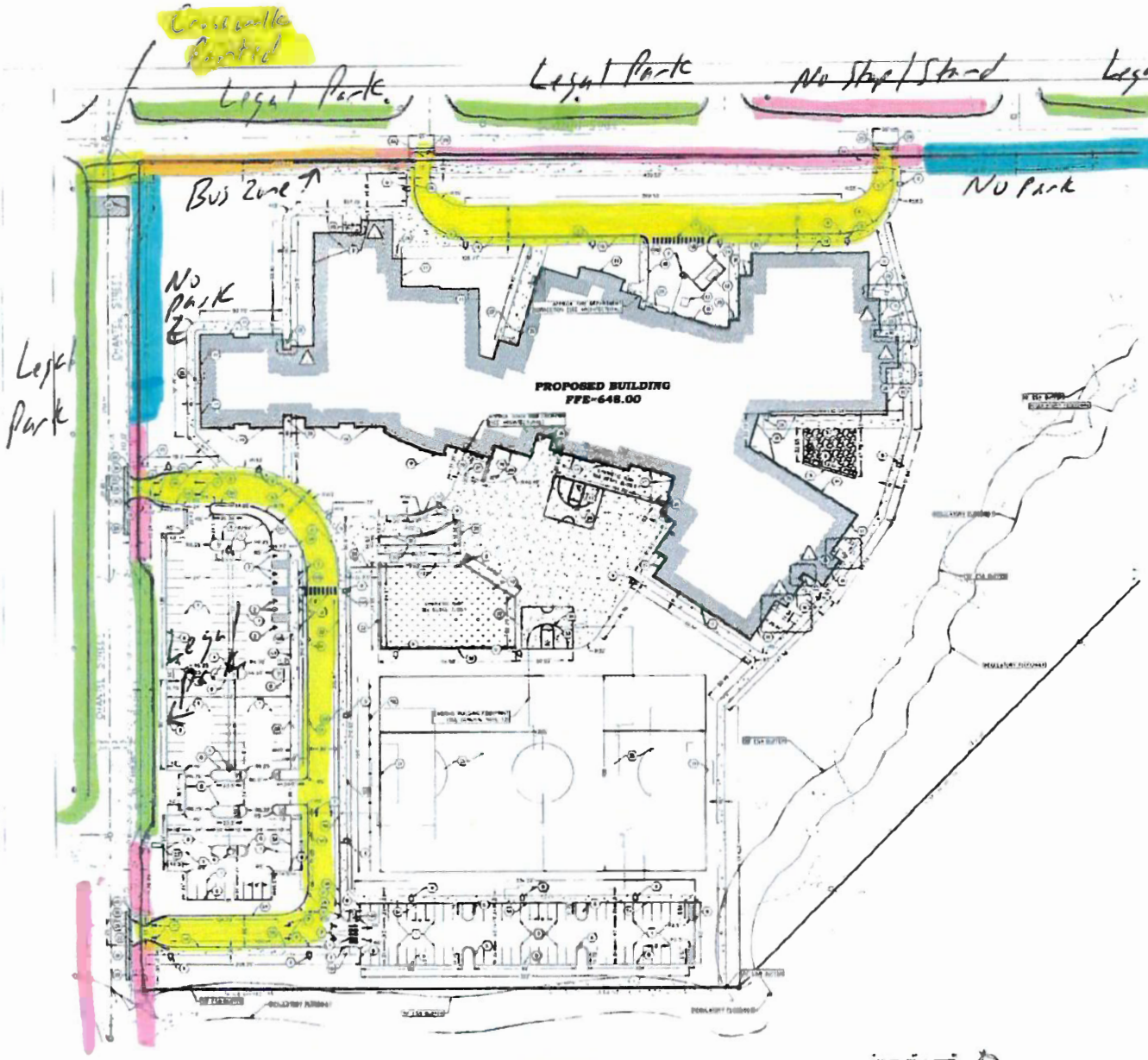
RECOMMENDATION

approve

FISCAL IMPACT

ATTACHMENTS

1. scan_cecollar_2026-06-16-09-44-05



BENCHMARK:

UTILITY DISCLAIMER:

GENERAL NOTES:

KEYNOTES:

PAVEMENT HATCH PATTERNS:

SITE INFORMATION:

PARKING

design matters

somerville

LAYOUT PLAN

NEW FACILITY FOR: BID PACKAGE NO. 6 FOR
CBAPSD – NEW ELEMENTARY SCHOOL
GREEN BAY, WISCONSIN

02/24/2025
7810

C2.0

Detail Summary of Projects Issued

7/1/2026 to 7/31/2026

Proj #	Address	Owner	Applicant	Fees Paid	Estimated $	Status
124066	1033 GRAY..18-970-1	HQ HOLDINGS LLC		$1,331.40	$300,000.00	Pending
[1-101 - Residential - New - Single Family House] CUP required for single family in OR zoning						
124505	3483 QUAILWOOD TR..21-8520	GREEN VIPER INC		$1,598.00	$445,000.00	Pending
[1-101 - Residential - New - Single Family House]						
124572	1116 S BROADWAY..1-765	RADUE HOMES INC		$1,143.40	$200,000.00	Pending
[1-101 - Residential - New - Single Family House] Recieved Revised PLAN*-LK						
124574	1108 S BROADWAY..1-767	RADUE HOMES INC		$1,141.80	$200,000.00	Pending
[1-101 - Residential - New - Single Family House]						
124575	1112 S BROADWAY..1-766	RADUE HOMES INC		$1,131.80	$200,000.00	Pending
[1-101 - Residential - New - Single Family House]						
124616	1810 ARGONNE DR..6-315-B	CARMEN & ANDREW WIENKE		$1,390.20	$563,760.78	Pending
[1-101 - Residential - New - Single Family House] 1-Story plus basement - ICF Formed concrete construction from footing to top of main floor wall.						
124720	248 HIGHLAND PARK AVE ..21-1229	BROADWAY REALTY LLC		$1,246.00	$299,565.00	Pending
[1-101 - Residential - New - Single Family House]						
124852	1274 CHERRY ST..14-157	GREATER GREEN BAY HABITAT FOR HUMANITY INC		$1,103.00	$225,000.00	Pending
[1-101 - Residential - New - Single Family House]						
120441	2858 FERNDALE DR..6H-1168-6	AARON J FALK		$225.00	$90,000.00	Pending
[2-434 - Residential - Addition - Single Family House]						
124153	2420 HILLSIDE LN..21-94-8	ALLYN J SLANG		$300.00	$1,500.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] *Complaint 140712						
124605	2440 DEER TRAIL..21-4272	NICOLE A KILLIAN		$225.00	$1,800.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] *KORY WITH BENO PLUMBING SAID HE IS NOT WORKING ON THIS PROJECT 7/22 - HE IS CALLING HER TO ADDRESS THIS Install toilet and sink in basement 1/2 bath, run electrical outlet and overhead light switch - wall panels						
124607	1008-1 MORAINE WY..6-3025	DEREK & TASHA ANDERSON		$75.00	$5,300.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] Install an egress window into an existing office space						
124611	727 8th ST..1-621	JOHN L & NICHOLE M COSTEA		$150.00	$16,564.49	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] Installing 8 wall anchors to stabilize an existing foundation wall, 116' of basement perimeter drain tile and one sump						
124619	1240 ROSCOE ST..1-426	ALLEN P & EARLENE A KOLB		$150.00	$9,496.20	Closed
[2-434 - Residential - Alteration - 1 -2 Family House] Installing 136' of basement perimeter drain tile and one sump						
124620	968 HOLZER ST..18-829-A	ERICA J KIRCHEN		$150.00	$7,569.45	Closed
[2-434 - Residential - Alteration - 1 -2 Family House] Installing 89' of basement perimeter drain tile and one sump						

124626 921 LIBERTY ST..1-1599 — MATTHEW J HORKMAN — $150.00 — $19,955.00 — Pending

[2-434 - Residential - Alteration - 1 -2 Family House] MX 19 of S Wall, install 5 2x5 steel beams along S & W walls, install interior drain tile

124627 1252 SHAWANO AV..3-1046 — CARL L & MARY ANN GOMAND — $150.00 — $24,733.00 — Pending

[2-434 - Residential - Alteration - 1 -2 Family House]

124628 910 TOMMARK ST..2-955-A-1 — DONALD L & KATHLEEN A KARL — $150.00 — $26,715.00 — Pending

[2-434 - Residential - Alteration - 1 -2 Family House]

124664 1139 14th AV..1-31 — ROSS R BUETTNER — $75.00 — $8,489.25 — Closed

[2-434 - Residential - Alteration - 1 -2 Family House]

124665 540 DELWICHE RD..21-4584 — AMBER A & EDWARD BRICK — $75.00 — $8,100.00 — Closed

[2-434 - Residential - Alteration - 1 -2 Family House] Install one 48" x 48" egress window with a 60" x 60" window well

124675 1419 CROOKS ST..17-895 — GARY H JENSEN REVOCABLE TRUST — $150.00 — $0.00 — Pending

[2-434 - Residential - Alteration - 1 -2 Family House] No charge to owner.
Remove existing stairs and porch and rebuild to existing specs (back of home)

124775 1588 BOND CT..6-1349 — KAYLA M & JACOB COTTRELL — $275.00 — $5,000.00 — Pending

[2-434 - Residential - Alteration - 1 -2 Family House] move existing kitchen to the dining room, add new and move outlets, update doorways 10" and 15". replace current window with smaller window with R/O. Add plumbing to the new kitchen.

124779 1505 EASTMAN AV..21-1198-2 — DONNA M & TIMOTHY J MAES — $75.00 — $6,000.00 — Pending

[2-434 - Residential - Alteration - 1 -2 Family House]

124788 1204 THORNDALE ST..1-2157 — MICHAEL TYLER & COLLEEN JOANNA BOLTZ — $75.00 — $8,150.00 — Closed

[2-434 - Residential - Alteration - 1 -2 Family House] Install 4x4 egress window with well, drain, and cover. Remove and replace drywall finishing before and after completion.

124798 904 MARQUETTE AV..2-1066 — WENDY WEBB — $150.00 — $25,000.00 — Pending

[2-434 - Residential - Alteration - 1 -2 Family House] Install exterior water control, interior water control, sump system and 1 48x48 egress window

124799 511 BELLEVUE ST..21-1900 — THERESA A & JOHN A GOODLETSON — $150.00 — $10,000.00 — Closed

[2-434 - Residential - Alteration - 1 -2 Family House]

124837 325 14th AV..3-760 — CHRISTINE A ALLEN — $75.00 — $5,500.00 — Pending

[2-434 - Residential - Alteration - 1 -2 Family House] REMOVE CABINETS, REPAIR DAMAGE WALLS

124847 2208 MARYLAND AV..21-2883 — MARK J DESTREE, ETAL — $225.00 — $30,000.00 — Pending

[2-434 - Residential - Alteration - 1 -2 Family House] NEW KITCHEN CABINETS

124872 1670 DEBRA LN..21-1111-P-38 — CMW LLC — $300.00 — $37,500.00 — Pending

[2-434 - Residential - Alteration - 1 -2 Family House] *Complaint 141478

124891 1124 SHADOW LN..1-2297 — ASHLEY P & GREGORY L WOODFILL — $75.00 — $8,502.50 — Withdrawn

[2-434 - Residential - Alteration - 1 -2 Family House] 48"X48" egress window with a 60"x60" window well

124893 1211 N LOCUST ST..6-1733 — MICHAEL D & SALLY A LECLAIRE — $75.00 — $1.00 — Pending

[2-434 - Residential - Alteration - 1 -2 Family House]

124901 1080 SHADOW LN..1-2633 — OUTSIDE THE BOX PROPERTIES LLC — $550.00 — $100,000.00 — Pending

[2-434 - Residential - Alteration - 1 -2 Family House] REMODEL KITCHEN AND BATHROOM. ELECTRICAL UPDATES

124921 2473 PARKWOOD DR..6H-2392 — BRYAN S & ALEXIS E ANDERSON — $75.00 — $5,000.00 — Pending

[2-434 - Residential - Alteration - 1 -2 Family House] Add an egress window into basement on non load bearing walls. Using 3 ply 2"x6" for header. 48" x 48" window.

124945 835 WILSON AV..18-332 GLENN A CHAMPEAU $350.00 $6,000.00 Pending

[2-434 - Residential - Alteration - 1 -2 Family House]

124950 310 GRAY ST..5-1156 JORGE FONSECA $225.00 $20,000.00 Pending

[2-434 - Residential - Alteration - 1 -2 Family House] *Complaint 137653
Full kitchen repair and installation. Drywall, plaster, cabinets, countertops. Upstairs half bath drywall repair and plaster. New vanity to be installed.

124971 3523 BLACKWOLF RUN..22-1872 AMY C & JAMIE M ZYNDA $150.00 $14,025.00 Pending

[2-434 - Residential - Alteration - 1 -2 Family House]

124982 2311 DEER TRAIL..21-3667 ALEXANDER D FALISH, ETAL $150.00 $8,000.00 Pending

[2-434 - Residential - Alteration - 1 -2 Family House]

125008 3353 STAR CREEK LN..21-7738 CHRISTOPHER R & NICOLE KOZLOVSKY $150.00 $15,000.00 Pending

[2-434 - Residential - Alteration - 1 -2 Family House]

125026 3410 WHITTIER DR..21-26-2 BRETT HOLLY $75.00 $1,147.13 Pending

[2-434 - Residential - Alteration - 1 -2 Family House] Installing 10' of basement perimeter drain tile

125027 1412 WOLVERINE TR..21-243-3 SUSAN RUESCH $150.00 $1,470.00 Pending

[2-434 - Residential - Alteration - 1 -2 Family House] Installing 20' of basement perimeter drain tile and one sump

125074 156 VILLAGE ST..21-2845 RANDAL A DELVAUX $225.00 $10,000.00 Pending

[2-434 - Residential - Alteration - 1 -2 Family House]

124899 1158 HINKLE ST..6H-4467 C ROFFERS PROPERTIES LLC $1,445.40 $350,000.00 Pending

[3-102 - Residential - New - Single Family House w/ Zero Lotline (each unit is separate from adjoining unit with wall extending from ground to roof, no units above or below, separate HVAC systems and utility meters)]

124900 1150 HINKLE ST..6H-4465 C ROFFERS PROPERTIES LLC $1,445.40 $350,000.00 Pending

[3-102 - Residential - New - Single Family House w/ Zero Lotline (each unit is separate from adjoining unit with wall extending from ground to roof, no units above or below, separate HVAC systems and utility meters)]

124906 1154 HINKLE ST..6H-4466 C ROFFERS PROPERTIES LLC $1,454.40 $350,000.00 Pending

[3-102 - Residential - New - Single Family House w/ Zero Lotline (each unit is separate from adjoining unit with wall extending from ground to roof, no units above or below, separate HVAC systems and utility meters)]

124927 1146 HINKLE ST..6H-4464 C ROFFERS PROPERTIES LLC $1,454.40 $350,000.00 Pending

[3-102 - Residential - New - Single Family House w/ Zero Lotline (each unit is separate from adjoining unit with wall extending from ground to roof, no units above or below, separate HVAC systems and utility meters)]

124793 856 JAMES ST..18-677 CHARLES SCHMOCK $125.00 $150.00 Pending

[4-438 - Residential - Alteration - Garage or carport or Shed] Pergola- Measurements are not accurate on the phone, but close. It will be 18'x 9' and 2' from the house and 2'-3' from the fence. I spoke to Matt Bablich and he told me I would have to submit a site plan. I do not see a permit exclusive to a "pergola" so let me know how to proceed as i had to check "driveway replacement " insteadplease. Thank you!

124801 643-645 S JEFFERSON ST..15-91 GREEN BAY HOLDINGS I LLC $375.00 $20,000.00 Pending

[4-438 - Residential - Addition - Garage, Carport] COA 25-44
ZP 25-24

124860 2820 W MASON ST..6H-1150 RICHELLE L & RYAN M WALIGURSKY $225.00 $43,200.00 Pending

[4-438 - Residential - Addition - Garage, Carport] FIX AND REPLACE TRUSSES ON EXISTING GARAGE, CONCRETE SLAB, GARAGE ADDITION, ELEC WORK

124507 1830 RENAISSANCE CT..6H-3979 MICHAEL R WORACHEK, ETAL $150.00 $32,700.00 Pending

[7-1 - Deck, Porch, Ramp (Residential)] *need plans

124631 2584 GOOD SHEPHERD LN..6H-3744 LORI A KARL $150.00 $2,000.00 Pending

[7-1 - Deck, Porch, Ramp (Residential)] DEMO WOOD PORCH IN PREPERATION FOR REPLACEMENT.
Double fee - already complete

124653 320 HARVARD ST..5-407 LINDA S FALK, ETAL $150.00 $48,010.00 Pending

[7-1 - Deck, Porch, Ramp (Residential)]

124696 3622 VAN LAANEN RD..22-59-1-1 LUKE D CARLEY $150.00 $6,000.00 Pending

[7-1 - Deck, Porch, Ramp (Residential)] New deck on front of house

124765	1262 LAWE ST..17-338	MBF HOME BUYERS LLC	$150.00	$3,000.00	Pending

[7-1 - Deck, Porch, Ramp (Residential)] *Complaint 141061

124795	1875 FARLIN AV..21-2167-5-5	LAVINA THUNDER	$150.00	$2,000.00	Pending

[7-1 - Deck, Porch, Ramp (Residential)] *Complaint 121412

124833	850 KELLOGG ST..5-1432	KAREN M MCALLISTER	$125.00	$1,200.00	Pending

[7-1 - Deck, Porch, Ramp (Residential)]

124834	2189 IRONWOOD DR..6H-3663	HEIN JAMES F & ANN D REVOCABLE TRUST	$300.00	$30,000.00	Pending

[7-1 - Deck, Porch, Ramp (Residential)] CONSTRUCT 2 DECKS IN REAR OF HOME
Double fee for unpermitted work

124919	1596 CAREFUL DR..6-1027-38	CAYLEE J & BRANDON D MAZEMKE	$150.00	$1,000.00	Pending

[7-1 - Deck, Porch, Ramp (Residential)] Putting up a new front porch landing and steps

124936	1457 MORROW ST..8-71	TAMI L & FERNANDO MENDOZA	$150.00	$10,000.00	Pending

[7-1 - Deck, Porch, Ramp (Residential)]

124946	1075 ST. PAUL ST..2-768-A	VICKI LYNN & DONALD CHARLES PARRISH	$150.00	$1,726.61	Pending

[7-1 - Deck, Porch, Ramp (Residential)] *Provided proof that the existing porch is frost protected*-LK

124965	803 12th AV..2-490	KENNETH & BRENDA S HIGGINS	$225.00	$4,000.00	Pending

[7-1 - Deck, Porch, Ramp (Residential)] CASE# 141929

125005	490 LEAH LN..21-7148	NICHOLAS J & CARRIE L LINZ	$150.00	$27,000.00	Pending

[7-1 - Deck, Porch, Ramp (Residential)]

124600	332 12th AV..3-829	OVIEDO HOLDING MANAGEMENT LLC	$150.00	$0.00	Pending

[9-649 - Demolition - Interior (Residential)] CASE#141789

123827	1276 BOND ST..5-1646	ABBY C MCKENNA	$75.00	$4,000.00	Pending

[11-1 - Fence (Residential)] build wooded fence on the west side of property 6' treated wood

124325	1099 LANGLADE AV..1-1393	IAN SCHILTZ, ETAL	$75.00	$5,000.00	Pending

[11-1 - Fence (Residential)] Installation of 90 feet of 6 foot tall, wooden privacy fence.

124443	2655 INDIAN HILL DR..6H-2331	VICTORIA & CHANCE CHARLES ALBERTS	$75.00	$6,300.00	Pending

[11-1 - Fence (Residential)] 344 feet of 6 foot high fence

124487	1858 GARY LN..6-2118	DUNIA & MWAJUMA OMARI	$75.00	$400.00	Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)] We need to extend the driveway about 22 ft. long and 5 ft. wide so we have a little more parking space and don't have to park in the grass.

124511	1023 9th ST..1-285	JENNIFER DEROZIER	$225.00	$39,000.00	Pending

[11-1 - Garage/Carport/Shed (residential)] Remove 12x20 garage. Build new 16x28 garage.

124514	1130 SHADOW LN..1-2296	JAMEY L & JENNIFER HILL	$75.00	$35,000.00	Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)] REPLACE AND EXPAND DRIVEWAY, REPLACE FRONT WALKWAY

124516	1045 LAVERNE DR..21-1111-D-148-2	RANDAL SAHS	$150.00	$15,000.00	Pending

[11-1 - Foundation Repair (Residential)]

124517	3019 FINGER RD..21-6965	CASSANDRA C & THOMAS M AKEROYD	$75.00	$9,000.00	Closed

[11-1 - Fence (Residential)] Replace existing fence
Fence Height: 6 ft.
Material: Treated pine
Total Length: 250 ft.

124541 1110 REDWOOD DR..1-1922 — BRIAN L VANLINN, ETAL — $75.00 — $31,000.00 — Closed

[11-1 - Patio, Walkway (Residential)] New Front and Back Steps, patio, walkway

124547 1523 PILGRIM ST..1-2549 — GREENGATE FAMILY TRUST — $175.00 — $1,800.00 — Closed

[11-1 - Swimming Pool (Residential)] Install a new 7-person Caldera Vacanza hot tub in the rear yard of the property to an existing concrete patio. Project includes building privacy wall and electrical service connection by a licensed electrical contractor.

124553 722 S QUINCY ST..14-342 — WESS W & KOREY L DAMRO — $75.00 — $11,000.00 — Pending

[11-1 - Fence (Residential)] Replace existing wooden privacy fence with same wooden fence style. Current fence is old and deteriorating.
Fence Height: 6 ft.
Material: wood
Total Length: 182 ft.

124558 950 HOWARD ST..3-454 — ERICA L LANDWEHR — $200.00 — $58,152.00 — Pending

[11-1 - Z - Misc Project Not Listed (Resiential)]

124568 336 MANCHESTER DR..6-2840 — PATRICK M & MARY M MCNAMARA — $75.00 — $19,000.00 — Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)] Replace garage floor, driveway and walkway

124573 1124 COLONIAL AV..1-1800 — HECTOR J SILVA — $125.00 — $2,200.00 — Pending

[11-1 - Patio, Walkway (Residential)]

124576 930 BOND ST..5-1252-A — JOSHUA & JAMI RAZUTIS — $75.00 — $3,800.00 — Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)] *NEW CONTRACTOR - LOERA CONCRETE
** ADDING TO REPLACE EXISTING DRIVEWAY OF 9' X 22'
8' x 22' concrete expansion of driveway

124593 1512 GATEWOOD ST..1-2336 — JERRY & MICHELLE DEYOE — $75.00 — $2,500.00 — Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)] Driveway Extension

124594 1715 CANARY LN..6H-1430-K-25 — DANIEL B & CHERYL A CORNELIUS — $75.00 — $11,735.00 — Closed

[11-1 - Garage/Carport/Shed (residential)] Shed 16' W x 28' D x 10'7" H

124595 847 GERARD DR..21-5744 — SAMANTHA L WEBSTER — $75.00 — $8,500.00 — Closed

[11-1 - Fence (Residential)] Fence in backyard
Fence Height: 6 ft.
Material: Cedar
Total Length: 200 ft.

124617 915 VENUS DR..21-4304 — DEBRA M DENOBLE LIVING TRUST — $75.00 — $12,092.00 — Closed

[11-1 - Fence (Residential)] new fence
Fence Height: 6 ft.
Material: vinyl
Total Length: 178 ft.

124632 411 S LOCUST ST..6-113-C-5 — HUNTER J ALSTEEN — $75.00 — $500.00 — Pending

[11-1 - Garage/Carport/Shed (residential)] Replace studs on front garage north wall and reside

124636 1460 9th ST..6-624 — MORGAN M FICK — $75.00 — $3,000.00 — Pending

[11-1 - Fence (Residential)] *Matt- this contractor called asking if he created about a 11/2" space at bottom of panels in some areas would be OK with max height. I let him know it will be fine. Just an FYI*-LK

124656 535 10th AV..2-425 — CHOUINARD ENTERPRISES LLC — $75.00 — $5,000.00 — Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)] new driveway

124657 1278 SHAWANO AV..3-1045-E — SARENA M VOSTERS — $75.00 — $5,858.00 — Pending

[11-1 - Fence (Residential)] New Fence
Fence Height: 6 ft.
Material: Pine
Total Length: 143 ft.

124658 707 ROY AV..18-1414 — BLUE BADGER HOLDINGS LLC — $100.00 — $0.00 — Pending

[11-1 - Swimming Pool (Residential)] Hard side pool 16x48 in backyard

124671 809 LARK ST..18-1342 — TYLER PERRAULT — $75.00 — $2,800.00 — Pending

[11-1 - Fence (Residential)] Fence installation
Fence Height: 4 ft.
Material: Steel
Total Length: 160 ft.

124677 1372 RUSSELL ST..6-204-A — MARK F & JAMIE PEOTTER — $75.00 — $3,000.00 — Pending

[11-1 - Fence (Residential)] new fence to enclose the backyard
Fence Height: 6 ft.
Material: Vinyl
Total Length: 140 ft.

124688 2910 GRAND CYPRESS LN..22-2065 — BARBARA PARMETER — $150.00 — $15,000.00 — Pending

[11-1 - Patio, Walkway (Residential)] *Complaint 141886
Patio with fireplace, sidewalk from front door to street with handicap curb cut, tarrice in egress pit for flower planters, extend existing landscape wall

124710 1728 DANCING DUNES DR..6H-3181 — HEATHER L & THOMAS B MCCOY — $175.00 — $7,500.00 — Pending

[11-1 - Garage/Carport/Shed (residential)]

124711 232 OAK GROVE AV..21-2401 — WILLIAM I ROBERTS — $150.00 — $9,755.00 — Pending

[11-1 - Garage/Carport/Shed (residential)]

124713 923 LUKE LN..21-6364 — EVANGELINA & JAIME ORNELAS — $75.00 — $4,163.00 — Pending

[11-1 - Fence (Residential)] Fence
Fence Height: 6 ft.
Material: Vinyl
Total Length: 185 ft.

124716 216 HAZEL ST..3-470 — CORTNEY HAKKARINEN — $75.00 — $10,217.00 — Pending

[11-1 - Fence (Residential)] Remove existing chain link fence and install @142' of 6' high white vinyl privacy fence in same location with (2) walk gates
Fence Height: 6 ft.
Material: Vinyl
Total Length: 142 ft.

124717 2969 SUSSEX RD..22-2022 — DANA & JESSE D KOHN — $75.00 — $16,426.00 — Pending

[11-1 - Fence (Residential)] Install @237' of 6' white vinyl privacy fencing with (2) gates; No removal
Fence Height: 6 ft.
Material: Vinyl
Total Length: 237 ft.

124723 1080 SHADOW LN..1-2633 — OUTSIDE THE BOX PROPERTIES LLC — $75.00 — $10,085.00 — Pending

[11-1 - Fence (Residential)] 194 feet of 6 ft white vinyl includes removal and disposal of old fencing.
Fence Height: 6 ft.
Material: vinyl
Total Length: 194 ft.

124728 244 HUTH ST..21-1714-C-7 — FERNANDO PONCEPRIETO — $75.00 — $3,000.00 — Pending

[11-1 - Fence (Residential)]

124729 2403 VAN BEEK RD..21-128-2 — AMELIA CURIEL RUBIO — $75.00 — $3,000.00 — Pending

[11-1 - Patio, Walkway (Residential)]

124730 419 ECHO HILL DR..21-1111-S-23 — RAUL A MACIAS VILLALOBOS — $75.00 — $3,000.00 — Pending

[11-1 - Fence (Residential)] FENCE WILL BE VINYL INSTEAD OF WOOD - 08/03/2026

124731 1313 BIEMERET ST..6-919 — JOHN ADAM VANDERLEEST — $175.00 — $2,500.00 — Pending

[11-1 - Swimming Pool (Residential)] hot tub, upgrading electrical to serveice new hot tub

124756 1020 CHANTEL ST..6-2061 — DANTE M KRIESCHER — $75.00 — $5,000.00 — Closed

[11-1 - Patio, Walkway (Residential)] 14' X 31' Concrete Patio

124771 1163 CHICAGO ST..14-1048 — JOHNNY & JAIME D JOHNSON — $75.00 — $1,600.00 — Pending

[11-1 - Fence (Residential)]

124777 970 DIVISION ST..5-725 — ANN VANDENACK — $75.00 — $3,950.00 — Pending

[11-1 - Fence (Residential)] 51 feet of 6 ft tall Catalyst Newbury white vinyl privacy fencing with two 4 ft wide gates.
Fence Height: 6 ft.
Material: vinyl
Total Length: 51 ft.

124778 615 VROMAN ST..5-231 | PATRICIA H DENNISON | $75.00 | $4,600.00 | Pending

[11-1 - Fence (Residential)]

124780 1252 ELMORE ST..5-1318-B | MITCHELL J & VALERIE A SKALESKI | $75.00 | $4,300.00 | Pending

[11-1 - Patio, Walkway (Residential)]

124781 1055 HOLZER ST..18-1399 | MATTHEW D BEILHARZ | $75.00 | $3,000.00 | Closed

[11-1 - Fence (Residential)]

124796 464 DELWICHE RD..21-4606 | STEPHEN D & BARBARA A HOEFNER | $75.00 | $6,500.00 | Closed

[11-1 - Fence (Residential)]

124797 1275 PORLIER ST..17-355 | CARNARDO & TANISHA JOHNSON | $75.00 | $1,300.00 | Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)] Add driveway pavers to side of driveway.

124831 1015 SMITH ST..7-339 | KARLA & MIGUEL A PAZ | $75.00 | $1,000.00 | Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)]

124839 2161 CRESTWOOD SPRINGS DR..6H-3285 | JAMES R & DANICE W HERALD | $75.00 | $5,600.00 | Pending

[11-1 - Fence (Residential)] Replace backyard fence (Vinyl)

124841 2533 WANDERING SPRINGS CT..23-302 | CHARLES R & JILL L DONLEVY | $75.00 | $3,200.00 | Pending

[11-1 - Patio, Walkway (Residential)] add onto existing patio

124842 540 EDELWEISS DR..21-3444 | XONG & TUE N MOUA | $75.00 | $4,000.00 | Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)] 3rd stall parking spot

124853 1204 THORNDALE ST..1-2157 | COLLEEN JOANNA & MICHAEL TYLER BOLTZ | $75.00 | $13,050.00 | Pending

[11-1 - Fence (Residential)] 166 lineal ft of 6ft tall white vinyl with 3 gates
Fence Height: 6 ft.
Material: Vinyl
Total Length: 166 ft.

124867 1005 MARQUETTE AV..2-959 | LARRY S & LAURIE A TIMM | $75.00 | $5,000.00 | Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)]

124907 1530 SMITH ST..19-696 | ISAIAH C & VICTORIA E HEBEL | $75.00 | $5,750.00 | Pending

[11-1 - Fence (Residential)] Add in fence along back property line in line with neighbors fence and then run to back of garage. Add gate between back and front yards, and gate and fence between driveway and front door.
Fence Height: 6 ft.
Material: vinyl
Total Length: 132 ft.

124918 1612 ROYAL CROWN CT..6H-4213 | TERRANCE DALE & AMY LYNN MCNAMEE | $75.00 | $4,000.00 | Pending

[11-1 - Fence (Residential)] 60 lf of 6' vinyl privacy fence
Fence Height: 6 ft.
Material: vinyl
Total Length: 60 ft.

124938 712 BASCOM WAY..21-3058 | BRIAN K REED | $75.00 | $10,500.00 | Pending

[11-1 - Fence (Residential)] 100 lf of 6' vinyl privacy fence, 2 gates, remove existing fence
Fence Height: 6 ft.
Material: vinyl
Total Length: 100 ft.

124947 2517 WILDER CT..21-6530-3 | BRUCE E & MARY B LARSON | $75.00 | $2,500.00 | Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)] Slab to park boat alongside garage.

124948 230 SCHOBER ST..21-1714-15 | NATO & MARIA GUZMAN | $75.00 | $6,400.00 | Closed

[11-1 - Foundation Repair (Residential)] EXCAVATE AND WATERPROOF 10' OF SOUTH WALL

124955 1739 LILAC LN..21-2542-K-4 — JUAN MANUEL MACIEL, ETAL — $75.00 — $1,000.00 — Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)]

124956 1605 11th AV..1-1346 — KIM COR PROPERTIES LLC — $75.00 — $1,000.00 — Pending

[11-1 - Fence (Residential)]

124958 2444 MORNING STAR TR..21-4259 — VERONICA & JUAN MALDONADO — $75.00 — $25,000.00 — Pending

[11-1 - Patio, Walkway (Residential)]

124988 1125 SUYDAM ST..17-1050-9 — GLADYS I LARSEN — $75.00 — $11,310.00 — Closed

[11-1 - Foundation Repair (Residential)]

124993 1659 AMY ST..21-1337-3 — CARLA & GERARDO MARTINEZ — $75.00 — $3,000.00 — Closed

[11-1 - Patio, Walkway (Residential)] 16 BY 16 PATIO CONCRETE WITH A 16 BY 16 GAZEBO

125017 1540 FARLIN AV..19-31-C — VERONICA Y V RODRIGUEZ — $75.00 — $14,700.00 — Pending

[11-1 - Driveway Replacement and/or Expansion (Residential)] Remove and replace the existing concrete driveway with the same dimensions and location.

125034 137 COLT CT..21-3657 — JOHN C & KATHRYN G BOEHM — $75.00 — $6,240.00 — Pending

[11-1 - Garage/Carport/Shed (residential)] *NEED A SITEPLAN*

125037 2819 ST. ANN DR..21-1111-D-66 — JEHRAD JOHN & STEFANI ROSE BUTLER — $75.00 — $8,750.00 — Closed

[11-1 - Driveway Replacement and/or Expansion (Residential)] Driveway Replacement

125048 2470 FINGER RD..21-125-2 — ADAM L & ASHLEY E MATHEWSON — $75.00 — $2,000.00 — Pending

[11-1 - Fence (Residential)] *only portion of fence over prop line, neighbor doesn't care. Explained if they ever wanted it taken down, they would have to*
Fence Height: 4 ft.
Material: Chain link
Total Length: 188 ft.

125095 1033 S IRWIN AV..17-569 — $75.00 — $6,450.00 — Pending

[11-1 - Fence (Residential)] Install vinyl fence
Fence Height: 6 ft.
Material: Vinyl
Total Length: 114 ft.

123797 617 N BROADWAY..5-901 — T & F PREFERRED PROPERTIES LLC — $100.00 — $8,000.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] CASE# 140781
Repair plan change see drag file note 7/30/26

124393 1145 S HURON RD..21-170 — PROCTER & GAMBLE DISTRIBUTING LLC THE — $300.00 — $168,000.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

124531 1726 SHAWANO AV..6-235-A — SAINT MARYS HOSPITAL MEDICAL CENTER OF G B INC — $825.00 — $1,180,000.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

124560 2222 DECKNER AV..21-1178 — GREEN BAY AREA PUBLIC SCHOOL DISTRICT PREBLE — $981.48 — $324,547.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

124596 2222 DECKNER AV..21-1178 — GREEN BAY AREA PUBLIC SCHOOL DISTRICT PREBLE — $1,261.44 — $75,000.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

124645 2845 GREENBRIER RD..21-161-2 — BAYCARE AURORA LLC — $625.00 — $335,295.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

124646 610 MARYHILL DR..6-140 — PREMONSTRATENSIAN FATHERS — $510.60 — $136,015.00 — Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

124727 720 S VAN BUREN ST..14-1513 | BELLIN MEMORIAL HOSPITAL INC | $400.00 | $171,000.00 | Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] Casework, paint, flooring, remove and replace a couple of windows

124739 520 N BROADWAY, SUITE 310 ..5-1757 | DDL HOLDINGS LLC | $2,528.50 | $576,681.00 | Payment Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] Build out of interior space including office, open office, board rooms, and activity area
*NEED HVAC & PLBG PLAN & LETTER

124818 3030 LOWELL DR..21-146-6 | 4 FORTE LLC | $1,496.00 | $168,500.00 | Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] CHANGE OF USE - JR MACHINE
**Complaint 141508 - DOUBLE FEE
Add 20' x 14' overhead door. Build two interior walls 26' x 48' for an interior quality control room. Metal studs and metal wall panels. Dropped metal panel ceiling at 12'. Drop sprinkler heads and add 3 ton HVAC rooftop unit.

124824 540 N BROADWAY ..5-1757 | DDL HOLDINGS LLC | $1,679.40 | $91,145.00 | Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] THIRD FLOOR OFFICE BUILD OUT SUITE 320
New tenant moving into existing 3FL. Building out 5 offices, 3 small meeting rooms, and workstations in open area. No previous tenant.

124961 1919 S BROADWAY..1-1407 | GEORGIA PACIFIC CONSUMER PRODUCTS LP | $610.00 | $678,460.00 | Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] Standalone fire suppression project. Demo and replacement of halon with new inert agendt system. Demo of sprinkler in agent-pritected area and re-feed sprinklers in areas to remain.

125024 2280 E MASON ST..21-126-1 | GREEN BAY EAST LLC | $300.00 | $300,000.00 | Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] MARSHALLS INTERIOR ALTERATIONS
Interior, non-structural updates including painting, flooring, merchandising displays, restroom, lounge, offices, sales floor, and cash wrap.
Powering and installing three track lights.
Remove and reinstall existing fixtures only. Install one water cooler.

125089 1638 UNIVERSITY AV..21-2267 | RUBEN P RODRIGUEZ | $100.00 | $28,000.00 | Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] REPAIR FROM VEHICLE DAMAGE
Complaint 141718

123257 1919 S BROADWAY..1-1407 | GEORGIA PACIFIC CONSUMER PRODUCTS LP | $1,950.00 | $1,100,000.00 | Pending

[34-1 - Parking Lot/Driveway - Alteration (Commerical)] $ 500 SW Fee
$ 10,000 SWB 7/30/26 SECURED
EC APPROVED 4/23/26

124090 205 N FISK ST..6-101 | GREEN BAY AREA PUBLIC SCHOOL DISTRICT CHAPPELL | $100.00 | $17,421.00 | Pending

[34-1 - Z - Misc Project Not Listed (Commercial)]

124296 200 S WASHINGTON ST..13-1 | NICOLET REAL ESTATE AND INVESTMENTS CORP | $100.00 | $139,750.00 | Pending

[34-1 - Parking Lot/Driveway - Alteration (Commerical)]

124642 1300-207 ALPINE DR..21-7816 | PATRICK G VANBOXEL | $225.00 | $16,000.00 | Pending

[34-1 - Z - Misc Project Not Listed (Commercial)]

124651 1300-203 ALPINE DR..21-7812 | MCKENNA C KRAFT | $225.00 | $16,000.00 | Pending

[34-1 - Z - Misc Project Not Listed (Commercial)]

124690 2208 MAIN ST..21-455-1 | DJL INVESTMENTS LLC | $100.00 | $15,000.00 | Pending

[34-1 - Cell Tower - Alteration to Existing (Commercial)]

124691 115 S JEFFERSON ST..11-258 | GRAY TELEVISION GROUP INC | $100.00 | $15,000.00 | Pending

[34-1 - Cell Tower - Alteration to Existing (Commercial)] swap (3) existing antennas with (3) new. Swap (3) existing RRU with (3) new

124692 2425 HUTSON RD..6H-1718 | N&P 13 LLC | $100.00 | $25,000.00 | Pending

[34-1 - Cell Tower - Alteration to Existing (Commercial)] swap (3) existing antennas with (3) new. Add (3) new RRU. Add (1) new Microwave, ODU and associated lines

124768 860 PHOEBE ST..18-641 | NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC | $100.00 | $8,000.00 | Pending

[34-1 - Fence (Commercial)] $8,000
Fence Height: 6 ft.
Material: Treated Pine
Total Length: 219 ft.

124791 2540 UNIVERSITY AV..21-301 — UHAGB LLC — $100.00 — $8,500.00 — Pending

[34-1 - Fence (Commercial)] Apartment complex
Fence Height: 5 ft.
Material: Black Chainlink
Total Length: 341 ft.

124844 1141-1151 PACKERLAND DR..6H-1137-6 — PETERS FAMILY WISCONSIN LTD PARTNERSHIP — $100.00 — $35,500.00 — Closed

[34-1 - Roofing (Commercial)]

124845 1141 PACKERLAND DR..6H-1137-6 — PETERS FAMILY WISCONSIN LTD PARTNERSHIP — $100.00 — $35,500.00 — Closed

[34-1 - Roofing (Commercial)]

124850 2228 N QUINCY ST..20-689 — GREEN BAY PACKAGING INC — $100.00 — $14,400.00 — Pending

[34-649 - Raze- Building or Structure (Commercial)] foundations to stay in place. All utilities are disconnected by owner.

124851 1432 PORLIER ST..17-704 — WINTERWOODZ LLC — $100.00 — $1,200.00 — Pending

[34-649 - Raze- Building or Structure (Commercial)]

124952 301 N ADAMS ST, Unit: UNIT 120..12-196 — SPRING LAKE CHURCH INC — $100.00 — $1,000.00 — Pending

[34-649 - Raze- Building or Structure (Commercial)]

124959 1518-1610 STATE ST..1-1385 — HALRON BROTHERS LLP — $100.00 — $11,944.00 — Pending

[34-1 - Window, Door - Replacement (Commercial)] Routine maintenance and in-kind replacement of four (4) existing exterior doors due to severe rust degradation. This is a strict "one-for-one" swap. All replacement doors will match the existing units exactly in size, material, fire-rating (if applicable), and hardware configuration. No structural modifications, rough opening alterations, or changes to the building envelope or egress paths will occur.

124975 2430 E MASON ST..21-126-11 — GREEN BAY DROPCO LLC — $14,921.56 — $84,760.00 — Pending

[34-1 - Change of Use (Commercial)]

124977 1911 UNIVERSITY AV..21-2187-5 — 1988 OAK PROPERTIES LLC — $100.00 — $9,000.00 — Pending

[34-1 - Roofing (Commercial)]

124980 607 RAVENSWOOD DR..21-100-6 — ST MATTHEW ORTHODOX CHRISTIAN CHURCH OF GB WI IN — $100.00 — $20,000.00 — Pending

[34-1 - Parking Lot/Driveway - Alteration (Commerical)]

124662 1410 PORLIER ST..17-709 — AMY L BOROWSKI — $75.00 — $3,449.34 — Pending

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] Rewire 2 outlets on 2nd floor, add cover to garage door opener, add GCFI and bubble covers, add bonding rewire outlet in kitchen, replace 100 amp 24 space homeline panel update grounding and bonding

124663 1405 CREEKSIDE LN..21-5590 — RICKI J MORAS — $75.00 — $2,492.18 — Closed

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] Replace interior panel guts. Seal up pipe during shutdown.

124667 135 OAK ST..3-277 — KRUEGER FAMILY TRUST — $75.00 — $3,606.94 — Pending

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] New meter socket and service mast - storm damage repairs

124668 833 MITCHELL ST..6-398 — PATRICK D HANLEY — $75.00 — $3,614.08 — Closed

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] Replace broken riser, update grounding and bonding - storm damage repairs

124669 1224 S MAPLE AV..1-748-1 — KYLE GOFFARD RENTALS LLC — $75.00 — $1,000.00 — Pending

[40-55 - Electrical Service - Repair (Residential)]

124676 1360 VELP AV..6-41 — BRUCE J MEULEMANS ETAL — $100.00 — $21,000.00 — Pending

[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] *** NEEDS PROJECT PERMIT AND PLAN APPROVAL - HIGH PILE RACKING
Scope of work to install new fans
* (2) FAN SPEED CONTROLS LOCATED BY FRONT DOOR.
* (3) CEILING FANS ON SOUTH SIDE OF BUILDING.
* (2) CEILING FANS IN MIDDLE SECTION OF BUILDING.
* (5) CEILING FANS ON NORTH SIDE OF BUILDING.
* EACH SPEED CONTROL WILL CONTROL (5) FANS.

Scope of work to replace lights
* REMOVE THE EXISTING FLUORESCENT LIGHTS IN CEILING OF WAREHOUSE.
* INSTALL (30) HIGH BAY LED FIXTURES IN THE WAREHOUSE.
* 3-WAY SWITCHING OF LIGHTS TO BE LOCATED BY THE (2) DOORS ON THE WEST SIDE.
* RUN NEW WIRING FOR NEW LIGHTS.

124719 1151 PORLIER ST..17-116 — ROBERT A GARTZKE — $75.00 — $1,000.00 — Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

124737 255 HUTH ST..21-2312-4 — RAMON PONCEPONCE, ETAL — $75.00 — $4,400.00 — Pending
[40-53 - Electrical Service - Change (Residential)] panel change 100amp stay 100amp

124747 1415 E WALNUT ST..17-1061 — GREEN BAY AREA PUBLIC SCHOOL DISTRICT EAST HIGH — $100.00 — $272,700.00 — Closed
[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] Sport Field Lighting

124754 1646 CROOKS ST..21-1443-12 — EDWINA & ARNOLD VANDYKE — $75.00 — $1,000.00 — Closed
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

124755 130 ANTOINETTE ST..3-56 — JOE & SAMANTHA M ROWE — $75.00 — $2,546.00 — Pending
[40-55 - Electrical Service - Repair (Residential)]

124762 141 S HENRY ST..21-1514-5 — MANUEL GUERRERO — $75.00 — $1,500.00 — Closed
[40-55 - Electrical Service - Repair (Residential)] Emergency service repair after storm damage

124763 1737 EAST SHORE CIR..21-436-1 — LEANN M & SETH M KOLLMER — $75.00 — $7,500.00 — Payment Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] Upgrade existing 200 amp service to 320 amp. Relocate approximately 25' down wall and place in basement.

124776 808-810 S CLAY ST..17-71 — PURPLE LION INVESTMENTS LLC — $75.00 — $2,500.00 — Closed
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

124817 1657 BIRCHWOOD DR..6-1660-28 — ROGER M THARIO, ETAL — $75.00 — $3,000.00 — Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

124822 212 N MAPLE AV..4-99 — BARRY & CARRIE L DUKE — $75.00 — $3,113.79 — Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] Add 3 new circuit for outdoor window ac units, add 8 gfcis, 3 bubble covers, add black floor outlet

124846 1465 HARVEY ST..19-564 — ORALIA & ALEJANDRA ESCOBEDO — $75.00 — $3,000.00 — Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] 200A service upgrade

124848 2656 OAKWOOD DR..6H-1546 — MARK A & LISA J KURTH — $75.00 — $2,000.00 — Closed
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

124866 1156 GRIGNON ST..17-204 — MARY B & LARRY J LEMENS — $75.00 — $2,500.00 — Closed
[40-55 - Electrical Service - Repair (Residential)]

124874 982 HOLZER ST..18-823 — KYLE W & ERIN M MCMAHON — $75.00 — $6,662.11 — Pending
[40-55 - Electrical Service - Repair (Residential)] complete service replacement 125 AMP (SURFACE). Includes installation of a 125 amp 20 circuit DELUXE main panel with all new breakers, meter base, rise, wire, and main ground system.

124875 1016 WIRTZ AV..2-785 — DIGNUS INVESTMENT GROUP LLC — $75.00 — $1,950.00 — Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] Repairing bent electrical serive mast. Install new 2" ridge pipe through roof and flashing boot. Install new 100 amp overhead meter socket. New service pipe and wire to panel along with 2 ground rods and bond panel, gas, and water.

124876 1127 WIRTZ AV..1-59 — STEVEN M GLASL — $75.00 — $1,842.00 — Pending

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

124877 912 MEACHAM ST..2-1312 — KENNETH J & LINDA L PETERSON — $75.00 — $3,828.28 — Pending

[40-53 - Electrical Service - Change (Residential)] 100 amp to 100 amp overhead

124878 1168 DOUSMAN ST..5-858 — MASON BLAZE LEWIS — $75.00 — $2,000.00 — Pending

[40-55 - Electrical Service - Repair (Residential)]

124902 1210 THORNDALE ST..1-2158 — ANESSA & KEITH MORROW — $75.00 — $2,500.00 — Closed

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

124934 4040 CHURCH RD..22-SC464-1 — MARY F DEGROOT — $75.00 — $7,500.00 — Pending

[40-53 - Electrical Service - Change (Residential)] Install new 200 amp overhead service and panel on pole in yard. Install new 100 amp overhead 4-wire line from pole to house iwth new 100 amp main breaker panel.

124941 1627 SMITH ST..19-481 — FIX AND FLIP INVESTMENTS LLC — $75.00 — $2,500.00 — Pending

[40-53 - Electrical Service - Change (Residential)] 200 amp overhead service upgrade

124944 1061 W MASON ST..2-1170 — AMERICAN FOUNDATION OF COUNSELING SERVICES INC — $100.00 — $8,000.00 — Closed

[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]

124966 1034 S FISK ST..6-1745 — NORA F & DANIEL L BRUNETTE — $75.00 — $11,136.62 — Closed

[40-55 - Electrical Service - Repair (Residential)] 100A service change: replace ridged conduit with 2" through the roof, replace meter box. Replace all wire. Replace 60A fuse box wiht 30space 100A breaker panel. Move to 2' to adjoining wall and install small junction box to extend branch circuits - bring all panel grounding and bonding to current code and safety standards.

124970 1031 HURLBUT ST..6-29-B — US VENTURE INC — $100.00 — $2,500.00 — Pending

[40-54 - Electrical Service - Repair (Commercial)]

124976 1619 HAROLD ST..19-457 — MARY VANDERMEULEN — $75.00 — $2,500.00 — Closed

[40-53 - Electrical Service - Change (Residential)]

124992 2379 E MASON ST..21-4570 — PFOTENHAUER FUNERAL HOME INC — $100.00 — $500.00 — Pending

[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]

124997 2660 SENECA CT..6H-2307 — STEPHANIE M & PAUL L GERLIKOVSKI — $75.00 — $1,500.00 — Pending

[40-53 - Electrical Service - Change (Residential)] Ungrading 200 Amp Federal Pacific panel

125002 3805 HUMBOLDT RD..21-391 — SKYLER & CARRIE VANWINKLE — $75.00 — $2,500.00 — Pending

[40-53 - Electrical Service - Change (Residential)] Remove 200amp 40 space main breaker panel and supply and install new 60 space main breaker panel.

125011 1155 11th AV..1-219 — JANET K POTTHIER — $75.00 — $1,000.00 — Closed

[40-55 - Electrical Service - Repair (Residential)] Water leaking into panel

125013 1220 S MAPLE AV..1-751 — STEVE & DEBBIE MILLER — $100.00 — $575.00 — Pending

[40-54 - Electrical Service - Repair (Commercial)] Replace service from storm damage

125014 1022 ERNST DR..6-761 — MATTILA MATTHEW C TRUST — $75.00 — $18,600.00 — Closed

[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

125018 812 12th AV..2-537 — ROBERT J & BARBARA HEIL — $75.00 — $3,751.00 — Pending

[40-53 - Electrical Service - Change (Residential)]

125044 133 APPLE TREE CT..21-2988 — RICHARD L & JANE M RICHTER — $75.00 — $3,500.00 — Pending

[40-53 - Electrical Service - Change (Residential)] Upgrading service from 100 amp underground to 200 amp underground. Relocating meter from deck to back of house. Updating all grounding and bonding. Adding an exterior receptacle on south side of home.

125078 1900 W TELEMARK CIR..6H-3935 — DANIEL H & DIANE F MOESCH — $75.00 — $1,000.00 — Pending

[40-55 - Electrical Service - Repair (Residential)] Panel fire - replaced 200amp main electrical panel and bonding/grounding

125079 120 SIEGLER ST..6-260-2 — LIN PROPERTIES LLC — $100.00 — $2,000.00 — Closed

[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] Install overhead power supply for Charter Communications on existing pole located north of sidewalk in front of 120 Siegler St.

125086 3252-3254 PETERSON RD..22-171-2-4-A — MICHAEL S DERENNE JR & MARIA G ARRIAGA REVOCABLE TRUST — $75.00 — $2,500.00 — Pending

[40-55 - Electrical Service - Repair (Residential)]

125087 1065 ROCKDALE ST..1-2097 — ALICE C PAULSEN — $75.00 — $500.00 — Pending

[40-55 - Electrical Service - Repair (Residential)]

125099 3415 E MASON ST, UNITS 1201-1212..21-167 — $100.00 — $1,000.00 — Pending

[40-54 - Electrical Service - Repair (Commercial)]

125100 307 S ADAMS ST..13-83 — CITY OF GREEN BAY — $0.00 — $10,000.00 — Pending

[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] Add new 200 amp three phase electrical panel for electrical vehicle charging

125117 1313 BAY BEACH RD..21-440-1 — GREEN BAY CITY OF BAY BEACH — $0.00 — $2,500.00 — Pending

[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] Add 100 amp subpanel in Train Shed

124496 1534 DOUSMAN ST..6-97-C — JUDINE DEKEYSER — $75.00 — $12,350.00 — Pending

[50-43 - Heating and Air Conditioning Units (Residential)]

124497 1617 FRANK ST..1-2720 — JUDITH A & ROBERT H FERGUSON — $75.00 — $10,650.00 — Closed

[50-43 - Heating and Air Conditioning Units (Residential)]

124499 1017 LARK ST..18-1185 — HEATHER M KRUEGER — $75.00 — $4,750.00 — Closed

[50-43 - Mini Split System (Residential)]

124500 1419 DOUSMAN ST..6-106-A — IAN SCHIEFELBEIN — $75.00 — $5,050.00 — Pending

[50-45 - Heating Unit Only (Residential)]

124537 409 PORLIER ST..16-40 — TYLER A HOOPS — $75.00 — $7,258.78 — Closed

[50-45 - Heating Unit Only (Residential)] Replaced (1) 45,000 BTU furnace

124638 3140 TOBERMORY DR..21-5425 — HENRY & CARRIE GRANT — $75.00 — $4,500.00 — Closed

[50-41 - AC Unit Only (Residential)] Install R32 15.2 seer Air conditioner.

124660 1243 N LOCUST ST..6-1674 — DAVID G & JULIANA R BAYE TRUST OF 2025 — $75.00 — $11,900.00 — Closed

[50-43 - Heating and Air Conditioning Units (Residential)]

124679 2730 OAKWOOD DR..6H-1430-K-11 — KAYLA J DUMMER — $75.00 — $6,415.72 — Closed

[50-41 - AC Unit Only (Residential)] Ac replacement

124686 890 CAMM PL..3-34 — MAYRA B AGUILAR — $75.00 — $6,281.00 — Closed

[50-45 - Heating Unit Only (Residential)]

124687 702 MATHER ST..5-1 — STEVEN & JESSICA LITTIEBRANT — $75.00 — $18,870.00 — Closed

[50-49 - Repair/Alter Existing HVAC System (Residential)]

124703 1145 S RIDGE RD..1-1370-D — BRADLEY WEBER — $75.00 — $6,401.00 — Closed

[50-41 - AC Unit Only (Residential)]

124704 418 ROBERT LN..21-3879	JORGE LUIS & LUIS ROBERTO RIVERA ACHECAR	$75.00	$5,700.00	Pending
[50-41 - AC Unit Only (Residential)]				
124705 841 TOMMARK ST..2-1408	MIKEL J FISHBEIN	$75.00	$11,900.00	Closed
[50-41 - AC Unit Only (Residential)]				
124706 325 14th AV..3-760	CHRISTINE A ALLEN	$75.00	$13,350.00	Pending
[50-41 - AC Unit Only (Residential)]				
124707 125 ALVINA ST..6-261-M	HOI D & SADAH A NGUYEN	$75.00	$4,600.00	Closed
[50-41 - AC Unit Only (Residential)]				
124721 314 N ONEIDA ST..5-848	EDITH E RESCHKE	$75.00	$15,000.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)]				
124732 2544 HE-NIS-RA LN..6H-2242	PETER A SCOTT REVOCABLE TRUST OF 2020	$75.00	$4,687.00	Closed
[50-41 - AC Unit Only (Residential)]				
124734 824 10th AV..2-462	BRENT A LUTHER	$75.00	$4,300.00	Pending
[50-41 - AC Unit Only (Residential)]				
124735 3333-3335 WIGGINS WAY..22-1592	GREG BINSFIELD	$75.00	$4,467.00	Pending
[50-41 - AC Unit Only (Residential)]				
124736 3452 BAY HIGHLANDS DR..21-5513	TANYA J GIFFORD	$75.00	$20,247.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)] REPLACE FURNACE & AC				
124741 400 CRICKET CT..21-4441	RONALD T & LAURIE R ROPSON	$150.00	$45,808.07	Closed
[50-45 - Heating Unit Only (Residential)] *Complaint 141840				
124743 839 CHRISTIANA ST..3-149-A	GREEN BAY HOUSING AUTHORITY PROPERTIES LLC	$100.00	$13,000.00	Pending
[50-42 - Heating and Air Conditioning Units (Commercial)] A/C & Heat				
124744 837 CHRISTIANA ST..3-149	GREEN BAY HOUSING AUTHORITY PROPERTIES LLC	$100.00	$13,200.00	Pending
[50-42 - Heating and Air Conditioning Units (Commercial)] A/C & heat				
124745 835 CHRISTIANA ST..3-149	GREEN BAY HOUSING AUTHORITY PROPERTIES LLC	$100.00	$13,200.00	Pending
[50-42 - Heating and Air Conditioning Units (Commercial)] A/C & Heat				
124746 836 CORA ST..3-409	GREEN BAY HOUSING AUTHORITY PROPERTIES LLC	$100.00	$13,200.00	Pending
[50-42 - Heating and Air Conditioning Units (Commercial)] A/C & heat				
124748 651 ST. MARTIN CT..21-5682	BRANDON E & JENNIFER GARNICA ROBLEDO	$75.00	$5,000.00	Closed
[50-41 - AC Unit Only (Residential)] AC replacement				
124750 835 NEVILLE AV..18-352	JOSHUA & LANE EISENHAUER	$75.00	$8,000.00	Pending
[50-43 - Mini Split System (Residential)] Mini-split install				
124751 1310 N PLATTEN ST..18-696	C & V PROPERTIES LLC	$75.00	$4,950.00	Pending
[50-41 - AC Unit Only (Residential)] Replace air conditioner.				
124757 360 WESLEY AV..21-821-14	LENNON A MARTIN	$75.00	$11,000.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)] Remove and replace the Furnace and AC at this location				
124759 3295 W MASON ST..6H-767-4-1	KIMBERLY M KRAUSE	$75.00	$9,864.00	Closed

[50-41 - AC Unit Only (Residential)] Remove and replace the AC at this location.

124760 412 GRAY ST..5-1367 — KIM A & JOSEPH J CISLER — $75.00 — $9,000.00 — Closed
[50-43 - Heating and Air Conditioning Units (Residential)] Remove and replace the Furnace and AC at this location

124761 2886 WEST POINT RD..6H-1166-6 — MARIALUISA & MATTHEW HARROLD — $75.00 — $6,549.00 — Closed
[50-41 - AC Unit Only (Residential)] Remove and replace the AC at this location

124764 425 GEORGE ST..21-1548 — DEBRA A HANSON — $75.00 — $6,300.00 — Closed
[50-41 - AC Unit Only (Residential)] Remove and replace the AC at this location

124766 920 CROOKS ST..14-768 — ANN K LARSCHEID — $75.00 — $7,185.00 — Closed
[50-41 - AC Unit Only (Residential)] REPLACE AC

124767 1130 N PLATTEN ST..18-1123 — FRANCOIS & AMANDA L COMEAU — $75.00 — $14,971.00 — Closed
[50-43 - Heating and Air Conditioning Units (Residential)] REPLACE FURNACE & AC

124769 1136 SHEA AV..18-92 — STEVEN S BREHMER — $75.00 — $6,173.00 — Pending
[50-45 - Heating Unit Only (Residential)] REPLACE FURNACE

124770 933 LINCOLN ST..18-110 — LELAND D & REBECCA T WIGG-NINHAM — $75.00 — $7,393.00 — Closed
[50-41 - AC Unit Only (Residential)] REPLACE AC

124772 2408 SANDY LN..21-1176-D-105 — MATTHEW L CARLSON, ETAL — $75.00 — $7,400.00 — Closed
[50-41 - AC Unit Only (Residential)] REPLACE AC

124773 714 LINCOLN ST..5-165 — DAKOTA C HOLMES — $75.00 — $7,123.00 — Pending
[50-41 - AC Unit Only (Residential)] REPLACE AC

124789 2514 FORESTVILLE DR..6H-1931 — MATTHEW S & JENNIFER M DECLERC — $75.00 — $6,749.00 — Closed
[50-41 - AC Unit Only (Residential)] Replaced (1) 2 ton air conditioner

124800 2453 REMINGTON RD, UNIT 5..21-8010 — GROTH LEE C & SANDRA A REVOCABLE TRUST — $75.00 — $6,182.00 — Closed
[50-41 - AC Unit Only (Residential)]

124802 107-111 JOAN AV..21-1123 — MEENAKSHI & SANJAY AGARWAL — $75.00 — $4,450.00 — Pending
[50-41 - AC Unit Only (Residential)]

124803 2781 DURHAM RD..22-1800 — JENNIFER A & JAMIE A STROHMEYER — $75.00 — $10,250.00 — Closed
[50-43 - Heating and Air Conditioning Units (Residential)]

124804 918 GROGNET ST..21-1898-N-5 — MONICA WASSON — $75.00 — $6,600.00 — Closed
[50-43 - Heating and Air Conditioning Units (Residential)]

124805 1414 14th AV..1-1428 — PARKER SCHAEFER — $75.00 — $6,200.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)]

124806 3646 COLLEGIATE WAY..21-7291 — JACK YER YANG, ETAL — $75.00 — $5,200.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)]

124807 1283 LANGLADE AV..1-1388-B — RONALD J & LAUREN Y DALEY — $75.00 — $5,100.00 — Closed
[50-43 - Heating and Air Conditioning Units (Residential)]

124808 519 N PLATTEN ST..6-67 — CURTIS & MARISSA WARD — $75.00 — $8,950.00 — Pending

[50-43 - Heating and Air Conditioning Units (Residential)]

124809 1014 S CLAY ST..17-34 — JACOB C & FALON MILLER — $75.00 — $9,100.00 — Closed
[50-43 - Heating and Air Conditioning Units (Residential)]

124810 601 11TH AV..2-441 — ASHLEIGH & LORENZO & LARRY MARTINEZ — $75.00 — $5,250.00 — Closed
[50-43 - Heating and Air Conditioning Units (Residential)]

124811 917 THRUSH ST..18-1271 — JOSEPH M PETZEL — $75.00 — $5,950.00 — Closed
[50-43 - Heating and Air Conditioning Units (Residential)]

124812 130 ANTOINETTE ST..3-56 — JOE & SAMANTHA M ROWE — $75.00 — $6,720.00 — Pending
[50-45 - Heating Unit Only (Residential)] Replace (1) 70,000 BTU furnace

124813 2996 EMMALANE DR..21-7870 — MANUEL FLORES GARCIA, ETAL — $75.00 — $5,000.00 — Closed
[50-41 - AC Unit Only (Residential)] ac replacement

124814 3475 HUMBOLDT RD..21-362-2 — BAYSIDE CHRISTIAN FELLOWSHIP INC — $400.00 — $19,772.00 — Pending
[50-42 - Heating and Air Conditioning Units (Commercial)] Replace twinned furnace and AC system for back hallway West.

124835 2588 VICKI LN..21-3948 — STEVEN M & VIRGINIA L REINKE — $75.00 — $6,000.00 — Closed
[50-41 - AC Unit Only (Residential)] AC replacement

124838 2035 PREBLE AV..21-2197 — KARINA CARRENO — $75.00 — $5,000.00 — Pending
[50-45 - Heating Unit Only (Residential)] furnace replacement

124854 901 GERARD ST..21-5742 — PA DAU & NOU YANG — $75.00 — $6,205.70 — Closed
[50-41 - AC Unit Only (Residential)] Replaced (1) 1.5 ton air conditioner

124855 1175 9th ST..1-415 — LUIS ELVIR — $75.00 — $7,010.00 — Pending
[50-41 - AC Unit Only (Residential)] Replaced (1) 1.5 ton air conditioner

124856 628 S MONROE AV..15-179 — GB WRAYS HOME SERVICES LLC — $100.00 — $6,749.00 — Pending
[50-40 - AC Unit Only (Commercial)] Rep[laced (1) 2 ton air conditioner

124857 2940 SORENSON DR..6H-3578 — DAVID F & LORI L DUVAL — $75.00 — $6,765.75 — Closed
[50-45 - Heating Unit Only (Residential)] Replace (1) 70,000 BTU furnace

124862 1513 RUSSELL ST..6-1293 — RICHARD & LAURA L KLUG — $75.00 — $7,860.39 — Closed
[50-41 - AC Unit Only (Residential)] Lineset froze over

124863 1100 RADISSON ST..20-452-2 — JIMMY BYRNE GB LLC — $100.00 — $30,000.00 — Pending
[50-4 - Repair/Alter Existing HVAC System (Commercial)] RTU swap - like for like unit

124864 1238 PORLIER ST..17-308 — DANIEL J & PATRICIA A BACON REVOCABLE TRUST — $75.00 — $10,767.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)]

124865 2625 POPLAR SPRINGS CIR..6H-3386 — CRAIG P & TASHA L FISCHER — $75.00 — $4,978.00 — Closed
[50-41 - AC Unit Only (Residential)]

124879 1852 NEWBERRY AV..21-1852-1 — TODD J SCHUMACHER — $75.00 — $13,350.83 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)] Replace (1) 70,000 BTU furnace and (1) 2 ton air conditioner

124880 1155 TARA MARIE LN..6H-4242 — LARRY R & CHRISTINE A SIEBERS — $75.00 — $5,600.00 — Closed

[50-41 - AC Unit Only (Residential)] 7/13 Install

124881 891 VELP AV..18-845	KENNETH M FULTON	$75.00	$6,470.00	Closed
[50-41 - AC Unit Only (Residential)] 7/13 install				
124882 310 S CLAY ST..14-886-A	MARYLIN M MARTINEZ LEIVA	$75.00	$6,566.00	Closed
[50-41 - AC Unit Only (Residential)] 7/13 install				
124883 2495 PARKWOOD DR..6H-2388	SHELLY K & THOMAS P SONTAG	$75.00	$6,700.00	Closed
[50-41 - AC Unit Only (Residential)]				
124884 114 GRAY ST..3-11	AIKINS INVENTMENTS NORTH LLC	$75.00	$6,900.00	Pending
[50-41 - AC Unit Only (Residential)] 7/9 install				
124885 2868 ST. ANTHONY DR..21-1111-D-55	DAVID L SHAFT	$75.00	$13,954.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)] 7/15 install				
124886 2458 WILDWOOD DR..21-5894	JUDY V & HARVEY I MEDRESS	$75.00	$8,177.00	Pending
[50-41 - AC Unit Only (Residential)]				
124887 2729 DECKNER AV..21-6671-2	RONALD J & PAULETTE S WUOTILA	$75.00	$8,026.84	Closed
[50-41 - AC Unit Only (Residential)] ac replacement				
124888 2630 VIENNA CT..21-5971	TINA W & RYAN C MARTIN	$75.00	$6,643.00	Closed
[50-45 - Heating Unit Only (Residential)] 7/13 install				
124889 1029 BELLEVUE ST..21-1335-1	NOAH C GOERING	$75.00	$6,772.00	Closed
[50-41 - AC Unit Only (Residential)] 7/8 install				
124897 1215 KENWOOD ST..1-2682	JOHN A & KAREN K PETERS	$75.00	$14,600.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)]				
124908 1562 DECKNER AV..8-767	TAMMY S & DARIN E LUCAS	$75.00	$6,734.74	Pending
[50-41 - AC Unit Only (Residential)] Replace (1) 2.5 ton air conditioner				
124909 1098 THORNDALE ST..1-2646	EUGENE R & RUTH A KOBRIGER	$75.00	$6,973.00	Closed
[50-41 - AC Unit Only (Residential)] REPLACE AC				
124910 1019 EMILIE ST..17-40	CASEY L & MEGAN M HICKS	$75.00	$6,400.00	Closed
[50-41 - AC Unit Only (Residential)] REPLACE AC				
124911 909 TOMMARK ST..2-1404	VALOIS A ENDERS	$75.00	$12,258.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)] REPLACE FURNACE & AC				
124912 854 DOUSMAN ST..5-1201	ROSANNA M & RANDY SCANNELL	$75.00	$13,085.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)] REPLACE FURNACE & AC				
124913 704 ROYAL BLVD..18-1333	KENDALL B BRENWALL	$75.00	$13,892.00	Payment Pending
[50-43 - Heating and Air Conditioning Units (Residential)] REPLACE FURNACE & AC				
124915 1100 VANDERBRAAK ST..20-228	ANA L DEJESUSCRUZ, ETAL	$75.00	$9,250.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]				
124916 3283 DAVIES AV..22-1465	BENNETT R & VICTORIA L FLETCHER	$75.00	$8,850.00	Closed

[50-43 - Heating and Air Conditioning Units (Residential)]

124917 821 CORA ST..3-425 | SUZANNE D MATZKE | $75.00 | $10,750.00 | Pending
[50-43 - Heating and Air Conditioning Units (Residential)]

124923 1279 RIDGEDALE CT..1-2022 | JENNIFER M & CHRISTOPHER A SALDANA | $75.00 | $5,850.00 | Closed
[50-41 - AC Unit Only (Residential)]

124924 901 GRAY ST..18-957 | PATRICIA A JACOBS | $75.00 | $5,300.00 | Closed
[50-41 - AC Unit Only (Residential)]

124925 2815 PARKWOOD DR..6H-4021 | GARY T & CLARITA P HEIDER | $75.00 | $5,350.00 | Closed
[50-41 - AC Unit Only (Residential)]

124926 1098 WESTERN AV..3-1228 | JAMIE T HOOPER | $75.00 | $8,500.00 | Pending
[50-41 - AC Unit Only (Residential)]

124929 211 N MAPLE AV..4-110 | SAINT PATRICKS CONGREGATION | $100.00 | $10,000.00 | Pending
[50-42 - Mini Split System (Commercial)] Mini-split install

124931 1524 S ONEIDA ST..1-2314 | BRITTANY A SANFTLEBEN | $75.00 | $4,000.00 | Pending
[50-41 - AC Unit Only (Residential)] AC replacement

124933 2417 DEER TRAIL..21-4037 | JAMES E & LAUREL A FERGUSON | $75.00 | $8,490.00 | Pending
[50-41 - AC Unit Only (Residential)] Install (1) 3.5 ton air conditioner

124940 3290 DAVIES AV..22-1462 | TRACY J FAUST | $75.00 | $5,367.00 | Closed
[50-41 - AC Unit Only (Residential)]

124962 1369 E MASON ST..17-424 | DMG GREEN BAY HOLDINGS LLC | $200.00 | $14,800.00 | Pending
[50-42 - Mini Split System (Commercial)] INSTALL 2 MINISPLITS

124969 820 N PLATTEN ST..18-1280 | JONATHAN & ABIGALE HASTINGS | $75.00 | $6,810.00 | Pending
[50-41 - AC Unit Only (Residential)] Replaced (1) 1.5 ton air conditioner

124979 2495 IRONWOOD DR..6H-2445 | DENISE M & MICHAEL R MAEDKE | $75.00 | $15,800.00 | Closed
[50-43 - Heating and Air Conditioning Units (Residential)] REPLACE FURNACE & AC

124985 1083 ROCKDALE ST..1-2093 | MAXIMILLIAN A & MICHELLE NICHOL | $75.00 | $5,350.00 | Pending
[50-41 - AC Unit Only (Residential)] Replace air condtioner

124994 850 KEPLER DR, Suite A ..21-7899 | KEPLER HOTEL LLC | $100.00 | $4,876.21 | Pending
[50-4 - Repair/Alter Existing HVAC System (Commercial)] balancing the HVAC system & replacing compressor unit in pool room

124996 1326 VANDERBRAAK ST..21-1641 | AMY J TURRIFF | $75.00 | $9,699.00 | Pending
[50-41 - AC Unit Only (Residential)] Heat pump installation

125015 1301 MAIN ST..8-303 | GREEN RE LLC | $100.00 | $23,000.00 | Pending
[50-42 - Heating and Air Conditioning Units (Commercial)] Rooftop unit replacement

125016 1500 DELORES ST..1-1391-H | TIMOTHY H THOMPSON | $75.00 | $5,000.00 | Pending
[50-41 - AC Unit Only (Residential)] AC replacement

125019 2608 FINGER RD..21-118-15 | 1020 KIMBERLY LLC | $75.00 | $7,000.00 | Pending

[50-45 - Heating Unit Only (Residential)] Furnace replacement

125020 340 N ASHLAND AV..5-1049 — RONNIKA BYNUM — $75.00 — $6,933.00 — Pending
[50-41 - AC Unit Only (Residential)] Replacement of AC

125021 1216 REED ST..5-676-E — DAVID T PETERSON, ETAL — $75.00 — $14,283.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)] REPLACE FURNACE & AC

125022 717 PARK ST..18-1320 — SCOTT HUFF — $75.00 — $5,000.00 — Pending
[50-41 - AC Unit Only (Residential)] AC replacement

125036 139 S MADISON ST..11-270 — ST FRANCIS XAVIER CONGREGATION — $200.00 — $18,000.00 — Pending
[50-42 - Heating and Air Conditioning Units (Commercial)] FURNACE & A/C REPLACEMENT

125045 824 CORA ST..3-406 — MOLLY BERGER — $75.00 — $5,500.00 — Pending
[50-45 - Heating Unit Only (Residential)] Replace furnace damaged by storm sewer backflow

125046 115 HAZEL ST..3-934 — NANCY A BOLZENTHAL — $75.00 — $4,999.00 — Pending
[50-45 - Heating Unit Only (Residential)] Replacement of furnace

125050 1020 S FISK ST..6-490-C — LINDA MARY CHAPPELLE — $75.00 — $4,400.00 — Pending
[50-41 - AC Unit Only (Residential)] NEW A/C REPLACEMENT

125051 121 LITTLE SWISS PL..21-82 — ERIC M & LINDSEY W SCHREIBER — $75.00 — $10,000.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)] ac/air handler replacement

125052 1751 LORETTA LN..21-2542-K-30 — MICHELE M & JOSEPH A GERMAIN — $75.00 — $16,000.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)] Furnace and AC replacement

125056 2735 SHERRY LN..21-3433 — JACQUELINE CONNOLLY — $75.00 — $8,400.00 — Pending
[50-41 - AC Unit Only (Residential)] Remove and replace the AC at this location

125057 407 PORLIER ST..16-41 — BRETT P & KATI J BELAND — $75.00 — $7,500.00 — Pending
[50-41 - AC Unit Only (Residential)] Remove and replace the AC at this location

125061 1017 WIRTZ AV..2-778 — KURTIS P & LISA M BENZ — $75.00 — $11,306.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)] Furnace and AC replacement

125063 2824 MT CAROL DR..21-1111-D-12 — ANDERAS PER R & SHERRYL R REVOCABLE TRUST — $75.00 — $6,950.00 — Pending
[50-41 - AC Unit Only (Residential)]

125064 1492 LANGLADE AV..6-1220 — TIANNA E & BRETT L WEBSTER — $75.00 — $5,450.00 — Pending
[50-41 - AC Unit Only (Residential)]

125065 483 TYROLIAN DR..21-3494 — THOMAS M WHITE — $75.00 — $6,029.00 — Pending
[50-49 - Repair/Alter Existing HVAC System (Residential)] INSTALL 7-23-2026

125066 2651 GLACIER DR..21-3339 — ANJANI K MEHRA — $75.00 — $7,855.00 — Pending
[50-49 - Repair/Alter Existing HVAC System (Residential)] INSTALL 7-22-2026

125090 388 ECHO HILL DR..21-821-2 — JOHN P GALLAGHER — $75.00 — $7,128.00 — Pending
[50-41 - AC Unit Only (Residential)] REPLACE AC

125098 3019 LAWNDALE DR..21-1111-D-204 — $75.00 — $19,000.00 — Pending
[50-43 - Heating and Air Conditioning Units (Residential)] AC/Air handler replacement

125103 833 CHRISTIANA ST..3-148		$75.00	$6,000.00	Pending
[50-45 - Heating Unit Only (Residential)] Furnace replacement				
125106 1627 NANCY AV..6-1270	CONCEPCION & CARLOS N GUERRERO	$75.00	$5,050.00	Pending
[50-41 - AC Unit Only (Residential)]				
118017 1811 BURNS AV..6-2004	ELIZABETH J NAUD	$50.00	$8,239.80	Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]				
124583 1616 E SONATA DR..21-6669-28	SEAN R & CAMI R WRIGHT	$75.00	$10,000.00	Pending
[60-21 - Misc Plumbing (treament systems, grease traps, backflow valve)(Residential)] Homeowner's Application				
124603 1109 S QUINCY ST..16-209	OLSEN ARTHUR E III & MARY C K REVOCABLE TRUST	$50.00	$1,100.00	Closed
[60-33 - Storm Sewers - Connection/Repair (Residential)] Connect existing 4 inch pipe into 6 inch mini sewer using saddle fitting.				
124659 1151 14th AV..1-34	TROY R & KARI L NESS	$75.00	$15,941.00	Pending
[60-25 - Tub to Shower (Residential)]				
124661 1151 S GREENWOOD AV..1-518	JOHN T FAMEREE	$75.00	$2,244.38	Closed
[60-21 - Misc Plumbing (treament systems, grease traps, backflow valve)(Residential)]				
124680 1164 DAY ST..7-63	MIGUEL SILVA	$1,200.00	$2,500.00	Pending
[60-33 - Storm Sewers - Connection/Repair (Residential)]				
124681 324 N ASHLAND AV..5-612	JUSTIN M BALSLEY, ETAL	$50.00	$4,000.00	Closed
[60-29 - Water Service - Connection/Repair (Residential)]				
124682 714 S IRWIN AV..14-1167-A	JEAN A TREMEL	$75.00	$14,500.00	Closed
[60-25 - Tub to Shower (Residential)]				
124683 2214 MACCAUX DR..21-2144-M-17	SANDRA L GREATENS	$75.00	$2,000.00	Closed
[60-25 - Tub to Shower (Residential)]				
124684 1767 ASPEN LN..6-1946	KATHLEEN L FARIS	$75.00	$2,000.00	Closed
[60-25 - Tub to Shower (Residential)]				
124693 1203 KELLOGG ST..5-1574	KATHRYN A RENARD	$75.00	$14,950.00	Pending
[60-21 - Misc Plumbing (treament systems, grease traps, backflow valve)(Residential)]				
124694 1355 STUART ST..14-1427	MICHAEL A & SUSAN K GASPERICH	$75.00	$11,846.00	Pending
[60-25 - Tub to Shower (Residential)]				
124699 511 4th ST..2-197	EAST RIVER HOLDINGS LLC	$0.00	$1.00	Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]				
124700 515 4th ST..2-196	ABEUS L HAYES	$0.00	$1.00	Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]				
124701 522 4th ST..2-161-I	CRAIG S & MARISSA ANN DEVOE	$0.00	$1.00	Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]				
124702 417 4th ST..2-182	PETERS KEY INVESTMENTS LLC	$0.00	$1.00	Pending
[60-25 - Repair/Alter Existing Plumbing System (Residential)]				
124724 1341 CEDAR ST..8-333	ARNOLD J PENDERGAST	$50.00	$2,520.00	Pending

[60-29 - Water Service - Connection/Repair (Residential)]

124725 1597 ELLIS ST..19-210 — VICTOR CASTRO — $50.00 — $4,250.00 — Pending
[60-29 - Water Service - Connection/Repair (Residential)]

124738 641 S JACKSON ST..14-607 — RYAN M PIERCE, ETAL — $50.00 — $5,350.00 — Pending
[60-29 - Water Service - Connection/Repair (Residential)]

124753 1328 ST. GEORGE ST..20-197 — HANNAH ARNOLD — $75.00 — $9,700.00 — Closed
[60-25 - Repair/Alter Existing Plumbing System (Residential)]

124758 1142-1150 DOTY ST..14-958 — PATRICIA J & ROBERT L FORNELL — $50.00 — $3,900.00 — Closed
[60-27 - Water Heater (Residential)] Replacing conventional vent water heater with a power vent water heater due to issues with chimney

124815 1049 CAROLINE ST..3-186 — SCOTT M ZICH — $75.00 — $10,000.00 — Closed
[60-21 - Misc Plumbing (treament systems, grease traps, backflow valve)(Residential)] Trenchless sewer pull - outside excavation & ROW permit by Scott Lamers Construction.
New main clean out & backwater valve, rebuilding basement laundry stack.

124816 2044 BUCKTHORN TR..6H-4435 — MARK E & SHERRY L HENDRICKS — $150.00 — $6,000.00 — Pending
[60-21 - Misc Plumbing (treament systems, grease traps, backflow valve)(Residential)]

124843 3452 FAGERVILLE WY..22-1972 — REED & CHERIE WELSH — $50.00 — $8,000.00 — Pending
[60-33 - Storm Sewers - Connection/Repair (Residential)]

124849 805 15th AV..2-32 — SALEM EMERY & ANDREA LEIGH ROSENOW — $50.00 — $2,500.00 — Pending
[60-21 - Misc Plumbing (treament systems, grease traps, backflow valve)(Residential)]

124871 1164 LOCH DR..6-641 — AIMEE J & NATHAN W VANHANDEL — $50.00 — $2,693.25 — Closed
[60-33 - Storm Sewers - Connection/Repair (Residential)] Install scheduled for 7/21

124873 1280 EMILIE ST..17-231 — CARRIE ERICKSON — $75.00 — $1,937.00 — Pending
[60-21 - Misc Plumbing (treament systems, grease traps, backflow valve)(Residential)] Install scheduled for 7/22

124890 1210 THORNDALE ST..1-2158 — ANESSA & KEITH MORROW — $50.00 — $5,000.00 — Closed
[60-31 - Sanitary Sewers - Connection/Repair (Residential)]

124894 387 BAYWOOD TRL..21-8487 — MARK E & SHERRY L HENDRICKS — $150.00 — $6,300.00 — Pending
[60-37 - Lawn Sprinklers (Residential)]

124903 3433 PAULA..22-2196-2 — SAMANTHA & DEAN BURGGRABE — $150.00 — $4,900.00 — Pending
[60-37 - Lawn Sprinklers (Residential)]

124904 643 S CLAY ST..14-1130 — SHANNON MALOTT — $50.00 — $3,500.00 — Pending
[60-31 - Sanitary Sewers - Connection/Repair (Residential)]

124920 824 CORA ST..3-406 — MOLLY BERGER — $50.00 — $3,700.00 — Pending
[60-27 - Water Heater (Residential)]

124935 1101 S MONROE AV..16-109 — RYAN KOSMOSKI — $50.00 — $5,850.00 — Closed
[60-29 - Water Service - Connection/Repair (Residential)]

124942 1124 S CLAY ST..17-16 — RENEE L MAKI — $50.00 — $4,850.00 — Closed
[60-29 - Water Service - Connection/Repair (Residential)]

124963 1012 RALEIGH CT..1-2559 — THOMAS J & MARY M SULLIVAN — $50.00 — $3,300.00 — Pending

[60-21 - Misc Plumbing (treament systems, grease traps, backflow valve)(Residential)] work scheduled for 8/4

124978 1840 ADLER WAY..6-2681 | JUDITH L PATEFIELD | $50.00 | $6,600.00 | Pending

[60-27 - Water Heater (Residential)]

124987 118 S WASHINGTON ST Unit 425A..12-284-2 | MELISSA FINDLEY | $75.00 | $2,000.00 | Pending

[60-25 - Tub to Shower (Residential)]

124990 1480 EMILIE ST..17-1010 | TERRY J TOBAKO | $75.00 | $12,240.00 | Closed

[60-25 - Repair/Alter Existing Plumbing System (Residential)]

125006 615 EASTVIEW DR..21-819-39 | MELISSA A & ROBERT A GAGNON | $75.00 | $798.77 | Pending

[60-25 - Tub to Shower (Residential)] Installation of acrylic shower system in already gutted shower area.

125007 718 NORTHERN AV..18-1447 | CATHRYN M KRIESCHER | $75.00 | $718.90 | Pending

[60-25 - Tub to Shower (Residential)] Removal of cast tub and panel walls - installation of acrylic shower system

125012 935 VICTORY BLVD..1-1298-A | KEVIN W & DEBRA A ROFFERS | $50.00 | $3,800.00 | Closed

[60-31 - Sanitary Sewers - Connection/Repair (Residential)]

125033 936 DIVISION ST..5-393 | FRANCES R WASCHBISCH | $1,200.00 | $2,000.00 | Payment Pending

[60-33 - Storm Sewers - Connection/Repair (Residential)] Install the sump pump lateral to the sidewalk. Then the City will hook up when they put in the main storm.

125039 1372 SERVAIS ST..6-1453 | JOSE MANUEL TLATEMPA DOMINGUILLO | $50.00 | $7,500.00 | Withdrawn

[60-21 - Misc Plumbing (treament systems, grease traps, backflow valve)(Residential)] Hockers will cut open the floor in the basement to remove cast iron and replace with pvc. A backwater valve will also be added. The pipe will be bedded in gravel and covered with concrete.

125072 1942 OAKDALE AV..21-1882-2 | DONALD L & BRENDA L STAEVEN | $50.00 | $3,717.00 | Pending

[60-27 - Water Heater (Residential)] 50 GALLON NATURAL GAS

125085 2517 HE-NIS-RA LN..6H-1897 | DOREEN L & JOSEPH D SIDLAUSKAS | $75.00 | $5,000.00 | Pending

[60-25 - Tub to Shower (Residential)]

125112 813 CORA ST..3-428 | IEMA & DEANGELO LEMONS | $50.00 | $1,000.00 | Pending

[60-27 - Water Heater (Residential)]

123923 1201 CHANTEL ST ..6-274-1 | GREEN BAY AREA PUBLIC SCHOOL DISTRICT KENNEDY | $114.00 | $60,000.00 | Pending

[70-1 - Signs - Permanent] MONUMENT BRANDING SIGN WITH EMC READER APPROXIMATELY 48 SQ FT

124714 1792 E MASON ST..21-1345 | THOMAS J & NOLA V LEUTHNER | $116.00 | $6,369.00 | Pending

[70-1 - Signs - Permanent] INTERNALLY ILLUMINATED EXISTING PYLON SIGN - NEW BRANDING FACE PLATES APPROXIMATELY 52 SQ FT

124715 2900 ST ANTHONY DR..21-283-1 | GREEN BAY VETERANS MANOR LLC | $147.63 | $6,000.00 | Pending

[70-1 - Signs - Permanent] PLASTIC LETTER BUILDING SIGN APPROXIMATELY 12 SQ FT AND MONUMENT SIGN APPROXIMATELY 24 SQ FT

124786 233 N BROADWAY..4-68 | WASHINGTON LLC | $90.00 | $700.00 | Pending

[70-1 - Signs - Permanent] 16 SQ FT PROJECTING SIGN WITH 2 FACES

124792 1695 MAIN ST..21-2555 | R&B THAO MAIN ST LLC | $171.25 | $15,000.00 | Pending

[70-1 - Signs - Permanent] INTERNALLY ILLUMINATED PYLON SIGN WITH 2 DIFFERENT CABINETS 163 SQ FT

124868 1656 DECKNER AV..21-2388 | ADRIANA SOTOHERNANDEZ, ETAL | $98.00 | $500.00 | Pending

[70-1 - Signs - Permanent] ILLUMINATED CHANNEL LETTER SIGN APPROXIMATELY 16 SQ FT

Totals:	381 projects	$80,236.06	$12,834,947.88

Summary of Projects Issued

7/1/2026 to 7/31/2026

Class of Work	Proj	Site	Plan	Bldg	Elec	HVAC	Plbg	EC	Fees Paid	Estimated Cost
1 Residential - New - Single Family House	8	8	15	8	8	8	8	8	$10,085.60	$2,433,325.78
2 Residential - Addition - Single Family House	1	1	1	1	1	0	0	0	$225.00	$90,000.00
2 Residential - Alteration - 1 -2 Family House	32	0	3	32	11	2	18	0	$5,375.00	$446,518.02
3 Residential - New - Single Family House w/ Zero Lotline (each unit is separate from adjoining unit with wall extending from ground to roof, no units above or below, separate HVAC systems and utility meters)	4	4	4	4	4	4	4	4	$5,799.60	$1,400,000.00
4 Residential - Addition - Garage, Carport	2	2	2	2	2	0	1	0	$600.00	$63,200.00
4 Residential - Alteration - Garage or carport or Shed	1	0	1	1	0	0	0	0	$125.00	$150.00
7 Deck, Porch, Ramp (Residential)	13	1	1	13	0	0	0	0	$2,150.00	$168,636.61
9 Demolition - Interior (Residential)	1	0	0	1	0	0	0	0	$150.00	$0.00
11 Driveway Replacement and/or Expansion (Residential)	14	0	0	14	0	0	0	0	$1,050.00	$103,950.00
11 Fence (Residential)	30	0	0	30	0	0	0	0	$2,250.00	$185,441.00
11 Foundation Repair (Residential)	3	0	0	3	0	0	1	0	$300.00	$32,710.00
11 Garage/Carport/Shed (residential)	6	3	2	6	2	0	0	0	$775.00	$74,730.00
11 Patio, Walkway (Residential)	9	0	1	9	0	0	0	0	$800.00	$91,700.00
11 Swimming Pool (Residential)	3	3	0	3	2	0	0	0	$450.00	$4,300.00
11 Z - Misc Project Not Listed (Resiential)	1	0	1	1	0	0	1	0	$200.00	$58,152.00
31 Commercial - Alteration - Non-Residence, Non-Housekeeping	14	0	14	14	12	8	7	0	$11,717.42	$4,240,643.00
34 Cell Tower - Alteration to Existing (Commercial)	3	0	0	3	0	0	0	0	$300.00	$55,000.00
34 Change of Use (Commercial)	1	1	2	1	1	1	1	0	$14,921.56	$84,760.00
34 Fence (Commercial)	2	0	0	2	0	0	0	0	$200.00	$16,500.00
34 Parking Lot/Driveway - Alteration (Commerical)	3	1	1	3	1	0	1	1	$2,150.00	$1,259,750.00
34 Raze- Building or Structure (Commercial)	3	0	0	3	0	0	0	0	$300.00	$16,600.00
34 Roofing (Commercial)	3	0	0	3	0	0	0	0	$300.00	$80,000.00
34 Window, Door - Replacement (Commercial)	1	0	0	1	0	0	0	0	$100.00	$11,944.00
34 Z - Misc Project Not Listed (Commercial)	3	0	2	3	0	0	0	0	$550.00	$49,421.00
40 Electrical Service - Repair (Commercial)	3	0	0	0	3	0	0	0	$300.00	$4,075.00
40 Electrical Service - Change (Residential)	9	0	0	0	9	0	0	0	$675.00	$31,979.28
40 Electrical Service - Repair (Residential)	11	0	0	0	11	0	0	0	$825.00	$32,344.73
40 Electrical Wiring (Misc., Alteration, Repair) (Commercial)	7	0	0	0	7	0	0	0	$500.00	$316,700.00
40 Electrical Wiring (Misc., Alteration, Repair) (Residential)	16	0	0	0	16	0	0	0	$1,200.00	$61,168.33
50 AC Unit Only (Commercial)	1	0	0	0	0	1	0	0	$100.00	$6,749.00
50 AC Unit Only (Residential)	59	0	0	0	0	59	0	0	$4,425.00	$384,366.39
50 Heating and Air Conditioning Units (Commercial)	7	0	0	0	0	7	0	0	$1,100.00	$113,372.00
50 Heating and Air Conditioning Units (Residential)	33	0	0	0	0	33	0	0	$2,475.00	$374,863.83
50 Heating Unit Only (Residential)	13	0	0	0	0	13	0	0	$1,050.00	$119,198.60
50 Mini Split System (Commercial)	2	0	0	0	0	2	0	0	$300.00	$24,800.00

50 Mini Split System (Residential)	2	0	0	0	0	2	0	0	$150.00	$12,750.00
50 Repair/Alter Existing HVAC System (Commercial)	2	0	0	1	1	2	0	0	$200.00	$34,876.21
50 Repair/Alter Existing HVAC System (Residential)	3	0	0	0	0	3	0	0	$225.00	$32,754.00
60 Lawn Sprinklers (Residential)	2	0	0	0	0	0	2	0	$300.00	$11,200.00
60 Misc Plumbing (treament systems, grease traps, backflow valve)(Residential)	9	0	0	0	0	0	9	0	$675.00	$58,431.38
60 Repair/Alter Existing Plumbing System (Residential)	7	0	0	0	0	0	7	0	$200.00	$30,183.80
60 Sanitary Sewers - Connection/Repair (Residential)	3	0	0	0	0	0	3	0	$150.00	$12,300.00
60 Storm Sewers - Connection/Repair (Residential)	5	0	0	0	0	0	5	2	$2,550.00	$16,293.25
60 Tub to Shower (Residential)	9	0	0	0	0	0	9	0	$675.00	$54,804.67
60 Water Heater (Residential)	5	0	0	0	0	0	5	0	$250.00	$18,917.00
60 Water Service - Connection/Repair (Residential)	6	0	0	0	0	0	6	0	$300.00	$26,820.00
70 Signs - Permanent	6	6	0	6	0	0	0	0	$736.88	$88,569.00
Totals:	381	30	50	168	91	145	88	15	$80,236.06	$12,834,947.88

City of Green Bay Law Department
100 North Jefferson Street • Room 200
Green Bay, Wisconsin 54301-5026
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Phone 920.448.3080
Fax 920.448.3081

August 14, 2026

Sent Via Email

State of Wisconsin Elections Commission
201 W. Washington Ave.
P.O. Box 7984
Madison, WI 53707

Re: Response to July 9, 2026 WEC Request for Information and Supplemental Questions Received August 7, 2026

Dear Commissioners:

The City of Green Bay respectfully submits the following responses to the questions presented in the July 9, 2026 Commission request for information and the supplemental questions received on August 7, 2026.

July 9, 2026 Request for Information

Question 3.b. Submit to the Commission, no later than August 14, 2026, a plan to ensure that the City's system for printing absentee mailing labels and mailing absentee ballots will result in each elector who properly requests an absentee ballot is mailed only one ballot.

Response: See attached procedure.

The Procedure identifies the steps for processing initial and daily batches of absentee ballot requests. The procedure speaks for itself, however, to the specific cause of duplicate ballots in March and June-reprinting of labels without verifying the labels were actually missing from the process-we added the requirement that any reprinting of labels, either an individual label or batch of labels requires approval by another person, specifically identified in the procedure, and tracking, thereby eliminating the situation where the Clerk or another election official can reprint labels based on that person's own determination and without the knowledge of others.

August 8, 2026 Supplemental Questions

Question 1. Part 3(c) of the motion asked for "any third-party vendors used, if any." Your response indicated that "the Print Shop" was used. Is this the name of a governmental department? A private business?

Response: The Print Shop is located at City Hall, within the Administrative Services Department, which also includes the Clerk's Office, Purchasing, Assessors, and Finance. In additional printing and similar work, the Print Shop is also known as the City's document center and houses the mailroom. All incoming and outgoing mail is processed through the Print Shop.

Question 2. Your response states that the PDF document titled "2026-06-17 Fall Primary AB Labels—Reg Only" comprised of 3,468 labels for 1,734 regular voters. You also state that the duplicate labels were "a portion" of the labels in this file. The response goes on to say that Clerk Jeffreys believed that "some labels" were missing, and that she "reprinted a portion" of the labels from the file mentioned. The response also

says that letters were issued to voters "who may have received duplicate absentee ballots." How many duplicate ballots were sent out in the June incident? If you do not know, is it because it cannot be confirmed? Why not?

Response: As discussed on August 8, attached is the email chain with Robert Kehoe and Celestine Jeffreys, and the email sent by the Law Department on Friday, July 3, which provided the information we had at the time.

Clerk Jeffreys located the reporting voter in the batch titled "2026-06-17" Fall Primary AB Labels-Reg Only," and identified the reporting voter's ward as Ward 47. Clerk Jeffreys was able to verify an absentee voter in Ward 43 did not receive a duplicate and further deduced the wards in the batch that received a duplicate ballot. Based on that determination, letters were sent to 244 voters in Wards 44, 45, 46, 47, 11a, 12a, and 37a of the batch, which are the end pages or remaining pages or end of the batch. To further clarify, in our July 31 Response, we stated "labels were missing from the end of the batch" and to be perfectly clear those were the labels originally in Box 4, because as we previously stated batches are in order by ward and in alphabetical order.

In our email on July 3, we specifically stated with reasonable certainty, but also provided a maximum number because we cannot confirm with documentation the exact list of voters that received a duplicate. We said on July 3 that all contacts received were from voters within the list of 244 that received letters. That statement remains true – all contacts from regular absentee voters in that batch, regarding duplicate ballots were voters on the list of 244.

Question 3. For the June incident, what made Clerk Jeffreys believe that some labels were missing from the batch in question? How did she decide which ones to reprint? Did she reprint them herself, or was another batch sent to "the Print Shop"?

Response: As we stated in our July 31 Response, Clerk Jeffreys was reviewing the sheet labels, which were printed by the Print Shop and delivered to the Clerk in the original box (see photo attached). The box in review was box 4 of 4, which should have included the last approximate quarter of labels, also referred to as "the end" in our July 31 response. As we all know, the batches are in order by ward and alphabetical in each ward. Clerk Jeffreys did not document the last page of labels in the box referenced above, so we cannot confirm the exact pages that appeared missing to Clerk Jeffreys, causing her to reprint labels.

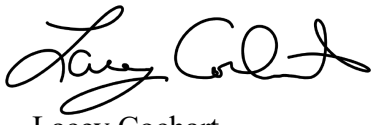
Question 4. The response also states that on June 22, the "labels were reprinted and affixed to ballot envelopes for processing." How was this accomplished? Was the same system of printing onto computer paper and then copying onto labels with different documents paperclipped together used again for this batch?

We know the labels were created in the Clerk's office and not by the Print Shop. We cannot say with absolute certainty if the labels were printed or copied to sheet labels. To the extent this questions was asked to assist the WEC in providing guidance to municipalities on how to ensure duplicate ballots are not mailed, the steps documented in our Absentee Ballot Procedure, which includes a requirement for the Clerk and Deputy Clerk to review and approve all labels printed and multiple steps, including approval by at least two election officials, to reprint one or more labels, adds safeguards to the ability to reprint/generate duplicates directly from WisVote.

As an additional update, we completed the August 11 Primary just a few days ago. No duplicates ballots were delivered to Central Count. As we previously stated in our April Response, no duplicate ballots were delivered to Central Count in April. Clerk Jeffreys should have taken additional steps to confirm with

certainty that labels needed to be printed. Although not excusable, the sending of duplicate ballots did not result in the processing of duplicate ballots at Central Count. As you know and as the WEC has previously advocated, the absentee ballot system in Wisconsin only allows one absentee ballot per eligible voter to be tabulated. When an elected official called for an investigation in Madison, when the Clerk sent more than 2,000 duplicate absentee ballots in September 2024, due to a data processing error, WEC Commissioner Chair Ann Jacobs stated she "can't tell if this is just profound lack of knowledge or the intentional farming of outrage." "Both, by the way, are bad." We agree. Like Madison, the duplicate ballots issued by Green Bay were due to human error. It is a real challenge for the election administrators of this state to navigate a process almost entirely driven by humans, under the pressure of very short deadlines, and with a constant stream of election updates resulting from ongoing election litigation. There is no question that clerks, their staff, and the many part-time election inspectors who administer elections in Wisconsin deserve fair scrutinization. Our election processes are deserving of this scrutinization and oversight, but Wisconsin's elections staff also are entitled to a degree of grace and to guidance and criticism that is offered in good faith. We welcome any and all input from the Commission that is offered in this vein.

Sincerely,



Lacey Cochart
City Attorney

Procedure-Absentee Ballot Request Processing–Initial and Daily Batch Printing – November 3, 2026 Election

1) Printing Initial Batches
    a) *Initial batches* are absentee ballot requests reviewed, approved, and processed at one time. These batches include both absentee ballot requests for indefinitely confined absentee voters and regular absentee voters. WisVote allows for a maximum of 5,000 absentee ballot requests per batch. Each absentee ballot request requires two labels (inner/return envelope and exterior mailing envelope, also referred to as the ballot certificate), so each batch produces all labels needed to process the absentee ballot requests.
    b) Initial batches may only be created by the Clerk or Deputy Clerk.
    c) Initial batches must be saved as a PDF file using the following naming convention: date the file was created, along with the initials of the staff member that created the batch (i.e. "2026-09-18 SM").
    d) Access to all batch pdfs will be restricted by the Clerk's office.
    e) Initial batches will be printed by the City's internal Print Shop on September 11, the Friday before the absentee ballot mailing deadline.
    f) All labels received from the Print Shop will be separated by ward and placed into individual ward trays in the vault. Labels will remain in alphabetical order by ward.
    g) If printing errors are detected in initial batching, Clerk and Deputy Clerk will discard the entire set of printed labels and document on the Clerk's Absentee Ballot Log.
        i) Reprinting of initial batch labels must be authorized by both the Clerk and Deputy Clerk.
        ii) Clerk and Deputy Clerk will document the process of reprinting to include date and time, reason for reprint, labels reprinted, and the printing process used. Affixing labels to envelope pairs (EL122 and EL120) ***Monday 09/14/26 through Wednesday 09/16/26***

2) Absentee Ballot Packets
    a) Staff will be assigned to each ward for affixing and will complete a ward before starting the next ward.
    b) Once staff has affixed the ward, all envelope pairs are placed back into the ward tray alphabetically. Clerk staff will then document a count on a ward tracking sheet and verify the count is the same number as the "Absentee Central Count" list generated through WisVote (printed on colored paper by the Clerk).
    c) Once ballots arrive from the County (no later than Wednesday 09/16/26), staff will place folded ballots into envelopes one ward at a time.
    d) Once a ward is complete, the envelopes will be placed back into the ward tray. The staff member who placed them back into the ward tray, will place their initials on the Batch Ballot Request List next to the ward completed.

e) A second staff member will verify the affixed envelope pairs, voter-to-voter, against the same list the Clerk printed.
f) Once the second staff member has signed off on the name-by-name list, they will put the packets in a mail tray.
g) Initial batch of ballot packets will be mailed as they are ready or otherwise secured in the Clerk's vault until they are ready to be mailed, no later than Thursday, 09/17/26.

3) Subsequent initial batching ***Thursday 09/17/26*** (prior to deadline for municipal clerks to send absentee ballots to electors with valid requests on file for General Election – see *Wis. Stat. § 7.10(1),(3)*).
   a) The second "initial batch" of absentee ballot requests that were received Monday through Wednesday will be printed on Thursday by the Clerk.
   b) The process of affixing and placing ballots in envelopes will be repeated.
   c) After final verification, envelopes will be brought to mailroom to be mailed on the same day.

4) Daily Batching *Friday 9/18/2026*

   a) The Clerk's Office will send absentee ballots to voters within one business day after receiving a sufficient request.
   b) Each day pending applications in the "absentee applications" tile in WisVote will be reviewed for approval by the Clerk or Deputy Clerk.
   c) A new batch will be created daily and saved in accordance with the naming convention previously identified. (see Section 3.7, p. 10 of the WisVote Manual for instructions on how to select the **Sheet Labels** for label printing).
   d) If the daily batch contains less than five requests, labels may be printed using a DYMO label maker. *See Section 3.7, p.10 of the WisVote Manual for instructions on how to select the **DYMO** for label printing).
   e) A separate staff member will affix the labels one ward at a time, in alphabetical order and prepare the ballot packets.
   f) The Clerk or Deputy Clerk will verify the affixed envelope pairs, voter-to-voter, against the Batch Ballot Request list printed by the Clerk and place the ballots in a mail tray to be sent.

Individual Label Reprinting

If one ballot packet requires a reprint, refer to the WisVote Manual, Section 3.8, p. 2-4 of 9 Reprint an Absentee Ballot Mailing Label. Individual labels may only be reprinted as authorized by the Clerk, and if the Clerk needs to reprint, as authorized by the Deputy Clerk. Individual reprints should be limited to circumstances where a label is torn or otherwise damaged in processing.

From: Kehoe, Robert Y - ELECTIONS
To: Lacey Cochart
Cc: Celestine Jeffreys
Subject: RE: Duplicate Ballots
Date: Friday, July 3, 2026 10:20:38 AM
Attachments: image002.png

Thanks for the update.

Robert

From: Lacey Cochart <Lacey.Cochart@greenbaywi.gov>
Sent: Friday, July 3, 2026 10:09 AM
To: Kehoe, Robert Y - ELECTIONS <robert.kehoe@wisconsin.gov>
Cc: Celestine Jeffreys <Celestine.Jeffreys@greenbaywi.gov>
Subject: RE: Duplicate Ballots

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

Deputy Administrator Kehoe,

This matter is under continued review. At this point, the City is reasonably certain 244 regular absentee voters received a duplicate ballot, however, print data reveals up to 390 regular absentee ballot labels may have been reprinted by the Clerk's office to address a perceived incomplete printing of the initial regular absentee voter batch. The reprint of these labels occurred on Monday, June 22, while labels were being affixed to ballot envelopes. The Clerk identified what she believed to be an incomplete printing of the labels for batch 2, which consists of 1734 regular absentee voters. The Clerk reprinted the labels she believed were necessary to complete the batch. Unknown to the Clerk, the labels she believed to be missing were already affixed to ballot envelopes. This reprint resulted in duplicate ballots being sent. This error was discovered late on June 27. To date, 14 regular absentee voters have contacted the Clerk's office identifying they received a duplicate ballot. These 14 voters are on the list of 244 regular absentee voters, previously referenced.

Please contact with any questions.

Thank you.

Lacey Cochart
City Attorney

City of Green Bay
920.448.3080
greenbaywi.gov/law

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From: Kehoe, Robert Y - ELECTIONS <robert.kehoe@wisconsin.gov>
Sent: Thursday, July 2, 2026 8:27 AM
To: Celestine Jeffreys <Celestine.Jeffreys@greenbaywi.gov>
Subject: RE: Duplicate Ballots

Good morning! Just checking in to see if you were able to pin down a figure?

Thanks,
Robert

From: Celestine Jeffreys <Celestine.Jeffreys@greenbaywi.gov>
Sent: Monday, June 29, 2026 4:10 PM
To: Kehoe, Robert Y - ELECTIONS <robert.kehoe@wisconsin.gov>
Subject: RE: Duplicate Ballots

CAUTION: This email originated from outside the organization.
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Greetings, Robert,

I wanted to respond to your email before the end of the day. We are in the process of finalizing the numbers. I will reach out again tomorrow morning.

Celestine Jeffreys, Clerk
greenbaywi.gov/clerk
920.448.3010
100 N. Jefferson, Rm 106
2026 Election Dates: February 17; April 7; August 11; November 3
Hours: Monday to Thursday--7:30 am to 5:00 pm; Friday—7:30 am to 11:30 am

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From: Kehoe, Robert Y - ELECTIONS <robert.kehoe@wisconsin.gov>
Sent: Monday, June 29, 2026 8:45 AM
To: Celestine Jeffreys <Celestine.Jeffreys@greenbaywi.gov>
Subject: [EXTERNAL] Duplicate Ballots

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.

Hi Celestine,

How many voters were affected? I assume it's a single batch of labels.

Thanks,

Robert Kehoe
Deputy Administrator
Wisconsin Elections Commission
201 West Washington Ave.
Madison, WI 53704
(608) 261-2019

June 28, 2026

The City of Green Bay Informs Residents of Certificate Label Printing Error

Residents across the City of Green Bay have begun receiving their ballots for the upcoming August primary. By the end of the day on Thursday, June 25, 2026, every voter who requested an absentee ballot has had their ballot sent to them. This includes a total of 5,084 ballots that were successfully mailed out this past Wednesday and Thursday.

On Saturday, June 27th, City staff became aware that some voters in wards 11a, 12a, 37a, 44, 45, 46, 47 and part of ward 43 may have received a duplicate ballot. A letter will be mailed to all affected voters with instructions to the voter to return only one ballot.

"Our voters deserve clear, accurate and reliable election administration—these are the standards the City sets and that I set for my office." says Green Bay City Clerk Celestine Jeffreys. "I regret the printing error occurred. I assure our voters that only one ballot per eligible voter will be tabulated. I encourage any voter with questions to contact our office directly."

Voters may track their ballots at myvote.wi.gov.

For media inquiries, contact:
Michael Bergman
Communications Director
City of Green Bay
Desk: (920) 448-3210 | Cell: (920) 934-0826
Michael.Bergman@greenbaywi.gov
greenbaywi.gov

City of Green Bay Law Department
100 North Jefferson Street • Room 200
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3080
Fax 920.448.3081

July 31, 2026

Via Email

State of Wisconsin Elections Commission
201 W. Washington Ave.
P.O. Box 7984
Madison, WI 53707

Re: Response to July 9, 2026 WEC Request for Information

Dear Commissioners:

The City of Green Bay respectfully submits the following responses to the questions presented in the July 9, 2026 communication from Attorney Angela Sharpe.

Request 3(c):

Submit to the Commission, no later than July 31, 2026, a detailed explanation of how duplicate ballots came to be issued with respect to the April 2026 election. This should specifically include all procedures used to issue absentee ballots, all software used, and identification of any third-party vendors used, if any.

Response 3(c):

On March 15, 2026 Clerk Jeffreys approved 152 absentee ballot requests and created a batch of absentee ballot packet labels through the WisVote system. The March 15 batch was titled *2026-03-15*. This batch would later be identified as the duplicated batch. The March 15 batch was comprised of requests received on March 13, March 14, and March 15 (Friday, Saturday, and Sunday). The only software used was WisVote. No third-party vendors were used.

During our internal review of the June duplicate ballot issue, and in preparing our response to this question, additional and more specific information was provided to the City Attorney regarding the label duplication

in March. Specifically, Clerk Jeffreys has identified herself as completing both the first and duplicate printing of the labels for the 152 absentee ballot envelopes.

The Clerk's Office procedure for absentee ballots is to review the requests and, if approved, to create a batch in WisVote. For the April 2026 election, an initial batch of 4,728 absentee ballot packet labels were created and printed. Daily batches, including the March 15 batch, were printed in the Clerk's office by printing the batch on paper, and copying to labels. The regular paper, along with the sheets of certificate labels, are clipped together and provided to an election worker for processing. Once the worker affixes the labels, the process is completed by placing the original printing of the regular paper for sheet labels into a folder, retained by Clerk Jeffreys for recordkeeping purposes.

Printing of the March 15 batch was completed by Clerk Jeffreys, presumably on the morning of March 17, due to City Hall being closed on Monday, March 16 for weather. Once printed, Clerk Jeffreys then copied the printed batch to sheet labels using the Clerk's office printer/copier. Clerk Jeffreys recalls giving the sheet labels to a staff member to be placed into the ballot packet assembly. Clerk Jeffreys then either failed to clip the original printing and the sheet labels together prior to giving it to a staff member, resulting in the original printing of labels (regular paper) not being filed in the folder previously referenced; or, otherwise without inquiring with staff, reprinted the entire batch, either directly to labels, or on regular paper and then copied to sheet labels. Clerk Jeffreys then passed the labels, for a second time, to a staff member to add into the ongoing assembly of absentee ballot packets.

Request 3(c):

Submit to the Commission, no later than July 31, 2026, a detailed explanation of how duplicate ballots came to be issued with respect to the August 2026 election. This should specifically include all procedures used to issue absentee ballots, all software used, and identification of any third-party vendors used, if any.

Response 3(c):

On June 17, 2026 the Clerk's Office created an initial batch for regular voters. The batch was a 347-page PDF document titled "2026-06-17 Fall Primary AB Labels—Reg Only" comprised of 3,468 labels for 1,734

regular voters. The regular voters batch was sent with a previously created indefinitely confined batch to the Print Shop to be printed on sheet labels. The Print Shop produced and delivered 11 boxes of sheet labels, 7 for indefinitely confined and 4 for regular voters, to the Clerk's Office. The duplicate absentee ballots were later identified as a portion of the "2026-06-17 Fall Primary AB Labels-Reg Only" batch. The only software used was WisVote. No third-party vendors were used.

The Clerk's office received August 2026 primary ballots from the County on June 22, 2026, and began assembling absentee ballot packets. This assembly included both the indefinitely confined and regular absentee voter batches referenced above. The Clerk's Office employed election workers to assist in assembling absentee ballot packets, required to be sent on or before June 25, 2026.

Sometime during the morning of June 22, 2026, Clerk Jeffreys reviewed one of the four boxes containing the regular absentee voter labels to ensure labels were correctly printed and complete. While reviewing a box, Clerk Jeffreys believed some labels were missing from the end of the batch. As a result, Clerk Jeffreys reprinted a portion of those labels by locating the "2026-06-17 Fall Primary AB Labels—Reg Only" PDF document (previously sent to the Print Shop) and selecting what she believed to be the missing pages from the batch. These labels were then reprinted and affixed to ballot envelopes for processing. This reprinting would later be identified as the source of the duplicates.

On June 27, 2026, a voter contacted Clerk Jeffreys by text and email indicating they had received duplicate absentee ballots. Clerk Jeffreys immediately notified Mayor Eric Genrich, who then notified City Attorney Lacey Cochart. On June 28, 2026, a press release was issued notifying the public of the error. Also on June 28, 2026, Clerk Jeffreys notified the Wisconsin Elections Commission via email. On June 29, 2026, a letter was issued to voters whom the Clerk determined may have received duplicate absentee ballots. In addition, Clerk Jeffreys prepared talking points for Clerk's Office staff for any contact staff might receive regarding duplicate ballots.

Request 3(a):

Submit to the Commission, no later than July 31, 2026, a plan detailing how the Clerk will ensure that each of the electors who were mailed duplicate ballots will not be able to cast more than one ballot in the August 11, 2026 primary election.

Response 3(a):

As a result of this error, the Clerk's Office is utilizing the attached Exhibit A – "Absentee Ballot Envelope Return Procedure" that includes a step-by-step procedure for cross-checking information related to the return of absentee ballot envelopes. These detailed procedures outline the initial review, secondary review, comparison of information, documentation utilized, and a plan for resolving any issues that may arise. These procedures were implemented on July 13, 2026. While some steps outlined in Exhibit A were in place during prior elections, additional procedures specific to the duplicate ballot issue were necessary at this time. For example, the Clerk's Office created and implemented the use of the Ballot Custody Log. Clerk's staff also undertook immediate alphabetization of returned certificate envelopes.

Finally and in addition to the procedure outlined in Exhibit A, preparation for the City's Central Count location includes running an "Absentee Ballots Associated View" report from the WisVote system and hand counting the number of ballots in each ward tray in comparison to the report. After the hand count is performed, another detailed comparison will be performed, voter-for-voter, name-by-name to the same referenced report.

Sincerely,

Lacey Cochart
City Attorney

cc: Attorney Nicholas J. Boerke

Absentee Ballot Envelope Return Procedure July 13, 2026

When ballots come in, whether through the drop box, mail, or counter, follow the process below:

1. **Top Priority.** If the staff person who receives the absentee ballot certificate envelopes (hereinafter "certificate envelope(s)") is unable to perform the first check immediately, certificate envelopes shall be stored in the vault until the first available staff person can begin review and processing.
2. **Perform 1st check & review** of certificate envelopes is to ensure the voter has completed the certification section.
    a. This includes checking for voter signature, witness signature, witness name, witness address, and ensuring the certificate envelope is not tampered with.
    b. Once 1st check of envelope is done, date-stamp the back of the certificate envelope.
3. If the certification section is not complete, the certificate envelope must be processed in accordance with one of the following steps:
    a. If the certificate envelope is returned via the counter and the voter is present, have voter correct defects; a determination by the Clerk must be made if the witness must also be present;
    b. If time permits, return to voter via mail so they can return the ballot envelope with the corrections made.
    c. If the ballot envelope needs to be reviewed by the Clerk, return the ballot envelope to vault and place in the designated location for Clerk review.
4. Complete certificate envelopes shall be brought to the vault and placed in the "ready for second check" bin
    a. Complete Ballot Custody Log by placing initials in the 1st check line under the appropriate column.
5. **Perform 2nd check & review.** Take all the certificate envelopes from the "ready for second check" bin.
    a. Repeat verification of ballot envelope certificate (step 2(a) above).
        i. If you find any that are not complete, place those in the "return to voter for correction bin"
    b. Organize certificate envelopes by ward.
    c. Scan into WisVote. *How to Scan:* WISVote -> Elections -> Select correct election -> Go to the arrow on the top next to the election -> "Absentee Ballots" -> "Record Returned Ballot" -> put cursor in the "Mailing ID" box and scan ballots in, by ward.
    d. Once all certificate envelopes are scanned into WisVote, copy and paste the WisVote Scanned Ballot Log into Excel.
    e. Physically count the number of ballots that were scanned in.
    f. Double check the number you counted matches the number of entries in the Excel sheet.
    g. Bring back scanned certificate envelopes to the vault and place in "Ready for Ward Trays" bin.
    h. Complete the Ballot Custody Log by entering number of scanned ballots and initialing 2nd check line.
6. **WisVote – Absentee Returned Report.**

a. Clerk or Deputy Clerk/Admin Clerk 2 will run an absentee returned report from WisVote for the same or previous day.
b. Verify the total number of returned absentee ballots from the report to the number contained on the Ballot Custody Log 2nd check line.
c. If there are any discrepancies, go name by name, comparing physical certificate envelopes against the WisVote report.
d. Once count match is verified, proceed to Step 7.

7. **"Ready for Ward Trays" bin.** Certificate envelopes placed in this bin are ready for alphabetization into individual ward trays.
    a. When doing this, verify the two (2) certificate envelopes before and the two (2) certificate envelopes after are not the same name on the ballot envelope being filed.

Return to voter for correction pile:

1. If a determination is made that a ballot envelope needs to return to the voter for correction, scan that ballot in WisVote under the current election as "Not returned: Sent to voter for resolution."
2. Take the Absentee Missing Info letter template, circle the reason their absentee ballot envelope is being sent back.
3. In the Absentee Ballots Associated View window, go over to the "search for records" box and enter the voter's name -> Search -> Select voter's name -> Go to "reprint label" at the top
4. Affix a new outer envelope.
5. Affix a green "Attention Voter: More Information Needed" sticker on the outer envelope in a noticeable place.
6. Stick the inner ballot envelope and the absentee letter into the envelope.
7. These should be mailed same day. If mailing is complete for the day, the ballot envelopes shall be placed in the vault in the "absentee ballots to be mailed out " bin for the next day.

If duplicate certificate envelopes are detected:

1. If a voter brings two ballots to the Clerk's office, immediately contact the Clerk.
    a. Determine status of two ballots (i.e. two unopened, unvoted envelopes; two completed certificate envelopes, etc.
2. If two duplicate certificate envelopes are received in the drop box or by mail, immediately contact the Clerk.
    a. Contact the voter, via phone or email, with the information in the file.
    b. If no contact information for voter, immediately generate letter "Attention Voter: More Information Needed" and send with a green label.
    c. Place duplicate certificate envelopes into voter correction pile.

End of Day:

1. Ensure all certificate envelopes are inside vault before shutting and locking the vault.

If any staff member is unsure or has a question about this process, contact the Clerk for clarification.

RESOLUTION
REGARDING TERMINATION OF TAX INCREMENT DISTRICT NUMBER TWELVE (12), I-43 INDUSTRIAL PARK ("TID 12")

August 18, 2026

WHEREAS, the City of Green Bay created Tax Increment District Number Twelve (12), I-43 Industrial Park ("TID 12"), on September 6, 2005, pursuant to Wis. Stat. §66.1105; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt Allocation Amendment Resolutions and amend Project Plans for the City's Tax Increment Districts; and

WHEREAS, on August 26, 2025, the Wisconsin Department of Revenue approved an Affordable Housing Extension for TID 12 pursuant to Wis. Stat. §66.1105(6)(g), extending the life of TID 12 through August 18, 2026; and

WHEREAS, the City has completed the purposes for which TID 12 was created; and

WHEREAS, TID 12 has generated sufficient incremental revenues to satisfy its current obligations and is eligible for termination pursuant to Wis. Stat. §66.1105; and

WHEREAS, on July 14, 2026, the Redevelopment Authority approved an Allocation Amendment to TID 12 and recommended its approval to the Common Council; and

WHEREAS, on July 21, 2026, the Common Council approved the Allocation Amendment and Amended Project Plan for TID 12 authorizing the allocation of up to $1,400,000 in surplus revenues from TID 12 to Tax Increment District Number Twenty-Two (22), The Shipyard; and

WHEREAS, on July 24, 2026, the Joint Review Board approved the Allocation Amendment in accordance with Wis. Stat. §66.1105(4m); and

WHEREAS, the Allocation Amendment has been fully approved in accordance with Wis. Stat. §66.1105 prior to the termination of TID 12; and

WHEREAS, the anticipated final tax increment to be received in 2027 from the 2026 taxes has been reserved for expenditures in accordance with the Affordable Housing Extension requirements of Wis. Stat. §66.1105(6)(g), and is not included in the revenues allocated to Tax Increment District Number Twenty-Two (22); and

WHEREAS, the Redevelopment Authority has recommended termination of TID 12; and

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay hereby terminates Tax Increment District Number Twelve (12), I-43 Industrial Park, effective upon adoption of this Resolution and submission of the required termination documentation to the Wisconsin Department of Revenue.

BE IT FURTHER RESOLVED that City staff are authorized and directed to prepare, execute, and submit all forms, reports, certifications, and other documents necessary to effectuate the termination of TID 12 in accordance with Wis. Stat. §66.1105 and Wisconsin Department of Revenue requirements.

SIGNATURE PAGE TO FOLLOW.

Adopted _____

Approved _____

CITY OF GREEN BAY
COMMON COUNCIL

By: _____
Eric Genrich, Mayor

RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 33,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
CITY OF GREEN BAY, WISCONSIN

WHEREAS, the City of Green Bay (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 33 (the "District") is proposed to be created by the City as a blighted area district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing existing uses and conditions of real property in the District;
f. A map showing proposed improvements and uses in the District;
g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
h. A list of estimated non-project costs;
i. A statement of the proposed plan for relocation of any persons to be displaced;
j. A statement indicating how the District promotes the orderly development of the City;
k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the Green Bay Area Public School District, and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the to owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the RDA, on July 14, 2026 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the RDA designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Green Bay that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 33, City of Green Bay", are hereby established as specified in Exhibit A of this Resolution.

2. The District is created effective as of January 1, 2026.

3. The Common Council finds and declares that:

   (a) Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1.

   (b) Based upon the finding stated in 3.a. above, the District is declared to be a blighted area district based on the identification and classification of the property included within the District.

   (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.

   (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.

   (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

   (f) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).

   (g)The project costs relate directly to promoting the elimination of blight of the area consistent with the purpose for which the District is created.

4. The Project Plan for "Tax Incremental District No. 33, City of Green Bay" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2026, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this _____ day of _____, 2026.

_____

Mayor

City Clerk

EXHIBIT A -

LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 33
CITY OF GREEN BAY

[INCLUDED WITHIN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 34,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
CITY OF GREEN BAY, WISCONSIN

WHEREAS, the City of Green Bay (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 34 (the "District") is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing existing uses and conditions of real property in the District;
f. A map showing proposed improvements and uses in the District;
g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
h. A list of estimated non-project costs;
i. A statement of the proposed plan for relocation of any persons to be displaced;
j. A statement indicating how the District promotes the orderly development of the City;
k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the Green Bay Area Public School District, and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the RDA, on July 14, 2026 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the RDA designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Green Bay that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 34, City of Green Bay", are hereby established as specified in Exhibit A of this Resolution.

2. The District is created effective as of January 1, 2026.

3. The Common Council finds and declares that:

(a) Not less than 50% by area of the real property within the District is suitable for mixed-use development as defined by Wisconsin Statutes Section 66.1105(2)(cm).

(b) Based upon the finding stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.

(c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.

(d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.

(e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

(f) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).

(g)The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

(h) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District..

(i) Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.

4. The Project Plan for "Tax Incremental District No. 34, City of Green Bay" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2026, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this _____ day of _____, 2026.

Mayor

City Clerk

EXHIBIT A -

LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 34
CITY OF GREEN BAY

[INCLUDED WITHIN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

RESOLUTION AUTHORIZING
A CONDITIONAL USE PERMIT
AT 921 SMITH STREET
(ZP 26-25)

August 18, 2026

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

That, pursuant to Zoning Petition 26-25 and the recommendation of the Plan Commission on July 27, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) for a single-family residence, on the following described property:

Lot 9, Block 27, according to the recorded Plat of Eastman's Addition, in the City of Green Bay, East Side of the Fox River, Brown County, Wisconsin.

Tax Parcel No. 7-326

Said CUP shall be granted subject the following conditions:

1. Compliance with all regulations of the Green Bay Municipal Code.
2. All necessary building permits for the construction of a single-family dwelling must be received.

Adopted _____

Approved _____

_____
Eric Genrich, Mayor

dm:
Attachment – Map

(ZP 26-25) Conditional Use Permit at
921 Smith Street

Feet
0 25 50 100

N

921 Smith Street

200' Notification Area

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 09 Jul 2026 C:\Users\denamo\Documents\ArcGIS\Projects\921 Smith\921 Smith.aprx

RESOLUTION AUTHORIZING
A CONDITIONAL USE PERMIT
AT 2222 DECKNER AVENUE/2300 BLOCK NEWBERRY AVENUE
(ZP 26-26)

August 18, 2026

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

That, pursuant to Zoning Petition 26-26 and the recommendation of the Plan Commission on July 27, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) for a telecommunication tower/wireless communications facility, on the following described property:

LEASE PARCEL

A part of vacated Blonde Avenue and a part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Twenty-Three (23) North, Range Twenty-One (21) East, City of Green Bay, Brown County, Wisconsin containing 1,045 square feet (0.024 acres) of land and being described by:

Commencing at the Northwest Corner of said Section 4; thence S89°-35'-02"E 717.71 feet along the North line of the NW1/4 of said Section 4; thence S00°-24'-58"W 1196.93 feet to the point of beginning; thence S00°-37'-00"E 26.00 feet; thence S89°-23'-00"W 62.00 feet; thence N00°-37'-00"W 26.00 feet; thence N89°-23'-00"E 15.00 feet; thence S00°-37'-00"E 21.00 feet; thence N89°-23'-00"E 27.00 feet; thence N00°-37'-00"W 21.00 feet; thence N89°-23'-00"E 20.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

INGRESS/EGRESS AND UTILITY EASEMENT

A part of vacated Blonde Avenue and a part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Twenty-Three (23) North, Range Twenty-One (21) East, City of Green Bay, Brown County, Wisconsin containing 1,219 square feet (0.028 acres) of land and being described by:

Commencing at the Northwest Corner of said Section 4; thence S89°-35'-02"E 717.71 feet along the North line of the NW1/4 of said Section 4; thence S00°-24'-58"W 1196.93 feet; thence S00°-37'-00"E 26.00 feet to the point of beginning; thence continue S00°-37'-00"E 20.01 feet to a point on the North line of Newberry Avenue; thence N89°-59'-04"W 62.00 feet along said North line; thence N00°-37'-00"W 19.33 feet; thence N89°-23'-00"E 62.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

Tax Parcel No. 21-1178

Said CUP shall be granted subject the following conditions:

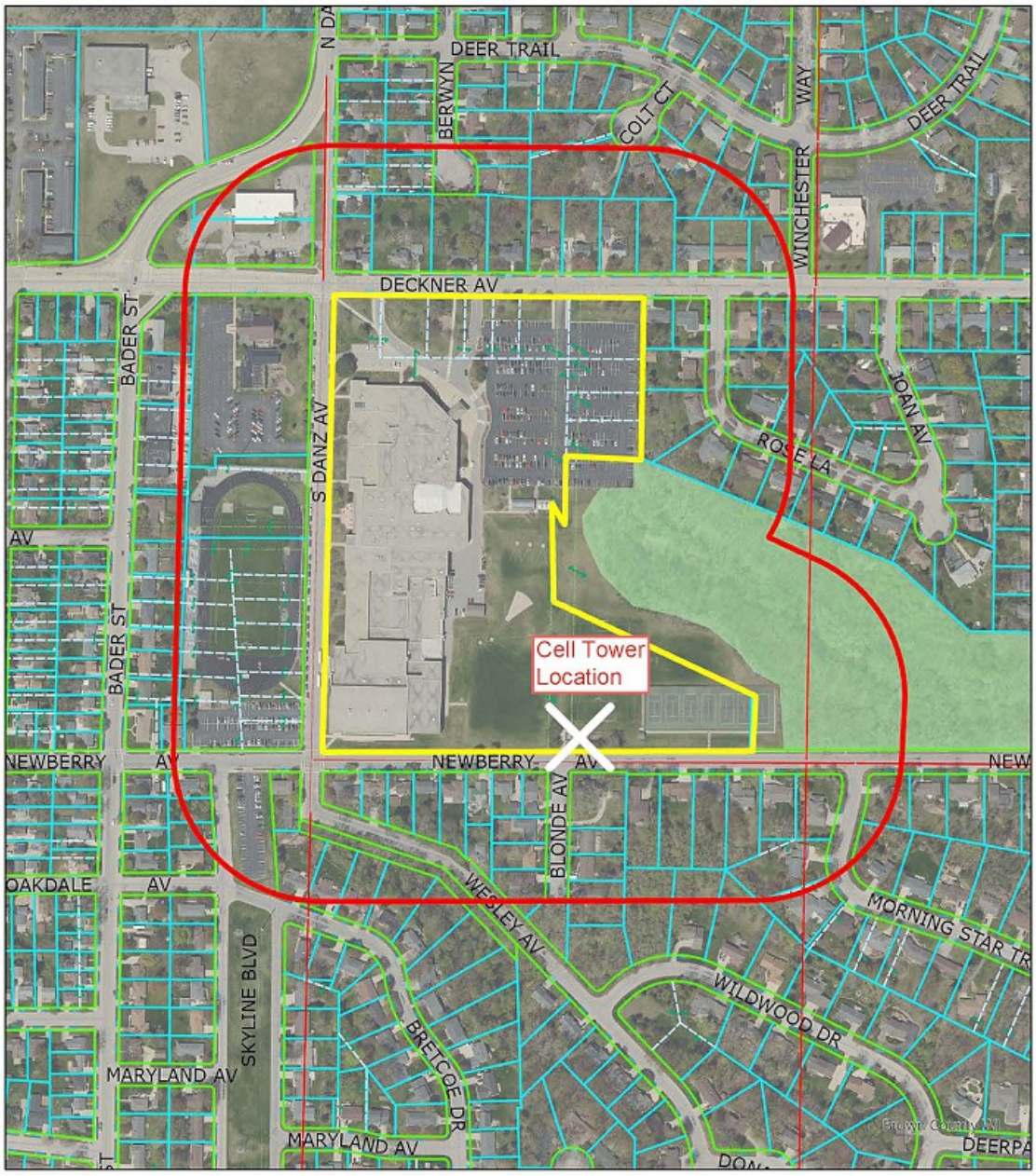
1. Replacing two, 56-foot telecommunication towers/wireless communications facilities with one,100-foot tower.
2. Compliance with the Land Use Development Standards of Section 44-1586(b), Green Bay Municipal Code, wireless communication facilities and/or support structures.
3. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the conditional use permit, including standard site plan review and approval.
4. There shall be no expansion of the conditional use without Plan Commission and Common Council approval.
5. Nsighttel/Cellcom will comply with all Federal Communication Commission emission regulations.
6. The platform and mechanical cabinets are to be screened using a 6-foot-tall wood board-on-board fence.

Adopted _____

Approved _____

_____
Eric Genrich, Mayor

dm:
Attachment – Map



(ZP 26-26) Conditional Use Permit at 2222 Deckner Avenue

Feet 0 100 200 400 N

2222 Deckner Avenue

400' Notification Buffer

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 09 Jul 2026 C:\Users\denama\Documents\ArcGIS\Projects\MyProject\MyProject.aprx

RESOLUTION AUTHORIZING
A CONDITIONAL USE PERMIT
AT 703 WILSON AVENUE
(ZP 26-28)

August 18, 2026

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

That, pursuant to Zoning Petition 26-28 and the recommendation of the Plan Commission on July 27, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) for a covered front porch setback approximately 14 feet 7 inches from the Wilson Avenue right of way, on the following described property:

Lot Ten (10), Block Nineteen (19), according to the recorded Plat of the Van Dycke Co's. Addition, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin.

Tax Parcel No. 18-401-A

Said CUP shall be granted subject the following conditions:

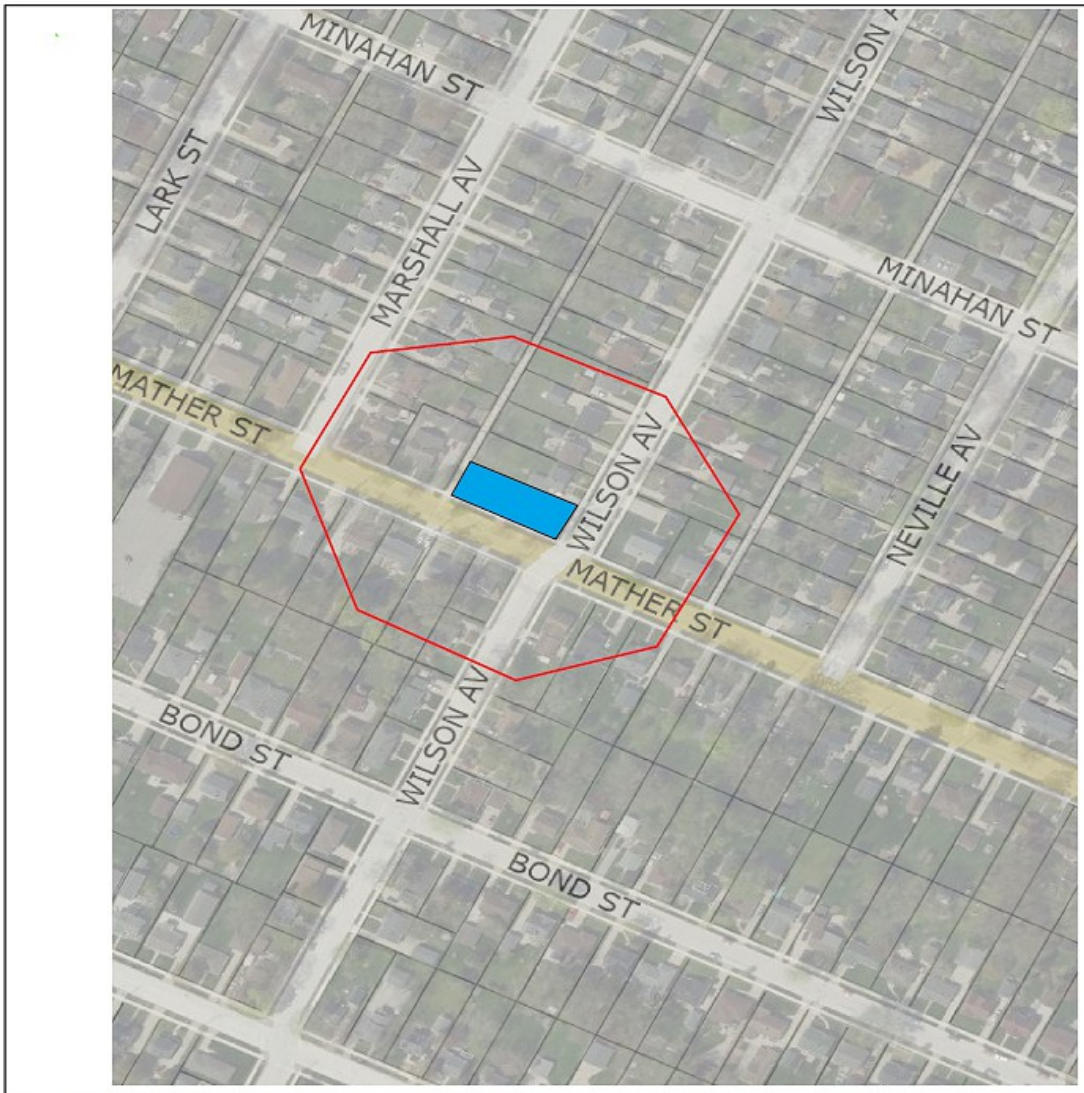
1. Compliance with all regulations of the Green Bay Municipal Code.
2. All necessary building permits for the construction of a covered front porch must be submitted and approved by Department of Community and Economic Development staff.

Adopted _____

Approved _____

_____
Eric Genrich, Mayor

jl:
Attachment – Map



N

Proposed CUP

200' Property Owner Notice

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Map prepared by JL

Conditional Use Permit (CUP) Request
Covered Front Porch in Front Setback
703 Wilson Avenue

4 4

RESOLUTION AUTHORIZING
A CONDITIONAL USE PERMIT
AT 1444 AND 1448 HARVEY STREET
(ZP 26-29)

August 18, 2026

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

That, pursuant to Zoning Petition 26-29 and the recommendation of the Plan Commission on August 10, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) for community center use within (R1) Low-Density Residential District, on the following described properties:

Lot Two Hundred Thirty (230) and that part of the North One-Half (N 1/2) of a 12 foot alley lying between the Easterly and Westerly lines of Lot Two Hundred Thirty (230), extended Southerly, according to the recorded Plat of Oak Grove of Green Bay, East Side of Fox River, City of Green Bay, Brown County, Wisconsin.
Tax Parcel No. 8-196

Lot Two Hundred Thirty-one (231) and Two Hundred Thirty-two (232) according to the recorded Plat of Oak Grove of Green Bay, East Side of Fox River, City of Green Bay, Brown County, Wisconsin. Except therefrom the following: Beginning at the intersection of the south line of Lots 231 and 232 of the Oak Grove Plat and the westerly boundary of Volume 5, Certified Survey Maps, page 71, Brown County Records; thence westerly along the south line of Lots 231 and 232 to the southwest corner of Lot 231; thence northeasterly to the northwest corner of Lot 2 of Volume 5, Certified Survey Maps, page 71; thence southerly along the westerly boundary of Lot 2, Volume 5, Certified Survey Maps, page 71 to the point of beginning.
Tax Parcel No. 8-197

Said CUP shall be granted subject the following conditions:

1. Community center use must be used in conjunction with Boys and Girls Club community center use.
2. Compliance with all regulations of the Green Bay Municipal Code.

Adopted _____

Approved _____

_____
Eric Genrich, Mayor

jl:
Attachment – Map

HARVEY ST
UNIVERSITY AV
GROVE ST
N BAIRD ST
DAY ST
FARLIN AV
ELM ST
FOREST ST
BOYS & GIRLS CLUB OF GREEN BAY
BOYS CLUB OF GREEN BAY
GAURA ENTERPRISES LLC
SAINT PETER PAUL CONGREGATION OF GREEN BAY
1444
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710
720
701
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717
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1342
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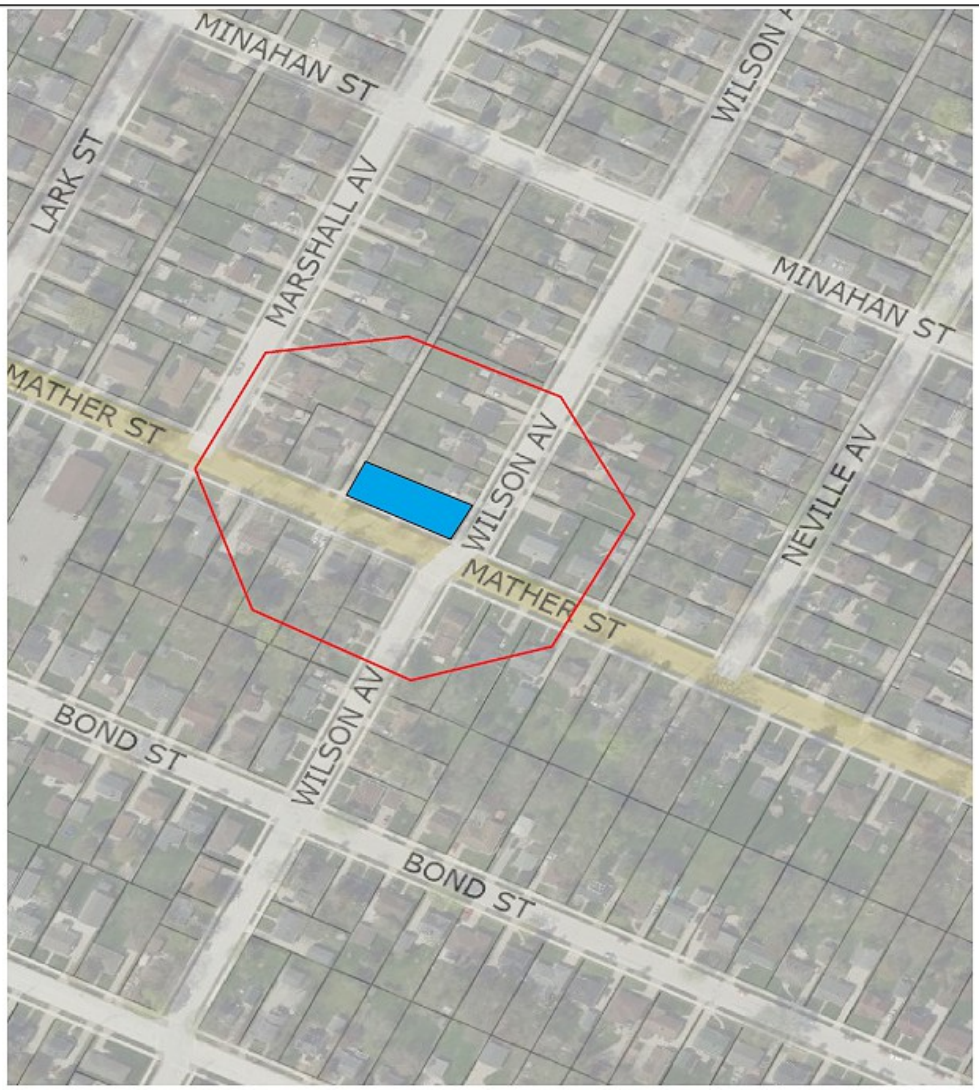

Proposed CUP

200' Property Owner Notice

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Map prepared by JL

Conditional Use Permit (CUP) Request
Covered Front Porch in Front Setback
703 Wilson Avenue

4 L

RESOLUTION AUTHORIZING
A CONDITIONAL USE PERMIT
AT 2265 IRONWOOD AVENUE
(ZP 26-30)

August 18, 2026

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

That, pursuant to Zoning Petition 26-30 and the recommendation of the Plan Commission on August 10, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) for a metal sided accessory structure exceeding 120 square feet (140 square feet), on the following described property:

Lot Four (4), according to the recorded Plat of Ironwood, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin.

Tax Parcel No. 6H-3660

Said CUP shall be granted subject the following conditions:

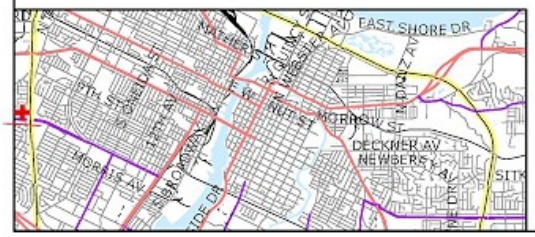
1. Compliance with all regulations of the Green Bay Municipal Code.
2. If any evidence of corrosion occurs on the shed, corrective actions must be taken by the property owner to repair corrosion or the metal sided building must be removed.

Adopted _____

Approved _____

_____
Eric Genrich, Mayor

jl:
Attachment – Map



Proposed CUP

200' Property Owner Notice

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Map prepared by JL

Conditional Use Permit (CUP) Request for an Accessory Metal Sided Building Exceeding More than 120 Square Feet

2265 Ironwood Drive

FINAL PAYMENTS RESOLUTION
August 18, 2026

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

That the City Clerk be and is hereby instructed to draw FINAL ORDERS in favor of the following contractors for their projects in the amounts listed as follows:

1. **SEWERS 4-25 BARINA CREEK PARKWAY – STORMWATER POND DREDGING**
ADVANCE CONSTRUCTION, INC.

TOTAL AMOUNT EARNED:	$	168,797.54
LESS AMOUNT RETAINED:	$	0.00
	$	168,797.54
LESS AMOUNT PREVIOUSLY PAID:	$	164,029.98
AMOUNT DUE THIS PAYMENT:	**$**	**4,767.56**

ACCOUNT NUMBER
412525E-55356-68055: $4,767.56
PO #2500203

2. **SEWERS 2-25 CITY WIDE SEWER REPAIRS**
DE GROOT, INC.

TOTAL AMOUNT EARNED:	$	1,447,924.23
LESS AMOUNT RETAINED:	$	0.00
	$	1,447,924.23
LESS AMOUNT PREVIOUSLY PAID:	$	1,397,376.33
AMOUNT DUE THIS PAYMENT:	**$**	**50,547.90**

ACCOUNT NUMBER
403520-55351-68048: $50,547.90
PO #2500141

3. **PARKS 7-25 TRIANGLE HILL SPORTS AREA SNOWMAKING**
ADVANCE CONSTRUCTION, INC.

TOTAL AMOUNT EARNED:	$	477,297.34
LESS AMOUNT RETAINED:	$	0.00
	$	477,297.34
LESS AMOUNT PREVIOUSLY PAID:	$	465,594.86
AMOUNT DUE THIS PAYMENT:	**$**	**11,702.48**

ACCOUNT NUMBER
410600-53001-94206: $11,702.48

PO #2500166

Adopted _____, 2026

Approved _____, 2026

_____
Mayor

ATTEST:

_____
City Clerk

BMJ

RESOLUTION ADOPTING
CITY OF GREEN BAY 2027 FEE SCHEDULE

August 18, 2026

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

That the City of Green Bay 2027 Fee Schedule, attached hereto as Exhibit A, is hereby adopted.

Adopted _____

Approved _____

_____
Eric Genrich, Mayor

law

Attachment – Exhibit A, City of Green 2027 Bay Fee Schedule

Exhibit A

CITY OF GREEN BAY

FEE SCHEDULE

Code Section	Description	2027 Fee
	Chapter 2—Administration	
2-217	Municipal vehicle registration fee	$25.00
	Exemption from the municipal vehicle registration fee for vehicles registered by the State of Wisconsin under Wis. Stats. § 341.26	$5.00
	Chapter 4—Alcohol Beverages	
4-6	License fees	
	Class "A" (beer)	$425.00
	Class "B" (beer)	$75.00
	Special event or picnic license	$10.00
	"Class A" (liquor)	$425.00
	"Class B" (liquor)	$475.00
	Operator's license (two-year license)	$57.00
	Initial issuance of a reserve "Class B" (liquor) license	$10,000.00
	"Class C" (wine)	$100.00
	Provisional retail license	$15.00
	Late Processing Fee	$100.00
	Publication fee	$25.00
	Background check fee	$25.00
	Limited Expansion of License Premise	$10.00
	Producer permittee for off the production premises	$25.00
4-13	Designated Outdoor Refreshment Area	
	Permit fee	$25.00
	Labels	Actual cost
	Chapter 6—Animals	
6-1	Animal establishment license fee	$100.00
	For each male breeding dog	$300.00
	For each female breeding dog	$250.00
6-2	Dog and cat license tax	
	For a neutered male dog or cat	$15.00
	For a spayed female dog or cat	$15.00
	For an unneutered male dog or cat	$30.00
	For an unspayed female dog or cat	$30.00
	Late fee	$5.00
	Duplicate collar tag fee	$1.00
6-3	License fee to keep hens	
	Initial license	$75.00
	Renewal license	$25.00
	Late fee	$5.00
6-4	Exotic animal permit	$30.00
	Excess animal permit	$30.00
6-11	Beekeeping annual permit fee	$25.00
	Chapter 8—Buildings and construction	
8-47	One- and two-family residential construction plan approval	
	Principal-use building plan	$75.00
	Accessory-use building plan	$50.00

8-47	HVAC plan – Energy (heat loss) calculations	$0.00
	Plumbing plan – Fixture list	$0.00
	Multi-family residential construction plan approval	
	Principal-use building plan	$125.00
	Accessory-use building plan	$125.00
	Sign structural plan	$75.00
	HVAC plan – Mechanical systems plan	$125.00
	Plumbing system plan	$125.00
	Commercial, educational, institutional, and industrial plan approval	
	Principal-use building plan	$125.00
	Accessory-use building plan	$125.00
	Sign structural plan	$75.00
	HVAC plan – Mechanical systems plan	$125.00
	Plumbing system plan	$125.00
	BUILDING AND PROJECT PERMIT FEES: New Buildings, Additions, and Tenant Buildouts	
	One- and two-family residential construction permits	
	Principal or accessory building permits	
	New construction, remodel, additions, and alterations (per sq. foot) ($75.00 minimum)	$0.10
	Windows/doors	$75.00
	Move building	$75.00
	Raze/demolish building	$75.00
	Accessory structure building permits	
	Curb cut, culvert, driveway	$75.00
	Landscape structures	$75.00
	Fencing	$75.00
	Hot tub, swimming pool	$75.00
	Pond	$75.00
	Satellite receiver	$75.00
	Tower structure	$75.00
	Subdivision or neighborhood identification signage	
	Base fee	$50.00
	Additional fee per square foot	$0.50
	Multi-family residential construction permits	
	Principal or accessory building permits	
	General construction; new building, remodel, additions and alterations (per sq. ft) ($125.00 minimum)	$0.22
	Roofing replacement	$125.00
	Built-up or membrane (per sq. ft.)	$0.01
	Siding	$125.00
	Brick veneer (per sq. ft.)	$0.01
	Move building	
	Base fee	$125.00
	Foundation area fee (per sq. ft.)	$0.22
	Raze/demolish building	$125.00
	Accessory structures	
	Curb cut, culvert, driveway	$125.00
	Landscape structures	$125.00
	Fencing	$125.00
	Hot tub, swimming pool	$125.00

8-47	Pond	$125.00
	Satellite receiver	$125.00
	Tower structure	$125.00
	Subdivision or neighborhood identification signage	
	Base fee	$50.00
	Additional fee per square foot	$0.50
	Commercial, Industrial, Institutional, Warehouse construction permits	
	Principal or accessory building permits	
	General construction; new building, remodel, additions and alterations (per sq. ft) ($125.00 minimum)	$0.22
	Roofing Replacement	$125.00
	Built-up or membrane (per sq. ft.)	$0.01
	Siding	$125.00
	Brick veneer (per sq. ft.)	$0.01
	Move building	
	Base fee	$125.00
	Foundation area fee (per sq. ft.)	$0.22
	Raze/demolish building	$125.00
	Accessory structures	
	Curb cut, culvert, driveway	$125.00
	Landscape structures	$125.00
	Fencing	$125.00
	Hot tub, swimming pool	$125.00
	Pond	$125.00
	Satellite receiver	$125.00
	Tower structure	$125.00
	Subdivision or neighborhood identification signage	
	Base fee	$50.00
	Additional fee per square foot	$0.50
	Temporary or mobile signs	$50.00
8-360	One- and two-family residential plumbing permit fees	
	General plumbing (per fixture) ($75.00 minimum)	$10.00
	Water service connection permit	$75.00
	Sanitary sewer connection(each)	$75.00
	Storm sewer connection (each)	$75.00
	Fire suppression system (per head) ($75.00 minimum, increased per head, up to $200.00)	$2.50
	Lawn sprinkler system-reduced pressure valve	$75.00
	Water heater replacement	$75.00
	Palmer valve	$75.00
	Back water valve/Bulkhead	$75.00
	Multi-family residential plumbing permit fees	
	General plumbing (per fixture) ($100.00 minimum)	$11.00
	Water service connection permit	$75.00
	Sanitary sewer connection (each)	$75.00
	Storm sewer connection (each)	$75.00
	Fire suppression system (per head) ($100.00 minimum, increased per head, up to $200.00)	$2.50
	Lawn sprinkler system-reduced pressure valve	$125.00
	Water heater replacement	$125.00
8-360	Commercial, educational, institutional, and industrial use plumbing permits	

	General plumbing (per fixture) ($100.00 minimum)	$11.00
	Water service connection permit	$125.00
	Sanitary sewer connection (each)	$125.00
	Storm sewer connection (each)	$125.00
	Tub to Shower	$125.00
	Fire suppression system (per head) ($100.00 minimum, increased per head, up to $200.00)	$2.50
	Lawn sprinkler system-reduced pressure valve	$125.00
	Water heater replacement	$125.00
	Sewer cap	$125.00
8-368	Private well operation permit fee	$125.00
8-449	Reinspection of electrical wiring	$75.00
8-451	One- and two-family residential electrical permits	
	General electrical system (per sq. foot) ($75.00 minimum)	0.05
	Electrical service	$50.00
	Multi-family residential electrical permits	
	General electrical system (per sq. foot) ($75.00 minimum)	$0.09
	Electrical service – initial	$100.00
	Electrical service – each additional	$50.00
	Commercial, educational, institutional and industrial electric permits	
	General electric (per sq. foot) ($125.00 minimum)	$0.09
	Project cost $0-$10,000	$125.00
	Project cost $10,001-$50,000	$240.00
	Project cost $50,001-$100,000	$310.00
	Project cost $100,001-$200,000	$400.00
	Project cost $200,001-$300,000	$500.00
	Project cost greater than $300,001	$600.00
	Additional fee per $100,000 above $300,001	$100.00
	Internally or externally illuminated sign	$100.00
8-629	Rooming house/shelter facility permit fee	$50.00
	Additional fee per dwelling unit or rooming unit	$10.00
8-671	Penalty fee for renewal mobile home park license applications postmarked after June 30	$50.00
8-478	One- and two-family residential mechanical (HVAC) permits	
	General HVAC system (per sq. foot) ($75.00 minimum)	$0.05
	Heating unit replacement	$75.00
	Air conditioning addition (per unit)	$75.00
	Multi-family residential mechanical (HVAC) permits	
	General HVAC system (per sq. foot) ($75.00 minimum)	$0.09
	Heating unit replacement	$125.00
	Air conditioning addition/replacement (per unit)	$125.00
	HVAC Fee Evaluation based on project costs (if applicable)	
	General HVAC: ducted or hydronic (per sq. foot)	$0.09
	Heating unit replacement (per unit)	$125.00
	Air conditioning addition/replacement (per unit)	$125.00
	Project cost $0-$10,000	$125.00
	Project cost $10,001-$50,000	$240.00
	Project cost $50,001-$100,000	$310.00
8-478	Project cost $100,001-$200,000	$400.00
	Project cost $200,001-$300,000	$500.00

	Project cost greater than $300,001	$600.00
	Additional fee per $100,000 above $300,001	$100.00
	Chapter 10—Businesses	
10-19	License for the sale of each of the following or the conduct of the business or activity	
	Ambulances	
	Per vehicle for first vehicle licensed by any person	$50.00
	Per additional vehicle	$25.00
	Auto salvage	$107.00
	Billiard and pool tables, game rooms, per table or game room	$5.00
	Cigarettes	$100.00
	Change of agent	$10.00
	Junk and secondhand dealers	
	For maintaining a building, warehouse, or yard	$50.00
	For each hand-drawn vehicle used for junk dealing	$1.00
	For each vehicle other than hand drawn	$3.00
	Secondhand article dealer permit	$27.50
	Secondhand jewelry dealer permit	$30.00
	Secondhand article dealer: mall/flea market permit	$165.00
	Parades	$0.00
	Pawn brokers	$217.00
	Residential building contractors	
	Initial	$25.00
	Renewal	$10.00
	Temporary permit	$0.00
	Taxicab business licenses	
	For an organization which is exempt from federal income tax under IRC § 501(c)(3)	$0.00
	For a nonprofit corporation under Wis. Stats. Ch. 181	$0.00
	For any other person	
	For each taxicab with a capacity of seven or fewer passengers, not including the driver	$25.00
	For each taxicab with a capacity of eight to 15 passengers, not including the driver	$50.00
	Taxicab operator’s licenses	
	For an operator employed by an organization which is exempt from federal income tax under IRC § 501(c)(3)	$0.00
	For an operator employed by a nonprofit corporation under Wis. Stats. Ch. 181	$0.00
	For any other person	$50.00
10-90	Auto salvage storage permit fee	$100.00
10-92	Newspaper vending machine permit fee	$50.00
10-93	Parklet permit fee	$200.00
10-95	Massage establishment license fee	
	Initial license	$157.00
	Amendment to application	$50.00
10-140	Temporary facility license fee	$25.00
10-142	Facility license fee	
	If the premises is not also licensed under Ch. 4, GBMC	$82.00
	If the premises is also licensed under Ch. 4, GBMC	$25.00
10-143	Facility operator's license fee	$17.00

10-203	Sexually-oriented adult entertainment establishment license fee	$757.00
10-205	Sexually-oriented adult entertainment establishment license renewal fee	$250.00
10-210	Sexually-oriented adult entertainment establishment employee registration fee	$30.00
10-238	Escort service application fee	$500.00
	Escort service license fee	$500.00
10-240	Escort service license renewal fee	$500.00
10-243	Escort registration fee	$25.00
10-274	Direct sales permit fee	$57.00
	Solicitor's permit fee	$57.00
10-342	Junk dealer annual fee	$50.00
10-344	Junk dealer daily reporting failure fee	$10.00
10-374	Junk collector annual fee	$3.00
10-428	Special event fee – Simple event	
	Neighborhood and non-profit event fee	
	Application fee	$25.00
	Late application fee	$25.00
	Special event fee – Small events	
	Athletic Event	
	Application fee	$100.00
	Late application fee	$50.00
	All other small events	
	Application fee	$50.00
	Late application fee	$25.00
	Special event fee – Medium events	
	Athletic Event	
	Application fee	$200.00
	Late application fee	$100.00
	All other medium events	
	Application fee	$175.00
	Late application fee	$88.00
	Special event fee – Large events	
	Athletic Event	
	Application fee	$300.00
	Late application fee	$150.00
	All other large events	
	Application fee	$275.00
	Late application fee	$138.00
	Special event fee - Small budget film/ photography	
	Application fee	$25.00
	Late application fee	$13.00
	Special event fee - Special hazard event	
	Application fee	$500.00
	Late application fee	$250.00
10-458	Public vehicle business license fee	$32.00
	Public vehicle business motor vehicle inspection fee	$25.00
10-459	Public vehicle business operator's license fee	$57.00
10-493	Commercial quadricycle business license fee	$32.00
	Commercial quadricycle inspection fee	$25.00
10-494	Commercial quadricycle operator's license fee	$50.00

10-514	Underground sprinkler license fee	$25.00
10-544	Lobbyist registration fee	$20.00
10-574	Mobile food establishment license to operate fee	
	If the license is not in connection with an existing City-based business that sells food-based products	$57.00
	If the license is in connection with an existing City-based business that sells food-based products	$57.00
	Mobile food establishment license to operate renewal fee	
	If the license is not in connection with an existing City-based business that sells food-based products	$50.00
	If the license is in connection with an existing City-based business that sells food-based products	$50.00
10-599	Tree and brush trimmer license fee	$50.00
10-634	Weights and measures fees	
	Annual processing fee	$30.00
	Product look-up (PLU) or scanner system	$100.00
	Electronic cash register (ECR) interfaced with other devices (per register)	$30.00
	Scales (1-50 lbs.) (per device)	$35.00
	Scales (>50 lbs. up to 1,000 lbs.) (per device)	$30.00
	Sensitive scale (prescription, jewelry, precious metal) (per device)	$60.00
	Vehicle scales (per device)	$100.00
	Livestock scales (per device)	$100.00
	Auto recycling machine (per device)	$100.00
	Vehicle tank meters, petroleum products (per device)	$35.00
	Vehicle tank meters, lubricant products (per device)	$35.00
	LMDs (per device or grade listed on dispenser)	$30.00
	LMDs high output device (per device)	$35.00
	LMDs marina fuel dispenser (per device)	$30.00
	Coin operated timer (per device)	$5.00
	Taxi cab meter (per device)	$25.00
	Miscellaneous device (per hour)	$50.00
	Reinspection after follow-up compliance inspection (per inspection)	$75.00
10-740	Alarm business permit fee	$50.00
10-741	Alarm user permit fee	
	For an alarm user who is residential obtaining a hold-up alarm or other burglar alarm system	$15.00
	For an alarm user who is not residential obtaining a hold-up alarm system or burglar alarm system, a fire alarm system, or both	$25.00
10-742	False alarm on hold-up alarms	
	Premises holding a permit	
	Second false hold-up alarm	$100.00
	Third false hold-up alarm	$200.00
	Fourth and subsequent false hold-up alarms	$350.00
	Premises without a permit	
	First false hold-up alarm	$100.00
10-742	Second false hold-up alarm	$200.00

	Third and subsequent false hold-up alarms	$350.00
	False alarm on alarm systems other than hold-up alarms	
	Premises holding a permit	
	Second false alarm	$50.00
	Third false alarm	$75.00
	Fourth false alarm	$125.00
	Fifth and subsequent false alarms	$250.00
	Premises without a permit	
	First false alarm	$50.00
	Second false alarm	$75.00
	Third false alarm	$125.00
	Fourth and subsequent false alarms	$250.00
Chapter 16—Environment		
16-40	Erosion control permit	
	One- and two-family residential	$105.00
	Multi-family residential	$160.00
	Commercial, educational, institutional, industrial uses	$160.00
	Underground utilities	$105.00
	Other construction sites commencing a land disturbing activity	$105.00
	Reinspection fee	$75.00
16-81	Fee in lieu of providing storm water management (per Equivalent Runoff Unit (ERU))	$4,400.00
16-82	Storm water management plan permit fee	$500.00
	Private storm water management practice inspection fee	$100.00
Chapter 18—Fire Prevention and Control		
18-65	Reinspection fee	$75.00
18-93	Permit fee for the purchase and use within the City of those classes of fireworks or pyrotechnics authorized by said statute	$200.00
	Permit fee for the sale of fireworks within the City of those classes of fireworks authorized by statute	$600.00
Chapter 24—Nuisances		
24-84	Unmanaged vegetative growth removal	
	Administrative charge (per parcel)	$87.00
	Labor cost (per hour)	$88.00
	Equipment cost (per hour)	$86.00
	Minimum total charge (1/2 hour)	$174.00
Chapter 28—Parks and Recreation		
28-3	Protection of parks and greenways	
	Encroachment Inspection fee (per site visit)	$75.00
28-7	Metro Boat Launch Fee	
	Daily launch fee	$7.00
	Season launch pass	$65.00
	Seniors season launch pass	$55.00
	Commercial season launch pass	$80.00
	Purple Heart Recipient launch pass	$0.00
	Replacement sticker fee	$20.00
	Second sticker fee	$10.00
Chapter 32—Solid Waste		
32-2	Yard waste collection	
	Hourly rate	$263.00
	Minimum fee (1/3 hour plus administrative fee)	$101.00
	Administrative fee	$20.00

32-2	Bulk waste collection	
	0-3 cubic yards	$110.00
	3-10 cubic yards	$230.00
	10-20 cubic yards	$350.00
	Appliance collection	
	Refrigerators/Freezers (each)	$52.00
	Appliances with freon (each)	$52.00
	All other appliances	$35.00
	Electronics collection (each)	$74.00
	Tipper carts	
	Garbage – 96 gallon (plus sales tax)	$100.00
	Recycling – 96 gallon (plus sales tax)	$100.00
	Improper cart storage (per violation)	$40.00
	Early/Late setout (per violation)	$69.00
	Recycling in garbage cart (per violation)	$69.00
	Garbage in recycling cart (per violation)	$69.00
32-3	Solid Waste Disposal	
	Per vehicle for first vehicle licensed by any person	$25.00
	Per additional vehicle	$5.00
Chapter 34—Streets, Sidewalks, and Other Public Places		
34-5	Excavation/obstruction permit fee (base fee)	$85.00
	Permanent repair of excavated pavement	
	Asphalt streets – Administrative fee (all streets)	$100.00
	Asphalt streets – Concrete base (sq yard)	$90.00
	Asphalt streets – Gravel base (sq yard)	$162.00
	Concrete streets – Administrative fee	$100.00
	Concrete streets (sq yard)	**
	**Actual Cost from Annual Pavement Repair Contract	
34-8	Sidewalk builder's license fee	$64.00
34-14	Sidewalk snow and ice management fees	
	Base fee (per instance)	$73.00
	Snow/Ice removal fee (per linear foot)	$0.25
34-64	Leicht park dock fee – Cruise ship dockage	
	Per day	$1,500.00
	Per day/evening	$2,000.00
Chapter 36—Subdivisions		
36-34	Review fees	
	Preliminary city/extraterritorial subdivision plat	$150.00
	Additional fee per lot/outlot	$35.00
	Preliminary city/extraterritorial certified survey map ("CSM")	$250.00
	Final city/extraterritorial subdivision plat	$150.00
	City/extraterritorial subdivision/CSM variance	$150.00
	Preliminary condominium plat	$250.00
	Additional fee per lot/outlot	$35.00
	Final condominium plat	$150.00
36-175	Subdivision Variance	$200.00
36-558	Parkland development fee	$400.00
36-580	Street tree fee (per tree, calculated at 1 tree per 50 linear feet of right-of-way frontage)	$150.00
36-581	Postponement of development fee	$100.00

Chapter 42— Utilities		
42-203	Equivalent runoff unit (ERU) credit application fee	$50.00
Chapter 44—Zoning		
44-82	Zoning amendment fee	$375.00
44-83	Conditional use permit fee	$375.00
44-112	Homebased occupation fee – Initial	$25.00
	Renewal – Annual	$10.00
44-1552	Work done without Certificate of Appropriateness (per day)	$50.00
44-1580	Short Term Rental Permit – Initial	$500.00
	Short Term Rental Permit – Annual Renewal	$250.00
44-1890	One- and two-family residential site plan approval	
	Principal use building & site development, area smaller than $1,000 square feet	$25.00
	Principal use building & site development, area $1,000 square feet or larger	$50.00
	Accessory use building, area larger than 200 square feet only	$25.00
	Fencing – new construction	$0.00
	Tower structure – new construction	$25.00
	New construction or replacement of driveway, parking lot/spaces, curb cut, culvert, apron	$25.00
	New construction, addition, or alteration of water structure (swimming pool, hot tub, pond)	$25.00
	New or reconstructed subdivision or neighborhood identification signage	$25.00
	Floodplain land use approval	$50.00
	Shoreland/wetland land use approval	$50.00
	Board of Appeals application and hearing fee	$225.00
	Board of Appeals application and hearing fee for work already started or completed	$450.00
	Multi-family residential site plan approval	
	Principal use building & site development	
	Base Fee	$50.00
	Additional fee per 1,000 sq. feet	$5.00
	Accessory use building	
	Base Fee	$50.00
	Additional fee per 1,000 sq. feet	$5.00
	Fencing – new construction	$50.00
	Landscaping: land-disturbing activity or new structure	$50.00
	Tower structure – new construction	$50.00
	New construction or replacement of driveway, parking lot/spaces, curb cut, culvert, apron	
	Base Fee	$50.00
	Additional fee per 1,000 sq. feet	$5.00
	New construction, addition, or alteration of water structure (swimming pool, hot tub, pond)	
	Base Fee	$50.00
	Additional fee per 1,000 sq. feet	$5.00
	New or reconstructed subdivision or neighborhood identification signage	$25.00
	Floodplain land use approval	$50.00
	Shoreland/wetland land use approval	$50.00

44-1890	Board of Appeals application and hearing fee	$350.00
	Board of Appeals application and hearing fee for work already started or completed	$700.00
	Commercial, educational, institutional, industrial use site plan approval	
	Principal use building & site development	
	Base Fee	$50.00
	Additional fee per 1,000 sq. feet	$5.00
	Accessory use building	
	Base Fee	$50.00
	Additional fee per 1,000 sq. feet	$5.00
	Fencing – new construction	$50.00
	Landscaping: land-disturbing activity or new structure	$50.00
	Tower structure – new construction	$50.00
	New construction or replacement of driveway, parking lot/spaces, curb cut, culvert, apron	$50.00
	New construction, addition, or alteration of water structure (swimming pool, hot tub, pond)	$50.00
	New or reconstructed subdivision or neighborhood identification signage	$25.00
	Floodplain land use approval	$50.00
	Shoreland/wetland land use approval	$50.00
	Board of Appeals application and hearing fee	$350.00
	Board of Appeals application and hearing fee for work already started or completed	$700.00
44-2050	Planned Unit Development (new)	$600.00
	Planned Unit Development (amendment)	$250.00

Other Services		
	One- and two-family residential	
	Certificate of occupancy	$75.00
	Floodplain certificate	$50.00
	Property compliance letter	$30.00
	Reinspection fee (per site visit)	$75.00
	Uniform dwelling code seal	$30.00
	Zoning certificate (initial letter)	$50.00
	Zoning certificate (reprinted)	$0.00
	Multi-family residential	
	Certificate of occupancy	$75.00
	Floodplain certificate	$50.00
	Property compliance letter	$30.00
	Reinspection fee (per site visit)	$75.00
	Zoning certificate (initial letter)	$100.00
	Zoning certificate (reprinted)	$0.00
	Commercial, educational, institutional, industrial uses	
	Certificate of occupancy	$75.00
	Business license compliance letter	$50.00
	Floodplain certificate	$50.00
	Property compliance letter	$30.00
	Reinspection fee (per site visit)	$75.00
	Zoning certificate (initial letter)	$100.00
	Zoning certificate (reprinted)	$10.00

Miscellaneous		
Other miscellaneous fees may also be established by policy approved by the Council from time to time		
	Development District Map Amendment	$200.00
	Official Map Amendment	$200.00
	Discontinuance of a Public Utility Easement	$200.00
	Declare City Property "City Surplus"	$200.00
	Street Name Change	$200.00
	Vacate Street/Alley/Pedestrian Way	$300.00
	Comprehensive Plan Amendment	$375.00
	Sign – Permanent (plus $.50 per square foot)	$40.00
	Sign – Temporary	$40.00
	Board of Appeals Initiation – All Other	$350.00
	Board of Appeals application and hearing fee for work already started or completed (including interpretation appeals where work has already been started or completed)	$700.00
	Land Use Permit	$50.00
	Temporary Use Permit	$25.00
	Annexation	$0.00
	Cell Tower – Buildings and Colocations	$500.00
	Cell Tower – New Towers	$1,000.00
	Public Utility Easement Acceptance	$200.00
	Plan Examination Special Consultation (two or more staff reviews)	$50.00
	Tax Incremental Financing fee	
	Projects less than $5 million dollars	$500.00
	Projects more than $5 million dollars but less than $10 million dollars	$1,000.00
	Projects more than $10 million dollars	$2,500.00

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # W.11

Resolution authorizing paying off a partial cash call of the 2018A General Obligation Bonds related to the Bay Beach shoreline project.

BACKGROUND

In 2018 the City of Green Bay took out a $5,000,000 bond for the redevelopment of the shoreline at Bay Beach Amusement Park. It was set up as a 20-year bond. In 2020, the City Council approved a Bay Beach debt reduction plan. The plan stated that Bay Beach would set aside $1,900,000 for debt reduction and then refinance the remainder of the loan in 2026. The previous agenda item was to accept a $1,500,000 donation from the Friends of Bay Beach, which would allow the City to pay off this bond in full, leaving Bay Beach Amusment Park debt free. This resolution is needed in order to authorize the early payoff of the debt.

RECOMMENDATION

To approve, contingent upon the acceptance of the proposed $1.5 million donation from the Friends of Bay Beach.

FISCAL IMPACT

By paying off these bonds early, Bay Beach Amusement Park will save over $900,000 in interest over the remaining lifespan of the existing bond payment schedule, which currently extends through 2038. The total debt that remains to date is $3,748,189.84. In order to pay off the bond in full, the Friends of Bay Beach are proposing to fund $1,500,000 towards this initiative if Bay Beach Amusement Park will fund the remaining $2,248,189.84. There is enough money in the Bay Beach Development Account to cover the City's share of the payment.

ATTACHMENTS

1. Bay Beach Debt Payoff Resolution

Resolution to Pay Off Bay Beach Debt

2026

WHEREAS, the City of Green Bay owns and maintains the Bay Beach Amusement Park; and

WHEREAS, in 2018 the City of Green Bay took out debt to pay for a project at Bay Beach Amusement Park; and

WHEREAS, on September 22nd, 2026, the total principal and interest for the 2018A General Obligations Bonds taken out to fund the Bay Beach project will be $3,748,189.84; and

WHEREAS, the City of Green Bay has the means to pay off the outstanding Bay Beach project debt by a combination of funds from the Bay Beach Development fund balance and a donation from the Friends of Bay Beach; and

WHEREAS, it would be in the best interest of the City of Green Bay to pay off the outstanding Bay Beach project debt; and

NOW, THEREFORE, BE IT RESOLVED that the City of Green Bay Common Council hereby directs the Finance Director to pay off the 2018A General Obligation Bonds related to the 2018 Bay Beach Project on or before September 22nd, 2026, with the donation funds received from the Friends of Bay Beach and funds from the Bay Beach Development fund.

Adopted _____

Approved _____

_____

Eric Genrich

Mayor

RESOLUTION DECLARING A PUBLIC EMERGENCY RELATED TO THE RESTORATION OF FIRE STATION NO. 3.

WHEREAS, the City of Green Bay suffered an unforeseen severe rain and flash flooding event on June 24, 2026; and

WHEREAS, the City of Green Bay Fire Station No. 3 located at 885 Shawano Avenue in the City of Green Bay suffered severe damage from the flood; and

WHEREAS, initial remediation of the flooding was performed, however, the Fire Department's ability to serve the community is heavily impacted due to Station No. 3 personnel being displaced due to the significant damage requiring additional repair; and

WHEREAS, Wisconsin Statute § 62.15(1b) allows the Department of Public Works to forego the public bidding process when the repair and reconstruction of damage to public is declared a public emergency by the Improvement and Services Committee; and

WHEREAS, the Department of Public Works believes the traditional public bidding process will not be timely enough for the prompt need to repair Fire Station No. 3 and believes that requesting quotes better suit this emergency project; and

WHEREAS, the Fire Department and the Department of Public Works expect the quotes for repair to Fire Station No. 3 will exceed $50,000.00; and

WHEREAS, the Director of Public Works has a cap on contract approval of $50,000.00, however, the necessity of the project would require prompt approval, even if the project exceeds $50,000.00.

NOW, THEREFORE BE IT RESOLVED, that the City of Green Bay, Wisconsin, hereby declares the severe damage to Fire Station No. 3 from the June 24, 2026 flooding event is a public emergency pursuant to Wisconsin Statute § 62.15(1b).

BE IT FURTHER RESOLVED, the Department of Public Works shall request quotes for the repairs of Fire Station No. 3 in lieu of sealed commentative bidding process due to the short timeframe and nature of the project.

Adopted _____

Approved _____ _____

Eric Genrich, Mayor

Report to the
Personnel Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	Brian Rollefson, Human Resources Director

AGENDA ITEM # W.13

Resolution to offer Income Continuation Insurance effective January 1, 2027.

BACKGROUND

Currently, the City offers two different voluntary, employee-paid, disability insurance programs, a short-term and a long-term policy managed by The Standard. For the short-term policy, there is a 7-day waiting period before benefits start while there is a 90-day waiting period before benefits start for the long-term policy. Both policies pay out at 60% of an employee's monthly income with a maximum coverage of income up to $100K/year.

In a continued review of how we care for our employees, we identified an opportunity for an enhancement to disability income insurance coverage, which is a zero-cost addition to employees and the City. Effective January 1, 2027, we have the ability to add a voluntary disability income insurance program, the Income Continuation Insurance (ICI), for our employees. This insurance program is managed by the Hartford through the Wisconsin Department of Employee Trust Funds (ETF). This policy has a 30-day waiting period before benefits start. The policy pays out at 75% of an employee's monthly income with a max coverage of income up to $120K/year.

See comparisons between our long-term disability plan and the proposed ICI:

	The Standard (LTD)	ICI
Premium – 55 Year old making $90k	$63.90	$0
Premium – 38 year old making $60k	$11.35	$0
Avg LTD Premium	$23.80	$0
	Taxable Premium	Taxable Benefit
Participation	605	All WRS Eligible
Income replacement	60% monthly income	75% monthly income
Max Income Covered	$100k	$120k
Waiting period	90 days	30 days
Duration	Age 65	Age 65

It is important to note that currently there is no premium to be paid by the City or the employees who select coverage as the program is on a premium holiday. The Group Insurance Board has extended the ICI premium holiday for 2027, based on the strong financial position of the local ICI program.

Most recent (5/21/25) ETF ICI Fund Update

Local ICI Targeted Reserve Review

The Board established a reserve target range of 145-155% of actuarial liabilities for the local ICI program in November 2019. At the end of 2023, the local ICI program's reserve balance was $43.9 million, and liabilities were $7.5 million, resulting in a reserve balance of 527% of actuarial liabilities. On December 31, 2024, the reserve balance remained approximately the same at $43.9 million while liabilities increased to $8.3 million.

It is our intent still to offer (pending meeting minimum enrollment numbers) a voluntary, employee-paid, short-term disability plan at the same level of payout as our current short-term plan. This would ensure that employees have coverage in between the 7-day and 30-day waiting periods.

RECOMMENDATION

In order to be eligible, ETF requires a resolution to be passed. We recommend, effective 1/1/2027, to approve the resolution to begin ICI for City of Green Bay employees. This program will replace our long-term disability insurance program.

FISCAL IMPACT

There is no additional cost for Income Continuation Insurance at this time.

ATTACHMENTS

1. Green Bay ICI Resolution

Resolution for Inclusion Under the Income Continuation Insurance Plan

Wisconsin Department
of Employee Trust Funds
PO Box 7931
Madison WI 53707-7931
1-877-533-5020 (toll free)
Fax 608-267-4549
etf.wi.gov

RESOLVED, by the City of Green Bay Common Council of the
(Governing Body)

City of Green Bay
(Employer Legal Name)

that pursuant to the provisions of Section 40.61 of the Wisconsin Statutes,

City of Green Bay Common Council hereby determines to offer the Income Continuation Insurance Plan
(Governing Body)

to eligible personnel through the program of the State of Wisconsin Group Insurance Board, and agrees to abide by the terms of the plan as set forth in the contract between the Group Insurance Board and the Administrator.

The resolution shall be effective on the later of the 1st of the month on or after 90 days following its receipt at the Department of Employee Trust Funds, or

01/01/27 ; and
(specify a later effective date, 1st of month only)

The proper officers are herewith authorized and directed to take all actions and make salary deductions for premiums and submit payments required by the State of Wisconsin Group Insurance Board to provide such Income Continuation Insurance.

Employers are required to pay a *minimum* contribution, which is equal to the gross premium for the 180-day elimination period. Employers may choose to contribute more to employees' premiums to an amount equal to the gross premium for a *shorter* elimination period. As elimination periods become shorter, the premium cost increases.

An employee can choose a shorter elimination period than that offered by their employer, and pay the difference in cost between their choice and the elimination period the employer for which the employer has elected to pay the gross premium.

For example, if an employer elects to pay for the full 90-day elimination period, = their employees will not have out-of-pocket premiums unless the employee elects the 60-day or 30-day elimination period. If the employee elected a shorter elimination period, the employee will pay the premium difference between that and the 90-day elimination period.

Elect one elimination period that your employer will pay the gross ICI premium for:

- ☑ 30-day elimination period
- ☐ 60-day elimination period
- ☐ 90-day elimination period
- ☐ 120-day elimination period
- ☐ 180-day elimination period *(required minimum contribution)*

Complete the Certification on the next page.

Certification

I hereby certify that the foregoing resolution is a true, correct and complete copy of the resolution duly and regularly passed by the above governing body on the _____ day of _____, _____ and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this _____ day of _____, _____.

39-6005458

Federal tax identification number (FEIN/TIN)

Authorized employer representative signature

69-036- 0981000

ETF employer identification number

Brian M. Rollefson

Authorized employer representative printed name

Human Resources Director

Authorized representative title

Number of eligible employees _____

Brown County

Employer county

jill.christensen@greenbaywi.gov

Employer benefit contact email address

100 N Jefferson St. Green Bay WI, 54301

Mailing address

Submit completed form to ETF at ETFSMBESSNewEmployer@etf.wi.gov or fax to 608-267-4549.

For ETF use only - EFFECTIVE DATE OF COVERAGE ENTERED BY ETF:

GENERAL ORDINANCE NO. 15-26

AN ORDINANCE
AMENDING CHAPTER 44, ARTICLE VII,
GREEN BAY MUNICIPAL CODE,
RELATING TO ANIMAL BOARDING FACILITY, KENNEL, OR ANIMAL SHELTER USES

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

SECTION 1. Article VII, Mixed-Use Districts, of Chapter 44, Green Bay Municipal Code, is hereby amended to add:

Section 44-615, Table 44-5

Use	OR	NC	D	Dev. Stds.
Service Businesses				
Animal boarding facility, kennel, shelter	**P**	**P**	**P**	**x**

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

SECTION 3. Effective date. This ordinance shall take effect on and after its passage and publication.

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

APPROVED:

_____
Mayor

ATTEST:

_____
Clerk

September 15, 2026
law

MISCELLANEOUS ORDINANCE NO. 05-26

AN ORDINANCE ADOPTING AN AMENDMENT TO THE GO BIG GREEN BAY 2050 COMPREHENSIVE PLAN OF THE CITY OF GREEN BAY PERTAINING TO PROPERTIES LOCATED AT 715, PARCEL 6-425 (700 BLOCK), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, AND 855 IRVINGTON STREET FROM REGIONAL COMMERCIAL TO MIXED RESIDENTIAL (CPA 26-05)

WHEREAS, pursuant to Wis. Stats. §§ 62.23(2) and (3), the City of Green Bay is authorized to prepare, adopt, and amend a comprehensive plan, as defined in Wis. Stats. § 66.1001(4)(a); and

WHEREAS the Common Council has adopted the Go Big Green Bay 2050 Comprehensive Plan for the purpose of guiding future land-use decision making, but recognizes that from time-to-time amendments may be necessary to reflect changes in the land use and planning needs of the community; and

WHEREAS the Common Council of the City of Green Bay has adopted written procedures (known as the Public Participation Plan for Periodic Comprehensive Plan Amendments) designed to foster public participation in every stage of the preparation of periodic comprehensive plan amendments required by Wis. Stats. § 66.1001(4)(a); and

WHEREAS the City of Green Bay has held at least one public hearing on this ordinance in compliance with the requirements of Wis. Stats. § 66.1001(4)(d), and it is the Common Council's belief that this comprehensive plan amendment is necessary and consistent with the overall goals, policies, and other related elements of the plan;

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

SECTION 1. Comprehensive Plan Amendment CPA 26-05 is hereby adopted pursuant to Wis. Stats. § 66.1001(4)(c). A copy of the comprehensive plan amendment is attached to this ordinance.

<u>715 IRVINGTON STREET, PARCEL #6-424</u>
LOT FORTY-THREE (43), ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

<u>0 IRVINGTON STREET, PARCEL #6-425</u>
LOT FORTY-FOUR (44), ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

725 IRVINGTON STREET, PARCEL #6-426
LOT FORTY-FIVE (45), ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

805 IRVINGTON STREET, PARCEL #6-427
LOT FORTY-SIX (46), ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

809 IRVINGTON STREET, PARCEL #6-428
LOT FORTY-SEVEN (47), ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

811 IRVINGTON STREET, PARCEL #6-429
LOT FORTY-EIGHT (48), ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

815 IRVINGTON STREET, PARCEL #6-430
LOT FORTY-NINE (49), ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

821 IRVINGTON STREET, PARCEL #6-431
LOT FIFTY (50), ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

825 IRVINGTON STREET, PARCEL #6-432
LOT FIFTY-ONE (51), ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

831 IRVINGTON STREET, PARCEL #6-433
LOT FIFTY-TWO (52) AND NORTH TWENTY-FIVE (25) FEET OF LOT 53, ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

837 IRVINGTON STREET, PARCEL #6-435
LOT TWO (2), EXCEPT THE SOUTH EIGHT (8) FEET THEREOF, VOLUME 29 CERTIFIED SURVEY MAPS, PAGE 10, MAP NUMBER 4506, RECORDED AS DOCUMENT NUMBER 1340249, SAID MAP BEING PART OF LOTS 53, 54, 55, 56 &

57, ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

845 IRVINGTON STREET, PARCEL #6-437
LOT ONE (1), AND THE SOUTH EIGHT (8) FEET OF LOT TWO (2) OF VOLUME 29 CERTIFIED SURVEY MAPS, PAGE 10, MAP NUMBER 4506, DOCUMENT NUMBER 1340249, SAID MAP BEING PART OF LOTS 53, 54, 55, 56 & 57, ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

855 IRVINGTON STREET, PARCEL #6-439
LOT FIFTY-EIGHT (58), ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

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

SECTION 3. This ordinance shall take effect upon its passage and publication.

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

APPROVED:

_____
Eric Genrich, Mayor

DM:
Attachments – Location Map

(ZP 26-31 and CPA 26-05)

Rezone & Comprehensive Plan Amendment at East Side of Irvington Street

Feet 0 40 80 160

N

Subject Parcels

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. 11 Aug 2026 C:\Users\denamo\Documents\ArcGIS\Projects\MyProject2\MyProject2.aprx

ZONING ORDINANCE NO. 09-26

AN ORDINANCE REZONING THE PROPERTIES LOCATED AT 715, PARCEL 6-425 (700 BLOCK), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, AND 855 IRVINGTON STREET FROM GENERAL COMMERCIAL (C1) AND HIGHWAY COMMERCIAL (C2) TO OFFICE-RESIDENTIAL (OR) (ZP 26-31)

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 properties from General Commercial (C1) and Highway Commercial (C2) to Low Density Residential (R1) zoning:

715 IRVINGTON STREET, PARCEL #6-424
LOT FORTY-THREE (43), ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

0 IRVINGTON STREET, PARCEL #6-425
LOT FORTY-FOUR (44), ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

725 IRVINGTON STREET, PARCEL #6-426
LOT FORTY-FIVE (45), ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

805 IRVINGTON STREET, PARCEL #6-427
LOT FORTY-SIX (46), ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

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LOT FORTY-SEVEN (47), ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

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LOT FORTY-EIGHT (48), ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

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LOT FORTY-NINE (49), ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

821 IRVINGTON STREET, PARCEL #6-431
LOT FIFTY (50), ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

ZONING ORDINANCE NO. 09-26

825 IRVINGTON STREET, PARCEL #6-432
LOT FIFTY-ONE (51), ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

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LOT FIFTY-TWO (52) AND NORTH TWENTY-FIVE (25) FEET OF LOT 53, ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

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LOT ONE (1), AND THE SOUTH EIGHT (8) FEET OF LOT TWO (2) OF VOLUME 29 CERTIFIED SURVEY MAPS, PAGE 10, MAP NUMBER 4506, DOCUMENT NUMBER 1340249, SAID MAP BEING PART OF LOTS 53, 54, 55, 56 & 57, ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

855 IRVINGTON STREET, PARCEL #6-439
LOT FIFTY-EIGHT (58), ACCORDING TO THE RECORDED ASSESSOR'S PLAT NUMBER 1, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

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

SECTION 3. This ordinance shall not take effect until a public hearing is held hereon as provided by Section 44-82, Green Bay Municipal Code, and the adoption and publication of this ordinance.

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

APPROVED:

_____
Eric Genrich, Mayor

DM
Attachment – Location Map

(ZP 26-31 and CPA 26-05)
Rezone & Comprehensive Plan Amendment at
East Side of Irvington Street

Feet
0 40 80 160

N

Subject Parcels

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. 11 Aug 2026 C:\Users\denamo\Documents\ArcGIS\Projects\MyProject2\MyProject2.aprx

PLANNING ORDINANCE NO. 01-26

AN ORDINANCE AMENDING THE OFFICIAL MAP OF THE CITY OF GREEN BAY BY CLOSING A PORTION OF WEISE STREET AT N. QUINCY STREET TO PUBLIC TRAFFIC

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

SECTION 1. Pursuant to Wis. Stat. § 62.23 (6)(c), the Official Map of the City of Green Bay, as created by Section 34-1, Green Bay Municipal Code, is hereby amended by closing to public traffic that portion of the public right-of-way of Weise Street, located in the City of Green Bay, Brown County, Wisconsin, described as follows: Beginning at the southwest corner of Lot 12, Block 89, as recorded in the subdivision plat of Eastman's Addition to the City of Green Bay, in Plat Book Volume 8, Page 9; thence 38.3 feet southeasterly along the northerly right-of-way line of Weise Street to a point; thence southwesterly 60 feet, perpendicular to said northerly right-of-way line, to a point along the southerly right-of-way line of Weise Street; thence northwesterly along said southerly right-of-way line 38.3 feet to a point that is the northwest corner of Lot 1, Block 76 as recorded in said Eastman's Addition; thence northeasterly 60 feet along the easterly right-of-way line of North Quincy Street to the point of beginning. Said proposed street closure is depicted on the map attached hereto and made a part of this ordinance as though fully set forth herein.

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 34-2, Green Bay Municipal Code, and the adoption and publication of this ordinance.

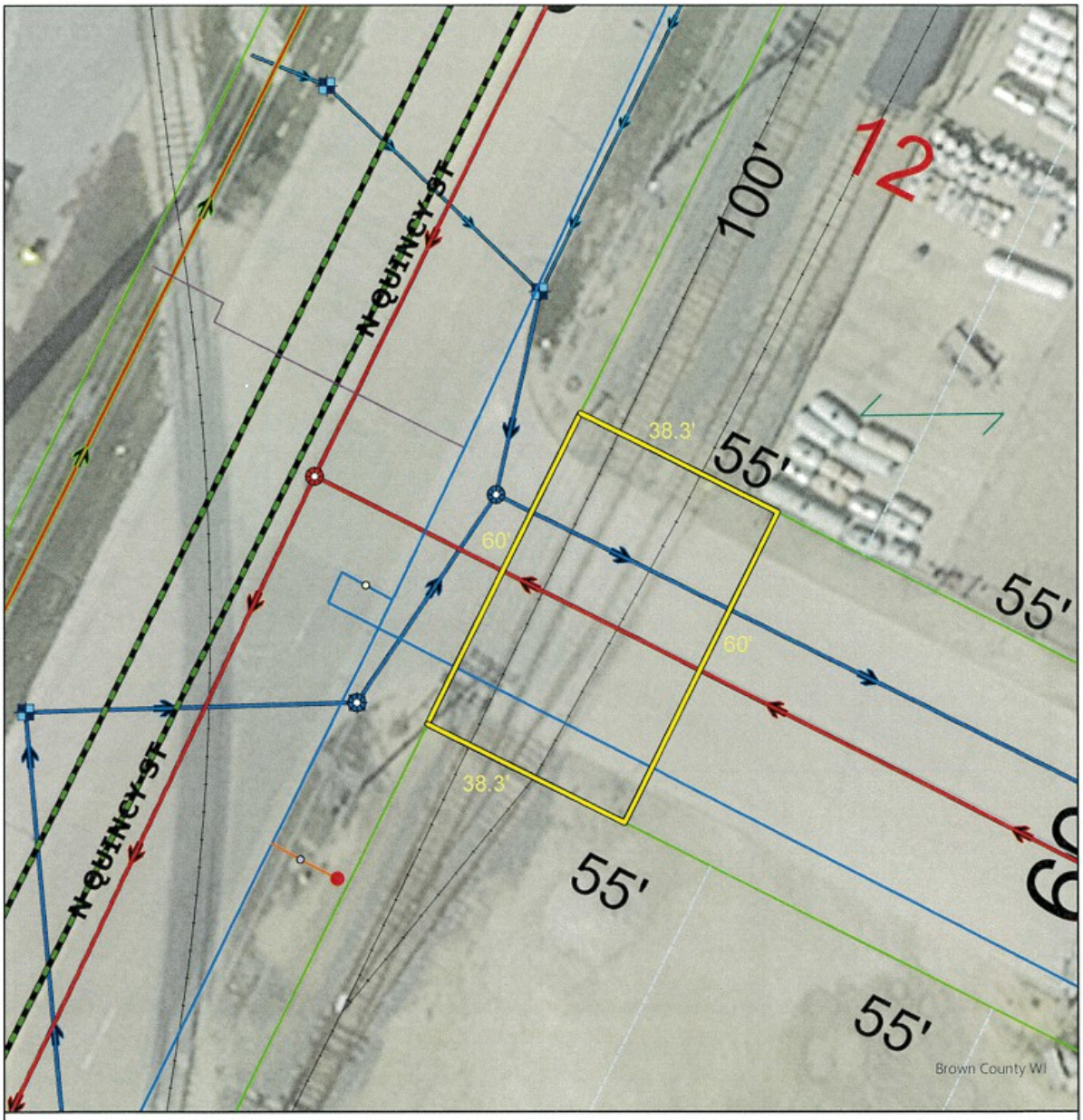
Dated at Green Bay, Wisconsin, this _____ day of _____, 2026.

APPROVED:

_____
Eric Genrich, Mayor

dm

Attachment:
Map



Weise St Closure
Portion of Weise St ROW

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

Map prepared by City of Green Bay Department of Public Works, jamesar
Date Printed: 22 Jul 2026
X:\PubWorks\Maps\Maps for James\GB_GIS_BaseMap.aprx

Legend

Proposed Closure Area

N

1 "=23'
1:277

10 0 10 20 30 40 50 Feet

GB - GIS

GENERAL ORDINANCE NO. 12-26

AN ORDINANCE
AMENDING SECTION 42-3,
GREEN BAY MUNICIPAL CODE,
RELATING TO RESPONSIBLE BIDDER.

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

SECTION 1. Section 42-3, Green Bay Municipal Code, is hereby amended to read:

Sec. 42-3. Responsible bidder.

(a) *Purpose.* Pursuant to Wis. Stats. §§ 66.0901 and 62.15, all public works contracts **shall be let as follows:** ~~including any contract for the construction, execution, repair, remodeling, or improvement of any public work or building, or for the furnishing of supplies or material of any kind, where the estimated cost of such work will exceed $25,000.00, shall be let by contract to the lowest responsible bidder. What constitutes a responsible bidder is a determination that requires the exercise of discretion by the City and its departments, officials, and/or employees under reasonably consistent responsible bidder criteria, as provided in this section.~~

(1) ***In general.*** **Public works contracts for which the estimated cost exceeds $50,000.00 shall be bid on a sealed competitive basis and the contract shall be let to the lowest responsible bidder. As entrusted by Council, all other public construction shall be let as determined by the Director of Public Works. If the estimated cost exceeds $10,000.00 but is not greater than $50,000.00, the Department of Public Works shall give class 1 notice on behalf of the Improvement and Services Committee, of the proposed construction before the contract is executed.**

(2) ***Public highway construction.*** **All public highway construction, for which the estimated cost exceeds $25,000.00, shall be bid on a sealed competitive basis and the contract shall be let to the lowest responsible bidder. As entrusted by Council, all other public highway construction shall be let as determined by the Director of Public Works. If the estimated cost of any public highway construction exceeds $5,000.00 but is not greater than $25,000.00, the Department of Public Works shall give class 1 notice on behalf of the Improvement and Services Committee, of the proposed construction before the contract is executed.**

(3) ***Exception.*** **This section does not apply to public construction projects in which the following apply:**

a. The materials for the project were donated or the labor for the project is provided by volunteers.

b. Public health or welfare of the City is endangered due to emergency damage or threatened damage, as determined by resolution of the Improvement and Services Committee.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Class A Registered Apprenticeship Program means an apprenticeship program that is currently registered with either a State or federal governmental entity and that has a graduated apprentice to journeyperson job classification system process as well as a bona fide training program.

Contractor means a person, corporation, partnership, or any other business entity that performs work on a public works contract as a general contractor, prime contractor, or subcontractor at any tier.

Highway **means a public way or throughfare, including any bridges on the public way or thoroughfare.**

Public highway construction **means a public works contract involving the construction, improvement, repair, or maintenance of a highway.**

Public works contract means any contract for the construction, execution, repair, remodeling, or improvement of any public work or building, or for the furnishing of supplies or material of any kind. ~~where the estimated cost of such work will exceed 25,000.00.~~

Responsible bidder **means a contractor or vendor who the City and its department officials, and/or employees, determines, with the exercise of discretion, meets the criteria provided in sub. (c).**

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

SECTION 3. Effective date. This ordinance shall take effect on and after its passage and publication

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

APPROVED:

_____

Eric Genrich, Mayor

law

[Date]

Report to the
Parks Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 18, 2026	Dan Ditscheit, Parks Director

AGENDA ITEM # X.6

General Ordinance 14-26
Amending Section 28-3, Green Bay Municipal Code, Relating to Protection of Parks and Greenways.

BACKGROUND

City Ordinance currently bans the public from harvesting edible plants, fruit and nuts from all City Parks. With the recent addition of the Food Forest at Seymour Park and a small orchard at JBS Park, there is a desire to modify City Ordinance to not only allow harvesting for personal use at these specific parks, but all City parks. The Sustainability Commission worked with Park Staff and the Law Department to suggest appropriate changes to the ordinance. The proposed modifications were discussed at the July 16, 2026 Sustainability Commission. The motion at the meeting was to refer this item to the Parks Committee for consideration.

Park staff is in support of these changes to the ordinance.

RECOMMENDATION

To approve.

FISCAL IMPACT

There is no fiscal impact.

ATTACHMENTS

1. Harvesting Ordinance Changes

GENERAL ORDINANCE NO. 14-26

AN ORDINANCE
AMENDING SECTION 28-3,
GREEN BAY MUNICIPAL CODE,
RELATING TO PROTECTION OF PARKS AND GREENWAYS

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

SECTION 1. Section 28-3, Green Bay Municipal Code, is hereby amended to read:

Sec. 28-3. Protection of parks and greenways.

(a) *General prohibitions.* No person shall play ball games, golf, archery, or paintball, or use any device which propels a projectile using the force of a compressed gas or a motorized toy in public parks and greenways, except in and upon areas designed for such purposes.

(b) *Damage to or removal of plants.*

(1) ***In general.*** No person shall pluck**, remove,** or cause damage **or destroy** any flowers, plants, fungi, shrubs, or trees**, or any parts thereof,** growing in any public park or greenway**.** ~~. No person shall pluck or remove any plant, or parts of a plant, including fruit and seeds,~~ without ~~permission~~ **written approval** of park staff **except as provided in subsection (2).**

(2) ***Harvesting:*** **A person may harvest edible plants, or parts of plants, including fruits and seeds, from any public park or greenway, subject to the following requirements:**

a. Harvesting must be done by hand-picking.

b. Harvesting must be done in small quantities for personal consumption.

c. No person shall sell, or allow to be sold, any edible plant or parts of plants harvested or gathered on City-owned lands.

e. No person shall use ladders, mechanical devices, or tools to assist in harvesting that cause damage to trees, plants, or soil.

(c) *Care of or removal of any living bird, animal, animal parts, or non-living objects.* No person shall mistreat or collect, remove from or add to (release of animals on site) from any City park or greenway any bird, animal, mammal, fish (outside of urban fishing regulations for the lagoon at the Wildlife Sanctuary), reptile, amphibian or insect, nor remove nests, feathers, pellets, dens, antlers, and bones (including any approved research project) without permission of park staff.

(d) *Damage to or removal of property.* No person shall damage, deface, destroy, steal, take, or carry away any equipment used in or about the City parks and greenways. No person shall place equipment or items in parks and greenways (including, but not limited to, cameras, geo caches, deer stands, blinds, traps, etc.) without permission of park staff.

(e) *Trail use in parks and greenways.* All persons are to remain on staff designated and marked nature trails for walking/hiking, and cross-country skiing. Biking shall only be allowed on trails so designated. After cross-country ski trails have been groomed for the season, no activity that damages the groomed trails shall be permitted (i.e., ski skating, snowshoeing, walking, etc.). Wildlife Sanctuary nature trails are not open for public biking, skate skiing, or snowshoeing. At the Wildlife Sanctuary, walking off of the trails is not permitted unless conducting an approved research project.

(f) *Encroachment.* No property owner shall be allowed to intrude upon any public parks and/or greenways including, but not limited to, through the creation or extension of any mowing, physical structure, or flora above or below the surface of land, except as provided in Section 44-358.

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

SECTION 3. Effective date. This ordinance shall take effect on and after its passage and publication.

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

APPROVED:

_____

Eric Genrich, Mayor

[Date]