



AGENDA OF THE COMMON COUNCIL

TUESDAY, SEPTEMBER 15, 2026, 6:00 PM
In person at City Hall, Room 203 - Council Chambers.
Virtual attendance also available via Zoom.

A. Zoom Meeting Information.

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

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

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

B. Roll Call.

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

- I. Approval of the minutes from the August 18, 2026 meeting of the Common Council.

F. Approval of the Agenda.

- I. Approval of the agenda for the Tuesday, September 15, 2026, meeting of the Common Council.

G. Report by the Mayor.

H. Announcements.

I. Appointments.

I. Appointments:

Green Bay Sustainability Commission

Casey Hicks, 1019 Emilie Street, Green Bay, WI 54301

Term to expire: September 1, 2029

Green Bay Public Arts Commission

Samantha Rowe, 130 Antoinette Street, Green Bay, WI 54303

Term to expire: September 1, 2027 (fulfill the remainder of the term)

Landmarks Commission

Ian Griffiths, 1023 S. Van Buren, Green Bay, WI 54301

Term to expire: September 1, 2029

Reappointments:

Green Bay Sustainability Commission

Ned Dorff, 1321 Emilie St., Green Bay, WI 54301

Term to expire: September 1, 2029

Landmarks Commission

David Siegel, 144 Rose Ln, Green Bay, WI 54302

Term to expire: September 1, 2029

Transit Commission

Terri Refsguard, 1342 11th Ave, Green Bay, WI 54304

Term to expire: September 1, 2029

Board of Review

Jesse Sharp, 919 South Quincy St., Green Bay, WI 54301

Term to expire: September 1, 2031

J. Water Commission Election

I. Green Bay Water Commission

Thomas Karman, 1360 Willow Creek Parkway, Green Bay, WI 54311

Term: October 2026 through October 2031.

K. Public Hearings.

- I. Public Hearing on a request to vacate a portion of unimproved S Chestnut Avenue right-of-way located at the intersection of Arndt Street (SV 26-01).

2. Public Hearing on a request to amend the City's Official Map by removing future road between Sussex Road and Future Durham Road (OMA 26-01).
3. Public Hearing on 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).

L. Ordinances - Second Reading for Adoption.

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. 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).
3. 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).
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).
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.

M. Report of the Redevelopment Authority. (September 8, 2026)

1. To approve the Amended and Restated Development Agreement 25-08 with GenCap Green Bay Fire Station Apartments, LLC for the development of 420 S. Broadway, 402 S. Broadway, 421 Arndt Street, and portions of 419 Maple Avenue (Tax Parcels 3-569, 3-572, 3-574, 2-947), subject to final legal review and approval, and authorizing the Director of Community and Economic Development to sign all referenced real estate documents and agreements.

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

N. Report of the Improvement & Services Committee (September 9, 2026).

1. To approve request by the Department of Public Works to enter into a Professional Services Agreement (PSA) with Ayres Associates in the amount of \$310,000.00 for construction inspection services for the Shipyard II project.
2. To approve request by the Department of Public Works to renew the annual cooperative recycling agreement with Brown County for 2027.
3. To approve request by the Department of Public Works on the adoption of Downtown Streetscape Design Standards.
4. To approve request by the Department of Public Works to award contract GBMFD 1-26 STATION 7 HVAC REPLACEMENT to August Winter & Sons, Inc. in the amount of \$384,000.00.
5. To approve request by the Department of Public Works to award contract WSG 2-26 SANITARY SEWER to IEI General Contractors in the amount of \$296,600.00.
6. To approve request by the Department of Public Works to award contract SEWERS 4-26 MINI-SEWERS to Dorner Inc. in the amount of \$284,853.00.
7. To approve request by the Department of Public Works to award contract PAVEMENT 5-26 BEDFORD ROAD & S. GRANDVIEW ROAD RECONSTRUCTION at a staff level and report the award at the next Improvement & Services Committee meeting.
8. To approve request by the Department of Public Works to grant licenses for:
 - I. Sidewalk Builder
Spencer Concrete, Inc.
9. Report the award of contract PAVEMENT 4-26 N. MAPLE AVENUE RECONSTRUCTION to Jossart Brothers, Inc. in the amount of \$4,037,989.93.

O. Report of the Protection & Policy Committee (August 31, 2026).

1. To approve an appeal by Becky Sally regarding the denial of her operator's license.
2. To approve an appeal by Ashlee Cherney regarding the denial of her operator's license.
3. To approve an appeal by Raymond Smith regarding the denial of their operator's license.
4. To approve an appeal by Pierre Ashley regarding the denial of their operator's license.
5. To deny a waiver on the restriction on location established under Wis. Stat. sec. 125.68(3) prohibiting "Class A" or "Class B" licenses from being issued within 300 feet of a school relating to the "Class A" intoxicating liquor license application at 510 S Monroe Ave.
6. To approve a new Class "A" Beer license for FRIENDS AND FAMILY PANTRY, INC at 510 S Monroe Ave with a premise description of "Sold/kept behind the counter where as beer will be sold from coolers".

7. To approve the renewal license application for "Class A" liquor and "Class A" beer for Rakhra Convenience LLC (Marathon) at 610 E Walnut St, pending approval from the proper authorities.
8. To approve a new Class "B" Beer and "Class B" Liquor license for EBC&S, LLC (Player 2 Arcade Bar) at 219 N Washington St with a premise description of "upper & lower level bar area, stored behind bars, kitchen, walk-in coolers, basement storage".
9. To approve the conversion from a Reserve "Class B" Liquor license to a Regular "Class B" Liquor license for Slaud GbLL (Salud) at 708 Bodart St.
10. To approve a change of agent for Green Bay Yachting Club, Inc (Green Bay Yachting Club) at 100 Bay Beach Rd to Nicole Koch.
11. To approve a limited expansion of license premises for KNK Plaza Hotel of Green Bay LLC (Hilton Garden Inn) at 1015 Lombardi Ave for 9/24/2026, 10/11/2026, 10/18/2026, 10/29/2026, and 11/15/2026 with a premise description of "Hilton Garden Inn Entrance into Parking lot."
12. To approve a resolution in support of adopting Brown County All Hazards Mitigation Plan.
13. To refer to staff to draft a memo reviewing current onboarding process for commission members and explore neighboring municipalities' current processes

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

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

Q. Report of the Plan Commission (August 31, 2026).

1. To approve Conditional Use Permits to allow single-family homes at 725, 805, 809, 811, 815, 821, 825, 831, 837, and 855 Irvington Street and to allow two-family homes at 715 and 845 Irvington Street within the Office-Residential with conditions (OR) District (ZP 26-36 Public Hearing held August 31, 2026).
2. To approve a request to rezone 1004, 1016, 1018, 1024, 1032 Shawano Avenue from Low-Density Residential (RI) to Public Institutional (PI) (ZP 26-32 Public Hearing held August 31, 2026).
3. To approve a request for a Conditional Use Permit to allow for an other public or semi-public use (food pantry) within a Public Institutional (PI) district at 1004 Shawano Avenue with conditions (ZP 26-33 Public Hearing held August 31, 2026).
4. To approve a request for a Conditional Use Permit to allow for an accessory side wall height and building height to exceed maximum height standards within an RI Low-Density Residential district at 1013 S Jackson Street with conditions (ZP 26-34 Public Hearing held August 31, 2026).
5. To deny a request to amend the City's Official Map by removing a future road between Sussex Road and Future Durham Road (OMA 26-01).
6. To approve amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Land Use Tables (TA 26-04 Public Hearing held August 31, 2026).

R. Report of the Finance Committee (September 8, 2026).

1. To approve the recommendations from the Ad Hoc meeting on September 8, 2026, approving the proposed new Fire Station 3 to be constructed as proposed within the redevelopment located at 420 S. Broadway. And to approve the proposed plan for constructing new Fire Station 3 at 420 S. Broadway and committing up to \$15 million in borrowing for construction costs.
2. To approve the 2025 year-end financial results for the City. The City's audit firm, CLA (Clifton Larson Allen LLP), will present to the committee.
3. To approve a second 60-day planning option extension to Keller Inc. for approximately 9 acres of land located on Erie Road, Parcel 21-199.
4. To approve the transfer of ownership of K-9 Officer Pete to Elite Canine Training and Outfitter, Jeremy VanBeek, for \$8,500 in training services to be provided by December 31, 2026, pursuant to Addendum I of the 2024 Contract for Purchase of Services.
5. To approve the purchase of three (3) expedition-powered stair chairs for a total cost of \$54,451.95 from Stryker Sales.
6. To approve the 2026 budget amendment resolution for unbudgeted overtime for special events.

S. Report of the Park Committee (September 9, 2026).

1. To refer to staff to amend City ordinance to provide the authority for the City Forester to determine if a public or private tree is a nuisance and require abatement and direct staff to draft a communication to the board of regents in regards to the nuisance trees on UWGB property.
2. To approve a Grant Amendment from the U.S. Environmental Protection Agency, eliminating the Wildlife Viewing Platform from the scope of work and dedicating all of the approved grant funding towards shoreline trail construction at Bay Beach Amusement Park.
3. To approve a grant award from the National Parks Service which will increase the approved grant funding from \$5,000,000 to \$7,150,000 for the Shipyard II project.
4. To approve the purchase of a sculpture for JBS Park from COZO Industries LLC for \$90,000.

T. Report of the Public Arts Commission. (September 2, 2026).

1. To approve artists for the Path for Pause Project.

U. Report of the Traffic, Bicycle, and Pedestrian Commission (August 17, 2026).

1. To approve the request by Ald. Prestley (District 6) to review traffic calming measures for the alley adjacent to the south border of Eastman Park from St. George Street to N. Irwin Avenue on a 90-day trial.

2. To approve the request by Ald. Hutchison (District 2) to install a “No Outlet” sign on Northway Drive just north of Sitka Street.
3. To refer to staff the request by Ald. Prestley (District 6) to review traffic calming measures for the section of Eastman Avenue from Henry Street to Newtols Street.

V. Report of the Sustainability Commission (August 19, 2026).

1. Informational: Clean Energy Work Group Update
2. Informational: Community Engagement Work Group
3. Informational: Waste Reduction Workgroup Update
4. Informational: Green Bay Conservation Corps Update
5. Informational: Resiliency Coordinator Report

W. Informational.

1. Building Report for August 2026

X. Resolutions.

1. Resolution authorizing Conditional Use Permits at 715, 725, 805, 809, 811, 815, 821, 825, 831, 837, 845 and 855 Irvington Street (ZP 26-36).
2. Resolution authorizing a Conditional Use Permit at 1013 S Jackson Street (ZP 26-34).
3. Resolution regarding vacation of unimproved public right-of-way of S Chestnut Avenue at intersection with Arndt Street (SV 26-01).
4. Resolution regarding 2026 budget amendment for unbudgeted overtime for special events.
5. Resolution drawing final orders to contractors for September 15, 2026.
6. Resolution in support of adopting Brown County All Hazards Mitigation Plan.

Y. Ordinances - First Reading.

1. Zoning Ordinance No. 10-26
An ordinance rezoning the properties located at 1004 Shawano Avenue, 1016 Shawano Avenue, 1018 Shawano Avenue, 1024 Shawano Avenue, 1032 Shawano Avenue from Low Density Residential (R1) to Public Institutional (PI) (ZP 26-32).
2. General Ordinance No. 16-26
An ordinance repealing Section 44-250, Green Bay Municipal Code, Relating to Land Use Definitions (TA 26-04).
3. General Ordinance No. 17-26
An ordinance creating Article XXII, Section 44-2200, of Chapter 44 Green Bay Municipal Code, Relating to Land Use Definitions (TA 26-04), amended at 8/31 Plan Commission.

4. General Ordinance No. 18-26
An ordinance repealing Sections of Chapter 44, Articles VI, VII, VIII, IX, X, XI, XXI Green Bay Municipal Code, Relating to Land Use Tables (TA 26-04).
5. General Ordinance No. 19-26
An ordinance amending Chapter 44, creating Article XXII, Sections 2201-2203, Green Bay Municipal Code, Relating to Land Use Tables (TA 26-04), amended at 8/31 Plan Commission.
6. General Ordinance No. 20-26
An ordinance amending Section 44-555 of Chapter 44, Green Bay Municipal Code, Relating to Unserved Lots, RR District (TA 26-04).

Z. Adjournment.

1. Next Meeting: October 6, 2026
2. Adjournment of the Tuesday, September 15, 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, 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.

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

Or call in by phone: +1 312 626 6799

Meeting ID: 892 7469 6903

Passcode: 209710

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

B. ROLL CALL.

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

- I. Approval of the minutes from the July 21, 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.

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

G. REPORT BY THE MAYOR.

H. ANNOUNCEMENTS.

I. APPOINTMENTS.

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.

- I. **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).

No speakers

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).

No speakers

K. ORDINANCES - SECOND READING FOR ADOPTION.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to suspend rules and take up items 1-3.
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. Ben Delie to adopt.

Motion Passed.

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

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).

Moved by Ald. Jim Hutchison, seconded by Ald. Kathy Hinkfuss to hold until 9/15/26.
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.

L. 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 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).

Moved by Ald. Joey Prestley, seconded by Ald. Ben Delie to approve except items I and II.
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 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.

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.

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:
 - I. 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.

Moved by Ald. Melinda Eck, seconded by Ald. Ben Delie to amend to add "plus alternative 1, 2 and 5 to APINE Inc in the amount of \$11, 668,826.70 subject to the Council's approval of the additional \$750,000 funding allocation as indicated in the Committee of the Whole

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. 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.

N. REPORT OF THE PROTECTION & POLICY COMMITTEE (AUGUST 3, 2026).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Kathy Hinkfuss 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 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.

Moved by Ald. Alyssa Proffitt, 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. Report of the Green Bay Police Department Operator Licenses

P. REPORT OF THE PLAN COMMISSION (JULY 27, 2026 AND AUGUST 10, 2026).

Moved by Ald. Joey Prestley, seconded by Ald. Doug Orlowski to approve except items 2, 7 & 8.
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 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).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to open the floor.

Motion Passed.

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

Speaker:

Richard Lardinois, 316 Blonde Ave

Moved by Ald. Alyssa Proffitt, 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. 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.

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-I) 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 (RI) 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 (RI) 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.

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

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.

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

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).

Moved by Ald. Joey Prestley, 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 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).

Moved by Ald. Ben Delie, seconded by Ald. Ben DeBaker to approve except item 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 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.

Moved by Ald. Melinda Eck, seconded by Ald. Kathy Hinkfuss to amend to MacArthur Family Park.

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 Hutchison, 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.

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).

Moved by Ald. Jon Shelton, 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 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).

Moved by Ald. Ben Delie, 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 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

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. 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.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to suspend rules and take up the items with one roll call.

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 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 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.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Kathy Hinkfuss to suspend rules for items 1, 2 and 4-6.

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.

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. 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).

Moved by Ald. Jim Hutchison, seconded by Ald. Alyssa Proffitt to amend in section I of the term to "low density residential (R1) zoning" to office-residential (OR) zoning.

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. Kathy Hinkfuss to advance 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.

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.

Moved by Ald. Ben Delie, seconded by Ald. Melinda Eck 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: September 15, 2026.
2. Adjournment of the Tuesday, August 18, 2026, meeting of the Common Council.



Report to the
Common Council
of the City of Green Bay

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # K.I

Public Hearing on a request to vacate a portion of unimproved S Chestnut Avenue right-of-way located at the intersection of Arndt Street (SV 26-01).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. SV 26-01 Resolution-Vacating S Chestnut at Arndt Street

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

August 18, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

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

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

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

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

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

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

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

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

Adopted _____

Approved _____

Eric Genrich, Mayor

Celestine Jeffreys, Clerk

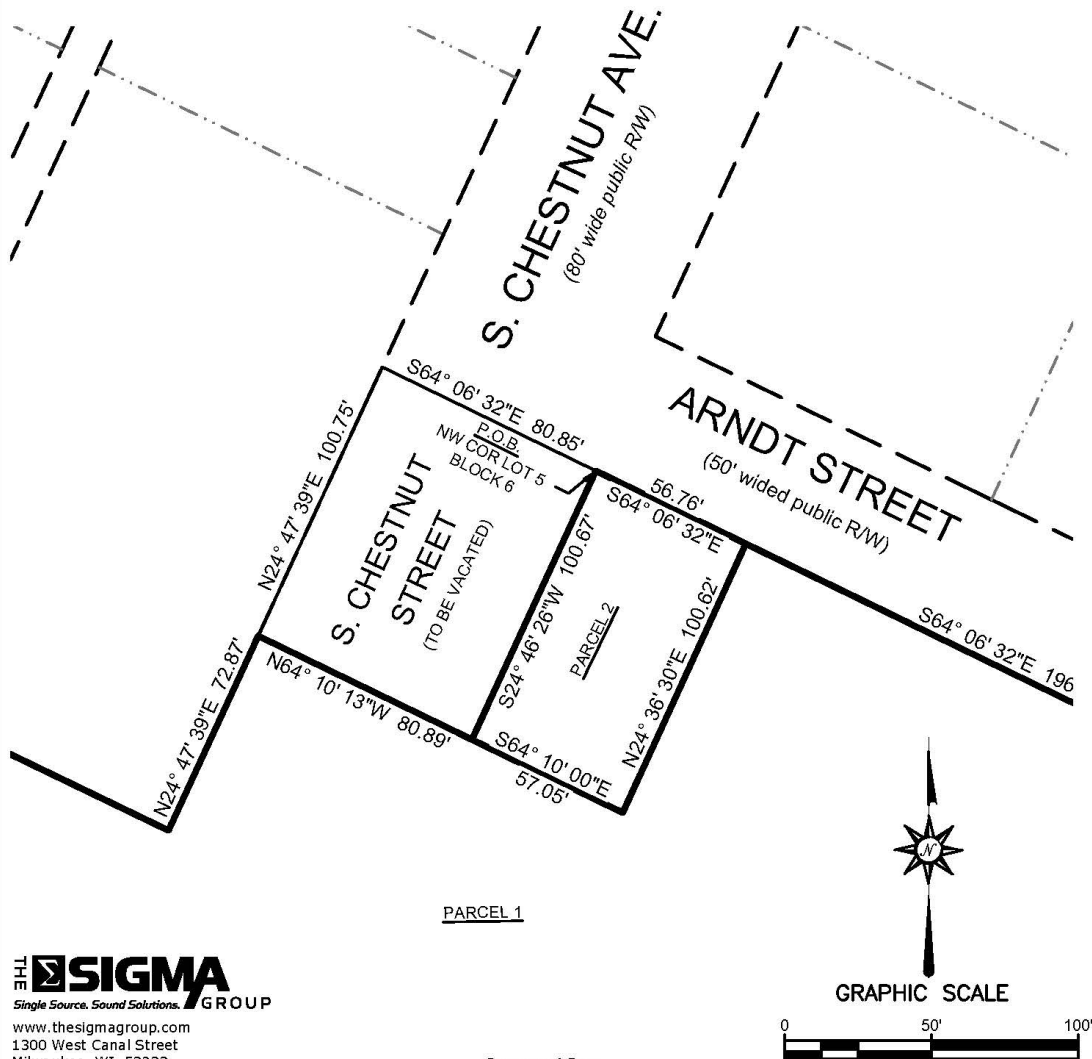
Attachments – Map
Legal Description

EXHIBIT
PROPOSED VACATED ROAD RIGHT OF WAY.

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

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

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

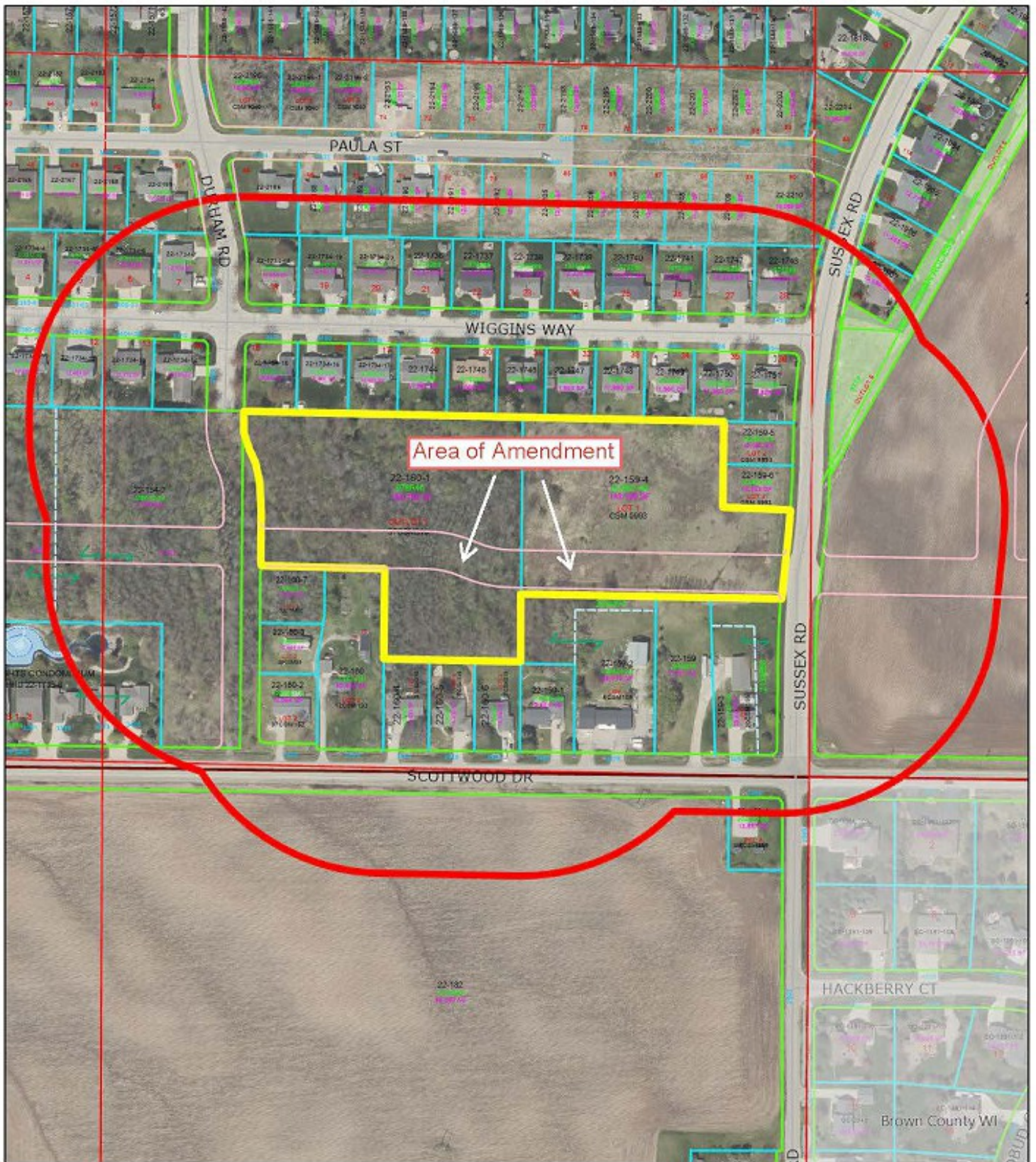


THE SIGMA GROUP
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Milwaukee, WI 53233
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Fax: 414-643-4210

Prepared For:

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



(OMA 26-01) Official Map Amendment Between Sussex Rd and Future Durham Rd

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. 18 Aug 2026 C:\Users\denamo\Documents\ArcGIS\Projects\OMA Sussex Future Durham Rd\OMA Sussex Future Durham Rd.aprx



- Subject Parcels
- 400' Notification Area
- Officially Mapped Roads



Report to the Green Bay Plan Commission

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # K.3

Public Hearing on 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).

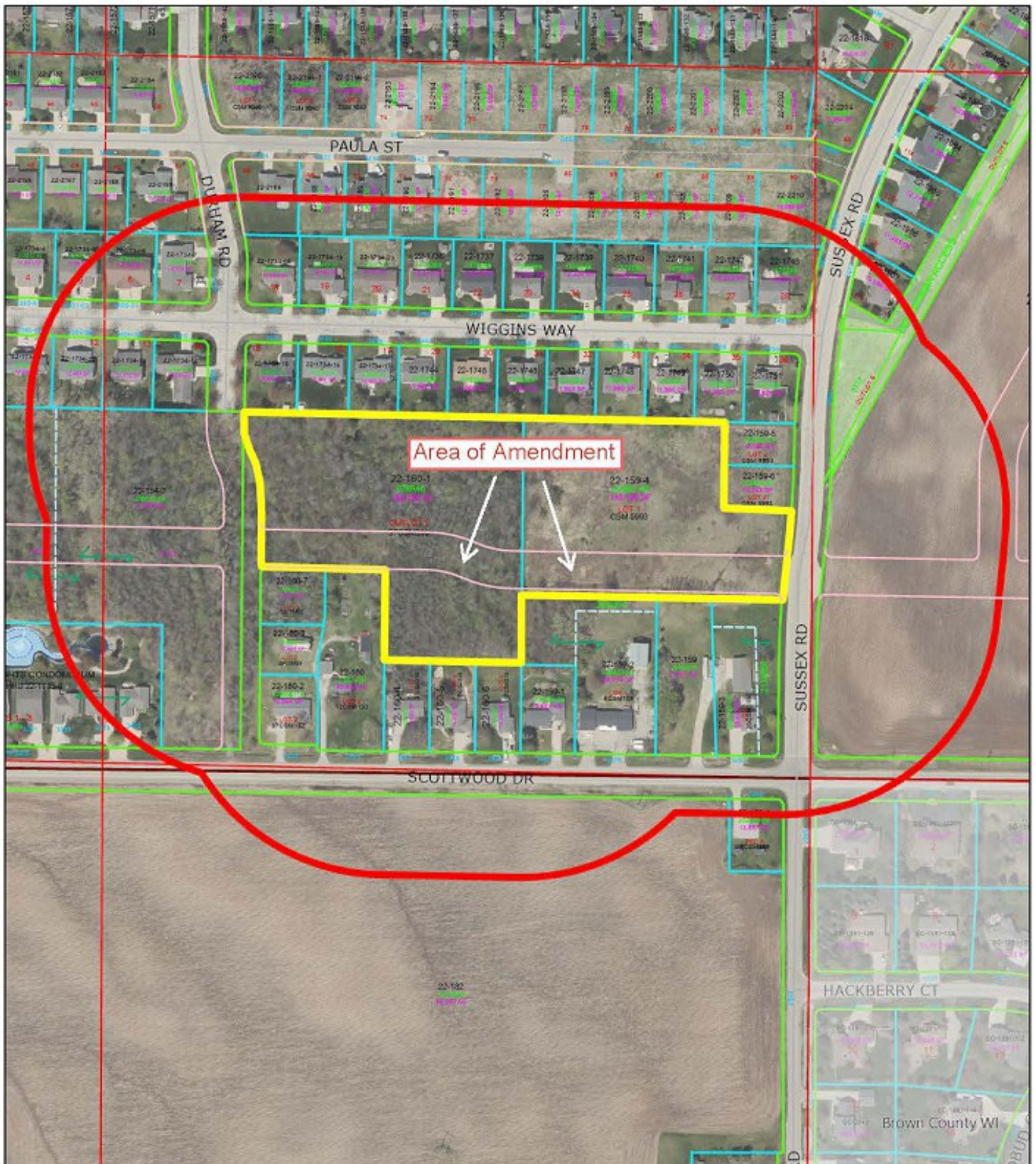
BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. OMA 26-01 Map



(OMA 26-01) Official Map Amendment Between Sussex Rd and Future Durham Rd

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- Subject Parcels
- 400' Notification Area
- Officially Mapped Roads

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

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 Office-Residential (OR) 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

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

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

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 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

ZONING ORDINANCE NO. 09-26



(ZP 26-31 and CPA 26-05) Rezone & Comprehensive Plan Amendment at East Side of Irvington Street



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.

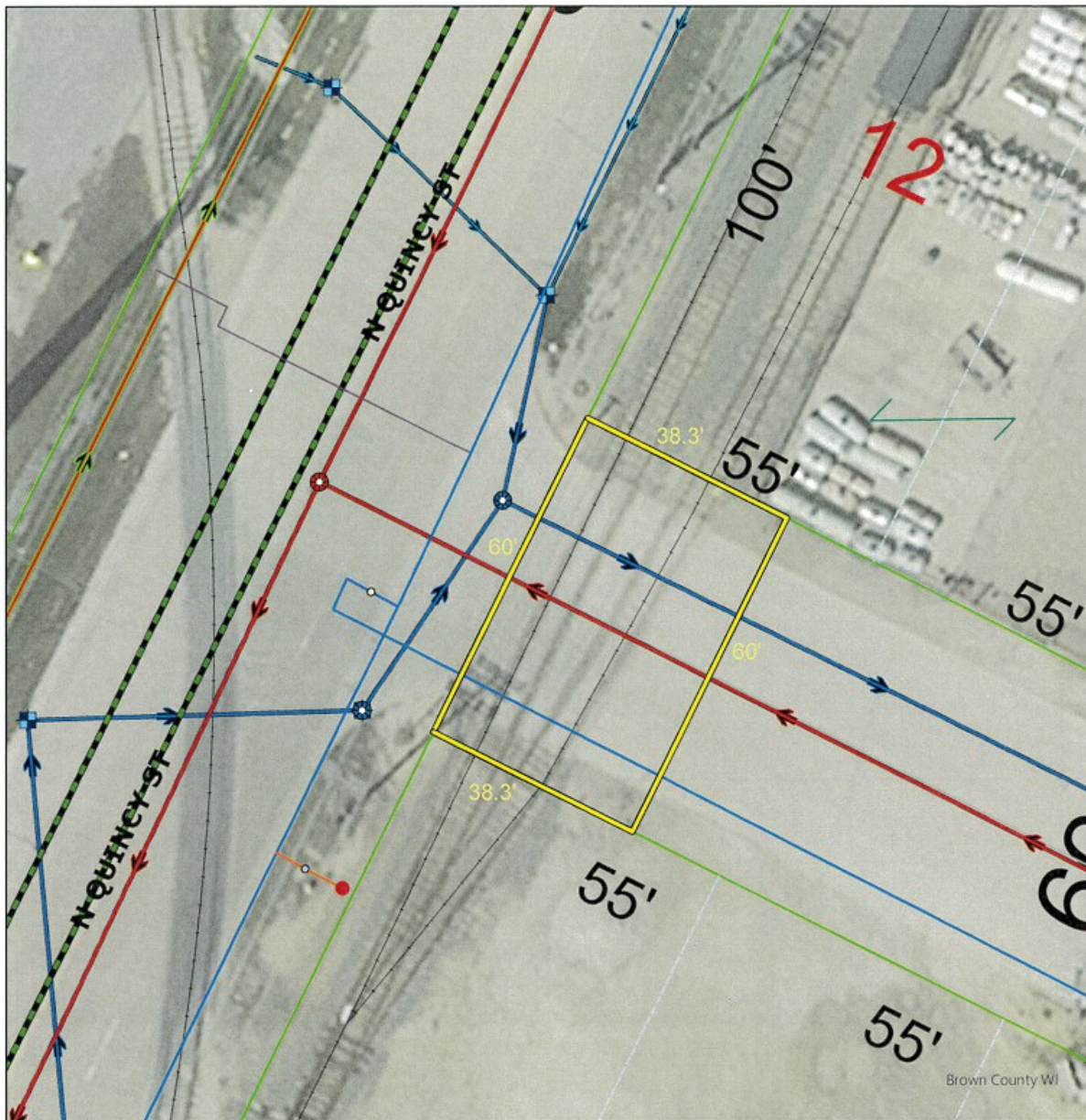
Dated at Green Bay, Wisconsin, this _____ day of _____, 2026.

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



1"=23'
1:277

Legend
— Proposed Closure Area



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.

PARCEL 21-373 AND A PORTION OF PARCEL 21-365

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

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

September 15, 2026

PREPARED BY

Dan Ditscheit, Parks Director

AGENDA ITEM # L.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

- I. 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 Redevelopment Authority of the City of Green Bay

MEETING DATE

September 15, 2026

PREPARED BY

Matthew Buchanan, Staff, Lacey Cochart,
City Attorney

AGENDA ITEM # M.1

To approve the Amended and Restated Development Agreement 25-08 with GenCap Green Bay Fire Station Apartments, LLC for the development of 420 S. Broadway, 402 S. Broadway, 421 Arndt Street, and portions of 419 Maple Avenue (Tax Parcels 3-569, 3-572, 3-574, 2-947), subject to final legal review and approval, and authorizing the Director of Community and Economic Development to sign all referenced real estate documents and agreements.

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

BACKGROUND

The Redevelopment Authority (RDA) and City of Green Bay approved Development Agreement 25-08 with GenCap Green Bay Fire Station Apartments, LLC for a project at 420 S. Broadway. The agreement authorized the transfer of RDA-owned property to the developer and Tax Increment Financing (TIF) assistance to support the construction of a mixed-use development. The project includes 85 affordable housing units, one commercial unit, a public meeting space, and a state-of-the-art fire station and administrative offices to be used by the Green Bay Metro Fire Department. The housing units will serve households with incomes between 30% and 80% of Area Median Income (AMI), as detailed in the matrix below. The developer has secured a 4% non-competitive housing tax credit award through the Wisconsin Housing and Economic Development Authority (WHEDA). The property's taxable assessed value is estimated to be \$7 million after completion. The project is to commence by December 31, 2026, and be completed by December 31, 2028.

The Development Agreement has been revised and is proposed as amended and restated. The development now specifically identifies that the RDA will authorize the plan and recording of a condominium development, consisting of three units. Condo Unit 1 will consist of 85 residential units and one first floor commercial unit. Condo Unit 3 will consist of a newly constructed fire station. Condo Unit 2 will be used as a "Community Service Facility" (CSF) to meet requirements associated with the WHEDA tax credit program. Condo Unit 2 will include portions of the fire station building, as well as a community room to be made available for various public uses and neighborhood activities. The City will lease condo unit 3 directly from the RDA and condo unit 2 from the developer until such time as the environmental cleanup is concluded, the property is transferred to the developer, and at a future date, the developer transfers the CSF to the City.

Financial terms of the approved Development Agreement include:

- Provide 80 percent PAYGo TIF incentive if the Developer guarantees annual property tax payments of \$139,440 for tax year 2028 through tax year 2042. TIF PAYGo payments are capped at \$1.5 million or

the total amount of Qualified Expenses, City Impact Fees, and City Permit Fees incurred and paid by developer.

- Pass through \$417,349.98 in ERA2 federal grant funds through an allocation from Brown County. (This number was amended from the previous \$2,051,800, due to US Treasury Department's interpretation of eligible uses.
- Provide a \$5.1 million loan to developer for the construction of the CSF condo unit, meeting WHEDA tax credit requirements (Funding commitment approved by City). These funds will be held in escrow and drawn down as the CSF and Fire Station are constructed.
- Provide a project grant up to \$3,170,000 for the value of General Capital's tax credits for the affordable housing, to be paid if the City fire station project is not completed by December 31, 2028.
- City is responsible for all costs for the fire station construction, which will be publicly bid later this year.

RECOMMENDATION

To approve the amended and restated Development Agreement 25-08 with GenCap Green Bay Fire Station Apartments, LLC for the development of 420 S. Broadway, 402 S. Broadway, 421 Arndt Street, and portions of 419 Maple Avenue (Tax Parcels 3-569, 3-572, 3-574, 2-947), subject to final legal review and approval.

FISCAL IMPACT

The amendment recognizes a \$1,616,616 reduction in federal ERA2 grant funds allocated by Brown County through the City to the developer. The reduction is due to US Treasury's reinterpretation of eligible uses of the grant funds, which were to be used to support the affordable housing portion of the development, including land acquisition costs. The developer was able to secure other outside funding resources to offset the loss.

The amendment will also allow for a one-year extension to the project timeline, likely resulting in the loss of one year's worth of tax increment (approximately \$139,440) that would have been generated had the project been constructed by the original completion date.

The proposed amendment allows for the developer to include City impact fees and City permit fees as a qualified expenditure and reimbursable through TIF PAYGo payments.

The potential TID expenditure of a project grant up to \$3,170,000 for the value of General Capital's tax credits for the affordable housing, to be paid if the City fire station project is not completed by December 31, 2028.

No other fiscal impacts are expected as part of this amendment.

ATTACHMENTS

- I. Fire Station Apartments DA Amended and Restated Draft Final w Attachments 9.7.2026



City of Green Bay
Department of Community and Economic Development

AMENDED AND RESTATED DEVELOPMENT AGREEMENT 2025-08
GREEN BAY FIRE STATION APARTMENTS

This Amended and Restated Development Agreement is made this ____ day of _____, 2026,
by THE CITY OF GREEN BAY, a Wisconsin municipal corporation ("City"),
THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY ("RDA"), and GENCAP GREEN
BAY FIRE STATION APARTMENTS, LLC, a Wisconsin limited liability company ("Developer").

RECITALS

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

<u>Tax Parcel</u>	<u>Address</u>	<u>Acres</u>	<u>Assessed Value</u>
3-569	420 S. Broadway	2.195	\$0.00
3-572	402 S. Broadway	0.112	\$0.00
3-574	421 Arndt Street	0.131	\$0.00
A portion of 2-947	419 Maple Avenue	1.60+/-	\$0.00

- B. The real property described in Recital A above shall be referred to as the "Property." The Property comprises approximately four acres of land. A map of the Property is herein attached as EXHIBIT A; a legal description of the Property is herein attached as EXHIBIT B.
- C. Developer intends to complete a Project, which is comprised of a mixed-use affordable housing development containing 85 units of multifamily housing and community serving uses. The Project will be subjected to a condominium form of ownership ("Condominium") through the recording of a condominium declaration (the "Declaration") and a condominium Plat (the "Condominium Plat" and together with the Declaration and the other agreements governing the Condominium, the "Condominium Documents"). It is anticipated that the Condominium will be comprised of three units (each, a "Condominium Unit"). The first Condominium Unit will consist of a portion of the Property together with a building (the "Residential Building") containing the residential units and related spaces, including a portion of the Community Service Facility (as defined below), and related improvements to be constructed thereon by Developer (the "Residential Unit" or "Unit 1"). The third Condominium Unit will consist of the remainder of the Property together with a building (the "Fire Station Building") and related improvements to be constructed thereon by the City, less those portions of the Fire Station Building consisting of the CSF Unit (as defined below) ("Unit 3"). Developer is not engaged by the City to construct a completed fire station, and the City, at its sole cost and expense, shall separately procure, contract for, and complete construction of Unit 3. The second Condominium Unit (the "CSF Unit" or "Unit 2") will consist of approximately [] square feet of space within the Fire Station Building to be used as a "Community Service Facility" as a such term is defined in Section 42(d)(4)(C)(iii) of the Internal Revenue Code of 1986, as amended from time to time (the "Code"). The CSF Unit will be constructed in connection with the City's construction of the Fire Station Building by the general contractor procured by the City to construct Unit 3 pursuant to a

contract between such general contractor and Developer. The City and Developer agree and acknowledge that the Community Service Facility shall be designed to serve primarily individuals whose income is 60 percent or less of area median income and that any fees charged for the services provided at the Community Service Facility shall be affordable to individuals whose income is 60 percent or less of area median income. The CSF Unit will be leased by the City from Developer and contain ancillary facilities to Unit 3; provided. The CSF Unit and the Residential Unit are referred to collectively herein as the "LIHTC Project". The proposed Project improvements are shown on a Preliminary Concept Plan, which is herein attached as EXHIBIT C.

- D. As of January 1, 2026, the Property is tax exempt:
- E. Upon completion of proposed Project, the City estimates the aggregate assessed property value of the Property, including the value of the Private Improvements (as defined below) to be constructed thereon, will be seven million dollars (\$7,000,000), which is anticipated to yield approximately:
1. One hundred thirty nine thousand four hundred forty dollars \$139,440 in total real estate taxes annually (assessed mill rate of \$19.92);
 2. Fifty-six thousand eight hundred forty dollars \$56,840 in real estate taxes to the City of Green Bay annually (assessed mill rate of \$8.12) which will comprise a portion of the \$139,440 of total real estate taxes referenced above.

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

- F. Pursuant to the provisions of §66.1105, Wis. Stats. (the "Tax Increment Law"), the City has included the Property within Tax Increment District Number 22 ("TID 22" or the "TID"), which will provide part of the financing for certain costs of the Project.
- G. Developer has requested Tax Incremental Finance ("TIF") assistance from the City and RDA with regard to certain expenses, including, but not limited to environmental remediation; demolition; clearing of land; construction of new buildings; or the construction of public works infrastructure, which will constitute qualified expenditures for which TIF assistance may be afforded Developer.
- H. The City and RDA desire to have Developer perform the Project in order to generate economic activity and tax base for the community consistent with the City Comprehensive Plan.
- I. In order to induce Developer to undertake the Project, such that the physical environment will be enhanced, the range of residential real estate products and community serving uses will be increased, and the public will generally benefit, the City has agreed to provide assistance to Developer as provided by this Agreement, all in accordance with the terms and conditions of this Agreement.
- J. The City, RDA and Developer entered into that certain Development Agreement 2025-08 Green Bay Fire Station Apartments dated as of September 29, 2025 (the "Original Agreement") in connection with the development of the Project. City, RDA and Developer wish to amend and restate the Original Agreement in its entirety as set forth in this Agreement.

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

I. PURPOSE

- A. Incorporation of Proceedings, Exhibits, and Recitals. All motions adopted, approvals granted, minutes documenting such motions and approvals, and plans and specifications submitted in conjunction with any and all approvals as granted by the City or RDA, including but not limited to adopted or approved plans or specifications on file with the City or RDA, along with all of the Recitals set forth above, shall be incorporated into this Agreement by reference, upon attachment, or upon consent by amendment if necessary if not referenced or attached at the time of execution of this Agreement.
- B. Implementation Schedule. TIME IS OF THE ESSENCE with regard to all dates and time periods set forth and/or incorporated herein. Any material modification or deviation from an approved schedule described in this Agreement shall occur only upon approval of the City and RDA, with any such approvals required to be in writing as an amendment to this Agreement, and which approvals shall not be unreasonably withheld. City shall cooperate and act promptly with respect to any and all permits or approvals necessary for completion of the Project. Notwithstanding the above, this Agreement shall not limit the discretion of the City, or any of its duly appointed and authorized governing bodies, boards or entities, in approving or rejecting any aspect of the Project or improvements contemplated on or about the Property.
- C. Entire Agreement. This writing including all exhibits hereto, and the other documents and agreements referenced herein, constitute the entire Agreement between the parties hereto in respect to the Project and all prior letters of intent or offers, if any, are hereby terminated. This Agreement shall be deemed to include and incorporate such minutes, approvals, plans, and specifications, as referenced in this Agreement, and in the event of a conflict between this Agreement and any action of the City or RDA, granting approvals or conditions attendant with such approval, the terms of this Agreement shall be deemed controlling and the City and RDA will take the necessary action to amend any conflicting approvals or conditions.
- D. Purpose of the Agreement. In order to cause the Project to occur and to induce Developer to undertake the Project, to promote community development, industry and job creation and to expand and enhance the tax base within the City, the City intends to provide the TIF Incentives as set forth in this Agreement. The City intends to recover its costs through the Available Tax Increment generated by the Property and the Private Improvements to be constructed thereon. The parties intend to enter into this Agreement to record the understandings and undertakings of the parties and to provide a framework within which the Project may proceed.

II. DEFINITIONS; EXHIBITS

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

- A. "Agreement" means this Amended and Restated Development Agreement among the City, RDA, and Developer, as amended and supplemented from time to time.
- B. "Annual Assessed Value" means the assessed value of the Private Improvements and the Property, as defined in this Agreement, as of January 1 of any calendar year.
- C. "Available Tax Increment" means the amount of Tax Increment (as defined below) actually received by the City generated by the Private Improvements and any increase of value of the Property above the Base Value and attributable to development within a tax incremental finance district, during the tax year preceding the year in which a PayGo Reimbursement payment is made in accordance with

this Agreement. The amount of Available Tax Increment may fluctuate based on variations in the property valuations, tax rate, depreciation and other independent factors.

- D. "Base Value" means the aggregate assessed value of the Property when the TID was created, which shall be Zero Dollars (\$0.00).
- E. "City" means the City of Green Bay, Brown County, Wisconsin.
- F. "Concept Plan" means the plan for the Project.
- G. "Developer" means GenCap Green Bay Fire Station Apartments, LLC, a Wisconsin limited liability company, or any assignee of the same.
- H. "Financial Closing" means the admission the Investor Members (as defined below) to Developer and closing on Developer's senior construction loan for the Project.
- I. "Plans and Specifications" means the plans and specifications developed for the Project.
- J. "Preliminary Concept Plan" means the initial Concept Plan, a copy of which is attached as EXHIBIT C and which is subject to such changes as Developer, the City or RDA may propose and the City and RDA may accept in its sole discretion.
- K. "Private Improvements" means the improvements to be constructed on the Property that are not Public Improvements.
- L. "Project" means the Project as defined in the Recitals.
- M. "Public Art" means art that shall be accessible to the public, and includes all forms of original creations of visual art, conceived in any medium, material, or combination thereof, including paintings, drawings, stained glass, and murals in any media; statues, bas relief, mobile, kinetic, electronic, neon, or other sculptures; environmental artworks; fountains, arches or other structures intended for ornament; integrated and functional architectural elements of a structure; video and other media-based works; inscriptions, fiber works, carvings, mosaics, photographs, drawings, collages, textile works and prints; crafts, both decorative and utilitarian in clay, fiber, wood, metal, glass, stone, plastic and other materials; artist-designed public spaces and functional elements which are either a part of a larger project or a separate entity in and of itself. Public Art does not include decorative concrete in sidewalks or other thoroughfare, decorative lighting with the primary purpose of providing street, sidewalk, or parking lot light, usual and customary landscaping, awnings or other building adornment, or any other improvements incidental to building construction.
- N. "Public Improvements" means the infrastructure improvements in connection with the Project, if any, that will ultimately be dedicated for public service, including, without limitation:
 - 1. road, pedestrian, and bicycle improvements; and
 - 2. sanitary sewer, storm sewer, and potable water and wastewater mains and laterals, and storm water management facilities; and
 - 3. telephone, high-speed cable, and related technology infrastructure; and
 - 4. natural gas, electrical power, and other public utilities; and
 - 5. any related engineering, grading, erosion control, and landscaping; and

6. any related land acquisitions and anticipated and intentional corrections to adjacent property affected by the public improvements, including grading.
- O. "Qualified Expenditures" means any expenditures of Developer for the Project that are eligible for TIF Incentives as defined in Section III. B. 4.
- P. "Special Assessment" means any special assessment levied against the Property by the City under §66.0701-0733, Wis. Stats., the City Code of Ordinances and this Agreement.
- Q. "Special Charge" means any special charge levied against the Property by the City under §66.0627, Wis. Stats., the City Code of Ordinances and this Agreement.
- R. "Tax Increment" means that amount obtained by multiplying the total county, city, school and other local general property taxes levied on all taxable property within a TID in a year by a fraction having as a numerator the value increment for that year in the district and as a denominator that year's equalized value of all taxable property in the TID.
- S. "TID" means Tax Increment District Number 22 ("TID 22" or the "TID"), of the City of Green Bay, which has been established and is in good standing by the City of Green Bay, Wisconsin. The City created TID 22 in 2019; TID 22 terminates in 2046.
- T. "TIF" means Tax Increment Financing, as described in Section III below and in particular, Tax Increment Financing relating to the TID.
- U. "TIF Incentive" means the incentive as set forth in Section III of this Agreement including specifically the PayGo Tax Incentive Cap.

III. TAX INCREMENT FINANCING AND OTHER OBLIGATIONS OF THE CITY

- A. Qualification for TIF. Developer shall demonstrate to the satisfaction of City and RDA a need for TIF, with such determination to be made according to the "but for" test, that is, that but for the City and RDA providing TIF, the Project would not happen. At the request of the City or RDA, Developer shall provide an independent analysis from a consultant expert in TIF to justify to the satisfaction of the City and RDA the Developer's qualification and need for TIF, both in terms of Qualified Expenditures and the amount of money to be paid to Developer.
- B. Nature of TIF Incentive. The TIF Incentive available to Developer under this Agreement shall be defined as the following:
 - I. Property Transfer. The RDA shall convey a leasehold interest in the Residential Unit and the CSF Unit to the Developer through the following process:
 - a) The RDA previously conveyed a leasehold interest in the Property to Developer pursuant to that certain Ground Lease dated as of September 29, 2025, as amended by that certain First Amendment to Ground Lease dated February 24, 2026 and that certain Second Amendment to Ground Lease dated as of _____, 2026 (the "Ground Lease"). Prior to the Financial Closing: (i) RDA and Developer shall terminate the Ground Lease, (ii) RDA shall record the Condominium Declaration and the Condominium Plat, (iii) RDA shall convey or lease Unit 3 to the City, (iv) RDA shall lease the Residential Unit to Developer pursuant to a lease agreement between RDA and Developer (the "Residential Unit Lease"), and (v) RDA shall lease the CSF Unit to Developer pursuant to a lease agreement between RDA and Developer (the

“CSF Unit Lease”). The RDA and Developer shall use good faith efforts to negotiate the terms of the Residential Unit Lease and the CSF Unit Lease on or before October 31, 2026. The Residential Unit Lease and CSF Unit Lease shall provide that the Developer will lease the Residential Unit and the CSF Unit, respectively, for a period of ninety (90) years from the date of the Residential Unit Lease (the “Residential Unit Lease Term”) and the CSF Unit Lease (the “CSF Unit Lease Term”), respectively. “Base Rent” under both the Residential Unit Lease and the CSF Unit Lease will be in the amount of \$1.00 for the Residential Unit Lease Term and CSF Unit Lease Term, respectively, and will be payable in a single installment in accordance with the terms of the Residential Unit Lease and the CSF Unit Lease. In addition to Base Rent, the Residential Unit Lease and CSF Unit Lease will provide that Developer shall be responsible for the payment of insurance, taxes, utilities and all other costs and expenses attributable to or incurred in connection with the ownership, use, occupancy, operation, maintenance and repair of the Residential Unit and the CSF Unit. The Residential Unit Lease and CSF Unit Lease shall include an option for Developer to purchase the Residential Unit (the “Residential Unit Lease Purchase Option”) and CSF Unit the (“CSF Unit Lease Purchase Option”), respectively, at any time after the EPA Grant Closeout (as defined herein) for \$1.00.

- b) The Developer shall, in consultation with the City and/or RDA, prepare and obtain approvals for a CSM, for which desired parcel boundaries are herein depicted on the map of the Property attached hereto as Exhibit A, and shall record the CSM on or before October 31, 2026.
 - c) Upon recording of such CSM with the Brown County Register of Deeds, all references to the Property shall include all such new parcels created through the actions of this Section III. B. I.
2. Guaranteed Annual Real Estate Tax Payment. The Developer guarantees the amount of property taxes to be paid with respect to the Property and Private Improvements shall not be less than \$139,440 in the aggregate in tax year 2029 and each year thereafter until and including the 2042 tax year (the “Guaranteed Annual Real Estate Tax Payment”). To the extent the property taxes paid are less than the Guaranteed Annual Real Estate Tax Payment for an applicable year, the Developer shall pay a Shortfall Payment to the City in cash on or before July 31 of the year following the tax year in which the property taxes are billed. “Shortfall Payment” means the amount to be paid by the Developer as the shortfall, if any, between the Guaranteed Annual Real Estate Tax Payment and the amount of taxes billed.
3. PAYGo Reimbursement. The City shall provide an additional TIF Incentive as a pay-as-you-go (PAYGo) obligation of the City, which is further defined as follows:
- a) Developer shall be responsible to incur and pay all of the upfront costs of the Project; provided, however, the City shall be solely responsible for the costs of developing, designing and constructing Unit 3.
 - b) The assessed value of the Property and the Private Improvements shall be determined on January 1 of each tax year and shall be compared to the assessed value of the Property and Private Improvements as of January 1, 2025. The difference in assessed values shall be known as the “Incremental Property Value.”

- c) Incremental Property Value multiplied by the assessed mill rate plus the Shortfall Payment shall equal the Available Tax Increment.
 - d) The City shall make available not more than eighty percent (80%) of the Available TIF Increment to the Developer pursuant to Section III.B.3(e).
 - e) PAYGo Reimbursement payments will be payable to Developer in the year following the year of the Available Tax Increment determination, within thirty (30) days after Developer has provided proof to the City of the full payment of the real estate taxes, Shortfall Payment, special assessments and special charges against the Residential Unit and the CSF Unit and the Private Improvements forming a part thereof for the previous year. PAYGo Reimbursement payments shall commence after the first certificate of occupancy for the Project has been issued. For example, if the first occupancy permit is issued on September 1, 2027, the TIF Increment would be determined as of January 1, 2028 and the PAYGo Reimbursement would first be payable in 2029.
4. Qualified Expenditures. Qualified Expenditures for purposes of this Agreement include the following:
- a) Hard and soft costs, including without limitation engineering and design fees, incurred by Developer in connection with the design and construction of Public Improvements, as defined in Section II.N., and environmental remediation, and asbestos abatement as required by State and Federal law; then
 - b) Hard and soft costs, including without limitation engineering and design fees, incurred by Developer in connection with the design and construction of "Private Improvements"; and
 - c) Any other activity specifically approved by the City or RDA.
5. Assignment. Developer may assign any of its payment rights hereunder to any lender(s) providing financing for the Project and to any future purchaser or developer of the Residential Unit or the CSF Unit upon approval of the RDA, which approval will not be unreasonably withheld, conditioned or delayed; provided however, that the City shall be obligated only to disburse TIF Incentives to the party with whom the City has an agreement. It shall be incumbent upon Developer to enter into a separate agreement with any third parties if it intends to assign its payment rights hereunder, or seek either reimbursement or allocation of any Available Tax Increment.

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

- 1. Monetary Limitation. The PAYGo TIF Incentive in any year shall not exceed the 80% of the Available Tax Increment for the Property.
- 2. PayGo Tax Incentive Cap. The City shall not be obligated to pay PAYGo Reimbursement payments in excess of the lesser of [one million five hundred thousand dollars (\$1,500,00.00)] or the total amount of Qualified Expenses incurred and paid by Developer, plus any costs incurred by Developer for City impact and permit fees.
- 3. Tax Receipts Limitation. Only the Available Tax Increment actually received by the City, and no other property, revenue, or asset of the City, shall be used to pay such amounts.

4. Temporal Limitation. Provided Developer qualifies for TIF Incentive and provides adequate proof to the City and RDA that Developer has incurred and paid Qualified Expenditures and provided Developer and all transferees have paid the Shortfall Payments, and with respect to the Residential Unit and the CSF Unit, the real estate taxes, any Special Assessments and Special Charges in full for the previous tax year by July 31, PAYGo Reimbursement payments shall be made within thirty (30) days after Developer has provided proof to the City of the full payment of the real estate taxes, Shortfall Payment, Special Assessments and special charges; provided, however, in no event shall PAYGo Reimbursement payments continue after the earlier of the termination date of the TID or the termination of this Agreement if before the termination of the TID.
- D. No General Obligation of City. The City's obligation to make TIF Incentive payments shall be a special and limited obligation only and shall not be considered a general obligation of the City, and neither the full faith and credit nor the taxing powers of the City are pledged to the payment of such amounts. The City shall take no action to dissolve the TID before payment of all TIF Incentive payments due to the Developer, subject to the provisions of this Agreement. In no circumstances shall amounts to be paid Developer hereunder be considered an indebtedness of the City, and the obligation of the City hereunder is limited to the Tax Increment appropriated and received by the City. Amounts due hereunder shall not count against the City's constitutional debt limitation, and no taxes will be levied for its payment or pledged to its payment other than from the Tax Increment.
- E. Other City Obligations, Loans, Grants and Credits. The City shall provide additional assistance to the Project and shall incur additional obligations with respect to the Project, as follows:
1. EPA Grant. Developer and City acknowledge that City previously received a grant from the U.S. Environmental Protection Agency (the "EPA Grant") to provide certain demolition and remediation activities on the Property unrelated to the Project which are more particularly described in Exhibit E. The City shall perform all work within the scope of the EPA Grant at its own expense. Thereafter, the City shall submit all documentation and perform all activities necessary to complete any reporting and close out procedures required by the documents and regulations governing the EPA Grant (the "EPA Grant Closeout").
 2. Remedial Action Plan. The City has prepared, in consultation with Developer, and submitted to the Wisconsin Department of Natural Resources a Remedial Action Plan ("RAP") for the Project which is attached hereto as Exhibit D. The City shall be responsible for performing, at City's sole cost, those activities set forth in Exhibit E which includes the scope of Work within the EPA Grant and certain of the activities required by the RAP (together, the "City's Environmental Work"). Developer and City acknowledge that the implementation of the RAP and submittal for final case closure shall require Developer to perform certain activities (e.g. cap and cover within Unit 1), at Developer's cost, that Developer will occur as part of Developer's construction of the LIHTC Project. Developer shall be responsible for performing those activities required by the RAP set forth in Exhibit F ("Developer's RAP Obligations").
 3. ERA2 Funds. City has provided a grant to the Wisconsin Preservation Fund, Inc. ("Designee") in the amount of \$417,349.98 utilizing ERA2 funding, which grant Designee has loaned to Developer to reimburse Developer for eligible Project costs. The Developer agrees at all times to comply (and shall cause Designee to comply) with the applicable terms of the Subrecipient Agreement between Brown County and the City for Emergency Rental Assistance ERA 2 Funding Affordable Housing Development dated as of September 30, 2025 ("ERA Agreement") and incorporated herein by this reference. The City and RDA

acknowledge that the maximum ERA2 funding being provided to Designee/Developer pursuant to this Agreement is \$417,349.98. Neither Developer nor Designee shall have any repayment obligations with respect to the ERA2 funding in excess of the lesser of \$417,349.98 or the amount of ERA2 funds actually provided to Designee/Developer. The City shall indemnify and hold Developer, Designee and their respective employees and agents harmless from any claims, liabilities, costs or expenses, including reasonable attorney's fees (collectively, "Losses") arising from the ERA Agreement, and any noncompliance therewith, to the extent such Losses are caused by the City's recklessness, willful misconduct, or any noncompliance with the terms of the ERA2 Agreement which is not caused by any failure by Developer to comply with its obligations under this Agreement. The foregoing hold harmless and indemnification obligations shall survive termination of this Agreement.

4. Community Service Facility and City CSF Loan. The City shall provide a loan to Developer in the amount of Five Million One Hundred Thousand (\$5,100,000) for purposes of paying for the costs of constructing and furnishing the Community Service Facility. The City CSF Loan will be evidenced by a promissory note (the "CSF Note") be secured by a subordinate mortgage on the CSF Unit (the "CSF Mortgage" and together with all other documents entered into and evidencing the City CSF Loan, the "City CSF Loan Documents"). The City CSF Loan shall be for a term of 30 years, shall not bear interest, and shall be payable in a single payment at maturity. The full amount of the City CSF Loan shall be escrowed with Knight Barry Title, Inc. ("Escrow Agent") at the Financial Closing and shall be drawn upon during construction of the LIHTC Project in accordance with the terms of the City CSF Loan Documents.

Developer shall lease the CSF Unit to the City pursuant to a lease agreement between the City and Developer (the "CSF Lease") and shall allow the City to use the portion of the Community Service Facility in the Residential Building on a non-exclusive Basis pursuant to the terms of license agreement between the City and Developer (the "License Agreement"). The City and Developer shall use good faith efforts to negotiate the forms of the CSF Lease and the License Agreement by October 31, 2026. The CSF Lease shall (i) have a term of thirty (30) years, (ii) shall provide for Base Rent of \$1.00 per year, (iii) will be a "triple net" lease requiring City to pay for all costs of constructing, owning and operating the CSF Unit (including, but not limited to, real estate taxes and insurance) and shall otherwise be on terms acceptable to Developer's lenders and investor.

Commencing on January 1 of the first calendar year immediately following the end of the 15-year "compliance period" (as defined in Section 42(i)(I) of the Code) for the LIHTC Project ("Developer CSF Option Date"), and for a period of two years thereafter (the "Developer CSF Option Period") Developer, in its sole discretion, shall have the option ("Developer's CSF Option") to convey the CSF Unit to the City by special warranty deed, subject to all matters of record at the time of the closing, the Condominium Documents, any lease for the CSF Unit, and other customary title exceptions, but not subject to any mortgages or other recorded monetary liens (other than the lien of the CSF Mortgage), and City shall accept such conveyance. If Developer chooses to exercise Developer's CSF Option, it shall do so by notifying City of the same in writing (the "Developer's CSF Exercise Notice") at any time during the Developer CSF Option Period, in which case the CSF Unit shall be conveyed to City within sixty (60) days after the date of the Developer CSF Exercise Notice or at such other time as is mutually agreed to between Developer and City. Developer shall convey the CSF Unit in its "AS IS" condition without any warranties or representations whatsoever, and City shall obtain at its expense any title insurance it desires in connection with the conveyance. Developer and City shall execute and deliver to one another at the closing of the conveyance

such documents as are customary in connection with a sale of property similar to the CSF Unit and the costs and expenses of the closing of such conveyance will be paid by Developer and City in accordance with customary practices for similar transactions. If Developer exercises Developer's CSF Option, the conveyance of the CSF Unit to City shall be subject to, and City shall assume all of Developer's obligations under the CSF Note and the loan documents relating thereto, including, without limitation the CSF Mortgage from Developer to the City.

Commencing on July 1 of the first calendar year immediately following the calendar year in which the Developer CSF Option Date occurs ("City CSF Option Date"), and for two years thereafter (the "City CSF Option Period"), the City shall have the option to purchase the CSF Unit (the "City's CSF Option") from Developer at a price equal to the fair market value of the CSF Unit determined by Developer and City; provided, however, that in no event shall the purchase price be less than the outstanding balance of the City CSF Loan. If Developer and City cannot agree on the fair market value of the CSF Unit, Developer and City shall mutually select an appraiser to determine the fair market value of the CSF Unit which Developer and City shall accept as binding. City may exercise the City's CSF Option at any time during the City CSF Option Period by notifying Developer in writing of its intent to exercise the City's CSF Option (the "City CSF Exercise Notice"). Closing of the sale of the CSF Unit pursuant to the exercise of City's CSF Option shall within sixty (60) days after the date of the City CSF Exercise Notice or at such other time as is mutually agreed to by Developer and City. At closing, Developer shall convey title to the CSF Unit by special warranty deed subject to all matters of record at the time of closing, the Condominium Documents, any leases for the CSF Unit, and other customary title exceptions, but not subject to any mortgages or other recorded monetary liens (other than the lien of the CSF Mortgage if City agrees to assume the City CSF Loan in connection with its purchase). Developer shall convey the CSF Unit in its "AS IS" condition without any warranties or representations whatsoever, and City shall obtain at its expense any title insurance it desires in connection with the conveyance. Developer and City shall execute and deliver to one another at closing such documents as are customary in connection with a sale of property similar to the CSF Unit and the costs and expenses of closing will be paid by Developer and City in accordance with customary practices for similar transactions.

5. Construction of Unit 3, Completion of CSF Unit and Tax Credit Loss Grant. City shall construct, at the City's sole cost and expense, the Fire Station Building and the related improvement comprising Unit 3. The City and Developer shall use good faith efforts to negotiate an agreement setting forth the terms and conditions governing the coordination of City's and Developer's construction obligations under his Agreement (the "Joint Construction Management Agreement") on or before October 31, 2026. The City shall complete construction of the Fire Station Building and shall obtain a certificate of occupancy for the CSF Unit no later than [December 31, 2028] (the "Outside CSF Completion Date"). City acknowledges that Developer will be required to allocate to its equity investor a certain amount of federal low-income housing tax credits pursuant to Section 42 of the Code ("Tax Credits") in connection with the LIHTC Project and that Low-Income Housing Tax Credits are based on the Eligible Basis of the LIHTC Project including the CSF Unit. "Eligible Basis" (As defined below) has the meaning set forth in Section 42(d) of the Code, and the treasury regulations promulgated thereunder, and any published rulings, procedures and notices thereunder.

If the Fire Station Building and CSF Unit are not completed and placed in service by the Outside CSF Completion Date solely and directly as a result of a City-Caused Delay, the City

shall provide Developer with an additional grant for the Project (the “Tax Credit Loss Grant”) in accordance with the following terms:

a. City-Caused Delay. “City-Caused Delay” means the City’s material failure to timely perform an express obligation assigned exclusively to the City under this Agreement or the Joint Construction Management Agreement. A City-Caused Delay does not include, and the City shall have no responsibility for, any delay caused or increased by: (i) Force Majeure; (ii) any act, omission, default, interference, requested change, or failure to cooperate by Developer or any affiliate of Developer; (iii) any act or omission of an Investor Member, lender, architect, engineer, contractor, subcontractor, utility, governmental authority, or other person not retained and controlled exclusively by the City; (iv) concealed or unforeseen environmental, geotechnical, structural, subsurface, or site conditions; (v) governmental review, permitting, inspection, or approval; (vi) a change in applicable law or in the interpretation or administration of Section 42 of the Code; (vii) a change to the Project, Plans and Specifications, financing structure, ownership structure, construction schedule, or investor documents that the City did not approve in writing; or (viii) any other event beyond the City’s reasonable control. The Outside CSF Completion Date shall be equitably extended for the duration of any such delay.

b. Eligible Tax Credit Loss. The Tax Credit Loss Grant shall apply only to an “Eligible Tax Credit Loss,” meaning the amount of Tax Credits that: (i) is attributable exclusively to Eligible Basis in the CSF Unit; (ii) would have been allowable but for the City-Caused Delay; (iii) is actually and permanently disallowed by a final, non-appealable determination of the Internal Revenue Service, Wisconsin Department of Revenue, Wisconsin Housing and Economic Development Authority, or other governmental authority having jurisdiction; and (iv) cannot reasonably be restored, carried forward, reallocated, replaced, insured, or recovered from another source. An Eligible Tax Credit Loss does not include a projected or estimated loss, temporary timing difference, reduction in investor yield, investor adjuster or penalty, loss of anticipated profit, financing cost, tax liability arising from receipt of the Tax Credit Loss Grant, tax gross-up, interest, penalty, attorneys’ fees, or incidental, consequential, indirect, punitive, or exemplary damages.

c. Conditions to Payment. The City shall have no obligation to provide a Tax Credit Loss Grant unless Developer: (i) gives the City prompt written notice of any event that may result in an Eligible Tax Credit Loss; (ii) provides the City with all relevant tax returns, forms, cost certifications, partnership and investor documents, correspondence, proposed adjustments, and other supporting records reasonably requested by the City; (iii) permits the City, at its election, to participate in any administrative or judicial proceeding concerning the claimed loss; (iv) does not concede, compromise, settle, amend a return, or otherwise resolve any matter affecting the City’s potential grant obligation without the City’s prior written consent; (v) diligently pursues all commercially reasonable means of avoiding or reducing the loss, including available administrative appeals, amended filings, carryforwards, reallocations, insurance claims, and recoveries against responsible third parties; and (vi) submits a written grant request supported by a certification from an independent certified public accountant reasonably acceptable to the City establishing the amount of the Eligible Tax Credit Loss and compliance with this Section.

d. Grant Amount and Limitation. The Tax Credit Loss Grant shall equal the lesser of: (i) the Eligible Tax Credit Loss established in accordance with this Section; (ii) the portion

of the Eligible Tax Credit Loss allocable to the City based upon the extent to which a City-Caused Delay was responsible for such loss; and (iii) \$3,170,000. The foregoing amount constitutes the maximum aggregate obligation of the City and RDA for all losses involving Tax Credits arising from or relating to the Project. Any insurance proceeds, tax benefits, settlements, replacement credits, carryforwards, or recoveries from another source shall reduce the Tax Credit Loss Grant dollar for dollar. Developer shall promptly repay the City for any duplicative recovery received after payment of the Tax Credit Loss Grant.

e. Nature of Grant; Exclusive Remedy. The Tax Credit Loss Grant constitutes additional financial assistance for the Project and does not constitute an indemnity, guaranty of Tax Credits, assumption of any tax liability, or obligation to defend Developer or any other person. Payment of the Tax Credit Loss Grant shall be Developer's sole and exclusive monetary remedy against the City and RDA for any loss, reduction, recapture, disallowance, or delay involving Tax Credits. No affiliate, Investor Member, lender, or other person shall have an independent right to payment or shall be a third-party beneficiary of this Section.

f. Municipal Protections. Nothing in this Section waives any notice requirement, defense, immunity, limitation of liability, or other statutory or common-law protection available to the City, the RDA, or their respective officers, officials, employees, or agents, including the protections of Wis. Stat. § 893.80. The City's obligations under this Section remain subject to all applicable constitutional and statutory limitations governing municipal expenditures and indebtedness.

6. Payment of Developer Fees. City shall a development fee of \$[50,000] to The Hoff Group, Inc. ("Hoff") and a development fee equal to \$[400,000] to General Capital Development, LLC ("GCD"), which is an affiliate of Developer, for coordination of design, programming, and project development prior commencement of construction in connection with the development of Unit 3. The development fees shall be payable in full and shall be deemed fully earned at the Financial Closing.
7. City's Reimbursement Obligations. [Developer entered into an architectural agreement for with Wendel Architecture, PC for the design of the Fre Station Building. City has previously reimbursed Developer for amounts owing to the Architect thereunder in the amount of \$[_____]. Architect shall reimburse Developer for _____]
8. The City and RDA, as appropriate, shall cooperate with Developer to identify and apply for such other grants and credits in regard to the Project as they shall deem appropriate for the benefit of the Project and as may be required to achieve necessary financing for the Project; provided, however, the City and RDA make no representations or warranties about the availability of such grants and credits or whether any such grants or credits that may be available will be awarded.
9. To the extent that stormwater detention facilities are required to be constructed by Developer on the Property to serve the Project, the City shall be required to reimburse Developer for a proportionate share of the cost of such facilities based on the proportion of the impervious areas on the Property attributable to Unit 3 to the total impervious area on the Property.

IV. OBLIGATIONS OF DEVELOPER

- A. Concept Plan. Developer has previously submitted a Preliminary Concept Plan to RDA for approval, which is attached to this Agreement as Exhibit C. The Preliminary Concept Plan clearly identifies:
1. Any proposed changes in boundaries of the Property;
 2. The approximate location of any proposed structures and/or projects to be built on the Property; and
 3. A preliminary rendering or other illustration of scale of proposed structures and buildings to be constructed on the Property.
- B. Construction Documents. Prior to September 30, 2026, and prior to commencement of construction of the Project, Developer shall submit site plans, building plans, and other drawings that fix and describe the size and character of the entire Project, along with architectural contracts for the Residential Unit and the CSF Unit and general contracts for the construction work to be performed by Developer under this Agreement, to RDA for approval. The Construction Documents shall include:
1. Plans and specifications for structural, mechanical and electrical systems, materials; and
 2. Full-color elevations for all sides of all proposed structures; and
 3. Descriptions and actual samples of all exterior building materials; and
 4. Descriptions and photographic examples of interior finishes; and
 5. Other such essential items as may be reasonably determined by the RDA to be appropriate.
- C. Development Budget. Prior to September 30, 2026, Developer shall submit a Development Budget, prepared in accordance with general principles for construction and development budgeting, to RDA for approval. The Development Budget shall include:
1. Not less than Twenty Million and No/100 dollars (\$20,000,000.00) in “hard” construction costs for the entire Project; and
 2. A line item of not less than five percent (5%) of total “hard” construction costs for cost overruns and change orders; and
 3. A line item of not less than one percent (1%) of the estimated aggregate assessed value of the LIHTC Project, which shall be specifically dedicated towards
 - a) Public Art on the Property; or
 - b) Public Art within one-half (1/2) mile of the Property; or
 - c) A separate Public Art project(s) approved by the RDA and GBPAC; or
 - d) Funds for design and maintenance of Public Art, or any combination of the alternatives herein; and
 4. Line items for each of the Qualified Expenditures for which the Developer is seeking a TIF Incentive, as identified in Section III.
- D. RDA Approvals. The RDA shall indicate its approval or further requirements in writing within thirty (30) days from the date of receipt of the Concept Plan, Construction Documents, or Development Budget, or any revisions; provided, however, that the RDA shall approve such revised Concept Plan, Construction Documents, or Development Budget unless it determines such revisions would impair

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

- E. Compliance with Planning; Zoning; Permits and Use. Developer will obtain from the City and all other appropriate governmental bodies (and all other councils, boards, and parties having a right to control, permit, approve, or consent to the development and use of the Property) all approvals and consents necessary to develop and use the Property as set forth above, including, but not limited to:
 - 1. Developer shall pay all water, sewer, and other impact fees that may be due and payable in connection with the Project (excluding any such fees payable in connection with Unit 3) unless waived by the City.
 - 2. The acceptance of this Agreement and granting of any and all approvals, licenses, and permits by the City shall not obligate the City to grant any variances, exceptions, or conditional use grants, or approve any building or use the City determines not to be in compliance with the municipal codes and ordinances of the City, or in the best interests of the City or the RDA.
- F. Proof of Equity. Developer shall have in place and shall provide the City and RDA no later than September 30, 2026, a letter of intent from an equity investor for the LIHTC Project evidencing equity contributions from Developer's members of not less than ten percent (10%) equity available for injection into the LIHTC Project in an amount sufficient to obtain financing for all LIHTC Project costs.
- G. Proof of Financing. By no later than September 30, 2026, Developer shall have delivered commitments satisfactory to the City and RDA of financing, which after injection of the Developer equity into the Project, will be sufficient in the determination of the City and RDA, to complete the LIHTC Project according to the plans and specifications.
- H. Residential Unit Lease. By no later than October 31, 2026, Developer shall submit the form of Residential Unit Lease to the City and RDA for approval. The leasehold interest in the Residential Unit shall be owned in the name of the Developer.
- I. Termination or Relocation of Easements. Developer shall have agreements with all holders of easements or any other rights that may be affected by the Project, regarding the termination, modification or relocation of such easements and other rights in order to accommodate the Concept Plan no later than October 31, 2026.
- J. Certified Survey Map. Developer shall cause a certified survey map to be prepared, approved by the City, RDA, and any other party whose consent is required, and shall cause the certified survey map to be recorded with the Brown County Register of Deeds no later than October 31, 2026.
- K. Condominium Documents. Prior to October 31, 2026, Developer shall submit the form of Condominium Documents to City and RDA for approval.

- L. Improvement of Property. Substantial work on the LIHTC Project shall commence no later than December 31, 2026. Construction of the LIHTC Project shall be completed no later than December 31, 2028, subject to Force Majeure and delays caused by the failure of the City to comply with its obligations under the Joint Construction Management Agreement and this Agreement. Developer shall file with the RDA copies of the detailed construction plans for the Residential Unit and the CSF Unit within ninety (90) days after completion of the LIHTC Project.
- M. Reports and Information. During the period before the commencement of construction, Developer shall from time to time provide to the RDA information having a bearing upon the interests of the City and the RDA in the Property or under this Agreement. Upon request of the RDA, Developer shall submit progress reports during the course of construction. Upon request of the RDA, Developer shall submit a copy of annual, audited financial statements for Developer through termination of this Agreement.
- N. Copies of Documents. All documents from Developer to the City or RDA shall be submitted in triplicate.
- O. Maintenance and Repair. Developer shall at all times keep and maintain, or cause to be kept and maintained, the LIHTC Project (subject to City's compliance with its maintenance obligations under the CSF Lease) in good condition and repair, in a safe, clean, and attractive condition, and free of all trash, litter, refuse, and waste, subject only to demolition and construction activities contemplated by this Agreement.
- P. Transfer or Sale of Project Property.
- I. Notice of Intent to Transfer. Except as expressly permitted in this Agreement, if Developer intends to sell, transfer or convey the LIHTC Project or any part thereof prior to the completion of construction of the LIHTC Project as evidenced by the issuance of a certificate of occupancy for the LIHTC Project, Developer shall provide to the City and RDA a written request for transfer thirty (30) days prior to the anticipated transfer. The City or RDA may deny the request for any commercially reasonable reason provided that approval shall not be unreasonably withheld, conditioned or delayed. This Agreement inures to the benefit and becomes the obligation of the heirs, successors and assigns of Developer, City and RDA. This Agreement shall run with the land and shall be binding upon all current and future owners of the Property. Owner shall not be required to provide the City or RDA with written notice of its intent to transfer in connection with the granting of any mortgage or security agreement to finance or refinance loans for the purchase of the Residential Unit or CSF Unit or payment of costs of the LIHTC Project. Notwithstanding the foregoing, no consent shall be required to: (i) a transfer of the LIHTC Project, or the leasehold interest of Developer therein, pursuant to any foreclosure proceedings or a transfer by deed (or other instrument of conveyance) in lieu of any such foreclosure to any lender providing financing for the LIHTC Project, or thereafter by such lender to a third party; (ii) a collateral assignment of this Agreement for the benefit of Developer's lenders; or (iii) the admission of Investor Members (as defined herein) to Developer or the transfer of any interest of Investor Members in Developer or any interest in an Investor Member or the removal and replacement of Developer's managing member by any Investor Member.
 2. No Transfer to Exempt Entities. Prior to the closure of the TID, neither the LIHTC Project (nor Developer's leasehold interest therein, as applicable) shall be sold, transferred or conveyed to, leased, or owned by any entity or used in any manner that would render any part of the LIHTC Project exempt from taxation, unless the purchaser, transferee, lessee or

owner first executes a written agreement with the City and RDA in a form satisfactory to the City providing for acceptable payments to the City in lieu of taxes.

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

R. Environmental.

1. Presence of Hazardous Materials and Compliance with Environmental Laws. Except as set forth in this Agreement, before commencement of the LIHTC Project, Developer shall be satisfied, through such means as are commercially reasonable, that the Property is free of Hazardous Materials or that any Hazardous Materials on or within the Property are being stored and handled in strict compliance with all Environmental Laws. Developer shall provide the City and RDA with copies of all environmental reports pertaining to the Property no later than ten (10) days after receiving the same.
2. City's Responsibility. The City agrees to complete its implementation of the approved Remedial Action Plan discussed in section III.E.2. above. The City's obligation to complete the Remedial Action Plan includes but is not limited to the items listed in Exhibit E, Summary of Anticipated Environmental Responsibilities – City of Green Bay. The City will have no other responsibility for the site preparation. Subject to Section VI.C. of this Agreement, all other environmental responsibilities at the Property to be undertaken in connection with the construction and development of the LIHTC Project are the responsibility of the Developer.
3. Developer's Responsibility. Except for the Remedial Action Plan implementation discussed in sections III.R.2 and III.E.2 above, and except as expressly set forth in the Residential Unit Lease and this Development Agreement, the Developer is responsible, subject to Section VI.C of this Agreement, for any additional environmental obligations or other requirements imposed because of the site conditions that remain within Unit I after the execution of this Agreement, including but not limited to, additional remediation, any vapor mitigation systems that are required, and any increase in construction costs that may arise due to any environmental contamination or physical obstructions or impediments found within Unit I. The Developer's obligations under this section include, but are not limited to, the items listed in Exhibit E, Summary of Anticipated Environmental Responsibilities – Developer.
4. Developer's Environmental Indemnification. Developer shall indemnify, pay on behalf of, defend and hold the City, the RDA, and their respective agents, officials, employees, representatives, successors and assigns, harmless from and against any loss, damage, claim, fine, penalty, assessment, liability, or other charge or claim, and all costs (including, without limitation, reasonable legal, accounting, consulting, engineering, and similar expenses incurred with respect to such matter and/or incurred in enforcing this indemnity):
 - a) Arising from the actual existence, treatment, deposit, release, storage, or disposal of any Hazardous Materials on, within or about Unit I except to the extent (i) the foregoing are required to be remedied or remediated by RDA pursuant to Section 3.E.1, 3.E.2 and 3R.2 above, (ii) the RDA has an obligation to indemnify or hold harmless Developer with respect to any of the foregoing pursuant to the Residential Unit Lease; or

- b) Arising from the breach of any warranty, covenant or representation of Developer to the City or RDA, or any other obligation of Developer to the City or RDA regarding Hazardous Materials under this Agreement.

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

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

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

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

1. Workers Compensation and Related Coverage. Coverage for state and federal workers compensation shall be defined by state and federal statute. The amounts of employer’s liability coverage shall be in not less than the following limits:

- a) Bodily Injury by Accident – one hundred thousand dollars (\$100,000.00) per accident;
- b) Bodily Injury by Disease – one hundred thousand dollars (\$100,000.00) per employee; and
- c) Five hundred thousand dollars (\$500,000.00) policy limit.

2. Waiver of Workers Compensation Subrogation. The workers’ compensation policy is to be endorsed with a waiver of subrogation. The insurance company, in its endorsement, agrees to waive all rights of subrogation against the City, RDA, its officers, officials, employees, and

volunteers for losses paid under the terms of the policy that arises from the work performed by the named insured for or on behalf of the City or RDA.

3. Comprehensive General Liability Insurance. Coverage shall be written on a commercial general liability form, and shall protect Developer and any subcontractor during the performance of work covered by this Agreement from claims or damages for personal injury, including accidental death, as well as claims for property damages which may arise from operation under this Agreement, whether such operations be by Developer, any subcontractor, or anyone directly or indirectly employed by either of them in such manner as to impose liability on the City or RDA. The amounts of such insurance shall be not less than the following limits:
 - a) General Aggregate Limit – two million dollars (\$2,000,000.00); Personal and Advertising Injury Limit (per person/organization) – two million dollars (\$2,000,000.00);
 - b) Bodily Injury and Property Damage – two million dollars (\$2,000,000.00) per occurrence;
 - c) Fire Legal Liability Damage Limit – one hundred thousand dollars (\$100,000.00) per occurrence; and
 - d) Medical Expense Limit – ten thousand dollars (\$10,000.00) per person.
4. Comprehensive Automobile Liability and Property Damage. Coverage shall protect Developer and any subcontractor during the performance of work covered by this Agreement from claims or damages associated with operations of owned, hired, and non- owned motor vehicles. The amounts of such insurance shall be not less than the following limits:
 - a) Bodily Injury – two hundred fifty thousand dollars (\$250,000.00) per person; and
 - b) One million dollars (\$1,000,000.00) per occurrence; and Property Damage – two hundred fifty thousand dollars (\$250,000.00) per occurrence.
5. Umbrella Coverage. Coverage shall protect Developer and any subcontractor during the performance of work covered by this Agreement with limits of one million dollars (\$1,000,000.00) for bodily injury, personal injury, and property damage on a combined basis with the stated underlying limits of Paragraphs IV. S. 1. to IV S. 3. above.
6. Builder's Risk Insurance. Except as otherwise specified in the Condominium Documents or Joint Construction Management Agreement, Before commencing construction of any improvements on the Property and during any construction activities contemplated by this Agreement, Developer shall, or cause its contractor to, obtain and keep in full force and effect and all builders risk insurance policy for all portions of the LIHTC Project with coverage equal to the total amount of the construction contracts for all such construction activities. Nothing in this Agreement is intended to relieve Developer of its obligation to perform under this Agreement and, in the event of loss, Developer shall use the proceeds of such insurance, subject to the rights of lenders, to promptly reconstruct the damaged or lost improvements.
7. Fire and Casualty Insurance. Except as otherwise specified in the Condominium Documents, Developer shall obtain and keep in full force adequate fire and casualty insurance for the LIHTC Project with coverage in an amount equal to the assessed value of the improvements

within the Residential Unit and the CSF Unit. In the event of loss the Developer shall use the proceeds of such insurance to promptly reconstruct the damaged or lost improvements within the Residential Unit and the CSF Unit, subject to the rights of lenders.

T. General Indemnity.

- I. Protection Against Losses. Developer shall indemnify, defend and hold harmless the City, RDA, and their respective officers, employees, agents, attorneys, insurers and the successors and assigns of all of the foregoing, from any and all liabilities, claims, losses, damages, judgments or awards, costs or expenses, including reasonable attorneys' fees, of whatsoever nature and by whomsoever asserted, whether asserted by a third party or by a party to this Agreement (hereinafter "Losses"), directly or indirectly, arising out of, resulting from or in any way connected with:
 - a) Any breach by Developer of the terms of this Agreement;
 - b) Any non-compliance with laws, ordinances, rules or regulations applicable to Developer's obligations under this Agreement; or
 - c) Any governmental, regulatory or other proceedings to the extent any such proceedings result from Developer's failure to comply with its obligations under this Agreement or the negligence or willful misconduct of Developer.

Indemnification Procedures. Developer shall promptly assume full and complete responsibility for the investigation, defense, compromise and settlement of any claim, suit or action arising out of or relating to the indemnified matters following written notice thereof from the City or RDA, which notice shall be given by the City or RDA within ten (10) days of their knowledge of such claim, suit or action. Failure to provide such timely notice shall not eliminate Developer's indemnification obligations to the City and RDA unless, and only to the extent to which, such failure has substantially prejudiced Developer. Notwithstanding the foregoing, in its sole discretion and at its expense, the City and RDA may participate in or defend or prosecute, through their own counsel(s), any claim suit or action for which either of them is entitled to indemnification by Developer; provided, however, that if the City or RDA is advised in writing by its legal counsel that there is a conflict between the positions of Developer and City or RDA, as appropriate, in conducting the defense of such action or that there are legal defenses available to the City or RDA different from or in addition to those available to Developer, then counsel for the City or RDA, at Developer's expense, shall be entitled to conduct the defense only to the extent necessary to protect the interests of the City or RDA. Developer shall not enter into any compromise or settlement without the prior written consent of the City or RDA, as appropriate, which consent shall not be unreasonably withheld. The absence of a complete and general release of all claims against the City or RDA shall be reasonable grounds for the City or RDA to refuse to provide written consent to a compromise or settlement. If Developer does not assume the defense of such claim, suit or action, Developer shall reimburse the City and RDA for the reasonable fees and expenses of counsel(s) retained by the City and by RDA, and shall be bound by the results obtained by the City and RDA; provided, however, that no such claim, suit or action shall be settled without Developer's prior written consent, which consent shall not be unreasonably withheld. The absence of a complete and general release of all claims against Developer shall be reasonable grounds for Developer to refuse to provide written consent to a compromise or settlement.

V. CONDITIONS PRECEDENT TO OBLIGATIONS OF CITY AND RDA

The City's and RDA's obligations under this Agreement are conditioned upon the following:

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

VI. CONDITIONS PRECEDENT TO OBLIGATIONS OF DEVELOPER

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

- A. TID. The TID shall be in effect and in good standing certified by the Wisconsin Department of Revenue.
- B. Due Authorization. The City Council shall consent to the City entering into this Agreement and shall authorize the person(s) signing this Agreement to execute and deliver it to Developer and to bind the City to its terms. All actions required to authorize RDA to enter into this Agreement shall have been taken and evidence of such actions, including authorization of the person signing this Agreement on behalf of RDA shall have been provided to Developer.
- C. Approvals. In addition to the foregoing conditions, Developer's obligations hereunder shall be contingent upon the execution and delivery by all parties of the CSF Unit Lease, the CSF Lease, the Residential Unit Lease and the Joint Construction Management Agreement and Developer obtaining, in Developer's sole discretion, all governmental approvals and all commitments for equity, grant funding, and debt financing in amounts sufficient to complete the Project. Developer may elect to terminate this Agreement for failure to satisfy the foregoing conditions by delivering written notice to the City not later than October 31, 2026. Upon such termination, (i) the Developer shall refund to the City, within 30 days, all funds paid to the Developer under Paragraph III.E.3, and (ii) to the extent in existence, the Ground Lease and/or the Residential Unit Lease, as applicable, shall be terminated as of the date of such termination, or if the Developer has acquired the Property or any portion of the Property, the Property (or portion thereof) shall be reconveyed by Developer to the RDA within forty-five (45) days of such termination subject only to those liens and encumbrances existing at the time the Property was conveyed to Developer and such liens and encumbrances which were subsequently approved by City. Upon full repayment and termination of the Ground Lease and/or Residential Unit Lease, as applicable (or reconveyance of the Property or portion thereof, as applicable) as set forth above, the parties shall have no further obligation to each other under this Agreement except such obligations as expressly survive termination of this Agreement. For purposes of clarification and notwithstanding anything to the contrary in this Agreement, Developer shall have no obligation to construct the Project, maintain the Property, or make any Guaranteed Annual Real Estate Tax Payments or Shortfall Payments from and after any termination pursuant to this section VI.C. In addition, notwithstanding anything to the contrary in this Agreement, from and after any

termination pursuant to this section VI.C., Developer shall have no obligation to perform Developer's RAP Obligations, undertake the remediation of any Hazardous Substance, or to indemnify and hold harmless City, RDA or their respective agents, officials, employees, representatives, successors and assigns pursuant to Section IV.R. of this Agreement, except in connection for any Hazardous Substance first introduced onto the Property by Developer.

VII. REPRESENTATIONS, WARRANTIES, AND COVENANTS

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

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

will the execution, delivery, or performance of obligations of Developer pursuant to this Agreement violate or conflict with any law applicable to Developer.

- I. No Litigation. There is no litigation or proceeding pending or threatened against or affecting Developer or, to Developer's knowledge, the Property that would have a material adverse effect on the Project, Developer or the priority or enforceability of this Agreement, the ability of Developer to complete the LIHTC Project or the ability of Developer to perform its obligations under this Agreement.
- J. No Default. No default by Developer, or event that with the giving of notice or lapse of time or both would be a default by Developer, exists under this Agreement, and Developer is not in default (beyond any applicable period of grace) of any of its obligations under any other material agreement or instrument to which Developer is a party or an obligor.
- K. Compliance with Laws and Codes. The LIHTC Project, when completed, will conform and comply in all respects with all applicable laws, rules, regulations and ordinances, including without limitation, all building codes and ordinances of the City. Developer will comply with, and will cause the LIHTC Project to be in compliance with all applicable federal, state, local and other laws, rules, regulations and ordinances, including without limitation, all environmental laws, rules, regulations and ordinances.
- L. Fees or Commissions. Neither the City nor RDA shall be liable for any broker fees or commissions incurred by Developer in connection with the Property or any transactions contemplated by this Agreement.
- M. No Objection to Property Assessment. Prior to termination of this Agreement, Developer shall not file an objection to real or personal property assessment as provided under §70.47(7)(a), Wis. Stats to the extent such real and personal property assessment results in real and personal property taxes which, in the aggregate, are equal to or below the Guaranteed Annual Real Estate Tax Payment for any tax year. Notwithstanding an objection or appeal, shortfall payments must be made in accordance with Paragraph III.B.2.c).

VIII. DEFAULT

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

reasonable time, not to exceed sixty (60) days after the initial thirty (30) days, for a total of ninety (90) days to cure;

4. Fraud and Other Illicit Behavior. Developer or any of its members is convicted of, pleads no contest to, or enters into any other agreement other than a dismissal with no conditions as to any allegation of:
 - a) Fraud; or
 - b) Indecent or illicit behavior that in the determination of the City or RDA would threaten the reputation of Developer or its ability to complete the Project according to the requirements of this Agreement;
 5. Insolvency. Developer or any guarantor of the obligations of Developer hereunder is insolvent or becomes the subject of a petition in bankruptcy, a receivership, a composition or any other proceeding designed for the benefit of creditors generally that is not dismissed within sixty (60) days of the date of filing;
 6. Involuntary Liens. Any lien is imposed upon the Property involuntarily due to the acts or omissions of Developer and such lien is not removed within sixty (60) days of it being imposed upon the Property.
 7. Investor Member Cure Rights. City agrees to give Developer's tax credit investors ("Investor Members") written notice of any default so long as City has been provided the name and address of the Investor Members. Any Investor Member may, at such Investor Member's option, cause the cure of such default within the cure periods set forth above. The City agrees to accept any cure by an Investor Member as if such cure were made by Developer.
- B. Remedies Upon Default. In the event of the occurrence of an Event of Default by Developer, the City may in its discretion:
1. Termination. Terminate this Agreement without further notice to Developer;
 2. Offset and Recoupment. Offset or recoup against any amounts that may then or thereafter come due from the City or RDA to Developer, whether under this Agreement or otherwise, an amount of damages reasonably estimated by the City or RDA resulting from Developer's breach;
 3. Specific Performance. Sue for specific performance;
 4. Sue for Damages. Sue for all damages caused by the Event of Default;
 5. Other Remedies. Pursue any other remedies available to the City or RDA at law or in equity;
 6. Interest. Collect interest on all delinquent amounts at the rate of twelve percent (12%) per annum from the date such amount was due; and
 7. Costs and Attorney Fees. Collect all costs and fees, including reasonable attorney fees incurred by the City and RDA, or either of them, by virtue of the Event of Default.
- C. City or RDA Default. Developer shall have all rights and remedies available under law or equity with respect to any failure of the City and/or RDA to perform their obligations under this Agreement, but

only after providing the City and RDA notice of such default and a failure by the City and/or RDA to commence attempts to cure such default within the thirty (30)-day notice period. If the City and/or RDA, as appropriate, commences cure within the thirty (30)-day notice period and thereafter reasonably and continuously takes action to complete such cure, then the failure to perform shall not be an Event of Default.

- D. Limitation of Damages. The foregoing notwithstanding, none of the parties shall be liable to any other party for any incidental, consequential, indirect, punitive or exemplary damages. All claims and damages asserted against the City or RDA shall be subject to statutory protections of municipalities and their officials and employees, including the immunity and limitations set forth in §893.80 Wis. Stats.
- E. No Waiver. Any delay in instituting or prosecuting any actions or proceedings or otherwise asserting the rights granted in this Agreement, shall not operate as a waiver of such rights to, or deprive it of or limit such rights in any way, nor shall any waiver in fact made with respect to any specific default, be considered or treated as a waiver of any rights with respect to other defaults or with respect to the particular default except to the extent specifically waived in writing.
- F. Remedies Cumulative. Except as expressly provided otherwise in this Agreement, the rights and remedies of the parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative, and the exercise by any party of any one or more of such remedies shall not preclude the exercise of it, at the same or different times, of any other such remedies for any other default or breach by any other party.

IX. TERMINATION

- A. Date of Termination. This Agreement shall terminate upon the earliest of the date:
 - 1. All Qualified Expenditures have been repaid in full by Tax Increment;
 - 2. The City closes and terminates the TID;
 - 3. The Wisconsin Department of Revenue fails to certify or revokes certification of all or any portion of the TID or the Property;
 - 4. This Agreement is terminated because of an Event of Default; or
 - 5. The parties agree in writing to terminate this Agreement.
- B. TIF Payments termination. TIF payments shall terminate at the end of tax year 2045.
- U. Survival of Certain Provisions. Sections III. D., IV. E., IV. P. 2., IV. Q., IV. R. 2., IV. T., V. A., V. B., V. C., V. D., VI. A, VI.D., VII. C., VII. D., VII. E., VII. G., VII. K., VII. L., VIII. B., VIII. D., VIII. E., VIII. F., X. B., X. C., X. G., X. J., X. M., X. O., X. P., and X. R. shall survive the termination of this Agreement.

X. MISCELLANEOUS PROVISIONS

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

may be assigned by Developer only upon the prior, written consent of the City and RDA, which shall not be unreasonably withheld.

- C. Nondiscrimination. In the performance of work under this Agreement, Developer shall not discriminate against any employee or applicant for employment nor shall the Property or any portion thereof be sold to, leased or used by any party in any manner to permit discrimination or restriction on the basis of the basis of race, color, national or ethnic origin, ancestry, age, religion or religious creed, disability or handicap, sex or gender (including pregnancy), gender identity and/or expression, sexual orientation, military or veteran status, genetic information, or any other characteristic protected under applicable federal, state or local law. Retaliation is also prohibited. The construction and operation of the Property shall be in compliance with all effective laws, ordinances and regulations relating to discrimination on any of the foregoing grounds.
- D. No Personal Liability. Under no circumstances shall any trustee, officer, official, commissioner, director, member, partner or employee of the City or RDA have any personal liability arising out of this Agreement, and Developer shall not seek or claim any such personal liability.
- E. No Personal Interest of Public Employee. No official or employee of the City or RDA shall have any personal interest in this Agreement, nor shall any such person voluntarily acquire any ownership interest, direct or indirect, in the legal entities that are parties to this Agreement. No official or employee of the City or RDA shall be personally liable to Developer or any successor in interest, in the event of any default or breach by the City or RDA, or for any amount that becomes due to the Developer or its successors under this Agreement.
- F. Relationship of Parties. The City and the RDA are not partners or joint venturers with Developer in the Project or otherwise. Under no circumstances shall the City or RDA be liable for any of the obligations of Developer under this Agreement or otherwise. There are no third party beneficiaries of this Agreement.
- G. Force Majeure. No party shall be responsible to any other party for any resulting losses and it shall not be a default hereunder if the fulfillment of any of the terms of this Agreement is delayed or prevented by revolutions or other civil disorders, wars, acts of enemies, strikes, fires, floods, acts of God, adverse weather conditions, legally required environmental remedial actions, industry-wide shortage of materials, or by any other cause not within the control of the party whose performance was interfered with, and which exercise of reasonable diligence, such party is unable to prevent, whether of the class of causes herein above enumerated or not, and the time for performance shall be extended by the period of delay occasioned by any such cause. The foregoing notwithstanding, a Force Majeure event may not be used to avoid an Event of Default if the delay caused by the Force Majeure event exceeds ninety (90) days from the date the event occurred.
- H. Parties and Survival of Agreement. Except as otherwise expressly provided herein, this Agreement is made solely for the benefit of the parties hereto and no other person, partnership, association or corporation shall acquire or have any rights hereunder or by virtue hereof. All representations and agreements in this Agreement shall remain operative and in full force and effect until fulfilled and shall survive the closing.
- I. Time. TIME IS OF THE ESSENCE with regard to all dates and time periods set forth herein. In the event this Agreement is not executed by both Parties prior October 31, 2026, any and all approvals granted pursuant hereto or in conjunction herein by the City which are contemplated as part of this Agreement shall automatically expire.

J. Notices. All notices, demands, certificates or other communications under this Agreement shall be given in writing and shall be considered given:

1. Upon receipt if sent via electronic mail (e-mail) or facsimile; or
2. Upon receipt if hand-delivered to the party or person intended; or
3. One (1) business day after deposit with a nationally-recognized overnight commercial courier service, air bill pre-paid; or
4. Three (3) business days after deposit in the United States Postal Service (USPS), postage prepaid, by certified mail, return receipt requested.

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

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

To RDA: Redevelopment Authority of the City of Green Bay
 Attention: Executive Director
 100 North Jefferson Street, Room 608
 Green Bay, WI 54301
 e-mail:

To the Developer: GenCap Green Bay Fire Station Apartments, LLC
 Attention: David J. Weiss
 6938 N. Santa Monica Boulevard
 Fox Point, WI 53217
 e-mail: david@generalcapitalgroup.com

With a copy to:

Reinhart Boerner Van Deuren s.c.
Attention: William R. Cummings
1000 N. Water Street, Suite 1700
Milwaukee, WI 53202
e-mail: wcummings@reinhartlaw.com

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

K. Governing Law. The laws of the State of Wisconsin shall govern this Agreement.

L. Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any of the provisions of this Agreement.

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

[Signature pages follow]

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

DEVELOPER:

**GENCAP GREEN BAY FIRE STATION
APARTMENTS, LLC**

**BY: GenCap Green Bay Fire Station
Apartments MM, LLC, Managing Member**

**BY: General Capital Management, Inc.,
Manager**

By: _____
David J. Weiss
Chief Executive Officer

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this _____ day of _____ 2026, the above named David J. Wiess, the Chief Executive Officer of General Capital Management, Inc., Manager of GenCap Green Bay Fire Station Apartments MM, LLC , Managing Member of GenCap Green Bay Fire Station Apartments, LLC , to me known to be the person who executed the foregoing instrument and acknowledged the same.

*

Notary Public, _____ County, Wisconsin
My Commission Expires _____

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

**REDEVELOPMENT AUTHORITY OF THE
CITY OF GREEN BAY**

By: _____
Gary J. Delveaux, Chair

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

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

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

Wisconsin Preservation Fund, Inc. joins this Agreement for purposes of acknowledging its agreement to be the recipient of the ERA2 funds and to lend the proceeds of such funds to Developer pursuant to Section III.E.3 of this Agreement.

WISCONSIN PRESERVATION FUND, INC.

By: _____
Bruce T. Block, President

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF MILWAUKEE)

Personally came before me this _____ day of _____ 2026, the above named Bruce T. Block, President of Wisconsin Preservation Fund, Inc., a Wisconsin nonstock corporation, to me known to be the person who executed the foregoing instrument and acknowledged the same.

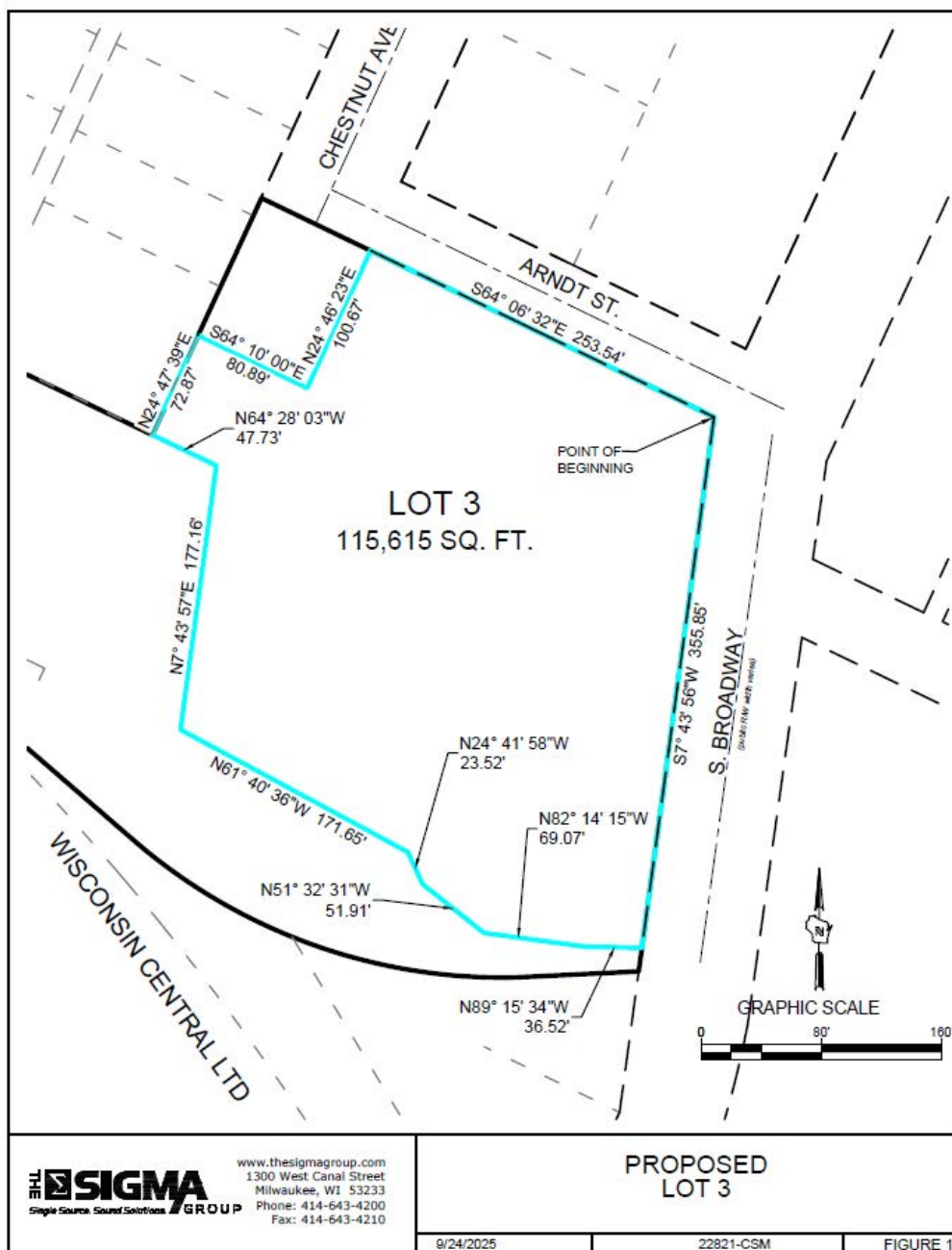
*

Notary Public, _____ County, Wisconsin
My Commission Expires _____



City of Green Bay
Department of Community and Economic Development

EXHIBIT A
Property Map



100 North Jefferson Street, Room 608, Green Bay, Wisconsin 54301-5026
(p) 920.448.3400 (f) 920.448.3426 greenbaywi.gov

EXHIBIT B
Legal Description

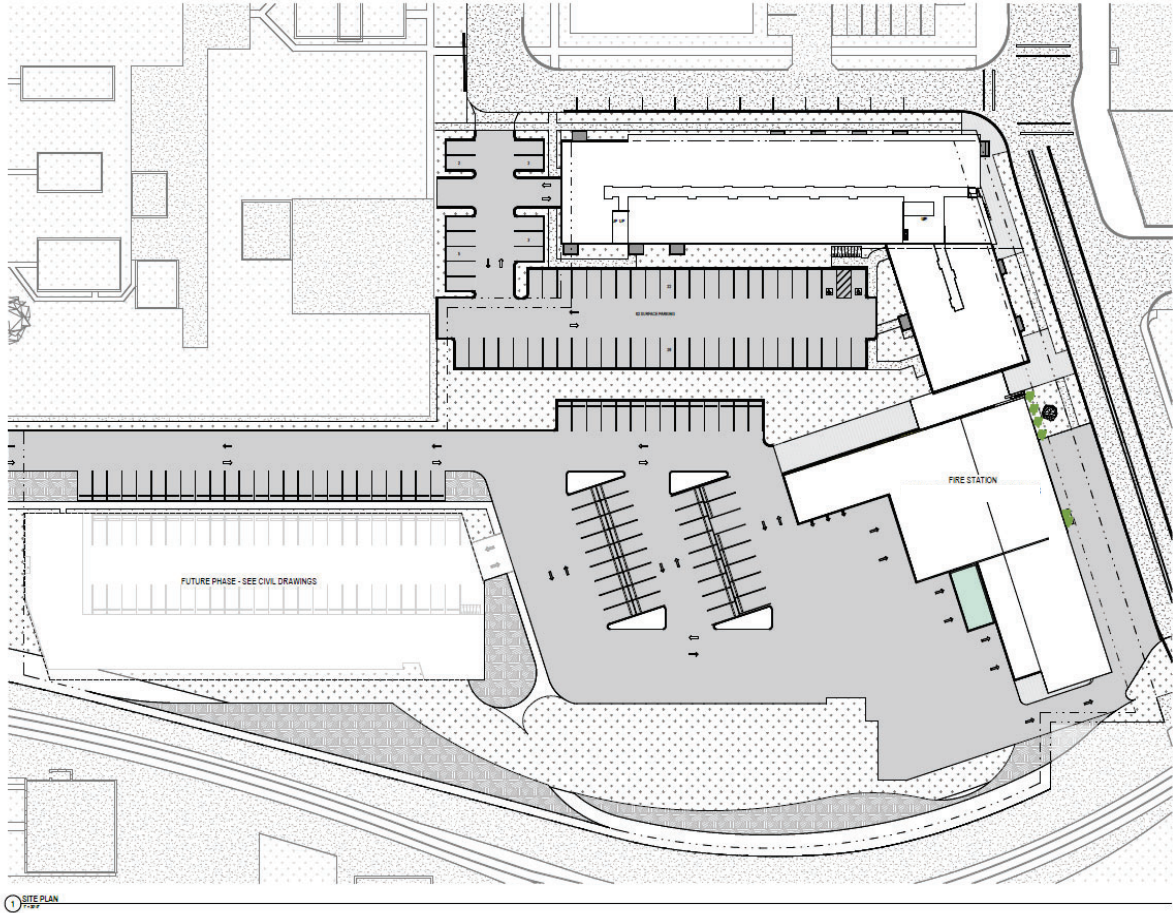
Legal description of proposed Lot 3, excepting out the piece owned by the City and the to be vacated road right of way.

Beginning at the intersection of the Westerly right of way of Broadway and the Southerly right of way of Arndt Street; thence $S7^{\circ}43'56''W$, 355.85 feet along said Westerly right of way; thence $N 89^{\circ}15'34'' W$, 36.52 feet; thence $N 82^{\circ}14'15'' W$, 69.07 feet; thence $N 51^{\circ}32'31'' W$, 51.91 feet; thence $N 24^{\circ}41'58'' W$, 23.52 feet; thence $N 61^{\circ}40'36'' W$, 171.65 feet; thence $7^{\circ}43'57'' E$, 177.16 feet; thence $N 64^{\circ}28'03'' W$, 47.73 feet to the extension of the westerly right of way of Chestnut Avenue; thence $N 24^{\circ}47'39'' E$, along said westerly right of way, 72.87 feet; thence $S 64^{\circ}10'00'' E$, 80.89 feet; thence $N 24^{\circ}46'23'' E$, 100.67 feet to the Southerly right of way of Arndt Street; thence $S64^{\circ}06'32''E$, 253.54 feet along said Southerly right of way to the point of beginning.

EXHIBIT C
Preliminary Concept Plan









City of Green Bay
Department of Community and Economic Development

EXHIBIT D
Remedial Action Plan

100 North Jefferson Street, Room 608, Green Bay, Wisconsin 54301-5026
(p) 920.448.3400 (f) 920.448.3426 greenbaywi.gov



Stantec Consulting Services Inc.
1165 Scheuring Road
De Pere WI 54115-1001

June 26, 2025

Project/File: 193709294

Keld Lauridsen
Wisconsin Department of Natural Resources
2984 Shawano Avenue
Green Bay, WI 54313

Dear Mr. Lauridsen,

**Reference: Remedial Action Plan - Former Badger Sheet Metal Parcels
402 & 420 S. Broadway, 419 S. Maple Ave, & 421 Arndt St., Green Bay, WI
BRRTS #02-05-584381**

Stantec Consulting Services Inc. (Stantec) prepared this Remedial Action Plan (RAP) to address known contamination at the Former Badger Sheet Metal parcels in Green Bay, Wisconsin (hereinafter referred to as “the Property or the Site”) as depicted on **Figure 1**. The Property specifically consists of 4 parcels of land totaling approximately 4.51-acres located west of South Broadway Avenue; east of Maple Street; and south of Arndt Street. Property parcel details are provided on the table below and depicted in **Figure 2**.

Parcel ID	Current Address
3-569	420 South Broadway
2-947	419 South Maple Avenue
3-572	402 South Broadway
3-574	421 Arndt Street

Collectively, the parcels have undergone environmental investigation through the Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System (BRRTS) case #02-05-584381. The purpose of this plan is to inform the WDNR of the intended approach to address contamination and ultimately obtain case closure of the open BRRTS case associated with the Property.

Background

From at least 1883 to 1907, the Property was primarily occupied by multiple residential homes with a former slough running through a substantial portion of the Property connecting to the Fox River to the east. The slough was filled sometime between 1907 and 1936 after which the southern portion of the Property was used for industrial purposes including a small tin shop, multiple warehouses, and at least four railroad spurs. During this time, the remainder of the Property was occupied by Badger Sheet Metal Works which included large warehouses and shops until approximately 2010. The Property buildings were later sectioned off and rented out to multiple small industrial and commercial business tenants including two automotive repair shops, a crane company, and a photo advertising business.

Reference: Remedial Action Plan – Former Badger Sheet Metal Parcels, Green Bay, Wisconsin
BRRS #02-05-584381

2018 Phase I ESA

Stantec completed a Phase I environmental site assessment (ESA) at the Property during February 2018 (Stantec, 2018a) and identified the following recognized environmental conditions in connection with the Property:

- The historic use of the Property for sheet metal manufacturing, warehousing, automotive repair, and painting;
- The historic transfer and storage of bulk petroleum products on the Property associated with the sheet metal manufacturing facilities;
- Potential undocumented contamination from paint and solvents during a 2016 fire on the Property;
- The historic presence of rail-road spurs on the Property and use of a railway immediately adjacent to the Property; and
- The presence of fill from an unknown source at the Property. Fill is well documented in this part of the City and has been found to contain polynuclear aromatic hydrocarbons (PAHs) and metals. Additional investigation is warranted to evaluate if potential industrial fill has impacted soil and groundwater at the Site.

Full findings and opinions of the Phase I ESA can be found in the assessment report dated February 26, 2018.

Phase II ESA and Site Investigations

Stantec completed multiple Site assessments/investigations at the Property using funds from two hazardous substance and petroleum brownfield assessment grants awarded to the City by the USEPA in FY2017 under Cooperative Agreement Number BF 00E02279-0 and in FY2019 under Cooperative Agreement Number BF 00E02715-0. Soil and groundwater sample locations performed at the Property are illustrated on **Figure 3** and **Figure 4**, respectively. Results from the Stantec 2018 through 2022 assessments are summarized below and impacts delineated on **Figures 5** through **9**. Soil and groundwater sample data is also summarized in **Tables 1** to **4**.

Soil - Data collected during the SI and previous assessment activities indicates that soil contaminants, primarily PAHs and Resource Conservation and Recovery Act (RCRA) metals, are widespread across the Property at concentrations in excess of NR 720 residual contaminant levels (RCLs) based on protection of groundwater and direct contact exposure. Multiple volatile organic compounds (VOCs) including benzene and perchloroethylene were identified in four areas on the southern half of the Property which exceed respective NR 720 groundwater pathway RCLs. Benzene in one boring (B15) exceeded the non-industrial direct contact RCL and is associated with a release of petroleum products identified at the Property. While no individual detections of polychlorinated bi-phenyl (PCB) compounds exceeded regulatory thresholds, two samples exceeded the groundwater pathway RCL for total PCBs.

- The greatest impact to soil quality is the sitewide historic fill containing elevated levels of PAHs and various RCRA metals including arsenic and lead. Due to the large quantity of historic fill materials present across the Property, historic fill will require proper management and/or reuse

Reference: Remedial Action Plan – Former Badger Sheet Metal Parcels, Green Bay, Wisconsin
BRRTS #02-05-584381

onsite. Sitewide engineered barriers/caps will need to be constructed to prevent direct contact with residual soil impacts. The engineered barriers will be maintained with a continuing obligation/institutional control.

- VOC impacts to soil appear attributable to a historic release of petroleum on the southeastern portion of the Property and sporadic locations likely associated with historic fill. Based on future development plans, petroleum impacted soil will require excavation and disposal to prevent the potential for vapor intrusion and soil acting as a continuing source of groundwater contamination. Sporadic detections of VOCs detected on the southern part of the Property will also be excavated where concentrations have a potential to cause groundwater or surface water impacts.

Groundwater - Sampling results of the SI and previous assessments indicate that soil containing RCRA metals, PAHs, and PCBs in excess of RCLs based on groundwater protection are not having a significant adverse impact on groundwater quality. Arsenic in MW18 was the only metal detected exceeding the NR 140 enforcement standard (ES). Various PAHs have been identified in groundwater from three wells exceeding the NR 140 ESs but are relatively stable or decreasing. Petroleum VOCs identified in groundwater are limited to two wells (TW15 & TW16) near a former automotive maintenance shop and appear to be decreasing. The estimated extent of groundwater contamination is provided on **Figure 9**.

Vapor Intrusion - Vapor intrusion concerns will be further addressed as part of the planned future use of the Property by installing passive vapor mitigation systems during the construction of future occupied buildings. Furthermore, the highest concentrations of VOC impacted soils onsite will be removed from the Property as a part of the cleanup to limit the potential of vapor intrusion.

Asbestos, Lead-Based Paint, and Restricted Waste - A pre-demolition assessment of asbestos containing materials (ACM), lead based paint (LBP), and regulated waste (RW) materials at 402 and 420 South Broadway and 419 South Maple Avenue was completed in December 2021. Per the assessment results, ACM, LBP, and RW were identified at multiple locations throughout the property buildings at the Site. The identified waste will require abatement or proper handling and disposal prior to building demolition.

Waste Characterization and Additional Site Investigation

In a letter dated June 18, 2025, the WDNR noted the Site Investigation Report was not complete for the Property and listed items to be provided in a future SI submittal. Most items were administrative changes for text and figures of the SI while two comments requested the collection of additional field data. Requested data specifically included:

- Additional VOC sampling in the vicinity of SB21, SB22, SB23, and SB39 to define the extent of VOC impacts in these areas; and
- Additional groundwater sampling be conducted at all wells with NR140 enforcement standard (ES) exceedances for arsenic, PAHs, and/or VOCs prior to redevelopment

On June 9, 2025 Stantec personnel completed additional soil borings at the Site to further define the extent of VOC impacted soil to further define the excavation limits. Additional samples were also collected to characterize the soil for disposal purposes. An additional round of groundwater samples was also collected from the temporary/monitoring wells on June 13, 2025. Groundwater sampling was performed on all wells with ES exceedances with the exception of MW19 which could not be located.

Reference: Remedial Action Plan – Former Badger Sheet Metal Parcels, Green Bay, Wisconsin
BRRTS #02-05-584381

Results of the soil and groundwater sampling events are expected in the coming weeks and will be provided in a future Site investigation update letter.

Proposed Property Redevelopment

The redevelopment of the Badger Sheet Metal site is part of a larger neighborhood revitalization effort that involves the cleanup and redevelopment of several area brownfield sites in what the City is calling the “Shipyard District”. In early 2021, the City of Green Bay approved a Brownfield Redevelopment Plan for the Shipyard Corridor, including the Badger Sheet Metal property. The plan was made possible through a technical assistance grant from the USEPA, and it establishes a clear vision for the Property that includes high density housing over ground floor retail uses. The plan also envisions a greenway on the south end of the Property that follows the path of the historic slough. The greenway would incorporate green infrastructure to help alleviate flooding, while also providing a new pedestrian connection between the local Seymour Park neighborhood, the City’s planned Shipyard redevelopment, and ultimately the Fox River.

In May 2025, the City approved a Planning Option with General Capital Group (GCG) that supports the construction of a 93-unit four-story residential apartment building worth over \$25-million. The development option also leaves the door open to additional residential development on the 419 South Maple Street parcel to be completed at a later date. The development will help the community address its housing shortage by directly reducing demand on low and middle-income units in the City. The project will include ground floor commercial space along Broadway and intends to fill those spaces with established neighborhood businesses currently operating on brownfield sites. Finally, the City has proposed the construction of a new state-of-the-art fire station onsite. The new facility will consolidate two aging stations to provide better emergency services to the community. Renderings of the proposed redevelopment are provided in **Attachment A**. Per the WDNR requirements, the developer’s consultant will submit an Exemption to Construct on a Historic Fill site request prior to the start of development activities.

Remedial Action Plan

Details of the proposed RAP and additional work needed to achieve these goals are outlined below.

Task 1.0 Abandon Site Monitoring Wells

Following WDNR concurrence that additional groundwater monitoring is not warranted, all temporary/ monitoring wells on the Site will be located and abandoned in accordance with Chapter NR 141 Wisconsin Administrative Code prior to construction activities commencing. It is likely missing well MW19 will be located and abandoned during excavation of the PVOC plume onsite. Well abandonment forms will be completed and submitted to the WDNR as a part of the remedial action documentation report following completion of redevelopment activities. In the event additional groundwater analysis is required by WDNR, the selected wells will be protected for future sampling or reconstructed following completion of construction activities.

Task 2.0 Building Demolitions

To facilitate redevelopment, removal of all four existing blighted structures on the Property is necessary. Building removal will clear the site for new construction as well as remove barriers to VOC contaminated soils to be excavated prior to redevelopment. ACM, LBP, and RW identified within each structure will be abated as needed prior to demolition and/or properly managed during the demolition work.

Reference: Remedial Action Plan – Former Badger Sheet Metal Parcels, Green Bay, Wisconsin
BRRTS #02-05-584381

Task 3.0 Excavation and Landfill Disposal of VOC impacted Soil

Accessible VOC impacted soil that is acting as a continuing source of groundwater impacts will be excavated and hauled off-site for disposal at a solid waste facility. Select soil with perceived petroleum impacts may be placed on the landfill bio-pile to allow natural attenuation of residual petroleum impacts and beneficial reuse. Any VOC impacted soil within the footprint of the proposed greenway, acting as a potential source for groundwater and/or surface water impacts, will also be removed and transported for landfill disposal. As previously stated, on June 9th, 2025, representative samples of soil targeted for offsite disposal were collected and submitted for laboratory analysis for waste characterization for the purpose of generating a waste profile for a licensed solid waste landfill. Laboratory analytical results are still pending as the date of this letter. VOC impacted soil to be excavated for offsite disposal is depicted on **Figure 10**.

Task 4.0 Excavation and Offsite/Onsite Disposal of PAH, RCRA Metal and PCB impacted Soil

To facilitate the construction of the Property, surficial soil will be excavated to allow for installation of proposed building foundations, parking lots, utilities, and greenway installation. Surficial soils containing low-impacted RCRA metal and PCB impacted soils will be reused onsite where required to achieve final subgrades or removed for landfill disposal. It is anticipated excavations will generally extend to 5 feet (ft) below existing grade with localized deeper excavation required for utility installations. The material management plan (MMP) provided in **Attachment B** outlines the management of PAH, RCRA metal, and PCB impacted soils on-site. The MMP describes the soils targeted for reuse on-site, cap over contamination with an engineered barrier (e.g., quality, placement location, placement depth, etc.) and outline contingency plans for managing fluids (e.g., infiltrated groundwater, stormwater, etc.) and/or other materials encountered during construction.

Task 5.0 Installation of Passive Vapor Mitigation System and Post Construction Vapor Sampling

As a component of building construction, the developer will install sub-slab vapor mitigation systems beneath each building onsite as a precautionary measure to address potential vapor intrusion associated with residual VOCs in soil and groundwater onsite, potential methane buildup associated with organics in the site-wide fill, and natural radon seepage. The system will be designed to operate passively but easily accept a powered blower motor if post construction sub-slab and indoor air sample data warrants this modification. Details regarding the system design will be provided by the developer separately.

Task 6.0 Installation of Caps

Following the removal and reuse of all impacted materials onsite, the entire site will be capped to protect future users of the Property from direct contact concerns. Caps will consist of engineered structures (i.e. buildings), impermeable surfaces, or landscape caps composed of a WDNR approved thickness of imported clean soil. 18-inches of clean imported fill and topsoil over an indicator fabric has been the historically accepted cap profile in residential and mixed-residential sites within the City and is recommended for this Site. The drainage swale proposed for the greenway on the southern portion of the Site will be capped with a minimum 2-foot clay liner on the base and sides of the depression. The proposed cap types and locations are depicted on **Figure 11**.

Concurrence

Reference: Remedial Action Plan – Former Badger Sheet Metal Parcels, Green Bay, Wisconsin
BRRS #02-05-584381

Prior to implementing soil movement and capping strategies outlined in this plan and the MMP provided in **Attachment B**, Stantec is requesting written WDNR concurrence that the remedial approach outlined in this RAP is appropriate to protect public health, welfare, and the environment considering the intended use of the Property. We trust this information meets your needs. If you have any questions, or require any additional information, please call me at (920) 655-7211.

Regards,

Stantec Consulting Services Inc.



Lynelle P. Caine
Senior Project Manager

Attachments:

Certifications
Figures
Tables

Attachment A – Proposed Redevelopment Plan
Attachment B - Materials Management Plan

Reference: Remedial Action Plan – Former Badger Sheet Metal Parcels, Green Bay, Wisconsin
BRRTS #02-05-584381

Certifications

"I, Hiedi Waller, PE, hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E4, Wis. Adm. Code; that this document has been prepared in accordance with the Rules of Professional Conduct in ch. A-E8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code."

Hiedi Ann Waller

Hiedi Waller, PE

June 26th, 2025

Date



"I, Stuart J. Gross, PG, hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, am registered in accordance with the requirements of ch. GHSS 2, Wis. Adm. Code, or licensed in accordance with the requirements of ch. GHSS 3, Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code."

Stuart J. Gross

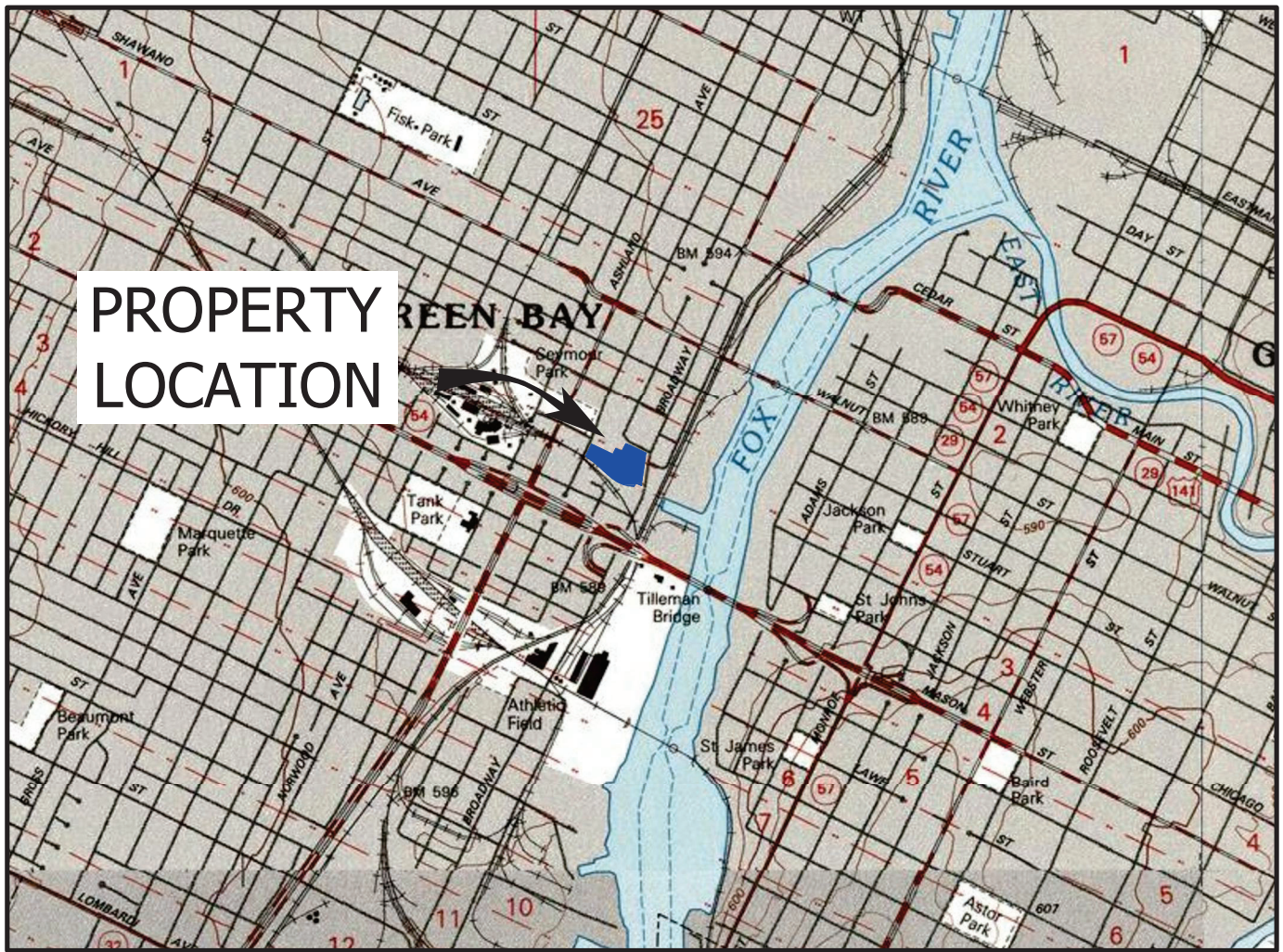
Stuart J. Gross, PG

June 26th, 2025

Date



Figures



PROPERTY
LOCATION

SCALE IN FEET

1" = 2000'



CONTOUR INTERVAL 10 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION

BASE MAP SOURCE: USGS 7.5 MINUTE QUADRANGLE, GREEN BAY WEST, WISCONSIN, 1992 (NATIONAL GEOGRAPHIC HOLDINGS, INC.)



1165 Scheuring Road, De Pere, Wisconsin 54115
Phone: 920-592-8400 Fax: 920-592-8444

PROPERTY LOCATION & LOCAL TOPOGRAPHY

BADGER SHEET METAL PARCELS
402, 420 S BROADWAY; 419 S MAPLE AVENUE; 421 ARNDT STREET
GREEN BAY, WISCONSIN

This drawing and all information contained thereon is the property of Stantec. Stantec will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.

DATE: 09/26/22

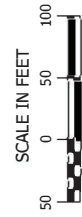
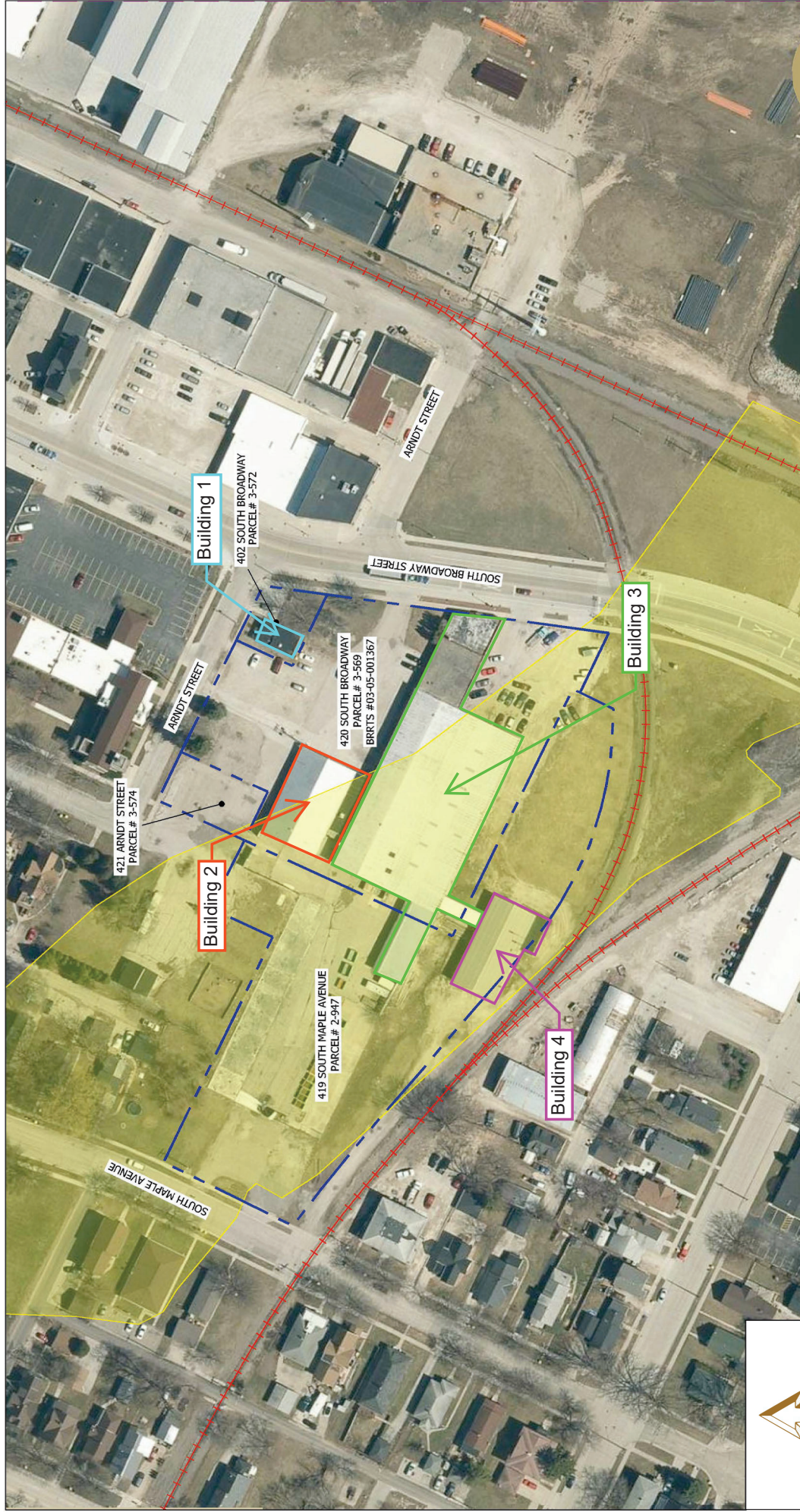
DRAWN BY: JRB

PROJECT MANAGER: LPC

PROJECT NUMBER:

193707526

FIGURE 1



LEGEND

- APPROXIMATE PROPERTY LINE
- EXISTING RAILROAD LINE
- APPROXIMATE FORMER SLOUGH



1165 Scheuring Road, Green Bay, Wisconsin 54115
Phone: 920-592-8400 Fax: 920-592-8444

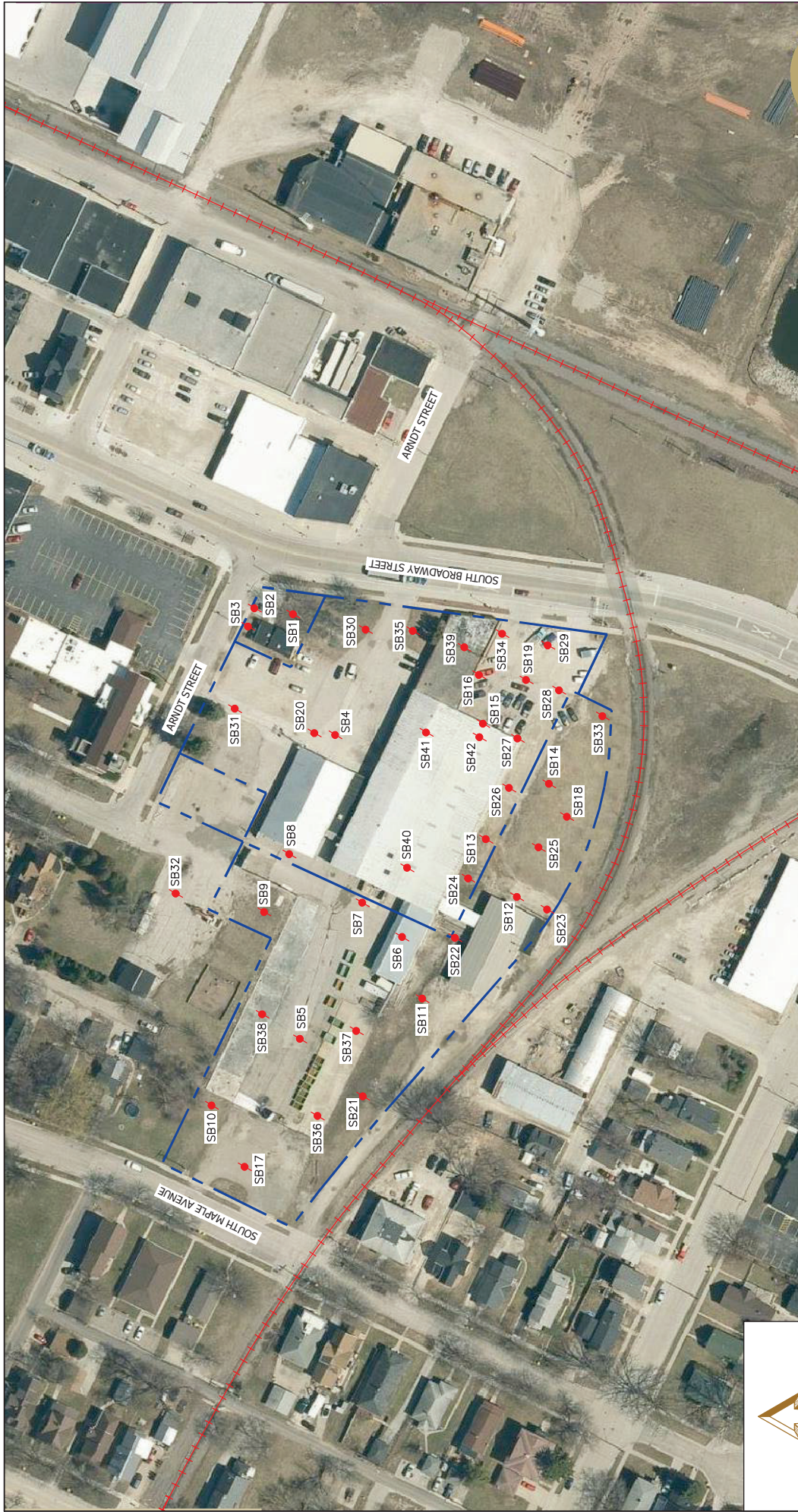
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DATE: 09/26/22 DRAWN BY: JRB PROJECT MANAGER: LPC

PROPERTY LAYOUT

BADGER SHEET METAL PARCELS
402, 420 S BROADWAY; 419 S MAPLE AVENUE; 421 ARNDT STREET
(PARCELS # 3-572, # 3-569, # 2-947, # 3-574)
GREEN BAY, WISCONSIN

PROJECT NUMBER: 19370726 FIGURE 2



1165 Scheuring Road, Green Bay, Wisconsin 54115
 Phone: 920-592-8400 Fax: 920-592-8444

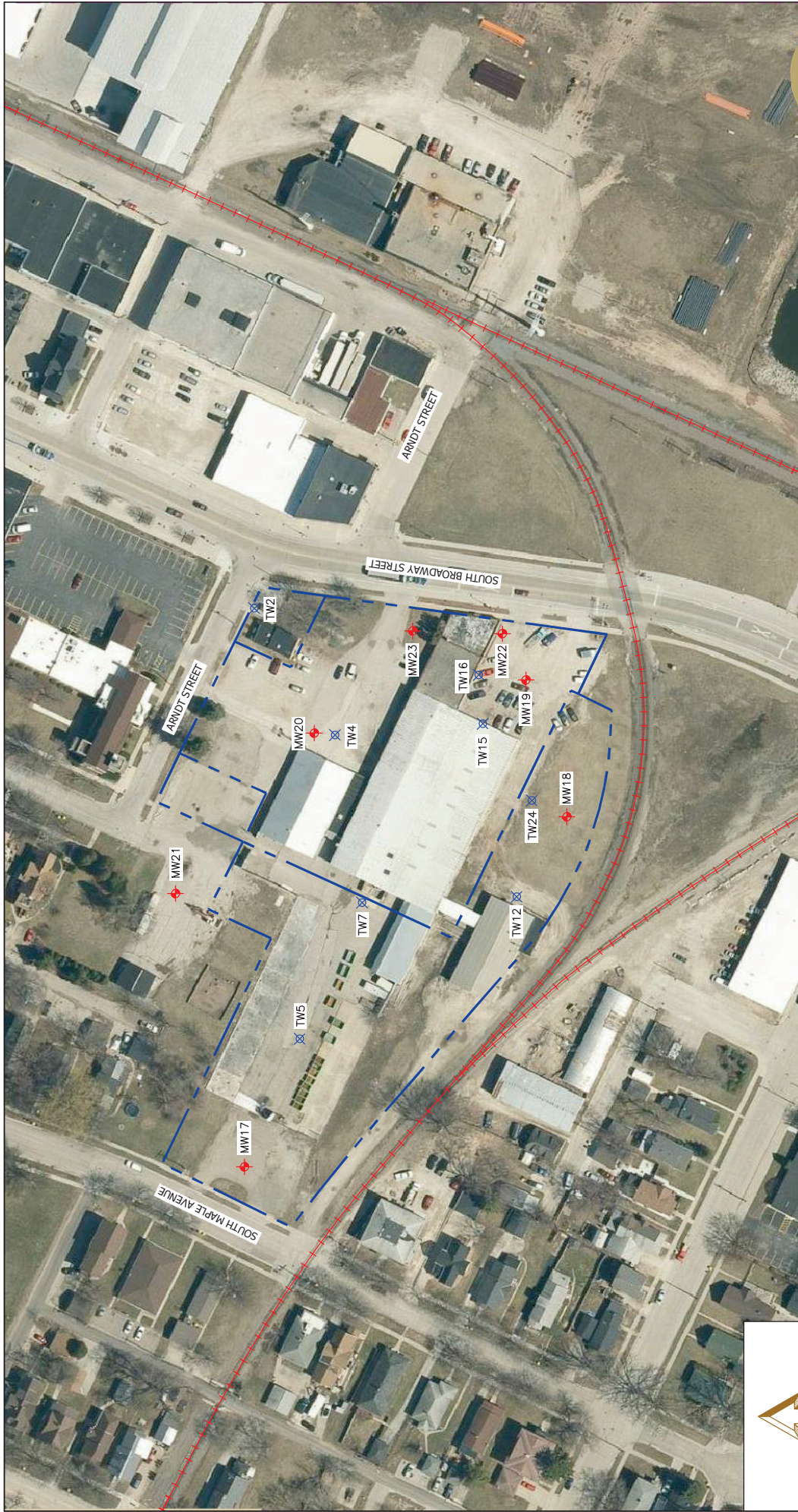
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DATE: 09/26/22 DRAWN BY: JRB PROJECT MANAGER: LPC

PROPERTY LAYOUT WITH SOIL BORING LOCATIONS

BADGER SHEET METAL PARCELS
 402, 420 S BROADWAY; 419 S MAPLE AVENUE; 421 ARNDT STREET
 (PARCELS # 3-572, # 3-569, # 2-947, # 3-574)
 GREEN BAY, WISCONSIN

PROJECT NUMBER: 19370726 FIGURE 3



LEGEND

- APPROXIMATE PROPERTY LINE
- EXISTING RAILROAD LINE
- TEMPORARY MONITORING WELL LOCATION
- MONITORING WELL LOCATION

NOTE: MW19 IS CURRENTLY MISSING/DAMAGED AND CANNOT BE LOCATED.



1165 Scheuring Road, Green Bay, Wisconsin 54115
Phone: 920-592-8400 Fax: 920-592-8444

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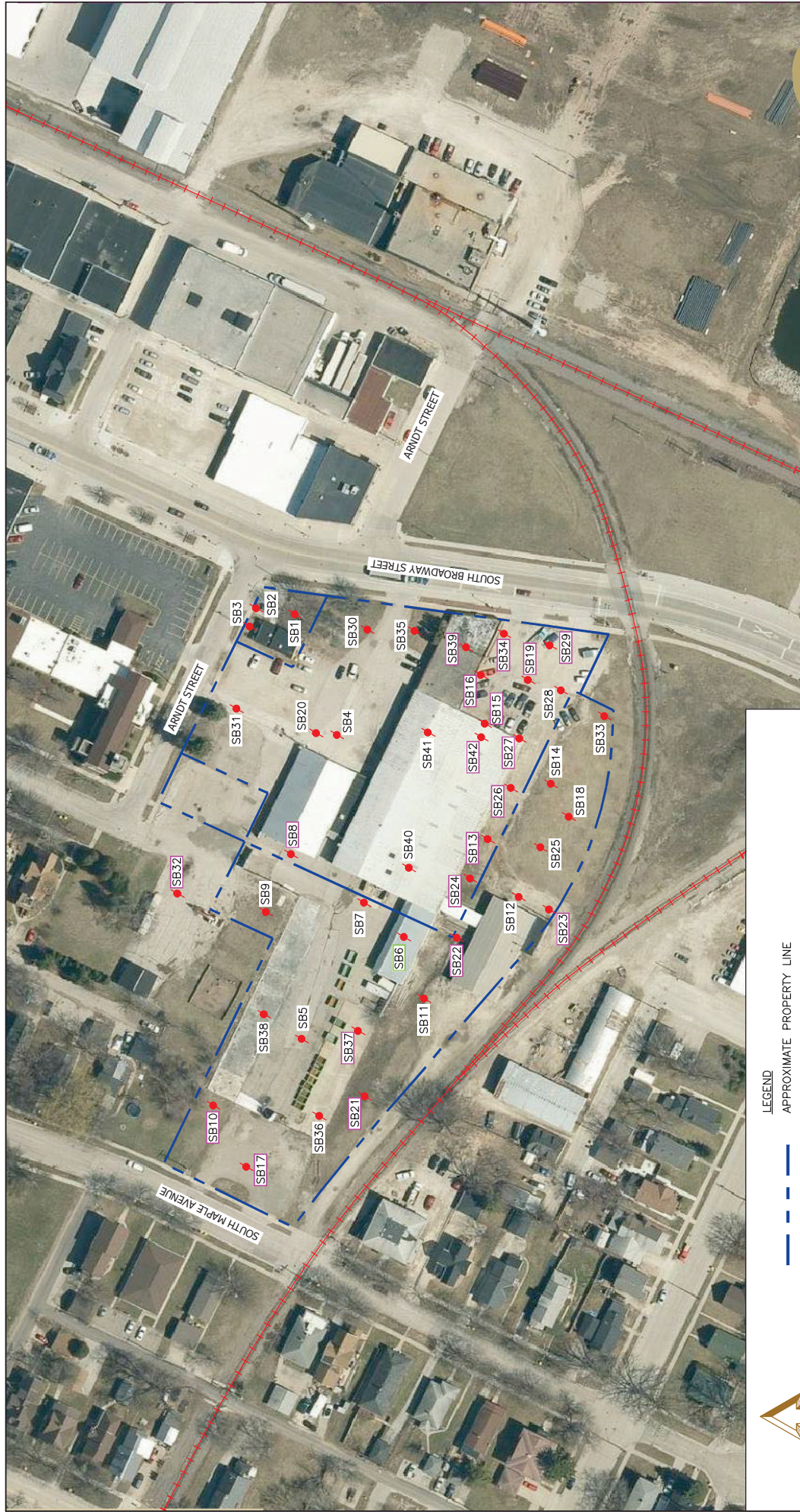
DATE: 09/26/22 DRAWN BY: JRB PROJECT MANAGER: LPC

PROPERTY LAYOUT WITH MONITORING WELL LOCATIONS

BADGER SHEET METAL PARCELS
402, 420 S BROADWAY; 419 S MAPLE AVENUE; 421 ARNDT STREET
(PARCELS #3-572, #3-569, #2-947, #3-574)
GREEN BAY, WISCONSIN

PROJECT NUMBER: 19370726

FIGURE 4



SCALE IN FEET
0 50 100

- LEGEND**
- APPROXIMATE PROPERTY LINE
 - - - EXISTING RAILROAD LINE
 - SOIL BORING LOCATION
 - SB1 LOCATION EXCEEDS GROUNDWATER PATHWAY RCL FOR ONE OR MORE PAH COMPOUNDS
 - SB6 LOCATION EXCEEDS INDUSTRIAL OR NON-INDUSTRIAL DIRECT CONTACT AND GROUNDWATER PATHWAY RCLs FOR ONE OR MORE PAH COMPOUNDS
 - SB8

*NOTE: PAH CONTAMINATION IS ESTIMATED TO EXTEND SITEWIDE



1165 Scheuring Road, Green Bay, Wisconsin 54115
Phone: 920-592-8400 Fax: 920-592-8444

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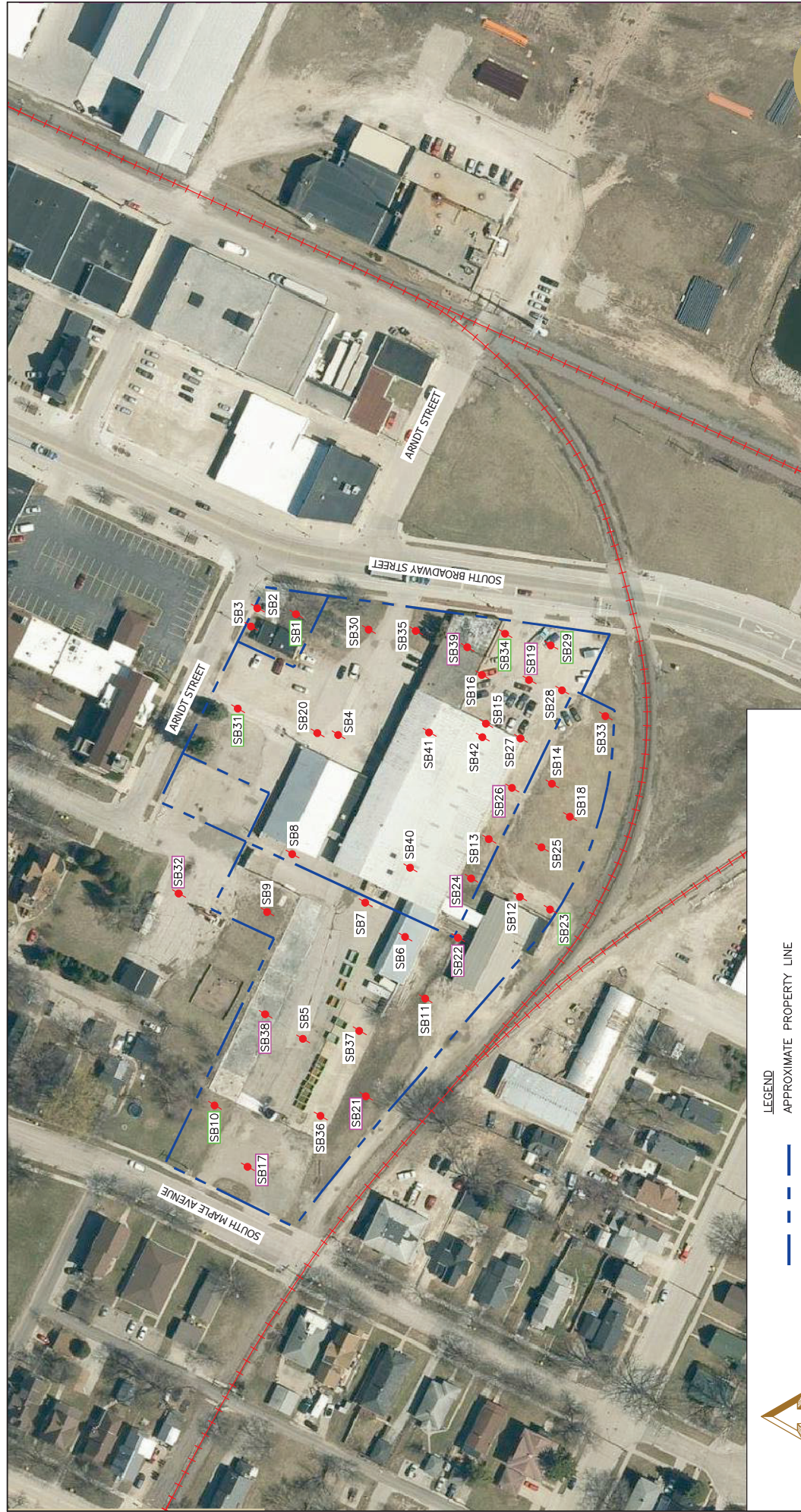
DATE: 09/26/22 DRAWN BY: JRB PROJECT MANAGER: LPC

ESTIMATED EXTENT OF PAH CONTAMINATION IN SOIL

BADGER SHEET METAL PARCELS
402, 420 S BROADWAY; 419 S MAPLE AVENUE; 421 ARNOT STREET
(PARCELS #3-572, #3-569, #2-947, #3-574)
GREEN BAY, WISCONSIN

PROJECT NUMBER: 19370726

FIGURE 5



SCALE IN FEET
0 50 100

- LEGEND**
- APPROXIMATE PROPERTY LINE
 - - - EXISTING RAILROAD LINE
 - SOIL BORING LOCATION
 - SB1 LOCATION EXCEEDS BTW OR GROUNDWATER PATHWAY RCL FOR ONE OR MORE RCRA METALS
 - SB10 LOCATION EXCEEDS INDUSTRIAL OR NON-INDUSTRIAL DIRECT CONTACT AND GROUNDWATER PATHWAY RCLs FOR ONE OR MORE RCRA METALS
 - SB17

*NOTE: RCRA METAL CONTAMINATION IS ESTIMATED TO EXTEND SITEWIDE



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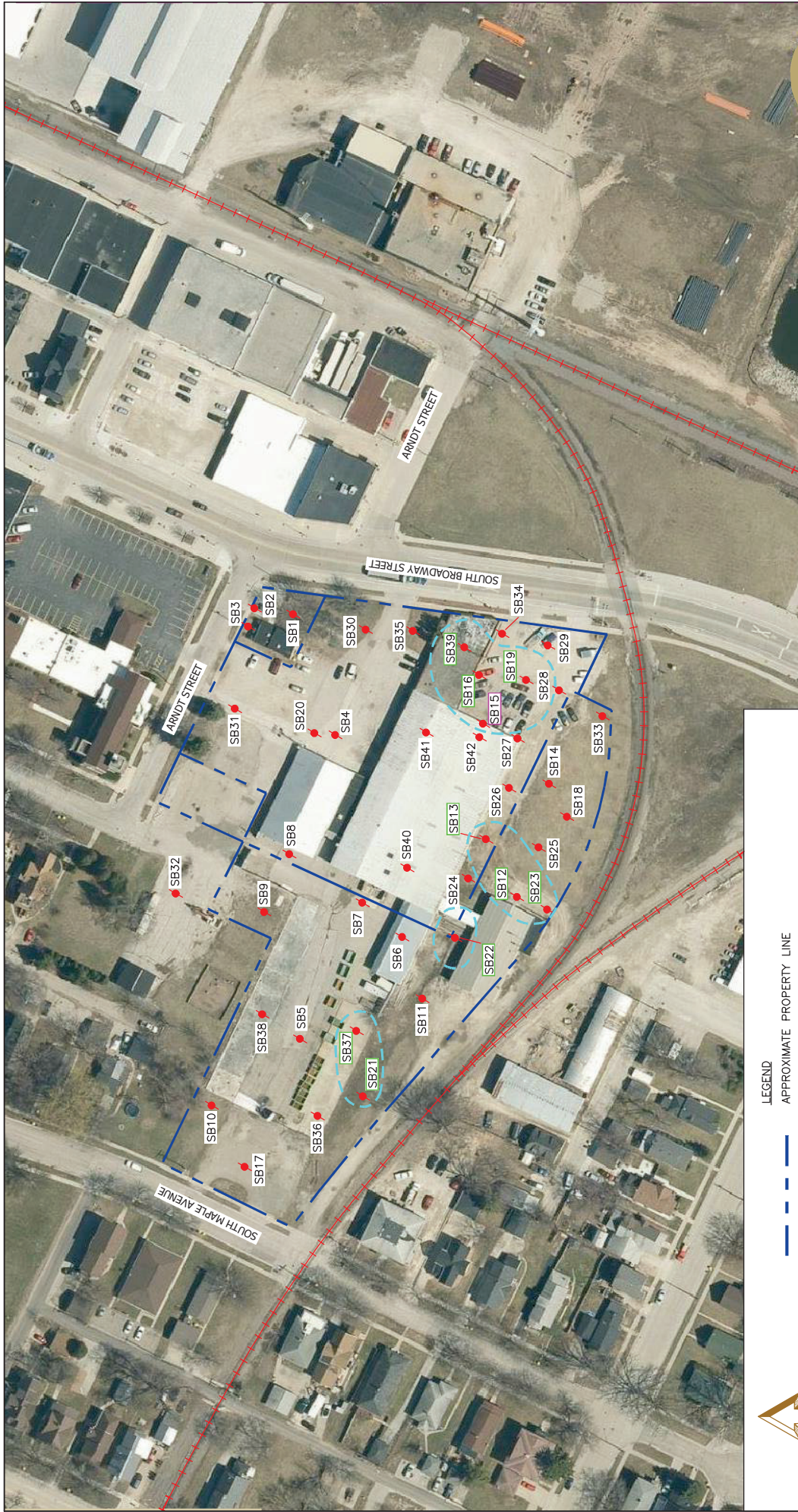
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DATE: 09/26/22 DRAWN BY: JRB PROJECT MANAGER: LPC

ESTIMATED EXTENT OF RCRA METAL CONTAMINATION IN SOIL

BADGER SHEET METAL PARCELS
402, 420 S BROADWAY; 419 S MAPLE AVENUE; 421 ARNDT STREET
(PARCELS # 3-572, # 3-569, # 2-947, # 3-574)
GREEN BAY, WISCONSIN

PROJECT NUMBER: 19370726 FIGURE 6



SCALE IN FEET
0 50 100

LEGEND

APPROXIMATE PROPERTY LINE

ESTIMATED EXTENT OF VOC CONTAMINATION IN SOIL

EXISTING RAILROAD LINE

SOIL BORING LOCATION

LOCATION EXCEEDS GROUNDWATER PATHWAY
RCL FOR ONE OR MORE VOC COMPOUNDS
LOCATION EXCEEDS NON-INDUSTRIAL DIRECT
CONTACT AND GROUNDWATER PATHWAY RCLs
FOR ONE OR MORE VOC COMPOUNDS



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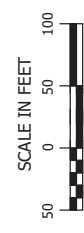
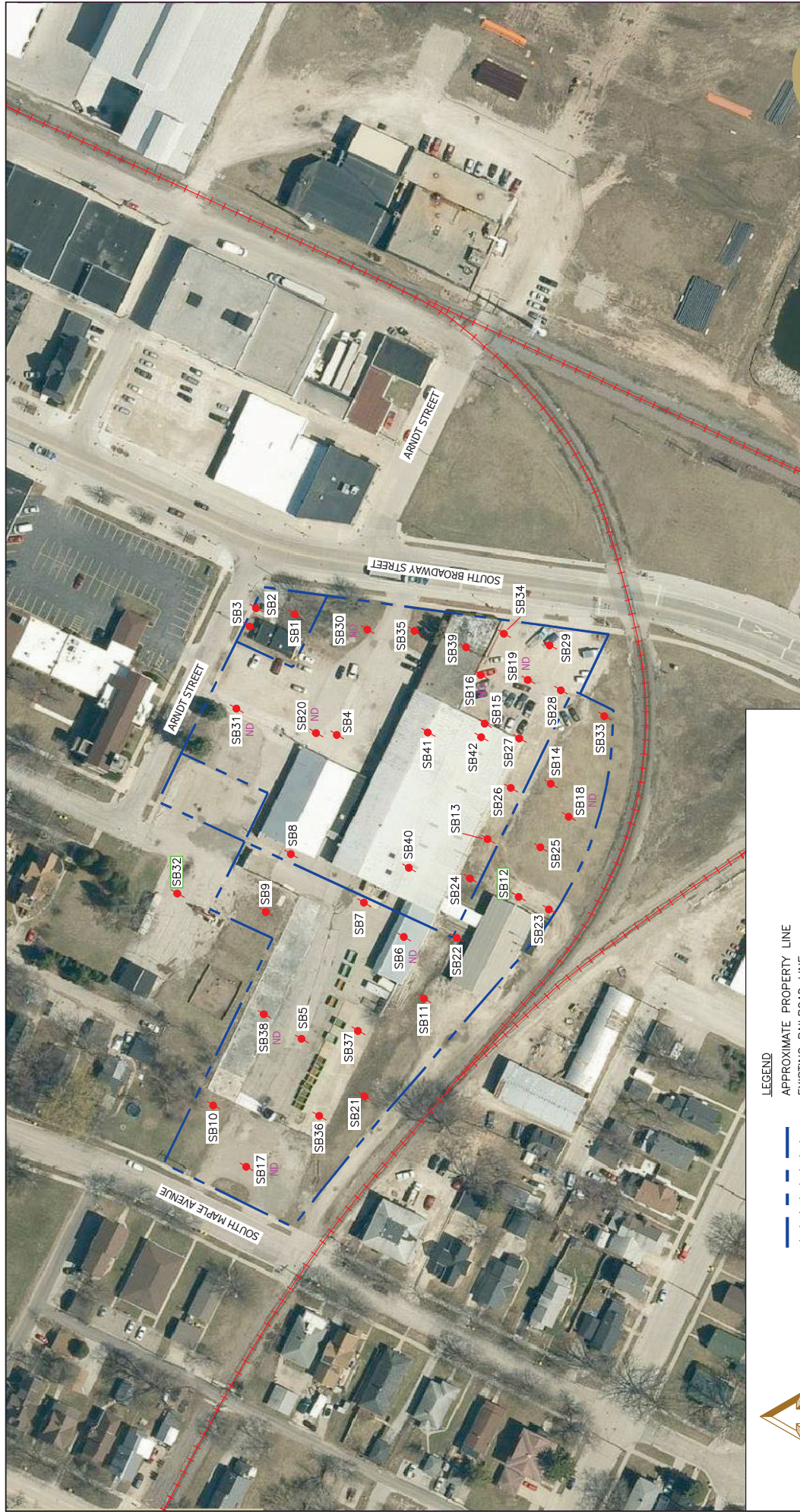
DATE: 09/26/22 DRAWN BY: JRB PROJECT MANAGER: LPC

ESTIMATED EXTENT OF VOC CONTAMINATION IN SOIL

BADGER SHEET METAL PARCELS
402, 420 S BROADWAY; 419 S MAPLE AVENUE; 421 ARNDT STREET
(PARCELS # 3-572, # 3-569, # 2-947, # 3-574)
GREEN BAY, WISCONSIN

PROJECT NUMBER: 19370726

FIGURE 7



- LEGEND**
- APPROXIMATE PROPERTY LINE
 - - - EXISTING RAILROAD LINE
 - SB1
 - SB12
 - ND
 - SOIL BORING LOCATION
 - LOCATION EXCEEDS GROUNDWATER PATHWAY RCL FOR TOTAL PCBs
 - NO PCBs DETECTED IN SOIL SAMPLES COLLECTED FROM BORING LOCATION
- *NOTE: ONLY LABELED SOIL BORING LOCATIONS SAMPLED FOR PCBs.



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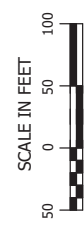
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DATE: 09/26/22 DRAWN BY: JRB PROJECT MANAGER: LPC

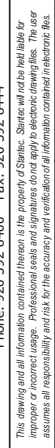
ESTIMATED EXTENT OF PCB CONTAMINATION IN SOIL

BADGER SHEET METAL PARCELS
 402, 420 S BROADWAY; 419 S MAPLE AVENUE; 421 ARNDT STREET
 (PARCELS # 3-572, # 3-569, # 2-947, # 3-574)
 GREEN BAY, WISCONSIN

PROJECT NUMBER: 193707526 FIGURE 8

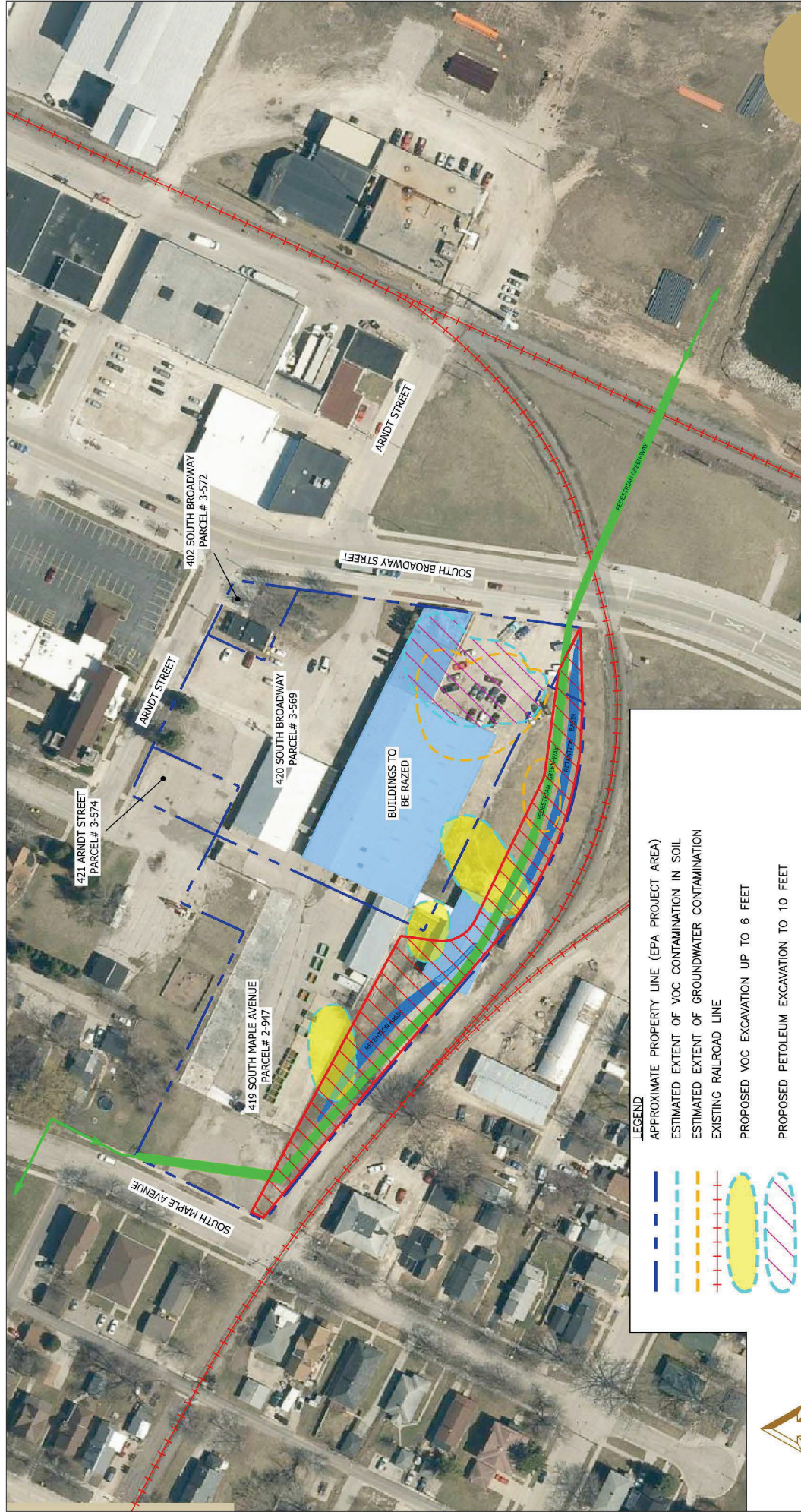


APPROXIMATE PROPERTY LINE
ESTIMATED EXTENT OF VOCs IN GW EXCEEDING ES
ESTIMATED EXTENT OF PAHs IN GW EXCEEDING ES
ESTIMATED EXTENT OF ARSENIC IN GW EXCEEDING ES
EXISTING RAILROAD LINE
TEMPORARY MONITORING WELL LOCATION
MONITORING WELL LOCATION



BADGER SHEET METAL PARCELS
402, 420 S BROADWAY, 419 S MAPLE AVENUE; 421 ARNDT STREET
(PARCELS # 3-572, # 3-569, # 2-947, # 3-574)
GREEN BAY, WISCONSIN

PROJECT NUMBER:	193707526	FIGURE 9
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LEGEND

- APPROXIMATE PROPERTY LINE (EPA PROJECT AREA)
- ESTIMATED EXTENT OF VOC CONTAMINATION IN SOIL
- ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION
- EXISTING RAILROAD LINE
- PROPOSED VOC EXCAVATION UP TO 6 FEET
- PROPOSED PETROLEUM EXCAVATION TO 10 FEET
- BUILDINGS TO BE RAZED
- PROPOSED GREEN-WAY EXCAVATION TO 1.5 FEET

NOTE: RETENTION BASIN EXCAVATED TO 7 FEET DEEP AND 5 FEET WIDE AT BASE WITH A 3:1 SLOPE. ADDITIONAL MATERIAL TO BE EXCAVATED TO ALLOW FOR 2 FOOT CLAY CAP ON BASE AND SIDES. SOIL IS LIKELY TO BE EXCAVATED ON NORTHERN PORTIONS OF SITE AS PART OF REDEVELOPMENT PLANS FOR FUTURE BUILDING FOUNDATIONS. SOIL WILL BE EITHER REDEPOSITED AND CAPPED ONSITE OR SENT FOR LANDFILL DISPOSAL.

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PROPOSED CLEANUP ACTIVITIES

BADGER SHEET METAL PARCELS
 420 S BROADWAY AND 419 S MAPLE AVENUE
 (PARCELS #3-569, #2-947)
 GREEN BAY, WISCONSIN

DATE: 06/23/25 DRAWN BY: JRB PROJECT MANAGER: LPC

PROJECT NUMBER: 193709295

FIGURE 10

Tables

Table 1 - Soil Field Screening Results, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin

Boring Number	Sample Number	Sample Depth (feet)	Sample Odor	Sample Description	Date Collected	PID Headspace Analysis	
						Time Collected/Analyzed	PID Response (IUI)
SB1	SB1 (0-2)	0-2	None	Topsoil to Clay	4/10/2018	0912 / 0927	10.6
	*SB1 (2-4)	2-4	None	Clay	4/10/2018	0912 / 0927	14.6
	SB1 (4-6)	4-6	None	Clay	4/10/2018	0915 / 0930	15.9
	SB1 (6-8)	6-8	None	Silty Clay	4/10/2018	0915 / 0930	19.6
	SB1 (8-10)	8-10	None	Silty Clay w/ Medium to Large Gravel	4/10/2018	0918 / 0934	8.8
	SB1 (10-12)	10-12	None	Silty Clay w/ Medium to Large Gravel	4/10/2018	0918 / 0934	16.5
SB2	*SB2 (0-2)	0-2	None	Concrete to Fine Black Sand	4/10/2018	0942 / 1000	8.5
	SB2 (2-4)	2-4	None	Fine Sand	4/10/2018	0942 / 1000	6.3
	SB2 (4-6)	4-6	Slight Petro	Silty Clay	4/10/2018	0945 / 1005	14.3
	SB2 (6-8)	6-8	Petro	Silty Clay	4/10/2018	0945 / 1005	>300
	SB2 (8-10)	8-10	None	Silty Clay w/ Sand and Gravel Seams	4/10/2018	0949 / 1008	28.3
	SB2 (10-12)	10-12	None	Silty Clay	4/10/2018	0949 / 1008	10.4
SB3	SB3 (0-2)	0-2	None	Topsoil to Fine Sand	4/10/2018	1020 / 1035	7.6
	*SB3 (2-4)	2-4	None	Fine Sand	4/10/2018	1020 / 1035	8.2
	SB3 (4-6)	4-6	None	Silty Clay w/ trace Fine Sand	4/10/2018	1023 / 1038	7.8
	SB3 (6-8)	6-8	None	Silty Clay	4/10/2018	1023 / 1038	7.5
	SB3 (8-10)	8-10	Slight	Silty Clay w/ Medium to Large Gravel	4/10/2018	1026 / 1042	33.4
	SB3 (10-12)	10-12	Slight	Silty Clay w/ Medium to Large Gravel	4/10/2018	1026 / 1042	23.1
SB4	SB4 (0-2)	0-2	None	Asphalt to Sand and Gravel Fill	4/10/2018	1101 / 1116	9.9
	*SB4 (2-4)	2-4	None	Fine Sand to Sandy Silt	4/10/2018	1101 / 1116	12.2
	SB4 (4-6)	4-6	None	Silty Clay w/ Medium to Large Gravel	4/10/2018	1103 / 1118	14.2
	SB4 (6-8)	6-8	None	Silty Clay w/ Fine Sand	4/10/2018	1103 / 1118	12.2
	SB4 (8-10)	8-10	None	Silty Clay w/ Fine Sand	4/10/2018	1107 / 1124	19.7
	SB4 (10-12)	10-12	None	Silty Clay w/ Sand and Gravel	4/10/2018	1107 / 1124	13.5
SB5	SB5 (0-2)	0-2	None	Asphalt to Sand and Gravel Fill	4/10/2018	1143 / 1200	13.3
	*SB5 (2-4)	2-4	None	Fine Sand	4/10/2018	1143 / 1200	13.4
	SB5 (4-6)	4-6	None	Gravel Fill w/ Glass	4/10/2018	1145 / 1204	9.7
	SB5 (6-8)	6-8	None	Gravel Fill w/ Glass	4/10/2018	1145 / 1204	14.9
	SB5 (8-10)	8-10	None	Gravel Fill w/ Glass to Peat	4/10/2018	1147 / 1210	15.1
	SB5 (10-12)	10-12	None	Peat and Organics	4/10/2018	1147 / 1210	11.9
SB6	SB6 (0-2)	0-2	None	Asphalt to Sand and Gravel Fill	4/10/2018	1226 / 1242	12.4
	*SB6 (2-4)	2-4	None	Fine Sand	4/10/2018	1226 / 1242	14.2
	SB6 (4-6)	4-6	None	Sand and Gravel Fill w/ Glass and Brick	4/10/2018	1229 / 1245	13.5
	SB6 (6-8)	6-8	None	Sand and Gravel Fill w/ Glass and Brick	4/10/2018	1229 / 1245	17.0
	SB6 (8-10)	8-10	None	Sand and Gravel Fill w/ Glass and Brick	4/10/2018	1231 / 1247	10.2
	SB6 (10-12)	10-12	None	No Recovery	4/10/2018	---	---
SB7	SB7 (0-2)	0-2	None	Asphalt to Sand and Gravel Fill	4/10/2018	1302 / 1317	8.9
	*SB7 (2-4)	2-4	None	Sand and Gravel Fill to Fine Sand	4/10/2018	1302 / 1317	15
	SB7 (4-6)	4-6	Slight	Silty Clay w/ Tar and Gravel	4/10/2018	1305 / 1320	18.9
	SB7 (6-8)	6-8	None	Silty Clay to Peat and Organics	4/10/2018	1305 / 1320	13.1
	SB7 (8-10)	8-10	None	No Recovery	4/10/2018	---	---
	SB7 (10-12)	10-12	None	No Recovery	4/10/2018	---	---
SB8	SB8 (0-2)	0-2	None	Asphalt to Sand and Gravel Fill to Silty Clay	4/10/2018	1338 / 1355	11.5
	*SB8 (2-4)	2-4	None	Sand and Gravel Fill to Fine Sand w/ Glass	4/10/2018	1338 / 1355	12.7
	SB8 (4-6)	4-6	None	Sand and Gravel Fill w/ Slag, Glass, and Wood	4/10/2018	1340 / 1359	9.5
	SB8 (6-8)	6-8	None	Silty Sand w/ Slag, Rubber, and Wood	4/10/2018	1340 / 1359	10.3
	SB8 (8-10)	8-10	None	No Recovery	4/10/2018	---	---
	SB8 (10-12)	10-12	None	No Recovery	4/10/2018	---	---
SB9	SB9 (0-2)	0-2	None	Topsoil to Fine Sand to Asphalt to Sand and Gravel Fill	4/10/2018	1410 / 1425	8.1
	*SB9 (2-4)	2-4	None	Sand and Gravel Fill	4/10/2018	1410 / 1425	12.0
	SB9 (4-6)	4-6	None	Fine Sand	4/10/2018	1413 / 1429	14.1
	SB9 (6-8)	6-8	None	Silty Sand	4/10/2018	1413 / 1429	10.7
	SB9 (8-10)	8-10	None	Silty Sand w/ Brick and Glass to Peat and Organics	4/10/2018	1415 / 1432	11.3
	SB9 (10-12)	10-12	None	Peat and Organics	4/10/2018	1415 / 1432	9.6
SB10	*SB10 (0-2)	0-2	None	Topsoil to Gravel Fill to Silty Clay	4/10/2018	1449 / 1505	13.0
	SB10 (2-4)	2-4	None	Silty Clay	4/10/2018	1449 / 1505	12.0
	SB10 (4-6)	4-6	None	Sand and Gravel Fill	4/10/2018	1452 / 1508	10.7
	SB10 (6-8)	6-8	None	Sand and Gravel Fill	4/10/2018	1452 / 1508	10.5
	SB10 (8-10)	8-10	None	No Recovery	4/10/2018	---	---
	SB10 (10-12)	10-12	None	No Recovery	4/10/2018	---	---
SB11	*SB11 (0-2)	0-2	None	Topsoil w/ Medium Gravel to Silty Clay	4/10/2018	1516 / 1530	9.6
	SB11 (2-4)	2-4	None	Silty Clay	4/10/2018	1516 / 1530	9.8
	SB11 (4-6)	4-6	None	Silty Clay w/ Wood	4/10/2018	1530 / 1545	12.1
	SB11 (6-8)	6-8	None	Refusal	4/10/2018	---	---
	SB11 (8-10)	8-10	None	---	4/10/2018	---	---
	SB11 (10-12)	10-12	None	---	4/10/2018	---	---

Table 1 - Soil Field Screening Results, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin

Boring Number	Sample Number	Sample Depth (feet)	Sample Odor	Sample Description	Date Collected	PID Headspace Analysis	
						Time Collected/Analyzed	PID Response (IUI)
SB12	SB12 (0-2)	0-2	None	Fine Sand w/ Medium Gravel, Coal, Brick and Glass	4/10/2018	1550 / 1605	7.1
	*SB12 (2-4)	2-4	None	Silty Sand w/ Glass	4/10/2018	1550 / 1605	12.4
	SB12 (4-6)	4-6	None	Silty Clay to Sand w/ Medium Gravel and Slag	4/10/2018	1553 / 1608	21.4
	SB12 (6-8)	6-8	None	Sand and Gravel w/ Slag	4/10/2018	1553 / 1608	9.1
	SB12 (8-10)	8-10	None	Silty Clay	4/10/2018	1555 / 1610	11.0
	SB12 (10-12)	10-12	None	Silty Clay	4/10/2018	1555 / 1610	11.3
SB13	SB13 (0-2)	0-2	None	Sand and Gravel Fill to Concrete	4/10/2018	1626 / 1640	8.8
	*SB13 (2-4)	2-4	None	Concrete to Black Fine Silty Sand	4/10/2018	1626 / 1640	8.3
	SB13 (4-6)	4-6	None	Sand w/ Fine Gravel and Coal	4/10/2018	1628 / 1643	6.4
	SB13 (6-8)	6-8	None	Silty Clay w/ Wood	4/10/2018	1628 / 1643	6.3
	SB13 (8-10)	8-10	None	Silty Clay	4/10/2018	1630 / 1645	11.1
	SB13 (10-12)	10-12	None	Silty Clay to Peat and Organics	4/10/2018	1630 / 1645	8.0
SB14	SB14 (0-2)	0-2	None	Topsoil to Fine Sand	4/10/2018	1657 / 1712	3.9
	*SB14 (2-4)	2-4	None	Fine Sand	4/10/2018	1657 / 1712	5.3
	SB14 (4-6)	4-6	None	Fine Sand	4/10/2018	1701 / 1716	6
	SB14 (6-8)	6-8	None	Fine Sand w/ Wood, Coal, and Gravel	4/10/2018	1701 / 1716	4.8
	SB14 (8-10)	8-10	None	Refusal	4/10/2018	---	---
	SB14 (10-12)	10-12	None	---	4/10/2018	---	---
SB15	SB15 (0-2)	0-2	None	Asphalt to Sand and Gravel Fill to Fine Sand	4/11/2018	0838 / 0855	10.9
	*SB15 (2-4)	2-4	Strong Petro	Sand and Gravel Fill w/ Coal and Slag	4/11/2018	0838 / 0855	214.9
	SB15 (4-6)	4-6	Strong Petro	Sand and Gravel Fill	4/11/2018	0840 / 0857	150.6
	SB15 (6-8)	6-8	Strong Petro	Sand and Gravel Fill to Silty Clay	4/11/2018	0840 / 0857	>300
	SB15 (8-10)	8-10	None	Silty Sand to Peat and Organics	4/11/2018	0843 / 0901	232.2
	SB15 (10-12)	10-12	None	Peat and Organics	4/11/2018	0843 / 0901	41.9
SB16	SB16 (0-2)	0-2	Slight Petro	Asphalt to Sand and Gravel Fill	4/11/2018	0909 / 0925	9.1
	*SB16 (2-4)	2-4	Strong Petro	Sand and Gravel w/ Trace Clay to Silty Clay	4/11/2018	0909 / 0925	46.0
	SB16 (4-6)	4-6	Strong Petro	Silty Clay to Sandy Silt	4/11/2018	0911 / 0927	>300
	SB16 (6-8)	6-8	Strong Petro	Sandy Silt w/ Peat and Organics	4/11/2018	0911 / 0927	>300
	SB16 (8-10)	8-10	Petro	Clay	4/11/2018	0915 / 0933	231.0
	SB16 (10-12)	10-12	Slight Petro	Clay	4/11/2018	0915 / 0933	33.1
SB17	*SB17 (0-2)	0-2	None	Sand and Gravel Fill	10/12/2020	950 / 1005	1.7
	*SB17 (2-4)	2-4	None	Sand and Gravel Fill w/ Glass and Wood	10/12/2020	958 / 1013	0.6
	SB17 (4-6)	4-6	None	Sand and Gravel Fill w/ Wood and Slag	10/12/2020	1001 / 1016	1.1
	SB17 (6-8)	6-8	None	Peat and Organics	10/12/2020	1003 / 1018	1.7
	SB17 (8-10)	8-10	None	Peat and Organics	10/12/2020	1008 / 1023	1.9
	SB17 (10-12)	10-12	None	Silty Clay	10/12/2020	1015 / 1030	1.1
	SB17 (12-14)	12-14	None	Silty Clay	10/12/2020	1022 / 1037	1.2
	SB17 (14-16)	14-16	None	Clay	10/12/2020	1026 / 1041	1.3
	SB17 (16-18)	16-18	None	Clay	10/12/2020	1030 / 1045	1.2
	SB17 (18-20)	18-20	None	Silty Clay	10/12/2020	1036 / 1051	1.2
SB18	SB18 (0-2)	0-2	None	Topsoil	10/13/2020	749 / 805	1.2
	*SB18 (2-4)	2-4	None	Fine Sand	10/13/2020	753 / 808	1.7
	SB18 (4-6)	4-6	None	Fine Sand	10/13/2020	759 / 815	2.2
	SB18 (6-8)	6-8	None	Fine Sand	10/13/2020	906 / 821	2.3
	SB18 (8-10)	8-10	None	Silty Clay	10/13/2020	812 / 827	1.9
	SB18 (10-12)	10-12	None	Peat w/ Wood and Organics	10/13/2020	818 / 833	1.3
	SB18 (12-14)	12-14	None	No Recovery	10/13/2020	830 / ---	---
	SB18 (14-16)	14-16	None	Peat and Organics	10/13/2020	834 / 850	1.1
	SB18 (16-18)	16-18	None	No Recovery	10/13/2020	839 / ---	---
	SB18 (18-20)	18-20	None	No Recovery	10/13/2020	842 / ---	---
SB19	SB19 (0-2)	0-2	None	Sand and Gravel Fill	10/13/2020	1000 / 1015	1.4
	*SB19 (2-4)	2-4	None	Sand and Gravel Fill w/ Brick, Glass, and Slag	10/13/2020	1006 / 1021	2.8
	SB19 (4-6)	4-6	None	Silty Sand	10/13/2020	1010 / 1025	2.5
	SB19 (6-8)	6-8	None	Peat and Organics	10/13/2020	1013 / 1028	1.7
	SB19 (8-10)	8-10	None	Peat and Organics	10/13/2020	1016 / 1032	1.1
	SB19 (10-12)	10-12	None	Silty Clay	10/13/2020	1018 / 1033	1.0
	SB19 (12-14)	12-14	None	Silty Clay	10/13/2020	1021 / 1036	1.0
	SB19 (14-16)	14-16	None	Silty Clay	10/13/2020	1024 / 1040	1.2
	SB19 (16-18)	16-18	None	Silty Clay	10/13/2020	1029 / 1045	0.9
SB20	SB19 (18-20)	18-20	None	Silty Clay	10/13/2020	1033 / 1048	1.0
	SB20 (0-2)	0-2	None	Sand and Gravel Fill	10/13/2020	1147 / 1202	1.2
	*SB20 (2-4)	2-4	None	Silty Clay	10/13/2020	1151 / 1206	0.8
	SB20 (4-6)	4-6	None	Silty Clay	10/13/2020	1155 / 1210	0.6
	SB20 (6-8)	6-8	None	Silty Clay	10/13/2020	1158 / 1213	0.9
	SB20 (8-10)	8-10	None	Silty Clay	10/13/2020	1200 / 1215	0.8
	SB20 (10-12)	10-12	None	Silty Clay	10/13/2020	1202 / 1217	0.8
	SB20 (12-14)	12-14	None	Silty Clay	10/13/2020	1205 / 1220	0.9
	SB20 (14-16)	14-16	None	Silty Clay	10/13/2020	1208 / 1223	0.8
	SB20 (16-18)	16-18	None	Silty Clay	10/13/2020	1214 / 1230	0.9
	SB20 (18-20)	18-20	None	Silty Clay	10/13/2020	1217 / 1233	0.5

Table 1 - Soil Field Screening Results, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin

Boring Number	Sample Number	Sample Depth (feet)	Sample Odor	Sample Description	Date Collected	PID Headspace Analysis	
						Time Collected/Analyzed	PID Response (IUI)
SB21	*SB21 (0-2)	0-2	None	Topsoil, Clay, w/ some Gravel	8/17/2021	1010 / 1025	0.7
	SB21 (2-4)	2-4	None	Sandy Clay	8/17/2021	1010 / 1025	0.7
	SB21 (4-6)	4-6	None	Silty Clay	8/17/2021	1012 / 1027	0.5
	SB21 (6-8)	6-8	Organic	Black Silty Clay	8/17/2021	1012 / 1027	0.8
	SB21 (8-10)	8-10	None	Silty Clay	8/17/2021	1014 / 1029	0.6
	SB21 (10-12)	10-12	None	Silty Clay	8/17/2021	1014 / 1029	0.2
	SB21 (12-14)	12-14	None	Clay	8/17/2021	1015 / 1030	0.2
	SB21 (14-16)	14-16	None	Clay	8/17/2021	1015 / 1030	0.2
SB22	SB22 (0-2)	0-2	None	Sand and Gravel Fill	8/17/2021	1030 / 1045	0.4
	*SB22 (2-4)	2-4	None	Sand and Gravel Fill	8/17/2021	1030 / 1045	0.5
	SB22 (4-6)	4-6	None	Sand and Gravel Fill	8/17/2021	1030 / 1045	0.5
	SB22 (6-8)	6-8	None	Silty Clay	8/17/2021	1030 / 1045	0.4
	SB22 (8-10)	8-10	None	Fine Gravel and Wood	8/17/2021	1030 / 1045	0.5
	SB22 (10-12)	10-12	None	Clay, Foundry Fill, Fine Sand	8/17/2021	1055 / 1105	0.4
SB23	*SB23 (2-4)	2-4	None	Clay, Foundry Fill, Fine Sand	8/17/2021	1055 / 1105	0.4
	SB23 (4-6)	4-6	None	Fine Sand w/ Foundry Fill	8/17/2021	1055 / 1105	0.6
	SB23 (6-8)	6-8	None	Fine Sand w/ Foundry Fill	8/17/2021	1055 / 1105	0.6
	SB23 (8-10)	8-10	None	Fine Gravel w/ Wood	8/17/2021	1055 / 1105	0.4
	SB23 (10-11)	10-11	None	Fine Gravel w/ Wood	8/17/2021	1055 / 1105	0.5
	SB23 (11-12)	11-12	None	Topsoil to Fine Sand w/ Gravel	8/17/2021	1115 / 1125	0.3
SB24	*SB24 (2-4)	2-4	None	Fine Sand w/ Gravel to Silty Asphalt Fill	8/17/2021	1115 / 1125	0.5
	SB24 (4-6)	4-6	None	Sand and Gravel Fill	8/17/2021	1115 / 1125	0.1
	SB24 (6-8)	6-8	None	Sand and Gravel Fill	8/17/2021	1115 / 1125	0.2
	SB24 (8-10)	8-10	None	Sand and Gravel Fill	8/17/2021	1115 / 1125	0.4
	SB24 (10-12)	10-12	None	Sand and Gravel Fill to Silty Clay	8/17/2021	1115 / 1125	0.2
	SB24 (12-14)	12-14	None	Topsoil to Fine/Medium Sand	8/17/2021	1130 / 1140	0.2
SB25	*SB25 (2-4)	2-4	None	Topsoil to Fine/Medium Sand	8/17/2021	1130 / 1140	0.3
	SB25 (4-6)	4-6	None	Fine/Medium Sand to Silty Clay w/ Gravel Fill	8/17/2021	1130 / 1140	0.5
	SB25 (6-8)	6-8	None	Silty Clay w/ Gravel Fill to Foundry Fill and Clay	8/17/2021	1130 / 1140	0.6
	SB25 (8-10)	8-10	None	Fine Gravel w/ Wood	8/17/2021	1130 / 1140	2.3
	SB25 (10-11.5)	10-11.5	None	Fine Gravel w/ Wood	8/17/2021	1130 / 1140	1.0
	SB25 (11-12)	11-12	None	Gravelly Sand to Black Asphalt	8/17/2021	1150 / 1210	0.6
SB26	*SB26 (2-4)	2-4	Slight Petro	Sandy Gravel to Loamy Fill	8/17/2021	1150 / 1210	2.2
	SB26 (4-6)	4-6	None	Sandy Gravel to Coarse Sand	8/17/2021	1150 / 1210	0.6
	SB26 (6-8)	6-8	None	Coarse Sand to Silty Clay	8/17/2021	1150 / 1210	0.7
	SB26 (8-10)	8-10	None	Coarse Sand and Gravel Fill	8/17/2021	1150 / 1210	0.9
	SB26 (10-12)	10-12	None	Silty Clay w/ Wood	8/17/2021	1150 / 1210	1.0
	SB26 (12-14)	12-14	Organic	Silty Clay	8/17/2021	1150 / 1210	1.0
	SB26 (14-16)	14-16	Organic	Silty Clay	8/17/2021	1150 / 1210	1.1
	SB26 (16-18)	16-18	None	Gravel to Black Silty Fill	8/17/2021	1210 / 1235	0.8
SB27	*SB27 (2-4)	2-4	None	Medium Sand	8/17/2021	1210 / 1235	0.6
	SB27 (4-6)	4-6	None	Black Silty Fill w/ Gravel	8/17/2021	1210 / 1235	1.0
	SB27 (6-8)	6-8	None	Coarse Sand w/ Gravel to Silty Clay	8/17/2021	1210 / 1235	0.6
	SB27 (8-10)	8-10	Petro	Silty Clay	8/17/2021	1210 / 1235	8.7
	SB27 (10-12)	10-12	None	Silty Clay to Black Peat	8/17/2021	1210 / 1235	5.0
	SB27 (12-14)	12-14	None	Black Peat w/ Sand and Gravel	8/17/2021	1210 / 1235	1.9
	SB27 (14-16)	14-16	None	Black Peat w/ Sand and Gravel	8/17/2021	1210 / 1235	1.2
	SB27 (16-18)	16-18	None	Asphalt and Gravel to Wood and Silty Clay	8/17/2021	1240 / 1300	6.2
SB28	*SB28 (2-4)	2-4	Slight Petro	Silty Clay	8/17/2021	1240 / 1300	36.6
	SB28 (4-6)	4-6	Strong Petro	Silty Clay	8/17/2021	1240 / 1300	355.4
	SB28 (6-8)	6-8	Strong Petro	Silty Clay	8/17/2021	1240 / 1300	175.5
	SB28 (8-10)	8-10	Strong Petro	Silty Clay	8/17/2021	1240 / 1300	46.4
	SB28 (10-12)	10-12	Strong Petro	Silty Clay	8/17/2021	1240 / 1300	24.3
	SB28 (12-14)	12-14	Petro	Silty Clay	8/17/2021	1240 / 1300	10.6
	SB28 (14-16)	14-16	Petro	Silty Clay	8/17/2021	1240 / 1300	1.8
	SB28 (16-18)	16-18	None	Sand and Gravel Fill	8/17/2021	1300 / 1320	0.8
SB29	*SB29 (2-4)	2-4	None	Sand and Gravel Fill	8/17/2021	1300 / 1320	0.5
	SB29 (4-6)	4-6	None	Clay	8/17/2021	1300 / 1320	1.0
	SB29 (6-8)	6-8	None	Clay	8/17/2021	1300 / 1320	1.0
	SB29 (8-10)	8-10	None	Clay w/ Peat	8/17/2021	1300 / 1320	0.4
	SB29 (10-12)	10-12	None	Clay w/ Peat	8/17/2021	1300 / 1320	0.4
	SB29 (12-14)	12-14	None	Coarse Sand and Gravel	8/17/2021	1300 / 1320	---
	SB29 (14-16)	14-16	None	Coarse Sand and Gravel	8/17/2021	1300 / 1320	---
	SB29 (16-18)	16-18	None	Topsoil to Silty Clay	8/17/2021	1340 / 1400	0.6
SB30	*SB30 (2-4)	2-4	None	Silty Clay	8/17/2021	1340 / 1400	0.6
	SB30 (4-6)	4-6	None	Silty Clay	8/17/2021	1340 / 1400	0.9
	SB30 (6-8)	6-8	None	Silty Clay	8/17/2021	1340 / 1400	0.7
	SB30 (8-10)	8-10	None	Silty Clay w/ organics to Sandy Clay	8/17/2021	1340 / 1400	0.5
	SB30 (10-12)	10-12	None	Loamy Sand w/ trace Gravel	8/17/2021	1340 / 1400	0.3
	SB30 (12-14)	12-14	None	Silty Clay w/ Sand lenses	8/17/2021	1340 / 1400	0.4
	SB30 (14-16)	14-16	None	Silty Clay w/ Sand lenses	8/17/2021	1340 / 1400	0.3
	SB30 (16-18)	16-18	None	Gravel to Fine Sand to Silty Clay w/ Slag	8/17/2021	1405 / 1425	0.3
SB31	*SB31 (2-4)	2-4	None	Black Silty Sand Fill	8/17/2021	1405 / 1425	0.3
	SB31 (4-6)	4-6	None	Silty Clay	8/17/2021	1405 / 1425	0.4
	SB31 (6-8)	6-8	None	Silty Clay	8/17/2021	1405 / 1425	0.6
	SB31 (8-10)	8-10	None	Silty Clay	8/17/2021	1405 / 1425	0.6
	SB31 (10-12)	10-12	None	Silty Clay	8/17/2021	1405 / 1425	0.5
	SB31 (12-14)	12-14	None	Silty Clay	8/17/2021	1405 / 1425	0.5
	SB31 (14-16)	14-16	None	Silty Clay	8/17/2021	1405 / 1425	0.8
	SB31 (16-18)	16-18	None	Silty Clay	8/17/2021	1405 / 1425	0.8

Table 1 - Soil Field Screening Results, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin

Boring Number	Sample Number	Sample Depth (feet)	Sample Odor	Sample Description	Date Collected	PID Headspace Analysis	
						Time Collected/Analyzed	PID Response (IUI)
SB32	SB32 (0-2)	0-2	None	Asphalt to Silty Clay	8/17/2021	1435 / 1450	0.7
	*SB32 (2-4)	2-4	None	Silty Clay to Black Silty Fill	8/17/2021	1435 / 1450	0.9
	SB32 (4-6)	4-6	None	Silty Clay and Sand w/ Glass	8/17/2021	1435 / 1450	0.8
	SB32 (6-8)	6-8	None	Silty Clay and Sand w/ Glass	8/17/2021	1435 / 1450	0.8
	SB32 (8-10)	8-10	Slight Petro	Black Silty Fill	8/17/2021	1435 / 1450	1.0
	SB32 (10-12)	10-12	Slight Petro	Black Silty Fill	8/17/2021	1435 / 1450	0.8
	SB32 (12-14)	12-14	None	No Recovery	8/17/2021	1435 / 1450	---
SB33	SB32 (14-16)	14-16	None	No Recovery	8/17/2021	1435 / 1450	---
	SB33 (0-2)	0-2	None	Topsoil to Medium Sand and Gravel	8/18/2021	0715 / 0725	0.3
	*SB33 (2-4)	2-4	None	Fine to Medium Sand to Silty Clay	8/18/2021	0715 / 0725	0.4
	SB33 (4-6)	4-6	Organic	Fine to Medium Sand w/ some Gravel	8/18/2021	0715 / 0725	0.5
	SB33 (6-8)	6-8	None	Sand to Wood	8/18/2021	0715 / 0725	0.7
	SB33 (8-10)	8-10	None	Wood to Peat	8/18/2021	0715 / 0725	0.7
	SB33 (10-12)	10-12	None	Peat	8/18/2021	0715 / 0725	0.5
SB34	SB33 (12-14)	12-14	None	Sand and Gravel to Silty Clay	8/18/2021	0715 / 0725	0.5
	SB33 (14-16)	14-16	None	Silty Clay	8/18/2021	0715 / 0725	0.5
	SB34 (0-2)	0-2	None	Asphalt to Black Fill w/ Sand and Gravel	8/18/2021	0730 / 0750	0.3
	*SB34 (2-4)	2-4	None	Black Fill w/ Sand and Gravel	8/18/2021	0730 / 0750	0.3
	SB34 (4-6)	4-6	None	Silty Clay	8/18/2021	0730 / 0750	0.4
	SB34 (6-8)	6-8	None	Silty Clay	8/18/2021	0730 / 0750	0.3
	SB34 (8-10)	8-10	None	Silty Clay	8/18/2021	0730 / 0750	0.3
SB35	SB34 (10-12)	10-12	None	Silty Clay	8/18/2021	0730 / 0750	0.3
	SB34 (12-14)	12-14	None	Silty Clay	8/18/2021	0730 / 0750	0.3
	SB34 (14-16)	14-16	None	Silty Clay	8/18/2021	0730 / 0750	0.3
	SB35 (0-2)	0-2	None	Topsoil to Sandy Silty	8/18/2021	0855 / 0915	0.2
	*SB35 (2-4)	2-4	None	Sandy Silt to Silty Clay	8/18/2021	0855 / 0915	0.1
	SB35 (4-6)	4-6	None	Silty Clay w/ trace Fine Gravel	8/18/2021	0855 / 0915	0.1
	SB35 (6-8)	6-8	None	Silty Clay w/ trace Fine Gravel	8/18/2021	0855 / 0915	0.2
SB36	SB35 (8-10)	8-10	None	Silty Clay w/ trace Fine Gravel and Silty Sand	8/18/2021	0855 / 0915	0.2
	SB35 (10-12)	10-12	None	Silty Clay w/ trace Fine Gravel and Silty Sand	8/18/2021	0855 / 0915	0.2
	SB35 (12-14)	12-14	None	Silty Clay w/ trace Fine Gravel and Silty Sand	8/18/2021	0855 / 0915	0.4
	SB35 (14-16)	14-16	None	Silty Clay w/ trace Fine Gravel and Silty Sand	8/18/2021	0855 / 0915	0.2
	*SB36 (0-2)	0-2	None	Concrete to Medium Sand	8/18/2021	1105 / 1130	0.6
	SB36 (2-4)	2-4	None	Medium Sand	8/18/2021	1105 / 1130	0.4
	SB36 (4-6)	4-6	None	Medium Sand	8/18/2021	1105 / 1130	0.4
SB37	SB36 (6-8)	6-8	None	Medium Sand w/ Concrete and Foundry Fill	8/18/2021	1105 / 1130	0.7
	SB36 (8-10)	8-10	None	Fine Sand and Clay	8/18/2021	1105 / 1130	0.4
	SB36 (10-12)	10-12	None	Fine Sand and Clay	8/18/2021	1105 / 1130	0.4
	SB36 (12-14)	12-14	None	Clayey Sand to Foundry Fill to Loamy Clay	8/18/2021	1105 / 1130	0.4
	SB36 (14-16)	14-16	None	Loamy Clay	8/18/2021	1105 / 1130	0.2
	*SB37 (0-2)	0-2	None	Medium to Coarse Sand w/ Gravel and Black Fill	8/18/2021	1140 / 1200	0.6
	SB37 (2-4)	2-4	None	Medium to Coarse Sand w/ Gravel and Black Fill	8/18/2021	1140 / 1200	0.4
SB38	SB37 (4-6)	4-6	Creosote	Sandy Fill w/ Brick, Coal, Slag, and Wood	8/18/2021	1140 / 1200	0.6
	SB37 (6-8)	6-8	Creosote	Sandy Fill w/ Brick, Coal, Slag, and Wood	8/18/2021	1140 / 1200	5.7
	SB37 (8-10)	8-10	None	Very Low Recovery, Wood Debris	8/18/2021	1140 / 1200	0.7
	SB37 (10-12)	10-12	None	Very Low Recovery, Wood Debris	8/18/2021	1140 / 1200	0.7
	SB37 (12-14)	12-14	None	No Recovery	8/18/2021	1140 / 1200	---
	SB37 (14-16)	14-16	None	No Recovery	8/18/2021	1140 / 1200	---
	SB38 (0-2)	0-2	None	Fine to Medium Sand	8/18/2021	1200 / 1220	0.2
SB39	*SB38 (2-4)	2-4	None	Coarse sand and Gravel with Black Foundry Fill	8/18/2021	1200 / 1220	0.4
	SB38 (4-6)	4-6	None	Coarse Sand and Gravel to Silty Clay	8/18/2021	1200 / 1220	0.6
	SB38 (6-8)	6-8	None	Silty Clay to Foundry Fill	8/18/2021	1200 / 1220	0.5
	SB38 (8-10)	8-10	None	No Recovery	8/18/2021	1200 / 1220	---
	SB38 (10-12)	10-12	None	No Recovery	8/18/2021	1200 / 1220	---
	SB38 (12-14)	12-14	Slight Petro	Very Low Recovery, Black Fill	8/18/2021	1200 / 1220	3.8
	SB38 (14-16)	14-16	Slight Petro	Very Low Recovery, Black Fill	8/18/2021	1200 / 1220	3.8
SB40	*SB39 (0-2)	0-2	None	Silty to Sandy Black Fill	8/19/2021	1315 / 1330	0.3
	SB39 (2-4)	2-4	None	Silty to Sandy Black Fill	8/19/2021	1315 / 1330	0.3
	SB40 (0-2)	0-2	None	Concrete Dbris	8/19/2021	1045 / 1115	---
	*SB40 (2-4)	2-4	None	Loamy Sand	8/19/2021	1045 / 1115	1.7
	SB41 (0-2)	0-2	None	Fine Sand	8/19/2021	1135 / 1150	---
	*SB41 (2-4)	2-4	None	Fine Sand	8/19/2021	1135 / 1150	0.4
	SB41 (4-6)	4-6	None	Black fill w/ Concrete and Clay	8/19/2021	1135 / 1150	0.3
SB41	SB41 (6-8)	6-8	None	Black fill w/ Concrete and Clay	8/19/2021	1135 / 1150	0.7
	SB41 (8-10)	8-10	Organic	Silty Clay and Organics	8/19/2021	1135 / 1150	1.0
	SB41 (10-12)	10-12	Organic	Silty Clay and Organics	8/19/2021	1135 / 1150	1.2
	SB41 (12-14)	12-14	Organic	Silty Clay and Organics w/ Silty Sand	8/19/2021	1135 / 1150	0.9
	SB41 (14-16)	14-16	Organic	Silty Clay and Organics w/ Silty Sand	8/19/2021	1135 / 1150	1.2
	SB42 (0-2)	0-2	None	Sandy Silt	8/19/2021	1210 / 1230	0.3
	*SB42 (2-4)	2-4	None	Sandy Silt to Black Fill w/ Gravel and Concrete	8/19/2021	1210 / 1230	0.7
SB42	SB42 (4-6)	4-6	None	Black Fill w/ Concrete	8/19/2021	1210 / 1230	1.3
	SB42 (6-8)	6-8	Creosote	Silty Clay to Foundry Fill and Medium Sand	8/19/2021	1210 / 1230	1.9
	SB42 (8-10)	8-10	Creosote	Coarse Sand	8/19/2021	1210 / 1230	2.5
	SB42 (10-12)	10-12	None	Silt and Organics	8/19/2021	1210 / 1230	1.8
	SB42 (12-14)	12-14	None	Silt and Organics	8/19/2021	1210 / 1230	1.5
	SB42 (14-16)	14-16	None	Silt and Organics	8/19/2021	1210 / 1230	0.4

PID = Photoionization Detector
 IUI = Instruments units as isobutylene
 * = Submitted for laboratory analysis
 --- = Refusal/ Not Analyzed

Table 2 - Water Level Elevations, Badger Sheet Metal Site, Green Bay, WI

Well I.D.	Ground Surface Elevation (site datum)	Reference Point Elevation (site datum)	Top / Bottom Well Screen Elevation (fbg)	Date	Depth to Water		Water Table Elevation (Feet)
					Feet Below Riser	Feet Below Grade	
TW2	---	---	---	04/25/18	2.75		
				09/01/21	---	---	---
				03/17/22	---	---	---
TW4	100.13	100.02		04/05/18	1.67	1.78	98.35
				09/01/21	3.34	3.45	96.68
				03/17/22	---	---	---
TW5	---	---	---	04/25/18	1.65		
				09/01/21	---	---	---
				03/17/22	---	---	---
TW7	---	---	---	04/25/18	2.43		
				09/01/21	---	---	---
				03/17/22	---	---	---
TW12	98.15	97.94		04/25/18	1.65	1.86	96.29
				09/01/21	3.21	3.42	94.73
				03/17/22	4.87	5.08	93.07
TW15	99.98	99.76		04/25/18	3.41	3.63	96.57
				09/01/21	4.36	4.58	95.62
				03/17/22	6.67	6.89	93.31
TW16	100.36	100.24		04/25/18	2.97	3.09	97.27
				09/01/21	---	---	---
				03/17/22	4.32	4.44	95.92
MW17	98.76	98.41		10/21/20	5.25	5.60	93.16
				09/01/21	---	---	---
				03/17/22	6.35	6.70	92.06
MW18	98.09	97.54		10/21/20	3.97	4.52	93.57
				09/01/21	3.08	3.63	94.46
				03/17/22	4.47	5.02	93.07
MW19	---	---	---	10/21/20	5.02		
				09/01/21	---	---	---
				03/17/22	---	---	---
MW20	100.53	100.11		10/21/20	4.44	4.86	95.67
				09/01/21	3.15	3.57	96.96
				03/17/22	4.94	5.36	95.17
MW21	99.55	99.3		09/01/21	5.08	5.33	94.22
				03/17/22	6.08	6.33	93.22
MW22	100.23	99.95		09/01/21	10.68	10.96	89.27
				03/17/22	6.90	7.18	93.05
MW23	101.29	100.87		09/01/21	Dry	Dry	Dry
				03/17/22	6.97	7.39	93.90

Key:

fbg = Feet Below Grade
 --- = Not Collected

BM₁
 BM₂

= Concrete Base of Railroad Crossing light at S. Broadway
 = Corner of bottom concrete step south side of facility

Table 3a Soil Analytical Results Table, RCRA Metals, Badger Sheet Metal Parcels - 420 South Broadway; 419 Maple Avenue, Green Bay, Wisconsin

Boring Number	Sample Number	Date Collected	Depth (ftg)	Soil Description	Laboratory Result (mg/kg)							
					RCRA Metals							
					Arsenic (total)	Barium	Cadmium	Chromium	Lead (total)	Selenium	Silver	Mercury
WDNR RCL for Protection from Direct Contact Risk				Non-Industrial	8* [0.677]	15,300	71.1	NE	400	391	391	3.13
				Industrial	8* [3.00]	100,000	799	NE	800	5,840	5,840	3.13
WDNR RCL for Protection of Groundwater					8* [0.584]	364* [164.8]	1* [0.752]	360,000	52* [27]	0.52	0.8491	0.208
					8	364	1	44	52	NE	NE	NE
B1	SB1 (2-4)	4/10/2018	2-4	Clay	2.1	173	<0.045	45.8	14.7	<1.6	<0.30	0.045
B2	SB2 (0-2)	4/10/2018	0-2	Concrete to Fine Black Sand	<0.56	22.6	<0.039	5.9	4.8	<1.4	<0.26	0.038
B3	SB3 (2-4)	4/10/2018	2-4	Fine Sand	<0.67	28.5	<0.047	9.4	35	<1.6	<0.32	0.037
B4	SB4 (2-4)	4/10/2018	2-4	Fine Sand to Sandy Silt	0.53 J	25.5	<0.030	6.7	25.4	<1.1	<0.21	<0.00024
B5	SB5 (2-4)	4/10/2018	2-4	Fine Sand	<0.57	18.6	<0.040	9.3	2.5	<1.4	<0.27	0.0066
B6	SB6 (2-4)	4/10/2018	2-4	Fine Sand	<0.71	8.7	<0.050	4.5 J	0.97 J	<1.7	<0.34	<0.00025
B7	SB7 (2-4)	4/10/2018	2-4	Sand and Gravel Fill to Fine Sand	0.71 J	21	<0.029	4.7	5.6	<1.0	<0.20	0.0031
B8	SB8 (2-4)	4/10/2018	2-4	Sand and Gravel Fill to Fine Sand w/ Glass	2.3	17.2	<0.031	8.2	25	<1.1	<0.21	0.017
B9	SB9 (2-4)	4/10/2018	2-4	Sand and Gravel Fill	3.3	21.3	<0.029	6.5	13.6	<0.99	<0.19	<0.00023
B10	SB10 (0-2)	4/10/2018	0-2	Topsoil to Gravel Fill to Silty Clay	2.5	179	0.31	14.2	57.6	<1.6	<0.32	0.13
B11	SB11 (2-4)	4/10/2018	2-4	Topsoil w/ Medium Gravel to Silty Clay	1.3 J	55.9	<0.041	19.5	3.8	<1.4	<0.27	0.012
B12	SB12 (2-4)	4/10/2018	2-4	Silty Sand w/ Glass	<0.47	31.6	<0.033	13.1	2.8	<1.2	<0.22	0.0043
B13	SB13 (2-4)	4/10/2018	2-4	Concrete to Black Fine Silty Sand	1.7 J	23.7	<0.037	5.3	12.5	<1.3	<0.25	0.0021
B14	SB14 (2-4)	4/10/2018	2-4	Fine Sand	<0.71	11.9	<0.050	8	1.4	<1.7	<0.33	0.0039
B15	SB15 (2-4)	4/10/2018	2-4	Sand and Gravel Fill w/ Coal and Slag	2.6	17.4	<0.035	6.4	9.6	<1.2	<0.23	0.0050
B16	SB16 (2-4)	4/10/2018	2-4	Sand and Gravel w/ trace Clay to Silty Clay	3.0	61.8	<0.031	10.7	32.4	<1.1	<0.21	0.022
B17	SB17 (2-4)	10/12/2020	2-4	Sand and Gravel Fill w/ Glass, Wood	12	270	0.66 J	18	190	1.6	1.6 J	0.062
B18	SB18 (2-4)	10/13/2020	2-4	Fine Sand	1.1	20	0.050 J	5.8	3.1	<0.64	0.16 J	0.0096 J
B19	SB19(2-4)	10/13/2020	2-4	Sand and Gravel Fill w/ Glass, brick, Slag	6.5	210	1.8	14	720	<0.62	0.18 J	0.38
B20	SB20(2-4)	10/13/2020	2-4	Silty Clay	2.8	58	<0.040	30	11	<0.66	0.57	0.024

Table 3a Soil Analytical Results Table, RCRA Metals, Badger Sheet Metal Parcels - 420 South Broadway; 419 Maple Avenue, Green Bay, Wisconsin

Boring Number	Sample Number	Date Collected	Depth (ft/g)	Soil Description	Laboratory Result (mg/kg)							
					RCRA Metals							
					Arsenic (total)	Barium	Cadmium	Chromium	Lead (total)	Selenium	Silver	Mercury
	WDNR RCL for Protection from Direct Contact Risk			Non-Industrial	8* [0.677]	15,300	71.1	NE	400	391	391	3.13
	Industrial			8* [3.00]	100,000	799	NE	800	5,840	5,840	3.13	
WDNR RCL for Protection of Groundwater					8* [0.584]	364* [1 64.8]	1* [0.752]	360,000	52* [27]	0.52	0.8491	0.208
Background Threshold Value (BTV)					8	364	1	44	52	NE	NE	NE
B21	SB21 (0-2)	8/17/2021	0-2	Topsail, Clay, w/ some Gravel	25	40	0.37	18	86	0.65 J	<0.12	0.082
B22	SB22 (2-4)	8/17/2021	2-4	Sand and Gravel Fill	12	13	0.17 J	8.5	32	<0.55	<0.12	0.017
B23	SB23 (2-4)	8/17/2021	2-4	Clay, Foundry Fill, Fine Sand	3.2	33	0.20 J	12	53	<0.64	0.15 J	0.022
B24	SB24 (2-4)	8/17/2021	2-4	Fine Sand w/ Gravel to Silty Asphalt Fill	22	32	0.43	9.4	78	<0.55	0.12 J	0.088
B25	SB25 (2-4)	8/17/2021	2-4	Topsail to Fine/Medium Sand	0.65 J	18	0.059 J	5.2	1.7	<0.66	<0.14	0.013 J
B26	SB6 (2-4)	8/17/2021	2-4	Sandy Gravel to Loamy Fill	8.9	17	0.3	6.9	43	<0.62	<0.14	0.041
FD1	FD	8/17/2021	2-4	Sandy Gravel to Loamy Fill	---	---	---	---	---	---	---	---
B27	SB27 (2-4)	8/17/2021	2-4	Medium Sand	89	22	0.21	6.3	32	<0.54	0.12 J	0.23
B28	SB28 (2-4)	8/17/2021	2-4	Silty Clay	1.8	37	0.042 J	14	4.1	<0.62	0.16 J	0.013 J
B29	SB29 (0-2)	8/17/2021	0-2	Sand and Gravel Fill	1.1	13	0.088 J	5.1	97	<0.54	<0.12	0.072
B30	SB30 (2-4)	8/17/2021	2-4	Silty Clay	3.8	110	<0.044	42	11	<0.72	0.60 J	0.041
B31	SB31 (0-2)	8/17/2021	0-2	Gravel to Fine Sand to Silty Clay w/ Slag	2.6	49	0.12 J	9.1	56	<0.58	<0.13	0.14
B32	SB32 (2-4)	8/17/2021	2-4	Silty Clay to Black Silty Fill	4.4	310	1.2	17	910	0.87 J	0.35 J	0.14
B33	SB33 (2-4)	8/18/2021	2-4	Fine to Medium Sand to Silty Clay	3.2	49	0.072 J	18	16	<0.59	0.28 J	0.027
B34	SB34 (2-4)	8/18/2021	2-4	Black Fill w/ Sand and Gravel	3	61	0.20 J	12	140	0.64 J	0.21 J	0.13
B35	SB35 (2-4)	8/18/2021	2-4	Sandy Silt to Silty Clay	1.9	39	0.069 J	18	6.7	<0.63	0.29 J	0.028
B36	SB36 (0-2)	8/18/2021	0-2	Concrete to Medium Sand	1.4	21	<0.036	12	2.8	<0.59	0.15 J	0.015 J
B37	SB37 (0-2)	8/18/2021	0-2	Medium to Coarse Sand w/ Gravel and Black Fill	2.3	22	0.093 J	5.9	16	<0.61	<0.13	0.034
B38	SB38 (2-4)	8/18/2021	2-4	Coarse sand and Gravel with Black Foundry Fill	16	10	0.12 J	6.3	39	<0.57	<0.12	0.048
B39	SB39 (0-2)	8/19/2021	0-2	Silty to Sandy Black Fill	1.9	95	0.31	12	450	<0.67	0.16 J	0.081
B40	SB40 (2-4)	8/19/2021	2-4	Loamy Sand	2.1	16	0.050 J	11	3.1	<0.56	<0.12	0.0083 J
B41	SB41 (2-4)	8/19/2021	2-4	Fine Sand	0.51 J	7.8	<0.033	4.2	0.79	<0.54	<0.12	0.0074 J
B42	SB42 (2-4)	8/19/2021	2-4	Sandy Silt to Black Fill w/ Gravel and Concrete	2.3	21	0.24	7.9	40	<0.60	<0.13	0.023

Table 3a Soil Analytical Results Table, RCRA Metals, Badger Sheet Metal Parcels - 420 South Broadway; 419 Maple Avenue, Green Bay, Wisconsin

				Laboratory Result (mg/kg)									
				RCRA Metals									
Boring Number	Sample Number	Date Collected	Depth (ftg)	Soil Description		Arsenic (total)	Barium	Cadmium	Chromium	Lead (total)	Selenium	Silver	Mercury
WDNR RCL for Protection from Direct Contact Risk						8* [0.677]	15,300	71.1	NE	400	391	391	3.13
				Industrial	8* [3.00]	100,000	799	NE	800	5,840	5,840	3.13	
WDNR RCL for Protection of Groundwater					8* [0.584]	364* [164.8]	1* [0.752]	360,000	52* [27]	0.52	0.8491	0.208	
Background Threshold Value (BTV)					8	364	1	44	52	NE	NE	NE	NE

Key:

<x = compound not detected to a detection limit of x

--- = not analyzed

XXX = exceeds WDNR RCL for direct contact risk (Non-Industrial)

XXX = exceeds WDNR RCL for direct contact risk (Industrial)

XXX = exceeds WDNR RCL for protection of groundwater

RCL = residual contaminant level

"B" = analyte detected in laboratory blank and sample

µg/kg = micrograms per kilogram

NE = not established by Wisconsin Administrative Code (Wis. Adm. Code) or WDNR Soil RCL Summary Table

* = laboratory report states that detected methylene chloride is suspected laboratory contaminant therefore RCLs do not apply for methylene chloride

** = sample collected below the observed low water table

"J" = analyte detected between limit of detection and limit of quantification

iui = Instruments Units of Isobutylene

Notes: WDNR soil RCL Summary table (December 2018) used to establish RCLs for groundwater protection and direct contact.

Table 3b. Soil Analytical Results Tables, PAHs, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin

Boring Number	Sample Number	Date Collected	Depth (ft)	Soil Description	PAH Compound Laboratory Result (milligram/kg)																		
WDNR RCL for Protection from Direct Contact Risk					Acenaphthylene	Anthracene	Benz(a)anthracene	Benz(a)pyrene	Benz(b)fluoranthene	Benz(g,h,i)perylene	Benz(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	1-Methylnaphthalene	2-Methylnaphthalene	Naphthalene	Phenanthrene	Pyrene		
WDNR RCL for Protection of Groundwater																							
B1	SB1 (2-4)	4/10/2018	2-4	Clay	<0.025	<0.027	<0.011	0.00229 J	0.00157 J	<0.0030	<0.0017	<0.0051	0.00483 J	<0.0025	<0.0089	<0.0028	<0.0019	<0.0023	<0.0019	<0.0051	<0.0051		
B2	SB2 (0-2)	4/10/2018	0-2	Concrete to Fine Black Sand	<0.23	<0.24	<0.10	0.0405	0.106	0.0886	0.0383 J	<0.045	<0.045	0.101	<0.079	0.0908	<0.20	<0.17	<0.20	<0.045	0.0798		
B3	SB3 (2-4)	4/10/2018	2-4	Fine Sand	<0.023	0.0369 J	<0.010	0.04	0.0538	0.0895	0.0513	0.0386	0.0335	0.0106 J	0.082	0.0174 J	0.056	<0.021	0.111	<0.021	0.0584		
B4	SB4 (2-4)	4/10/2018	2-4	Fine Sand to Sandy Silty	<0.022	<0.023	<0.0099	0.018	0.0265	0.0297	0.028	0.00734	0.0144 J	<0.0044	0.0462	<0.0077	0.0214	<0.020	<0.017	<0.020	0.0301		
B5	SB5 (2-4)	4/10/2018	2-4	Fine Sand	<0.023	<0.024	<0.010	0.0149	0.0537	0.036	0.0345	0.0277	0.0168	0.00481 J	0.0996	<0.0079	0.0272	<0.020	0.0851	0.0347 J	0.0739		
B6	SB6 (2-4)	4/10/2018	2-4	Fine Sand	<11	<12	<5.2	<0.57	<0.69	1.47 J	<1.4	<0.74	<2.3	<2.3	<1.1	<4.0	<1.3	<1.0	<8.6	<1.0	<2.3		
B7	SB7 (2-4)	4/10/2018	2-4	Sand and Gravel Fill to Fine Sand	<2.2	<2.3	<0.97	<0.11	<0.13	0.115 J	0.314 J	<0.14	<0.43	<0.43	0.273 J	<0.76	<0.24	<1.9	<1.6	<1.9	<0.43		
B8	SB8 (2-4)	4/10/2018	2-4	Sand and Gravel Fill to Fine Sand w/ Glass	<5.4	<5.6	<2.4	2.13	2.71	2.61	1.70 J	0.771 J	1.38 J	<1.1	6.2	<1.9	1.65 J	<4.8	<4.0	<4.8	4.26		
B9	SB9 (2-4)	4/10/2018	2-4	Sand and Gravel Fill	<10	<11	<4.7	<0.52	<0.62	<0.52	<1.2	<0.68	<2.1	<2.1	<1.0	<3.6	<1.1	<9.4	<7.8	<9.4	<2.1		
B10	SB10 (0-2)	4/10/2018	0-2	Topsoil to Gravel Fill to Silty Clay	<0.22	0.746 J	0.205 J	0.418	0.445	0.48	0.284	0.162	0.401	<0.045	1.17	0.297 J	0.339	<0.20	<0.17	<0.20	1.05		
B11	SB11 (2-4)	4/10/2018	2-4	Topsoil w/ Medium Gravel to Silty Clay	<0.024	<0.026	<0.011	<0.0012	<0.0015	0.00963	0.00565 J	0.00193 J	<0.0049	<0.0049	0.00253 J	<0.0085	<0.0027	<0.022	<0.018	<0.022	<0.0049		
B12	SB12 (2-4)	4/10/2018	2-4	Silty Sand w/ Glass	<0.22	0.978	<0.099	0.0747	0.0802	0.198	0.0714 J	0.0791	<0.044	<0.044	0.344	<0.077	<0.024	1.45	2.84	<0.20	0.826		
B13	SB13 (2-4)	4/10/2018	2-4	Concrete to Black Fine Silty Sand	<2.1	<2.2	<0.95	0.126 J	0.326 J	0.462	<0.25	0.189 J	<0.42	<0.42	<0.21	<0.74	0.410 J	<1.9	<1.6	<1.9	<0.42		
B14	SB14 (2-4)	4/10/2018	2-4	Fine Sand	<0.024	<0.025	<0.011	<0.0012	<0.0014	<0.0012	<0.0029	<0.0015	<0.0048	<0.0048	<0.0024	<0.0083	<0.0026	<0.021	<0.018	<0.021	<0.0048		
B15	SB15 (2-4)	4/10/2018	2-4	Sand and Gravel Fill w/ Coal and Slag	<2.2	<2.3	<0.99	<0.11	0.400 J	0.636	0.759 J	0.185 J	<0.44	<0.44	<0.22	<0.77	<0.24	<2.0	<1.7	<2.0	1.05 J		
B16	SB16 (2-4)	4/10/2018	2-4	Sand and Gravel w/ trace Clay to Silty Clay	<0.44	1.66	<0.20	0.107	0.553	0.575	<0.53	0.323	0.395	<0.089	0.253	<0.16	0.376	4.03	6.86	3.65	2.36		
B17	SB17 (2-4)	10/12/2020	2-4	Sand and Gravel Fill w/ Glass, Wood	0.042	0.025 J	0.180	0.560	0.570	0.750	0.210	0.360	0.560	0.063	1.0	0.061	0.200	0.062 J	0.064 J	0.049	0.690		
B18	SB18 (2-4)	10/13/2020	2-4	Fine Sand	<0.069	<0.051	<0.0064	<0.0052	<0.0074	<0.0083	<0.012	<0.011	<0.010	<0.0074	<0.0071	<0.0054	<0.010	<0.0094	<0.0071	<0.0059	<0.0076		
B19	SB19 (2-4)	10/13/2020	2-4	Sand and Gravel Fill w/ Glass, brick, Slag	0.210	0.290	0.620	1.20	1.40	2.10	0.550	0.870	1.40	0.160 J	3.10	0.280	0.540	0.200 J	0.220 J	0.280	2.80		
B20	SB20 (2-4)	10/13/2020	2-4	Silty Clay	<0.0070	<0.0052	<0.0066	<0.0053	<0.0076	<0.0085	<0.013	<0.012	<0.011	<0.0076	<0.0073	<0.0055	<0.010	<0.0096	<0.0072	<0.0060	0.0078 J		
B21	SB21 (0-2)	8/17/2021	0-2	Topsoil, Clay, w/ some Gravel	0.12	0.19	0.66	0.28	2.1	3.9	0.77	1.2	2.5	0.28	5.5	0.21	0.79	0.27	0.33	0.24	3.6		
B22	SB22 (2-4)	8/17/2021	2-4	Sand and Gravel Fill	0.022 J	<0.0046	0.030 J	0.12	0.16	0.18	0.089	0.069	0.14	0.028 J	0.3	0.017 J	0.091	0.018 J	0.022 J	0.019 J	0.21		
B23	SB23 (2-4)	8/17/2021	2-4	Clay, Foundry Fill, Fine Sand	0.035 J	0.013 J	0.082	0.22	0.26	0.32	0.096	0.13	0.25	0.034 J	0.41	0.04	0.1	0.32	0.35	0.24	0.4		
B24	SB24 (2-4)	8/17/2021	2-4	Fine Sand w/ Gravel to Silty Asphalt Fill	0.110 J	0.061 J	0.340 J	1.5	2.3	3.5	0.9	1.1	1.8	0.290 J	2.7	0.120 J	0.89	0.140 J	0.170 J	0.130 J	1.1		
B25	SB25 (2-4)	8/17/2021	2-4	Topsoil to Fine/Medium Sand	<0.068	<0.050	<0.0063	<0.0051	<0.0073	<0.0082	<0.012	<0.011	<0.010	<0.0073	0.012 J	<0.0053	<0.0098	<0.0092	<0.0069	<0.0058	<0.0075		
B26	SB26 (2-4)	8/17/2021	2-4	Sandy Gravel to Loamy Fill	0.45	<0.044	1	3	3.8	4.8	1.2	2.3	3	0.320 J	6.2	0.42	1.1	0.170 J	0.190 J	0.21 J	3.7		
FD1	FD	8/17/2021	2-4	Sandy Gravel to Loamy Fill	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
B27	SB27 (2-4)	8/17/2021	2-4	Medium Sand	0.018 J	0.018 J	0.053	0.2	0.24	0.36	0.092	0.17	0.21	0.031 J	0.36	0.016	0.086	0.11	0.14	0.1	0.23		
B28	SB28 (2-4)	8/17/2021	2-4	Silty Clay	<0.069	<0.051	<0.0064	0.0055 J	<0.0075	<0.0083	0.012	0.011	0.011	<0.0075	0.023 J	<0.0054	<0.010	<0.0094	0.0082 J	0.0069 J	0.012 J		
B29	SB29 (0-2)	8/17/2021	0-2	Sand and Gravel Fill	0.032 J	0.016 J	0.1	0.31	0.39	0.44	0.14	0.18	0.31	0.046	0.62	0.033 J	0.15	0.020 J	0.020 J	0.019 J	0.42		

Table 3b. Soil Analytical Results Tables, PAHs, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin

Boring Number	Sample Number	Date Collected	Depth (ft)	Soil Description	PAH Compound Laboratory Result (milligram/kg)																			
WDNR RCL for Protection from Direct Contact Risk	Non-Industrial				Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	1-Methylnaphthalene	2-Methylnaphthalene	Naphthalene	Phenanthrene	Pyrene				
					3,590	NE	17,900	1.14	0.115	1.15	2.11	2.11	2.11	1.15	1.15	2,390	2,390	1.15	17.6	239	5.52	NE	1,790	
					45,200	NE	100,000	20.8	2.11	2.11	2.11	2.11	2.11	2.11	2.11	30,100	30,100	21.1	72.7	3,010	24.1	NE	22,600	
					NE	NE	196.9	NE	0.47	0.478	NE	NE	NE	NE	0.144	NE	88,877	14,829	NE	NE	NE	0.658	NE	54,545
					<0.0070	<0.0051	<0.0065	<0.0052	<0.0076	<0.0084	<0.013	<0.011	<0.0075	0.012 J	<0.0055	<0.010	<0.0095	<0.0072	<0.0060	<0.0054	<0.0078	<0.0068	<0.0078	
WDNR RCL for Protection of Groundwater	Silty Clay				Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	1-Methylnaphthalene	2-Methylnaphthalene	Naphthalene	Phenanthrene	Pyrene				
					<0.0263	<0.0046	<0.0058	0.041	0.069	0.066	0.047	0.026 J	0.048	0.015 J	0.078	<0.0049	0.044	0.012 J	0.013 J	0.010 J	0.021 J	0.068		
					0.20 J	0.27 J	1	3.9	4.3	5.9	2.4	4.1	0.58	7	0.32 J	1.8	0.29 J	0.34 J	3.6	7.3	0.15	0.15		
					0.016 J	<0.0052	0.029 J	0.088	0.1	0.11	0.049	0.047	0.096	0.020 J	0.23	0.014 J	0.054	0.051 J	0.056 J	0.037 J	0.15	0.15		
					<0.068	0.310 J	0.330 J	2.6	5.6	5.1	2.3	1.8	2.9	0.52	3.5	0.060 J	2	0.190 J	0.210 J	0.170 J	0.88	6.6		
					<0.0268	<0.0050	<0.0063	0.0053 J	0.0093 J	<0.0082	<0.012	<0.011	<0.010	<0.0073	0.019 J	<0.0053	<0.0098	<0.0092	<0.0070	<0.0058	<0.0053	<0.0075		
					<0.0068	<0.0050	<0.0063	<0.0051	<0.0074	<0.0082	<0.012	<0.011	<0.010	<0.0073	<0.0070	<0.0053	<0.0098	<0.0093	<0.0070	<0.0058	<0.0053	<0.0075		
					0.028 J	0.011 J	0.065	0.25	0.31	0.37	0.15	0.15	0.29	0.047	0.5	0.024 J	0.015	0.24	0.27	0.018	0.38	0.37		
					<0.031	<0.023	0.030 J	0.11 J	0.11 J	0.13 J	0.076 J	0.074 J	0.13 J	<0.034	0.19	<0.025	<0.045	0.39	0.44	0.32	0.32	0.17		
					0.026 J	0.07	0.09	0.33	0.31	0.38	0.25	0.19	0.38	0.087	0.57	0.025 J	0.22	0.5	0.54	0.4	0.54	0.48		
					<0.0063	<0.0046	<0.0058	<0.0047	<0.0067	<0.0075	<0.011	<0.010	<0.0095	<0.0067	0.012 J	<0.0049	<0.0090	<0.0085	<0.0064	<0.0054	<0.0049	<0.0069		
					<0.0062	<0.0045	<0.0058	<0.0046	<0.0067	<0.0074	<0.011	<0.010	<0.0094	<0.0067	0.011 J	<0.0048	<0.0089	<0.0084	<0.0063	<0.0053	<0.0048	<0.0068		
B42	SB42 (2-4)	8/19/2021	2-4	Sandy Silt to Black Fill w/ Gravel and Concrete	0.1	0.018 J	0.28	0.81	1.1	1.5	0.75	0.85	0.87	0.19	0.1	0.54	0.061 J	0.070 J	0.086	1.3				

Key: <x = compound not detected to a detection limit of x

= not laboratory analyzed

XXX = exceed WDNR RCL for direct contact risk (Non-Industrial)

XXX = exceed WDNR RCL for direct contact risk (Industrial)

XXX = exceed WDNR RCL for protection of groundwater

NE = not established by WAC (WIs. Admin. Code) or WDNR soil RCL Summary Table

* = The WDNR has determined state-wide soil BTVs (February 2013).

Notes: WDNR soil RCL Summary table (December 2018) used to establish RCLs for groundwater protection and direct contact.

** = sample collected below the observed low water table

"J" = analyte detected between the limit of detection and limit of quantification

h,i = hexachlorobenzene/dibenzofluorene

PID = polychlorinated dibenzofluorene

RCL = residual contaminant level

Table 3c. Soil Analytical Results Table, VOCs, Badger Sheet Metal Parcels - 420 South Broadway: 419 South Maple Avenue, Green Bay, Wisconsin

Borehole Number	Sample Number	Date	Depth (feet below grade)	Soil Description	PID Response (uV)	Relevant and Significant Volatile Organic Compound Laboratory Result (ug/kg)																									
						1,1,2-Trichloroethane	1,1-Dichloroethane	1,2-Dichloroethane	1,3,5-Triethylbenzene	1,3,5-Triethylbenzene	1,2-Dichloroethane	Benzene	Bromobenzene	Bromomethane	Chloroform	Ethylbenzene	Isopropylbenzene	Methyl tert-butyl ether (MTBE)	Methylene chloride	n-Butylbenzene	Naphthalene	p-Isopropylbenzene	sec-Butylbenzene	Styrene	Tetrafluoroethene (PCE)	Toluene	Trichloroethene (TCE)	Vinyl Chloride	Total Xylenes		
VONR Direct Contact RCL	Non-Industrial	1,590	5,040	219,000	182,000	652	28,400,000	1,600	342,000	9,600	454	8,020	NE	63,800	61,800	108,000	5,520	NE	142,000	145,000	867,000	33,000	818,000	1,300	67	240,000					
	Industrial	7,010	22,200	219,000	182,000	2,870	28,400,000	7,070	679,000	43,000	1,980	35,400	NE	282,000	1,150,000	108,000	24,100	NE	142,000	145,000	867,000	33,000	818,000	8,410	2,080	240,000					
		3.2	483.4	13,787 combined	2.8	1,666.10	5.1	NE	NE	5.1	3.3	1,570	NE	27	2.6	NE	489.2	NE	NE	NE	NE	220	4.5	1,107.2	3.6	0.1	3,940				
	B1	S81 (2-4)	4/10/2018	2-4	Clay	14.6	<16	<25	<26	<22	<23	<90	<5	<30	43.9 J	<21	<21	<25	<24	<30	<26	<29	<26	<22	<28	<29	<13	<13	<15	<10	<51
	B2	S82 (0-2)	4/10/2018	0-2	Concrete to Fine Black Sand	8.5	<16	<25	<26	<22	<23	106 J	<5	<30	38.9 J	<21	<21	<25	<24	<30	<26	<29	<26	<22	<28	<29	<13	<13	<15	<10	<51
	B3	S83 (2-4)	4/10/2018	2-4	Fine Sand	8.2	<16	<25	<26	<22	<23	<90	<5	<30	51.7 J	<21	<21	<25	<24	<30	<26	<29	<26	<22	<28	<29	<13	<13	<15	<10	<51
	B4	S84 (2-4)	4/10/2018	2-4	Fine Sand to Sandy Silt	12.2	<16	<25	<26	<22	<23	0.180 J	<5	<30	<40	<21	<21	<25	<24	<30	<26	47.3 J	<26	<22	<28	<29	<13	21.2	<15	<10	28.1
	B5	S85 (2-4)	4/10/2018	2-4	Fine Sand	13.4	<16	<25	<26	<22	<23	<90	<5	<30	<40	<21	<21	<25	<24	<30	<26	<29	<26	<22	<28	<29	<13	<13	<15	<10	<51
	B6	S86 (2-4)	4/10/2018	2-4	Fine Sand	14.2	<16	<25	<26	<22	<23	<90	<5	<30	<40	<21	<21	<25	<24	<30	<26	<29	<26	<22	<28	<29	<13	<13	<15	<10	<51
	B7	S87 (2-4)	4/10/2018	2-4	Sand and Gravel Fill to Fine Sand	15	<16	<25	<26	<22	<23	<90	<5	<30	<40	<21	<21	<25	<24	<30	<26	<29	<26	<22	<28	<29	<13	<13	<15	<10	<51
B8	S88 (2-4)	4/10/2018	2-4	Sand and Gravel Fill to Fine Sand w/ Glass	12.7	<16	<25	<26	<22	<23	<90	<5	<30	<40	<21	<21	<25	<24	<30	<26	123	<26	<22	<28	<29	<13	27.1 J	<15	<10	460 J	
B9	S89 (2-4)	4/10/2018	2-4	Sand and Gravel Fill	12	<16	<25	34.9 J	<22	<23	<90	<5	<30	<40	<21	<21	<25	<24	<30	<26	<29	<26	<22	<28	<29	<13	<13	<15	<10	194.0	
B10	S90 (0-2)	4/10/2018	0-2	Topsoil to Gravel Fill to Silty Clay	13	<16	<25	<26	<22	<23	<90	<5	<30	<40	<21	<21	<25	<24	<30	<26	61.8 J	<26	<22	<28	<29	<13	<13	<15	<10	<51	
B11	S91 (2-4)	4/10/2018	2-4	Topsoil w/ Medium Gravel to Silty Clay	9.6	<16	<25	<26	<22	<23	<90	<5	<30	<40	<21	<21	<25	<24	<30	<26	<29	<26	<22	<28	<29	<13	<13	<15	<10	<51	
B12	S92 (2-4)	4/10/2018	2-4	Silty Sand w/ Glass	12.4	<16	<25	113	23.7 J	<23	<90	103.0	<30	<40	<21	79.2	53.3 J	<24	<30	<26	190	49.2 J	<22	<28	<29	<13	281.0	<15	<10	418.0	
B13	S93 (2-4)	4/10/2018	2-4	Silty Sand w/ Medium Gravel to Silty Clay	8.3	<23	<35	210	77.9 J	<32	227 J	203.7 J	<42	<56	<30	<30	<35	<34	<42	52.9 J	46.1 J	<37	<31	<39	<41	<18	<18	<21	<14	<72	
B14	S94 (2-4)	4/10/2018	2-4	Concrete to Black Fine Silty Sand	5.3	<16	<25	<26	<22	<23	<90	<5	<30	<40	<21	<21	<25	<24	<30	<26	<29	<26	<22	<28	<29	<13	<13	<15	<10	<51	
B15	S95 (2-4)	4/10/2018	2-4	Fine Sand	214.9	38.5	23.5 J	133	43.9 J	36.8 J	108 J	160	<30	<40	20	105	53.9 J	<24	<30	<26	211	48.6 J	23.3 J	<28	<29	<13	149	<15	<10	385	
B16	S96 (2-4)	4/10/2018	2-4	Sand and Gravel Fill w/ Coal and Slog	46.0	<16	<25	88.3	23.0 J	<23	151 J	65.1	<30	<40	<21	42.9 J	<25	<24	<30	<26	163	29.5 J	<22	<28	<29	<13	88.8	<15	<10	288	
B17	S97 (0-2)	10/12/2020	0-2	Sand and Gravel w/ Ince Clay to Silty Clay	1.7	<21	<24	<21	<22	<23	--	<8.6	<21	<47	<22	<11	<23	<23	<94	<23	<20	<24	<21	<23	<23	<22	<8.7	<9.7	<15	<13	
B18	S98 (2-4)	10/13/2020	2-4	Fine Sand	1.7	<24	<28	<24	<26	<27	--	<9.9	<24	<54	<25	<12	<26	<27	<110	<26	<23	<28	<25	<27	<26	<25	<10	<11	<18	<15	
B19	S99 (2-4)	10/13/2020	2-4	Sand and Gravel Fill w/ Glass, brick, Slog	2.8	<22	<24	<22	<23	<24	--	11 J	<22	<49	<23	<11	<24	<24	<100	<28	<24	120	<23	<22	<25	<24	36	<10	<16	50	
B20	S99 (2-4)	10/13/2020	2-4	Silty Clay	0.8	<26	<30	<26	<28	<29	--	<11	<26	<58	<27	<13	<28	<29	<120	<28	<24	<30	<26	<29	<28	<27	<11	<12	<19	<16	
B21	S99 (2-4)	8/17/2021	0-2	Topsoil, Clay, w/ some Gravel	0.7	<22	<26	100	<24	<24	--	84	<22	<50	<23	67	30 J	<25	<100	<24	240	44 J	<23	<25	<24	370	<10	<16	450		
B22	S99 (2-4)	8/17/2021	2-4	Sand and Gravel Fill	0.5	<21	<25	54 J	<23	<23	--	20	<21	<48	<22	31	<23	<24	<98	<23	160	<25	<22	<24	<25	<24	120	<9.8	<16	190	
B23	S99 (2-4)	8/17/2021	2-4	Clay, Foundry Fill, Fine Sand	0.4	<22	<26	35 J	<24	<25	--	9.9 J	<22	<50	<23	22	<24	<25	<100	<24	74	<26	<23	<25	<24	<23	47	<10	<16	110	
B24	S99 (2-4)	8/17/2021	2-4	Fine Sand w/ Gravel to Silty Asphalt Fill	0.5	<21	<24	29 J	<23	<23	--	<8.6	<21	<47	<22	<11	<23	<23	<97	<23	66	<25	<21	<24	<23	<22	21	<9.7	<16	38	
B25	S99 (2-4)	8/17/2021	2-4	Topsoil to Fine/Medium Sand	0.3	<23	<27	<23	<25	<25	--	<9.5	<23	<52	<24	<12	<25	<26	<110	<25	<22	<27	<23	<26	<25	<24	<9.5	<11	<17	<14	
B26	S99 (2-4)	8/17/2021	2-4	Sandy Gravel to Loamy Fill	2.2	<20	<23	49 J	<21	<22	--	<8.2	<20	<44	<21	20	<21	<22	<91	<22	140	<23	<20	<22	<21	<21	74	<9.2	<15	98	
FD1	FD	8/17/2021	2-4	Sandy Gravel to Loamy Fill	2.2	<19	<22	66	<21	<21	--	80.7 J	<19	<43	<20	15	<21	<21	<88	<21	130	<22	<20	<22	<21	<20	51	<8.9	<14	100	
B27	S99 (2-4)	8/17/2021	2-4	Medium Sand	0.6	<20	<24	34 J	<22	<23	--	<8.4	<20	<46	<21	12 J	<22	<23	<94	<22	95	<24	<21	<23	<22	<21	50	<9.4	<15	100	
B28	S99 (2-4)	8/17/2021	2-4	Silty Clay	36.6	<23	<27	<24	<25	<26	--	<9.7	<24	<53	<25	<12	<26	<26	<110	<26	<22	<46 J	<24	<26	<25	<25	<9.8	<11	<17	<15	
B29	S99 (0-2)	8/17/2021	0-2	Sand and Gravel Fill	0.8	<20	<23	<20	<21	<22	--	<8.2	<20	<45	<21	<10	<22	<22	<92	<22	<19	<23	<20	<22	<21	<21	<8.3	<9.2	<15	<12	
B30	S99 (2-4)	8/17/2021	2-4	Silty Clay	0.6	<26	<31	<27	<28	<29	--	<11	<27	<59	<28	<14	<29	<29	<120	<29	<25	<31	<27	<30	<29	<28	<11	<12	<20	<16	
B31	S99 (0-2)	8/17/2021	0-2	Gravel to Fine Sand to Silty Clay w/ Slog	0.3	<19	<22	<19	<20	<21	--	<7.8	<19	<42	<20	<9.7	<20	<21	<87	<21	<18	<22	<19	<21	<21	<20	<7.8	<8.7	<14	<12	
B32	S99 (2-4)	8/17/2021	2-4	Silty Clay to Black Silty Fill	0.9	<22	<25																								

B39	S839 (0-2)	8/19/2021	0-2		Silty to Sandy Block Fill	0.3	<23	<27	61 J	<25	<26	---	<9.5	<23	<52	<24	21	<25	<26	<110	<25	130	<27	<24	<26	<25	64	<11	<17	190
B40	S840 (2-4)	8/19/2021	2-4		Loamy Sand	1.7	<22	<25	<22	<23	<24	---	<8.9	<22	<49	<23	<11	<23	<24	<100	<24	<20	<25	<22	<24	<23	<9.0	<10	<16	<13
B41	S841 (2-4)	8/19/2021	2-4		Fine Sand	0.4	<18	<21	<18	<19	<20	---	<7.5	<18	<41	<19	<9.4	<20	<20	<83	<20	<17	<21	<19	<20	<19	<7.5	<8.4	<13	<11
B42	S842 (2-4)	8/19/2021	2-4		Sandy Silt to Block Fill w/ Gravel and Concrete	0.7	<22	<25	<22	<23	<24	---	<9.0	<22	<49	<23	<11	<24	<24	<100	<24	<21	<23	<22	<24	<23	<9.0	<10	<16	<14

Key: < = compound not detected to a detection limit of x
 = not laboratory analyzed
 = exceeds WDNR RCL for direct contact risk (Non-Industrial)
 = exceeds WDNR RCL for direct contact risk (Industrial)
 = exceeds WDNR RCL for protection of groundwater and/or BTV
 = not established by WAC (Wqs. Adm. Code) or WDNR Soil RCL Summary Table
 = The WDNR has determined state-wide soil BTVs (February 2013).
 Notes: WDNR soil RCL Summary table (December 2018) used to establish RCLs for groundwater protection and direct contact.

** = sample collected below the observed low water table
 J = analyte detected between the limit of detection and limit of quantification
 N = not analyzed
 PID = photoluminescence detector
 RCL = residual contaminant level

Table 3d Soil Analytical Results Table, PCBC, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin

Borehole Number	Sample Number	Date	Depth (feet below grade)	Soil Description	PID Response (iul)	Relevant and Significant Polychlorinated Biphenyl Laboratory Result (mg/kg)									
						Aroclor - 1016	Aroclor - 1221	Aroclor - 1232	Aroclor - 1242	Aroclor - 1248	Aroclor - 1254	Aroclor - 1260	Aroclor - 1262	Total PCBs	
WDNR Direct Contact RCL					Non-Industrial	4.11	0.213	0.19	0.235	0.236	0.239	0.243	NE	0.234	
					Industrial	28	0.883	0.792	0.972	0.975	0.988	1	NE	0.967	
WDNR RCL for Groundwater Protection						NE	NE	NE	NE	NE	NE	NE	NE	0.009	
B1	S81 (2-4)	4/10/2018	2-4	Clay	14.6	---	---	---	---	---	---	---	---	---	
B2	S82 (0-2)	4/10/2018	0-2	Concrete to Fine Black Sand	8.5	---	---	---	---	---	---	---	---	---	
B3	S83 (2-4)	4/10/2018	2-4	Fine Sand	8.2	---	---	---	---	---	---	---	---	---	
B4	S84 (2-4)	4/10/2018	2-4	Fine Sand to Sandy Silt	12.2	---	---	---	---	---	---	---	---	---	
B5	S85 (2-4)	4/10/2018	2-4	Fine Sand	13.4	---	---	---	---	---	---	---	---	---	
B6	S86 (2-4)	4/10/2018	2-4	Fine Sand	14.2	<0.0044	<0.0077	<0.0077	<0.0066	<0.0055	<0.0055	<0.0033		ND	
B7	S87 (2-4)	4/10/2018	2-4	Sand and Gravel Fill to Fine Sand	15	---	---	---	---	---	---	---	---	---	
B8	S88 (2-4)	4/10/2018	2-4	Sand and Gravel Fill to Fine Sand w/ Glass	12.7	---	---	---	---	---	---	---	---	---	
B9	S89 (2-4)	4/10/2018	2-4	Sand and Gravel Fill	12	---	---	---	---	---	---	---	---	---	
B10	S810 (0-2)	4/10/2018	0-2	Topsoil to Gravel Fill to Silty Clay	13	---	---	---	---	---	---	---	---	---	
B11	S811 (2-4)	4/10/2018	2-4	Topsoil w/ Medium Gravel to Silty Clay	9.6	---	---	---	---	---	---	---	---	---	
B12	S812 (0-2)	4/10/2018	0-2	Silty Sand w/ Glass	12.4	<0.0044	<0.0076	<0.0076	<0.0066	<0.0055	<0.0055	0.0939		0.0939	
B13	S813 (2-4)	4/10/2018	2-4	Concrete to Black Fine Silty Sand	8.3	---	---	---	---	---	---	---	---	---	
B14	S814 (2-4)	4/10/2018	2-4	Fine Sand	5.3	---	---	---	---	---	---	---	---	---	
B15	S815 (2-4)	4/10/2018	2-4	Sand and Gravel Fill w/ Coal and Slag	214.9	---	---	---	---	---	---	---	---	---	
B16	S816 (2-4)	4/10/2018	2-4	Sand and Gravel w/ trace Clay to Silty Clay	46.0	<0.0043	<0.0076	<0.0076	<0.0065	<0.0054	<0.0054	<0.0033		ND	
B17	S817(2-4)	10/12/2020	2-4	Sand and Gravel Fill w/ Glass, Wood	0.6	<0.035	<0.044	<0.044	<0.033	<0.039	<0.022	<0.049		ND	
B18	S818(2-4)	10/13/2020	2-4	Fine Sand	1.7	<0.0067	<0.0083	<0.0082	<0.0062	<0.0074	<0.0041	<0.0093		ND	
B19	S819(2-4)	10/13/2020	2-4	Sand and Gravel Fill w/ Glass, brick, Slag	2.8	<0.032	<0.039	<0.039	<0.029	<0.035	<0.019	<0.044		ND	
B20	S820(2-4)	10/13/2020	2-4	Silty Clay	0.8	<0.0072	<0.0090	<0.0089	<0.0067	<0.0080	<0.0044	<0.010		ND	
B21	S821 (0-2)	8/17/2021	0-2	Topsoil, Clay, w/ some Gravel	0.7	---	---	---	---	---	---	---	---	---	
B22	S822 (2-4)	8/17/2021	2-4	Sand and Gravel Fill	0.5	---	---	---	---	---	---	---	---	---	
B23	S823 (2-4)	8/17/2021	2-4	Clay, Foundry Fill, Fine Sand	0.4	---	---	---	---	---	---	---	---	---	
B24	S824 (2-4)	8/17/2021	2-4	Fine Sand w/ Gravel to Silty Asphalt Fill	0.5	---	---	---	---	---	---	---	---	---	
B25	S825 (2-4)	8/17/2021	2-4	Topsoil to Fine/Medium Sand	0.3	---	---	---	---	---	---	---	---	---	
B26	S86 (2-4)	8/17/2021	2-4	Sandy Gravel to Loamy Fill	2.2	---	---	---	---	---	---	---	---	---	
FD1	FD	8/17/2021	2-4	Sandy Gravel to Loamy Fill	2.2	---	---	---	---	---	---	---	---	---	
B27	S827 (2-4)	8/17/2021	2-4	Medium Sand	0.6	---	---	---	---	---	---	---	---	---	
B28	S828 (2-4)	8/17/2021	2-4	Silty Clay	36.6	---	---	---	---	---	---	---	---	---	
B29	S829 (0-2)	8/17/2021	0-2	Sand and Gravel Fill	0.8	---	---	---	---	---	---	---	---	---	
B30	S830 (2-4)	8/17/2021	2-4	Silty Clay	0.6	<0.0081	<0.0081	<0.0056	<0.0080	<0.0098	<0.0070	<0.0078	<0.0068	ND	
B31	S831 (0-2)	8/17/2021	0-2	Gravel to Fine Sand to Silty Clay w/ Slag	0.3	<0.0069	<0.0069	<0.0047	<0.0068	<0.0083	<0.0059	<0.0066	<0.0057	ND	
B32	S832 (2-4)	8/17/2021	2-4	Silty Clay to Black Silty Fill	0.9	<0.0073	<0.0073	<0.0050	<0.0072	<0.0088	<0.0063	<0.0070	0.023	0.023	
B33	S833 (2-4)	8/18/2021	2-4	Fine to Medium Sand to Silty Clay	0.4	---	---	---	---	---	---	---	---	---	
B34	S834 (2-4)	8/18/2021	2-4	Black Fill w/ Sand and Gravel	0.5	---	---	---	---	---	---	---	---	---	
B35	S835 (2-4)	8/18/2021	2-4	Sandy Silt to Silty Clay	0.1	---	---	---	---	---	---	---	---	---	
B36	S836 (0-2)	8/18/2021	0-2	Concrete to Medium Sand	0.6	---	---	---	---	---	---	---	---	---	
B37	S837 (0-2)	8/18/2021	0-2	Medium to Coarse sand w/ Gravel and brick fill	0.6	---	---	---	---	---	---	---	---	---	
B38	S838 (2-4)	8/18/2021	2-4	Coarse sand and Gravel with Black Foundry Fill	0.4	<0.0071	<0.0071	<0.0049	<0.0070	<0.0086	<0.0061	<0.0068	<0.0059	ND	
B39	S839 (0-2)	8/19/2021	0-2	Silty to Sandy Black Fill	0.3	---	---	---	---	---	---	---	---	---	
B40	S840 (2-4)	8/19/2021	2-4	Loamy Sand	1.7	---	---	---	---	---	---	---	---	---	
B41	S841 (2-4)	8/19/2021	2-4	Fine Sand	0.4	---	---	---	---	---	---	---	---	---	
B42	S842 (2-4)	8/19/2021	2-4	Sandy Silt to Black Fill w/ Gravel and Concrete	0.7	---	---	---	---	---	---	---	---	---	

Key:

- <x = compound not detected to a detection limit of x
- = not analyzed
- XXX = exceeds WDNR RCL for direct contact risk (Non-Industrial)
- XXX = exceeds WDNR RCL for direct contact risk (non-Industrial)
- XXX = exceeds WDNR RCL for protection of groundwater
- RCL = residual contaminant level
- "B" = analyte detected in laboratory blank and sample
- µg/kg = micrograms per kilogram
- NE = not established by Wisconsin Administrative Code (Wis. Adm. Code) or WDNR Soil RCL Summary Table
- * = laboratory report states that detected methylene chloride is suspected laboratory contaminant therefore RCLs do not apply for methylene chloride
- ** = sample collected below the observed low water table
- "J" = analyte detected between limit of detection and limit of quantification
- iul = Instruments Units of Isobutylene

Notes: WDNR soil RCL Summary table (December 2018) used to establish RCLs for groundwater protection and direct contact.

Table 4a Groundwater Sample RCRA Metals Laboratory Results, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin

Well Number	Date Collected	Laboratory Results (µg/L)							
		RCRA Metals							
		Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver
NR 140 Preventive Action Limit (µg/l)		1	400	0.5	10	1.5	0.2	10	10
NR 140 Enforcement Standard (µg/l)		10	2000	5	100	15	2	50	50
TW2	4/25/2018	0.62 J	83.8	<0.40	<2.0	<1.3	0.035 J	<7.0	<2.5
	3/17/2022	---	---	---	---	---	---	---	---
TW4	4/25/2018	<0.60	27.4	<0.40	<2.0	1.5 J	0.037 J	<7.0	<2.5
	3/17/2022	---	---	---	---	---	---	---	---
TW5	4/25/2018	1.3 J	429	<0.40	<2.0	1.6 J	0.036 J	<7.0	<2.5
	9/1/2021	---	730	---	---	---	---	---	---
	3/17/2022	---	600	---	---	---	---	---	---
TW7	4/25/2018	<0.60	52.4	<0.40	<2.0	<1.3	0.047 J	7.3 J	<2.5
	3/17/2022	---	---	---	---	---	---	---	---
TW12	4/25/2018	<0.60	81.5	<0.40	<2.0	<1.3	0.041 J	<7.0	<2.5
	3/17/2022	---	---	---	---	---	---	---	---
TW15	4/25/2018	9.8	138	<0.40	<2.0	6.5	0.089	<7.0	<2.5
	9/1/2021	---	---	---	---	5.4	---	---	---
	3/17/2022	6.7	---	---	---	5.4	---	---	---
TW16	4/25/2018	4.3	126	<0.40	<2.0	<1.3	0.031 J	<7.0	<2.5
	3/17/2022	2.1	---	---	---	---	---	---	---
MW17	10/21/2020	0.97 J	320	<0.17	<1.1	<0.19	<0.098	1.2 J	<0.12
	3/17/2022	---	---	---	---	---	---	---	---
MW18	10/21/2020	3.2	160	<0.17	1.9 J	<0.19	<0.098	<0.98	<0.12
	9/1/2021	15	---	---	---	---	---	---	---
	3/17/2022	22	---	---	---	---	---	---	---
MW19	10/21/2020	1.2	400	0.28 J	<1.1	<0.19	<0.098	2.2 J	<0.12
	3/17/2022*	---	---	---	---	---	---	---	---
MW20	10/21/2020	0.82 J	200	<0.17	<1.1	<0.19	<0.098	4.7	<0.12
	3/17/2022	---	---	---	---	---	---	---	---
MW21	9/1/2021	1.3	390	<0.17	<1.1	0.19 J	<0.098	1.5 J	<0.12
	3/17/2022	0.49 J	---	---	---	---	---	---	---
MW22	9/1/2021	1.5	170	<0.17	<1.1	<0.19	<0.098	1.2 J	<0.12
	3/17/2022	0.47 J	---	---	---	---	---	---	---
MW23	9/1/2021	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry
	3/17/2022	0.40 J	92	<0.17	<1.1	<0.19	<0.098	4.8	<0.12
TW24	9/1/2021	0.39 J	40	<0.17	<1.1	<0.19	<0.098	<0.98	<0.12
	3/17/2022*	---	---	---	---	---	---	---	---

Key:

RCRA	= Resource Conservation and Recovery Act
<X	= analyte not detected above method detection limit
"J"	= analyte detected between limit of detection and limit of quantitation
X	= concentration detected above Chapter NR 140, Wisconsin Administrative Code(NR 140, Wis. Adm. Code) preventive action limit (PAL)
X	= concentration detected above NR 140, Wis. Adm. Code enforcement standard (ES)
NE	= not established
---	= not analyzed
*	= Wells unable to be located at time of sample event

Table 4b. Groundwater Sample Volatile Organic Compound Laboratory Results, Budget Sheet Metal Parcels - 420 South Broadway, 419 South Maple Avenue, Green Bay, Wisconsin

Well Number	Date Collected	Volatile Organic Compounds [ug/l]																	
		Benzene	Isopropylbenzene	n-Propylbenzene	sec-Butylbenzene	1,2-Dichlorobenzene	Chl-1,2-Dichlorobenzene	Brom-1,2-Dichlorobenzene	Ethylbenzene	p-Isopropyltoluene	Methylene Chloride	MIBK	Naphthalene	Trichloroethene (PCE)	Toluene	Trichlorobenzene (TCB)	Total Styrene/Benzene	Vinyl Chloride	Total Xylenes
NR 140 Preventive Action Limit [ug/l] NR 140 Enforcement Standard [ug/l]		0.5	NE	NE	NE	0.5	7	20	140	NE	0.5	12	10	0.5	160	0.5	96	0.02	400
		5	NE	NE	NE	5	70	100	700	NE	5	60	100	5	800	5	480	0.2	2000
TW2	4/25/2018	<0.24	<0.40	<0.30	<0.40	<0.26	<0.30	<0.60	<0.30	<0.30	<0.30	<0.30	0.89 J	<0.30	<0.30	<0.30	<0.80	<0.19	<0.90
	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
TW4	4/25/2018	<0.24	<0.40	<0.30	<0.40	<0.26	<0.30	<0.60	<0.30	<0.30	<0.30	<0.30	<0.70	<0.30	<0.30	<0.30	<0.80	<0.19	<0.90
	9/1/2021	0.34 J	<0.39	<0.39	<0.41	<0.30	<0.41	<0.35	0.21 J	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
TW5	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	4/25/2018	<1.2	<2.0	<2.0	<2.5	<2.0	<1.3	<1.5	<3.0	<1.5	<2.5	<1.5	<3.5	<2.5	<1.5	<1.5	<4.0	<0.95	<4.5
TW7	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	4/25/2018	<0.24	<0.40	<0.30	<0.40	<0.26	<0.30	<0.60	<0.30	<0.30	<0.30	<0.30	<0.70	<0.30	<0.30	<0.30	<0.80	<0.19	<0.90
TW12	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	4/25/2018	<0.24	<0.40	<0.30	<0.40	<0.26	<0.30	<0.60	<0.30	<0.30	<0.30	<0.30	<0.70	<0.30	<0.30	<0.30	<0.80	<0.19	<0.90
TW15	3/17/2022	<0.15	<0.39	<0.39	<0.41	<0.30	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
	4/25/2018	1.00	100	38 J	290	<20	30 J	<15	<30	1.60	89 J	<25	<15	19 J	<25	94	<15	<9.5	2.00
TW16	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	4/25/2018	0.50	92	27	240	12	<0.78	<0.82	<0.70	84	<3.3	<0.79	80	<0.74	57	<0.33	20.6	<0.41	180
F01 [TW16]	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	4/25/2018	0.50	88	33	290	12	<0.39	<0.41	<0.35	2.90	120	<1.6	<0.39	27	<0.37	45	<0.16	28	<20
RW17	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	4/25/2018	0.50	38	16	120	7.6	7.8	<1.5	<3.0	6.5	11	<2.5	<1.5	3.7	<2.5	9.9	<1.5	3.5 J	<0.85
RW18	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	4/25/2018	0.50	6.9	<0.39	24	2.7	<0.39	<0.41	<0.35	1.6	1.9	<1.6	<0.39	0.87 J	<0.37	2.2	<0.16	0.37 J	<0.20
RW19	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	4/25/2018	<0.24	<0.40	<0.30	<0.40	<0.26	<0.30	<0.60	<0.30	<0.30	<0.30	<0.30	<0.70	<0.30	<0.30	<0.30	<0.80	<0.19	<0.90
RW20	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	4/25/2018	<0.15	<0.39	<0.39	<0.41	<0.30	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
RW21	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	4/25/2018	<0.15	<0.39	<0.39	<0.41	<0.30	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
RW22	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	4/25/2018	<0.15	<0.39	<0.39	<0.41	<0.30	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
RW23	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	4/25/2018	<0.15	<0.39	<0.39	<0.41	<0.30	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
RW24	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	4/25/2018	<0.15	<0.39	<0.39	<0.41	<0.30	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
DUP01	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	4/25/2018	<0.15	<0.39	<0.39	<0.41	<0.30	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
Fib Bank	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	4/25/2018	<0.15	<0.39	<0.39	<0.41	<0.30	<0.41	<0.35	<0.18	<0.36	<1.6	<0.39	<0.34	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22

Key: "J" = Analyte detected between Limit of Detection and Limit of Quantitation
"X" = Concentration detected above Chapter NR 400, Wisconsin Administrative Code (NR 400, Wis. Admin. Code enforcement standard) [P/L]
"L" = Concentration detected below Limit of Detection (LOD) [P/L]
"ND" = micrograms per liter
"U" = Well unable to be located at time of sampling event

Table 4c Groundwater Sample Polynuclear Aromatic Hydrocarbon Laboratory Results, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Wisconsin

Green Bay,

Well Number	Date Collected	Polynuclear Aromatic Hydrocarbons (µg/L)																	
		Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	1-Methyl naphthalene	2-Methyl naphthalene	Naphthalene	Phenanthrene	Pyrene
NR 140 Preventive Action Limit (µg/L)		NE	NE	600	NE	0.02	0.02	NE	NE	0.02	NE	80	80	NE	NE	NE	10	NE	50
NR 140 Enforcement Standard (µg/L)		NE	NE	3,000	NE	0.2	0.2	NE	NE	0.2	NE	400	400	NE	NE	NE	100	NE	250
TW2	4/25/2018	0.73 J	<0.20	<0.14	0.022 J	0.020 J	0.015 J	<0.021	<0.015	<0.030	<0.040	<0.060	0.34 J	<0.015	<0.21	<0.20	<0.23	<0.050	0.12 J
	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
TW4	4/25/2018	<0.23	<0.21	<0.15	0.31	0.91	1.30	0.77	0.31	0.95	0.12 J	1.60	<0.12	0.74	<0.22	0.29 J	<0.24	0.72	<0.063
	9/11/2021	<0.26	<0.22	<0.28	0.16 J	0.17	0.20	<0.31	0.12 J	0.13 J	<0.042	<0.38	<0.20	0.13 J	<0.25	<0.054	<0.26	<0.25	<0.35
TW5	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	4/25/2018	<0.22	<0.20	<0.14	<0.018	0.079	0.10	0.081	0.041 J	<0.030	<0.040	0.088	<0.11	0.068	<0.21	<0.20	<0.23	0.084 J	0.073 J
TW7	9/11/2021	<0.25	<0.22	<0.27	<0.046	<0.081	<0.066	<0.31	<0.052	<0.055	<0.041	<0.37	<0.20	<0.061	0.25	<0.053	<0.25	<0.25	<0.35
	3/17/2022	<2.4	<2.1	<2.6	<0.44	<0.76	<0.62	<2.9	<0.49	<0.52	<0.39	<3.5	<1.9	<0.58	<2.3	<0.50	<2.4	<2.3	<3.3
TW12	4/25/2018	<0.22	<0.20	<0.14	0.091	0.021 J	0.020 J	<0.021	<0.015	<0.030	<0.040	0.029	<0.11	<0.015	<0.21	<0.20	<0.23	<0.050	<0.060
	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
TW15	4/25/2018	<4.4	72	<2.8	10	9.4	10	6.9	3.4	8.2	1.4 J	19	3.5 J	6.8	<4.2	24	77	8.3	19
	3/17/2022	<5.5	<4.7	<5.9	5.4	10	14	<6.6	3.3 J	6.3	<0.90	<8.0	<4.3	4.2	17 J	7.3 J	13 J	<5.3	9.1 J
TW16	4/25/2018	<2.4	14	<1.5	0.25 J	<0.16	<0.087	<0.23	<0.16	<0.33	<0.43	<0.065	<1.2	<0.16	12	<2.2	2.9 J	<0.54	<0.65
	3/17/2022	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
MW17	10/21/2020	<0.28	<0.24	<0.30	0.11 J	0.24	0.12 J	<0.34	<0.058	0.070 J	<0.046	<0.41	<0.22	<0.067	<0.27	<0.059	<0.28	<0.27	<0.38
	3/17/2022	<1.3	<1.2	<1.4	<0.25	<0.43	<0.35	<1.6	<0.28	<0.30	<0.22	<2.0	<1.1	<0.32	<1.3	<0.28	<1.3	<1.3	<1.8
MW18	10/21/2020	<0.25	<0.21	<0.27	<0.045	<0.079	<0.065	<0.30	<0.051	<0.055	<0.041	<0.36	<0.20	<0.060	<0.24	<0.052	<0.25	<0.24	<0.34
	3/17/2022	<0.30	<0.26	<0.32	<0.054	<0.094	<0.077	<0.36	<0.061	<0.065	<0.048	<0.43	<0.23	<0.071	<0.29	<0.062	<0.30	<0.29	<0.41
MW19	10/21/2020	<0.28	<0.24	<0.30	0.44	0.55	0.52	<0.33	0.23	0.46	0.083 J	1.0	<0.22	0.27	<0.27	<0.058	<0.28	0.71 J	0.72 J
	3/17/2022*	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
MW20	10/21/2020	<0.28	<0.25	<0.31	0.37	0.60	0.65	0.36 J	0.30	0.36	0.17 J	0.72 J	<0.22	0.45	<0.28	0.084 J	<0.28	<0.28	0.56 J
	9/11/2021	<0.27	<0.24	<0.30	2.9	5	5.9	2.3	2.7	3.4	0.61	5.1	<0.22	2.5	<0.27	0.10 J	<0.27	0.66 J	4.4
MW21	3/17/2022	<0.24	<0.21	<0.26	<0.044	<0.076	<0.062	<0.29	<0.049	<0.053	<0.039	<0.35	<0.19	<0.058	<0.23	<0.050	<0.24	<0.23	<0.33
	9/11/2021	<0.28	<0.24	<0.30	<0.052	<0.090	<0.074	<0.34	<0.058	<0.062	<0.046	<0.41	<0.22	0.068	<0.27	<0.059	<0.28	<0.27	<0.39
MW22	3/17/2022	<0.24	<0.21	<0.26	<0.044	<0.076	<0.062	<0.29	<0.049	<0.053	<0.039	<0.35	<0.19	<0.058	<0.23	<0.050	<0.24	<0.23	<0.33
	9/11/2021	<0.28	<0.24	<0.30	<0.052	<0.090	<0.074	<0.34	<0.058	<0.062	<0.046	<0.41	<0.22	<0.068	<0.28	<0.059	<0.28	<0.28	<0.39
MW23	3/17/2022	<0.25	<0.21	<0.27	<0.045	<0.079	<0.065	<0.30	<0.051	<0.055	<0.041	<0.36	<0.20	<0.060	<0.24	<0.052	<0.25	<0.24	<0.34
	9/11/2021	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry
TW24	3/17/2022	<0.24	<0.21	<0.26	<0.044	<0.076	<0.062	<0.29	<0.049	<0.053	<0.039	<0.35	<0.19	<0.058	<0.23	<0.050	<0.24	<0.23	<0.33
	9/11/2021	<0.23	<0.20	<0.25	<0.042	<0.074	<0.060	<0.28	<0.048	<0.051	<0.038	<0.34	<0.18	<<0.056	<0.22	<0.048	<0.23	<0.22	<0.32
TW24	3/17/2022 *	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Key:

- "J" = Analyte detected between Limit of Detection and Limit of Quantitation
- X = Concentration detected above Chapter NR 140, Wisconsin Administrative Code (NR 140, Wis. Adm. Code) preventive action limit (PAL)
- 2 = Concentration detected above NR 140, Wis. Adm. Code enforcement standard (ES)
- µg/L = micrograms per liter
- *
- = Wells unable to be located at the time of the sample event

Table 4d Groundwater Sample Polychlorinated Biphenyls Laboratory Results, Badger Sheet Metal Parcels - 420 South Broadway; 419 South Maple Avenue, Green Bay, Wisconsin

Well No.	Date Collected	PCBs (µg/L)							Total PCBs
		PCB-1016	PCB-1221	PCB-1232	PCB-1242	PCB-1248	PCB-1254	PCB-1260	
NR 140 Preventive Action Limit (µg/L)		NE	NE	NE	NE	NE	NE	NE	0.003
NR 140 Enforcement Standard (µg/L)		NE	NE	NE	NE	NE	NE	NE	0.03
TW4	4/25/2018	<0.21	<0.12	<0.10	<0.16	<0.090	<0.090	0.87	0.87
	9/1/2021	<0.075	<0.22	<0.22	<0.22	<0.22	<0.22	<0.079	ND
TW5	4/25/2018	<0.21	<0.12	<0.10	<0.16	<0.090	<0.090	<0.18	ND
TW12	4/25/2018	<0.21	<0.12	<0.10	<0.16	<0.092	<0.092	<0.18	ND
MW17	10/21/2020	<0.073	<0.22	<0.22	<0.22	<0.22	<0.22	<0.076	ND
MW18	10/21/2020	<0.072	<0.22	<0.22	<0.22	<0.22	<0.22	<0.075	ND
MW19	10/21/2020	<0.073	<0.22	<0.22	<0.22	<0.22	<0.22	<0.076	ND
MW20	10/21/2020	<0.069	<0.20	<0.20	<0.20	<0.20	<0.20	<0.072	ND

Notes:

"J" = Analyte detected between Limit of Detection and Limit of Quantitation

X = Concentration detected above Chapter NR 140, Wisconsin Administrative Code (NR 140, Wis. Adm. Code) preventive action limit (PAL)

X = Concentration detected above NR 140, Wis. Adm. Code enforcement standard (ES)

ND = Not detected

EXHIBIT E

Former Badger Sheet Metal Parcels – 402 & 420 S. Broadway, 419 S. Maple Ave., & 421 Arndt St., Green Bay, WI – BRRTS #02-05-584381

Summary of Anticipated Environmental Responsibilities - City of Green Bay

- Abandonment of select groundwater monitoring wells identified in electronic correspondence dated July 31, 2025 and submittal of abandonment documentation to the Department of Natural Resources (DNR).
- Completion of the remedial excavations and associated sampling from the limits of the excavations as described in the *Remedial Action Plan* dated June 26, 2025 prepared by Stantec Consulting Services, Inc. (Stantec) including off-site disposal of the excavated soil at a licensed landfill facility and potential modifications to the anticipated limits of the targeted remedial excavations based on the results of additional soil sampling and field observation.
- Backfill of the remedial excavation areas described above, as appropriate, with clean, imported soil/fill with a geotextile fabric or similar separation material placed at the boundaries of the completed remedial excavation to allow future segregation of imported soils during site redevelopment.
- Off-site disposal/management of the existing 55-gallon drums of soil generated during environmental and geotechnical soil borings.
- During demolition and excavation activities completed during September 2025, a catch basin was encountered in one of the buildings and removed. Two underground storage tanks (USTs) were also discovered and properly removed.
- Preparation and submittal of a *Remedial Action Documentation Report* meeting the requirements of NR 724.05(2) and NR 724.15(3) to DNR documenting the completed remedial excavation activities, results of confirmation soil sampling (if completed), and any recommendations based on the completed activities.
- Any remaining environmental work within the parcel designated for future use as a greenway which the City of Green Bay will maintain ownership of, including any additional groundwater sampling from monitoring wells located within the limits of this parcel.
- Provide soil and groundwater data to Sigma in excel format compatible with DNR reporting requirements.



City of Green Bay
Department of Community and Economic Development

Exhibit F

Summary of Anticipated Environmental Responsibilities – General Capital

- Proper management of existing site soil during redevelopment within the parcels leased by General Capital in accordance with the DNR-approved Materials Management Plan and the requirements of NR 718 including disposal of excess impacted soil, if generated, at a licensed landfill facility. Removal of remaining underground structures, as needed for redevelopment, and proper off-site disposal.
- Installation of methane/vapor mitigation systems as part of new building construction and completion of vapor intrusion screening/post construction vapor sampling as required to satisfy DNR requirements.
- Construction of engineered barriers within the parcels leased by General Capital as required by the DNR-approved RAP as part of site redevelopment to mitigate the potential direct contact risk associated with impacted soil to remain at the site.
- Completion of post-remediation groundwater monitoring (including installation of replacement groundwater monitoring wells, if necessary) within the parcels leased by General Capital.
- Preparation and submittal of a *Remedial Action Documentation Report* meeting the requirements of NR 724.05(2) and NR 724.15(3) to WDNR documenting the completed soil management activities during construction/redevelopment, vapor intrusion screening/system installation/commissioning (if required), and engineered barrier construction.
- Preparation and submittal to WDNR of a request for regulatory case closure for the parcels leased by General Capital.
- Complete any additional requirements as requested by the WDNR, including but not limited to, monitoring well abandonment, on-going inspections, operation and maintenance of engineered barriers, etc.



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

MEETING DATE

September 15, 2026

PREPARED BY**AGENDA ITEM # N.1**

To approve request by the Department of Public Works to enter into a Professional Services Agreement (PSA) with Ayres Associates in the amount of \$310,000.00 for construction inspection services for the Shipyard II project.

BACKGROUND

The Shipyard II project includes completing the park south of the slip on the west side of the Fox River just north of W Mason Street. The project was designed by Ayres Associates and includes filling out the amenities for the park. Consultant inspection services are needed due to the scale and timeline for the project.

RECOMMENDATION

Department of Public Works recommends award of the contract to Ayres Associates.

FISCAL IMPACT

The funds are included in the previously approved budget.

ATTACHMENTS

1. Ayres-2026 Rate Schedule
2. Shipyard Construction Observation Proposal
3. Ayres PSA Shipyard 2 Updated 9-3-26
4. Parks 6-26 Shipyard Phase II -Construction Observation - Award Memo_

Hourly Rate Schedule

January 1, 2026

Classification	2026 Hourly Rate
Manager	\$201.75 - \$289.18
Engineer 4	\$166.78 - \$230.91
Engineer 3	\$131.18 - \$195.80
Engineer 2	\$121.30 - \$189.07
Engineer 1	\$98.66 - \$159.50
Landscape Architect 3	\$115.75 - \$195.80
Landscape Architect 2	\$96.07 - \$158.70
Landscape Architect 1	\$82.17 - \$120.08
Scientist 3	\$132.75 - \$196.76
Scientist 2	\$102.23 - \$154.60
Surveyor (PLS)	\$109.63 - \$184.10
Survey Technician	\$77.50 - \$145.56
Geospatial Services Specialist	\$92.63 - \$202.64
Geospatial Services Technician	\$72.25 - \$154.88
Technician 5	\$121.20 - \$171.97
Technician 4	\$118.90 - \$163.23
Technician 3	\$105.69 - \$158.18
Technician 2	\$94.11 - \$142.80
Technician 1	\$71.25 - \$119.80
Senior Urban Planner	\$139.75 - \$207.59
Urban Planner	\$90.06 - \$173.97
Administrative Specialist	\$92.78 - \$150.20
Administrative Assistant	\$71.25 - \$96.70

For each classification, specific rates will depend on the level of experience required to meet project needs and goals.

This rate schedule covers normal and customary services only.

08.25.2026

Emma Brown, PE
Park Planner
City of Green Bay

Re: Shipyard Redevelopment Phase Two Construction Observation

Dear Emma:

Thank you for the opportunity to submit this proposal for professional services for the construction observation of the phase two portion of Shipyard Redevelopment. This letter presents our project understanding, proposed scope of services, and our fee estimate.

Sincerely,
Thomas Ramsey

Project Description

Shipyard Development is a multiphase park project aimed at redeveloping a historically contaminated site situated on almost 5 Acres along the Fox River, near downtown Green Bay. Phase 1 included the core improvements along the waterfront to set the foundation for future park programs. Phase 2 has just completed bidding and award for the design that went through an extensive process of understanding, redefining, customizing, and engineering to make a reality. Now it is time to support the City of Green Bay in making the vision come to life. Due to the complex nature of many custom park elements and the intricacies of how many of these programmatic spaces interact, it is vital to the success of the project to have continuity of team members from design through construction. In addition, as this is only phase two of a three phase project, representatives who have been engaged in the revisioning, and who understand the future goals of phase three will be able to support decisions and changes throughout the construction process.

Scope of Services

Preconstruction Services

Ayres will develop project-specific tools that support an organized start to construction. We understand that challenges and changes can arise during construction and may affect cost, schedule, and workflow. Our approach is to identify potential issues early, establish clear communication protocols, and define responsibilities before construction begins. Before construction begins, Ayres will:

- Evaluate construction administration software with 8Pine to determine a best-fit workflow (Autodesk Build, Procore, etc).
- Develop a project specific Change Log
- Design Submittal Log
- Develop RFI Log
- Develop Risk Register
- Develop Preconstruction Meeting agenda
- Lead the Preconstruction Meeting

Construction Observation

Ayres' landscape architects and engineers bring practical construction observation experience and an understanding of how site systems are built, coordinated, and maintained. As the City's eyes and ears in the field, Ayres will observe work for general conformance with the Contract Documents, track construction progress, maintain field records, review RFIs and construction bulletins, attend regular

construction progress meetings, and communicate regularly with City of Green Bay staff. Our fee estimate is based on the anticipated construction schedule and generally follows the assumptions below.

- Field observation staff present for approximately 6 hours per day, 5 days per week
- Senior staff oversight for approximately 8 hours per week
- Site visits to observe work for general conformance with Contract Documents, approved submittals, and manufacturer installation guidance, as observable
- General verification that scheduled work activities appear to be underway
- Observation of trades present and site activity
- Identification and reporting of apparent nonconforming work
- Daily field reports prepared for days with site visits
- Reports include weather, workforce, work observed, general conformance observations, and photos
- Reports are informational only and do not constitute approval or direction to the contractor

Project Closeout Services

Ayres will support the City through project closeout by documenting completion status, coordinating final punch list observations, reviewing contractor-provided closeout documentation for general completeness, and helping confirm that outstanding items are tracked to resolution. Closeout services may include one substantial completion observation, preparation of a punch list memorandum, review of record drawings and operation and maintenance information submitted by the contractor, review of warranties and product data required by the Contract Documents, and participation in a final closeout meeting with City staff and the contractor. This effort is intended to help the City receive organized project records, understand remaining obligations, and transition the completed improvements into long-term operation and maintenance.

- Perform substantial completion observation.
- Prepare and track punch list items.
- Review closeout documents for completeness.
- Review record drawings, warranties, and O&M materials.
- Attend final closeout meeting.
- Summarize lessons learned, and strategically installed improvements for Phase 3.
- Organize final project records.

Reimbureables

Mileage, field supplies, and equipment will be billed at a direct cost.

Additional Services

Owner and/or contractor driven changes.

Time Schedule

This Project is intended to be fully complete prior to October of 2027, therefore this scope of work is written accordingly.

Fee

We will perform the above services for an amount based on a standard hourly rate for each class of employee, plus reimbursable expenses and subconsultant charges. The estimated cost of services is \$310,000. We will not exceed an amount of \$310,000 without your prior approval.

STANDARD AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN CITY OF GREEN BAY AND CONSULTANT

Project: Parks 6-26 Green Bay
Shipyard Redevelopment- Phase 2
**Construction Inspection
Services**

THIS AGREEMENT is made this 3rd day of September, 2026 by and between the City of Green Bay, a municipal corporation of the State of Wisconsin, located in Brown County, Wisconsin, (hereinafter called "City") and Ayres Associates, Inc. (hereinafter called "Consultant").

NOW, THEREFORE, in consideration of the following terms and conditions, City and Consultant mutually agree as follows:

1. SCOPE OF WORK

Consultant agrees to perform all services and furnish all materials necessary as fully described and specified in their Shipyard Redevelopment Phase Two Construction Observation Proposal dated August 25, 2026.

2. FEES

Total fees payable to Consultant shall be according to the attached and agreed upon Consultant rate schedule for all services, materials, equipment, and authorized reimbursable expenses under this Agreement unless an Amendment to Agreement, signed by both parties, approves additional fees in writing. Any such additional fees shall be defined in writing and authorized prior to execution of such work. The fees shall be on a time and expense basis not to exceed \$310,000.00.

3. AMENDMENTS TO AGREEMENT

This Agreement may be amended only by written instrument signed by both parties. If in the reasonable judgment of the City, the scope or nature of the services to be performed by Consultant change or deviate materially from the scope or nature of the services described above, the City may, at its discretion, suspend performance of its services until a written agreement superseding this Agreement and adjusting the scope, schedule, and terms and conditions has been executed. Where additional work is to be completed on a time and expense compensation, charges shall be in accordance with the fee schedule submitted with the Consultant's Proposal.

4. COMPENSATION

City agrees to pay for services provided in accordance with the compensation provisions described in the Consultant's Proposal. Consultant will bill the City, no more than monthly, with net payment due in 30-days from the invoice date. Consultant may, after giving 72-hour notice, suspend service under the Agreement until the City has paid all amounts in full due for services rendered and expenses incurred.

5. INDEMNIFICATION

To the extent and percentage of Consultant's negligence, Consultant 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 the extent of negligent act, omission, fault, or negligence, whether active or passive, of Consultant 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.

Consultant will indemnify and hold harmless the City for any claims by reason of its negligent acts, errors or omissions for professional services. The obligation to indemnify and hold harmless the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers and each of them, shall be applicable except to the extent the liability results from the negligence of the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers.

In the event that Consultant employs other persons, firms, corporations or entities (sub-contractor) as part of the work covered by this Agreement, it shall be Consultant's responsibility to require and confirm that each sub-contractor enters into an Indemnity Agreement identical to this Indemnity Agreement.

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

5.a STANDARD OF CARE

In fulfilling its obligations and responsibilities, Consultant shall comply with and its performance will be evaluated pursuant to the standard of care expected of professionals in the industry performing similar services on projects of like size and complexity at that time in the same region (the Standard of Care). Nothing contained in the Proposal, the agreed-upon scope of Services, the Terms and Conditions included in the Contract or any Consultant report, opinion, plan or other document prepared by Consultant shall constitute a warranty or guaranty of any nature whatsoever.

6. INSURANCE

Consultant shall not commence work under this Agreement until it has obtained the insurance required herein. All coverages shall be with insurance carriers licensed and authorized to do business in the State of Wisconsin. All coverages shall be with carriers acceptable to the City. A minimum AM Best Rating of A-VII is required.

It is hereby understood and agreed that the insurance required by the City is primary coverage and that any insurance or self-insurance maintained by the City, its officers, council members, agents, employees or authorized volunteers will not contribute to a loss.

Worker's Compensation and Employers Liability: Consultant shall insure under applicable labor laws relating to worker's compensation insurance, all of their employees in accordance with the law in the State of Wisconsin and meet or exceed the minimum coverages outlined in section 6.b..

Liability Insurance: Consultant shall procure and maintain during the life of this Agreement the following insurance coverages:

a. PROFESSIONAL LIABILITY (Errors and Omissions)

i. Minimum Limits

1. \$2,000,000 each claim/\$3,000,000 annual aggregate
2. Any deductible not to exceed \$25,000 each claim

ii. Completed Operations coverage must continue for 3 years after final payment for service/job

b. GENERAL LIABILITY COVERAGE

i. Commercial General Liability

1. \$2,000,000 general aggregate
2. \$2,000,000 products - completed operations aggregate
3. \$1,000,000 personal injury and advertising injury
4. \$1,000,000 each occurrence limit

- ii. Per Occurrence form of coverage is required.
- iii. Insurance must include:
 - 1. Premises and Operations Liability
 - 2. Blanket Contractual Liability including coverage for the joint negligence of the City of Green Bay, its officers, council members, agents, employees, authorized volunteers and the named insured
 - 3. Personal Injury
 - 4. Explosion, collapse and underground coverage
 - 5. Products/Completed Operations
 - 6. Independent Contractors
- c. BUSINESS AUTOMOBILE COVERAGE
 - i. Minimum Limits - \$2,000,000 Combined Single Limit for Bodily Injury and Property Damage each accident
 - (2). Must cover liability for "Any Auto" - including Owned, Non-Owned and Hired Automobile Liability
- d. Worker's Compensation and Employers' Liability Insurance:
 - i. Limits of Liability
 - 1. Workers' Compensation: \$100,000 per accident, \$500,000 disease policy limit, \$100,000 disease each employee
 - ii. Employers' Liability: \$1,000,000

Additional Insured: Consultant shall name the City, including all elected and appointed officials, all employees and volunteers, all boards, commissions and/or authorities and their board members, employees and volunteers as Additional Insured on the General Liability Coverage. This coverage shall be primary to the Additional Insured, and not contributing with any other insurance or similar protection available to the Additional Insured, whether other available coverage is primary, contributing or excess.

Waiver of Workers Compensation Subrogation: The workers' compensation policy is to be endorsed with a waiver of subrogation. The insurance company, in its endorsement, agrees to waive all rights of subrogation against the City, its officers, officials, employees and volunteers for losses paid under the terms of the policy that arises from the work performed by the named insured for or on behalf of the City of Green Bay.

Cancellation Notice: All insurances required by this Agreement shall include an endorsement stating the following: Thirty (30) days Advance Written Notice of Cancellation or Ten (10) days for Non-Renewal shall be sent to: City of Green Bay; Attn: Risk Management; 100 North Jefferson St.; Green Bay, WI 54301.

Proof of Insurance Coverage: Consultant shall provide to the City, at the time this Agreement is returned for execution, Certificates of Insurance and/or policies, acceptable to the City. If so requested, certified copies of any or all policies or endorsements shall also be furnished. The Additional Insured Policy endorsement be indicated on the Certificate of Insurance. A copy of the Certificate of Insurance must be on file with Risk Management. If no Certificates of Insurance and/or policies are provided to the City upon execution of this Agreement, the Agreement shall be null and void.

Continuation of Coverage: If any of the above coverage expires during the term of this Agreement, the Consultant shall deliver renewal certificates and/or policies to the City at least ten (10) days prior to the expiration date.

7. DISPUTE RESOLUTION

All claims, disputes or any other matters in question between the parties arising out of or relating to this Agreement or breach thereof shall be subject to mediation as a condition precedent to the institution of any legal proceedings by either party. If such claim, dispute or any other matter involves a lien arising out of Consultant's services, Consultant may proceed in accordance with applicable law to comply with lien notice and filing deadlines prior to resolution of the matter by mediation.

8. ACCESS/UTILITIES

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

Consultant is responsible for locating public utilities and agrees to indemnify and save the City harmless from all claims, suits, losses, cost and expenses including attorney's fees as a result of any personal injury, death or property damage occurring from damage to public utilities. Consultant shall coordinate with a private locating service for locating utilities on private property.

9. SAFETY

Consultant shall comply with all Occupational Safety and Health Administration (OSHA) and State and Local safety and health standards and any other applicable rules and regulations.

Consultant's work or field personnel shall not be responsible for determining or implementing the means, methods, techniques, sequences or procedures of construction. Consultant will not be responsible for evaluating, reporting or effecting job conditions concerning health, safety or welfare, unless specifically requested in writing. Consultant's work or failure to perform same shall not in any way excuse any contractor, subcontractor or supplier from performance of its work in accordance with contract documents.

10. OWNERSHIP OF DOCUMENTS

Any reports, specifications, drawings, or other documents prepared by the Consultant in the performance of its obligations under this Agreement shall become the property of the City. All such materials shall be returned to the City upon completion, termination, or cancellation of this Agreement and payment in full of all monies due the Consultant. The Consultant shall not use, willingly allow, or cause such materials to be used for any purpose other than the performance of all Consultant's obligations under this Agreement without the written consent of the City. The City agrees that the Consultant shall not be responsible for any re-use by the City, or by third parties that obtained the documents from or through the City, for purposes other than the original intent of the documents provided by the Consultant.

11. SAMPLES

Unless otherwise agreed or consumed in testing, test specimens shall be retained for a minimum of thirty (30) days following submission of final report.

12. ASSIGNMENT, TRANSFER OR SUBCONTRACTING

The Consultant shall not subcontract, assign or transfer any interest in this Agreement or any payments due hereunder except upon prior written consent of the City. All terms, conditions, covenants and agreements herein shall extend to and be obligatory upon any successors or assigns of Consultant upon the execution of any written consent by the City. Consent shall not be given to any proposed assignment that would release the Consultant of their responsibilities under this Agreement.

13. TERMINATION FOR CONVENIENCE

The City reserves the right to terminate this Agreement, or any part of this Agreement, upon fourteen (14) days written notice. In case of such termination, the Consultant shall be entitled to receive payment from the City for work completed to date in accordance with the terms and conditions of this Agreement.

14. TERMINATION FOR CAUSE

Either party may terminate this Agreement in the event the other party fails to fulfill any of its obligations under this Agreement in a timely manner or otherwise violate any of the covenants, agreements or stipulations material to this Agreement. Termination of the Agreement is accomplished by the party initiating the termination giving fourteen (14) days written notice to the other party. In case of such termination, the Consultant shall be entitled to receive payment from the City for work completed to date in accordance with the terms and conditions of this Agreement.

15. NO DISCRIMINATION

During the term of this Agreement, the Parties, and the employees, representatives, agents and or volunteers thereof, shall not discriminate against any person based on race, color, creed, religion, sex, national origin, age, ancestry, disability, sexual orientation, gender identity, gender non-conformity, gender expression, transgender status, pregnancy, or marital or parental status.

16. SEVERABILITY

In the event that any section, clause or portion of this Agreement shall be adjudged or decreed to be invalid, the remainder of the Agreement shall remain in full force and not be affected by such judgment.

17. APPLICABLE LAWS AND VENUE

This Agreement shall be governed in all respects by the laws of State of Wisconsin. Venue for all disputes shall be in Brown County, Wisconsin.

18. ENTIRE AGREEMENT

This Agreement, together with the City's Request for Quotation dated November 19, 2025, Consultant's Quotation dated December 8, 2025, the attachments appended hereto, and all documents, drawings, specifications, and instruments specifically incorporated herein and made a part hereof, shall constitute the entire Agreement of the parties.

19. COMPLIANCE WITH LAWS

Consultant is responsible to see that services and documents furnished by Consultant conform to the applicable laws, rules, regulations, codes, orders, and special requirements, except as may be specifically provided otherwise herein.

20. COUNTERPARTS

This Agreement may be executed in several counterparts, and the signatures on this Contract may be transmitted electronically. Electronic signatures will be deemed to constitute original signatures and counterparts to this Agreement containing the signatures (whether original or electronic) of all the parties will be deemed to constitute a single, enforceable Contract.

21. TIME

This Agreement shall be effective on September 3rd, 2026 (which is the Effective Date of the Agreement).

All schedules are to be strictly met.

22. PUBLIC RECORDS

Under Wis. Stat 19.63(3), records produced or collected by a consultant under an agreement with a government authority are subject to public inspection to the same extent as if the record were maintained by the City. Consultant shall provide all requested records to the City upon notification of a request. Determination as to confidentiality of records shall be made by the City upon review of each record.

23. DOCUMENTS

All documents created under this Agreement and submitted to the City must be in a form that complies with WCAG 2.1 Level AA, pursuant to ADA Title II (2024 rule).

SIGNATURES BELOW

CITY

Signature: _____

Name: _____

Title: Valerie Joosten, Director of Public Works

Date: _____

CONSULTANT

Signature: _____

Name: _____

Title: _____

Date: _____



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

9/2/26

To: Valerie Joosten, P.E.

From: Emma Browne, P.E.

Re: Shipyard Redevelopment Phase II – Construction Observation

CC: Dan Ditscheit, PLA
James Brunette, PE
Chuck Yang
Kala Lardinois

The Parks, Recreation, and Forestry Department supports contracting with Ayres Associates for professional services related to construction observation for the Shipyard Redevelopment Phase II project in the amount of \$310,000.

The cost of these services will be funded through the overall project budget.

Emma Browne, P.E.



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

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # N.2

To approve request by the Department of Public Works to renew the annual cooperative recycling agreement with Brown County for 2027.

BACKGROUND

Brown County provides recycling outreach for the City of Green Bay and other communities through the Intergovernmental Cooperative Agreement. This satisfies eligibility requirements for the Wisconsin Recycling Consolidation Grant. An intergovernmental cooperative recycling agreement has been in place for over 20 years. To allow for Green Bay to continue with the cooperative agreement, DPW must annually renew the agreement with Brown County.

RECOMMENDATION

DPW recommends that the City of Green Bay renew the annual cooperative recycling agreement with Brown County for 2027.

FISCAL IMPACT

There is no fiscal impact to the City if the agreement is continued.

ATTACHMENTS

1. Amendment 2027 Agreement Letter
2. 2027 Recycling Consolidation Grant Agreement Letter

PORT & RESOURCE RECOVERY DEPARTMENT

Brown County

2561 SOUTH BROADWAY
GREEN BAY, WI 54304

PHONE: (920) 492-4950

FAX: (920) 492-4957

DEAN R. HAEN

DIRECTOR

MEMORANDUM

To: Brown County Municipalities

From: Mark Walter, Business Development Manager

Re: 2027 RU Intergovernmental Agreement

Enclosed you will find the Intergovernmental Agreement to Satisfy Eligibility for the Wisconsin Recycling Consolidation Grant for Calendar Year 2027. In 2026, the Brown County Resource Recovery Department has updated the ***Tri-County Recycling Guide*** and continues to distribute ***The ABC's of Recycling Right*** to schools in our area. As a partner of Tri-County Recycling, Brown County will continue to co-fund and promote the Waste Wizard Material Search Engine and the Betterbin smartphone recycling app, along with distributing business cards for these tools. Residents can access the Waste Wizard at: www.recyclomoretricity.org/waste-wizard/ or www.winnebago-county-solid-waste.com, and the Betterbin app can be downloaded in any app store.

Please route the enclosed document for approval/signature and return via email or mail to me by Monday, September 28th, 2026. If you would like a Word document version instead of PDF, please let us know.

I have attached an updated model resolution that will need to be passed by each municipality to establish eligibility and satisfy these program requirements.

Please sign and return a copy to Brown County prior to **September 28th, 2026** so that we can keep it on file.

If you should have any additional questions or comments, please contact me at (920) 492-4965 or via email Mark.Walter@browncountywi.gov.

Sincerely,



Mark Walter
Business Development Manager

Attachment

Intergovernmental Cooperative Agreement to Satisfy Eligibility for the Wisconsin Recycling Consolidation Grant for Calendar Year 2027

This agreement is made by and between the Cities of De Pere and Green Bay, the Villages of Allouez, Ashwaubenon, Bellevue, Denmark, Greenleaf, Hobart, Howard, Pulaski, Suamico, Wrightstown, and the Towns of Eaton, Glenmore, Green Bay, Holland, Humboldt, Lawrence, Ledgeview, Morrison, New Denmark, Pittsfield, Rockland, Scott and Wrightstown, each of which is a municipal corporation, and the Oneida Nation, a federally recognized Indian tribe, all of which are a Responsible Units as defined in Section 287.01(9) of the Wisconsin Statutes (collectively referred to as the “Responsible Units” or “RUs”) for purposes of implementing efficiencies related to operating an effective recycling program in accordance with ss. 287.11 and 287.24, Wis. Stats., and ch. NR 542, Wis. Admin. Code. This agreement is intended to qualify for the 2027 Wisconsin Recycling Consolidation Grant.

WHEREAS the RUs believe that, by working together in this cooperative agreement, they can more effectively and efficiently provide for the recycling education needs of their citizens; and

WHEREAS the RUs desire to collaborate in an effort to educate about recycling; and

WHEREAS the RUs recognize the importance of educating residents about recycling and their RU responsibility to do so; and

WHEREAS Brown County partnered with Outagamie and Winnebago Counties, collectively known as Tri-County Recycling, to fund, host, and promote the *Tri-County Recycling Guide*; and *The ABC's of Recycling Right* book and:

WHEREAS Tri-County Recycling will continue to fund, host, and promote the smartphone recycling app Betterbin; and

WHEREAS Tri-County Recycling will continue to fund, host, and promote the Waste Wizard Material Search Engine tool; and

WHEREAS the *Tri-County Recycling Guide*, the Betterbin smartphone app, and the Waste Wizard Material Search Engine provide comprehensive information on single-stream recycling guidelines, recycling plastic bags, proper medical sharps disposal, electronics recycling, universal waste recycling, household hazardous waste programs, pharmaceutical drop boxes and waste reduction tips; and

WHEREAS Section 66.0301(2) of the Wisconsin Statutes authorizes cooperation between municipalities and between municipalities and Indian tribes, and allows municipalities to contract with each other and with Indian tribes for the receipt or furnishing of services or the joint exercise of any power or duty required or authorized by law; and

WHEREAS each participating RU will maintain a copy of the other above listed RUs' cooperative agreements on file, given that not all cooperating RUs will be able to sign a single document;

NOW THEREFORE IT IS AGREED THAT the above listed RUs have and will continue to make available to its residents the *Tri-County Recycling Guide*, *The ABC's of Recycling Right*, the Tri-County Recycling Betterbin smartphone app and Waste Wizard Material Search Engine (<https://recyclemoretricity.org/waste-wizard/>), recognizing additional and consistent education will reduce contamination and improve recycling, thereby enabling the processing and marketing of these recyclables in the most efficient and cost-effective manner possible.

SIGNATURE

TITLE

MUNICIPALITY

DATE



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

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # N.3

To approve request by the Department of Public Works on the adoption of Downtown Streetscape Design Standards.

BACKGROUND

In December 2023, the City of Green Bay entered into a subgrant agreement with Downtown Green Bay, Inc. (DGBI) to support downtown planning, urban design, and development initiatives through American Rescue Plan Act (ARPA) funds. The City awarded DGBI up to \$300,000 to engage a qualified urban planning and design professional or consulting firm to work in coordination with the City, the Downtown Business Improvement District (BID), Olde Main BID, and Broadway BID.

The subgrant supports implementation of several adopted plans and downtown development initiatives, including the 2014 Downtown Authenticity Plan, 2020 Shared Vision Corridor Plan, 2020 Shipyard Corridor Redevelopment Plan, Broadway District Design Plan, and 2023 Adams Street Streetscape design concept. The scope of work includes preparing and implementing urban design standards, planning and designing public space improvements, executing streetscape plans, and preparing conceptual designs to support downtown development.

As part of this effort, DGBI engaged ISG, an urban planning and design consultant, to work with City staff, BID staff, and downtown stakeholders to develop downtown streetscape design standards. The standards establish a consistent framework for the design and implementation of streetscape improvements while allowing flexibility to respond to the character and function of individual streets and downtown districts. They are intended to help coordinate and streamline the City's streetscape design process and guide future investments in the downtown public realm. The standards address elements such as pedestrian and streetscape amenities, furnishings, street trees, landscaping, lighting, materials, and other components that contribute to the appearance, function, accessibility, and identity of downtown streets.

RECOMMENDATION

To approve the adoption of the Downtown Streetscape Design Standards

FISCAL IMPACT

Fiscal impacts would be on a project basis. Typically, downtown development projects already include streetscape improvements as part of the development project.

ATTACHMENTS

1. 2026-08-31 SLIDES_Streetscape Standards
2. 09-04-2026 Streetscape Design Standards



Downtown Green Bay Streetscape Design Standards

AUGUST 2026



INTRODUCTION

HOW TO USE THIS DOCUMENT

The Downtown Green Bay Streetscape Design Standards (Design Standards) detail the planning and design of all future street projects within the three Business Improvement Districts (BIDs) in Downtown Green Bay. These standards do not apply to other areas of the City of Green Bay outside of the BIDs. While the document is extensive, most users will only need to reference specific sections.

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- » **02 Plan Development:** Lists goals for improving the pedestrian environment.
- » **03 Responsible Parties + Regulations:** Covers rules, standards, and permitting requirements.
- » **04 Standard Streetscape Composition:** Defines pedestrian zones, street types, widths, and design standards.
- » **05 Streetscape Elements:** Provides design guidance for pedestrian realm elements and streetscape amenities.
- » **06 Special Places + Elements:** Identifies gateways, special places, and destination connections.
- » **Appendix:** Includes specifications and branding guides.

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This document offers practical insights and design recommendations for organizations involved in streetscape improvements, with a focus on public and private decision-makers. It sets baseline expectations for enhancements within the Downtown BIDs, aligning with the City of Green Bay's goals. Both public and private entities are encouraged to follow these Design Standards when planning improvements and collaborating with the BIDs and the City for support.



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The Design Standards are intended for a variety of users, including:



DECISION-MAKERS

The Design Standards offer a cohesive vision to help decision-makers navigate the development and redevelopment of the streetscape, ensuring the creation of an inviting and functional pedestrian environment.



STREET DESIGNERS + MANAGERS

The Design Standards establish clear guidelines to assist in the design and management of pedestrian spaces, whether for new streets, comprehensive streetscape redesigns, or the design and placement of individual elements.



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CHECK THE STREET TYPES MAP

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EXPLORE THE STREETScape ELEMENTS DESIGN GUIDE

Chapter 5 (p. 43), provides resources and guides for those making streetscape improvements regarding the design and use of the pedestrian environment.

ROADWAY DESIGN VS STREETSCAPE DESIGN

Elements like lane numbers, widths, traffic speed, and shared uses by cars, bikes, and transit all impact pedestrian safety and experience. However, the Streetscape Design Standards focus on sidewalks and pedestrian spaces from the back of curb to the building face or property line, not on changing roadway layouts.

ENTITIES SHAPING THE STREETSCAPE

Several public and private entities are involved with the streetscape.

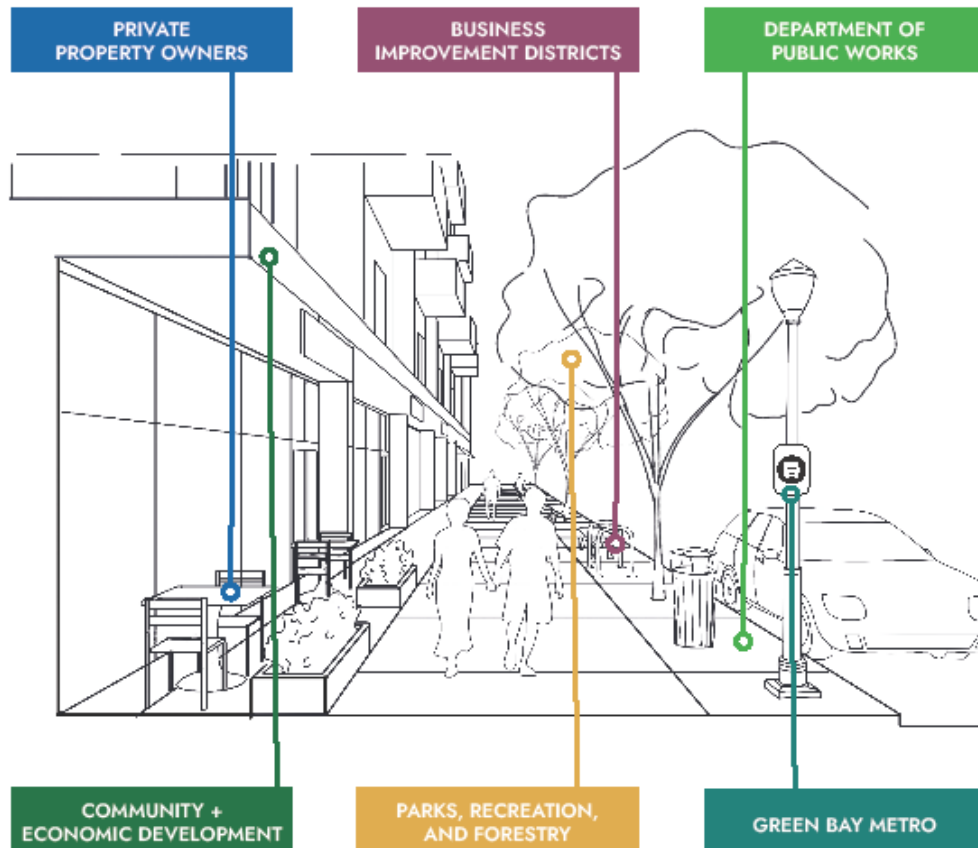


Figure 3.2 Shaping the Streetscape

Private Property Owners

Under the City of Green Bay Code of Ordinances (Section 34-7) and Wisconsin State Statutes 66.0907 and 62.16, private property owners are responsible for maintaining sidewalks within the public right-of-way, including ensuring that building frontages, entrance spaces, and private signage are kept in good condition.

Business Improvement Districts

The Downtown, Broadway, and Olde Main Street Districts are responsible for managing and maintaining several aspects within their boundaries. This includes street furnishings, public art, and seasonal decorative items. The Districts also support keeping the streetscape vibrant and clean by coordinating with the Department of Public Works.

Department of Public Works

The Department of Public Works (DPW) ensures that streets, sidewalks, and intersections are designed to accommodate the movement of people, vehicles, bicycles, and transit. They support the design and construction of infrastructure, as well as support the Districts through routine operations and maintenance.

Community + Economic Development

The Community + Economic Development Department oversees building and site regulations, including requirements for building height and placement, signage, landscaping, and the preservation of historic properties. They review exterior projects for compliance with zoning codes and work with other departments, such as DPW and PRF, to ensure that public infrastructure aligns with City design standards.

Parks, Recreation, and Forestry

The Parks, Recreation, and Forestry Department (PRF) is responsible for all trees within the public right-of-way, as well as City parks and trails. PRF has numerous parks within the BID areas, creating a synergy with event planning, open space activation, and some maintenance overlap.

Green Bay Metro

As the local transit authority, Green Bay Metro handles the configuration of transit routes, stop placements, scheduling, and the design and placement of transit stations.

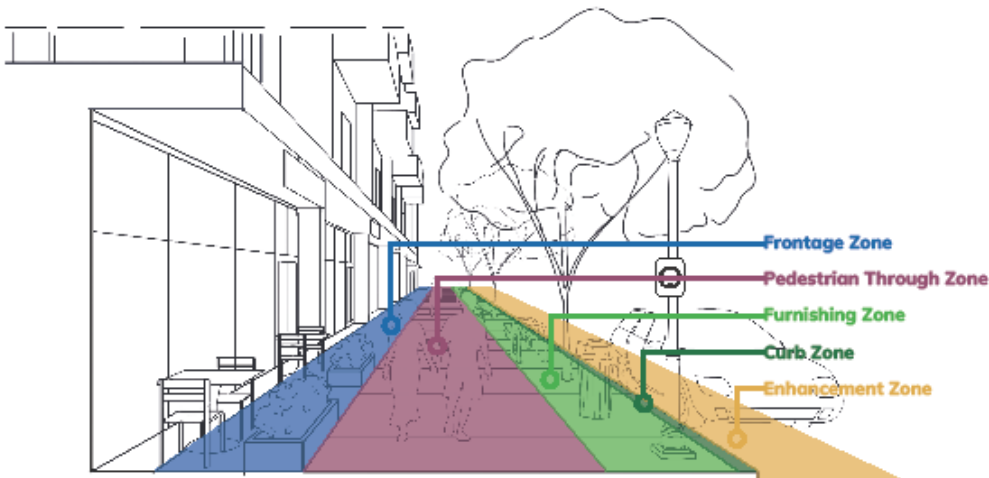


Figure 4.1 Pedestrian Way Zones

PEDESTRIAN WAY ZONES

Zone Definitions

Frontage Zone: The frontage zone refers to the area that provides a buffer between a building's façade and the pedestrian through zone. At minimum, it provides a shy zone for walking near the buildings or for window shopping. It is the preferred location for amenities such as café seating, provided a minimum five-foot pedestrian thoroughway is maintained to ensure unobstructed pedestrian flow and a safe, accessible pathway for all users.

Pedestrian Through Zone: The pedestrian through zone is the primary, accessible pathway that runs parallel to the street, also defined as a sidewalk. A five-foot clear width meets ADA accessibility standards and is the required minimum accessible route by the City of Green Bay.

Furnishing Zone: The furnishing zone is defined as the section of the pedestrian way between the through zone and curb zone in which street furniture and amenities, such as street trees, planters, benches, lighting, above-ground utilities, and bicycle parking are provided. The furnishing zone may also consist of green infrastructure elements, such as rain gardens or flow-through planters and provide a place for snow storage in winter.

Curb Zone: The curb zone, which has a maximum width of two feet immediately behind the curb face, acts as a buffer between the pedestrian way and vehicular traffic. This space can accommodate essential elements such as parking meters, signs, minimal snow storage, and vehicle door swings. Maintaining this clearance behind the curb is essential to prevent obstructions and ensure adequate space for snow removal equipment and vehicle door access in curbside parking areas.

Enhancement Zone: The enhancement zone refers to the space on the street immediately adjacent to the pedestrian way, which is part of the vehicle right-of-way but can be incorporated into the pedestrian way through permanent or interim design solutions. This space may include features such as curb extensions, parklets, stormwater management elements, parking, bike racks, bike share stations, and curbside bike lanes.

STREET TYPES + WIDTHS

STREET TYPES

BID streets have been strategically divided into four distinct street types, each reflecting the unique functions and context of the respective area. These classifications carefully balance current land uses and physical conditions with future aspirations, fostering inviting, sustainable spaces that prioritize people.

By recognizing the distinct characteristics of each street type, this approach offers tailored design guidelines for key streetscape elements such as paving, benches, bike racks, trash receptacles, and other amenities. This ensures that the overall Downtown character is enriched while establishing a cohesive and unique identity that is deeply rooted in the specific context of each street.



CORE STREETS

Core Streets function as the vibrant heart of the Pedestrian Priority Zone, connecting economic corridors and key destinations. These streets provide primary access to major businesses and cultural landmarks and must accommodate significant traffic. As the busiest streets, they should offer diverse amenities that foster a welcoming, unified Downtown atmosphere. Minimum design elements should include wide sidewalks, enhanced lighting, clear wayfinding, and spaces for public art, all working together to create a functional and visually appealing environment that reflects the vibrancy of the surrounding economic activity.



IDENTITY STREETS

Identity Streets link important destinations. Amenities should be comprehensive and reflect the character and needs of adjacent residents and businesses. The emphasis on these amenities aims to encourage social interaction, support local businesses, and enhance the overall aesthetic appeal, making Identity Streets a focal point for both residents and visitors.



DISTRICT STREETS

District Streets play a crucial role in connecting the broader BIDs to the Pedestrian Priority Zone. While they are still important for pedestrian movement, these pedestrian right-of-ways should focus on essential amenities that facilitate a comfortable walking experience. Streetscape amenities should be strategically integrated to enhance pedestrian safety and accessibility and reflect the neighborhood's character. Although fewer amenities may be needed, attention must still be paid to creating a welcoming environment that connects the Pedestrian Priority Zone with nearby neighborhoods.



RIVER CONNECTORS

River Connectors play a pivotal role in linking the Fox River with the surrounding Downtown, particularly by connecting the Broadway District to the Downtown District. Through thoughtful wayfinding and signage, they ensure easy navigation across key spaces. Additionally, incorporating public art and other placemaking features will help reinforce the Fox River as a central, vibrant destination and contribute to the area's distinctive character.

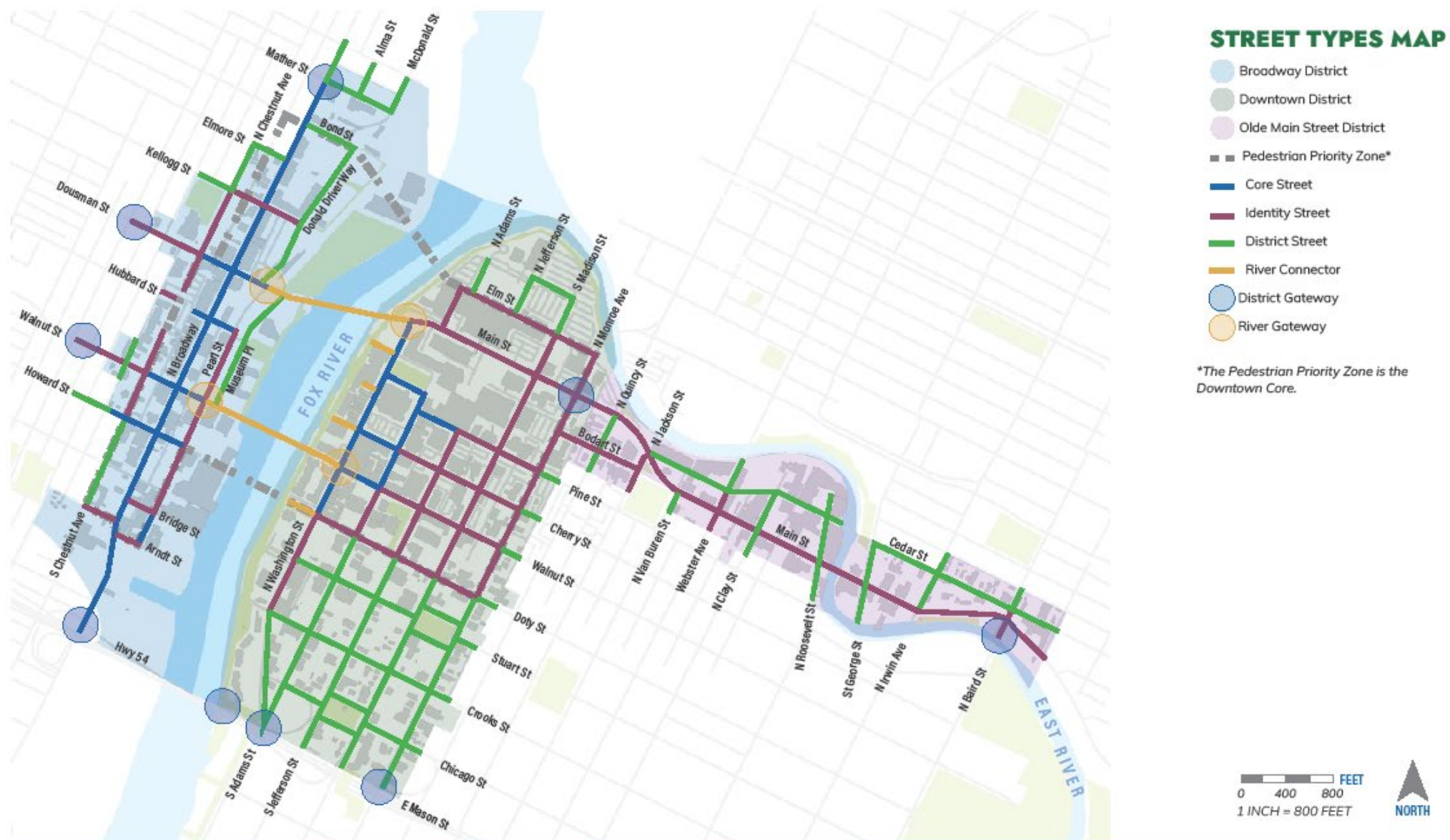


Figure 4.3 Street Types Map

STREET TREES

Not only do street trees provide vehicular buffering for pedestrians, but street trees also provide many environmental benefits, combating the urban heat island effect, decreasing excess stormwater runoff, and providing necessary habitat for urban wildlife. Appropriate tree species selection, placement, and planting site design will ensure healthy growth and longevity of trees, thus enhancing the Downtown streetscape character, and overall maximizing investment of local resources.

TREE SELECTION

Tree species selection should be consistent with the goals of a particular street, based upon the street type. Core Streets should use consistent planting palettes to provide a strong aesthetic character and facilitate a distinct Downtown identity. Identity Streets should maintain a cohesive planting palette but with greater flexibility in species use than in Core Streets. District Streets may use a more diverse, less formal planting palette to indicate District preference and create a rich planting variety. Accent trees, distinguished by their contrasting color, texture, or size, may be used to distinguish District gateways. Regardless of street type, there is an expectation of a cohesive plan or pattern of types of trees planted along a street.

Tree size at the time of installation is a minimum City requirement. Additional tree protections or a larger installed tree size are recommended in areas with a high likelihood of damage, vehicle collisions, or vandalism.

Table 5.1 Current Plant Size Minimums

TREE/PLANT MINIMUM	REQUIRED SIZE AT TIME OF PLANTING
Deciduous Trees	Two-Inch Caliper
Ornamental Deciduous Trees	One and One-Half-Inch Caliper
Shrubs	Five-Gallon Container Size

Appropriate tree species selection should consider form, mature size, color, and texture to reflect the urban design goals of a street. This includes the size of the mature tree canopy concerning how it may affect street and pedestrian lighting, views of signage and building fronts, the potential for root systems to affect sidewalks, curbs, and utilities, and constraints created by the local climate. Additionally, trees that produce fruits, nuts, or otherwise messy droppings should be avoided in the most urban areas for accessibility and maintenance considerations.

Species Mix

Per City Standards: Plants indigenous to Wisconsin shall comprise no fewer than two-thirds of the proposed trees and 60 percent of proposed shrubs and shall be species proven adaptable to the climate and site conditions. The trees listed in the Tree Selections Table note which species are native to aid in choosing indigenous species.

Consider following the “30-20-10 rule” to ensure diversity in the Downtown tree canopy. It requires that no more than 30 percent of one family, 20 percent of one genus, or 10 percent of one species be planted on a project.



BID SPECIFIC TREE GUIDANCE

Recognizing the economic and cultural importance of the BIDs, consideration should be given to the long-term vision of the District identities, as well as the visual harmony between new and existing trees. Carefully selected trees will not only elevate the aesthetic charm of each District but also enrich their unique atmospheres and activities.

The accompanying table lists the recommended tree species to be used within the BIDs, chosen to complement their specific characteristics and foster a cohesive and visually appealing streetscape that strengthens Downtown Green Bay’s vibrant urban environment. The chosen tree size and form should correlate to the pedestrian realm width and adjacent use of its intended location. For example, on a constrained sidewalk, trees with a narrow upright or oval form should be selected to thrive in the limited space and avoid conflicting with building facades.



STREET TREES ARE ECONOMIC INFRASTRUCTURE
www.hotlterealestate.com/blog/street-trees-economic-infrastructure

Why are street trees good for business?

Business owners and developers are key players in Downtown Green Bay’s development. Budget limitations often restrict streetscape funding due to its indirect return on investment. However, research shows that mature street trees boost economic benefits by increasing retail rental rates by 7%, consumer spending by 9%–12%, and the distance consumers are willing to travel. Ultimately, creating a healthy urban forest can contribute to Downtown economic development.

PLANTINGS

Perennials, ornamental grasses, and small shrubs provide a durable, low-maintenance planting palette for streetscape planters, offering year-round structure, texture, and seasonal interest while reinforcing the character of the corridor.

PLANTING TYPES

Understory Landscaping

Understory plantings within streetscapes are often subjected to harsh growing conditions, including urban air pollution, compacted soils, and exposure to de-icing salts from adjacent roadways and sidewalks. These stressors can limit plant performance and longevity, requiring careful species selection and an expectation of periodic replacement. As canopy trees mature and shade levels increase over time, the understory palette may also need to transition from sun-tolerant species to shade-adapted plantings to ensure long-term health, resilience, and visual consistency within the streetscape. Plantings outlined on the following pages represent the recommended palette for use in the design of new or replacement streetscapes within the BIDs. Selection from this palette helps ensure consistency in character, performance, and maintenance expectations; however, all proposed plantings remain subject to plan review and approval in accordance with applicable City standards.

Above Ground Planters

Where space is constrained or a stronger visual statement is desired, freestanding planters with seasonal plantings and enhancements can introduce bold color, flexibility, and focal points that enliven the streetscape and support changing programming or events. Freestanding planters also provide an effective strategy for maintaining streetscape quality of place in areas where underground utilities limit opportunities for in-ground planting.

The hanging basket program planned in strategic locations further enhances the BID's aesthetic and seasonal appeal. Successful coordination and long-term maintenance require shared support and funding from a broad range of partners to cover fundraising, installation, regular watering, and seasonal removal.



Table 5.3 Preferred Species for Plantings

SCIENTIFIC NAME	COMMON NAME	HEIGHT (MAX)	SUN	WINTER APPEAL	WATER	COLOR	SEASON	SOIL	NOTES
GROUNDCOVERS									
<i>Geranium x cantabrigiense</i>	Cranesbill 'Blokovo'	1'	Sun, Shade	Yes	Moderate	White	Early-Mid Fall	Loam, Clay, Sand	Foliage interest in fall
<i>Phlox subulata</i>	Creeping Phlox 'Fort Hill'	0.5'	Sun	Yes	Moderate	Pink	Early	Loam, Clay, Sand	Semi-evergreen
<i>Alchemilla mollis</i>	Garden Lady's-mantle	2'	Sun, Part Shade	No	Moderate	Yellow	Early-Mid	Loam, Clay, Sand	Suitable for Downtown plantings
<i>Nepeta x faassenii</i>	Catnip 'Walker's Low'	2.5'	Sun, Part Shade	No	Moderate	Purple	Early, Mid, Late	Loam, Clay, Sand	Suitable for Downtown plantings
<i>Pachysandra procumbens</i>	Allegheny Spurge	0.5'	Part Shade, Shade	Yes	Moderate	White	Early	Loam, Clay, Sand	Semi-evergreen
GRASSES									
<i>Schizachyrium scoparium</i>	Little Bluestem 'Blaze'	3'	Sun	Yes	Moderate to Dry	Red	Late, Winter	Loam, Clay, Sand	Suitable for Downtown plantings
<i>Panicum virgatum</i>	Switchgrass 'Heavy Metal'	3'	Sun	Yes	Moderate to Dry	Bronze	Late, Winter	Loam, Clay, Sand	Choose varieties for limited height
<i>Sporobolus heterolepis</i>	Prairie Dropseed	2-3'	Sun	No	Dry	Green	Late	Loam, Sand	Great for Downtown plantings
<i>Hakonechloa macra</i>	Hakone Grass	2'	Part Shade, Shade	No	Moderate	Yellow, Green	Mid-Late	Loam, Clay, Sand	May not tolerate full sun in open Downtown areas

CORE STREET PAVING TYPE - ALL DOWNTOWN BIDS

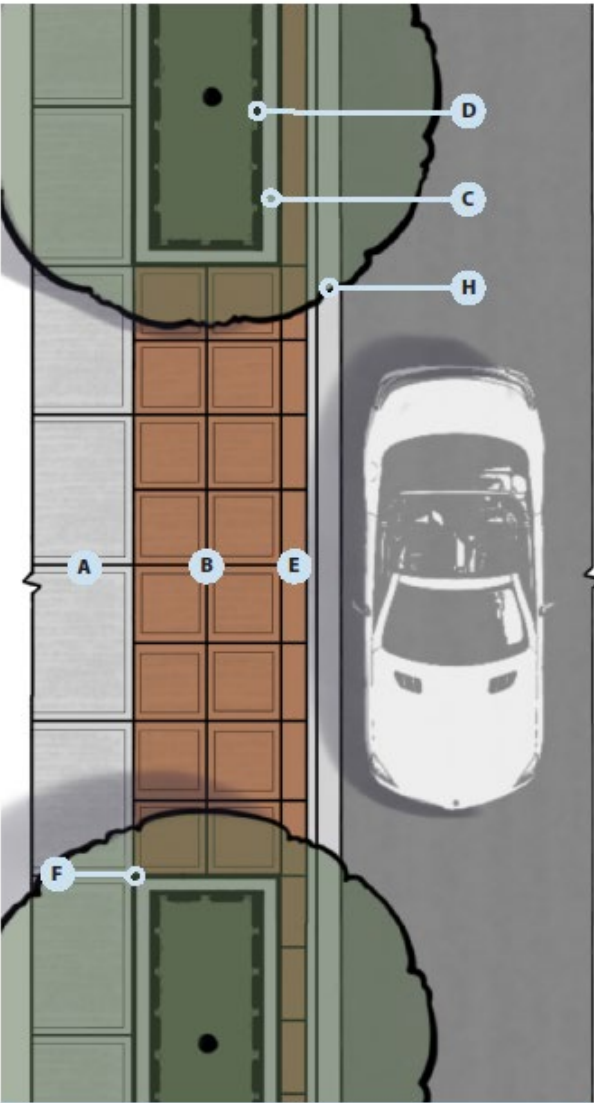


Figure 5.4 Core Street Paving Type

- A** 5' x 5' standard concrete panels with light broom and window pane finish
- B** 2.5' x 2.5' integral color* concrete panels with light broom and window pane finish
- C** Concrete planter curb*; length and width depending on amenity zones
- D** Black powdercoat, square tube steel planter fence*
- E** 2.5' x 1' integral color* concrete curb zone
- F** Align edge of planters with concrete scoring
- H** Face of curb

*See Appendix for detail

IDENTITY STREET PAVING TYPE - ALL DOWNTOWN BIDS

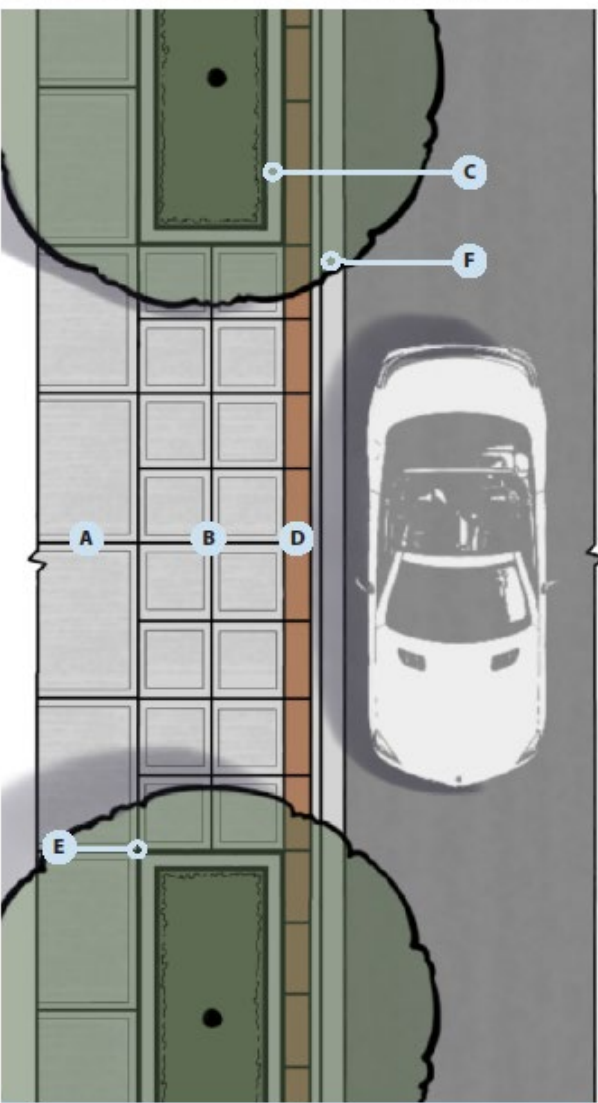


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Table 7.1 Bench Specifications

BENCHES	
BROADWAY	
Product	Coronado Recycled Plastic Contour Bench
Manufacturer	Anova Furnishing
Color	Brazilian Walnut Woodgrain Seat and Backrest with Black Metal Frame
Length	6 Feet
DOWNTOWN	
Product	Beacon Hill Recycled Plastic Contour Bench or Recycled Plastic Flat Bench
Manufacturer	Anova Furnishing
Color	Brazilian Walnut Woodgrain Seat and Backrest with Black Metal Frame
Length	6 Feet
OLDE MAIN STREET	
Product	C-12 City Sites Recycled Plastic Contour Bench
Manufacturer	Victor Stanley
Color	Espresso Wood Slat Seating and Backrest with Black Metal Frame
Length	6 Feet



Broadway



Downtown



Olde Main Street

Table 7.2 Bicycle Rack Specifications

BICYCLE RACKS	
DOWNTOWN, BROADWAY, + OLDE MAIN STREET	
Option 1	
Product	Icon Hitch Bike Rack
Manufacturer	Dero
Powder Coat	Custom design to be coordinated with the BID
Icon	Custom design to be coordinated with the BID
Option 2	
Product	Logo Bike Rack
Manufacturer	Dero
Powder Coat	Custom design to be coordinated with the BID
Icon	Custom design to be coordinated with the BID



Option 1



Option 2 - Design TBD

Thank you!

Danyelle Pierquet, PLA

LA + Planning Lead



Downtown Green Bay Streetscape Design Standards

SEPTEMBER 2026

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INTRODUCTION

PURPOSE

The Design Standards are the result of the partnership between City departments and the BIDs, with the goal of standardizing, increasing consistency and coordination, and streamlining the City's streetscape design processes, ultimately resulting in a more intuitive and activated pedestrian realm. The Design Standards provide a roadmap and criteria for achieving a multi-use vision for streets that continue to function as corridors of movement while at the same time increasing their potential to enhance community life, recreational opportunities, and ecological benefits. As Green Bay continues to grow and evolve, these Design Standards will help to ensure that it can fulfill its vision of a vibrant city, one that is renowned for the quality of the place and the vibrant public life it fosters.

BUSINESS IMPROVEMENT DISTRICTS

There are three operational BIDs within Downtown Green Bay. These are professionally managed and include the Broadway District, Downtown District, and Olde Main Street District. In addition to providing economic development assistance like business recruitment and retention, the BIDs organize dozens of events throughout the year and are also involved in maintaining information about available real estate in their respective districts and charting redevelopment progress.



Broadway District

The Broadway District is known for its eclectic shops, authentic dining establishments, and distinct entertainment venues. Home to popular events such as the Farmers Market on Broadway and Christkindlmarket, the District hosts a wide variety of community events to complement the vibrancy of the business activity. Residing west of the Fox River, key streets include South Broadway, Ashland Avenue, West Walnut Street, and Dousman Street.



Downtown District

The Downtown District is home to thriving businesses, a growing mix of residential options, local eateries, entertaining attractions and activities. Some of the featured events located here are the Saturday Farmers Market and Fridays on the Fox. Located east of the Fox River, some key streets within the District include Washington Street, Jefferson Street, Mason Street, Monroe Avenue, and East Walnut Street. This District is also the financial, legal, and government center for Northeast Wisconsin.



Olde Main Street District

The Olde Main Street District celebrates Downtown's diversity in its inclusive and historic business corridor. It features murals, art studios, pet-friendly green spaces, and creative businesses, alongside authentic, international grocery stores and locally owned restaurants and pubs. With the East River as a northern border, the District runs along Main Street and includes Pine Street, Bodart Street, Webster Avenue, and Baird Street. The Olde Main Street District also features family-friendly community events such as Theatre in the Park and Café Crawls.

BUSINESS IMPROVEMENT DISTRICT MAP



- Broadway District
- Downtown District
- Olde Main Street District

Figure 1.1 Business Improvement District Map

THE BENEFITS OF STREETSCAPE PLANNING

The Design Standards serve as a central, guiding document that consolidates information from a variety of existing plans, ensuring a cohesive approach to urban design. Synthesizing diverse elements into a single resource provides clarity and consistency while still allowing for the unique characteristics and needs of the individual BIDs. Ultimately, the Design Standards support sustainable development, encourage economic vitality, and improve the overall quality of life for residents and visitors alike.



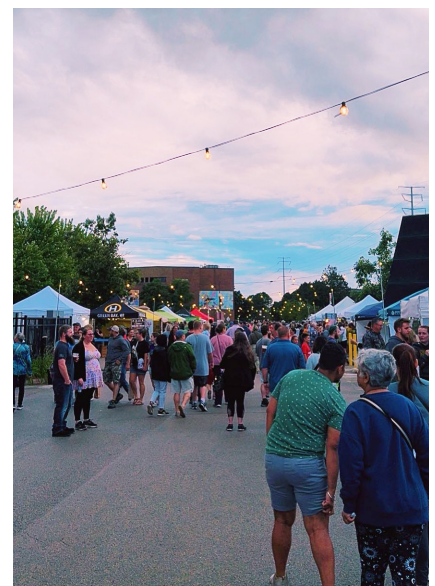
PUBLIC SAFETY + ACCESSIBILITY

Streets designed for accessibility can increase usability for all street users through strategies such as wider and continuous sidewalks, pedestrian crossings, curb ramps, and adequate lighting, ensuring equitable access for people of all abilities and alignment with the Americans with Disabilities Act (ADA) requirements.



BOLSTER THE ECONOMY

Downtown spaces can be revived by creating vibrant, pedestrian-friendly streetscapes that consider connectivity between different parts of Downtown, which encourages people to explore various shops and services. Increased foot traffic means more potential customers for businesses, leading to higher sales and revenue. Flexible streetscapes also allow for festivals, markets, and outdoor dining that attract visitors and create a welcoming atmosphere.





SUPPORT MULTI-MODAL TRANSIT

Well-designed streets prioritize infrastructure that supports cyclists and transit users, creating inviting spaces for bike parking and comfortable, accessible transit stops. These elements encourage alternative modes of transportation by making them more convenient and appealing, and can increase overall accessibility, enhance street capacity, and improve the daily commuting experience.



ENVIRONMENTAL BENEFITS

Streetscape design can help address environmental challenges by incorporating green infrastructure, including bioswales, permeable pavement, porous pavers, stormwater trees, and native plantings to manage stormwater runoff, reduce pressure on drainage systems, and improve water quality.

A thoughtfully designed streetscape can also help regulate ambient temperatures. By incorporating greenery, shade, and permeable surfaces, it reduces the urban heat island effect, making cities more comfortable and energy efficient.

Decreased vehicle emissions through the promotion of walking, cycling, and public transit can contribute to improved air quality and reduced negative impacts on the environment and human health.



RESIDENT QUALITY OF LIFE

Active transportation, including walking and cycling, resulting from pedestrian-friendly streetscapes can help combat obesity and chronic illnesses by increasing daily physical activity levels. Additionally, safe streetscapes contribute to overall neighborhood safety, reducing stress and anxiety for residents.

Improved streetscape design can also positively impact neighborliness, civic interaction, and identity by creating gathering spaces, public art installations, and community events that foster a sense of belonging and pride in the neighborhood.

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PLAN DEVELOPMENT

VISION + GOALS

Vision

The Design Standards are one of many steps to bring the City's vision for a vibrant pedestrian space to life. This section outlines the vision for Downtown Green Bay's pedestrian environment, describing what the streets will become through a series of goals. Each goal contains a set of objectives to establish a framework for making decisions based on sound design and management of the pedestrian realm.

Goals

- » Vibrant Places for Commerce
- » Prioritized Pedestrian Use + Comfort
- » Safety + Security
- » Promotes Human Health
- » Convenient Connections
- » Ecologically Sustainable
- » Accessible
- » Inviting + Well Cared For

GOAL 01

VIBRANT PLACES FOR COMMERCE

Downtown streets will be designed and managed as attractive and exciting destinations that encourage residents and visitors to walk to local shopping and dining areas, rather than driving between each stop.

Objectives

Streets that are vibrant places for commerce are designed to:

- » Become destinations of choice, rather than necessity.
- » Have adequate space for businesses to provide outdoor seating and merchandise displays while maintaining a pedestrian through zone.
- » Provide temporary space for pop-up farmer's markets, street fairs, or flexible design of the parking lane for pedestrian use.
- » Create one continuous street environment by maximizing both sides of a shopping street and facilitating ease of crossing.

GOAL 02

PRIORITIZED PEDESTRIAN USE + COMFORT

The Downtown pedestrian realm will be designed to prioritize the everyday needs of people. The Design Standards influence the pedestrian realm, from the back of the curb to the property line.

Objectives

Streets that promote human use and comfort are designed to:

- » Provide facilities such as crosswalks, site furnishings, landscaping, and other elements in a functional manner to maximize human comfort and therefore usage.
- » Minimize vehicle intrusions on pedestrian walkways.
- » Minimize noise from vehicles by calming traffic and providing buffers between the sidewalk and automobile traffic.
- » Create a favorable environment for pedestrians by offering opportunities for sitting or walking in sun and shade, providing welcoming and inviting lighting for pedestrians, and offering shelter from the weather.



GOAL 03

SAFETY + SECURITY

Downtown streets will be designed to create an environment that supports a high level of pedestrian safety and security.

Objectives

Safe and secure streets are designed to:

- » Reduce occurrences of pedestrian injury collisions and fatalities.
- » Reduce the severity of pedestrian injuries, should they occur, by calming traffic, reducing speeding, creating intersections for convenient and safe pedestrian crossings, particularly for seniors, children, and people with disabilities.
- » Maximize security by creating more activity and “eyes on the street” and appropriate pedestrian-scale lighting.

GOAL 04

PROMOTES HUMAN HEALTH

Downtown streets will promote healthy lifestyles by encouraging walking to daily destinations and minimizing pedestrian injuries.

Objectives

Streets that promote healthy lifestyles are designed to:

- » Encourage walking to shops, restaurants, transit, parks, and other destinations to promote daily physical activity and help decrease chronic diseases such as obesity and heart disease.
- » Improve ambient air quality by providing alternatives to driving alone and by including generous amounts of trees and other plantings.
- » Create attractive and safe pedestrian routes from neighborhoods to important cultural and civic institutions, such as schools, libraries, parks, and museums.
- » Promote high levels of pedestrian activity that encourage physical activity as well as social opportunities, reducing feelings of social isolation and associated mental health issues.



GOAL 05

CONVENIENT CONNECTIONS

Downtown streets will be designed to facilitate safe, accessible, and convenient connections among major destinations.

Objectives

Streets with convenient connections are designed to:

- » Accommodate pedestrians at locations with high levels of residential or employment densities and at destinations that generate a large number of people coming and going.
- » Connect neighborhoods and commercial districts to transit centers to encourage transit use.
- » Utilize wayfinding, signage, and amenities to create visually identifiable pedestrian routes between activity hubs.
- » Connect streets to parks, water features, and greenways.

GOAL 06

ECOLOGICALLY SUSTAINABLE

Downtown streets will be designed as a green network, enhancing the City's long-term ecological functioning.

Objectives

Streets that promote sustainability are designed to:

- » Reduce pressure on drainage systems and improve water quality by incorporating green infrastructure, including bioswales, permeable pavement, porous pavers, stormwater trees, and native plantings.
- » Serve as green corridors through the use of tree canopies and ground level landscaping to provide shade coverage and link larger open spaces.
- » Ensure the health of street trees and other plantings by providing planting areas and soil volumes supportive of long-term growth.



GOAL 07

ACCESSIBLE

Downtown streets will be designed for ease of use and access to destinations for all populations, particularly people with disabilities and mobility challenges.

Objectives

Accessible streets are designed to:

- » Achieve best practices in universal design to create clear, easy, and unobstructed connections between all destinations for all users.
- » Promote access and enjoyment for the broadest range of users, including people with disabilities and mobility constraints.
- » Create a district-wide pedestrian network that connects activity centers and addresses gaps in pedestrian accessibility to destinations.

GOAL 08

INVITING + WELL CARED FOR

Downtown streets will be welcoming, create an engaging visual impression, and encourage a sense of ownership.

Objectives

Inviting and well-cared for streets are designed to:

- » Reinforce the character of Downtown Green Bay's local districts and neighborhoods through placemaking and distinct materials and branding.
- » Use high-quality materials for site furnishings, paving materials, and lighting.
- » Efficiently locate signage, signals, utility infrastructure, and similar elements to minimize their visual impact on the street.
- » Provide pedestrian-friendly lighting that enhances safety, creates an inviting ambiance, and minimizes glare and light pollution.
- » Enable and encourage opportunities for community stewardship, volunteerism, and local adoption of street and amenity care.
- » Clearly define maintenance responsibilities to ensure a clean and well-maintained streetscape.



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RESPONSIBLE PARTIES + REGULATIONS

OVERVIEW

Implementation of the Design Standards should be coordinated with future Downtown infrastructure and public realm projects. As the Department of Public Works plans and executes improvements through the Capital Improvement Plan, these Standards should be used to help guide project design and decision-making. This coordination will ensure that streetscaping enhancements are integrated seamlessly with ongoing and future infrastructure projects, maximizing funding opportunities for these improvements.

Historically, streetscaping efforts in Green Bay have been conducted on an as-needed basis, primarily during corridor upgrades or in conjunction with redevelopment initiatives. While the timing of these improvements may not change, these Design Standards establish a consistent framework that guides material selections and design expectations for all future projects. The overall aesthetic and functionality of streetscapes are enhanced through a unified approach, ensuring they reflect the community's vision while supporting public works objectives.



RESPONSIBLE PARTY

Roadway design responsibilities are structured in a hierarchy. The federal government requires strict adherence to national standards for federally funded projects. The state government enforces compliance with state guidelines while allowing some flexibility. Local municipalities have more freedom to design roads according to local preferences, though they must still follow higher-level standards when applicable.

FEDERAL

In Wisconsin, the federal government becomes involved in roadway design primarily when federal funding is used for a project. This typically includes highways that are part of the National Highway System (NHS), projects receiving federal-aid highway funds, or projects subject to federal transportation regulations. Federal involvement may require compliance with national design standards, environmental reviews such as the National Environmental Policy Act (NEPA), and specific requirements set by the FHWA. Additionally, federal agencies may get involved in projects with interstate significance or those affecting federal lands or facilities.

STATE

WisDOT gets involved in roadway design in Wisconsin when the project impacts state trunk highways, state-managed roadways, or when state or federal funding is involved. WisDOT oversees the design of roads within its jurisdiction, including state highways and major infrastructure projects. Additionally, WisDOT may be involved as an administrative agent in local projects that use state or federal funds, ensuring that these projects comply with state and federal design standards, policies, and procedures. WisDOT also oversees projects affecting the state transportation system, even when local municipalities are leading the design efforts.

LOCAL

Local municipalities are involved in roadway design when projects fall under their jurisdiction, such as city streets, town roads, or county highways. They are responsible for the design, maintenance, and improvement of local roadways, typically using local funds. However, when state or federal funding is involved, municipalities must follow WisDOT or federal guidelines and collaborate with WisDOT to ensure compliance. Local governments also handle projects that involve non-highway transportation systems, such as pedestrian walkways and bike lanes within their boundaries.

REGULATORY CONTEXT

GUIDING POLICY

Federal, state, and local policies guide the design and implementation of pedestrian and streetscape elements.

These elements function as a hierarchy, where the highest-level requirements and statutes must be followed. As you move down the hierarchy, these become standards. In design, particularly for pedestrian access and curb ramps, the goal is to achieve compliance with the requirements and statutes, and then, to the maximum extent feasible, adhere to the standards set by the state or local municipality.

Federal

FEDERAL HIGHWAY ADMINISTRATION (FHWA)

- » **Manual on Uniform Traffic Control Devices (MUTCD):** This manual provides standardized guidelines for traffic control devices, including signs, signals, and pavement markings, ensuring consistency across roadways.
- » **AASHTO Green Book:** Published by the American Association of State Highway and Transportation Officials (AASHTO), this guide outlines geometric design standards for roads, including lane widths, vertical and horizontal alignment, sight distances, and clear zones.
- » **FHWA's Roadway Design Guidelines:** The FHWA offers specific guidelines on various design elements, including lane configuration, shoulder design, drainage, and roadway cross-section, emphasizing safety and operational efficiency.
- » **Design Guidelines for Accessible Public Rights-of-Way:** These guidelines ensure that roadway designs accommodate pedestrians and individuals with disabilities, promoting accessibility through features like curb ramps and detectable warnings.

U.S. ACCESS BOARD

- » **Public Right-of-Way Accessibility Guidelines (PROWAG):** These guidelines provide minimum standards for the accessibility of pedestrian facilities in the public right-of-way.
 - › This includes guidelines under the ADA and the Architectural Barriers Act (ABA) that address access to sidewalks, crosswalks, curb ramps, pedestrian signals, on-street parking, and other components of public right-of-way. These guidelines also address shared use paths, designed primarily for use by bicyclists and pedestrians.

Disclaimer

The information presented in this document is a summary of various resources related to federal, state, and local policies governing pedestrian and streetscape design. It is essential to consult the original resources in their entirety to ensure comprehensive understanding and compliance with current standards, as this information is dynamic and subject to regular updates and modifications.

For additional information, please consult the following resources:

- » Wisconsin Department of Transportation Federal/State Aid Project Delivery ➡
- » Wisconsin Department of Transportation Road and Bridge Assistance Programs ➡
- » Wisconsin Department of Transportation Metropolitan Planning Organizations ➡

State

WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT)

- » **Facilities Development Manual (FDM):** This manual provides policies and procedures for highway improvements managed by WisDOT's Division of Transportation Systems Development. It applies to state highways, federal-aid projects, and state-funded road systems, ensuring consistent development that follows engineering standards and environmental guidelines.
- » **Standard Detail Drawings (SDD):** SDDs are completed designs of highway elements common to many highway projects. Their purpose is to simplify the design process and standardize the design of features found on many highway improvement projects.
- » **Standard Specifications (Spec):** The Spec Book is a comprehensive document that outlines the materials, construction methods, and requirements for highway and bridge construction projects in Wisconsin. It serves as the official guide for contractors and engineers to ensure consistency, quality, and compliance with state standards.

City of Green Bay

DEPARTMENT OF PUBLIC WORKS

- » City-Wide Green Stormwater Infrastructure (GSI) Plan 🗡️
- » Standard Specifications + Construction Standards 🗡️

COMMUNITY + ECONOMIC DEVELOPMENT

- » AuthentiCity Plan 🗡️
- » Go Big Green Bay 2050 Comprehensive Plan 🗡️
- » Safe Walk + Bike Plan 🗡️
- » Shared Corridor Vision Plan 🗡️

Business Improvement Districts

- » **Business Improvement District Maintenance Plan:** An outline of the roles and responsibilities of property owners, BIDs, and City departments in maintaining public infrastructure and streetscape elements within BID boundaries, ensuring they are functional, accessible, and well-maintained.

WisDOT Metropolitan Planning Area Boundaries

The area managed by a Metropolitan Planning Organization (MPO) is called the Metropolitan Planning Area (MPA). The MPA usually covers a larger area than the Urban Area Boundary (UAB). The federal government assigns various planning and project responsibilities to MPOs. Every 10 years, Wisconsin's MPA boundaries are officially designated, requiring approval from the Governor or their representative after the MPOs approve them. WisDOT works with each MPO to review and approve these boundaries, including the UABs, and WisDOT Planning staff collaborate with MPO officials to review and adjust the MPA boundaries, considering expected growth or reduction over the next 20 years.

The Green Bay MPO is the designated policy body responsible for continuing, cooperative, and comprehensive urban transportation planning and decision making for the Green Bay MPA. This MPA consists of the City of Green Bay and the Green Bay Urbanized Area, including all or portions of the 13 contiguous villages, cities, and towns that are or are likely to become urbanized within a 20-year planning period. The planning area currently consists of the cities of De Pere and Green Bay, villages of Allouez, Ashwaubenon, Bellevue, Hobart, Howard and Suamico, towns of Lawrence, Ledgeview, Pittsfield, Rockland, and Scott, and the Oneida Nation of Wisconsin.



GREEN BAY MPA 2030 LONG-RANGE MULTIMODAL TRANSPORTATION PLAN

wisconsin.gov/Documents/projects/multimodal/conn2030/maps/greenbay-mpa.pdf 🗡️

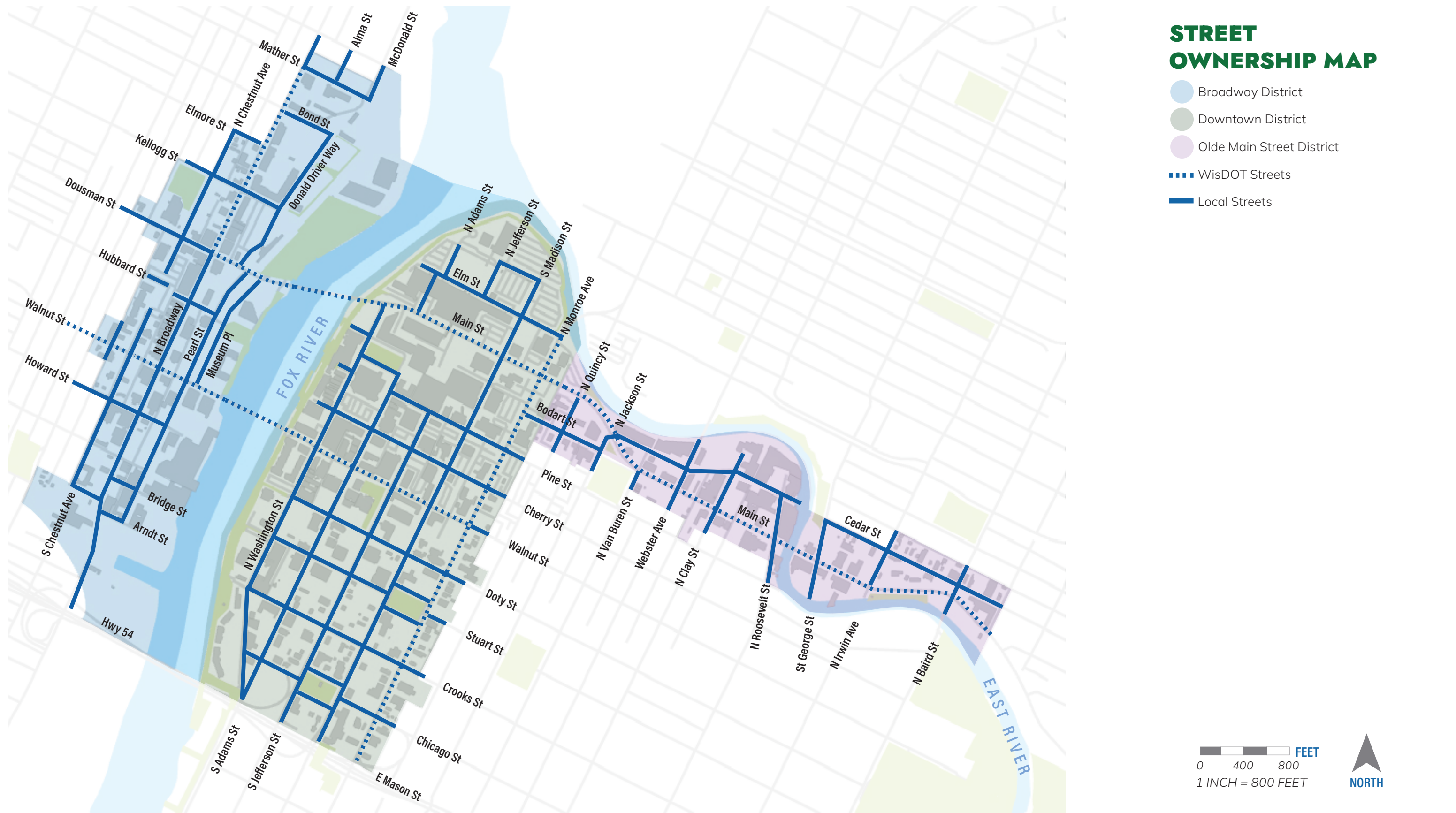


Figure 3.1 Street Ownership Map

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ROADWAY DESIGN VS STREETScape DESIGN

Elements like lane numbers, widths, traffic speed, and shared uses by cars, bikes, and transit all impact pedestrian safety and experience. However, the Streetscape Design Standards focus on sidewalks and pedestrian spaces from the back of curb to the building face or property line, not on changing roadway layouts.

ENTITIES SHAPING THE STREETScape

Several public and private entities are involved with the streetscape.

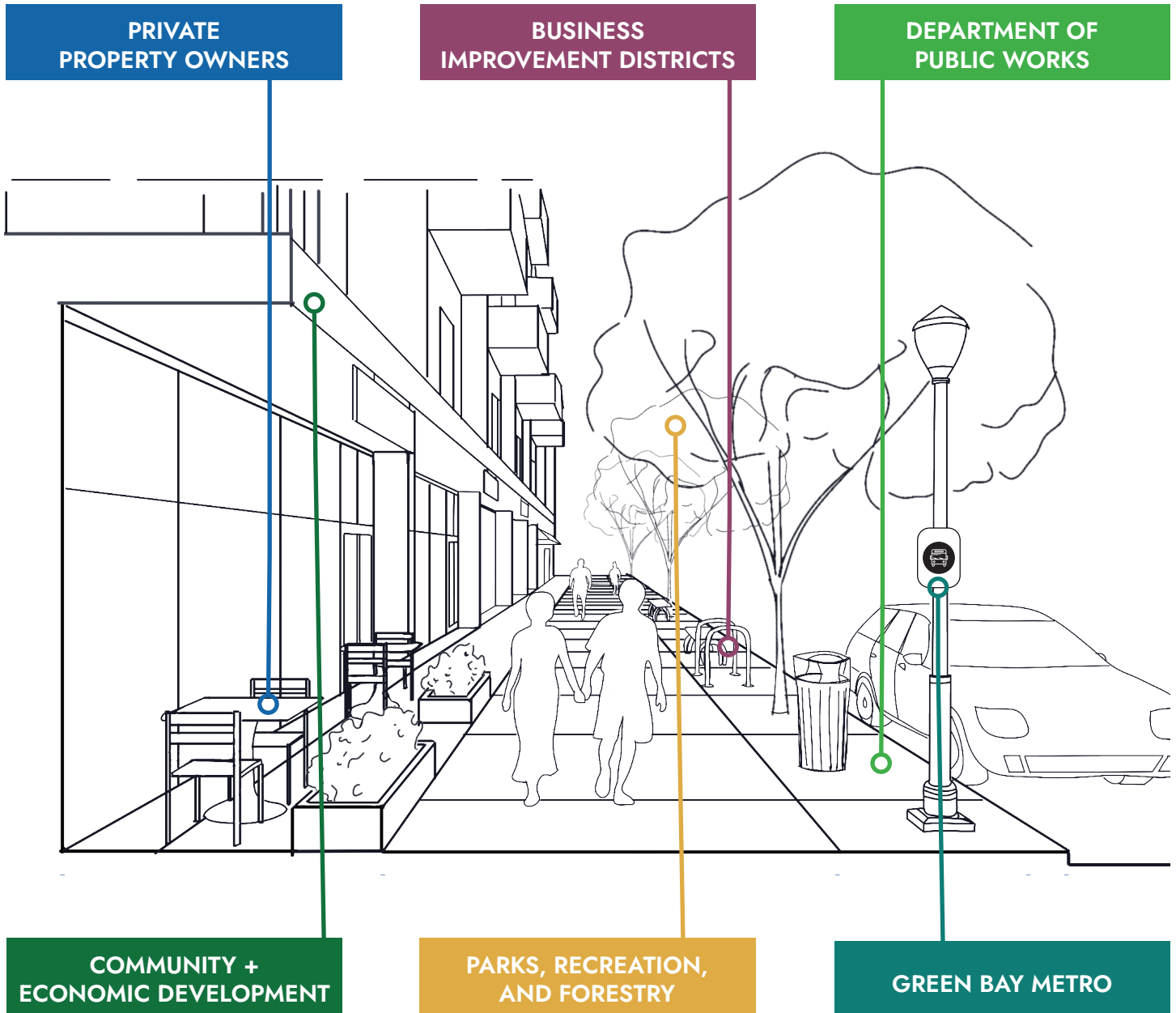


Figure 3.2 Shaping the Streetscape

Private Property Owners

Under the City of Green Bay Code of Ordinances (Section 34-7) and Wisconsin State Statutes 66.0907 and 62.16, private property owners are responsible for maintaining sidewalks within the public right-of-way, including ensuring that building frontages, entrance spaces, and private signage are kept in good condition.

Business Improvement Districts

The Downtown, Broadway, and Olde Main Street Districts are responsible for managing and maintaining several aspects within their boundaries. This includes street furnishings, public art, and seasonal decorative items. The Districts also support keeping the streetscape vibrant and clean by coordinating with the Department of Public Works.

Department of Public Works

The Department of Public Works (DPW) ensures that streets, sidewalks, and intersections are designed to accommodate the movement of people, vehicles, bicycles, and transit. They support the design and construction of infrastructure, as well as support the Districts through routine operations and maintenance.

Community + Economic Development

The Community + Economic Development Department oversees building and site regulations, including requirements for building height and placement, signage, landscaping, and the preservation of historic properties. They review exterior projects for compliance with zoning codes and work with other departments, such as DPW and PRF, to ensure that public infrastructure aligns with City design standards.

Parks, Recreation, and Forestry

The Parks, Recreation, and Forestry Department (PRF) is responsible for all trees within the public right-of-way, as well as City parks and trails. PRF has numerous parks within the BID areas, creating a synergy with event planning, open space activation, and some maintenance overlap.

Green Bay Metro

As the local transit authority, Green Bay Metro handles the configuration of transit routes, stop placements, scheduling, and the design and placement of transit stations.



MAKING COMMUNITY STREETSCAPE IMPROVEMENTS

Community-led improvements represent a significant positive contribution to the City's streetscape environment. Individuals or community groups may be involved in the design, construction, or maintenance of improvements to the public right-of-way (with appropriate permits) such as adding sidewalk plantings, utilizing street areas for community spaces, or placing café seating and merchandise displays in the pedestrian right-of-way. Depending on the scope of the work, a community-led project may require a number of permit types from DPW. The project must meet all applicable guidelines for these permits to ensure proper safety, accessibility, and design.

PERMITS FOR USE IN RIGHT-OF-WAY

The public right-of-way provides essential avenues for travel within the City. DPW regulates all work and activity within the right-of-way to ensure that impacts or disruptions are managed accordingly. This section provides an overview of City permits related to the use of the pedestrian realm within the public right-of-way, serving as a reference to ensure clarity and accessibility for stakeholders involved in streetscape projects and activities. It is important to note that this document does not propose any changes to existing permits nor does it aim to create conflicts with established regulations. Instead, it seeks to facilitate a better understanding of the requirements and processes necessary for compliant use of the right-of-way. All forms and information can be found on the Green Bay Public Works web page.



DEPARTMENT OF PUBLIC WORKS WEB PAGE
greenbaywi.gov/609/Public-Works ➔

Permits

- » Right-of-Way Excavation Permit
- » Right-of-Way Obstruction Permit
- » Parklet Permit
- » Planned Natural Landscaping Area Application
- » Revocable Occupancy Permit

Right-of-Way Excavation Permit

Any work that involves cutting, excavation, or work to service connections made in any right-of-way requires an Excavation Permit.

Right-of-Way Obstruction Permit

Obstructions or blockages within any traveled portion of a public street, alley, or sidewalk (except for an emergency situation), requires a Right-of-Way Obstruction Permit.

Parklet Permit

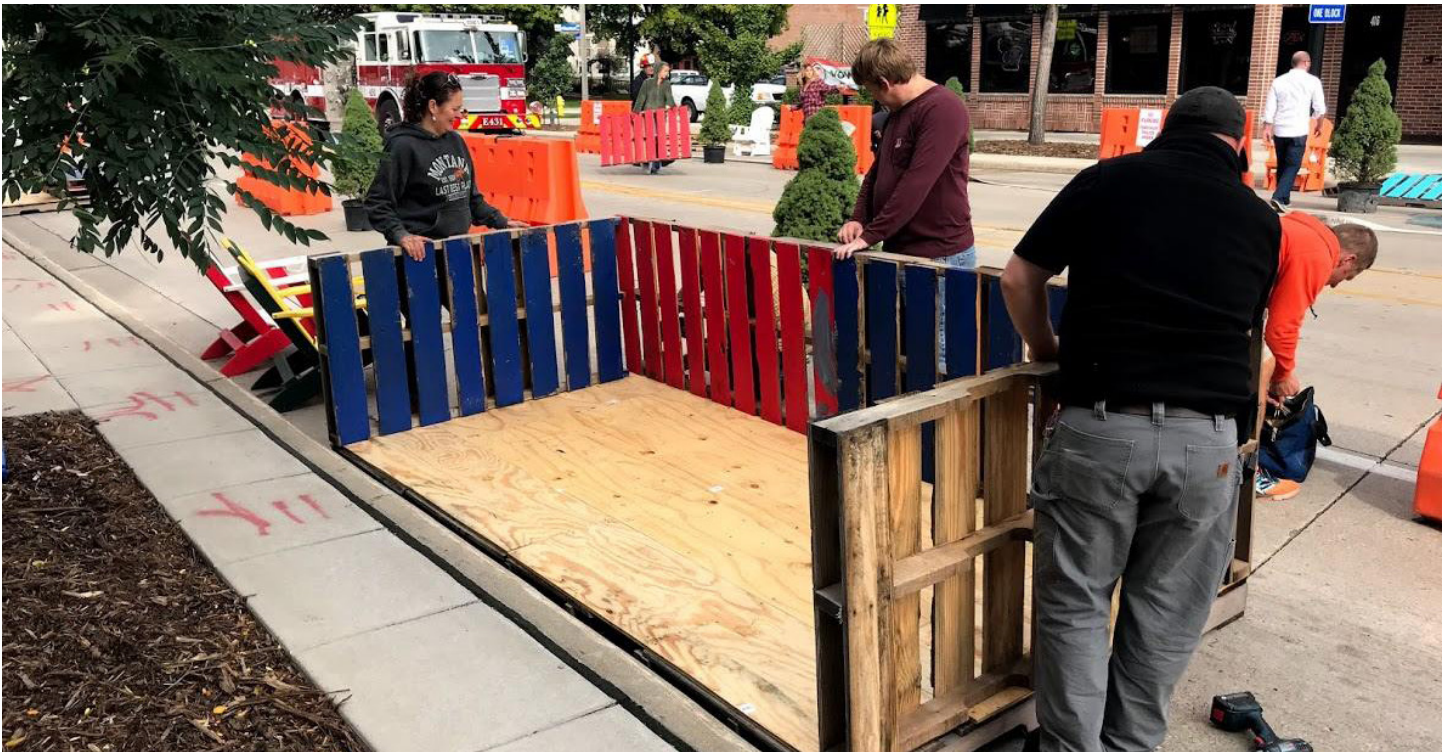
Parklets are a constructed platform that repurpose curbside parking spaces for expanded pedestrian use. Parklets can facilitate uses such as outdoor public seating and dining areas, and are licensed through the City under the Parklet Permit. Parklets are allowed in Green Bay from May 1st through October 31st.

Planned Natural Landscaping Area Registration

Planned natural landscaping consists of an intentionally planned and maintained planting area which may include trees, shrubs, native plants, or vegetation associated with a rain garden. Any property owner or tenant may implement a planned natural landscaping area on their property upon completing an application to ensure compliance with City regulations and cohesion within the streetscape.

Revocable Occupancy Permit

This permit is issued to those wanting to place objects within the City Right-of-Way, such as movable objects along the sidewalk. To obtain this permit, an information sheet on the Public Works website must be completed.



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STANDARD STREETSCAPE COMPOSITION

PEDESTRIAN WAY

Amenities such as landscaping, lighting, seating, and trash receptacles are featured in the pedestrian way, overall working together to activate the street. These amenities should be intentionally organized to ensure safe and accessible travel. To accomplish this balance, the pedestrian way should be viewed holistically as well as through a set of zones spanning from the curb to the property line.

DEFINITIONS

- » **Pedestrian Way** is a walk designated for the use of pedestrian travel according to Wisconsin statute.

As defined by the City of Green Bay Zoning Code:

- » **Sidewalk** is the portion of a public street right-of-way or public easement that is paved or otherwise surfaced and intended for pedestrian use. Also referred to as the pedestrian through zone.
- » **Terrace** is the space between the street pavement and the sidewalk, if any, excluding the driveway apron, often landscaped with grass and street trees. Also referred to as the furnishing zone.

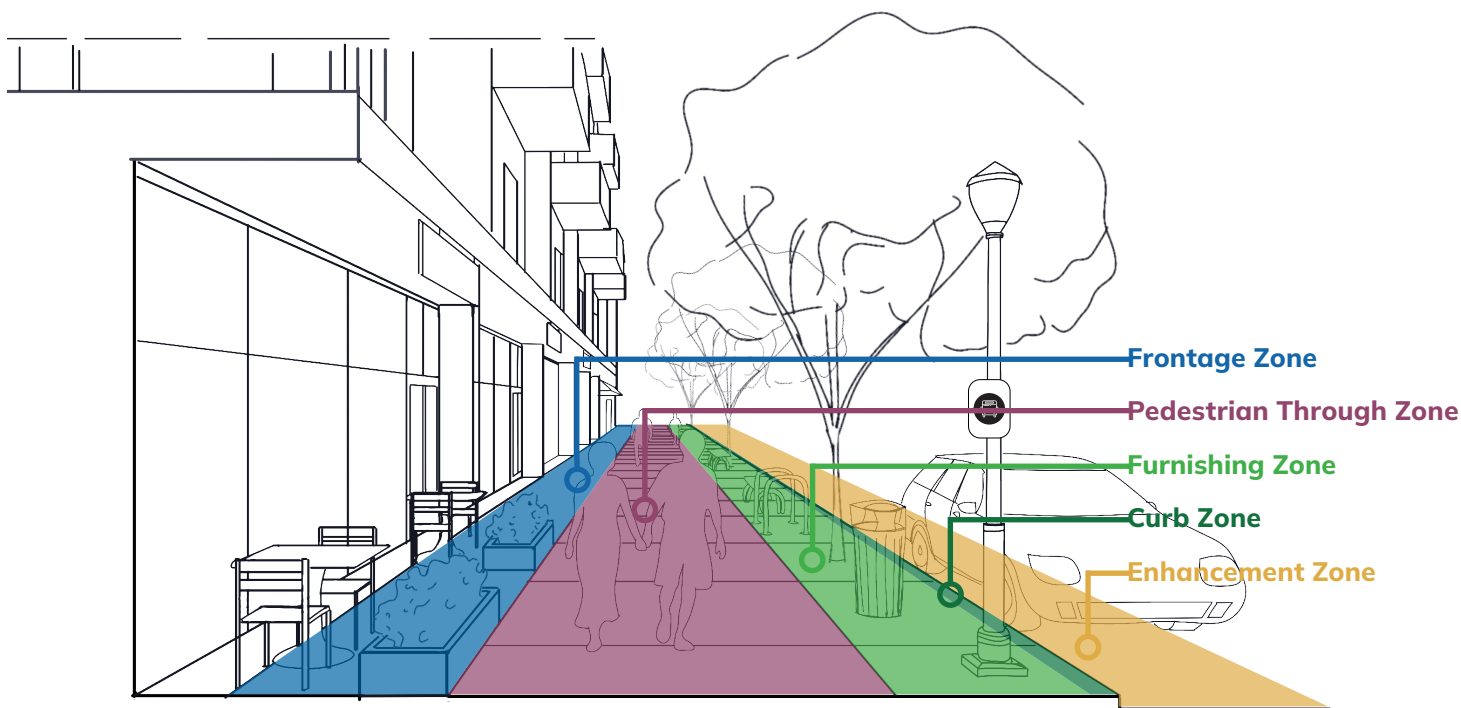


Figure 4.1 Pedestrian Way Zones

PEDESTRIAN WAY ZONES

Zone Definitions

Frontage Zone: The frontage zone refers to the area that provides a buffer between a building's façade and the pedestrian through zone. At minimum, it provides a shy zone for walking near the buildings or for window shopping. It is the preferred location for amenities such as café seating, provided a minimum five-foot pedestrian throughway is maintained to ensure unobstructed pedestrian flow and a safe, accessible pathway for all users.

Pedestrian Through Zone: The pedestrian through zone is the primary, accessible pathway that runs parallel to the street, also defined as a sidewalk. A five-foot clear width meets ADA accessibility standards and is the required minimum accessible route by the City of Green Bay.

Furnishing Zone: The furnishing zone is defined as the section of the pedestrian way between the through zone and curb zone in which street furniture and amenities, such as street trees, planters, benches, lighting, above-ground utilities, and bicycle parking are provided. The furnishing zone may also consist of green infrastructure elements, such as rain gardens or flow-through planters and provide a place for snow storage in winter.

Curb Zone: The curb zone, which has a maximum width of two feet immediately behind the curb face, acts as a buffer between the pedestrian way and vehicular traffic. This space can accommodate essential elements such as parking meters, signs, minimal snow storage, and vehicle door swings. Maintaining this clearance behind the curb is essential to prevent obstructions and ensure adequate space for snow removal equipment and vehicle door access in curbside parking areas.

Enhancement Zone: The enhancement zone refers to the space on the street immediately adjacent to the pedestrian way, which is part of the vehicle right-of-way but can be incorporated into the pedestrian way through permanent or interim design solutions. This space may include features such as curb extensions, parklets, stormwater management elements, parking, bike racks, bike share stations, and curbside bike lanes.

Special Zones

ACCESSIBLE PARKING + PASSENGER LOADING ZONES

Accessible parking and passenger loading zones require special streetscape considerations to ensure that passengers can safely get into and out of vehicles. Specific guidelines include:

- » Street trees, furnishings, and other obstructions should allow a minimum of five feet of clear sidewalk adjacent to accessible parking spaces and 10 feet of clear sidewalk adjacent to passenger loading zones.
- » Special paving treatments and sub-surface utilities may be located within these zones, as long as they provide an accessible surface.

CORNERS

Corners, as defined by an extension of the property line to the curb, should be kept clear of obstruction. Corners should maintain drivers' and pedestrians' clear views of each other. Amenities should be clustered adjacent to corners but not within the corner zone itself. Corners should include curb ramps and detectable warning surfaces per accessibility regulations. Code Sec. 44-359 manages vision triangle sight clearances adjacent to intersections.

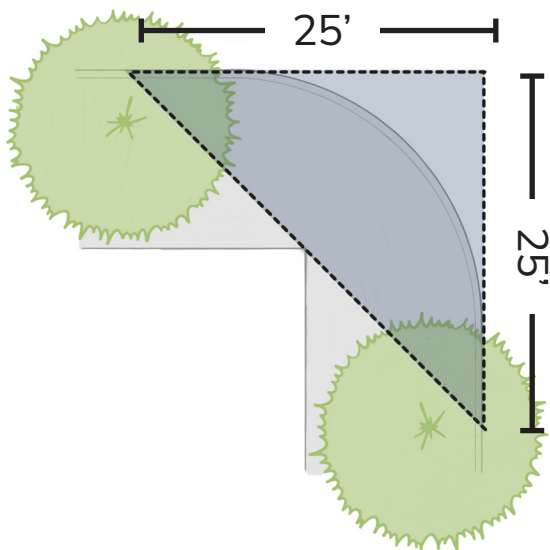


Figure 4.2 Vision Triangle Sight Clearances

PEDESTRIAN WAY DESIGN GUIDELINES

The pedestrian way is an essential component of the urban environment and serves as the corridor for people, goods, and commerce.

- » Under ADA accessibility guidelines, sidewalks should be provided on all streets in urban areas and it is recommended they be provided on both sides of the streets.
- » Construction of all sidewalks should follow the City of Green Bay Standard Specifications and Construction Standards for Public Works Construction.
- » Relocation of fixed objects, such as utility poles, light fixtures, and other street furniture should not impinge on or restrict the adjacent walkway. Walkways must be clear of fixed objects in coordination with ADA accessibility guidelines.
- » Ensure that sidewalks are without major gaps or deformities that would make them non-traversable for wheelchairs and other mobility devices.
- » Any construction project that obstructs the sidewalk should be mitigated through the provision of a temporary sidewalk that affords a safe convenient passage or clearly directs users to an equivalent nearby detour.
- » Sidewalks should be maintained at-grade through driveways when plausible to meet PROWAG requirements and maintain a maximum of 10% apron slope.

STREET TYPES + WIDTHS

STREET TYPES

BID streets have been strategically divided into four distinct street types, each reflecting the unique functions and context of the respective area. These classifications carefully balance current land uses and physical conditions with future aspirations, fostering inviting, sustainable spaces that prioritize people.

By recognizing the distinct characteristics of each street type, this approach offers tailored design guidelines for key streetscape elements such as paving, benches, bike racks, trash receptacles, and other amenities. This ensures that the overall Downtown character is enriched while establishing a cohesive and unique identity that is deeply rooted in the specific context of each street.



CORE STREETS

Core Streets function as the vibrant heart of the Pedestrian Priority Zone, connecting economic corridors and key destinations. These streets provide primary access to major businesses and cultural landmarks and must accommodate significant traffic. As the busiest streets, they should offer diverse amenities that foster a welcoming, unified Downtown atmosphere. Minimum design elements should include wide sidewalks, enhanced lighting, clear wayfinding, and spaces for public art, all working together to create a functional and visually appealing environment that reflects the vibrancy of the surrounding economic activity.



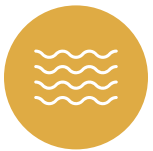
IDENTITY STREETS

Identity Streets link important destinations. Amenities should be comprehensive and reflect the character and needs of adjacent residents and businesses. The emphasis on these amenities aims to encourage social interaction, support local businesses, and enhance the overall aesthetic appeal, making Identity Streets a focal point for both residents and visitors.



DISTRICT STREETS

District Streets play a crucial role in connecting the broader BIDs to the Pedestrian Priority Zone. While they are still important for pedestrian movement, these pedestrian right-of-ways should focus on essential amenities that facilitate a comfortable walking experience. Streetscape amenities should be strategically integrated to enhance pedestrian safety and accessibility and reflect the neighborhood's character. Although fewer amenities may be needed, attention must still be paid to creating a welcoming environment that connects the Pedestrian Priority Zone with nearby neighborhoods.



RIVER CONNECTORS

River Connectors play a pivotal role in linking the Fox River with the surrounding Downtown, particularly by connecting the Broadway District to the Downtown District. Through thoughtful wayfinding and signage, they ensure easy navigation across key spaces. Additionally, incorporating public art and other placemaking features will help reinforce the Fox River as a central, vibrant destination and contribute to the area's distinctive character.

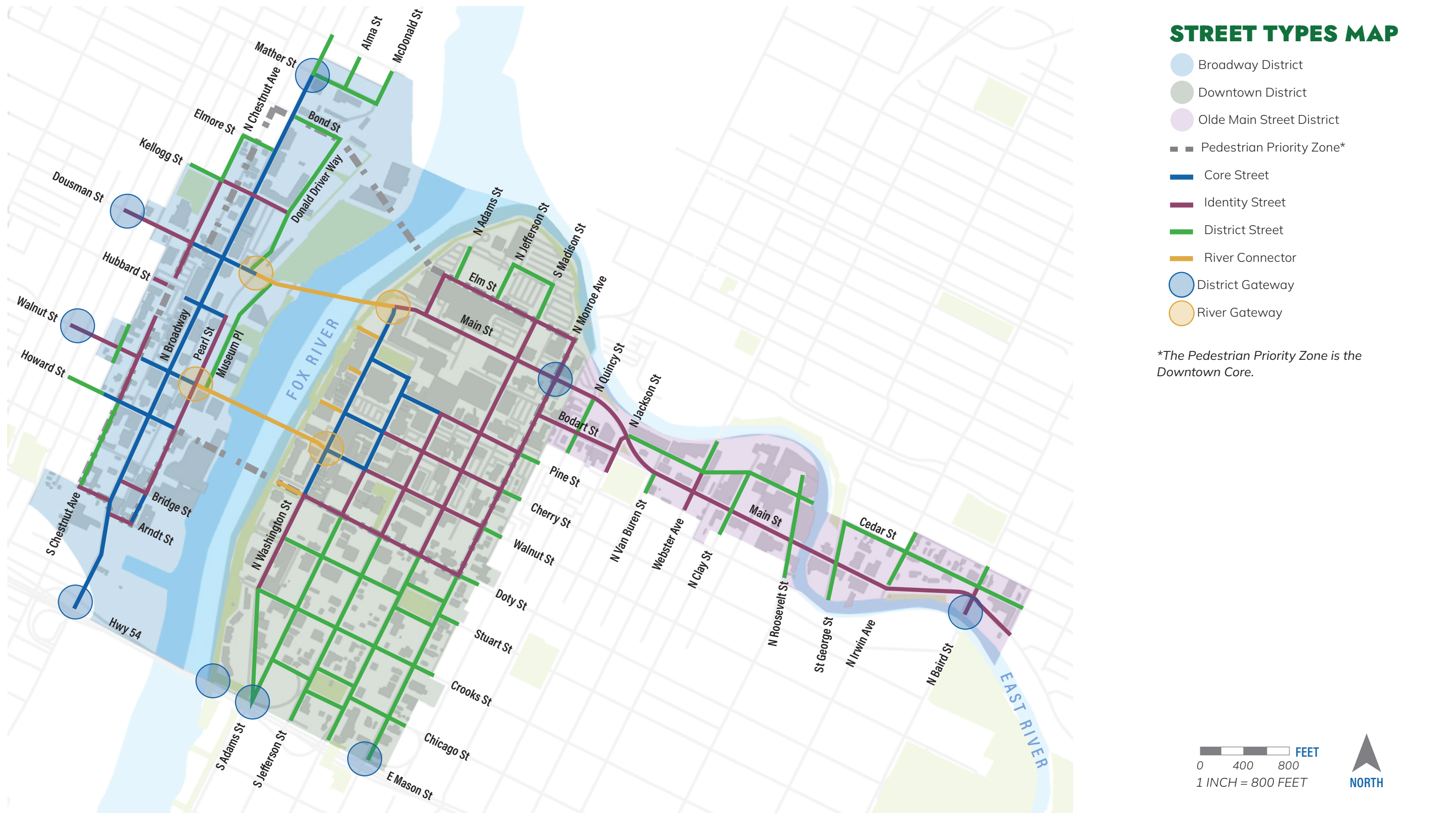


Figure 4.3 Street Types Map

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PEDESTRIAN WAY WIDTHS MAP

- Broadway District
- Downtown District
- Olde Main Street District
- Pedestrian Priority Zone
- Core Street
- Identity Street
- District Street
- River Connector
- Constrained Pedestrian Way
- Typical Pedestrian Way
- Bonus Pedestrian Way
- Missing Sidewalk

Note:
The map on this page is an aggregation of field and desktop review. A proper survey and site visit is essential to verify actual pedestrian way widths before project budgeting or design begins.

Width:
Constrained: Less than 11 feet
Typical: 11 feet - 15 feet
Bonus: More than 15 feet.

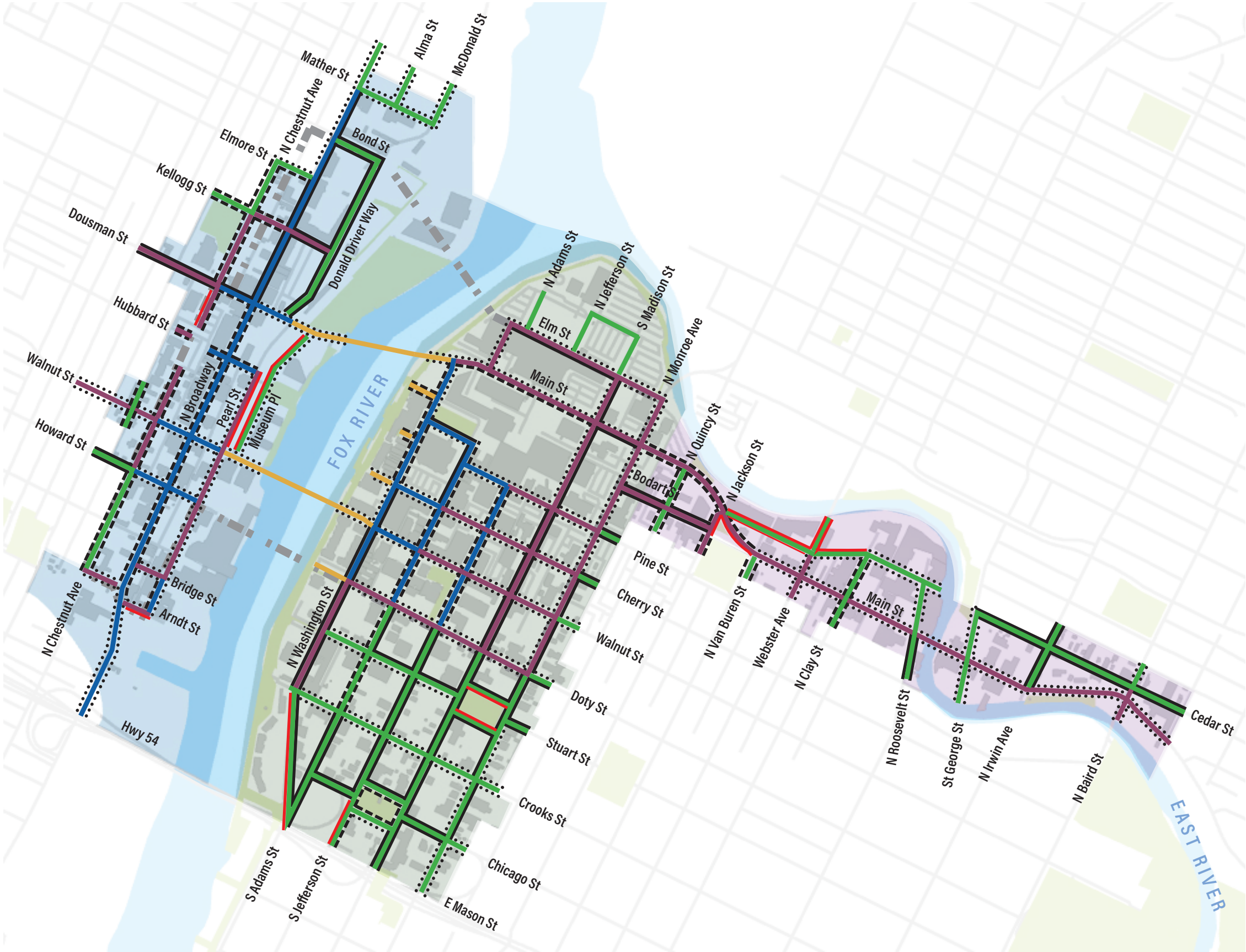
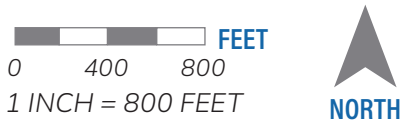


Figure 4.4 Pedestrian Way Widths Map

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PEDESTRIAN WAY WIDTHS

In the design of Core, Identity, and District Streets, the width of the pedestrian way is a critical factor that influences the types of amenities that can fit into the available space and maintain an accessible pedestrian through zone. The map on the prior page is an aggregation of field and desktop review. A proper survey and site visit are essential to verify actual pedestrian way widths before project budgeting or design can begin. All widths fit within the classification of **Constrained**, **Typical**, or **Bonus**.

All pedestrian way amenities should adhere to the guidelines outlined in the Streetscape Elements chapter.

Where there is available pedestrian way width, individual zones should be greater than the minimum depending on the context. For example:

- » On streets with significant pedestrian volumes, the through zone should be proportionally wider.
- » Where there is significant high-speed vehicle traffic and a need for buffering pedestrians, or a desire to create a public space character or significant planting area, the furnishing zone should be proportionally wider.
- » On commercial streets with larger numbers of restaurants where there is a desire to encourage outdoor seating, the frontage zone should be prioritized.



Constrained Pedestrian Way Example



Typical Pedestrian Way Example



Bonus Pedestrian Way Example

Table 4.1 Pedestrian Way Minimum Width Variations

	CONSTRAINED	TYPICAL	BONUS
Width Range	< 11'	11' - 15'	15' +
Frontage Zone	0'	1' - 2'	1.5' - 6'
Pedestrian Through Zone	5'	5' - 6'	6' - 12'
Furnishing Zone	Flexible Remaining Space		
Curb Zone	2' From Curb Face		

Constrained

LESS THAN 11 FEET

Constrained pedestrian ways are no wider than 11 feet and cannot comfortably accommodate all zones. Given the constraints, individual zones must be correspondingly smaller, necessitating trade-offs. Some zone dimensions are fixed, such as a five foot minimum required through width for accessibility, while others are variable depending on conditions.

Where a constrained pedestrian way does not allow for the recommended dimensions for each zone, the design of the pedestrian way should meet the following criteria in order:

1. Accommodate required ADA through zone and transit stops.
2. Accommodate expected levels of pedestrian activity.
3. Provide necessary buffering between pedestrians and adjacent traffic.
4. Integrate design elements to enhance the public realm and provide space for adjacent businesses to use the terrace for seating and displays.
5. Where adequate clearances and soil volumes can be provided, street trees are required.

Constrained pedestrian ways could benefit from expansion into the enhancement zone with a parklet, curb extensions, or both.

Typical

11 FEET—15 FEET

Typical pedestrian ways range greater than 11 feet and less than 15 feet and comprise the majority of existing pedestrian way infrastructure Downtown. The pedestrian through zone must remain at least five feet wide with a minimum of a one foot frontage zone from the property line. The furnishing zone must be at least five feet wide and should accommodate all plantings, furnishings, lighting, and wayfinding.

There should be access for pedestrians from curbside parking, when present, to the through zone roughly every 40 to 50 feet.

Bonus

MORE THAN 15 FEET

Bonus pedestrian ways are wider than 15 feet and can accommodate ample space in each zone. Pedestrian through zones and furnishing zones along bonus pedestrian ways may be expanded and amenities increased. The extra space can be allocated to a variety of uses to achieve goals surrounding a wider pedestrian through way, café seating, stormwater management, and placemaking amenities.

STANDARDS

Classifying streets within the BIDs into distinct types directly shapes streetscape design, with the width of pedestrian pathways playing a crucial role in determining the form and functionality of these designs. Each street type has specific design criteria tailored to its function, and the width of the pedestrian way influences how much space is available for various elements such as sidewalks, seating, greenery, and other amenities.

This section outlines design considerations, standard improvements, and specific additions tailored to each street type, emphasizing adaptability based on available space. Wider pedestrian ways offer more flexibility for incorporating features such as wider sidewalks, enhanced landscaping, and additional street furniture, while narrower pedestrian ways necessitate a more streamlined approach to ensure pedestrian accessibility and safety. In general, the wider the pedestrian way, the more flexibility there is in incorporating a variety of streetscape elements. Specific design features for each BID area are covered in the Streetscape Element Composition section of this document, where tailored solutions are presented based on unique neighborhood needs and aspirations.

Considerations

CORE STREETS

- » Support Pedestrian Volume
- » Provide Robust Amenity Integration
- » Enhance Safety Features

IDENTITY STREETS

- » Serve Diverse Users
- » Connect Pedestrian Priority Zones
- » Link Important Destinations

DISTRICT STREETS

- » Enhance Connectivity to Key Areas
- » Provide Essential Amenity Provision
- » Reflect Neighborhood Character

RIVER CONNECTORS

Considerations

- » Present Jurisdictional Constraints + Partnership Opportunities
- » Connect to the Fox River
- » Feature Wayfinding + Signage
- » Provide Opportunity for Public Art + Placemaking

Additional Guidelines

- » River Connector design should promote easy pedestrian movement while integrating with adjacent streets and public spaces
- » These streets should strengthen visual and physical connections between the Fox River and Downtown spaces through wayfinding and public art
- » River Connectors should incorporate unique streetscape elements

Table 4.2 Standard + Case by Case Improvements Table

	CORE + IDENTITY STREETS			DISTRICT STREETS			River Connector
	Constrained	Typical	Bonus	Constrained	Typical	Bonus	
Benches	●	●	●	✗	●	●	●
Curb Extensions	●	●	●	●	●	●	●
High Visibility Crosswalks	●	●	●	●	●	●	●
Marked Crosswalk	●	●	●	●	●	●	●
Pedestrian Lighting	●	●	●	✗	✗	✗	●
Pedestrian Signal Countdown	●	●	●	●	●	●	●
Trash Receptacles	●	●	●	✗	●	●	●
Freestanding Planters	●	●	●	✗	●	●	●
Colored Concrete	●	●	●	✗	✗	✗	●
Stormwater Amenity	✗	●	●	●	●	●	●
Street Trees	●	●	●	●	●	●	●
Tree Grates	●	●	●	✗	✗	✗	✗

- Standard Improvements
- Case by Case Additions
- ✗ Not Recommended

INTERIM DESIGN STRATEGIES: ACTIVATE THE CURB

Whether setting a parklet along a curb, pedestrianizing a narrow corridor, or redesigning a complex intersection, cities have the opportunity and the responsibility to make the most efficient use of valuable street space. An interim design can serve as a bridge to the community, helping to build support for a project and test its functionality before investing in more costly permanent infrastructure.



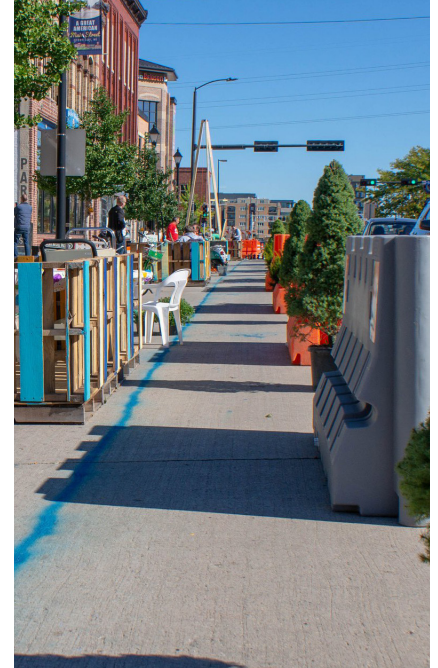
Bike Corral or Bike + Scooter Share

Bike corrals or bike and scooter share stations can replace one parking space at the request of a local business or property owner and accommodate 12–24 bikes. Corrals can be installed at the ends of blocks to daylight an intersection since bicycle parking has little effect on the visibility of pedestrians to moving vehicle traffic. Bike corrals have been shown to have a positive impact on business. Bike network maps and bike and scooter share maps and kiosks can serve as a focal point that orients visitors while drawing people to key destinations.



Parklets

Parklets are public seating platforms that replace parking spaces in places where the existing terrace is unable to support a desired furnishing zone function. They serve as a gathering place for the community and can energize local stores and shops. Green Bay has an existing parklet permitting process and supportive design manual. See Chapter 5: Streetscape Elements for more information.



Interim Pedestrian Way Widening

As neighborhoods change and develop, the intensity of a street's uses may also change. Pedestrian ways can be expanded using interim materials, such as planter beds or bollards, easing pedestrian congestion in advance of a full reconstruction.

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CHAPTER

05

STREETSCAPE ELEMENTS

INTRODUCTION

As Downtown Green Bay evolves, its streetscapes must balance functionality, community identity, and infrastructure by integrating greenery, bicycle parking, lighting, business platforms, and underground systems for utilities and stormwater management. These Design Standards provide detailed descriptions of how to design and construct the streetscape to satisfy the functional needs of its built environment while creating more people-focused spaces for residents, workers, and visitors.

Elements in this Chapter

- » Utilities
- » Stormwater Management
- » Sidewalk Cafés
- » Parklets
- » Transit Stops
- » Street Trees
- » Plantings
- » Streetscape Element Composition
 - › Bicycle Parking
 - › Lighting
 - › Paving
 - › Planters
 - › Public Seating
 - › Receptacles

UTILITIES

Providing public utilities to parcels within the City is a key function of City services, however, the need for utilities doesn't always blend well with the spatial constraints or aesthetic designs in a streetscape. Streetscape utilities include a variety of overhead, underground, and at-grade equipment. They also include sewer, water, gas, and telecommunications, as well as traffic signals and streetlights—discussed in the Lighting section of this chapter. Utility installation can occur as a new installation on new streets or part of new development or upgrade to an existing system, such as undergrounding of overhead wires, sewer upgrades, or emergency repairs.

Please refer to the Department of Public Works and the City of Green Bay Standard Specifications and Construction Standards for Public Works Construction for utility standards and requirements.

Benefits of Thoughtful Utility Placement

- » A safer environment for users of all abilities.
- » Increased soil volume for street trees because of minimized conflict between utilities and street trees.
- » A more unified and orderly streetscape aesthetic.
- » Ease of access to utilities and fewer long-term maintenance conflicts for utility providers.

Challenges to Utility Coordination + Placement

- » Utility providers that adhere to internal standards for utility placement in lieu of coordinating with the development team.
- » The high cost of relocating existing utilities might be financially unfeasible for both retrofits and new developments with existing utilities on-site.

STORMWATER MANAGEMENT

The City of Green Bay Green Stormwater Infrastructure (GSI) Plan, adopted in 2023, guides decisions for incorporating green stormwater infrastructure elements into development, redevelopment, or public infrastructure improvement projects. The purpose of designing for these elements is to build future flood and climate change resiliency, increase healthy green spaces for the community, and improve water quality in the Fox River, East River, other tributaries, the bay, and Lake Michigan.



SIDEWALK CAFÉ

Sidewalk café means any group of tables, chairs, benches, or partitions maintained within the public right-of-way for use directly in front of an establishment with a valid Class B license (Ord. No 12-20).

It is recommended that sidewalk cafés be placed within the frontage zone of the public right-of-way, provided a minimum five-foot pedestrian thoroughway is maintained. Location of café seating in the frontage zone ensures that pedestrian flow is not obstructed by the café activities and helps preserve a safe and accessible pathway for all users. However, in situations where space is insufficient in the frontage zone to maintain the required pedestrian thoroughway, sidewalk café may be relocated to the furnishing zone. The furnishing zone is the portion of the sidewalk typically used for street furniture, trees, and other landscaping elements, but in cases of spatial limitations, it can also accommodate sidewalk cafés. In such cases, it is critical to ensure that the seating arrangement does not obstruct or disrupt pedestrian movement and accessibility.

In instances where additional space beyond the frontage or furnishing zone is required to accommodate sidewalk cafés, businesses may apply for a parklet permit, adhering to the guidelines outlined below.

PARKLETS

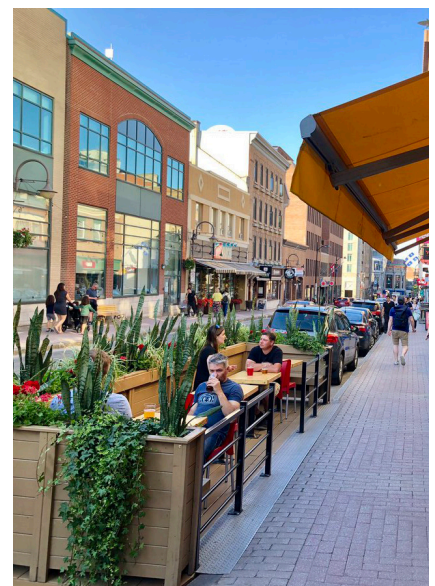
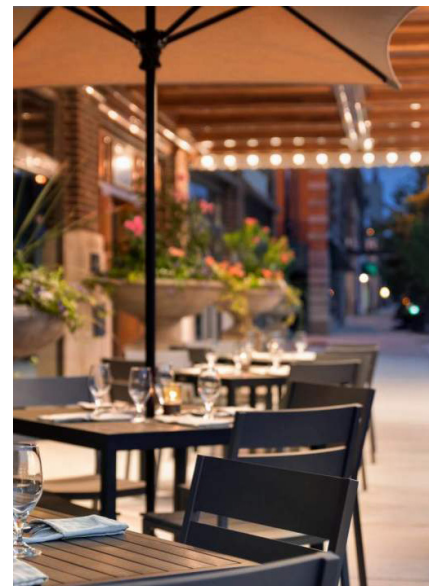
Parklets, as previously introduced as an Interim Design Strategy in Chapter 4: Standard Streetscape Composition, can often be used as temporary solutions to test viability of an idea. Parklets can also serve as long-term features that enhance public spaces and are creative solutions to expanding public realm space in areas with high pedestrian volumes.

A parklet is a constructed platform that repurposes curbside parking spaces for expanded pedestrian use. Most parklets have a distinctive design that incorporates seating, greenery, bike racks, and other amenities to accommodate an unmet demand for pedestrian space along active corridors. Green Bay parklet designs must meet local ordinances and should be crafted of materials that are safe and accessible for the local context.

Please refer to the City of Green Bay Parklets webpage and the Green Bay Parklets Handbook for regulations regarding parklets.



CITY OF GREEN BAY PARKLETS
www.greenbaywi.gov/1228/Parklets ➔



TRANSIT STOPS

Integrating Metro Transit stops into streetscape design significantly enhances the transit rider experience and solidifies public transportation as a vital component of community mobility options. This approach considers the diverse patterns of pedestrian movement, contributing to a holistic urban experience.

The 2023 Bus Stop Report highlights ridership patterns along various transit lines and identifies areas where enhancements to transit stops can be prioritized.

Metro Transit provides standard shelters that are strategically located throughout the City. Each BID has the opportunity to partner with Metro Transit to enhance these stops by incorporating unique elements that reflect the local character, provided they cover any additional costs. This collaboration not only improves the functionality and aesthetics of transit stops but also promotes greater public transportation use, fostering a more vibrant and connected community. In the absence of an approved Metro Transit furnishing palette, the preference is for transit stop furnishings to align with the recommended BID furnishing palettes. Amenities that should be considered to support transit comfort include benches, trash receptacles, and bicycle racks.

Key Transit Stop Components

- » Benches
- » Trash Receptacles
- » Bicycle Racks

Optional

- » Lean Rails
- » Pedestrian Lighting
- » Push Button Heat Source
- » Curb Extension
- » Wayfinding
 - › Transit Route Specific
 - › Tourism Focused Destinations



2023 GREEN BAY METRO BUS STOP STUDY

www.browncountywi.gov/i/f/files/Planning-and-Land-Services/Transportation/2023%20Bus%20Stop%20Report.pdf 🗨️



Covered Bike Racks (NACTO)



Branded Bus Service Shelter (NACTO)

STREET TREES

Not only do street trees provide vehicular buffering for pedestrians, but street trees also provide many environmental benefits, combating the urban heat island effect, decreasing excess stormwater runoff, and providing necessary habitat for urban wildlife. Appropriate tree species selection, placement, and planting site design will ensure healthy growth and longevity of trees, thus enhancing the Downtown streetscape character, and overall maximizing investment of local resources.

TREE SELECTION

Tree species selection should be consistent with the goals of a particular street, based upon the street type. Core Streets should use consistent planting palettes to provide a strong aesthetic character and facilitate a distinct Downtown identity. Identity Streets should maintain a cohesive planting palette but with greater flexibility in species use than in Core Streets. District Streets may use a more diverse, less formal planting palette to indicate District preference and create a rich planting variety. Accent trees, distinguished by their contrasting color, texture, or size, may be used to distinguish District gateways. Regardless of street type, there is an expectation of a cohesive plan or pattern of types of trees planted along a street.

Tree size at the time of installation is a minimum City requirement. Additional tree protections or a larger installed tree size are recommended in areas with a high likelihood of damage, vehicle collisions, or vandalism.

Appropriate tree species selection should consider form, mature size, color, and texture to reflect the urban design goals of a street. This includes the size of the mature tree canopy concerning how it may affect street and pedestrian lighting, views of signage and building fronts, the potential for root systems to affect sidewalks, curbs, and utilities, and constraints created by the local climate. Additionally, trees that produce fruits, nuts, or otherwise messy droppings should be avoided in the most urban areas for accessibility and maintenance considerations.

Species Mix

Per City Standards: Plants indigenous to Wisconsin shall comprise no fewer than two-thirds of the proposed trees and 60 percent of proposed shrubs and shall be species proven adaptable to the climate and site conditions. The trees listed in the Tree Selections Table note which species are native to aid in choosing indigenous species.

Consider following the “30-20-10 rule” to ensure diversity in the Downtown tree canopy. It requires that no more than 30 percent of one family, 20 percent of one genus, or 10 percent of one species be planted on a project.

Table 5.1 Current Plant Size Minimums

TREE/PLANT MINIMUM	REQUIRED SIZE AT TIME OF PLANTING
Deciduous Trees	Two-Inch Caliper
Ornamental Deciduous Trees	One and One-Half-Inch Caliper
Shrubs	Five-Gallon Container Size



BID SPECIFIC TREE GUIDANCE

Recognizing the economic and cultural importance of the BIDs, consideration should be given to the long-term vision of the District identities, as well as the visual harmony between new and existing trees. Carefully selected trees will not only elevate the aesthetic charm of each District but also enrich their unique atmospheres and activities.

The accompanying table lists the recommended tree species to be used within the BIDs, chosen to complement their specific characteristics and foster a cohesive and visually appealing streetscape that strengthens Downtown Green Bay's vibrant urban environment. The chosen tree size and form should correlate to the pedestrian realm width and adjacent use of its intended location. For example, on a constrained sidewalk, trees with a narrow upright or oval form should be selected to thrive in the limited space and avoid conflicting with building facades.



STREET TREES ARE ECONOMIC INFRASTRUCTURE

www.hottlerealestate.com/blog/street-trees-economic-infrastructure ➡

Why are street trees good for business?

Business owners and developers are key players in Downtown Green Bay's development. Budget limitations often restrict streetscape funding due to its indirect return on investment. However, research shows that mature street trees boost economic benefits by increasing retail rental rates by 7%, consumer spending by 9%–12%, and the distance consumers are willing to travel. Ultimately, creating a healthy urban forest can contribute to Downtown economic development.

Table 5.2 Preferred Tree Species

LATIN NAME	COMMON NAME	HEIGHT	FAMILY	GENUS	NATIVE
LARGE TREES					
<i>Acer miyabe</i>	State Street Maple	30'–40'	Sapindaceae	<i>Acer</i>	
<i>Acer rubrum</i>	Red Maple	40'–70'	Sapindaceae	<i>Acer</i>	X
<i>Betula nigra</i>	Dura Heat 'Heritage' River Birch	30'–40'	Betulaceae	<i>Betula</i>	
<i>Celtis occidentalis</i>	Hackberry	40'–60'	Cannabaceae	<i>Celtis</i>	X
<i>Fagus sylvatica</i>	European Beech	50'–60'	Fagaceae	<i>Fagus</i>	
<i>Gleditsia triacanthos</i> f. <i>inermis</i>	Thornless Honey Locust	30'–70'	Fabaceae	<i>Gleditsia</i>	X
<i>Gymnocladus dioicus</i>	True North Kentucky Coffeetree, Espresso	50'–70'	Fabaceae	<i>Gymnocladus</i>	X
<i>Platanus x acerifolia</i>	London Planetree	75'–100'	Platanaceae	<i>Platanus</i>	
<i>Quercus bicolor</i>	Swamp Oak	50'–60'	Fagaceae	<i>Quercus</i>	X
<i>Quercus rubra</i>	Red Oak	50'–75'	Fagaceae	<i>Quercus</i>	X
<i>Tilia cordata</i>	Little Leaf Linden	50'–70'	Malvaceae	<i>Tilia</i>	
<i>Ulmus americana</i>	Princeton	50'–70'	Ulmaceae	<i>Ulmus</i>	X
<i>Ulmus davidiana</i> var. <i>japonica</i> 'Morton'	Accolade Elm	50'–60'	Ulmaceae	<i>Ulmus</i>	
<i>Ulmus</i> Hybrid x Morton Glossy	Triumph	50'–60'	Ulmaceae	<i>Ulmus</i>	
MEDIUM TREES					
<i>Aesculus glabra</i>	Ohio Buckeye	20'–40'	Sapindaceae	<i>Aesculus</i>	
<i>Betula nigra</i>	Little King Dwarf River Birch	8'–10'	Betulaceae	<i>Betula</i>	
<i>Carpinus virginiana</i>	Musclewood x Blue Beech, Fire King	20'	Betulaceae	<i>Carpinus</i>	X
<i>Cladrastis kentukea</i>	Yellowwood	30'–50'	Fabaceae	<i>Cladrastis</i>	

Table 5.2 Preferred Tree Species

LATIN NAME	COMMON NAME	HEIGHT	FAMILY	GENUS	NATIVE
<i>Alnus x spaethii</i>	Spaeth Alder	40'–50'	Betulaceae	<i>Alnus</i>	
<i>Maackia amurensis</i>	Amur maackia	20'–30'	Fabaceae	<i>Maackia</i>	
<i>Ostrya virginiana</i>	Ironwood	25'–40'	Betulaceae	<i>Ostrya</i>	X
<i>Phellodendron amurense</i>	Corktree x Eye Stopper (male cultivars only)	30'–60'	Rutaceae	<i>Phellodendron</i>	
<i>Populus tremuloides</i>	Prairie Gold Aspen	40'–50'	Salicaceae	<i>Populus</i>	
<i>Ulmus 'Frontier'</i>	Frontier Elm	25'–40'	Ulmaceae	<i>Ulmus</i>	
<i>Ulmus Hybrid</i>	Patriot Elm	40'–50'	Ulmaceae	<i>Ulmus</i>	
SMALL TREES					
<i>Amelanchier x Grandiflora</i>	Apple Serviceberry	15'–25'	Rosaceae	<i>Amelanchier</i>	X
<i>Carpinus virginiana</i>	Musclewood x Firespire	15'–20'	Betulaceae	<i>Carpinus</i>	X
<i>Cercis canadensis</i>	Redbud	20'–30'	Fabaceae	<i>Cercis</i>	
<i>Chionanthus virginicus</i>	White Fringe tree	12' - 20'	Oleaceae	<i>Chionanthus</i>	X
<i>Cornus alternifolia</i>	Pagoda Dogwood	15'–25'	Cornaceae	<i>Cornus</i>	
<i>Cornus kousa</i>	Kousa dogwood	15'–30'	Cornaceae	<i>Cornus</i>	
<i>Cornus mas</i>	Corneliancherry Dogwood x Golden Glory	15'–30'	Cornaceae	<i>Cornus</i>	
<i>Heptacodium miconioides</i>	Seven-Son Flower	15'–20'	Caprifoliaceae	<i>Heptacodium</i>	
<i>Malus</i>	Crabapple (numerous varieties)	15'–30'	Rosaceae	<i>Malus</i>	
<i>Staphylea trifolia</i>	Bladdernut	10'–15'	Staphyleaceae	<i>Staphylea</i>	X
<i>Syringa perkinesis</i>	Peking Lilac	15'–20'	Oleaceae	<i>Syringa</i>	
<i>Syringa reticulata</i>	Japanese Tree Lilac x Ivory Silk, Snowcap, Ivory Pillar	20'–25'	Oleaceae	<i>Syringa</i>	



TREE PLACEMENT

Planning, budgeting for, and constructing life-sustaining tree infrastructure is critical to long-term tree survival. A new tree placed within a tree pit lacking adequate soil volume, drainage, water, nutrients, and oxygen will ultimately fail.

Tree Location + Spacing

Where on-street parking, transit stops, pedestrian traffic, and amenities compete for space, trees are especially constrained and vulnerable. The cost of structural cells, CU-structured soils, and Stockhold soils adds to the cost of tree infrastructure. To maximize the cost-benefit and enhance the overall pedestrian way, tree spacing requires added consideration. Trees may be clustered and need not be evenly spaced. Doing so can create a connected soil volume where two or more trees in a single linear bed simplify construction costs and offer shared root space. Trees should preferably be located within a planting strip between the sidewalk and the curb, within a landscaped median strip, or in tree wells installed in pavement or concrete.

Relationship to Streetscape Elements

Corners + Adjacent Hardscapes

- » Trees should not be placed within in the Vision Triangle, see City Code Sec. 44-359.
- » Trunks should be at minimum two feet from the edge of adjacent hardscapes.
- » Trees should be limbed up to a minimum of 14 feet when along retail corridors to promote visibility of storefront and business signage.

Medians

- » Trees should have arching canopy structures that provide visibility without excessive pruning, or be upright and columnar in form.
- » Medians must be four feet or wider to plant trees.
- » In medians four to six feet wide, trees should grow to trunk diameters no more than 12 inches.

Parking/Loading Zones + Transit Stops

Trees should be:

- » Five feet from edge of accessible parking spaces.
- » 10 feet from edge of passenger loading zones and transit boarding and landing zones.

Utilities

Trees should:

- » Be 15 feet from street lights and stop or yield signs and 10 feet from driveways, fire hydrants, and above ground utility boxes.
- » Avoid conflicts with above ground utilities by using short stature trees.
- » Avoid placing trees over sewer laterals or underground utilities.

TREE PITS

Planting Areas

It is recommended to maintain a minimum of 5' x 10' (50 square feet) of open planting area per tree to support passive stormwater diversion to the tree pit. Drip irrigation can supplement trees in impervious pedestrian areas and also help wash salts through the soil profile. This is recommended as a general guide only since soil volume can be achieved with the use of CU-structural soil, Stockholm soil, or structural cells regardless of at-grade permeable area.

Grates + Guards

Without a written agreement and commitment to long-term grate and guard maintenance, these features should be avoided. Grates and guards are recommended sparingly in high foot traffic areas where a budget for maintenance is supportive of long-term monitoring and adjustments to the grates and guards as the trees grow. Corridors with high transit use, busy sidewalk cafés, and numerous entertainment destinations may require grates and guards to protect trees and their roots from damage.

Tree Pit Planting Mix

Coordinate with the City Forester and see City Tree Details for more guidance.

Volumes + Depth Standards

Soil volume provided per tree should support long-term growth and health. One to three cubic feet of soil volume, up to a three-foot depth, supports roughly one-square-foot of tree canopy area (Source: *Up By Roots*). Street tree plans should account for an appropriate amount of soil volume to support the trees planned for a given location.

ULTIMATE TREE SIZE

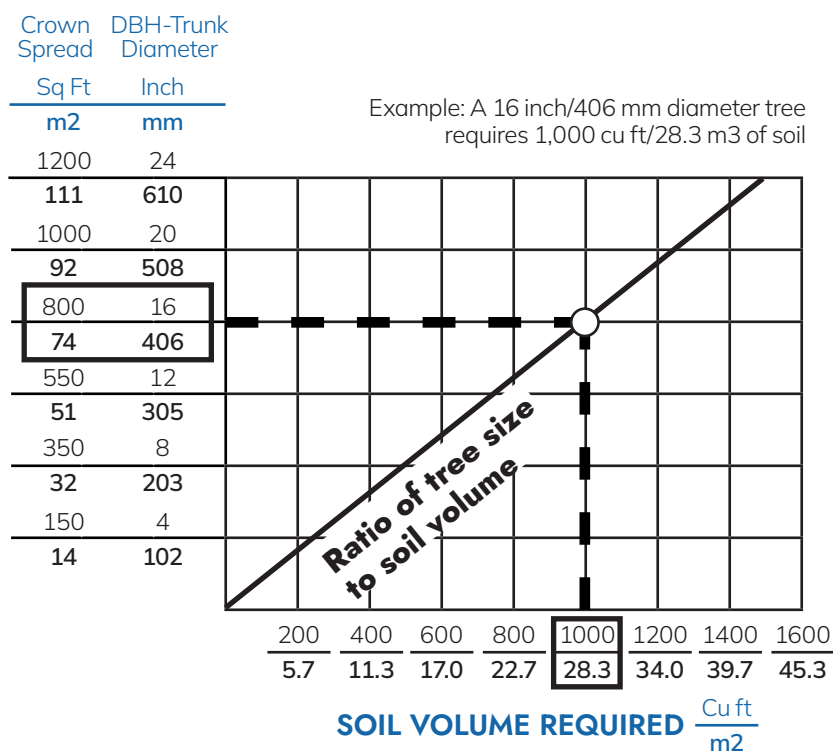


Figure 5.1 Soil Volume Requirements (Urban 1992)

PLANTINGS

Perennials, ornamental grasses, and small shrubs provide a durable, low-maintenance planting palette for streetscape planters, offering year-round structure, texture, and seasonal interest while reinforcing the character of the corridor.

PLANTING TYPES

Understory Landscaping

Understory plantings within streetscapes are often subjected to harsh growing conditions, including urban air pollution, compacted soils, and exposure to de-icing salts from adjacent roadways and sidewalks. These stressors can limit plant performance and longevity, requiring careful species selection and an expectation of periodic replacement. As canopy trees mature and shade levels increase over time, the understory palette may also need to transition from sun-tolerant species to shade-adapted plantings to ensure long-term health, resilience, and visual consistency within the streetscape. Plantings outlined on the following pages represent the recommended palette for use in the design of new or replacement streetscapes within the BIDs. Selection from this palette helps ensure consistency in character, performance, and maintenance expectations; however, all proposed plantings remain subject to plan review and approval in accordance with applicable City standards.

Above Ground Planters

Where space is constrained or a stronger visual statement is desired, freestanding planters with seasonal plantings and enhancements can introduce bold color, flexibility, and focal points that enliven the streetscape and support changing programming or events. Freestanding planters also provide an effective strategy for maintaining streetscape quality of place in areas where underground utilities limit opportunities for in-ground planting.

The hanging basket program planned in strategic locations further enhances the BID's aesthetic and seasonal appeal. Successful coordination and long-term maintenance require shared support and funding from a broad range of partners to cover fundraising, installation, regular watering, and seasonal removal.



Table 5.3 Preferred Species for Plantings

SCIENTIFIC NAME	COMMON NAME	HEIGHT (MAX)	SUN	WINTER APPEAL	WATER	COLOR	SEASON	SOIL	NOTES
GROUNDCOVERS									
<i>Geranium x cantabrigiense</i>	Cranesbill 'Biokovo'	1'	Sun, Shade	Yes	Moderate	White	Early-Mid Fall	Loam, Clay, Sand	Foliage interest in fall
<i>Phlox subulata</i>	Creeping Phlox 'Fort Hill'	0.5'	Sun	Yes	Moderate	Pink	Early	Loam, Clay, Sand	Semi-evergreen
<i>Alchemilla mollis</i>	Garden Lady's-mantle	2'	Sun, Part Shade	No	Moderate	Yellow	Early-Mid	Loam, Clay, Sand	Suitable for Downtown plantings
<i>Nepeta x faassenii</i>	Catnip 'Walker's Low'	2.5'	Sun, Part Shade	No	Moderate	Purple	Early, Mid, Late	Loam, Clay, Sand	Suitable for Downtown plantings
<i>Pachysandra procumbens</i>	Allegheny Spurge	0.5'	Part Shade, Shade	Yes	Moderate	White	Early	Loam, Clay, Sand	Semi-evergreen
GRASSES									
<i>Schizachyrium scoparium</i>	Little Bluestem 'Blaze'	3'	Sun	Yes	Moderate to Dry	Red	Late, Winter	Loam, Clay, Sand	Suitable for Downtown plantings
<i>Panicum virgatum</i>	Switchgrass 'Heavy Metal'	3'	Sun	Yes	Moderate to Dry	Bronze	Late, Winter	Loam, Clay, Sand	Choose varieties for limited height
<i>Sporobolus heterolepis</i>	Prairie Dropseed	2-3'	Sun	No	Dry	Green	Late	Loam, Sand	Great for Downtown plantings
<i>Hakonechloa macra</i>	Hakone Grass	2'	Part Shade, Shade	No	Moderate	Yellow, Green	Mid-Late	Loam, Clay, Sand	May not tolerate full sun in open Downtown areas

Table 5.3 Preferred Species for Plantings

SCIENTIFIC NAME	COMMON NAME	HEIGHT (MAX)	SUN	WINTER APPEAL	WATER	COLOR	SEASON	SOIL	NOTES
PERENNIALS									
<i>Liatris spicata</i>	Dense Blazing Star 'Kobold'	2.5'	Sun	No	Moderate	Purple	Mid	Loam, Clay, Sand	Vertical accents w/ fuzzy purple blooms; Beloved by bees and butterflies
<i>Penstemon</i>	Beardtongue 'Midnight Masquerade'	3'	Sun	No	Moderate to Wet	Purple	Early	Sand, Loam	Suitable for Downtown plantings
<i>Allium</i>	Ornamental Onion 'Serendipity'	2'	Sun	Yes	Moderate to Dry	Purple	Mid, Late, Winter	Sand, Clay	Globular blooms add vertical interest; tidy and ornamental foliage
<i>Hylotelephium</i>	Sedum 'Autumn Joy'	2'	Sun	No	Moderate to Dry	Pink	Late	Loam, Clay, Sand	Suitable for Downtown plantings
<i>Asclepias tuberosa</i>	Butterfly Milkweed	2'	Sun	No	Moderate to Dry	Orange	Early, Mid, Late	Loam, Clay, Sand	Essential for monarchs. Bright essence in dry, sunny beds
<i>Anemone canadensis</i>	Windflower	2.5'	Sun, Part Shade	No	Moderate to Wet	White	Early	Clay, Loam, Sand	Good for natural areas
<i>Geranium maculatum</i>	Spotted Geranium	2'	Shade, Part Sun	No	Moderate to Well Drained	Pink	Early	Chalk, Clay, Loam, Sand	Great for edging. Dense foliage covers weeds. Attracts pollinators

Table 5.3 Preferred Species for Plantings

SCIENTIFIC NAME	COMMON NAME	HEIGHT (MAX)	SUN	WINTER APPEAL	WATER	COLOR	SEASON	SOIL	NOTES
<i>Salvia nemorosa</i>	Woodland Sage 'Caradonna'	2'	Sun	Yes	Moderate	Purple	Summer	Loam, Sand	Upright spikes of deep purple blooms. Excellent for contrast and pollinators
<i>Rudbeckia fulgida</i>	Black-Eyed Susan 'Goldsturm'	2'	Sun	Yes	Moderate	Yellow	Mid	Clay, Loam, Sand	Seedheads provide winter interest
<i>Echinacea purpurea</i>	Purple Coneflower	3'	Sun	No	Moderate to Dry	Pink	Mid	Clay, Loam, Sand	Iconic native wildflower. Great in a pollinator garden

Table 5.3 Preferred Species for Plantings

SCIENTIFIC NAME	COMMON NAME	HEIGHT (MAX)	SUN	WINTER APPEAL	WATER	COLOR	SEASON	SOIL	NOTES
SHRUBS									
<i>Rhododendron</i>	Rhododendron 'Bubblegum'	3'	Sun, Part Shade	Yes	Moderate	Light Pink	Early	Rich Loam, Acidic	—
<i>Salvia yangii</i>	Russian Sage 'Blue Steel'	3'	Sun	No	Moderate	Light Purple	Mid, Late	Chalk, Loam, Sand	Upright spikes of deep purple blooms. Excellent for contrast and pollinators
<i>Rosa</i>	Rose 'Oso Easy Italian Ice'	1.5' - 2.5'	Sun	No	Moderate	Light Pink to Yellow	All	Clay, Loam, Sand	Continuous bloomer



STREETSCAPE ELEMENT COMPOSITION

OVERVIEW

Streetscape furnishings, like benches, bike racks, receptacles, and lighting, play a key role in making public spaces more functional and welcoming. This section outlines the standards for choosing, placing, and maintaining these elements to improve comfort, safety, and accessibility for everyone. The goal is to use durable, resilient materials that enhance the overall design and create inviting, lasting streetscapes in Downtown Green Bay.

For each amenity, the Design Standards outlines City requirements and coordination needs, provides guidance on placement and design, identifies enhancement opportunities, and recommends appropriate application within each BID district.

BICYCLE PARKING

OVERVIEW

Bicycle racks make bicycle parking more accessible, promote bicycling as a viable form of transportation, and minimize bikes getting secured to light poles and signs. Good bicycle parking racks are permanently fixed to the ground, optimize capacity, maintain an orderly appearance, provide secure parking, are simple to use, and are durable.

City Requirements

All bicycle parking should comply with Zoning Code Chapter 44, Article, XVIII, Division 6.

Refer to the Safe Walk and Bike Plan for a Citywide view of priority crossings and bike infrastructure plans.

City Collaboration

Selection, installation, and maintenance of racks shall be coordinated with the following City entities:

- » The BID in which the bike rack will be located
- » DPW for bike racks within the pedestrian way
- » PRF for bike racks within parks or trails

BICYCLE PARKING GUIDELINES

Element Placement

Placement of bicycle racks should meet the dimensional requirements depicted on the graphics on the following page. Departures from this preferred placement due to site conditions shall be coordinated with the applicable BID and approved by the City.

- » Bike racks should be located in either the furnishings zone or on curb extensions where possible.
- » Bicycles parked at a rack should have a minimum one-foot clearance from utility vaults.
- » There should be at least three feet of clearance between bicycles parked at racks and any other street furniture or tree.

Bike Racks Perpendicular to Curb

Racks placed in the furnishings zone should be perpendicular to the curb (see Figure 5.2) where pedestrian ways are wide enough so that bikes parked at them do not project into the through zone or curb zone.

Bike Racks Parallel to Curb

Racks should be placed parallel to the curb when space does not allow for them to be placed perpendicular to the curb (see Figure 5.3).

Transit + Loading Zones

Per Ord. No 14-23, racks should not be placed adjacent to any freight loading zone, truck loading zone, passenger loading zone, loading zone for people with disabilities, taxi stand or any ADA accessible stalls or routes so as to interfere with the unloading or loading of persons or property.

Bicycle parking near transit stops is an important aspect of multi-modal transportation, however, bike racks should be placed near the back of the transit stop or with sufficient clearance as to not obstruct passenger loading, unloading, and general flow of pedestrian traffic.

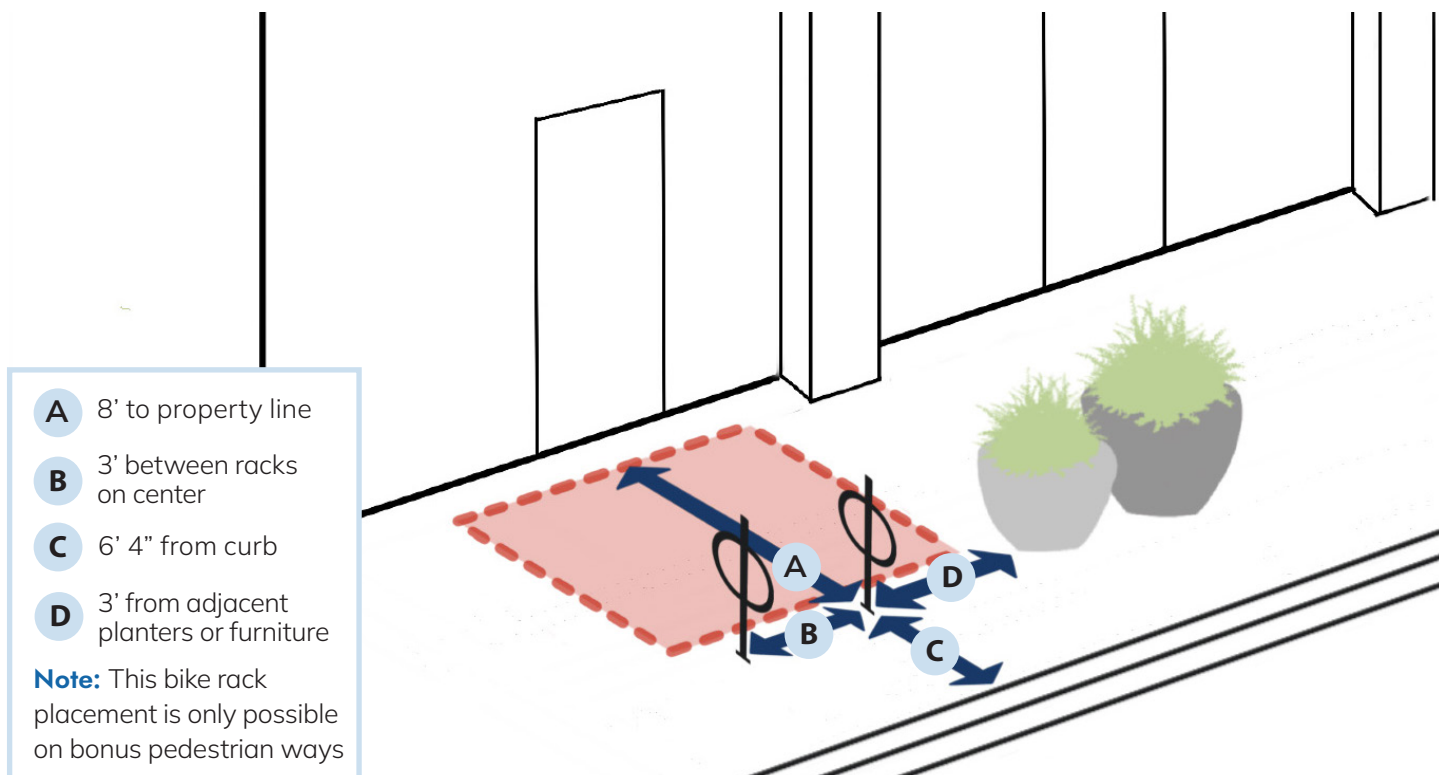


Figure 5.2 Bicycle Rack Clearance Detail for Bike Racks **Perpendicular to Curb**

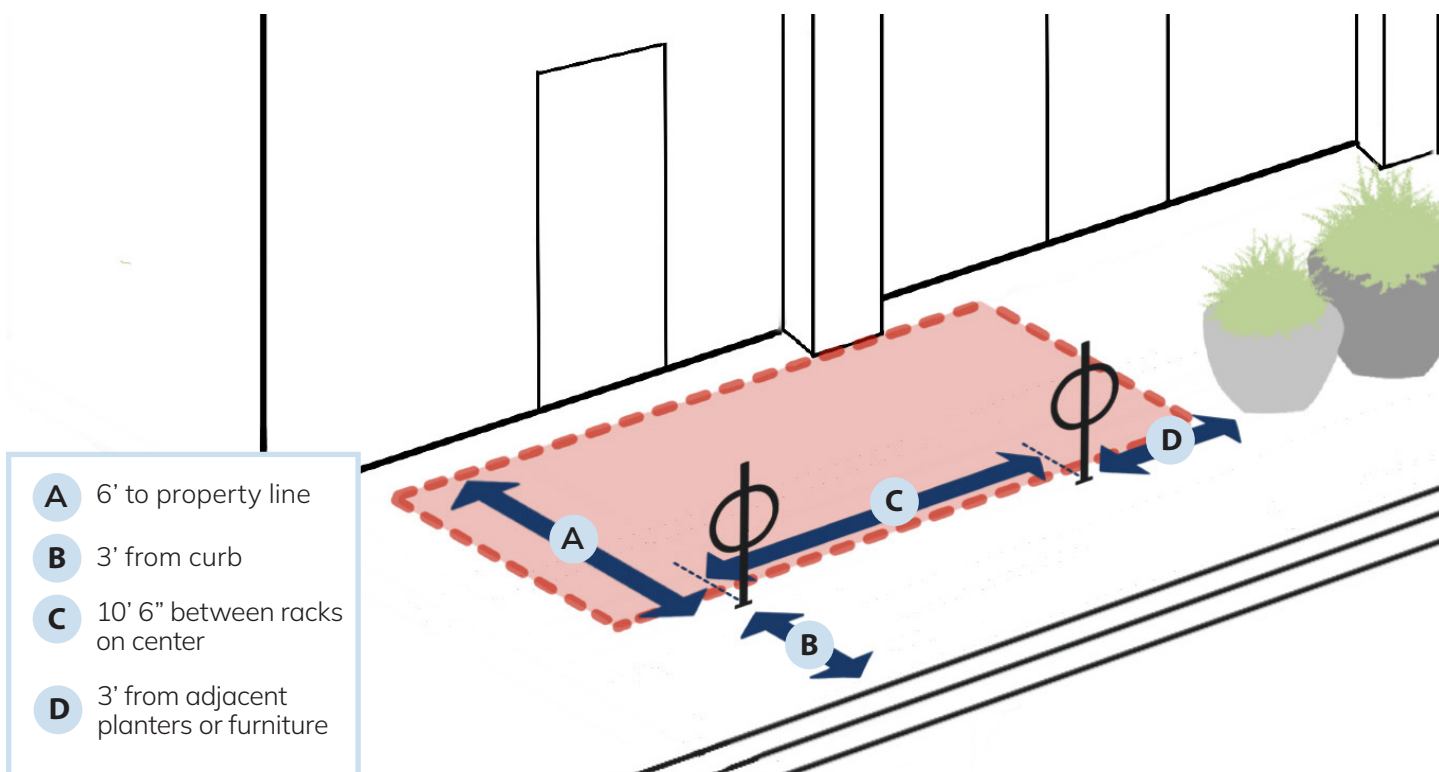


Figure 5.3 Bicycle Rack Clearance Detail for Bike Racks **Parallel to Curb**

Enhancement: Bicycle Racks

Custom, artistic, or branded bicycle racks are allowed as replacements for the standard bike rack to strengthen the sense of place in certain areas or streetscapes with BID coordination and City approval.

Enhanced bicycle racks should:

- » Support the bicycle frame at two locations above the bicycle's center of gravity.
- » Enable user to easily lock the frame and at least one, but preferably both wheels.
- » Support bicycles of all frame types, styles, and sizes.
- » Allow front-in and back-in parking.
- » Be firmly surface mounted to a concrete sidewalk.
- » Allow for easy access while meeting all minimum setback and placement requirements.
- » Consist of sturdy, climate-appropriate materials and finishes to prevent rust stains on sidewalks.
- » Meet the Element Placement criteria as outlined in these guidelines.
- » Complement existing artistic or branded enhancements within the streetscape furnishing zone.

Application Per BID

This section provides the minimum standards for bicycle racks placed within each BID. The design of bicycle racks should align with the overall Design Standards, contributing to a cohesive and functional public space. The standard bicycle racks to be adhered to are listed in the Appendix and any deviations from the standard shall be coordinated with the applicable BID and approved by the City.

BROADWAY + DOWNTOWN DISTRICTS

Core Streets

Pedestrian way bike parking for **six** bikes per block face.

Key destinations and established event corridors may require additional bike parking as needs are identified and space allows.

Identity Streets

Pedestrian way bike parking for **six** bikes per block face.

OLDE MAIN STREET DISTRICT

Identity Streets

Pedestrian way bike parking for **six** bikes per block. In high-traffic areas with constrained pedestrian space, such as Main Street, bike parking may need to be located around the corner on minor blocks.



LIGHTING

OVERVIEW

Street lighting plays a vital role in shaping safe, accessible, and welcoming public spaces throughout Downtown Green Bay. Well-designed lighting enhances visibility for all users, supports nighttime activity, and contributes to the overall character of the streetscape.

City Requirements

Public street lighting must conform to the standards established by the State Department of Transportation, Brown County Highway Department, the City of Green Bay Zoning Code, and Department of Public Works.

Temporary special event lighting, outdoor recreation lighting, and others may require a conditional use permit.

City Collaboration

Selection, installation, and maintenance of lighting shall be coordinated with the following City entities:

- » The BID in which the lighting will be located
- » DPW
- » PRF for lighting within parks or trails

LIGHTING GUIDELINES

Element Placement + Design

The following placement considerations focus on optimizing safety, aesthetics, and functionality while minimizing conflicts with other street elements.

- » **See the Appendix for pedestrian lighting fixture specifications.**
- » All lighting should comply with the City of Green Bay Zoning Code Division 8 - Lighting and the Standard Specifications and Construction Standards for Public Works Construction in Section 708.
- » Light poles are typically located 24" from the back of the curb and arranged parallel to the back of curb.
- » Street lights should be evenly spaced as uniformly as possible to provide even light coverage of the pedestrian through zone. They may be arranged in an opposite or alternating pattern.
- » Street lights should not interfere with street tree canopies and be placed a minimum of 15' from the center of the tree.
- » Undergrounding utilities is strongly recommended on all streetscapes and should be prioritized during construction projects.
- » Lighting may be increased near certain uses such as bike share stations, crosswalks, mid-block crossings, transit stops, and other locations with high levels of nighttime pedestrian traffic.
- » The preference is for pole top pedestrian-scale lighting on Core and Identity Streets especially in reconstruction scenarios.
- » Piggyback pedestrian-scale lighting, referring to lighting co-located on roadway lighting poles, is acceptable until reconstruction allows for pole top designs.
- » Use of microcells, security cameras, and other necessary pole-mountable amenities should be co-located on light poles to minimize clutter.

Light Quality + Environmental Performance

COLOR TEMPERATURE

Lighting shall use warm white illumination to support pedestrian comfort and minimize harsh nighttime environments.

City Standard for color temperature is 4000K for both high level and low level lighting. All lighting color temperatures should be of matching kelvin ratings.

DARK SKY COMPLIANCE

All luminaires shall follow DarkSky and the Illuminating Engineering Society principles for responsible outdoor lighting, including:

- » Minimal uplight
- » Cutoff fixtures to reduce light trespass
- » Shielding or careful aiming near residential areas, parks, and natural areas



Accent Lighting

Accent and path lighting offer valuable opportunities to enrich the streetscape by improving visibility, highlighting key features, and enhancing the overall ambiance of public spaces. These lighting types can illuminate walkways, steps, and building entrances, drawing attention to landscaping or architectural elements. Common forms of accent and path lighting include lit bollards, uplighting, and wall-mounted fixtures. Properties in Downtown are encouraged to design their sites and structures holistically to include accent lighting within the criteria defined in these Design Standards and City Code.

Catenary

Catenary lighting refers to strands of lights suspended above streets, alleys, and walkways. By creating an overhead “ceiling,” catenary systems bring large outdoor areas down to a more comfortable, human scale, particularly in pedestrian-focused environments. Catenary lighting selection should be completed at the project level with design consideration for the desired effect, scale, and mounting requirements.

- » Catenary lighting may be anchored to building facades, free-standing columns, or other appropriate supports.
- » When attaching to masonry, fasteners should be placed in mortar joints to avoid damaging the brick or stone.
- » Considerations for ice and wind loads should be accounted for when selecting lighting and during design of the anchoring system.
- » An encroachment agreement with the City of Green Bay is required for installations within the public right-of-way, including a maintenance plan and clear delineation of ownership.



Accessories on Light Poles

Accessories are encouraged to enhance visual interest and reinforce the character of the BID.

- » Hanging baskets may also be permitted on light poles with joint approval from DPW and the relevant BID.
- » To minimize visual clutter, regulatory signage and traffic signals should be consolidated onto light poles wherever feasible.



PAVING



OVERVIEW

Paving design creates accessible, durable, and appealing streetscapes. It ensures safe pathways while reflecting the character of the area. Materials should be selected based on available space and pedestrian zone widths, with proper sub-grade preparation to ensure long-term performance and support tree health.

City Requirements

All paving in the public right-of-way should adhere to Zoning Code Chapter 34 – Streets, Sidewalks and Other Public Places and the Standard Specifications and Construction Standards for Public Works Construction.

City Collaboration

Selection, installation, and maintenance shall be coordinated with the following City entities:

- » The BID in which the paving will be located
- » DPW

PAVING GUIDELINES

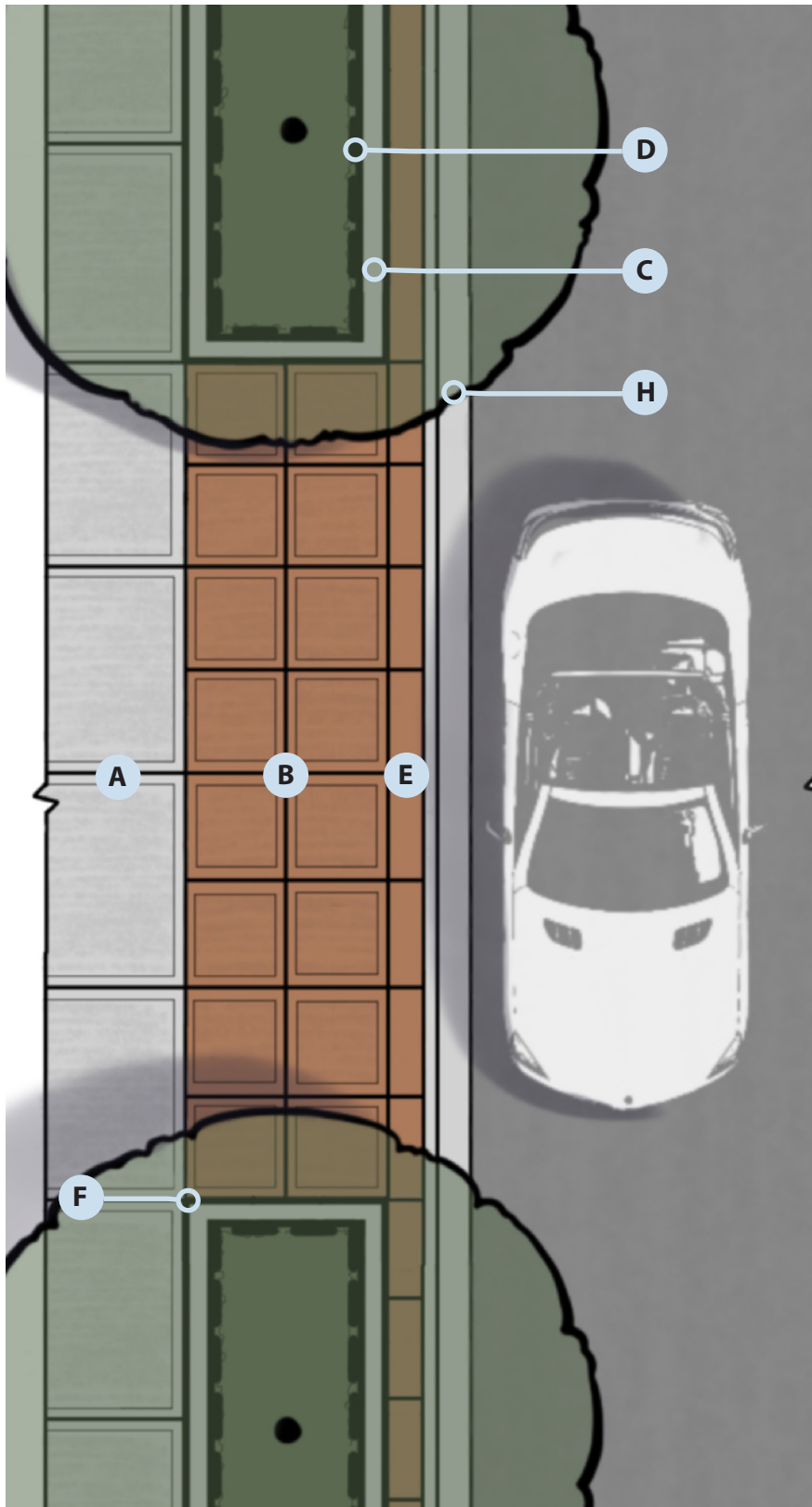
Paving Standards

Paving materials and their installation have a significant impact on both the functionality and aesthetic experience of a streetscape. Careful consideration should be given to the selection of materials that support the larger urban context of Downtown while allowing for place-based variations that add interest to specific streetscapes. Paving materials not directly specified by a particular paving type should adhere to the standards outlined in the Standard Specifications and Construction Standards for Public Works Construction. All materials should be installed and maintained according to industry standards to ensure their long-term performance and alignment with city regulations.

Application Per BID

The following design guidelines should be followed within the Downtown BIDs, according to the Street Type classification. Any deviations from the standard shall be coordinated with the applicable BID and approved by the City.

CORE STREET PAVING TYPE - ALL DOWNTOWN BIDS

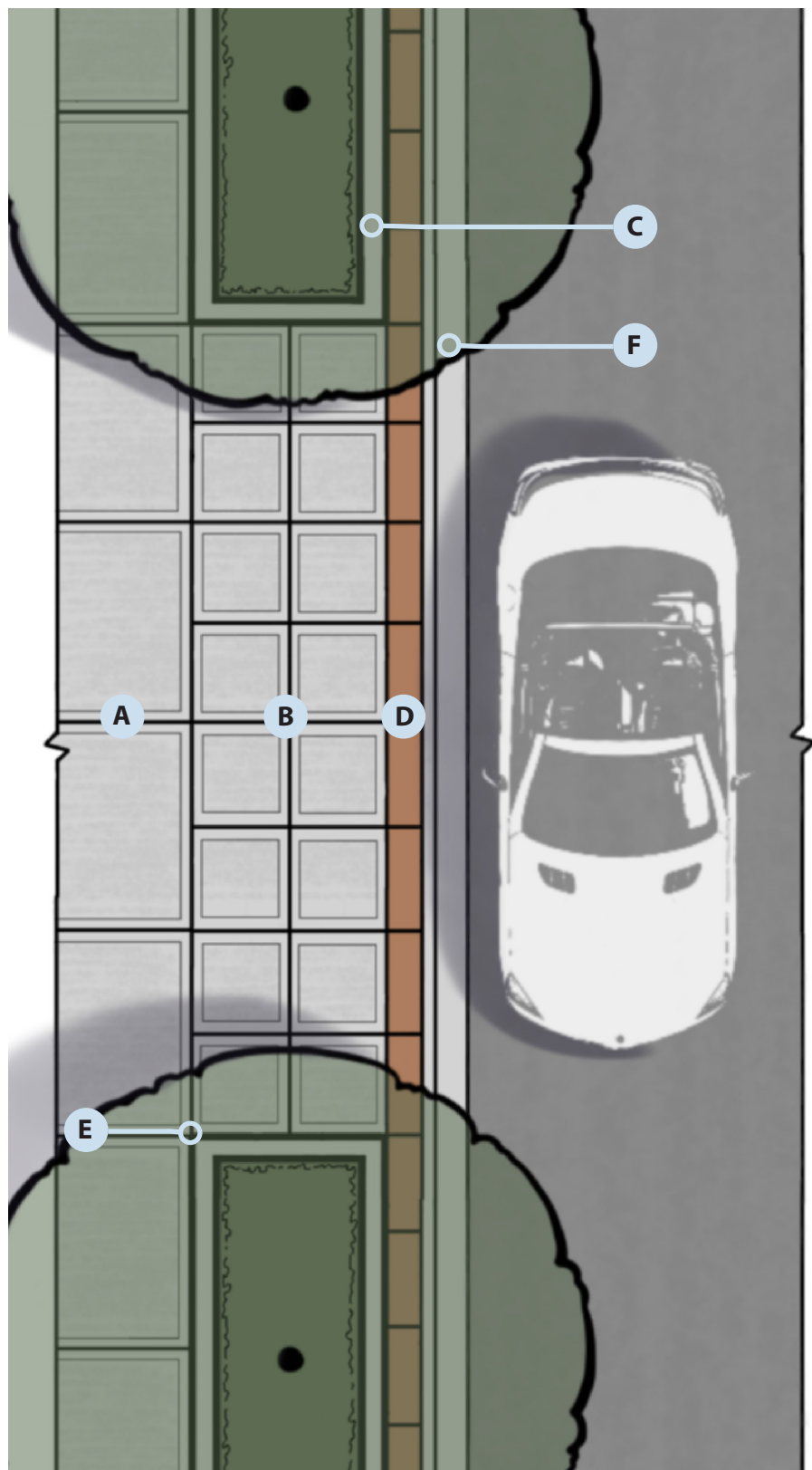


- A** 5' x 5' standard concrete panels with light broom and window pane finish
- B** 2.5' x 2.5' integral color* concrete panels with light broom and window pane finish
- C** Concrete planter curb*; length and width depending on amenity zones
- D** Black powdercoat, square tube steel planter fence*
- E** 2.5' x 1' integral color* concrete curb zone
- F** Align edge of planters with concrete scoring
- H** Face of curb

**See Appendix for detail*

Figure 5.4 Core Street Paving Type

IDENTITY STREET PAVING TYPE - ALL DOWNTOWN BIDS

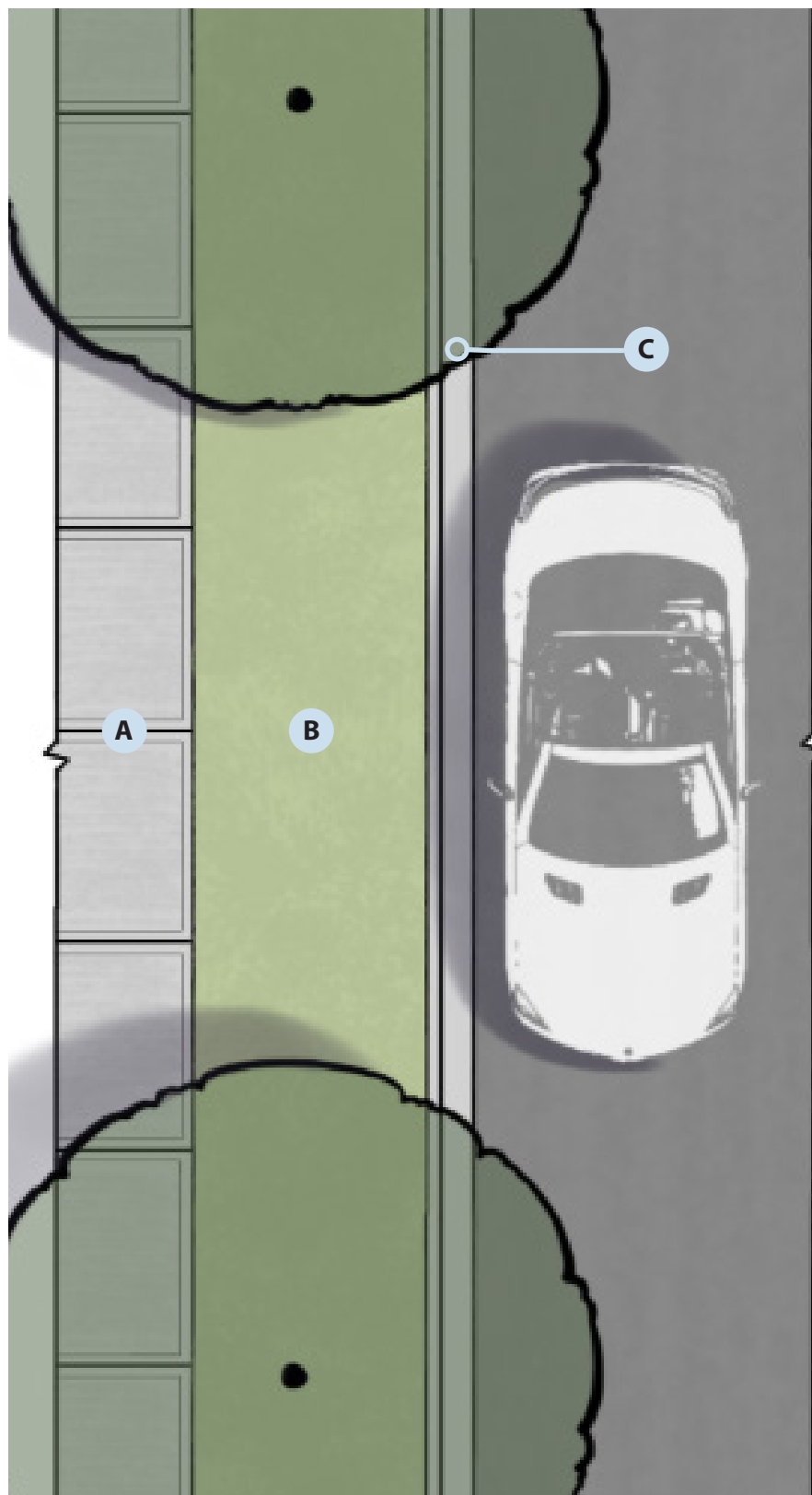


- A** 5' x 5' standard concrete panels with light broom and window pane finish
- B** 2.5' x 2.5' standard concrete panels with light broom and window pane finish
- C** Concrete planter curb*; length and width depending on amenity zones
- D** 2.5' x 1' integral color* concrete curb zone
- E** Align edge of planters with concrete scoring
- F** Face of curb

**See Appendix for detail*

Figure 5.5 Identity Street Paving Type

DISTRICT STREET PAVING TYPE - ALL DOWNTOWN BIDS



- A** 5' x 5' standard concrete panels with light broom and window pane finish
- B** Salt tolerant sod, WisDOT 630.0140 Seed Mix No. 40, or approved equal
- C** Face of curb

Figure 5.6 District Street Paving Type

PLANTERS

OVERVIEW

Landscape planters offer valuable opportunities to incorporate natural elements into the streetscape while supporting green infrastructure in the Downtown area. They create spaces for street trees and understory plantings, add vibrant color and texture to public spaces, and foster human-scaled environments.

City Requirements

All plantings should comply with City ordinances.

Movable plants placed by property owners in the right-of-way require a Revocable Occupancy Permit.

City Collaboration

Selection, installation, and maintenance of planters shall be coordinated with the following City entities:

- » The BID in which the planter will be located
- » DPW
- » PRF

PLANTER GUIDELINES

Element Placement

The general principles outlined below apply to all planter types across all BIDs.

- » Planters should not obstruct pedestrian pathways and careful consideration must be given to placement within the frontage, furnishing, or enhancement/buffer zones.
- » A minimum distance of 24 inches should be maintained between any planters and fire hydrants.
- » Planters should be coordinated with transit shelters and stops to ensure accessible routes are maintained around transit stops.
- » Careful planning of planting trenches, soil volumes, and irrigation systems is essential for their success.

Planter Types

FREESTANDING PLANTERS

Freestanding above-ground planters are versatile features that add greenery to the streetscape without permanently eliminating paved space for pedestrians. These planters are typically large and heavy, greater than 200 pounds when full, to prevent theft and displacement by mischief. However, with the proper equipment, they can be repositioned to suit changing streetscape needs, offering flexibility while maintaining the visual appeal of the public realm. They are often used in areas where underground utilities or other limitations prevent in-ground plantings. With their prominent verticality, freestanding planters provide a valuable buffer between pedestrians and vehicles, enhancing the perception of safety.

AT-GRADE PLANTERS

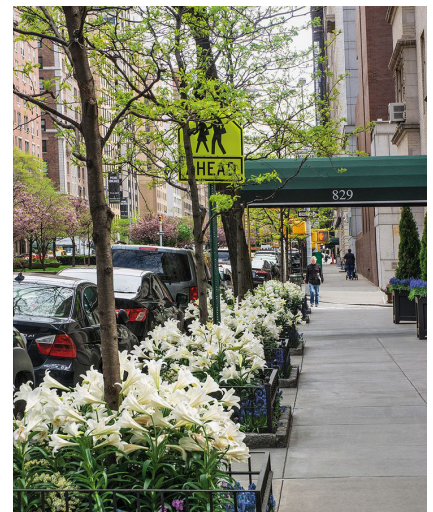
At-grade planters are permanent, in-ground planting areas, sometimes surrounded by protective barriers such as concrete curbs, walls, or decorative fencing. These planters create a designated space for planting, protecting the soil from compaction due to foot traffic. At-grade planters can be designed with curb cut or cuts at the base to channel runoff into the planter base. Drought and salt tolerant native perennials are preferred over water-intensive annual plants.

CURB EXTENSION PLANTERS

Curb extension planters provide planting space in areas where the streetscape width is limited. While the decision to add curb extensions serves primarily as a traffic-calming measure, it also offers an opportunity to create green space. When not allocated for green space, the curb extension can be used for furnishings, transit facilities, or pedestrian crossing improvements. Curb extension planters are typically created by converting on-street parking spaces at mid block or ends of blocks. These interventions increase green space and contribute to stormwater management, often incorporating at-grade designs to facilitate water infiltration. In some cases, these planters may be raised, but they are often designed at-grade to allow for optimal stormwater management. Drought and salt tolerant native perennials are preferred over water-intensive annual plants.



Free Standing Planter



At-Grade Planter



Curb Extension Planter

Application Per BID

This section provides the minimum standards for planters placed within each BID. The design and placement of planters should align with the overall Design Standards, contributing to a cohesive and functional public space. The standard planters to be adhered to are listed in the Appendix and any deviations from the standard shall be coordinated with the applicable BID and approved by the City.

BROADWAY DISTRICT

Core Streets

At-grade planters with a curb surround and low planter fence. In key areas, a built-in seat wall at the end of the planter is desired.

Freestanding planters placed in singles or pairs where a street barrier or vertical feature is needed, or where underground conflicts limit at-grade solutions. This planter type is likely to feature seasonal enhancements.

Identity Streets

At-grade planters with a curb surround.

Freestanding planters in singles or pairs where a street barrier or vertical feature is needed, or where underground conflicts limit at-grade solutions.

District Streets

At-grade grass terrace.



At-Grade Planter with Curb Surround and Fence Example

DOWNTOWN DISTRICT

Core Streets

At-grade planters with a curb surround and low planter fence.

Freestanding planters in pairs or trios where a street barrier or vertical feature is needed, or where underground conflicts limit at-grade solutions. This planter type is likely to have seasonal enhancements.

Identity Streets

At-grade planters with a curb surround.

Freestanding planters in singles or pairs where a street barrier or vertical feature is needed, or where underground conflicts limit at-grade solutions.

District Streets

At-grade grass terrace.



At-Grade Planter with Curb Surround Example

OLDE MAIN STREET DISTRICT

Identity Streets

At-grade planters without curb surround.

Freestanding single planters where a street barrier or vertical feature is needed, or where underground conflicts limit at-grade solutions. In constrained areas, an upright rectangular planter may be placed in the frontage zone.

Note: Unless a road diet reallocates pedestrian realm space in this district, most of the furnishings zones remain too narrow to accommodate significant plantings.

District Streets

At-grade grass terrace.



Freestanding Planter Example

PUBLIC SEATING



OVERVIEW

Public seating enhances the streetscape by providing spaces for rest, socializing, and engagement. It improves comfort and accessibility, encouraging pedestrian activity while complementing the area's aesthetic. Thoughtfully designed seating supports accessibility, adds vibrancy to public spaces, and helps define the character of the streetscape.

City Collaboration

Selection, installation, and maintenance of public seating shall be coordinated with the following City entities:

- » The BID in which the seating will be located
- » DPW

PUBLIC SEATING GUIDELINES

Element Placement

Public seating is a key element in creating inviting and functional public spaces in Downtown Green Bay. Its placement should prioritize accessibility, comfort, and social interaction, while ensuring it does not obstruct pedestrian flow or other important street functions. The following placement considerations aim to maximize the effectiveness and integration of seating within the streetscape.

- » Public seating should be located in the furnishing zone of the streetscape but may also be placed in the frontage zone if space allows.
- » Seating locations should be strategically evaluated to ensure they meet the needs of the surrounding area, are highly visible, and are likely to be regularly used.
- » When possible, seating should be placed near street trees to provide shade and enhance comfort for users.
- » Seating must not impede or encroach upon the required five-foot pedestrian thoroughway. It should be placed in a way that does not block pedestrian movement, building entries, loading zones, parked vehicles, access to fire hydrants, or other essential street functions.
- » Public seating should be surface mounted to a concrete sidewalk.
- » A minimum three-foot clear zone should be maintained on the sides and front of the seating to ensure accessibility and adequate space for wheelchair clearance. Additionally, space adjacent to seating should be provided to accommodate wheelchairs or strollers.
- » Seating should be seven feet or more from fire hydrants and maintain a minimum of four feet of clearance from other street fixtures.
- » Where sidewalk widths permit, public seating is preferred to be placed perpendicular to the curb in the furnishing zone. In such cases, two seats may face one another to encourage conversation and interaction.
- » When seating is oriented parallel to the curb in the furnishing zone, it should face towards buildings and the sidewalk, except for seating at transit stops, which should face the street and transit service.
- » Backed benches are preferred but where dual side seating is needed and space is constrained, backless benches are an option.

Enhancement: Public Seating

In areas where the streetscape width allows, creative seating can be a powerful tool to strengthen the sense of place and enhance the public realm. Interactive, movable, or artistic seating elements can offer not only functional seating but also serve as visual focal points that draw people in and encourage engagement. These enhanced seating options may incorporate features such as light, sound, or other dynamic visual elements, transforming the seating area into a more vibrant and immersive experience. Creative seating can also foster social interaction and community engagement by inviting people to linger and interact in the space.

Enhanced public seating may be approved by the applicable BID and City Department(s). Seating must meet the placement requirements outlined in these guidelines. Enhanced seating should provide increased comfort, an improved sense of refuge, a stronger sense of place or visual interest, and/or increased opportunities for interaction between users.



Application Per BID

This section provides the minimum standards for public seating placed within each BID. This seating is in addition to transit area seating. The design and placement of public seating should align with the overall streetscape plan, contributing to a cohesive and functional public space. The standard benches to be adhered to are listed in the Appendix and any deviations from the standard shall be coordinated with the applicable BID and approved by the City.

BROADWAY DISTRICT

Core Streets

Freestanding benches with backs and armrests. Ideally **three** per block face depending on land use context. May be fewer in areas with increased café seating needs. Also, seatwall benches as noted in planter section.

Identity Streets

Freestanding benches with backs and armrests. Ideally **two** per block face depending on land use context.

District Streets

As needed based on destinations.

DOWNTOWN DISTRICT

Core Streets

Freestanding benches with backs and armrests. Ideally **three** per block face depending on land use context. May be fewer in areas with increased café seating needs.

Identity Streets

Freestanding benches with backs and armrests. Ideally **two** per block face depending on land use context.

District Streets

As needed based on destinations.

OLDE MAIN STREET DISTRICT

Identity Streets

Freestanding benches with armrests, backs are optional, depending on spatial constraints. Ideally **two** per block face depending on land use context.

District Streets

As needed based on destinations.

RECEPTACLES

OVERVIEW

Public receptacles offer a logical place for visitors to dispose of materials and keep the District clean. When covered, receptacles minimize rain and snow from collecting in the container.

City Collaboration

Selection, installation, and maintenance of receptacles shall be coordinated with the following City entities:

- » The BID in which the receptacle will be located
- » DPW

RECEPTACLE GUIDELINES

Element Placement

Receptacles should be placed as close to street corners as practical while adhering to corner clearance requirements. They should be near high-activity areas, such as major civic, commercial, and transit destinations, to accommodate high volumes of waste. Strategic placement of receptacles limits unnecessary service by crews, encourages proper disposal, and minimizes littering. Receptacles should be positioned away from seating areas to avoid proximity to odor and seasonal attraction of bees or other flying insects.

Application Per BID

The design and placement of receptacles should align with the overall Design Standards, contributing to a cohesive and functional public space. The standard receptacles to be adhered to are listed in the Appendix and any deviations from the standard shall be coordinated with the applicable BID and approved by the City. Units in transit areas can be included in the overall receptacle placement strategy.

Core Streets

Ideally, **three** receptacles per block face depending on land use context. There may be more in areas with increased café seating or entertainment and restaurant venues.

Identity Streets

Two per block face depending on land use context.

District Streets

As needed based on destinations.

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SPECIAL PLACES

In unique BIDs such as Broadway, Downtown, and Olde Main Street—and in a City with a history as rich as Green Bay—there are numerous community thresholds that enhance the pedestrian experience and strengthen the sense of arrival. This section identifies the locations of these special places, gateways, and walking loops and provides guidance on their future potential. As their name implies, these areas should be designed with their unique context in mind and coordinated with adjacent streetscape, park, or nearby private development projects to achieve the most efficient, cohesive, and engaging results.

GATEWAYS

Gateways are streetscape thresholds that signify the entrance to or a key decision point in navigating a District. Features within a gateway can include overhead features like arches, banners, special lighting; mid-level components like public art, decorative fence panels, or signage; or ground plan features like lush landscaping or enhanced paving. The design of the gateway, the level of components included, and the focus of the improvement (pedestrian, vehicular, or feature enhancement) will be on a case-by-case basis as space and budget allow.

BROADWAY DISTRICT

Broadway Avenue at Mather Street: Serving as the northern gateway to the Broadway District, this entry point could benefit from distinctive signage, enhanced landscaping, and pedestrian-scale lighting to create a welcoming arrival.

Ashland Avenue at Dousman Street: As a western gateway, this transition between residential and commercial areas should reflect the neighborhood's character with elements like greenery and scaled-down signage that complements surrounding architecture.

Ashland Avenue at Walnut Street: This western entrance should align with enhancements at Ashland and Dousman to create a cohesive identity along the western edge.

Broadway Avenue at Dousman Street: This gateway is one of four River Gateways and is the northern most entrance into the Broadway District from the Downtown District.

Broadway Avenue at Walnut Street: This River Gateway should be designed to enhance both the experience of vehicular traffic, as well as pedestrians. Wayfinding should be included to improve the pedestrian experience along Broadway Avenue.

Broadway Avenue at Mason Street: A southern gateway into the Broadway District features the elevated Mason Street bridge. Enhancements at the Mason Street underpass with lighting or additional murals could be explored.



Historic Pillars Along Broadway Avenue



Mural on Broadway Avenue



Mason Street Bridge Enhancements

DOWNTOWN DISTRICT

Washington Street at Main Street: As a key entrance into Downtown, improvements could include bold signage, modern streetscaping, and landmark lighting to reinforce its role as a major access point.

Washington Street at Walnut Street: This southeastern River Gateway, shaped by the Downtown core, could integrate waterfront design elements, interactive public art, or innovative lighting that complements the vibrancy of Washington Street and the City Deck.

Monroe Avenue at Main Street: As a heavily trafficked eastern gateway, enhancements should consider both aesthetics and visibility, such as elevated signage and lighting to guide visitors effectively.

Fox River Trail at Mason Street: This unique pedestrian-focused gateway along the Fox River Trail could be enhanced with artistic wayfinding, improved lighting, and sculptural elements that celebrate Green Bay's riverfront identity.

S. Adams Street at Washington Street: The southern most entrance to Downtown, provides an opportunity for a landmark gateway feature, such as signage, public art, or enhanced landscaping that defines the District edge. Improvements should be coordinated with the Mason Street Bridge reconstruction/replacement, projected for 2033.

Monroe Avenue at Mason Street: While the existing Astor mural under the Mason Street Bridge adds character, further improvements like additional murals, artistic lighting, or interactive elements could increase its visibility and impact. Improvements should be coordinated with the Mason Street Bridge reconstruction/replacement, projected for 2033.

OLDE MAIN STREET DISTRICT

Main Street at N Baird Street: As the easternmost gateway to Downtown, existing gateway features should be preserved, while new design elements, such as vintage-inspired signage, historic markers, or ornamental lighting, can reinforce the Olde Main Street District's heritage.



Mural on Main Street

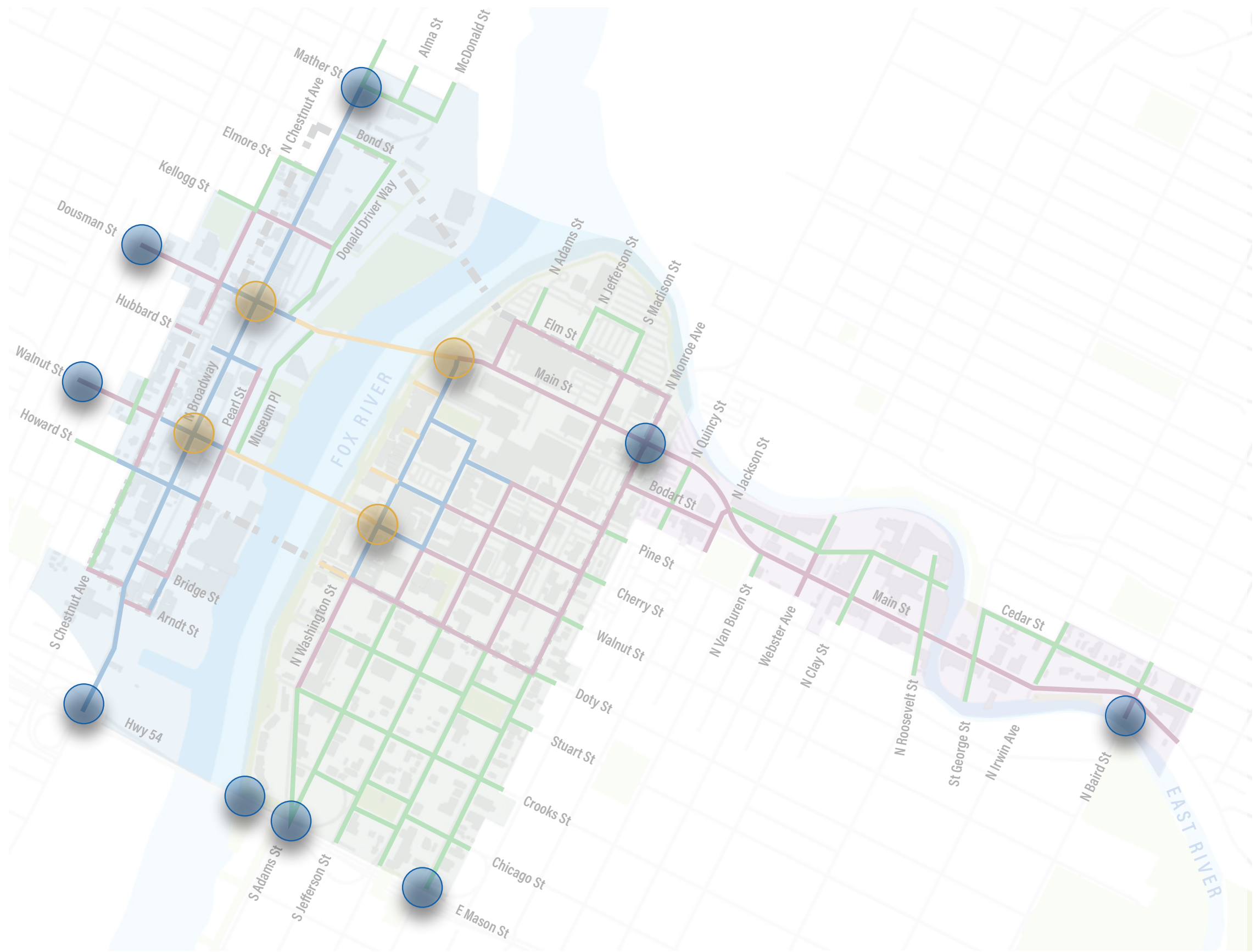


Monroe Avenue at Mason Street Mural



Olde Main Gateway on Main Street





GATEWAYS

- Broadway District
- Downtown District
- Olde Main Street District
- Pedestrian Priority Zone
- Core Street
- Identity Street
- District Street
- Pedestrian Priority Alley
- River Connector
- District Gateway
- River Gateway

0 400 800 FEET
1 INCH = 800 FEET



Figure 6.1 Gateways Map

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LA BAYE LOOP

The La Baye Loop is envisioned as a connected route linking key Downtown districts with a nod to Green Bay's history. Originating in the 2021 Shared Corridor Vision Plan and then called City Loop, this route is envisioned as both a mobility corridor and an experience, prioritizing pedestrians and cyclists through enhanced streetscapes, trails, gateways, and interpretive elements that reinforce a strong sense of place. A pilot project branded the loop as La Baye and tested the idea with temporary signage during the 2025 NFL Draft.



2021 SHARED CORRIDOR VISION

www.greenbaywi.gov/ArchiveCenter/ViewFile/Item/789 ➡

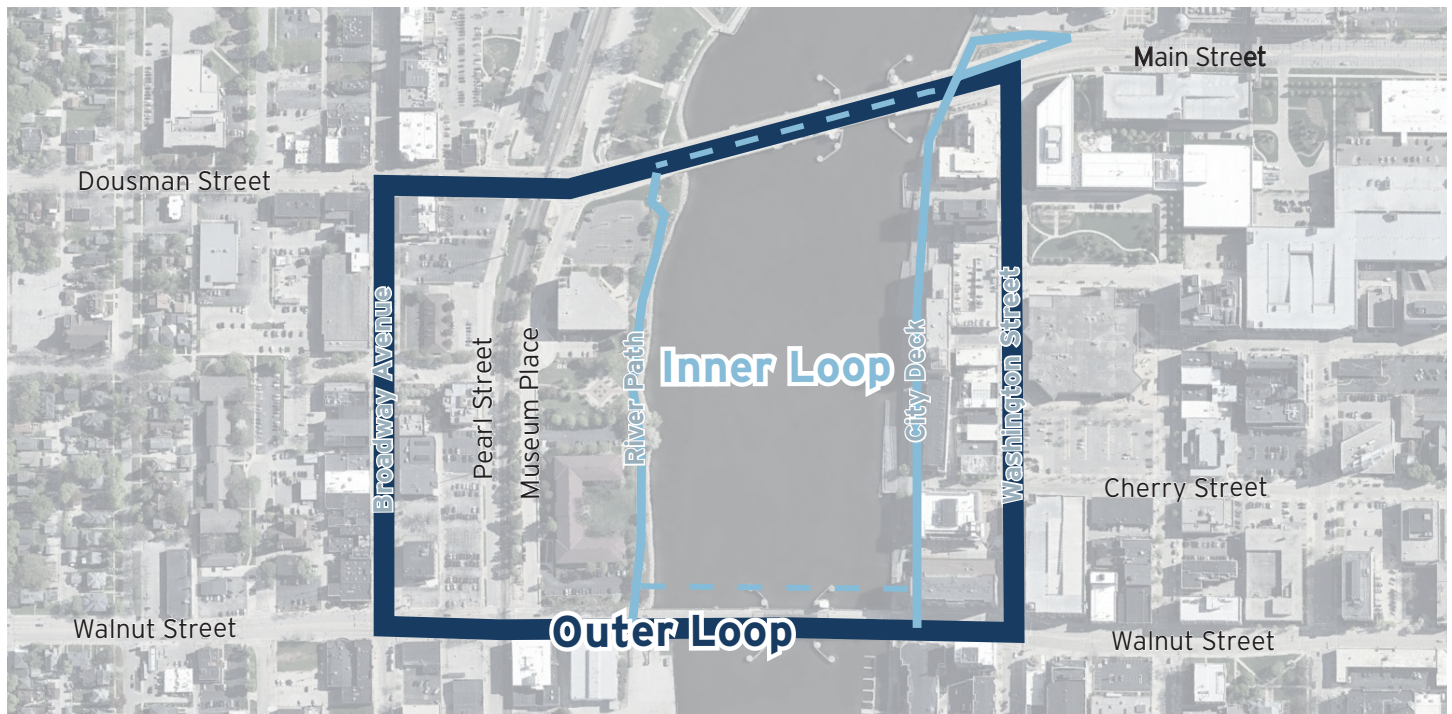


Figure 6.2 La Baye Loop

"Before it was Green Bay, it was La Baye"

Historically, La Baye is the French name used by early European explorers and traders to describe what is now Green Bay. Derived from La Baie des Puants—a name first recorded in the 17th century—the term referred to the bay and its strategic location at the mouth of the Fox River, a critical gateway between the Great Lakes and the Mississippi River system. La Baye became an early center of Indigenous trade, French exploration, and culture, shaping the City's role as one of the oldest European settlements in the Upper Midwest and establishing its long-standing identity as a place of exchange, arrival, and connection.

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APPENDIX

SPECIFICATIONS, DETAILS, AND FIGURES

The following specifications, details, and figures are included in the Appendix.

SPECIFICATIONS

- » Benches
- » Bicycle Racks
- » Planters
- » Lighting
- » Paving
- » Receptacles

DETAILS

- » At-Grade Planter Fence + Bracket Details

FIGURES

- » La Baye Loop Branding Package

Table 7.1 Bench Specifications

BENCHES	
BROADWAY	
Product	Coronado Recycled Plastic Contour Bench
Manufacturer	Anova Furnishing
Color	Brazilian Walnut Woodgrain Seat and Backrest with Black Metal Frame
Length	6 Feet
DOWNTOWN	
Product	Beacon Hill Recycled Plastic Contour Bench or Recycled Plastic Flat Bench
Manufacturer	Anova Furnishing
Color	Brazilian Walnut Woodgrain Seat and Backrest with Black Metal Frame
Length	6 Feet
OLDE MAIN STREET	
Product	C-12 City Sites Recycled Plastic Contour Bench
Manufacturer	Victor Stanley
Color	Espresso Wood Slat Seating and Backrest with Black Metal Frame
Length	6 Feet



Broadway



Downtown



Olde Main Street

Table 7.2 *Bicycle Rack Specifications*

BICYCLE RACKS	
DOWNTOWN, BROADWAY, + OLDE MAIN STREET	
Option 1	
Product	Icon Hitch Bike Rack
Manufacturer	Dero
Powder Coat	Custom design to be coordinated with the BID
Icon	Custom design to be coordinated with the BID
Option 2	
Product	Logo Bike Rack
Manufacturer	Dero
Powder Coat	Custom design to be coordinated with the BID
Icon	Custom design to be coordinated with the BID



Option 1



Option 2 - Design TBD

Table 7.3 Planter Specifications

PLANTERS	
BROADWAY	
Free Standing Planters	
Product	VCC Series Round Concrete Planter, TF4086 - 30" dia. x 42" ht. and TF4106 - 48" dia. x 18" ht.
Manufacturer	Wausau Tile
Color	W-26 Charcoal, Acid Wash Finish
Free Standing Planters - Constrained	
Product	TF4355 Rectangular Concrete Planter
Manufacturer	Wausau Tile
Color	W-26 Charcoal, Acid Wash Finish
DOWNTOWN	
Free Standing Planters	
Product	Urban Vase Series, Sizes 41, 31, and 21 as needed
Manufacturer	Earth Planter
Color	Millstone (Dark Gray)

OLDE MAIN STREET	
Free Standing Planters	
Product	Westlake Concrete Planter with WB108 Mundellin Band, TF4220 - 36" dia. x 24" ht.
Manufacturer	Wausau Tile
Color	W22F-Sand, Acid Wash Finish
Free Standing Planters - Constrained	
Product	TF4355 Rectangular Concrete Planter
Manufacturer	Wausau Tile
Color	A22Y-Sand, Acid Wash Finish



Broadway



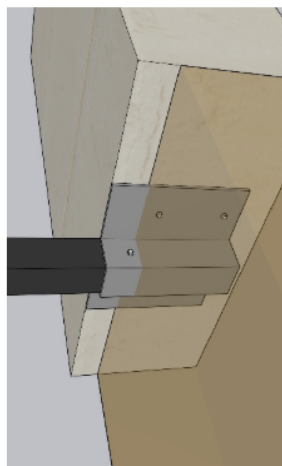
Downtown



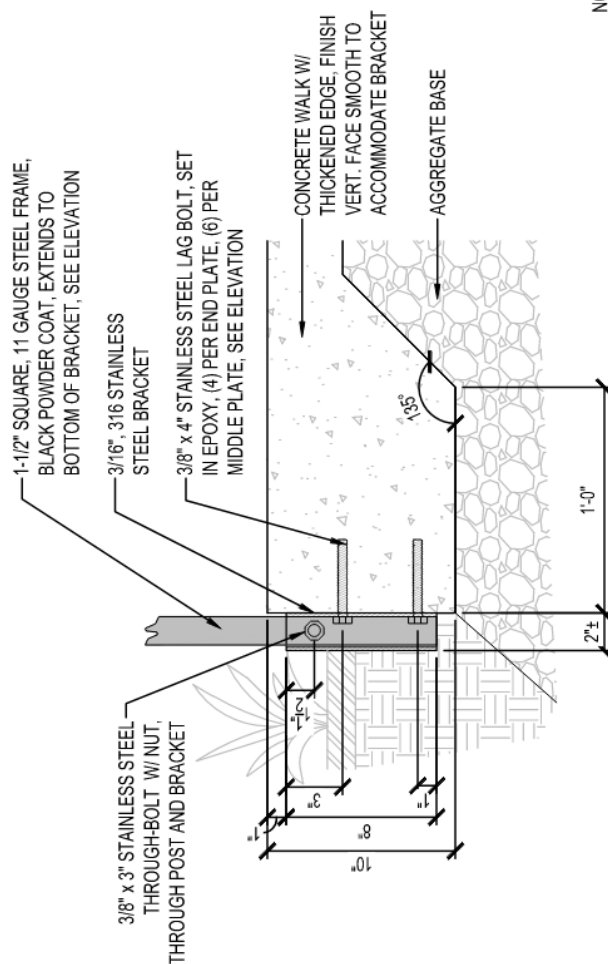
Olde Main Street



Olde Main Street and
Broadway, Constrained
Areas, see left for color.



AXONOMETRIC



SECTION W/ CURB

NOTE:
BRACKET DIMENSIONS SHOULD BE VERIFIED AND TESTED WITH FABRICATOR TO ENSURE RAILINGS MAY BE REMOVED AND REPLACED IN AN EASY MANNER WHILE ENSURING FRAME STABILITY WITHIN THE BRACKET.

SCALE: 1-1/2" = 1'-0"

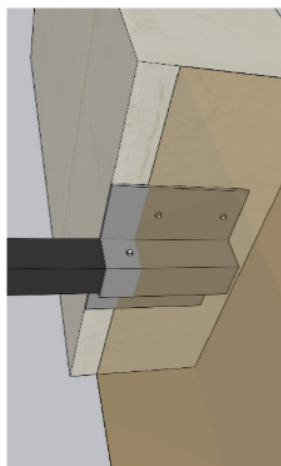
0 6" 1'

PLANTER FENCE AND BRACKET DETAIL



Architecture + Engineering + Environmental + Planning
ISGinc.com

DOWNTOWN STREETSCAPE DESIGN STANDARDS
GREEN BAY, WI
ISG PROJECT NO. 30221



AXONOMETRIC

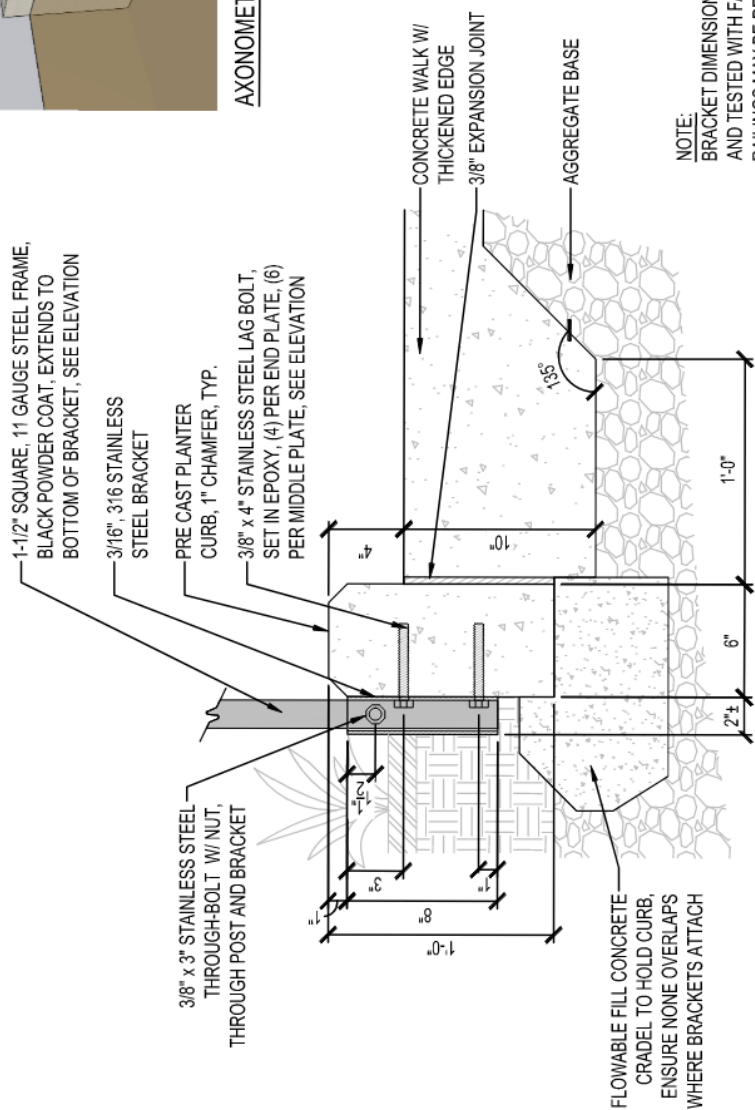


Table 7.4 Lighting Specifications

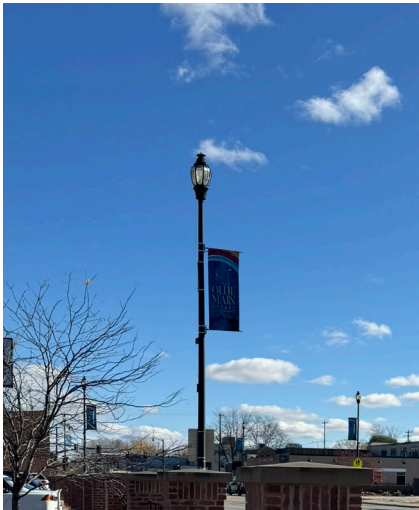
PEDESTRIAN LIGHTING	
DOWNTOWN + BROADWAY	
Pedestrian Lighting	
Product	PUCL2-P40-40K-MVOLT-FC3-BK-SK-SH-L20
Manufacturer	Holophane
Finish	Black
Color Temp	4000k
OLDE MAIN STREET	
Pedestrian Lighting	
Product	MDLE2-P30-40K-AS-3-BK-BK-SP-BK-PSC
Manufacturer	Holophane
Finish	Black
Color Temp	4000k



Post Top Option



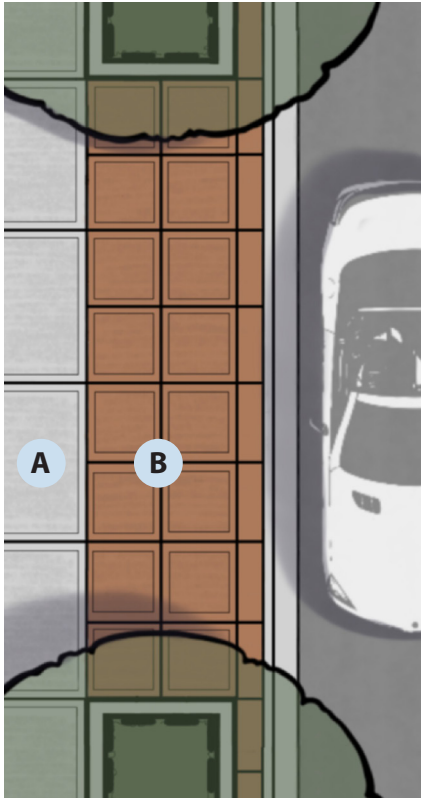
Piggyback Option



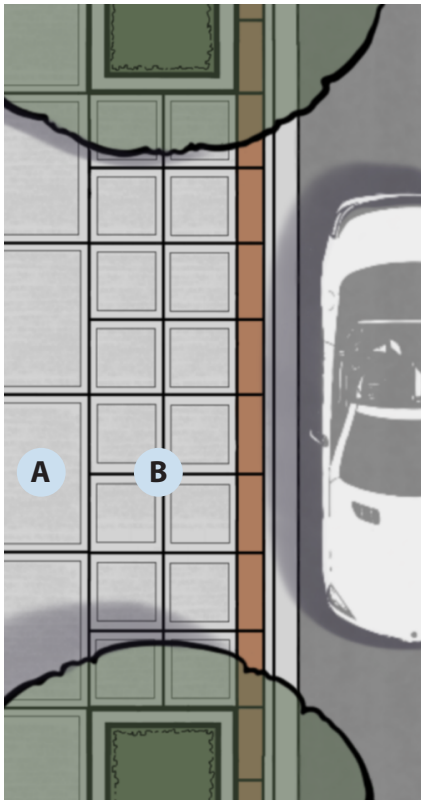
Olde Main Street

Table 7.5 Paving Specifications

PAVING	
DOWNTOWN, BROADWAY, + OLDE MAIN STREET	
Standard Concrete A	
Concrete mix per Green Bay Department of Public Works	
Integral Color Concrete B	
Product	SikaColor-100P Powder Integral Color (or equal)
Manufacturer	Sika Corp
Color	U24 Georgia Clay
Website	usa.sika.com



Core Street Paving Type



Identity Street Paving Type

Table 7.6 Receptacle Specifications

RECEPTACLES	
DOWNTOWN, BROADWAY, + OLDE MAIN STREET	
Product	S-42 Ironsites Litter Receptacle with Rain Bonnet
Manufacturer	Victor Stanley
Color	Black
Capacity	36 Gallon



All BIDs Receptacle



La Baye Blue

RGB 24, 59, 97
CMYK 75, 39, 0, 61
HEX 183B61

La Rivière Blue

RGB 134, 188, 215
CMYK 37, 12, 0, 15
HEX 86BCD7

Loop Gray

RGB 153, 174, 187
CMYK 18, 6, 0, 26
HEX 99AEBB

Black

RGB 0, 0, 0
CMYK 60, 40, 40, 100
HEX 000000

Interstate Bold

Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo Pp Qq
Rr Ss Tt Uu Vv Ww Xx Yy Zz 1 2 3 4 5 6 7 8 9 ! # & ?

Interstate Regular

Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo Pp Qq Rr
Ss Tt Uu Vv Ww Xx Yy Zz 1 2 3 4 5 6 7 8 9 ! # & ?

fonts.adobe.com/fonts/interstate 



Figure 7.1 La Baye Loop Branding Package



PREPARED BY



Architecture
Engineering
Environmental
Planning
ISGInc.com



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

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # N.4

To approve request by the Department of Public Works to award contract GBMFD I-26 STATION 7 HVAC REPLACEMENT to August Winter & Sons, Inc. in the amount of \$384,000.00.

BACKGROUND

The HVAC system at Fire Station 7 is original to the building constructed in the early 1980's. As such, systems are obsolete and replacement parts are hard to find when repairs are necessary. The proposed project will update the HVAC system.

RECOMMENDATION

The Department of Public Works and Fire Department recommend to award of the contract to the lowest responsive bidder, August Winter & Sons, Inc.

FISCAL IMPACT

Fund for this project were approved within the Capital Improvement Program budget.

ATTACHMENTS

- I. Quest CDN Project Bid Results for GBMFD I-26

GBMFD 1-26 STATION 7 HVAC REPLACEMENT

Quest Number: 10317846

Closing Date: Tue, 09/01/2026 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
August Winter & Sons, Inc	Kurt Van Grinsven	920-739-8881	pma@augustwinter.com	\$ 384,000.00		
Frank O. Zeise Construction Co., Inc.	Beckie McDermid	920-437-5426	bmcdermid@zeiseconstruction.com	\$ 403,024.00		
IEI General Contractors	Shane Whelchel	920-337-2111	shane@ieigc.com	\$ 413,340.00		
Southport Heating Plumbing Geothermal	Estimating	262-654-6630	estimating@southportheating.com	\$ 464,237.00		
Johnson & Jonet Mechanical Contractors Inc.	Mike Mueller	920-569-4518	Mike@JohnsonJonet.com	\$ 506,400.00		



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

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # N.5

To approve request by the Department of Public Works to award contract WSG 2-26 SANITARY SEWER to IEI General Contractors in the amount of \$296,600.00.

BACKGROUND

The sanitary sewer within the building at the West Side Municipal Garage is prone to back-ups and breaks, resulting in emergency repairs that impact the use of the facility. Televising of the pipe was completed to the greatest extent feasible and showed deteriorated and broken condition. The proposed project will replace the sanitary sewer in the original structure constructed in the 1950's.

RECOMMENDATION

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

FISCAL IMPACT

I. Fiscal Impact: Fund for this project was approved as part of the 2026 CIP.

ATTACHMENTS

I. Quest CDN Project Bid Results WSG 2-26

WSG 2-26 SANITARY SEWER

Quest Number: 10300035

Closing Date: Tue, 08/18/2026 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
IEI General Contractors	Shane Whelchel	920-337-2111	shane@ieigc.com	\$ 296,600.00		
Howard Immel Inc	Mindy Gordon	920-468-8208	MindyGo@ImmelConstruction.com	\$ 472,479.00		



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

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # N.6

To approve request by the Department of Public Works to award contract SEWERS 4-26 MINI-SEWERS to Dorner Inc. in the amount of \$284,853.00.

BACKGROUND

This is an annual contract that provides mini-storm sewer on streets where existing storm sewer is not available. The installation of mini-sewer is on a request basis. This is an annual contract to install mini-sewer where needed and requested.

RECOMMENDATION

Department of Public Works recommends awarding the contract to Dorner Inc. in the stated amount.

FISCAL IMPACT

This is a budgeted contract amount.

ATTACHMENTS

- I. Quest CDN Project Bid Results Sewers 4-26

SEWERS 4-26 MINI-SEWERS

Quest Number: 10300033

Closing Date: Tue, 08/18/2026 09:00 AM CDT

Posting Type: Construction Project

Owner: Green Bay WI, City of

Solicitor: Green Bay WI, City of

Owner Name:	Green Bay WI, City of
Owner Contact:	Chuck Yang
Owner Phone:	920-448-3094
Solicitor Name:	Green Bay WI, City of
Contact:	Pat Molski
Email:	pat.molski@greenbaywi.gov
Phone:	920-448-3093
Award Date:	
Comments:	
Award Status:	Pending
Letting Bid Tabulation:	View on vBid

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
Dorner Inc.	Tina Aschenbrenner	920-845-2442	tina.asch@dornerinc.com	\$ 284,853.00		
DE GROOT, INC.	MARK DE GROOT	920-866-2348	mark@degrootinc.com	\$ 400,934.01		



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

MEETING DATE

September 15, 2026

PREPARED BY**AGENDA ITEM # N.7**

To approve request by the Department of Public Works to award contract PAVEMENT 5-26 BEDFORD ROAD & S. GRANDVIEW ROAD RECONSTRUCTION at a staff level and report the award at the next Improvement & Services Committee meeting.

BACKGROUND

Bedford Road is an old oil mat type road that is being replaced with a typical asphalt pavement over aggregate base. The roadway will be ditched on both sides. Bedford is on the far east side east of Huron Road and runs south off of Whittier. The Bid opening is scheduled for September 15, 2026. The Department is requesting to award at the staff level due to the Fall timing of bidding and the spacing of council meetings. It is advantageous to make the award to the lowest responsive bidder so work can be completed promptly.

RECOMMENDATION

To approve the award at the staff level.

FISCAL IMPACT

This project is included in the 2026 CIP.

ATTACHMENTS

None



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

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # N.8

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

- I. Sidewalk Builder
Spencer Concrete, Inc.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # N.9

Report the award of contract PAVEMENT 4-26 N. MAPLE AVENUE RECONSTRUCTION to Jossart Brothers, Inc. in the amount of \$4,037,989.93.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Quest CDN Project Bid Results - Pavement 4-26

PAVEMENT 4-26 N. MAPLE AVENUE RECONSTRUCTION

Quest Number: 10278379

Closing Date: Tue, 07/28/2026 09:00 AM CDT

Posting Type: Construction Project

Owner: Green Bay WI, City of

Solicitor: Green Bay WI, City of

Owner Name:	Green Bay WI, City of
Owner Contact:	Chuck Yang
Owner Phone:	920-448-3094
Solicitor Name:	Green Bay WI, City of
Contact:	Ting Thompson-Eagan
Email:	ting.thompson-eagan@greenbaywi.gov
Phone:	920-448-3103
Award Date:	
Comments:	
Award Status:	Pending
Letting Bid Tabulation:	View on vBid

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
Jossart Brothers, Inc.	Jason Hermsen	920-339-8500	jasonh@jossartbrothers.com	\$ 4,037,989.93		
Dorner Inc.	Tina Aschenbrenner	920-845-2442	tina.asch@dornerinc.com	\$ 4,314,690.00		
DE GROOT, INC.	MARK DE GROOT	920-866-2348	mark@degrootinc.com	\$ 4,414,529.33		



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

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # O.I

To approve an appeal by Becky Sally regarding the denial of her operator's license.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Becky Sally appeal
2. Sally - CCAP Background
3. Sally - CIB Background



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

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # O.2

To approve an appeal by Ashlee Cherney regarding the denial of her operator's license.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Ashlee Cherney appeal
2. Cherney CIB
3. Cherney Muni
4. Cherney CCAP



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

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # O.3

To approve an appeal by Raymond Smith regarding the denial of their operator's license.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Raymond Smith appeal
2. Smith CIB
3. Smith CCAP



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

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # O.4

To approve an appeal by Pierre Ashley regarding the denial of their operator's license.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Pierre Ashley appeal
2. Ashley CIB
3. Ashley Muni
4. Ashley CCAP-1
5. Ashley CCAP-2



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

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # O.5

To deny a waiver on the restriction on location established under Wis. Stat. sec. 125.68(3) prohibiting "Class A" or "Class B" licenses from being issued within 300 feet of a school relating to the "Class A" intoxicating liquor license application at 510 S Monroe Ave.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # O.6

To approve a new Class "A" Beer license for FRIENDS AND FAMILY PANTRY, INC at 510 S Monroe Ave with a premise description of "Sold/kept behind the counter where as beer will be sold from coolers".

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 510 S Monroe



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

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # O.7

To approve the renewal license application for "Class A" liquor and "Class A" beer for Rakhra Convenience LLC (Marathon) at 610 E Walnut St, pending approval from the proper authorities.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 610 E WALNUT LIQ & CIG



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

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # O.8

To approve a new Class "B" Beer and "Class B" Liquor license for EBC&S, LLC (Player 2 Arcade Bar) at 219 N Washington St with a premise description of "upper & lower level bar area, stored behind bars, kitchen, walk-in coolers, basement storage".

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 219 N WASHINGTON ST LIQ



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

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # O.9

To approve the conversion from a Reserve "Class B" Liquor license to a Regular "Class B" Liquor license for Slaud GbLL (Salud) at 708 Bodart St.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 708 Bodart St Class B liquor



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

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # O.10

To approve a change of agent for Green Bay Yachting Club, Inc (Green Bay Yachting Club) at 100 Bay Beach Rd to Nicole Koch.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. COA 100 Bay Beach



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

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # O.I I

To approve a limited expansion of license premises for KNK Plaza Hotel of Green Bay LLC (Hilton Garden Inn) at 1015 Lombardi Ave for 9/24/2026, 10/11/2026, 10/18/2026, 10/29/2026, and 11/15/2026 with a premise description of "Hilton Garden Inn Entrance into Parking lot."

BACKGROUND

RECOMMENDATION

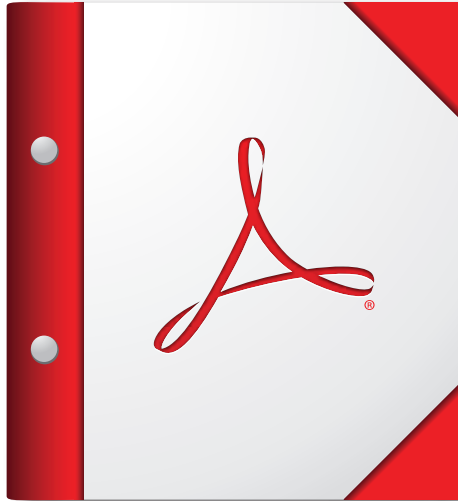
FISCAL IMPACT

ATTACHMENTS

1. Hilton Garden Inn Green Bay Detailed Map (I)
2. Hilton Garden Inn LELP

Hilton Garden Inn™





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Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!



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

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # O.12

To approve a resolution in support of adopting Brown County All Hazards Mitigation Plan.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Community Adoption Resolution

RESOLUTION IN SUPPORT OF ADOPTING BROWN COUNTY ALL HAZARDS MITIGATION PLAN

WHEREAS, the City of Green Bay recognizes that natural hazards pose a threat to people and property; and

WHEREAS, the City of Green Bay recognizes that undertaking hazard mitigation actions before disasters occur will reduce the potential for harm to people and property and save taxpayer dollars; and

WHEREAS, the City of Green Bay recognizes that an adopted all hazards mitigation plan is required as a condition of future grant funding for mitigation projects; and

WHEREAS, the County Board of Brown County has adopted the Brown County All Hazard Mitigation Plan as its official plan; and

WHEREAS, the City of Green Bay has reviewed such plan and recommends approval thereof for the City.

NOW, THEREFORE BE IT RESOLVED, that the City of Green Bay, Wisconsin, hereby adopts the *2026 Brown County All Hazards Mitigation Plan*, a copy of which is on file with the City of Green Bay's Clerk, as its official plan and directs that a copy of the same be forwarded to the Brown County Emergency Management Department.

BE IT FURTHER RESOLVED, upon approval of the *2026 Brown County All Hazards Mitigation Plan*, the Brown County Emergency Management Department will submit the adopted plan to Wisconsin Emergency Management and Federal Emergency Management Agency officials for final review and approval, as required under the Hazard Mitigation Grant Program.

Adopted _____

Approved _____

Eric Genrich

Mayor



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

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # O.13

To refer to staff to draft a memo reviewing current onboarding process for commission members and explore neighboring municipalities' current processes

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 08222026 1011 AM (CDT) - D10 - Ben Delie - Protection Policy Committee



Alders' Petitions and Communications

Alder's Name	D10 - Ben Delie
Committee Name	Protection & Policy Committee
Text of Communication	Referral to Staff Subject: Establishing a Communication Process for Appointed Commission and Committee Members I am referring to staff the matter of reviewing and, if necessary, amending the City of Green Bay’s current ordinances and governing procedures to establish a clear pathway for members of City commissions and committees to submit communications directly to the commission or committee on which they serve. Members of our City commissions and committees are appointed and approved to serve in these roles as representatives of the community. They should have a clear and consistent process that allows them to bring forward matters, concerns, recommendations, or other communications related to the work of the body on which they serve. I believe the City should provide specific ordinance language and procedures that outline how an individual commissioner or committee member may submit a communication for consideration by the body they serve on. This process should clearly identify how communications are submitted, any applicable deadlines, how they are placed on an agenda or otherwise distributed to members, and any limitations necessary to remain consistent with Wisconsin open meetings and public records requirements. The intent of this referral is not to circumvent the role of the chair, city staff, or established parliamentary procedures, but rather to ensure that individual members have an established and transparent mechanism to bring forward issues and communications in their official capacity. I respectfully ask staff to review the current ordinance and related policies and return with proposed language or recommendations that would establish this process for all City commissions and committees. Requested Action: Refer this matter to the appropriate City staff for review and development of proposed ordinance or policy language establishing a clear process for commission and committee members to submit communications to the body on which they serve.

**REPORT OF THE GREENBAY POLICE DEPARTMENT
GRANTING OPERATOR LICENSES**

September 15, 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

Albers, Ronald P	Lewis, Olivia R
Andrews, Zachary J	Martens, David A
Arellano Guzman, Icela	McClellan, Kiana R
Barry, Daniel J	Metoxen, Sienna R
Bateman, Matthew L	Mileski, Theresa A.
Battle, Geneva D	Moss, Isabella A
Beach, Twylite D	Perez, Jesse M
Becks, Klaudia J	Perez-Stevens, Nakita L
Belisle, William H	Phillips, Emily A
Beylon, Emilise Ye	Reif, Ryan J
Bryfczynski, Katelyn M	Reif, Tyler M
Bublitz, Greta K	Riley, Daniel S
Bunchek, Isabella C	Sanchez, Amelia
Butcher, Kristen N	Schuster, Tarah A
Corpus, Tina M	Silva, Joseph M
Danforth, Kainan	Skenandore, Sheena L
Delveaux, Jared R	Smith, Joshua J
Doxtator, Destiny R	Sotelo, Jada L
Eisch, Krysteena M	Swett, Eleanor A
Gehring, Grace P	Thompson, Richard E
Goode, Jane E	Vandenberg, Leah R
Grun, Mackenzie K	Waits Bird, Melynda G
Hernandez, Adrianna M	Wendt, Cole M
Hernandez, Renita S	Winkler, Genevieve A
Honaker, Christopher	Wowaczyk, Cayda C
Jellum, Angela E	
King, Antonia L	
King, Charlene F	
Knoke, Jacky L	
LaRock, Shenandoah R	
Leuthner, Lorranae M	



Report to the Green Bay Plan Commission

MEETING DATE

September 15, 2026

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # Q.1

To approve Conditional Use Permits to allow single-family homes at 725, 805, 809, 811, 815, 821, 825, 831, 837, and 855 Irvington Street and to allow two-family homes at 715 and 845 Irvington Street within the Office-Residential with conditions (OR) District (ZP 26-36 Public Hearing held August 31, 2026).

BACKGROUND

Reason for Request: The Community and Economic Development Department is requesting Conditional Use Permits (CUP) to allow single-family dwellings at 725, 805, 809, 811, 815, 821, 825, 831, 837, and 855 Irvington Street and two-family dwellings at 715 and 845 Irvington Street. The dwellings currently exist. The properties are in the process of being rezoned from General Commercial (C1) and Highway Commercial (C2) to Office-Residential (OR) District. Single and two-family dwellings are permitted in the OR District with a CUP. Approval of the CUPs would make the uses conforming and eliminate complications associated with having a nonconforming use.

Parcel Information: The subject area encompasses approximately 2 acres along the east side of Irvington Street and includes 715, 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, and 855 Irvington Street.

Subject Parcel Zoning and Land Use: General Commercial (C1) and Highway Commercial (C2); *Scheduled to be rezoned to Office-Residential (OR) on September 15, 2026* | Single and Two-Family Dwellings

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

- At the August 10, 2026, Plan Commission meeting, staff recommended rezoning the subject parcels to Low-Density Residential (R1). The recommendation made by the Plan Commission to City Council was to instead rezone the parcels to Office-Residential (OR). Plan Commission determined that the OR district offers a path to conforming status for the dwellings with the approval of CUPs. It was also determined that the OR district retains opportunities for commercial development/redevelopment that the Military Avenue Business Association was concerned about losing with the rezone to R1. This request is consistent with the Plan Commission's recommendation to bring the existing dwellings into conformance through the approval of CUPs.
- The request complies with the Land Use Development Standards and Conditional Use Permit Standards of the Zoning Code.

Surrounding Zoning Land Use:

North: Highway Commercial (C2) | Commercial

South: General Commercial (C1) | Vacant

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. Action to amend the future land use designation of the comprehensive plan to Mixed Residential is scheduled to take place at City Council on October 6, 2026, which would eliminate the inconsistency.

Land Use Development Standards: The following Land Use Development Standards from Sec. 44-1580 Residential Uses apply:

- (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.
- (b) Two-family dwelling, duplexes and semi-detached in R-1 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) Access to the second dwelling unit shall be either through a common hallway with one front entrance or by means of a separate entrance. The primary entrance shall be located on the facade fronting a public street.
 - (3) New housing types should be introduced in limited quantities to increase diversity and housing choice, not to replace whole blocks of existing housing. Therefore, no more than one-quarter of the lineal frontage of a block may be converted to two-family duplexes or two-family semi-detached housing, and no further two-family duplex or two-family semi-detached housing development is permitted once this threshold is reached.
 - (4) Duplexes and semi-detached housing 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.
 - (5) Duplexes and semi-detached housing shall be designed to meet the general physical layout for attached garages facing the right of way. Therefore, if the majority of the lineal frontage of a block does not have attached garages facing the right of way, new construction of garages shall not be attached facing the right of way. If the majority of the lineal frontage of a block has garages facing the right of way, attached garages facing the right of way may be constructed. The amount of attached garage stalls per building shall not exceed the average amount of garage stalls per building of the block the dwelling is located or two total stalls, whichever amount is greater.

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: Alder Eck, Military Avenue Business Association, Fireman's Park Neighborhood Association, and neighbors within 200' were notified. No comments have been received as of the drafting of this report.

RECOMMENDATION

Approval of the request subject to the following conditions:

1. Approval of ZO 09-26 (ZP 26-31) at the September 15, 2026, City Council meeting.
2. Compliance with all regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. ZP 26-36 Map
2. Letter from Keith Zimmerman

(ZP 26-36)

Conditional Use Permits for Single and Two-Family Dwellings East Side of Irvington Street



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. 17 Aug 2026 C:\Users\denamo\Documents\ArcGIS\Projects\MyProject2\MyProject2.aprx

Subject Parcels



200' Notification Buffer



0 40 80 160 Feet

August 26,2026

**City of Green Bay Plan Commission
c/o Dena Mooney, Planner I
Community & Economic Development Department
100 North Jefferson Street, Room 608
Green Bay, WI 54301**

Re: Proposed Rezoning and Conditional Use Requests – Irvington Street Properties

Dear Members of the Green Bay Plan Commission:

I am writing as the owner of 904 S. Military Avenue to strongly oppose the proposed rezoning of the Irvington Street properties from their existing commercial zoning to Office-Residential (OR).

My property has a direct connection to this issue because the rear parking lot serving my property is located along Irvington Street. Therefore, the future use and development of the Irvington Street properties directly affects the commercial character and future development potential of the area surrounding my property.

I also have personal experience with the City's treatment of commercially zoned property on Irvington Street.

Previously, I attempted to purchase 901 Irvington Street, a property that had been repossessed by the City. At the time, the property had a small house on it. I was interested in purchasing the property for commercial purposes, but I was told by the City that I could not purchase the property unless the existing house was demolished.

I accepted that requirement because I understood that the property was commercially zoned and that the City's objective was to maintain or encourage commercial use of the area.

That is why I am particularly concerned about the City's current proposal.

On one hand, I was told that a residential structure on 901 Irvington Street needed to be removed in order for the property to be used for commercial purposes. On the other hand, the City is now proposing to change the zoning of several nearby commercially zoned properties to Office-Residential specifically to accommodate existing residential structures.

I believe the Plan Commission should carefully consider this difference in approach.

I understand that the properties involved in this proposal are currently being used as single-family homes. I have no objection to the existing homeowners being able to remain in their homes. However, I do not believe that changing the underlying zoning from commercial to Office-Residential is the appropriate solution.

These properties are located along Irvington Street and near S. Military Avenue. Commercially zoned property in this location provides valuable opportunities for future businesses,

redevelopment, expansion and investment. Once that commercial zoning is removed, those opportunities may be permanently lost.

I also question whether financing difficulties associated with the existing nonconforming residential uses are sufficient justification for eliminating the commercial zoning. I understand the City's concern that nonconforming residential properties can have difficulty obtaining financing. However, I believe there should be other ways to address that issue without permanently eliminating the commercial development potential of these properties.

My experience with 901 Irvington Street makes this especially important to me. I was willing to invest in and develop that property for a commercial purpose, but the existing residential structure had to be removed. I believe the City should consider whether preserving commercial zoning on these properties could provide similar opportunities for future property owners and businesses.

I respectfully ask the Plan Commission to consider the long-term interests of the entire Irvington Street and Military Avenue area rather than focusing solely on the current residential use of individual properties.

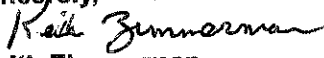
I strongly oppose changing these properties from commercial zoning to Office-Residential. I believe the existing commercial zoning should be preserved, while the City considers an alternative solution that allows the existing homes to remain without permanently giving up the commercial development potential of the area.

Unfortunately, I am unable to attend the August 31, 2026 Plan Commission meeting. I respectfully request that this letter be provided to the Plan Commission, entered into the public record, and considered before any recommendation or decision is made regarding these properties.

I would also appreciate a response explaining how the City intends to reconcile its previous requirement that the residential structure at 901 Irvington Street be removed for commercial use with the current proposal to change the zoning of neighboring commercially zoned properties in order to accommodate existing residential structures.

Thank you for your consideration.

Sincerely,


Keith Zimmerman
Zimmerman Holdings LLC
904 S. Military Avenue
Green Bay, WI 54304



Report to the Green Bay Plan Commission

MEETING DATE

September 15, 2026

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # Q.2

To approve a request to rezone 1004, 1016, 1018, 1024, 1032 Shawano Avenue from Low-Density Residential (R1) to Public Institutional (PI) (ZP 26-32 Public Hearing held August 31, 2026).

BACKGROUND

Reason for Request: The applicant seeks to create a potential addition to the Resurrection Food Pantry at 1004 Shawano Avenue. A food pantry is considered to be an other public-semi public use. R1 does not allow for said use. PI allows for said use as a conditional use permit. The rest of the sites are for church use (Resurrection Lutheran).

Parcel Information: The subject area is five parcels apart for two uses; Resurrection Lutheran Church and Resurrection Food Pantry. These parcels constitute about 1.45 acres. It is located on the north side of Shawano Avenue, just to the west of West High School.

Subject Parcel Zoning and Land Use:

Low-Density Residential (R1) | Church and food pantry

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

- Staff views this action as a clean-up action. PI Public Institutional zoning is more in alignment with other established churches in neighborhoods, especially along arterials like Shawano Avenue.
- The area consists of 5 parcels. 4 of the parcels are the principal structure, parsonage, and accessory parking.

The fifth parcel at 1004 Shawano Avenue is Resurrection Food Pantry. This use is technically separate from the church itself. The food pantry has been considered to be an accessory to the church. However, since the parcel is separate, planning staff considers this use independent. In addition to rezoning, a conditional use permit is needed as a 'clean-up' action to codify the use and facilitate potential future expansion efforts.

Surrounding Zoning Land Use:

North: Low-Density Residential (R1) | Single Family Residence

South: Low-Density Residential (R1) | Single Family and Two-Family Residences

East: Public Institutional (PI) | West High School

West: Low-Density Residential (R1) | Single Family Residence

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends public/semi-public and mixed residential land use. This action is not inconsistent with this recommendation.

Public Notification: Alder Delie, Fisk Addition Neighborhood Association, and neighbors within 200' were notified. No comments have been received as of the drafting of this report.

RECOMMENDATION

Approval of the request to rezone parcels from R1 Low Density Residential to P1 Public Institutional.

FISCAL IMPACT

ATTACHMENTS

1. 26-32 and 26-33 Application Redacted
2. ZP 26-32 and 36-33 Narrative
3. Property Map 26-32



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: 1004 SHAWANO AVE, GREEN BAY, WI 54303
Parcel Number(s): 3-1099
Petitioner(s): LARRY PETERSON Date: _____
Email: L. Redacted Phone Number: 920
City: GREEN BAY State: WI Zip: 54304
Property Owner: RESURRECTION LUTHERAN CHURCH Phone Number: 920

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

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

I, Larry Peterson, respectfully request that the City of Green Bay take the following action:

- | | |
|-------------------------------------|---|
| ☒ | Rezone Property (\$375.00 Review Fee) <u>21-91</u> |
| ☒ | Conditional Use and CUP Amendment, including Single Lot Duplex (\$375.00 Review Fee) <u>other non public - fr. park</u> |
| ☐ | 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: Carol Bouernans Date: 8-5-2026
Petitioner Signature(s): Larry Peterson 8-5-2026

Checklist of required attachments:

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

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

For office use only:

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

Rezone and Conditional Use Permit Summary

1004 Shawano Avenue

Resurrection Food Pantry

1004, 1016, 1018, 1024, 1032 Shawano Avenue

Resurrection Food Pantry and Resurrection Lutheran Church

Conditional Use Permit for Food Pantry

Rezone for Food Pantry and Resurrection Church



- Proposed CUP
- 200' Property Owner Notice

Rezone and Conditional Use Permit (CUP) Request

1004, 1016, 1018, 1024, 1032 Shawano Avenue

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Map prepared by JL



Report to the Green Bay Plan Commission

MEETING DATE

September 15, 2026

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # Q.3

To approve a request for a Conditional Use Permit to allow for an other public or semi-public use (food pantry) within a Public Institutional (PI) district at 1004 Shawano Avenue with conditions (ZP 26-33 Public Hearing held August 31, 2026).

BACKGROUND

Reason for Request: The applicant seeks to create a potential addition to the Resurrection Food Pantry at 1004 Shawano Avenue. A food pantry is considered to be an other public-semi public use.

Parcel Information: The subject area is located at the corner of Shawano Avenue and O'Brien Street across from West High School. The parcel is 10,294 square feet.

Subject Parcel Zoning and Land Use:

Low-Density Residential (R1) | Church and food pantry

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

- Staff views this CUP request as a clean-up action. Resurrection Lutheran Church has been the user of the property. It has been used as a food pantry for years.
- This request separates an accessory church use and food pantry use. Staff considers a food pantry use designation to be an other semi-public use and is appropriate within the PI designation.
- A change to allow for a CUP for other semi-public use for a food pantry allows for expansion or renovation potential at the site.

Surrounding Zoning Land Use:

North: Low-Density Residential (R1) | Single Family Residence

South: Low-Density Residential (R1) | Single Family Residence

East: Public Institutional (PI) | West High School

West: Low-Density Residential (R1) | Single Family Residence

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends public/semi-public land use. This action is not inconsistent with this recommendation.

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: Alder Delie, Fisk Addition Neighborhood Association, and neighbors within 200' were notified. No comments have been received as of the drafting of this report.

RECOMMENDATION

Staff recommends approval of a Conditional Use Permit to allow for a food pantry as an other public/semi-public use subject to the following condition:

- I. Compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. 26-32 and 26-33 Application Redacted
2. ZP 26-32 and 36-33 Narrative
3. Property Map 26-33 Template CUP



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: 1004 SHAWANO AVE, GREEN BAY, WI 54303
Parcel Number(s): 3-1099
Petitioner(s): LARRY PETERSON Date: _____
Email: L. Redacted Phone Number: 920
City: GREEN BAY State: WI Zip: 54304
Property Owner: RESURRECTION LUTHERAN CHURCH Phone Number: 920

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

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

I, Larry Peterson, respectfully request that the City of Green Bay take the following action:

- | | |
|-------------------------------------|---|
| ☒ | Rezone Property (\$375.00 Review Fee) <u>21-91</u> |
| ☒ | Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee) <u>other non public - fr. park</u> |
| ☐ | 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: Carol Bouernans Date: 8-5-2026

Petitioner Signature(s): Larry Peterson 8-5-2026

Checklist of required attachments:

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

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

For office use only:

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

Rezone and Conditional Use Permit Summary

1004 Shawano Avenue

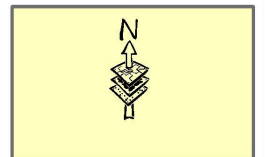
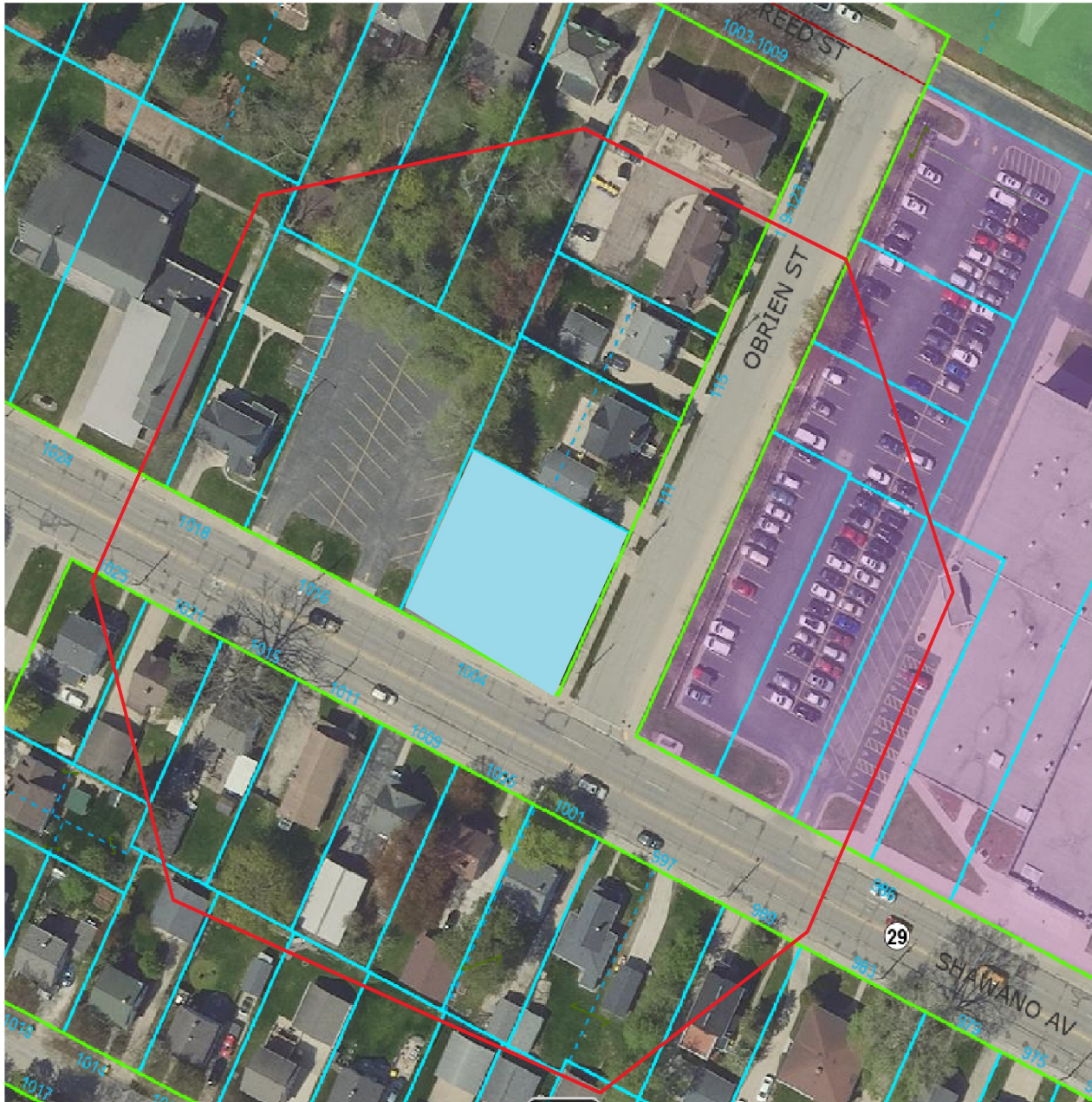
Resurrection Food Pantry

1004, 1016, 1018, 1024, 1032 Shawano Avenue

Resurrection Food Pantry and Resurrection Lutheran Church

Conditional Use Permit for Food Pantry

Rezone for Food Pantry and Resurrection Church



- Proposed CUP
- 200' Property Owner Notice

Conditional Use Permit (CUP) Request

1004 Shawano Avenue

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Map prepared by JL



Report to the Green Bay Plan Commission

MEETING DATE

September 15, 2026

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # Q.4

To approve a request for a Conditional Use Permit to allow for an accessory side wall height and building height to exceed maximum height standards within an R1 Low-Density Residential district at 1013 S Jackson Street with conditions (ZP 26-34 Public Hearing held August 31, 2026).

BACKGROUND

Reason for Request: The applicant seeks to replace an existing accessory building which has a side wall of 14 feet in height and a roof height of approximately 17 feet, measured to mid-point. This request exceeds typical standards for an accessory building which limits the sidewall height to 10 feet and building height to 16 feet without a conditional use permit.

Parcel Information: The subject area is a 60-foot wide by 165-foot deep parcel located on S Jackson Street between Eliza Street and Emilie Street. The parcel is a single-family residence.

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 replace an existing accessory building which measures approximately 29 x 20 feet. The proposed accessory building will replace the footprint of the existing accessory building which is located in the same location.

The existing accessory building was originally built as a carriage house and has been used as a three-stall garage and storage space. The new accessory building is proposed to be a three-stall garage with electrical service to the second story but does not offer other utilities and will not be used as an ADU/carriage house.

The principal structure is a 2-story home and the proposed accessory building is smaller in size and height compared to the principal structure. A neighboring house shares a driveway with the home at 1013 S Jackson. The proposed structure is smaller in height and size compared to said house.

This request was initially reviewed by the Landmarks Commission earlier this year and the structure was approved. The applicant is seeking to place the building in the same location as the existing building. The existing building is located approximately 2.5 feet from the side property line and 1.3 feet from the rear property line. New construction must meet the existing code and the placement of said accessory building must be setback at least 4 feet from the rear property line. If the applicant seeks to place the building 1.5 feet from the rear property line, the applicant's site plan will be rejected by planning staff and will require a variance from the Board of Appeals.

Surrounding Zoning Land Use:

North: Low-Density Residential (R1) | Single Family Residence

South: Low-Density Residential (R1) | Single Family Residence

East: Low-Density Residential (R1) | Single Family Residence

West: Low-Density Residential (R1) | Single Family Residence

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends low density residential land use. This action is not inconsistent with this recommendation.

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: Alder Shelton, Astor Neighborhood Association, and neighbors within 200' were notified. No comments have been received as of the drafting of this report.

RECOMMENDATION

Approval of the request to allow for a side wall height of 14' and a roof height of 17' for an accessory building subject to the following conditions:

1. Compliance with all regulations of the Green Bay Municipal Code
2. If the property owner seeks to place the accessory structure 1.3' from the rear property, a variance from the Board of Appeals must be approved. If the Board of Appeals does not grant a variance, the garage must either be reduced in size or moved to 4 feet from the rear property line.

FISCAL IMPACT

ATTACHMENTS

1. ZP 26-34 Redacted Application and Info
2. Property Map 26-34 Template
3. Letter from Karen Stewart and Janice Conard



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: 1013 S. Jackson St.

Parcel Number(s): 16-246

Petitioner(s): Mary Schils and Roy Geil

Date: Aug. 7, 2026

Email: [REDACTED]

Phone Number: [REDACTED]

Address: 1013 S. Jackson St.

City: Green Bay

State: WI

Zip: 54301

Property Owner: Roy Geil et al

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, Mary Schils and Roy Geil, 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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- ☐ 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)
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- ☐ 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: Roy R. Geil Mary Schils

Date: 8/7/26

Petitioner Signature(s): Mary Schils Roy R. Geil

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: 315

Receipt No.: _____

Zoning Petition No.: 2634

We are requesting a CUP for an accessory structure at 1013 S. Jackson St. Our home was built in 1896 and is located within the Astor historic district. We are deeply committed to maintaining historic accuracy for both our home and carriage house (which is also original).

Our carriage house (now used as a three-stall garage) has lost its structural integrity and is becoming unsafe. While our preference has always been to find a way to save the structure through an appropriate restoration, we have been unable to find a contractor willing to take on the project. We searched quite a bit and after looking at the scope of work, no one was willing to bid on it.

Reluctantly, we changed course to explore demolition and rebuild. We hired an architect to draw plans for an exact replica of the original carriage house. The proposed structure maintains the width, depth and height of the original, and is true to the aesthetic of home. Our goal is to create a structure that is appropriate to the historic nature of our property and is respectful of the original. (The second story of the original carriage house was literally used for feed storage. We use it for storage as well.)

We appeared before the Historic Landmark Commission in May of this year and received a Certificate of Appropriateness for the project. They were appreciative of our efforts to restore the original structure and approved our proposed new structure as an acceptable alternative.

We understand that the height of the carriage house/garage is outside the current guidelines for accessory structures. Our intent is exclusively to maintain the appropriate scale of the building in comparison to our historic home which is two-plus stories in height. The plan does include electrical service to the second story but does not include other utilities. There is no intent to use the second story as anything other than storage.

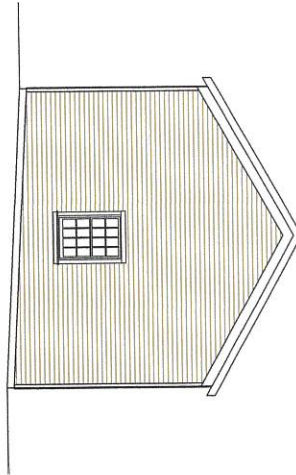
We appreciate the Commission's review of our request.

Mary Schils and LeRoy (Roy) Geil

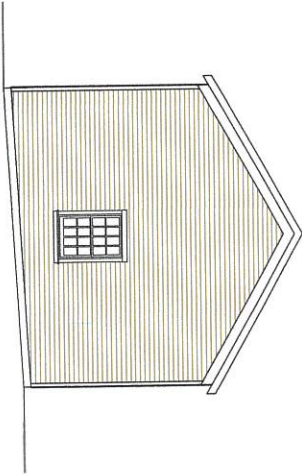
1013 S. Jackson St.

920-288-9302

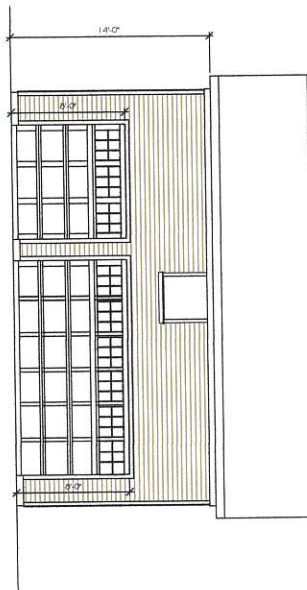
LEFT SIDE ELEVATION



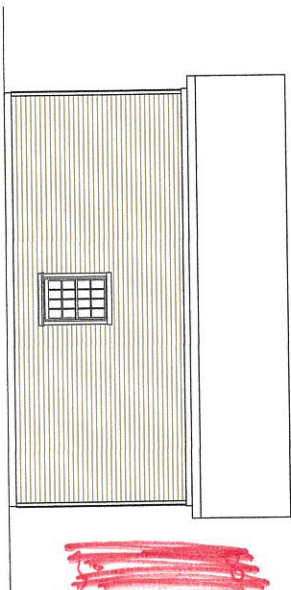
RIGHT SIDE ELEVATION



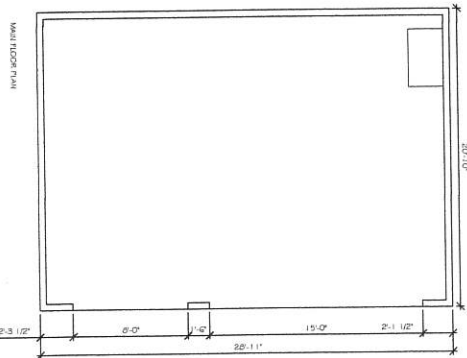
FRONT ELEVATION



REAR ELEVATION



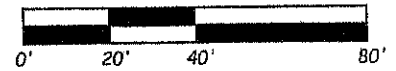
Handwritten red scribbles and the number 3.



PLAT OF SURVEY

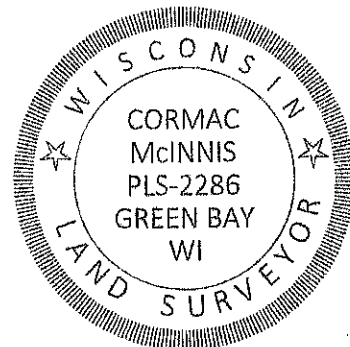
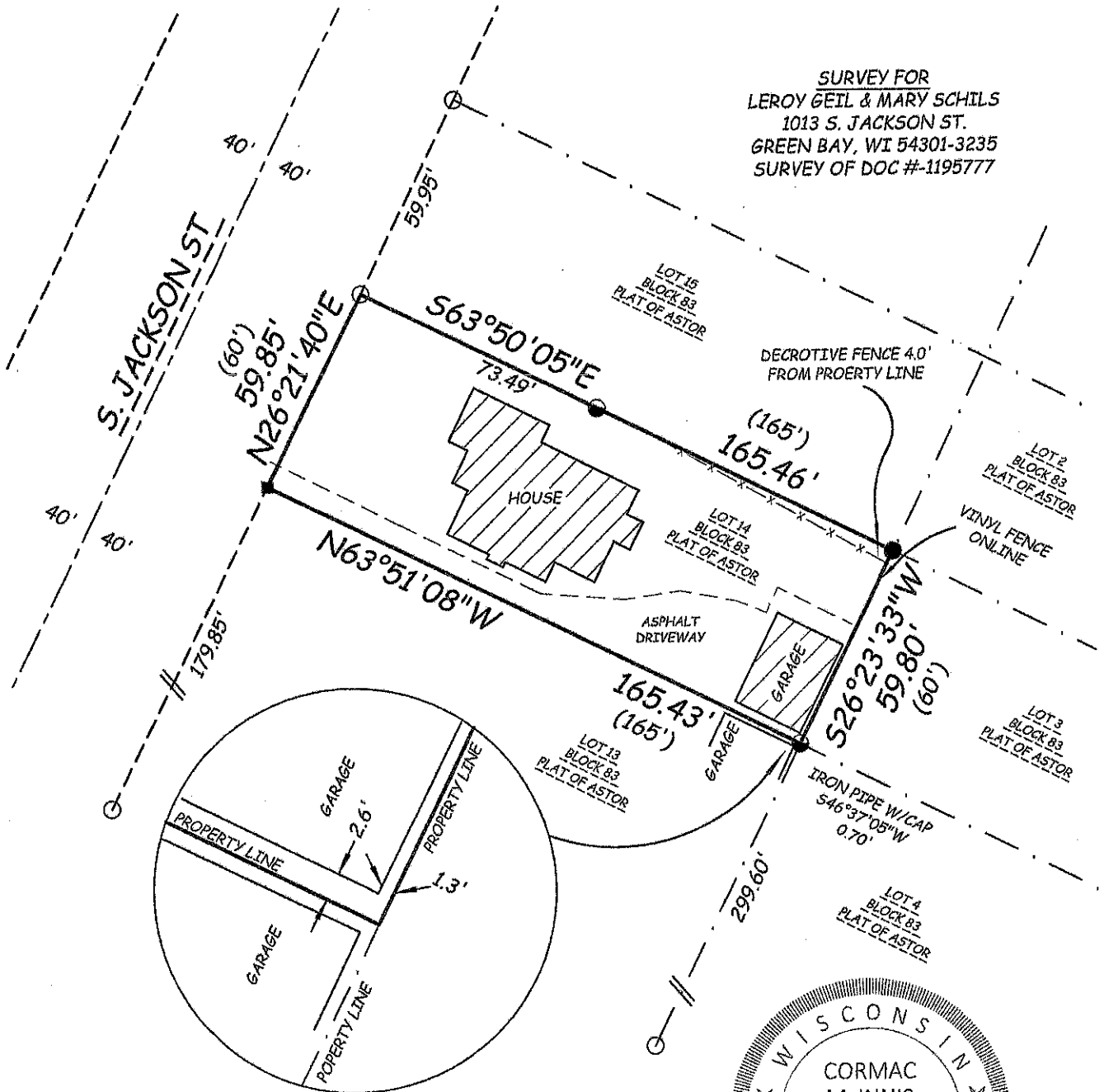
LOT FOURTEEN, BLOCK EIGHTY THREE, ACCORDING TO THE
RECORDED PLAT OF ASTOR IN THE CITY OF GREEN BAY, EAST
SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

SCALE = 1" = 40'



BEARINGS ARE REFERENCED TO THE
EAST LINE OF S. JACKSON STREET,
WHICH BEARS N 26°21'40"E

SURVEY FOR
LEROY GEIL & MARY SCHILS
1013 S. JACKSON ST.
GREEN BAY, WI 54301-3235
SURVEY OF DOC #-1195777

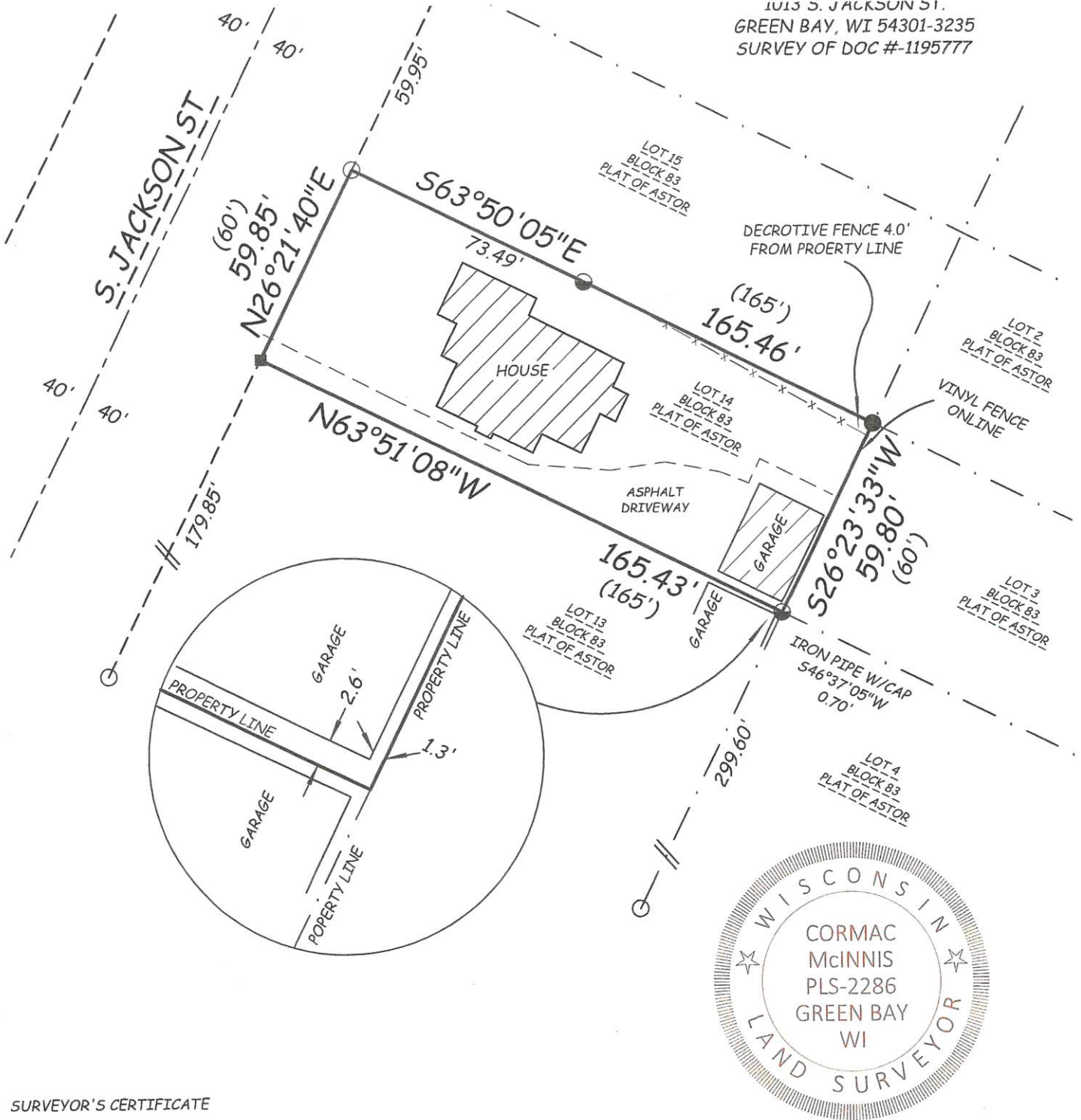


SURVEYOR'S CERTIFICATE

I, CORMAC A. MCINNIS, WISCONSIN PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED LANDS AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES AND VISIBLE ENCROACHMENTS, IF ANY. I FURTHER CERTIFY THAT THIS SURVEY COMPLIES WITH CHAPTER 19.7 OF THE WISCONSIN ADMINISTRATIVE CODE

LEGEND

● 1" X 18" IRON PIPE SET,
WEIGHING 113 LBS/FT



SURVEYOR'S CERTIFICATE

I, CORMAC A. MCINNIS, WISCONSIN PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED LANDS AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES AND VISIBLE ENCROACHMENTS, IF ANY. I FURTHER CERTIFY THAT THIS SURVEY COMPLIES WITH CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE.

FIELD SURVEY COMPLETED: JUNE 19, 2026

C. McINNIS 7-17-26
CORMAC A. MCINNIS, S-2286-008 DATE

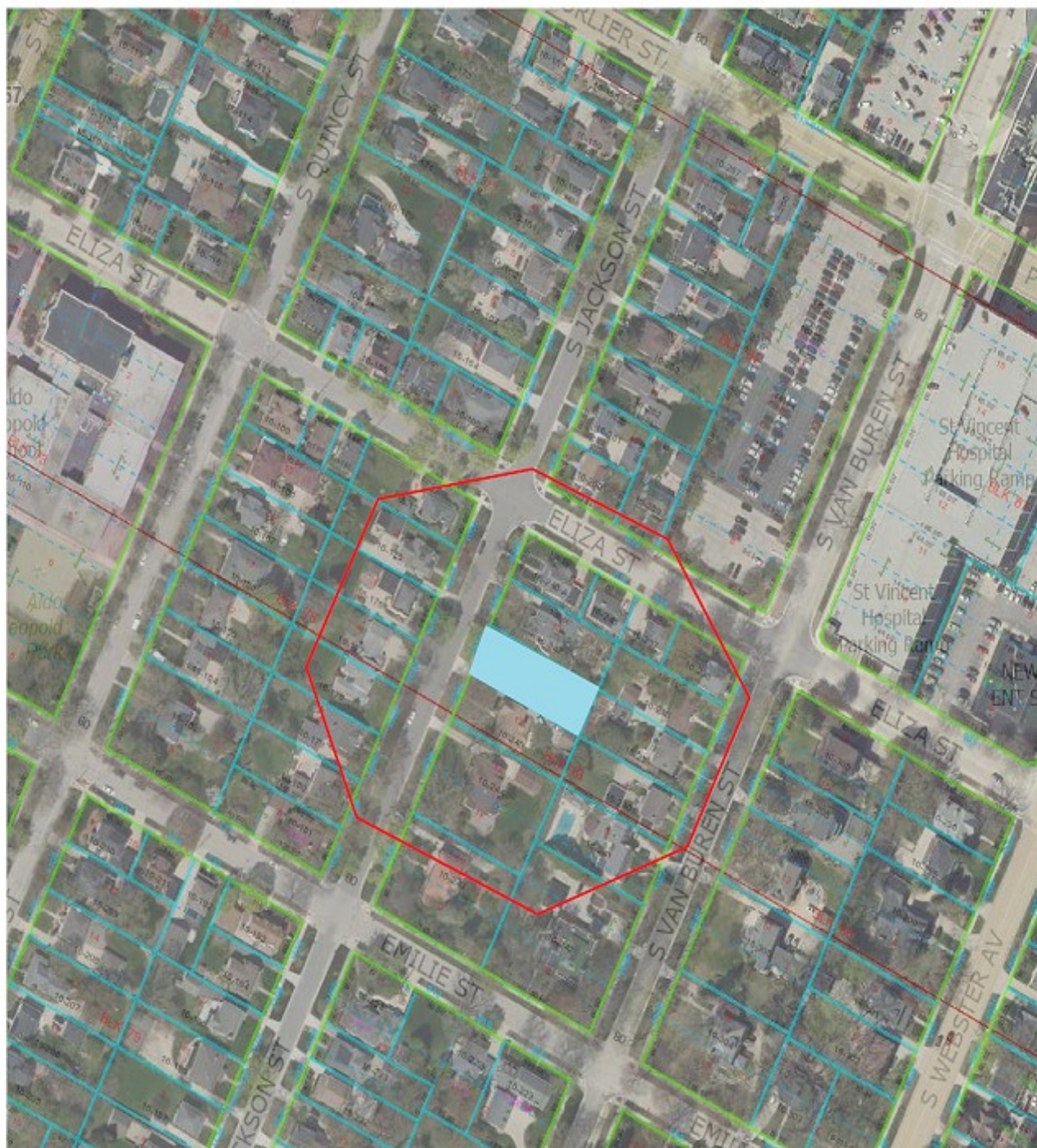
LEGEND

- 1" X 18" IRON PIPE SET, WEIGHING 1.13 LBS/FT.
- 1.5" P.K. NAIL SET
- ¾" I.D. IRON PIPE FND.
- ◐ 1" O.D. IRON PIPE FND.
- () RECORDED AS



McInnis Land Surveying, LLC
2951 Timberline Dr.
Green Bay, WI 54313
920-737-8164
mcinnislandsurveying@gmail.com

Project # 26-017 - Mary Schils POS
Drawing # 26-017 mary schils pos.dwg
Date: 2026-07-13



 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
Accessory building exceeding 10' in height for
side wall and 16' in height for structure height.

1013 S Jackson St.

Green Bay Wisconsin
Community and Economic Development Department

(ZP) 26-34

In re: 1013 South Jackson)
Green Bay Wisconsin 54301,)
Applicant)
-)
_____)

**RE: MOTION TO CONTINUE HEARING,
and
MOTION TO ALLOW ADJOINING LANDOWNERS A REASONABLE TIME TO
RESPOND.**

Come the undersigned adjacent property owners at 1021 South Jackson Street, Green Bay Wisconsin, and move for the Department an order for additional time to review the records and begin discovery if needed.

We received notice of the hearing scheduled for August 31, 2026. It was mailed to us and delivered by the U.S. Postal Service to our home on Friday August 21, 2026. On Thursday, August 27, a sign appeared in the applicant's yard directing questions about to matter to the Community and Economic Development Department. When the undersigned called the number to inquire to the status of the rezoning case the next day (about 12:00 p.m. Friday) the Economic Development Department was closed.

This matter began before the Landmarks Commission. A hearing was conducted on May 20, 2026, but neither of the undersigned adjoining owners were "recognized" nor allowed to speak. Our microphone was muted by someone on the Commission. We were shut out completely.

In addition to denial of our due process rights, we have been given absolutely no information at all on the zoning issue: no measurements, no scale drawings, nothing. We will have to have this information (and considerably more) before we can make informed judgments about our vested property interests and our path forward. We need to see a true copy of the Commission's file. This is a matter of significance which should not be rushed. Our property value could easily be adversely affected by what we believe to be the construction of a two story

residence. Our property is zoned for single family dwellings.

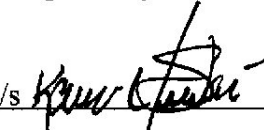
Given the fact that, at the time of our receipt of the Department's notice, Karen L. Stewart was preparing for diagnostic testing to determine whether her breast cancer, which has been in remission for over eight years, has returned. Testing began on Friday August 27, 2026, is on going but should end by October 14, 2026.

This is no time to pile administrative hearings on top of life and death decisions. It is not fair.

Assuming the undersigned Karen L. Stewart survives until then, she will be available to attend and be heard on or after October 15, 2026.

WHEREFORE, the undersigned hereby demand recognition of our due process and hearing rights, and a full due process hearing conducted pursuant to Goldberg v. Kelly, 397 U. S. 254 (1970).

Respectfully submitted,

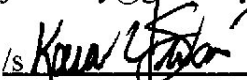
/s/ 

Karen L. Stewart, co-owner of 1021 South Jackson Street and Member of the State Bar of Wisconsin.
Member Number: 1069658
1021 South Jackson Street
Green Bay, Wisconsin 54301
(920) 857-9605

/s/ 

Janice L. Conard,
Co-owner of 1021 South Jackson Street
Green Bay, Wisconsin 54301
(920) 857-9605

A true copy of this Motion to Continue Hearing and Motion to Allow Adjoining Landowners a Reasonable Time to Respond was directed to Jon Leroy by electronic mail at: jon.leroy@greenbay.wi.gov, on this the 30th day of August 2026.

/s/ 
Karen L. Stewart

/s/ 
Janice L. Conard



Report to the Green Bay Plan Commission

MEETING DATE

September 15, 2026

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # Q.5

To deny a request to amend the City's Official Map by removing a future road between Sussex Road and Future Durham Road (OMA 26-01).

BACKGROUND

Reason for Request: The applicants own Parcel 22-159-4. An officially mapped road exists on this parcel and the adjacent parcel (Parcel 22-160-1), which extends from Sussex Road to future Durham Road. The applicants would like to build a house on their parcel where the officially mapped road is located. For the house to be built in its desired location, the applicants are requesting an amendment to remove this future road from the Official Map.

Parcel Information: The site, which is located north-west of the intersection of Sussex Road and Scottwood Drive, consists of two parcels. Parcel 22-160-1 is 4.26 acres and Parcel 22-159-4 is 3.29 acres.

Subject Parcel Zoning and Land Use: Low-Density Residential (R1) | Vacant

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

- Sussex Road was built between 2000 and 2005, and its construction included the street stub for the proposed future road.
- The future road follows the existing road pattern of the neighborhood.
- The purpose of an official map in Wisconsin is to legally reserve and protect land layout for future public infrastructure, such as streets, to promote public health, safety, and orderly community development. By identifying and protecting planned corridors ahead of time, municipalities can preserve future infrastructure options for when the improvements are ultimately needed. Simply put, it's a long range planning tool that helps preserve options for future development and connectivity.
- Staff informed the applicants of the officially mapped road prior to purchasing the property.
- The application did not include a letter or signature of support from Gesina Thiry, the owner of Parcel 22-160-1, who is affected by this request.
- The applicant's parcel is over 3 acres in size and provides other opportunities for the location of the house or relocation of the road. Discussions have been held with the applicants on other possible locations for the house and road, but they have decided to move forward with the request as proposed.
- Key takeaways of the Go Big Green Bay 2050 Comprehensive Plan related to the request include: 1) Develop connected streets that provide transportation flexibility with increased safety and discourage cul-de-sac streets; 2) The Community Engagement Summary identified improved connections/connectivity as a major theme during the Community Visioning Workshop; and 3) District 9 identifies the area as a Housing Opportunity area and Neighborhood Node. A Neighborhood Node area encourages economic development that supports everyday necessities for residents and builds key points of social infrastructure. The Housing Opportunity area focuses on increasing density and mixed-use development in a context-sensitive manner around the Red Smith

neighborhood.

Surrounding Zoning Land Use:

North: Low-Density Residential (R1) | Single-Family Residential, Vacant

South: Low-Density Residential (R1) | Single-Family Residential, Vacant

East: Low-Density Residential (R1), Planned Unit Development (PUD) | Vacant

West: Low-Density Residential (R1) | Vacant

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends Mixed Residential land uses for the project area.

Land Use Development Standards: Not applicable.

Public Notification: Alder Grant, Red Smith Neighborhood Association, and affected property owners within 400' have been notified of the request. No comments have been received as of the drafting of this report. A neighborhood meeting was held on Tuesday, July 28, 2026. The consensus of the neighborhood (19 residents) was in support of the applicant's request.

RECOMMENDATION

Denial of the request.

FISCAL IMPACT

ATTACHMENTS

1. OMA 26-01 Application_redacted
2. OMA 26-01 Narrative
3. OMA 26-01 Map from Applicant
4. OMA 26-01 Map
5. 091526 PP - CC - ROTPC OMA 26-01

250491



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: Sussex Road

Parcel Number(s): 22-159-4

Petitioner(s): Vierbicher (Brad Rymer)

Date: 06/05/2025

Email: [REDACTED]

Phone Number: [REDACTED]

Address: 400 Security Blvd

City: Green Bay

State: WI

Zip: 54313

Property Owner: Mai Xiong & Jack Yer Yang

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 Rymer of Vierbicher as agent, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property (\$375.00 Review Fee)
- ☐ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- ☐ 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: Mai Xiong

Date: 07/30/26

Petitioner Signature(s): Brad Rymer

Digitally signed by Brad Rymer
Date: 2025.06.06 10:58:35 -0500

Brad Rymer

Digitally signed by Brad Rymer
Date: 2026.07.30 07:33:16 -0500

Checklist of required attachments:

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

For office use only:

Review Fee: _____

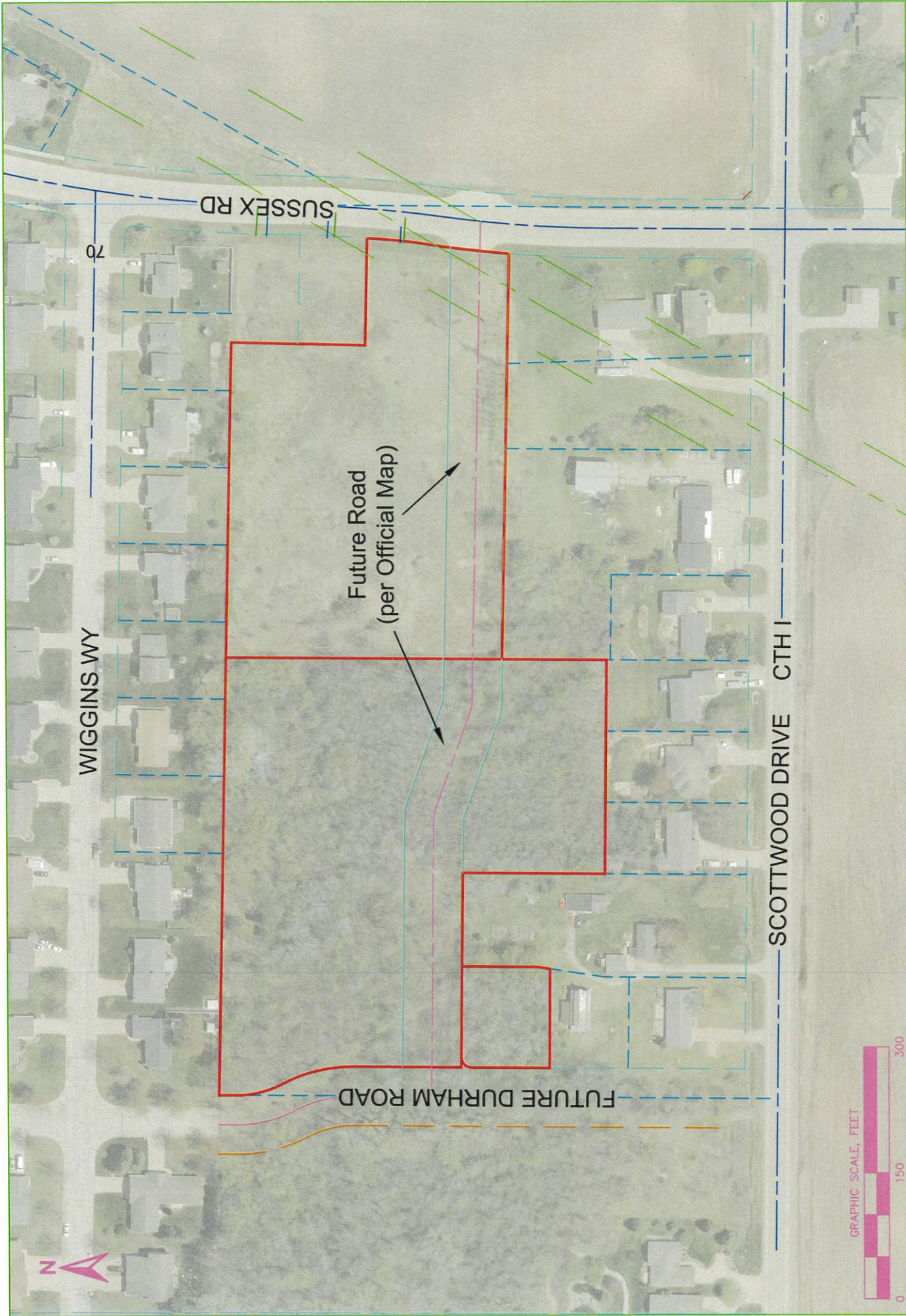
Receipt No.: _____

Zoning Petition No.: _____

Official Map Amendment request

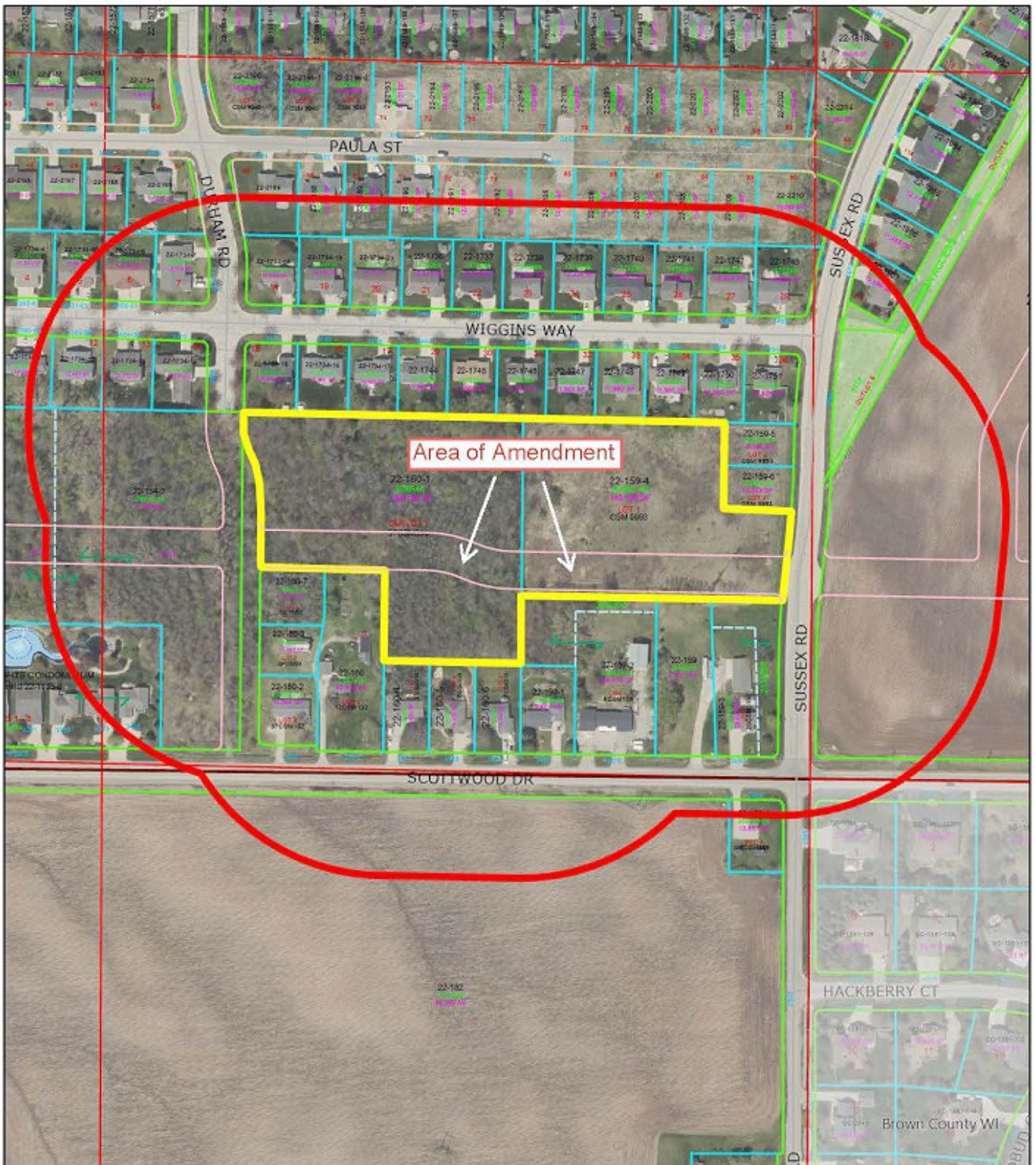
Jack Yang & Mai Xiong (Parcel 22-159-4)

The current official city map depicts a future road connection between Sussex Road on the East and future Durham Road on the West. We are asking that this portion of the road be removed/eliminated from the official map. The current property owner of Tax Parcel 22-159-4 is the applicant. The future road is depicted wholly on the subject parcel and adjacent to their Southerly lot line sharing the future road with the adjacent property owners to the South (Tax Parcels 22-159-3, 22-159 & 22-159-2). The Westerly extension of this future road goes through a larger parcel (22-160-1) of land in which the owner purchased simply to not have neighbors behind her. The applicant would like to build a home on said parcel and orientate it in such a way that encroaches and/or restricts future development in the area of the future road. A neighborhood meeting was held and several of the neighbors attended. A conversation was had with the neighbors regarding the request to remove the future road from the map. Development costs were discussed with the neighbors deterring them from the likelihood of constructing the future road after seeing very little benefit to selling off a portion of their existing parcels. All neighbors in attendance were in agreement to remove the future road from the map. The adjacent property owners to the South also concurred that development of the rear of their parcels was not something they were interested in. There are drainage issues in the area of the mapped road. The neighbors concluded that the drainage issue would only get worse if development were to occur with the construction of the future road and then additional houses. More conversation was had regarding future Durham Road than the elimination of this mapped road. In addition to the elimination of the future road, the development to the East and across Sussex Road was previously approved with the connection to Sussex Road in a slightly different location than officially mapped. We will be submitting for that development very shortly. This will include an official map amendment along with a preliminary plat.



vierbicher
planners | engineers | advisors

Official Map Amendment
City of Green Bay, Brown County, Wisconsin
06/29/2026



(OMA 26-01) Official Map Amendment Between Sussex Rd and Future Durham Rd

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. 18 Aug 2026 C:\Users\denamo\Documents\ArcGIS\Projects\OMA Sussex Future Durham Rd\OMA Sussex Future Durham Rd.aprx



- Subject Parcels
- 400' Notification Area
- Officially Mapped Roads

1992 Aerial

First plats
began in the
late 1970s

A

NICOLET DR

KATHY DR

BAY SETTLEMENT RD

OMA 26-01
Sussex Rd to
Future Durham Rd
Area shown hatched



SCOTTWOOD DR

I

2005 Aerial

Significant
home
development
in the 1990s
and early
2000s

A

NICOLET DR

KATHY DR

SUSSEX RD

BAY SETTLEMENT RD

SCOTTWOOD DR

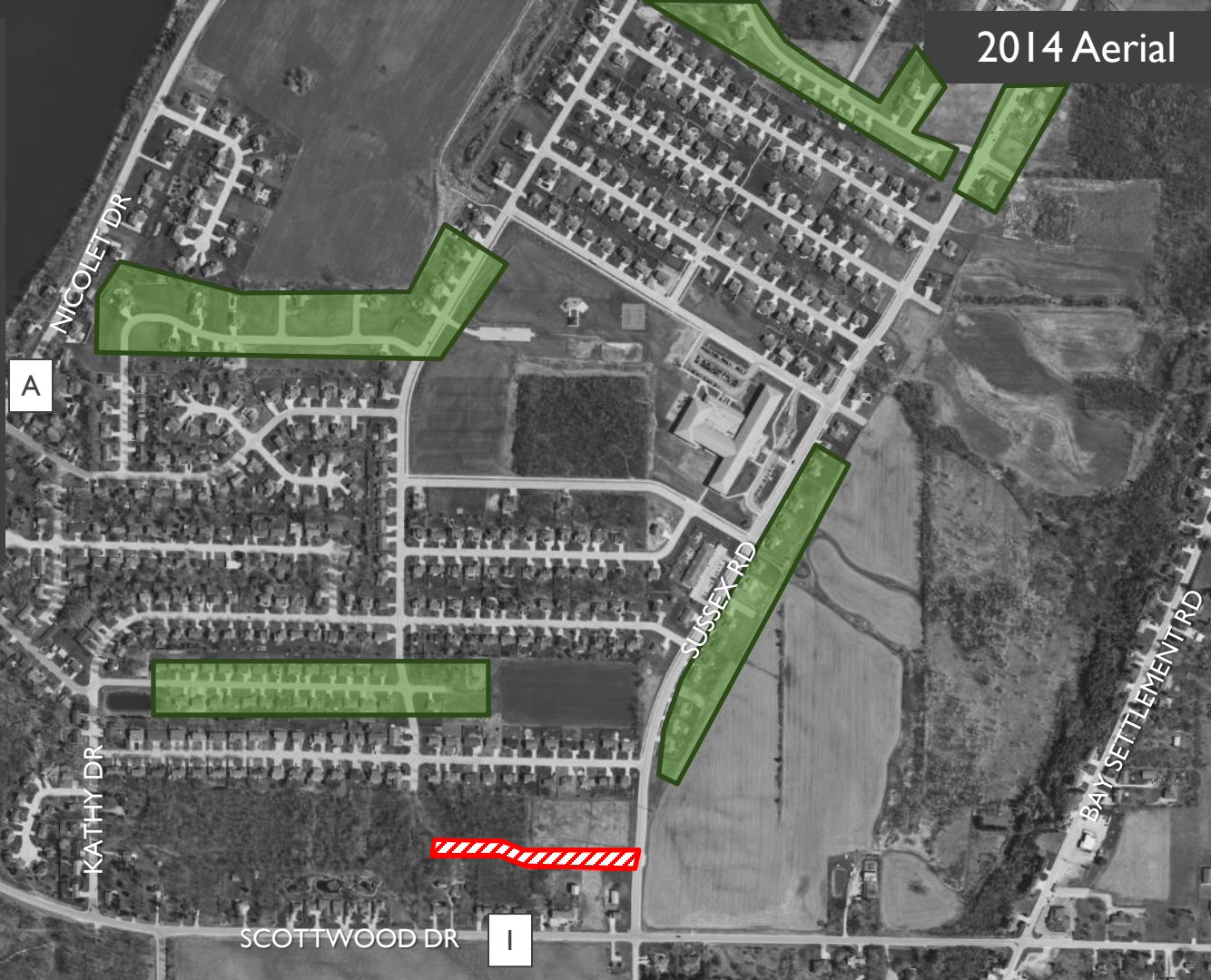
I

OMA 26-01
Sussex Rd to
Future Durham Rd
Area shown hatched



Development of homes continued, including new roads and road extensions through the early and mid 2010s

2014 Aerial



OMA 26-01
Sussex Rd to
Future Durham Rd
Area shown hatched



Continued
infill
development
and new
roads built or
extended in
the last 10
years

2023 Aerial

A

NICOLET DR

KATHY DR

SUSSEX RD

BAY SETTLEMENT RD

SCOTTWOOD DR

I

OMA 26-01
Sussex Rd to
Future Durham Rd
Area shown hatched



Official Area Development Plan (ADP) showing how future roads and infrastructure will connect as the neighborhood continues to grow.

2023 Aerial & Official Area Development Plan Map



OMA 26-01
Sussex Rd to
Future Durham Rd
Area shown hatched

Bay Waterfront District Framework

Reinvestment Node: Establish local-serving commercial options that incorporate public spaces.

Regional Node: Promote a wide array of commercial businesses, services, and public/semi-public facilities.

Neighborhood Node: Encourage economic development that supports everyday necessities for residents and builds key points of social infrastructure.

Active Transportation Connection: Extend bike and pedestrian access connecting residents to parks and other nearby community amenities.

Community Amenity: Integrate public amenity spaces into the neighborhood with a variety of programming for all ages and lifestyles. Include public art where possible to build on established placemaking efforts.

Housing Opportunity: Focus on increasing density and mixed-use development in a context sensitive manner around the Red Smith neighborhood.

Reinvestment Opportunity: As Renard Island is developed by the County, the City should promote a mix of development that supports the goal of activating the waterfront.

What am I looking at?



Bay Ecosystem
Work with local organizations and UWGB to promote environmental stewardship of the bay, restoring natural habitats and preserving the bay ecosystem.

Sisters of St. Francis Development
Encourage development with an ecological focus in mind. Ensure that conservation of natural areas is a key element in future planning.

Active Waterfront
Promote a linear greenway along the bay that includes public access points, pocket parks, scenic views, and public art every other mile if feasible.

Activate the Marina
Promote wayfinding and accessibility to the marina.

Promote the Bay
Connect marina to recreational uses with more appropriate mixed-use development. Discourage industrial uses along the bay.

Renard Island
Work with the County to promote habitat restoration at Renard Island and encourage development along Bay Beach Road to create an exciting destination space.

Phoenix Innovation Park
UWGB and the County have been working towards developing a research park on campus to foster entrepreneurship and additional campus amenities.

Personality #3
Riverfront Corridor
See Page 90

Active Waterfront
Promote a linear greenway along the bay that includes public access points, pocket parks, scenic views, and public art every other mile if feasible.

Landfill Redevelopment
If the Yard Waste Collection site were ever available, the City should consider proposals for integrating this site into the larger Wildlife Sanctuary area.

University Village
Work with UWGB to connect the campus with the surrounding neighborhoods and broader community. Encourage housing and commercial uses for all. See the UWGB Campus Plan on the University's website for more details about future campus development.

The area () of the mapped road is identified as a Housing Opportunity area and Neighborhood Node in the Go Big Green Bay 2050 Comprehensive Plan

OMA 26-01
Sussex Rd to
Future Durham Rd



Report to the Green Bay Plan Commission

MEETING DATE

September 15, 2026

PREPARED BY

Sierra Schultz, Staff - CED Zoning Intern

AGENDA ITEM # Q.6

To approve amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Land Use Tables (TA 26-04 Public Hearing held August 31, 2026).

BACKGROUND

Reason for Request: The proposed text amendment is a clean-up action of the City's current zoning ordinance. The amendment consolidates and clarifies land-use information in a proposed additional article to Chapter 44: Zoning of the Municipal Code.

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

- CED is proposing a text amendment to the zoning code related to land-use tables because it can be challenging for both professionals and the public to find if a specific use is permitted, conditional, or prohibited across a variety of zoning districts. In the current zoning ordinance, each article relating to zoning districts has one of each of these tables. In total, this ordinance would reduce 20 individual tables scattered throughout the code to 3 tables, all found in the proposed Article XXII. The organizational change will make the land use permissions easier to locate and compare, and should reduce the time required for property owners, applicants, and staff to identify applicable zoning requirements.
- Through this process, staff identified a few land use definitions referenced in the existing land use tables that do not have corresponding definitions in the zoning ordinance. This is particularly applicable to uses within the Conservancy zoning district. The proposed amendment adds definitions for these uses, as well as organizes the section alphabetically for ease of use.
- The proposed amendment is primarily organizational and clarifying in nature and does not, in itself, change the underlying land use permission established by the existing zoning regulations.

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan does not provide specific guidance regarding the proposed text amendment.

Land Use Development Standards: Not applicable.

Public Notification: Public notification has gone out on this item. At the time of writing this report, no public comments have been received.

RECOMMENDATION

Approval of the amendment to the Municipal Code as proposed in the draft ordinances.

FISCAL IMPACT

ATTACHMENTS

1. G.O. 16-26 Relating to Repealing of Land Use Definitions
2. G.O. 17-26 Relating to Creating Article XXII Sec. 44-2200 for Land Use Definitions (amended at PC)
3. G.O. 18-26 Relating to Repealing of Certain Land Use Tables
4. G.O. 19-26 Relating to Creating Article XXII for Land Use Tables (amended at PC)
5. G.O. 20-26 Relating to Amending Unserviced Lots, RR District
6. Allowed Uses Table
7. Lot Dimensions Table
8. Accessory Uses Table
9. Land Use Definitions

GENERAL ORDINANCE NO. 16-26

**AN ORDINANCE
REPEALING SECTION 44-250,
GREEN BAY MUNICIPAL CODE,
RELATING TO LAND USE DEFINITIONS**

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

SECTION 1. Section 44-250, Green Bay Municipal Code, is hereby amended to remove:

Section 44-250, removed and reserved.

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

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

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

APPROVED:

Mayor

GENERAL ORDINANCE NO. 17-26

AN ORDINANCE CREATING ARTICLE XXII, SECTION 44-2200, OF CHAPTER 44 GREEN BAY MUNICIPAL CODE, RELATING TO LAND USE DEFINITIONS

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

SECTION 1. Article XXII, Land Use Standards, Chapter 44, Green Bay Municipal Code, is hereby created to include:

Section 44-2200: Definitions

This section defines each land use listed in the land use tables in alphabetical order. General definitions are listed in [Section 44-249](#). Definitions of signs are listed in [Section 30-3](#).

- 1) *Accessory Dwelling Unit (ADU)* means a residential dwelling unit on the same parcel as a single-family, two-family duplex or a two-family semi-detached dwelling. The ADU provides complete independent living facilities for one family per Wisconsin's Unified Dwelling Code. It may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled principal/primary dwelling.
- 2) *Adult daycare home* means a residential dwelling where services are provided for part of a day in a group setting to adults who need assistance with activities of daily living, supervision, or protection. Services may include personal care and supervision, provision of meals, medical care, medication administration, transportation, and activities designed to meet physical, social, and leisure time needs. Such facilities are not licensed by the State of Wisconsin, but may be certified by the State.
- 3) *Adult entertainment establishment* means an establishment providing nude dancing or other live or recorded performances that depict, describe, or relate to specified sexual activities: human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse, oral copulation, or sodomy; fondling or other erotic touching of specified anatomical areas. Adult entertainment establishments include, but are not limited to, the following uses:
 - a. *Adult bookstore*. An establishment having as a substantial or significant portion of its stock and trade in books, magazines, other periodicals, videotapes, compact disks, and/or other electronic media which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas" as defined herein.
 - b. *Adult motion picture theater*. An enclosed building or outdoor land area used for the viewing of films or videos at which a significant or substantial portion of the material presented is distinguished or characterized by an emphasis on matter

depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas" as defined herein for observation by patrons therein.

- c. *Adult bath house*. An establishment or business which provides the service of baths of all kinds, including all forms and methods of hydrotherapy, that is not operated by a medical practitioner or a professional physical therapist licensed by the State of Wisconsin and which establishment provides to its patrons an opportunity for engaging in specified sexual activities as defined in this chapter.
 - d. *Adult motel*. A hotel, motel, or similar commercial establishment which:
 - i. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; and has a sign visible from the public right-of-way which advertises the availability of this adult type of photographic reproductions; or
 - ii. Offers a sleeping room for rent for a period of time that is less than ten hours; or
 - iii. Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than ten hours.
 - e. *Adult modeling studio*. An establishment or business which provides the services of modeling for the purpose of reproducing the human body wholly or partially in the nude by means of photography, painting, sketching, drawing, or otherwise.
 - f. *Adult body painting studio*. An establishment or business wherein patrons are afforded an opportunity to paint images on a body which is wholly or partially nude. For purposes of this chapter, the adult body painting studio shall not be deemed to include a tattoo parlor.
 - g. *Adult cabaret*. An establishment or business which features male and/or female topless and/or bottomless dancers, go-go dancers, exotic dancers, strippers, or similar entertainers.
 - h. *Adult novelty shop*. An establishment or business having as a substantial or significant portion of its stock and trade in novelty or other items which are distinguished or characterized by their emphasis on or designed for specified sexual activities as defined herein or stimulating such activity.
- 4) **Agriculture means the use of land for the production of plants, animals, or horticultural products, including farming, dairying, pasturage agriculture, horticulture, floriculture, and animal and poultry husbandry, and the necessary accessory uses for storing the products. Agriculture shall not include animal feedlot operations.**
- 5) **Agriculture, forestry, fishing, and recreation means the use of land for the cultivation, production, harvesting, management, or collection of natural resources, including**

crops, livestock, timber, and fish, as well as associated conservation and resource management activities.

- 6) *Animal boarding facility, kennel, or animal shelter* means 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.
- 7) *Animal grooming facility* means an establishment where domestic animals are bathed, clipped, or combed, including boarding for not more than 48 hours incidental to the grooming services.
- 8) *Animal hospital or veterinary clinic* means an establishment providing medical and surgical treatment of domestic animals, including grooming and boarding for not more than 30 days if incidental to the medical care.
- 9) **Arboreta, wildlife preserves, botanical gardens, trails for non-motorized use, and similar non-intensive or passive recreational facilities means land uses that promote environmental protection, public health, and open spaces.**
 - a. **Arboreta means a space where trees, shrubs, and herbaceous plants are cultivated for scientific and educational purposes.**
 - b. **Wildlife preserves means land dedicated to the natural environment of wildlife for preservation purposes.**
 - c. **Botanical gardens means an indoor or outdoor facility where plants are grown to display to the public and for scientific research.**
 - d. **Trails for non-motorized use means paths dedicated to pedestrians and bicyclists, or any other non-motorized mode of transportation.**
- 10) *Artist's studio* means workspace for artists, artisans, or craftspersons who are engaged in the creation, teaching, or performance of the fine and applied arts and also allows the sale of fine and applied art products as an associated use.
- 11) *Auto salvage yard or scrap yard* means a facility where scrap or salvage materials, including used motor vehicles, are sorted, stored, dismantled, assembled, and distributed, including wholesale and retail sales of such materials. Scrap or salvage materials include, but are not limited to, scrap iron and other metals, paper, rags, rubber tires, bottles, plastics, and aluminum cans.
- 12) *Auto title loan business* means any person licensed pursuant to Wis. Stats. §§ 138.09 and 218.05, who makes a loan that is secured by an interest, other than a purchase money security interest, where the title of an automobile, motorcycle, any motor vehicle or titled vehicle is used as collateral.
- 13) *Automobile rental* means an establishment where contracts are prepared or reservations accepted for the rental or leasing of automobiles and other motor vehicles, including incidental storage.
- 14) *Automobile sales* means an establishment providing wholesale and retail sales or leasing of new or used automobiles, motorcycles, trucks, trailers, boats, or outdoor recreational

vehicles, including outdoor sales area, incidental storage and maintenance and warranty repair work, or other repair service conducted as an accessory use.

- 15) *Bank or financial institution* means a financial institution that is open to the public and engaged in deposit banking and that performs the related functions of making loans, investments, and fiduciary activities. The bank may be in a freestanding building or contained in an office building with other uses and with or without a drive-up window.
- 16) *Bed and breakfast* means a lodging establishment that rents rooms for short periods of time to the public, provides meals to renters, and is the operator's place of residence.
- 17) *Building maintenance or janitorial service* means an establishment providing routine maintenance of buildings, including, but not limited to, window washing, building cleaning, pest extermination, or disinfecting service.
- 18) *Building material sales* means an establishment that sells or rents building supplies, construction equipment, or home decorating fixtures and accessories. The term "building material sales" includes a lumberyard or home improvement center and may include outdoor storage or tool and equipment sales or rental.
- 19) **Campgrounds, public or private means an area to be used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar movable or temporary sleeping quarters of any kind.**
- 20) *Carwash* means an establishment where washing, drying, polishing, or vacuuming of an automobile is done by service personnel, the driver, or by automated machinery.
- 21) *Catering service* means a business that prepares food and beverages to be delivered off-premises for consumption at a social, business, or civic function and may also provide service at the function.
- 22) *Cemetery* means a place for the internment of the dead, divided into burial lots subdivided in a cemetery plat in accordance with Wis. Stats. § 157.07, and may also include mausoleum or columbarium and also allow a crematorium as an associated use.
- 23) *Clinic or healthcare facility* means a facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an outpatient basis. Also included are related accessory uses, such as emergency treatment facilities, diagnostic services, training, administration, and other services to outpatients, employees, or visitors.
- 24) *College, university*, means an educational institution authorized by the state to award associate, baccalaureate, or higher degrees or any campus of the state vocational, technical, or adult education system.
- 25) *Commercial dog day care* means a commercial facility occupied by dogs for the purpose of exercise and socialization during daytime business hours. No animal will be kept overnight or on weekends. These facilities can include indoor and outdoor spaces.
- 26) *Community center or neighborhood center* means a building used as a place of meeting, recreation, or social activity catering primarily to the surrounding area or neighborhood. The center may be owned or leased by a public agency or nonprofit organization and is generally open to the public for daily use or scheduled events.

- 27) **Community gardens mean sectioned plots of land for individual or group use for the planting, growing and cultivation of fruits, vegetables, plants, flowers, and herbs. Personal gardens on private property used as an accessory use do not apply.**
- 28) *Community living arrangement* means a facility licensed, operated, or permitted by the State of Wisconsin that is either:
- a. A facility where four or more children reside and are provided with care and maintenance by persons other than a relative or guardian. This definition includes foster homes, treatment foster homes, community living arrangements for children, and residential childcare centers as defined by Wisconsin State Statute, but does not include educational institutions, public agencies, hospitals, maternity homes, nursing homes, or sanitariums.
 - b. A facility where three or more adults not related to the operator reside and are typically provided with care, treatment, or services above the level of room service, which may include prescribed personal care. This definition includes Community Living Arrangements (CLAs), Community Based Residential Facilities (CBRFs), and Adult Family Homes (AFHs) as defined by Wisconsin State Statutes, but does not include transitional housing, nursing homes, prisons, jails, correctional facilities, convents, monasteries/seminaries, or educational institutions and related student housing.
- 29) *Concrete, asphalt, and rock crushing facility* means a use in which the principal activity is the processing, handling, sale and transport of concrete, asphalt, rock, brick, cement, or other similar paving or building materials.
- 30) *Contractor showroom or workshop* means an office of a contractor, builder, painter, etc., that includes an enclosed showroom for display of samples, appliances, supplies, and other materials used in the business and/or an enclosed workshop for limited assembly or preparation of building materials.
- 31) *Contractor yard* means an establishment providing general contracting or building construction services, including outdoor storage of machinery or equipment.
- 32) *Convent, monastery, seminary, and religious retreat* mean a building or group of buildings that serves as the primary dwelling and place of work and worship for members of a religious order. A convent, monastery, seminary, and religious retreat may be considered a dormitory as defined and regulated within this Code.
- 33) *Convenience store* means an establishment where motor fuel products or other minor accessories are retailed directly to the public on the premises, in combination with sale of items typically found in a convenience market or supermarket.
- 34) *Convention center* means a commercial facility used for assemblies or meetings of the members or representatives of groups, including exhibition space and catering and food service facilities.
- 35) *Cultural institution* means an institution that displays or preserves objects of interest of the arts or sciences. This term includes, but is not limited to, a museum, gallery, or planetarium.

- 36) *Currency exchange* means an establishment, other than a bank, trust company, savings bank, savings and loan association, credit union, or other financial institution, that exchanges common currencies, sells money orders or cashier's checks, and cashes checks as its principal business activity.
- 37) *Day labor agency* means an establishment engaged in the temporary employment of persons on a daily basis where persons wait on the premises for work assignments.
- 38) *Daycare home/daycare center, preschool* means a facility that provides supervision and care of preschool age children on a regular basis for periods less than 12 hours per day. Daycare or preschool facilities are licensed by the State of Wisconsin Department of Health and Family Services and classified as one of the following:
- a. *Family daycare home* means a dwelling unit licensed as a daycare center by the Wisconsin Department of Health and Family Services where care is provided for up to eight children at one time.
 - b. *Group daycare center, preschool* means a program licensed to provide care for nine or more children at one time.
- 39) **Docks, piers, and boat landings means overwater structures that connect water and land.**
- 40) *Dormitory* means a communal-type living arrangement of four or more persons not related by blood, adoption, or marriage who share common sleeping areas, kitchen, bath, or restroom facilities. This definition includes, but is not limited to, shelter facilities, educational facility housing, rooming houses, boarding houses or lodging houses, community living arrangements, community-based residential facilities, migrant housing, seminary, or similar institution.
- 41) **Drainage ditches, canals, irrigation systems, and stormwater management facilities means systems designed to move and/or store water.**
- 42) *Drive-through facility* means a facility consisting of a dedicated drive aisle that leads to and from a service area for the sale and dispensation of food, beverages, or other consumer items to patrons in motor vehicles. Such facilities may include but are not limited to restaurants, pharmacies, and financial institutions.
- 43) *Dry cleaning establishment or commercial laundry* means an establishment that launders or dry cleans fabric, textiles, wearing apparel, or similar articles, including drop-off of articles by customers or cleaning of articles dropped off at other locations.
- 44) **Fish hatcheries and preserves means the use of land for a facility designed to breed, rear, and release fish in a controlled environment.**
- 45) **Forest nurseries, tree and forest product gathering means the use of land for the production of young forest trees under controlled conditions and the collection, extraction, and harvesting of trees and other forest products.**
- 46) *Fraternity, sorority* means a building used as group living quarters for students of a college, university, or seminary who are members of a fraternity, sorority, or other group that has

been officially recognized by the college, university, or seminary. A fraternity/sorority may be considered a dormitory as defined and regulated within this Code.

- 47) *Fueling/gas/service station* means an establishment where the primary use is the sale of gasoline or any other motor fuel, motor oil, or other minor accessories directly to the public on the premises.
- 48) *Funeral home* means a building used for funeral services, including display of the deceased at a wake for family and friends; embalming and other services in preparation for burial; cremation; storage and sale of caskets, urns, and other funeral supplies for burial or cremation. A funeral home may also include a funeral chapel.
- 49) *Furniture and appliance rental and leasing* means an establishment that rents or leases furniture, electronics, small appliances, major appliances, or other household items, including incidental storage and maintenance of such items.
- 50) *Garden supply store or greenhouse* means a retail business whose principal activity is the selling of plants and garden supplies, which may have outside storage, growing, or display, and which may include sales of lawn furniture and playground equipment.
- 51) *General industrial uses* means general industrial uses include metal working and other uses which have the potential to produce greater amounts of noise, odor, vibration, glare, or other objectionable influences than light industrial uses and which may have an adverse effect on surrounding properties. General industrial uses may include processing of raw materials or production of primary materials. This term includes, but is not limited to, the production or processing of the following:
- a. Electrical equipment, such as motors and generators, lighting, wiring and transmission, and distribution equipment.
 - b. Fabricated metal products, such as cans and shipping containers, cutlery, hand tools, and general hardware.
 - c. Fabricated plastic and rubber products, except tires and inner tubes.
 - d. Glass and glass products, ceramics, china and earthenware, such as dishes and kitchenware.
 - e. Gypsum, drywall, and plaster products.
 - f. Latex paints.
 - g. Lumber and wood products, including plywood.
 - h. Machinery and equipment, such as engines and turbines, farm, lawn, and garden equipment, heating, cooling, and refrigeration equipment, and machine tools.
 - i. Metal-working, such as stamping, welding, machining, extruding, engraving, plating, grinding, polishing, cleaning, and heat treating.
 - j. Textiles and fabrics.
- 52) *General office* means use of a building for administrative, executive, professional, research, or similar organizations having only limited contact with the public. A general office is characterized by a low proportion of vehicle trips attributable to visitors or clients in relationship to employees. Examples include, but are not limited to, firms providing

architectural, computer software consulting, data management, engineering, interior design, graphic design, real estate, insurance, investment, or legal services.

53) *General retail* means the retail sale of products, sometimes with provision of related services, to the general public that produce minimal off-site impacts. General retail sales include, but are not limited to, the following:

- a. Antiques and collectibles store.
- b. Art gallery.
- c. Bicycle sales and repair.
- d. Book store, music store.
- e. Clothing and accessories.
- f. Drugstore, pharmacy.
- g. Electronics and appliance sales and repair.
- h. Florists.
- i. Food store, including grocery, bakery, butcher shop, and delicatessen.
- j. Jewelry store.
- k. Hardware store.
- l. Liquor store.
- m. Newsstands, magazine sales.
- n. Photographic equipment and supplies.
- o. Picture framing.
- p. Sporting goods store.
- q. Stationery store.
- r. Tobacco store.
- s. Video rental or sales.

54) *Government office* means an administrative, clerical, or public contact office of a government agency, including a postal facility, together with incidental storage and maintenance of the agency's vehicles.

55) *Ground transportation service* means an establishment that stores, maintains, or dispatches public transit vehicles, human service vehicles used for the transportation of elderly or handicapped persons, school buses, taxis, or tow trucks.

56) *Health club or fitness center* means an establishment for the conduct of indoor sports and exercise activities, along with related locker and shower rooms, offices and classrooms, and where use is offered on a membership basis.

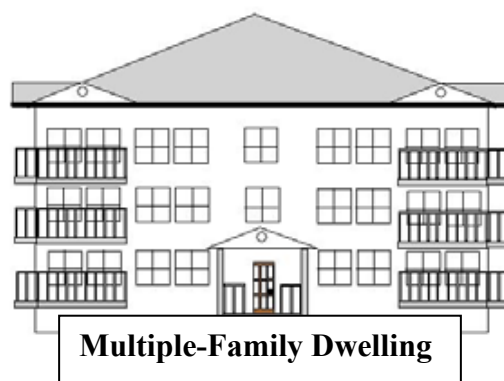
57) *Heavy industrial* uses include high impact and outdoor uses which are likely to have a substantial adverse effect on the environment or on surrounding properties and which require careful site selection to ensure compatibility with the surrounding area. These uses often include processing of extracted or raw materials and production of primary materials. The term "heavy industrial uses" includes, but is not limited to, the production or processing of the following:

- a. Animals or poultry (slaughter or processing).

- b. Asphalt, paving, and roofing materials.
 - c. Battery manufacture and reprocessing.
 - d. Chemicals and chemical products, including ammonia, chlorine, household cleaners, detergent, and fertilizer.
 - e. Oil-based paints, varnishes, lacquers, and enamels.
 - f. Petroleum and coal products, not including mining or extraction.
 - g. Plastics and synthetic resins and fibers.
 - h. Primary metals, including steelworks, rolling and finishing mills, foundries.
 - i. Pulp or paper products.
 - j. Sand and gravel, not including mining or extraction.
 - k. Tanned hides and leather.
 - l. Tires and inner tubes.
- 58) *Hospital* means a state-licensed institution providing primary health services and medical, psychiatric, or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other physical or mental conditions. Also included are related accessory uses or facilities, such as laboratories, outpatient facilities, and training, research, and administrative services for patients and employees.
- 59) *Hotel or inn* means a building containing rooming units providing temporary lodging accommodations to the general public, with rooms having access to the outside through an interior hallway connected to the main lobby of the building and which may provide additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities. A hotel shall not include any use which could be defined as a motel.
- 60) **Hunting, trapping, and game propagation means the use of land for the lawful pursuit or capture of wildlife and the breeding and raising of game.**
- 61) *Indoor recreation facility* means a facility for the indoor conduct, viewing, or participation in recreational activities. This term includes, but is not limited to, an indoor driving range, volleyball court, tennis court, bowling alley, ice or roller skating rink, swimming pool, billiard hall, or basketball court.
- 62) *Laundromat* means a facility that provides washing and drying machines, usually coin-operated, to patrons for cleaning clothes and other fabrics.
- 63) *Library* means a public, nonprofit facility in which books, manuscripts, computers, films, or similar materials are kept for use by or loan to patrons but not normally offered for sale.
- 64) *Limited production and processing* means small-scale activities that are compatible with retail sales and services. These uses produce minimal off-site impacts due to their limited nature and scale. Limited production and processing includes, but is not limited to, the following uses:
- a. Apparel and other finished products made from fabrics.
 - b. Boat building and repair.
 - c. Computers and accessories, including circuit boards and software.
 - d. Electronic components and accessories.

- e. Film, video, and audio production.
 - f. Food and beverage products, not including live slaughter, grain milling, cereal, vegetable oil, or vinegar production.
 - g. Precision medical and optical goods.
 - h. Signs, including electric and neon signs.
 - i. Watches and clocks.
 - j. Wood crafting and carving.
 - k. Wood furniture and upholstery.
- 65) *Light industrial uses* means low impact uses which produce little or no noise, odor, vibration, glare, or other objectionable influences and which have little or no adverse effect on surrounding properties. Light industrial uses generally do not include processing of raw materials or production of primary materials. This term includes, but is not limited to, the production or processing of the following:
- a. Apparel and other finished products made from fabrics.
 - b. Computers and accessories, including circuit boards and software.
 - c. Electronic components and accessories.
 - d. Food and beverage products, not including live slaughter, grain milling, cereal, vegetable oil, or vinegar production.
 - e. Furniture and fixtures, not including metal working.
 - f. Household appliances and components, not including metal working.
 - g. Measuring, analyzing, and controlling instruments.
 - h. Musical instruments.
 - i. Office and commercial equipment.
 - j. Pharmaceuticals, health and beauty products.
 - k. Precision machined products, including jewelry.
 - l. Printing and publishing, including distribution.
 - m. Signs, including electric and neon signs.
 - n. Sporting and athletic goods.
 - o. Telecommunications products.
- 66) *Live-work unit* means a dwelling unit in combination with a shop, office, studio, or other workspace within the same unit where the resident occupant both lives and works.
- 67) *Mail distribution facility* means an establishment designated for receiving, processing, and distributing mail and packages for the purposes of delivery.
- 68) *Marina* means a facility providing mooring of recreational boats, including piers, anchorage areas, launching facilities, boat storage areas, boat sales, service and rentals, and accessory facilities, such as sale of accessories, food, fuel, and fishing supplies for boating patrons. This term does not include a ship terminal used for freight.
- 69) *Material recovery facility (major)* means a facility for the deposit, sorting, or batching, but not processing, of post-consumer recyclable materials, including limited compacting or crushing of recyclable materials.

- 70) **Material recovery facility (minor)** means an establishment for the collection and processing (separation and/or recovery) of materials on-site from products that include, but are not limited to, electronics, computers, televisions, household appliances, monitors, printers, CD/DVD players to be distributed for future re-use.
- 71) *Medical office or clinic* means an establishment providing diagnostic and outpatient medical, dental, chiropractic, or similar therapeutic care on a routine basis. Such facility may be staffed by physical or mental healthcare professionals who provide specialized diagnostic, testing, physical therapy, or treatment services, including clerical and administrative services, to persons for periods of less than 24 hours.
- 72) *Motel* means a building containing rooming units designed primarily for providing sleeping accommodations for transient lodgers, with rooms having a separate entrance providing direct access to the outside and with automobile parking located adjacent to or near sleeping rooms.
- 73) *Motor freight terminal* means a facility for truck-based freight service and operations, including, but not limited to, local pick-up, local sorting and terminal operations, line-haul loading and unloading, destination sorting, terminal operations, and local delivery.
- 74) *Motor vehicle repair, major*, means an establishment that performs major repairs to motor vehicles, engines, or trailers, including all services found in a minor repair establishment, as well as rebuilding or reconditioning of whole vehicles, body frame and fender straightening and painting, and rustproofing.
- 75) *Motor vehicle repair, minor*, means an establishment that may or may not include fuel sales and convenience market, while also performing minor repairs to motor vehicles. Such minor repairs may include muffler replacement, oil changing, lubrication, tire repair and replacement, wheel alignment, brake repair, suspension repair, minor engine repair, transmission repair, radiator flushing and repair, and other activities except rebuilding or reconditioning of whole vehicles, body frame and fender straightening, or painting.
- 76) *Multiple-family dwelling* means a building containing three or more dwelling units; also known as apartment house/apartment building. This type of dwelling typically, but not always, has a common/shared entrance. See the following graphic.



- 77) *Nightclub* means an establishment dispensing alcohol beverages for consumption on the premises and in which dancing and musical entertainment are permitted and may also include sales of food. This use does not include adult entertainment facilities.
- 78) *Nursing home, assisted living facility* means a building or complex of buildings where four or more persons who are not related to the operator or administrator reside, receive care or treatment and, because of their mental or physical condition, require access to 24-hour nursing services, including limited nursing care, intermediate level nursing care, and skilled nursing services, as defined in Wis. Stats. § 50.01. A nursing home/assisted living facility may be considered a dormitory as defined and regulated within this Code.
- 79) *Outdoor commercial recreation facility* means a facility for outdoor conduct, viewing, or participation in recreational activities, which may include one or more structures. This term includes, but is not limited to, a golf facility, tennis, basketball or volleyball court, soccer, baseball or football field, sporting club, amusement park, miniature golf course, or water park.
- 80) *Package delivery service* means a facility which transports individual packages for expedited delivery in single rear axle straight trucks or smaller vehicles where no single item weighs over 150 pounds.
- 81) *Park, playground or recreational center* means a public, noncommercial park, playground, or open space, including any park buildings or other structures. This term does not include commercial recreation facilities.
- 82) *Parking structure* means a structure of one or more levels or floors used for the parking or storage of motor vehicles. A parking structure may be totally below grade (as in an underground parking garage) or partially or totally above grade. The structure can be the principal use of the lot or accessory to a commercial, office, multiple-family residential, or other use.
- 83) *Pawnshop* means any business that loans or advances money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling the same back again to the depositor, while also selling such items to the public by acting as a consignment or secondhand store.
- 84) *Payday loan business* means a payday loan business is any person licensed pursuant to Wis. Stats. § 218.05, or a person licensed pursuant to Wis. Stats. § 138.09, who accepts a check, holds the check for a period of time before negotiating or presenting the check for payment, and pays to the issuer an agreed-upon amount of cash or who refinances or consolidated such a transaction.
- 85) *Personal service business* means an establishment providing services which are of a recurring and personal nature to individuals that produce minimal off-site impacts. This term includes, but is not limited to, the following uses:
- a. Barbershops and beauty shops.
 - b. Dry cleaning pick-up station.
 - c. Interior decorating/upholstery.

- d. Locksmith.
- e. Shoe repair.
- f. Tanning salon.
- g. Tailor shop.
- h. Tattoo or body piercing establishment.
- i. Watch repair and other small goods repair.

86) Pipelines for natural gas, water supply, etc. means underground systems to move natural gas, water, and other resources across regions.

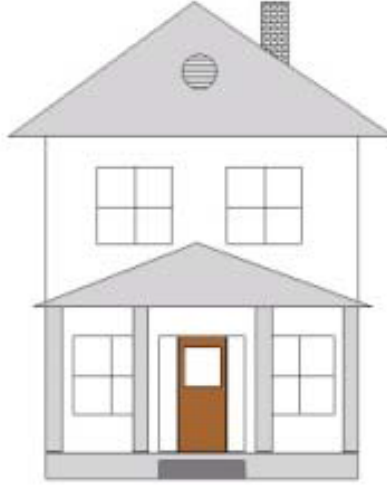
- 87) *Printing and publishing establishment* means an establishment providing custom reproduction of written or graphic materials for individuals or businesses. Typical processes include, but are not limited to, photocopying, blueprint and facsimile sending and receiving, pre-press services and offset printing, binding, and packaging.
- 88) *Public safety/service facility* means a government facility for public safety, service, and emergency services, including a facility that provides police or fire protection and public-related services.
- 89) *Public utilities, streets, roads, and bridges* means the essential infrastructure of communities for services and transportation.
- 90) *Railroad switching yard and freight terminal* means a facility for the operation of a line-haul or short-line freight railroad.
- 91) *Religious institution or place of worship* means a facility where people regularly assemble for religious worship and any incidental religious education which is maintained and controlled by a religious body. This term does not include an elementary, secondary, or specialty school or college.
- 92) *Research and development facility* means an establishment which conducts research, development, or controlled production of high-technology electronic, industrial, or scientific products or commodities for sale or laboratories conducting educational or medical research or testing.
- 93) *Restaurant* means a commercial establishment open to the public where food and beverages are prepared, served, and consumed and where food sales constitute the majority of gross sales.
 - a. A restaurant may include a drive-through lane for food pick-up by vehicle only where specified in a specific zoning district as "restaurant with drive-through."
- 94) *Rooming house, boarding house* means a building that provides a dwelling space to be occupied by four or more individuals who are unrelated and do not constitute a family or by a family and two or more unrelated individuals. A fee is paid to the leaseholder or owner for occupancy for usually longer than one night, and common facilities may be shared, including toilet and kitchen. If, in addition to a room, the leaseholder or owner, as part of the fee for services, provides meals, then the building is considered a boarding house. A rooming house/boarding house may be considered a dormitory as defined and regulated within this Code.

- 95) *School, elementary or secondary*, means a public, parochial, or private school which provides an educational program for one or more grades between kindergarten and grade 12 and which is commonly known as an elementary school, grade school, middle school, junior high school, or high school.
- 96) *School, specialty or personal instruction*, means a business, professional, trade, or other specialty school, including, but not limited to, a school offering instruction in music, art, dance, martial arts, GED preparation, computer use or programming, or cosmetology.
- 97) *Secondhand store or consignment store* means a retail establishment that sells used merchandise, such as clothing, furniture, books, shoes, or household appliances, on consignment or a retail store that sells used merchandise donated to a charitable, tax exempt organization that also sorts, cleans, and marks goods for resale.
- 98) *Sewage treatment plant* means a facility which collects, treats, and disposes of water-borne sewage generated within a given service area.
- 99) *Shelter facility* means a temporary place of lodging for homeless individuals or homeless families. A shelter facility may be considered a dormitory as defined and regulated within Sec. 44-1581 (c).
- 100) *Ship terminal or docking facility* means a facility for the docking, loading, or unloading of ships, barges, or boats that primarily transport freight.
- 101) *Short-term rentals (STRs)* means a dwelling unit in which paying guests are entitled to occupancy for a period less than 28 calendar days.
- 102) *Single-family attached dwelling, townhouse* means a one-family dwelling unit with an individual private entrance which is part of a structure containing more than two dwelling units attached horizontally in a linear arrangement and having a totally exposed front and rear wall to be used for access, light, and ventilation. See the following graphic.
- 103) *Single-family detached dwelling* means a separate and detached one-family residence on a single lot designed and arranged for use by one family or household. See the following graphic.

Single-Family Attached Dwelling, Townhouse



Single-Family Detached Dwelling



- 104) *Small appliance repair service* means an establishment that repairs or services household goods, furniture, appliances, or lawn and garden equipment but not motor vehicles.
- 105) *Solid waste disposal facility* means a facility for the disposal or storage of solid waste material, including garbage, trash, construction debris, and other kinds of organic or inorganic refuse by dumping, burial, incineration, or any other similar means.
- 106) *Substation/distribution equipment* means a facility other than a transmission tower enclosed or outdoor that aids in the distribution of a utility, including, but not limited to, electric power or telephone service or in the transmission of voice, data, text, internet, sound, or video between network termination points.
- 107) *Surface parking lot* means an off-street open area used for parking of operable motor vehicles for limited periods of time. A parking lot can be the principal use of the lot or accessory to a commercial, office, residential, or other use. It may be available to the public or reserved for employees, residents, or visitors.
- 108) *Tavern or bar* means an establishment serving alcohol beverages primarily for consumption on the premises and where food or packaged alcohol beverages may be served or sold only as accessory to the primary use.
- 109) *Telecommunication Tower/Wireless communications facilities* means any system of antennas, wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electronic waves external to or attached to the exterior of any structure. This definition also includes all accessory equipment and/or structures which contribute to and are subordinate and secondary to the transmission or reception of electronic waves.
- Wireless communications facilities, attached. Wireless communication facilities that are affixed to existing support structures, such as existing buildings, towers, water tanks, utility poles, and the like. A wireless communication support structure proposed to be newly established shall not be included within this definition. See also "Wireless communication support structures."

- b. Wireless communications facilities, freestanding. Wireless communication facilities that are not affixed to existing support structures but are mounted on the ground and not supported in any way by a structure.
- 110) *Theater or assembly hall* means a facility for presenting motion pictures or live performances for patrons. This term includes an outdoor stage, band shell, or amphitheater but does not include an adult entertainment establishment.
- 111) *Tool/equipment rental facility* means an establishment that rents tools, lawn and garden equipment, party supplies, and similar goods and equipment, including incidental storage and maintenance of such items.
- 112) *Transitional facility* means a premises, other than a community living arrangement or community based residential facility, for the temporary placement of persons on parole, extended supervision, or probation in a controlled environment, including supervision or monitoring. A transitional housing facility may be considered a dormitory as defined and regulated within this Code.
- 113) *Two-family dwelling, duplex (upper/lower)* means a separate or detached two-family residence on a single lot, the first and second floors of which are each designed and arranged for use by one family. See the following graphic.

Two-Family Dwelling, Duplex



- 114) *Two-family dwelling, semi-detached (side-by-side)*, means a dwelling within a building containing two attached dwelling units which share a common wall. The dwelling units may be located on the same lot or on separate lots, with the common wall at the lot line. See the following graphic.



Two-Family Dwelling, Semi-Detached

- 115) *Wholesale and distribution facility* means an establishment providing storage, movement, or sale of merchandise and bulk goods, including mail order and catalog sales, importing, wholesale or retail sales of goods received by the establishment but not sale of goods for individual consumption.
- 116) *Yard waste site, municipal*, means a facility for collection, storage, and composting of vegetative matter resulting from landscape maintenance.

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

GENERAL ORDINANCE NO. 18-26

**AN ORDINANCE REPEALING SECTIONS OF CHAPTER 44,
ARTICLES VI, VII, VIII, IX, X, XI, XXI
GREEN BAY MUNICIPAL CODE,
RELATING TO LAND USE TABLES**

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

SECTION 1. Article VI, Residential Districts, of Chapter 44, Green Bay Municipal Code, is hereby amended to remove:

Section 44-552, removed and reserved.

Section 44-554, removed and reserved.

Section 44-589, removed and reserved.

SECTION 2. Article VII, Mixed-Use Districts, of Chapter 44, Green Bay Municipal Code, is hereby amended to remove:

Section 44-615, removed and reserved.

Section 44-620, removed and reserved.

Section 44-653, removed and reserved.

SECTION 3. Article VIII, Commercial District, of Chapter 44, Green Bay Municipal Code, is hereby amended to remove:

Section 44-681, removed and reserved.

Section 44-720, removed and reserved.

Section 44-742, removed and reserved.

SECTION 4. Article IX, Industrial Districts, Chapter 44, Green Bay Municipal Code, is hereby amended to remove:

Section 44-769, removed and reserved.

Section 44-802, removed and reserved.

Section 44-830, removed and reserved.

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

Section 44-855, removed and reserved.

Section 44-856, removed and reserved.

Section 44-884, removed and reserved.

SECTION 6. Article XI, Conservancy District, Chapter 44, Green Bay Municipal Code, is hereby amended to remove:

Section 44-903, removed and reserved.

Section 44-904, removed and reserved.

SECTION 7. Article XXI, Special Purpose Districts, Chapter 44, Green Bay Municipal Code, is hereby amended to remove:

Section 44-2075, removed and reserved.

Section 44-2113, removed and reserved.

Section 44-2147, removed and reserved.

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

SECTION 9. Effective date. This ordinance shall take effect on and after its passage and publication.

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

APPROVED:

Mayor

GENERAL ORDINANCE NO. 19-26

AN ORDINANCE AMENDING CHAPTER 44, CREATING ARTICLE XXII, SECTIONS 2201-2203. GREEN BAY MUNICIPAL CODE, RELATING TO LAND USE TABLES

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

SECTION 1. Article XXII, Land Use Standards, Chapter 44, Green Bay Municipal Code, is hereby created to include:

Section 44-2201: Allowed Uses

- (a) Table 44-30, Allowed Uses, lists all permitted and conditional uses allowed throughout all districts.
- (b) Use Category classifies principal land uses into five major groupings. The use categories are as follows:
 - 1. Residential
 - 2. Public Institutional
 - 3. Conservation
 - 4. Commercial
 - 5. Industrial
- (c) Use Subcategory further divides uses into more specific "subcategories". Use subcategories classify uses based on common functional and physical characteristics.
- (d) Specific Use Types lists the exact uses within each use category.
- (e) Add'l Standards refers to the Land Use Development Standards (Article XVI. Sec. 44-1579) for each respective use when applicable.
- (f) Permitted uses. Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or modify a permitted use, excluding single-family residential uses, shall obtain a zoning certificate for such use as specified in Article II of this chapter, Administration.
- (g) Conditional uses. Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Article II of this chapter, Administration. Condominiums are permitted in all residential districts per Wis. Stats. Ch. 703.

- (h) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the Zoning Administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Article II of this chapter, Administration, governing determination of substantially similar uses.

Table 44-30: Allowed Uses

TABLE 44-30: Allowed Uses
P = Permitted Use | C = Conditional Use

USE CATEGORY	DISTRICTS																Add'l Standards
Use Subcategory	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	

RESIDENTIAL

Dwellings

Single-family dwelling, detached	P	P	C	P							C	C		P/C ²			Sec. 44-1580 (a)
Single-family attached dwelling, townhouse	C	C	P								P	P	P	C			Sec. 44-1580 (c)
Two-family dwelling, duplex (upper/lower)	P	P	P								C	C		P/C ²			Sec. 44-1580 (b)
Two-family dwelling, semi-detached (side-by-side)	P	P	P								C	C		P/C ²			Sec. 44-1580 (b)
Multiple-family dwelling, three or four units	C	C	P		P/C ¹	P/C ¹	P/C ¹				P	P	P				Sec. 44-1580 (e)
Multiple-family dwelling, more than four units			P								P	P	P				
Carriage-house														P			
Accessory dwelling unit (ADU)	C	C	C	C							C	C					Sec. 44-1580 (f)
Live-work unit	C	C	C	P	P	P	P				P	P	P	P			Sec. 44-1580 (g)
Short-term rentals (STRs)	P	P	P	P													Sec. 44-1580 (I)

Congregate Living

Rooming house, boarding house	C	C	P								C	C	C				Sec. 44-1581 (a)
Community Living Arrangement					C												Sec. 44-1581 (b)
Serving three to eight persons	p ³	p ³	p ³	p ³							p ³	p ³					
Serving nine to 15 persons			p ³								C	C	C				
Serving 16 or more persons			C								C	C	C				
Dormitory	C	C	P		C						P	P	C				Sec. 44-1581 (c)
Fraternity, sorority house	C	C	P								P	P					Sec. 44-1581 (d)
Convent, monastery, seminary	C	C	P								C		C				Sec. 44-1581 (e)
Nursing home, assisted living	C	C	P		C	C					P	C	C				Sec. 44-1581 (f)
Transitional facility			C										C				
Shelter facility											C	C	C				Sec. 44-1571 (a) Sec. 44-1571 (c)

TABLE 44-30: Allowed Uses
P = Permitted Use | C = Conditional Use

USE CATEGORY	DISTRICTS																Add'l Standards
Use Subcategory	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	

COMMERCIAL

Office

General office					P	P	P	P	P	P	P	P	P	P			
Bank or other financial institution, not including drive-through					P	P	P			P	P	P	P				
Bank or other financial institution, including drive-through					P	P	P			P	C	C	C				Sec. 44-1584 (f)
Medical office, clinic					P	P	P			P	P	P	P	C			
Artist's studio					P	P	P	P		P	P	P	P	P			

Accommodation and Food Service

Bed and breakfast	C	C	P	C	P	P	P				P	P	P				Sec. 44-1584 (g)
Hotel, inn					C	P	P				P	P	P				
Motel						C	C										
Restaurant ⁴ , not including drive-through					P	P	P			P	P	P	P	P			
Restaurant, including drive-through					C	P	P			C		C					Sec. 44-1584 (v)
Tavern, bar					C	C	P				C	C	P	C			

Service Businesses

Personal service ⁵	C	C	C		P	P	P	C		P	P	P	P	C			Sec. 44-1584 (u)
Business service ⁵					P	P	P	P	P	P	P	P	P	P			
Building maintenance, janitorial service					P	P	P	P	P	P		P	P	P			
Catering service					P	P	P	P		P	P	P	P	P			
Day labor agency					C	C	C						C				Sec. 44-1584 (l)
Funeral home, crematory					P	P	P				P	P	P				
Furniture and appliance rental and leasing					P	P	P					P	P				
Laundromat					P	P	P				P	P	P	P			
Printing and publishing establishment					P	P	P	P	P	P		P	P	P			
Small appliance repair service					P	P	P	P			P	P	P	P			
Tool/equipment rental facility					P	P	P	P		P		P	P	P			
Animal hospital, veterinary clinic					P	P	P	P		P	P	P	P	P			Sec. 44-1584 (d)
Animal grooming establishment					P	P	P	P			P	P	P	P			Sec. 44-1584 (c)
Animal boarding facility, kennel					P	P	P	P						P			Sec. 44-1584 (b)

TABLE 44-30: Allowed Uses
P = Permitted Use | C = Conditional Use

USE CATEGORY	DISTRICTS																Add'l Standards
Use Subcategory	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	
Material recovery facility (minor)					C	C											
Commercial dog day care								P		P				P			Sec. 44-1584 (k)
Retail Sales																	
Auto title loan business					C	C	C										Sec. 44-1584 (w)
General retail sales	C	C	C		P	P	P	C	C	C	C	P	P	C			Sec. 44-1584 (q)
Building material sales					C	P	P	P	P					P			Sec. 44-1584 (h)
Contractor showroom					P	P	P	P	P	P		C	P	P			
Currency exchange						C	C						C				
Firearms sales and service					P	C	C	C	C	C			P	C			Sec. 44-1584 (n)
Greenhouse, garden supply store					C	P	P	C				P	P	C			Sec. 44-1584 (o)(p)
Pawnshop					P	P	P	C					C	C			
Payday loan business					C	C	C										Sec. 44-1584 (w)
Pet store					P	P	P										
Secondhand goods store, consignment store					C	P	P				C	P	P				
Commercial Recreation and Entertainment																	
Convention center													P				
Adult entertainment								C	C								Sec. 44-1584 (a)
Health clubs, fitness centers					P	P	P	P		P	C	P	P				Sec. 44-1584 (r)
Indoor recreational facility					P	P	P	P	P			C	P				
Marina						C	C	C	C								
Outdoor commercial recreation area						C	C			C							Sec. 44-1584 (t)
Restaurant or bar with entertainment, nightclub					C		C						C				
Theater, assembly hall					P		P					P	P				
Vehicle Services																	
Automobile rental						P	C	P	P	C				P			Sec. 44-1584 (e)
Automobile sales – used or new						P	C										Sec. 44-1584 (e)
Carwash						P	C										Sec. 44-1584 (j)
Convience store						P	C	C	C	C			C	C	C		
Fuel/gas/service station						P	C	C	C	C			C	C	C		Sec. 44-1584 (s)
Motor vehicle repair, major						P	C	C	C	C			C	C	C		Sec. 44-1584 (s)
Motor vehicle repair, minor					C	P	C	C	C	C				C			Sec. 44-1584 (s)
Parking structure (principal use)					C	C	P					C	C		C		

TABLE 44-30: Allowed Uses
P = Permitted Use | C = Conditional Use

USE CATEGORY	DISTRICTS																Add'l Standards
Use Subcategory	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	
Surface parking lot (principal use)					C	C	C	P	P		C	C		P			
Drive-through facility					P	P	P			P				C		Sec. 44-1584 (m)	

INDUSTRIAL																	
Production, Processing, and Storage																	
Agricultural uses								P	P	P							
Limited production and processing								P	P	P				P			Sec. 44-1585 (b)
Light industrial uses								P	P	P				P			
General industrial uses									P								
Heavy industrial uses									C								
Concrete, asphalt, and rock crushing facility									C								
Contractor yard								P	P					C			
Dry cleaning establishment. Commercial laundry								P	P	P				P			
Research and development facility								P	P	P				P			
Material recovery facility (major)									P								
Material recovery facility (minor)								P		P							Sec. 44-1585 (d)
Auto salvage yard, scrap yard									C								Sec. 44-1585 (a)
Self-service storage facility								C	P					C			Sec. 44-1585 (c) Sec. 44-1588
Wholesale and distribution facility								P		P				P			
Transportation																	
Ground transportation service								P	P					P			
Mail distribution facility								P	C	P							Sec. 44-1584 (rm) Sec. 44-1585 (e)
Motor freight terminal								P	P	C				C			
Package delivery service								P	P	P				P			
Railroad switching yards and freight terminal									P								
Ship terminal or docking facility								P	P								

PUBLIC INSTITUTIONAL

TABLE 44-30: Allowed Uses
P = Permitted Use | C = Conditional Use

USE CATEGORY	DISTRICTS																Add'l Standards
Use Subcategory	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	
Institutional and Civic																	
Cemetery	C	C	C	P											P		
Community center, neighborhood center	C	C	C		P	P	P				P	P	P	P	P		Sec. 44-1583 (b)
Cultural institution	C	C	C		P	P	P				P	P	P		C		Sec. 44-1583 (c)
Existing library ⁶	C ⁶	P	P		P	P	P				P	P	P		P		Sec. 44-1583 (e)
New library					P	P	P				P	P	P		P		
Public park, playground, recreation facility					P	P	P				P	P	P	P	P		
Religious institution, place of worship					P	P	P				P	P	P	P	P/C ⁷		Sec. 44-1583 (f)
Hospital															C		Sec. 44-1583 (d)
Clinic, healthcare facility					P	P	P				P	P	P	C	C		Sec. 44-1583 (a)
Government office					P	P	P	P	P	P	P	P	P	P	P		
Other public or semi-public facilities not listed in this table															C		
Educational and Health Care																	
Existing school, elementary or secondary ⁶	C	C	C		C		C				P	P	P		P		Sec. 44-1582 (a)
New school, elementary or secondary					C		C				P	P	P		P		
College, university					C		C				P	P	P		C		Sec. 44-1582 (b)
School, specialty or personal instruction, etc.								C		C	P	P	P				Sec. 44-1582 (c)
Adult/family daycare home (8 or few children)											P	P	P	C			Sec. 44-1582 (d)
Group daycare center, preschool (9 or more children)										P	P	P	P	C			Sec. 44-1582 (e)
Public Service and Utilities																	
Public safety/service facility	P	P	P	P	P	P	P	P	P	P				P	P		Sec. 44-1586 (a)
Solid waste disposal facility									C						P		
Substation/distribution equipment	C	C	C	C					C					C	P	C	
Sewage treatment plant									C						P		
Telecommunication tower, wireless communication facility		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 44-1586 (b)
Yard waste site, municipal									C						P		

CONSERVANCY

TABLE 44-30: Allowed Uses
P = Permitted Use | C = Conditional Use

USE CATEGORY	DISTRICTS																Add'l Standards
Use Subcategory	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	
Agriculture, forestry, fishing, and recreation				P				P	P	P						P	
Agricultural uses ⁸				P				P	P	P						P	
Forest nurseries, tree and forest product gathering																P	
Fish hatcheries and preserves																C	
Hunting, trapping, and game propagation																P	
Campgrounds, public or private																P	Sec. 44-1584 (i)
Arboreta, wildlife preserves, botanical gardens, trails for non-motorized use, and similar non-intensive or passive recreational facilities																C	
Community gardens	P	P	P	P							P	P	P		P	P	Sec. 44-1589
Public Service and Utility Uses																	
Docks, piers, and boat landings																P	
Drainage ditches, canals, irrigation systems, and stormwater management facilities																P	
Pipelines for natural gas, water supply, etc.																C	
Public utilities, streets, roads, and bridges																P	

Section 44-2202: Dimensional Standards and Setbacks

- (a) **Table 44-31, Dimensional Standards and Setbacks, lists all lot area and setback requirements.**

Table 44-31: Dimensional Standards and Setbacks

Table 44-31: Lot Dimensions and Setback Requirements

Zoning District	Use	Lot		Building		Setback Requirements ⁶				Coverage
		Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Min. Building Width (ft.) ⁹	Max. Height (feet/stories)	Front yard (ft.)	Side Yard (ft.) ^{1,5}	Rear Yard (ft.)	Garage (attached) (ft.)	Max. Impervious Surface Coverage
RESIDENTIAL										
R-1	Single-family detached dwelling	6,000 (P) 5,000 (C)	60 (P) 50 (C)	None	35/2.5 ³	10 ^{7,8}	5 ea.	5	18	40%
	Single-family attached, townhouse	2,500 or 17 units/acre (the lesser) ¹	20							
	Two-family dwelling-duplex (upper/lower)	6,000 (P) 5,000 (C)	60 (P) 50 (C)							
	Two-family dwelling – semi-detached (side-by-side) per unit	3,000	60							
	Multifamily dwelling (per unit)	2,000 ²								
	All other uses (per lot)	10,000								
R-2	Single-family detached dwelling	5,000	45	None	35/3 ³	10 ^{7,8}	5 ea.	5	18	50%
	Single-family attached, townhouse	2,500 or 17 units/acre (the lesser) ¹	20							
	Two-family dwelling-duplex (upper/lower)	5,000	45							
	Two-family dwelling – semi-detached (side-by-side) per unit	3,000	60							
	Multifamily dwelling (per unit)	2,000 ²	40							
	All other uses (per lot)	10,000								
R-3	Single-family detached dwelling	5,000	45	None	55/5 ³	10 ^{7,8}	5 ea.	5	18	60%
	Single-family attached, townhouse	2,500 or 17 units/acre (the lesser) ¹	20							

Table 44-31: Lot Dimensions and Setback Requirements

Zoning District	Use	Lot		Building		Setback Requirements ⁶				Coverage
		Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Min. Building Width (ft.) ⁹	Max. Height (feet/stories)	Front yard (ft.)	Side Yard (ft.) ^{1,5}	Rear Yard (ft.)	Garage (attached) (ft.)	Max. Impervious Surface Coverage
	Two-family dwelling-duplex (upper/lower)	5,000	45							
	Two-family dwelling – semi-detached (side-by-side) per unit	3,000	60							
	Multifamily dwelling (per unit)	1,500 ²	40							
	All other uses (per lot)	10,000								
RR	Single-family detached dwelling	10,000 ⁴	75	None	35/2.5 ³	20 ^{7/8}	6/8 ea.	25	25	70%
	Single-family attached, townhouse	--	--							
	Two-family dwelling-duplex (upper/lower)	--	--							
	Two-family dwelling – semi-detached (side-by-side) per unit	--	--							
	Multifamily dwelling (per unit)	--	--							
	All other uses (per lot)	10,000 ⁴	--							

Table: 44-31 Lot Dimensions and Setback Requirements

Table: 44-31 Lot Dimensions and Setback Requirements									
Zoning District	Use	Lot		Building	Setback Requirements ⁶			Coverage	
		Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max. Height (feet/stories)	Front yard (ft.)	Side Yard (ft.) ^{1,5}	Rear Yard (ft.)	Max. Impervious Surface Coverage	Min. Floor Area Ratio
COMMERCIAL									
C1	All uses	5,000 ¹⁵	--	35 ³	15	6 ^{5,14}	6	80%	0.1 ¹⁶
C2	All uses	10,000 ¹⁵	--	35 ³	15	6 ^{5,14}	6	80%	0.1 ¹⁶
C3	All uses	10,000 ¹⁵	--	35 ³	15	6 ^{5,14}	6	80%	0.1 ¹⁶
INDUSTRIAL									
LI	All uses	10,000 ¹⁵	--	35 ¹⁷	None	6 ^{5,14}	6 ¹⁴	80%	None
GI	All uses	20,000 ¹⁵	--	35 (none by CU) ¹⁷	None	6 ^{5,14}	6 ¹⁴	80%	None
BP	All uses	20,000 ¹⁵	--	35 (none by CU) ¹⁷	15	10 ⁵	15	80%	0.75

Table: 44-31 Lot Dimensions and Setback Requirements

Zoning District	Use	Lot		Building	Setback Requirements ⁶			Coverage		
		Min. Lot Area (sq. ft.)	Min. Lot Width (ft.) ⁹	Max. Height (ft./stories)	Min./Max. Front yard (ft.) ^{7,20}	Min. Side Yard (ft.) ^{5, 14,19}	Min. Rear Yard (ft.) ¹⁴	Max. Impervious Surface Coverage	Min./Max. Floor Area Ratio	Max. Ground Floor Area, Retail & Service Uses (sq. ft.) ¹⁸

MIXED-USE

OR	One-family and Two-family dwelling, duplex (upper/lower) or semi-detached (side-by-side)	Regulated as if in the R-1 district	Regulated as if in the R-1 district	35 ³	10/25 ⁷	5	5	70%	0.3/3.0	5,000
	Single-family attached (townhomes) and live-work units	2,500 per unit	20							
	Multifamily dwelling (per unit)	1,000 per unit	None							
	Nonresidential or mixed-use	None	--							
	All other uses	--	50							
NC	One-family and Two-family dwelling, duplex (upper/lower) or semi-detached (side-by-side)	Regulated as if in the R-1 district	Regulated as if in the R-1 district	35 (45 by CU) ³	10/25 ⁷	5 ²¹	5 ²¹	80%	0.5/3.0	None
	Single-family attached (townhomes) and live-work units	2,500 per unit	20							
	Multifamily dwelling (per unit)	1,500 1,000 per unit	None							
	Nonresidential or mixed-use	None	--							
	All other uses	--	None							
D	One-family and Two-family dwelling, duplex (upper/lower) or semi-detached (side-by-side)	N/A	N/A	55 (D1) None (D2) ³	None/15 ⁷	5 ²¹	5 ²¹	100%	1.0/5.0 (D1) 1.0/None (D2)	None
	Single-family attached (townhomes) and live-work units	2,000 per unit	20							

Table: 44-31 Lot Dimensions and Setback Requirements

Zoning District	Use	Lot		Building	Setback Requirements ⁶			Coverage		
		Min. Lot Area (sq. ft.)	Min. Lot Width (ft.) ⁹	Max. Height (ft./stories)	Min./Max. Front yard (ft.) ^{7,20}	Min. Side Yard (ft.) ^{5, 14,19}	Min. Rear Yard (ft.) ¹⁴	Max. Impervious Surface Coverage	Min./Max. Floor Area Ratio	Max. Ground Floor Area, Retail & Service Uses (sq. ft.) ¹⁸
	Multifamily dwelling (per unit)	250 per unit (D1) None (D2)	None							
	Nonresidential or mixed-use	None	--		None/15	None ²¹	None ²¹			
	All other uses	--	None							
S-LRI	Single-family detached dwelling	5,000	50 ²²	35 ¹⁷	15 (New) ²³ See note ⁷ (Existing)	12 (total)/ 2.5 min. ²⁴ (New) 2.5 (Existing)	15 (New) 6 (Existing)	80%	--	--
	Duplex (per building)	5,000	50 ²²							
	Single-family attached and live-work units	2,500 per unit	24 ²²							
	Multifamily dwelling (per unit)	2,000 per unit	50 ²²							
	Nonresidential or mixed-use	5,000	50 ²²		None ²³ /20	6	6			
	Production, processing, and storage or transportation use	10,000	75 ²²							

Table #.: Lot Dimensions and Setback Requirements

Zoning District	Use	Lot		Building	Setback Requirements ⁶			Coverage	
		Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max. Height (feet/stories)	Front yard (ft.)	Side Yard (ft.) ^{1,5}	Rear Yard (ft.)	Max. Impervious Surface Coverage	Min. Floor Area Ratio
PUBLIC									
PI	All uses	10,000 ¹⁰	80 ¹⁰	Note ¹¹	15	10	15	Note ¹¹	--
CONS ¹²	All uses	--	50	--	25 ¹³	15 ¹³	25 ¹³	35%	--

¹ Side yards: Setbacks shall apply to the ends of attached or semi-detached dwellings.

² The lot area requirement for multifamily uses in the R-1 and R-2 Districts is 2,000 square feet per unit. In the case of boarding homes, dormitories, hospitals, and other residential facilities, the area requirement shall be 1,000 square feet for each resident occupancy of the structure.

³ Heights of structures may be increased with a conditional use permit as permitted in Section 44-83.

⁴ For lots in the RR district without City services, minimum lot area shall be ten acres. Other lot dimensions shall be as specified in table 44-2. See Section 44-555.

⁵ Corner properties: The side facade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street. If no structure exists on the adjacent property, the setback shall be a minimum of one-half the required front yard setback of the subject property's zoning district.

⁶ Note that screening/buffer yard setbacks located in Article XIX, Division 5 of this code may supersede the setback requirements.

⁷ Where at least 50 percent of the front footage of any block is built up with principal structures, the front yard setback for new structures shall be equal to the average of the existing structures, except that any structure which is set back 20 percent more or less than the average may be discounted from the formula.

⁸ Covered porches are permitted in the front setback compliant with the conditional use permit requirements found in Section 44-83. 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.

⁹ For residential structures, the minimum building width on any side shall be at least 22 feet, not including any entryways or other structures that do not run the full length of the building.

¹⁰ Public utility well sites, pump stations, substations, and similar uses involving no major structure are exempt from the minimum lot area and lot width requirements.

¹¹ Building height and impervious coverage shall not exceed that permitted in the most restrictive abutting district.

¹² Because the permitted and conditional uses in the Conservancy District are generally not conducted in buildings, no minimum lot area is specified.

¹³ Waterway setback: All buildings and structures, except for road, bridge and utility crossings, docks, piers, boat landings, or drainage structures, shall be set back a minimum of 50 feet from the bulkhead line or ordinary high water mark, whichever provides the greater landward distance, of all navigable waterways

¹⁴ Side and rear yards shall be required when a nonresidential use adjoins a side yard of a residential property or as necessary to provide access for deliveries, loading, etc.

¹⁵ A minimum 75 feet of public street frontage is required.

¹⁶ Surface parking lots (principal use) approved through conditional use permits shall not be required to meet the floor area ratio minimum.

¹⁷ Smokestacks, water towers, and similar structures may exceed the maximum height limit as specified by conditional use.

¹⁸ Maximum ground floor area for retail or service uses may be exceeded as a conditional use.

¹⁹ Side yards are required only for dwelling units on the ends of townhouse buildings. Minimum size is one-half of the total distance shown in the table.

²⁰ At least 60 percent of the front facade must fall between the maximum setback and minimum setback lines.

²¹ In the NC and D Districts, side and rear yards shall be required when a nonresidential use adjoins a side yard or rear yard of a residential property or as necessary to provide access for deliveries, loading, etc.

²² The minimum building width on any side shall be at least 22 feet, not including any entryways or other structures that do not run the full length of the building.

²³ Covered porches are permitted in the front setback compliant with the conditional use permit requirements found in Section 44-83.

²⁴ Where required, side yards shall add up to a total of no less than 12 feet, but shall also be no less than 2½ feet on any one side.

Section 44-2203: Accessory Uses

- (a) Table 44-32, Accessory Uses, lists all permitted accessory uses.

Table 44-32: Accessory Uses

TABLE 44-32: Accessory Uses
P = Permitted Use | C = Conditional Use

USE CATEGORY	DISTRICTS																Add'l Standards
	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	
Specific Use Type																	

USES ACCESSORY TO DWELLINGS

Antennas, satellite dishes, and similar equipment as regulated by Article XVI of this chapter	P	P	P	P	P	P	P				P	P	P	P			Sec. 44-418
Boarding or renting of rooms to not more than two persons	P	P	P	P	P	P	P				P	P	P	P			
Buildings temporarily located for construction purposes	P	P	P	P													
Fences	P	P	P	P	P	P	P				P	P	P	P			Sec. 44-450
Gardening and other horticultural uses	P	P	P	P							P	P	C	P			
Home-based occupations	P	P	P	P	P	P	P				P	P	P	P			Sec. 44-1587
Private garages, carports, and parking spaces	P	P	P	P	P	P	P				P	P	P	P			
Private swimming pools, tennis courts, indoor exercise facilities, community meeting rooms, and other recreational facilities that are operated for the sole use and convenience of the residents of the principal use and their guests	P	P	P	P	P	P	C				P	P	P	P			Sec. 44-518 Sec. 44-416
Small wind energy systems											C	C	C				
Solar energy systems					P	P	P				P	P	P				
Tool houses, sheds, and similar buildings	P	P	P	P	P	P	P				P	P	P	P			
Parking, structured	P	P															Article XVIII
Outdoor kennel or exercise run for household pets			P	P							P	P	C	P			Sec. 44-1584 (b)
Retail, office, or service uses designed for residents of a multifamily building or complex of limited size and wholly contained within the principal structure	P	P															
Small-scale animal keeping			P														Chapter 6

TABLE 44-32: Accessory Uses
P = Permitted Use | C = Conditional Use

USE CATEGORY	DISTRICTS																Add'l Standards
	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	
USES ACCESSORY TO NONRESIDENTIAL USES																	
Antennas, satellite dishes, and similar equipment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 44-418
Carwash (automatic) when accessory to a service station in compliance with Article XVI of this chapter						C	C	C	C	C		C	C	C			
Music (outdoor live or amplified music)					C	C	C	C	C	C			C				
Off-street loading docks					C	P	P	P	P	P	C	P	P	P	P		
Outdoor display of vehicles								C	C	C			C	C			
Outdoor recreation facilities					C	C	C	C	C	C		C	C		P	C	
Outdoor sales, display, and storage					1	2	1	P	P		3	3	3	P			
Parking (surface)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	
Parking (structured)	P	P		C		C	P	P	P	P	C	C	P		P		Article XVIII
Parking and storage of vehicles licensed to a business					P	P	P	P	P	P	P	P	P	P			
Self-service storage units					C												
Rooming/boarding house as accessory to religious institution														C			
Signs, as regulated by Chapter 30	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Small wind energy systems	C	C	C	C	C	C	C	C	C	C	C	C	C		C		Sec. 44-1626
Solar energy systems, flush roof-mount	P	P	P	P	P	P	P	P	P	P	P	P	P				Article XVII
Solar energy systems, other than flush roof-mount	P	P	P	C	P	P	P	P	P	P	P	P	P		P		Article XVII
Storage within enclosed buildings															P		
Storage or other accessory buildings customarily associated with a principal use																C	
Telecommunication facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P		Sec. 44-1586 (b)
Warehousing, incidental repair, or processing necessary to conduct a permitted principal use, conducted within the principal building, not exceeding 40 percent of total floor area						P	P	P	P	P		P	P	P			
Waste and recycling storage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Sec. 44-1917

¹ See [Section 44-684, Outdoor Storage and Display, C1 and C3 Districts.](#)

² See [Section 44-685, Outdoor Storage and Display, C2 District.](#)

³ See [Section 44-618](#).

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

GENERAL ORDINANCE NO. 20-26

AN ORDINANCE AMENDING SECTION 44-555 OF CHAPTER 44,
GREEN BAY MUNICIPAL CODE,
RELATING UNSERVICED LOTS, RR DISTRICT

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

SECTION 1. Sec. 44-555, Green Bay Municipal Code, is hereby amended to include:

(4) On parcels of ten acres or more, keeping of domestic animals, such as horses or ponies, sheep, goats, or domestic fowl, provided that no more than one horse, pony, sheep, goat, or similar large farm animal may be kept per acre of property. Animal feedlot operations and pig farms are not permitted. Barns and pens for domestic animals are permitted.

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

TABLE #.: Allowed Uses
P = Permitted Use | C = Conditional Use

USE CATEGORY	DISTRICTS																Add'l Standards
Use Subcategory	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	

RESIDENTIAL

Dwellings

Single-family dwelling, detached	P	P	C	P							C	C		P/C ²			Sec. 44-1580 (a)
Single-family attached dwelling, townhouse	C	C	P								P	P	P	C			Sec. 44-1580 (c)
Two-family dwelling, duplex (upper/lower)	P	P	P								C	C		P/C ²			Sec. 44-1580 (b)
Two-family dwelling, semi-detached (side-by-side)	P	P	P								C	C		P/C ²			Sec. 44-1580 (b)
Multiple-family dwelling, three or four units	C	C	P		P/C ¹	P/C ¹	P/C ¹				P	P	P				Sec. 44-1580 (e)
Multiple-family dwelling, more than four units			P								P	P	P				
Carriage-house														P			
Accessory dwelling unit (ADU)	C	C	C	C							C	C					Sec. 44-1580 (f)
Live-work unit	C	C	C	P	P	P	P				P	P	P	P			Sec. 44-1580 (g)
Short-term rentals (STRs)	P	P	P	P													Sec. 44-1580 (I)

Congregate Living

Rooming house, boarding house	C	C	P								C	C	C				Sec. 44-1581 (a)
Community Living Arrangement					C												Sec. 44-1581 (b)
Serving three to eight persons	p ³	p ³	p ³	p ³							p ³	p ³					
Serving nine to 15 persons			p ³								C	C	C				
Serving 16 or more persons			C								C	C	C				
Dormitory	C	C	P		C						P	P	C				Sec. 44-1581 (c)
Fraternity, sorority house	C	C	P								P	P					Sec. 44-1581 (d)
Convent, monastery, seminary	C	C	P								C		C				Sec. 44-1581 (e)
Nursing home, assisted living	C	C	P		C	C					P	C	C				Sec. 44-1581 (f)
Transitional facility			C										C				

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USE CATEGORY	DISTRICTS																Add'l Standards
Use Subcategory	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	

COMMERCIAL

Office

General office					P	P	P	P	P	P	P	P	P	P			
Bank or other financial institution, not including drive-through					P	P	P			P	P	P	P				
Bank or other financial institution, including drive-through					P	P	P			P	C	C	C				Sec. 44-1584 (f)
Medical office, clinic					P	P	P			P	P	P	P	C			
Artist's studio					P	P	P	P		P	P	P	P	P			

Accommodation and Food Service

Bed and breakfast	C	C	P	C	P	P	P				P	P	P				Sec. 44-1584 (g)
Hotel, inn					C	P	P				P	P	P				
Motel						C	C										
Restaurant ⁴ , not including drive-through					P	P	P			P	P	P	P	P			
Restaurant, including drive-through					C	P	P			C		C					Sec. 44-1584 (v)
Tavern, bar					C	C	P				C	C	P	C			

Service Businesses

Personal service ⁵	C	C	C		P	P	P	C		P	P	P	P	C			Sec. 44-1584 (u)
Business service ⁵					P	P	P	P	P	P	P	P	P	P			
Building maintenance, janitorial service					P	P	P	P	P	P		P	P	P			
Catering service					P	P	P	P		P	P	P	P	P			
Day labor agency					C	C	C						C				Sec. 44-1584 (l)
Funeral home, crematory					P	P	P				P	P	P				
Furniture and appliance rental and leasing					P	P	P					P	P				
Laundromat					P	P	P				P	P	P	P			
Printing and publishing establishment					P	P	P	P	P	P		P	P	P			
Small appliance repair service					P	P	P	P			P	P	P	P			
Tool/equipment rental facility					P	P	P	P		P		P	P	P			
Animal hospital, veterinary clinic					P	P	P	P		P	P	P	P	P			Sec. 44-1584 (d)
Animal grooming establishment					P	P	P	P			P	P	P	P			Sec. 44-1584 (c)
Animal boarding facility, kennel					P	P	P	P						P			Sec. 44-1584 (b)
Material recovery facility (minor)					C	C											
Commercial dog day care								P		P				P			Sec. 44-1584 (k)

TABLE #.: Allowed Uses
P = Permitted Use | C = Conditional Use

USE CATEGORY	DISTRICTS																Add'l Standards
Use Subcategory	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	

Retail Sales

Auto title loan business					C	C	C										Sec. 44-1584 (w)
General retail sales	C	C	C		P	P	P	C	C	C	C	P	P	C			Sec. 44-1584 (q)
Building material sales					C	P	P	P	P					P			Sec. 44-1584 (h)
Contractor showroom					P	P	P	P	P	P		C	P	P			
Currency exchange						C	C						C				
Firearms sales and service					P	C	C	C	C	C			P	C			Sec. 44-1584 (n)
Greenhouse, garden supply store					C	P	P	C				P	P	C			Sec. 44-1584 (o)(p)
Pawnshop					P	P	P	C					C	C			
Payday loan business					C	C	C										Sec. 44-1584 (w)
Pet store					P	P	P										
Secondhand goods store, consignment store					C	P	P				C	P	P				

Commercial Recreation and Entertainment

Convention center													P				
Adult entertainment								C	C								Sec. 44-1584 (a)
Health clubs, fitness centers					P	P	P	P		P	C	P	P				Sec. 44-1584 (r)
Indoor recreational facility					P	P	P	P	P			C	P				
Marina						C	C	C	C								
Outdoor commercial recreation area						C	C			C							Sec. 44-1584 (t)
Restaurant or bar with entertainment, nightclub					C		C						C				
Theater, assembly hall					P		P					P	P				

Vehicle Services

Automobile rental						P	C	P	P	C				P			Sec. 44-1584 (e)
Automobile sales – used or new						P	C										Sec. 44-1584 (e)
Carwash						P	C										Sec. 44-1584 (j)
Convience store						P	C	C	C	C			C	C	C		
Fuel/gas/service station						P	C	C	C	C			C	C	C		Sec. 44-1584 (s)
Motor vehicle repair, major						P	C	C	C	C			C	C	C		Sec. 44-1584 (s)
Motor vehicle repair, minor					C	P	C	C	C	C				C			Sec. 44-1584 (s)
Parking structure (principal use)					C	C	P					C	C		C		
Surface parking lot (principal use)					C	C	C	P	P		C	C		P			
Drive-through facility					P	P	P			P				C			Sec. 44-1584 (m)

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USE CATEGORY	DISTRICTS																Add'l Standards
Use Subcategory	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	

INDUSTRIAL

Production, Processing, and Storage

Agricultural uses								P	P	P							
Limited production and processing								P	P	P				P			Sec. 44-1585 (b)
Light industrial uses								P	P	P				P			
General industrial uses									P								
Heavy industrial uses									C								
Concrete, asphalt, and rock crushing facility									C								
Contractor yard								P	P					C			
Dry cleaning establishment. Commercial laundry								P	P	P				P			
Research and development facility								P	P	P				P			
Material recovery facility (major)									P								
Material recovery facility (minor)								P		P							Sec. 44-1585 (d)
Auto salvage yard, scrap yard									C								Sec. 44-1585 (a)
Self-service storage facility								C	P					C			Sec. 44-1585 (c) Sec. 44-1588
Wholesale and distribution facility								P		P				P			

Transportation

Ground transportation service								P	P					P			
Mail distribution facility								P	C	P							Sec. 44-1584 (rm) Sec. 44-1585 (e)
Motor freight terminal								P	P	C				C			
Package delivery service								P	P	P				P			
Railroad switching yards and freight terminal									P								
Ship terminal or docking facility								P	P								

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USE CATEGORY	DISTRICTS																Add'l Standards
Use Subcategory	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	

PUBLIC INSTITUTIONAL

Institutional and Civic

Cemetery	C	C	C	P											P		
Community center, neighborhood center	C	C	C		P	P	P				P	P	P	P	P		Sec. 44-1583 (b)
Cultural institution	C	C	C		P	P	P				P	P	P		C		Sec. 44-1583 (c)
Existing library ⁶	C ⁶	P	P		P	P	P				P	P	P		P		Sec. 44-1583 (e)
New library					P	P	P				P	P	P		P		
Public park, playground, recreation facility					P	P	P				P	P	P	P	P		
Religious institution, place of worship					P	P	P				P	P	P	P	P/C ⁷		Sec. 44-1583 (f)
Hospital															C		Sec. 44-1583 (d)
Clinic, healthcare facility					P	P	P				P	P	P	C	C		Sec. 44-1583 (a)
Government office					P	P	P	P	P	P	P	P	P	P	P		
Other public or semi-public facilities not listed in this table															C		

Educational and Health Care

Existing school, elementary or secondary ⁶	C	C	C		C		C				P	P	P		P		Sec. 44-1582 (a)
New school, elementary or secondary					C		C				P	P	P		P		
College, university					C		C				P	P	P		C		Sec. 44-1582 (b)
School, specialty or personal instruction, etc.								C		C	P	P	P				Sec. 44-1582 (c)
Adult/family daycare home (8 or few children)											P	P	P	C			Sec. 44-1582 (d)
Group daycare center, preschool (9 or more children)										P	P	P	P	C			Sec. 44-1582 (e)

Public Service and Utilities

Public safety/service facility	P	P	P	P	P	P	P	P	P	P				P	P		Sec. 44-1586 (a)
Solid waste disposal facility									C						P		
Substation/distribution equipment	C	C	C	C					C					C	P	C	
Sewage treatment plant									C						P		
Telecommunication tower, wireless communication facility		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 44-1586 (b)
Yard waste site, municipal									C						P		

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USE CATEGORY	DISTRICTS																Add'l Standards
Use Subcategory	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	

CONSERVANCY

Agriculture, forestry, fishing, and recreation				P				P	P	P						P	
Agricultural uses ⁸				P				P	P	P						P	
Forest nurseries, tree and forest product gathering																P	
Fish hatcheries and preserves																C	
Hunting, trapping, and game propagation																P	
Campgrounds, public or private																P	Sec. 44-1584 (i)
Arboreta, wildlife preserves, botanical gardens, trails for non-motorized use, and similar non-intensive or passive recreational facilities																C	
Community gardens	P	P	P	P							P	P	P		P	P	Sec. 44-1589

Public Service and Utility Uses

Docks, piers, and boat landings																P	
Drainage ditches, canals, irrigation systems, and stormwater management facilities																P	
Pipelines for natural gas, water supply, etc.																C	
Public utilities, streets, roads, and bridges																P	

¹ Residential uses are permitted when located above the ground floor. Full residential developments with residential uses on the ground floor which are a minimum distance of ¼ mile (1,320 feet) from any right-of-way intersection of an arterial street, freeway or highway as well as being separated a minimum of ½ mile (2,640 feet) from any other full residential development along the same street frontage/corridor are a conditional use.

² Permitted for existing dwellings, conditional for new dwellings.

³ A conditional use permit may be required for community living arrangement uses per the development standards (Section 44-1581).

⁴ Any establishment at which primarily alcohol beverages are served must also meet the requirements of [Chapter 10, Businesses](#).

⁵ See definitions section for complete list of uses.

⁶ Existing as in elementary and secondary schools and libraries existing and in operation prior to the effective date of the Zoning Code: August 19, 2006.

⁷ Any facility with seating capacity of greater than 600 persons in the sanctuary or main activity area shall be a conditional use. Such facility shall be located with access to an arterial or collector street.

⁸ Uses that do not involve the use of fertilizer, including field crops, specialty crops, and similar uses but not livestock or animal husbandry.

Table #.: Lot Dimensions and Setback Requirements

Zoning District	Use	Lot		Building		Setback Requirements ⁶				Coverage
		Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Min. Building Width (ft.) ⁹	Max. Height (feet/stories)	Front yard (ft.)	Side Yard (ft.) ^{1,5}	Rear Yard (ft.)	Garage (attached) (ft.)	Max. Impervious Surface Coverage
RESIDENTIAL										
R-1	Single-family detached dwelling	6,000 (P) 5,000 (C)	60 (P) 50 (C)	None	35/2.5 ³	10 ^{7,8}	5 ea.	5	18	40%
	Single-family attached, townhouse	2,500 or 17 units/acre (the lesser) ¹	20							
	Two-family dwelling-duplex (upper/lower)	6,000 (P) 5,000 (C)	60 (P) 50 (C)							
	Two-family dwelling – semi-detached (side-by-side) per unit	3,000	60							
	Multifamily dwelling (per unit)	2,000 ²								
	All other uses (per lot)	10,000								
R-2	Single-family detached dwelling	5,000	45	None	35/3 ³	10 ^{7,8}	5 ea.	5	18	50%
	Single-family attached, townhouse	2,500 or 17 units/acre (the lesser) ¹	20							
	Two-family dwelling-duplex (upper/lower)	5,000	45							
	Two-family dwelling – semi-detached (side-by-side) per unit	3,000	60							
	Multifamily dwelling (per unit)	2,000 ²	40							
	All other uses (per lot)	10,000								
R-3	Single-family detached dwelling	5,000	45	None	55/5 ³	10 ^{7,8}	5 ea.	5	18	60%
	Single-family attached, townhouse	2,500 or 17 units/acre (the lesser) ¹	20							
	Two-family dwelling-duplex (upper/lower)	5,000	45							
	Two-family dwelling –	3,000	60							

Table #.#: Lot Dimensions and Setback Requirements										
Zoning District	Use	Lot		Building		Setback Requirements ⁶				Coverage
		Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Min. Building Width (ft.) ⁹	Max. Height (feet/stories)	Front yard (ft.)	Side Yard (ft.) ^{1,5}	Rear Yard (ft.)	Garage (attached) (ft.)	Max. Impervious Surface Coverage
	semi-detached (side-by-side) per unit									
	Multifamily dwelling (per unit)	1,500 ²	40							
	All other uses (per lot)	10,000								
RR	Single-family detached dwelling	10,000 ⁴	75							
	Single-family attached, townhouse	--	--							
	Two-family dwelling-duplex (upper/lower)	--	--							
	Two-family dwelling – semi-detached (side-by-side) per unit	--	--							
	Multifamily dwelling (per unit)	--	--							
	All other uses (per lot)	10,000 ⁴	--							
				None	35/2.5 ³	20 ^{7/8}	6/8 ea.	25	25	70%

Table #.#: Lot Dimensions and Setback Requirements									
Zoning District	Use	Lot		Building	Setback Requirements ⁶			Coverage	
		Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max. Height (feet/stories)	Front yard (ft.)	Side Yard (ft.) ^{1,5}	Rear Yard (ft.)	Max. Impervious Surface Coverage	Min. Floor Area Ratio
COMMERCIAL									
C1	All uses	5,000 ¹⁵	--	35 ³	15	6 ^{5,14}	6	80%	0.1 ¹⁶
C2	All uses	10,000 ¹⁵	--	35 ³	15	6 ^{5,14}	6	80%	0.1 ¹⁶
C3	All uses	10,000 ¹⁵	--	35 ³	15	6 ^{5,14}	6	80%	0.1 ¹⁶
INDUSTRIAL									
LI	All uses	10,000 ¹⁵	--	35 ¹⁷	None	6 ^{5,14}	6 ¹⁴	80%	None
GI	All uses	20,000 ¹⁵	--	35 (none by CU) ¹⁷	None	6 ^{5,14}	6 ¹⁴	80%	None
BP	All uses	20,000 ¹⁵	--	35 (none by CU) ¹⁷	15	10 ⁵	15	80%	0.75

Table #.#: Lot Dimensions and Setback Requirements

Zoning District	Use	Lot		Building	Setback Requirements ⁶			Coverage		
		Min. Lot Area (sq. ft.)	Min. Lot Width (ft.) ⁹	Max. Height (ft./stories)	Min./Max. Front yard (ft.) ^{7,20}	Min. Side Yard (ft.) ^{5, 14,19}	Min. Rear Yard (ft.) ¹⁴	Max. Impervious Surface Coverage	Min./Max. Floor Area Ratio	Max. Ground Floor Area, Retail & Service Uses (sq. ft.) ¹⁸
MIXED-USE										
OR	One-family and Two-family dwelling, duplex (upper/lower) or semi-detached (side-by-side)	Regulated as if in the R-1 district	Regulated as if in the R-1 district	35 ³	10/25 ⁷	5	5	70%	0.3/3.0	5,000
	Single-family attached (townhomes) and live-work units	2,500 per unit	20							
	Multifamily dwelling (per unit)	1,000 per unit	None							
	Nonresidential or mixed-use	None	--							
	All other uses	--	50							
NC	One-family and Two-family dwelling, duplex (upper/lower) or semi-detached (side-by-side)	Regulated as if in the R-1 district	Regulated as if in the R-1 district	35 (45 by CU) ³	10/25 ⁷	5 ²¹	5 ²¹	80%	0.5/3.0	None
	Single-family attached (townhomes) and live-work units	2,500 per unit	20							
	Multifamily dwelling (per unit)	1,500 1,000 per unit	None							
	Nonresidential or mixed-use	None	--							
	All other uses	--	None							
D	One-family and Two-family dwelling, duplex (upper/lower) or semi-detached (side-by-side)	N/A	N/A	55 (D1) None (D2) ³	None/15 ⁷	5 ²¹	5 ²¹	100%	1.0/5.0 (D1) 1.0/None (D2)	None
	Single-family attached (townhomes)	2,000 per unit	20							

Table #.#: Lot Dimensions and Setback Requirements										
Zoning District	Use	Lot		Building	Setback Requirements ⁶			Coverage		
		Min. Lot Area (sq. ft.)	Min. Lot Width (ft.) ⁹	Max. Height (ft./stories)	Min./Max. Front yard (ft.) ^{7,20}	Min. Side Yard (ft.) ^{5, 14,19}	Min. Rear Yard (ft.) ¹⁴	Max. Impervious Surface Coverage	Min./Max. Floor Area Ratio	Max. Ground Floor Area, Retail & Service Uses (sq. ft.) ¹⁸
	and live-work units									
	Multifamily dwelling (per unit)	250 per unit (D1) None (D2)	None							
	Nonresidential or mixed-use	None	--		None/15	None ²¹	None ²¹			
	All other uses	--	None							
S-LRI	Single-family detached dwelling	5,000	50 ²²	35 ¹⁷	15 (New) ²³ See note ⁷ (Existing)	12 (total)/ 2.5 min. ²⁴ (New) 2.5 (Existing)	15 (New) 6 (Existing)	80%	--	--
	Duplex (per building)	5,000	50 ²²							
	Single-family attached and live-work units	2,500 per unit	24 ²²							
	Multifamily dwelling (per unit)	2,000 per unit	50 ²²							
	Nonresidential or mixed-use	5,000	50 ²²		None ²³ /20	6	6			
	Production, processing, and storage or transportation use	10,000	75 ²²							

Table #.: Lot Dimensions and Setback Requirements									
Zoning District	Use	Lot		Building	Setback Requirements ⁶			Coverage	
		Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max. Height (feet/stories)	Front yard (ft.)	Side Yard (ft.) ^{1,5}	Rear Yard (ft.)	Max. Impervious Surface Coverage	Min. Floor Area Ratio
PUBLIC									
PI	All uses	10,000 ¹⁰	80 ¹⁰	Note ¹¹	15	10	15	Note ¹¹	--
CONS ¹²	All uses	--	50	--	25 ¹³	15 ¹³	25 ¹³	35%	--

¹ Side yards: Setbacks shall apply to the ends of attached or semi-detached dwellings.

² The lot area requirement for multifamily uses in the R-1 and R-2 Districts is 2,000 square feet per unit. In the case of boarding homes, dormitories, hospitals, and other residential facilities, the area requirement shall be 1,000 square feet for each resident occupancy of the structure.

³ Heights of structures may be increased with a conditional use permit as permitted in Section 44-83.

⁴ For lots in the RR district without City services, minimum lot area shall be ten acres. Other lot dimensions shall be as specified in table 44-2. See Section 44-555.

⁵ Corner properties: The side facade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street. If no structure exists on the adjacent property, the setback shall be a minimum of one-half the required front yard setback of the subject property's zoning district.

⁶ Note that screening/buffer yard setbacks located in Article XIX, Division 5 of this code may supersede the setback requirements.

⁷ Where at least 50 percent of the front footage of any block is built up with principal structures, the front yard setback for new structures shall be equal to the average of the existing structures, except that any structure which is set back 20 percent more or less than the average may be discounted from the formula.

⁸ Covered porches are permitted in the front setback compliant with the conditional use permit requirements found in Section 44-83. 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.

⁹ For residential structures, the minimum building width on any side shall be at least 22 feet, not including any entryways or other structures that do not run the full length of the building.

¹⁰ Public utility well sites, pump stations, substations, and similar uses involving no major structure are exempt from the minimum lot area and lot width requirements.

¹¹ Building height and impervious coverage shall not exceed that permitted in the most restrictive abutting district.

¹² Because the permitted and conditional uses in the Conservancy District are generally not conducted in buildings, no minimum lot area is specified.

¹³ Waterway setback: All buildings and structures, except for road, bridge and utility crossings, docks, piers, boat landings, or drainage structures, shall be set back a minimum of 50 feet from the bulkhead line or ordinary high water mark, whichever provides the greater landward distance, of all navigable waterways

¹⁴ Side and rear yards shall be required when a nonresidential use adjoins a side yard of a residential property or as necessary to provide access for deliveries, loading, etc.

¹⁵ A minimum 75 feet of public street frontage is required.

¹⁶ Surface parking lots (principal use) approved through conditional use permits shall not be required to meet the floor area ratio minimum.

¹⁷ Smokestacks, water towers, and similar structures may exceed the maximum height limit as specified by conditional use.

¹⁸ Maximum ground floor area for retail or service uses may be exceeded as a conditional use.

¹⁹ Side yards are required only for dwelling units on the ends of townhouse buildings. Minimum size is one-half of the total distance shown in the table.

²⁰ At least 60 percent of the front facade must fall between the maximum setback and minimum setback lines.

²¹ In the NC and D Districts, side and rear yards shall be required when a nonresidential use adjoins a side yard or rear yard of a residential property or as necessary to provide access for deliveries, loading, etc.

²² The minimum building width on any side shall be at least 22 feet, not including any entryways or other structures that do not run the full length of the building.

²³ Covered porches are permitted in the front setback compliant with the conditional use permit requirements found in [Section 44-83](#).

²⁴ Where required, side yards shall add up to a total of no less than 12 feet, but shall also be no less than 2½ feet on any one side.

TABLE #.: Accessory Uses
P = Permitted Use | C = Conditional Use

USE CATEGORY	DISTRICTS																Add'l Standards
	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	

USES ACCESSORY TO DWELLINGS

Antennas, satellite dishes, and similar equipment as regulated by Article XVI of this chapter	P	P	P	P	P	P	P				P	P	P	P			Sec. 44-418
Boarding or renting of rooms to not more than two persons	P	P	P	P	P	P	P				P	P	P	P			
Buildings temporarily located for construction purposes	P	P	P	P													
Fences	P	P	P	P	P	P	P				P	P	P	P			Sec. 44-450
Gardening and other horticultural uses	P	P	P	P							P	P	C	P			
Home-based occupations	P	P	P	P	P	P	P				P	P	P	P			Sec. 44-1587
Private garages, carports, and parking spaces	P	P	P	P	P	P	P				P	P	P	P			
Private swimming pools, tennis courts, indoor exercise facilities, community meeting rooms, and other recreational facilities that are operated for the sole use and convenience of the residents of the principal use and their guests	P	P	P	P	P	P	C				P	P	P	P			Sec. 44-518 Sec. 44-416
Small wind energy systems											C	C	C				
Solar energy systems					P	P	P				P	P	P				
Tool houses, sheds, and similar buildings	P	P	P	P	P	P	P				P	P	P	P			
Parking, structured	P	P															Article XVIII
Outdoor kennel or exercise run for household pets			P	P							P	P	C	P			Sec. 44-1584 (b)
Retail, office, or service uses designed for residents of a multifamily building or complex of limited size and wholly contained within the principal structure	P	P															
Small-scale animal keeping			P														Chapter 6

TABLE #.: Accessory Uses P = Permitted Use C = Conditional Use																	
USE CATEGORY	DISTRICTS																Add'l Standards
	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	
USES ACCESSORY TO NONRESIDENTIAL USES																	
Antennas, satellite dishes, and similar equipment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 44-418
Carwash (automatic) when accessory to a service station in compliance with Article XVI of this chapter						C	C	C	C	C		C	C	C			
Music (outdoor live or amplified music)					C	C	C	C	C	C			C				
Off-street loading docks					C	P	P	P	P	P	C	P	P	P	P		
Outdoor display of vehicles								C	C	C			C	C			
Outdoor recreation facilities					C	C	C	C	C	C		C	C		P	C	
Outdoor sales, display, and storage					1	2	1	P	P		3	3	3	P			
Parking (surface)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	
Parking (structured)	P	P		C		C	P	P	P	P	C	C	P		P		Article XVIII
Parking and storage of vehicles licensed to a business					P	P	P	P	P	P	P	P	P	P			
Self-service storage units					C												
Rooming/boarding house as accessory to religious institution														C			
Signs, as regulated by Chapter 30	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Small wind energy systems	C	C	C	C	C	C	C	C	C	C	C	C	C		C		Sec. 44-1626
Solar energy systems, flush roof-mount	P	P	P	P	P	P	P	P	P	P	P	P	P				Article XVII
Solar energy systems, other than flush roof-mount	P	P	P	C	P	P	P	P	P	P	P	P	P		P		Article XVII
Storage within enclosed buildings															P		
Storage or other accessory buildings customarily associated with a principal use																C	
Telecommunication facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P		Sec. 44-1586 (b)
Warehousing, incidental repair, or processing necessary to conduct a permitted principal use, conducted within the principal building, not exceeding 40 percent of total floor area						P	P	P	P	P		P	P	P			
Waste and recycling storage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Sec. 44-1917

¹ See [Section 44-684](#), Outdoor Storage and Display, C1 and C3 Districts.

² See [Section 44-685](#), Outdoor Storage and Display, C2 District.

³ See [Section 44-618](#).

This section defines each land use listed in the land use tables in alphabetical order. General definitions are listed in [Section 44-249](#). Definitions of signs are listed in [Section 30-3](#).

- 1) *Accessory Dwelling Unit (ADU)* means a residential dwelling unit on the same parcel as a single-family, two-family duplex or a two-family semi-detached dwelling. The ADU provides complete independent living facilities for one family per Wisconsin's Unified Dwelling Code. It may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled principal/primary dwelling.
- 2) *Adult daycare home* means a residential dwelling where services are provided for part of a day in a group setting to adults who need assistance with activities of daily living, supervision, or protection. Services may include personal care and supervision, provision of meals, medical care, medication administration, transportation, and activities designed to meet physical, social, and leisure time needs. Such facilities are not licensed by the State of Wisconsin, but may be certified by the State.
- 3) *Adult entertainment establishment* means an establishment providing nude dancing or other live or recorded performances that depict, describe, or relate to specified sexual activities: human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse, oral copulation, or sodomy; fondling or other erotic touching of specified anatomical areas. Adult entertainment establishments include, but are not limited to, the following uses:
 - a. *Adult bookstore*. An establishment having as a substantial or significant portion of its stock and trade in books, magazines, other periodicals, videotapes, compact disks, and/or other electronic media which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas" as defined herein.
 - b. *Adult motion picture theater*. An enclosed building or outdoor land area used for the viewing of films or videos at which a significant or substantial portion of the material presented is distinguished or characterized by an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas" as defined herein for observation by patrons therein.
 - c. *Adult bath house*. An establishment or business which provides the service of baths of all kinds, including all forms and methods of hydrotherapy, that is not operated by a medical practitioner or a professional physical therapist

licensed by the State of Wisconsin and which establishment provides to its patrons an opportunity for engaging in specified sexual activities as defined in this chapter.

- d. *Adult motel*. A hotel, motel, or similar commercial establishment which:
 - i. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; and has a sign visible from the public right-of-way which advertises the availability of this adult type of photographic reproductions; or
 - ii. Offers a sleeping room for rent for a period of time that is less than ten hours; or
 - iii. Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than ten hours.
 - e. *Adult modeling studio*. An establishment or business which provides the services of modeling for the purpose of reproducing the human body wholly or partially in the nude by means of photography, painting, sketching, drawing, or otherwise.
 - f. *Adult body painting studio*. An establishment or business wherein patrons are afforded an opportunity to paint images on a body which is wholly or partially nude. For purposes of this chapter, the adult body painting studio shall not be deemed to include a tattoo parlor.
 - g. *Adult cabaret*. An establishment or business which features male and/or female topless and/or bottomless dancers, go-go dancers, exotic dancers, strippers, or similar entertainers.
 - h. *Adult novelty shop*. An establishment or business having as a substantial or significant portion of its stock and trade in novelty or other items which are distinguished or characterized by their emphasis on or designed for specified sexual activities as defined herein or stimulating such activity.
- 4) *Agriculture* means the use of land for the production of plants, animals, or horticultural products, including farming, dairying, pasturage agriculture, horticulture, floriculture, and animal and poultry husbandry, and the necessary accessory uses for storing the products. Agriculture shall not include animal feedlot operations.
- 5) *Agriculture, forestry, fishing, and recreation* means the use of land for the cultivation, production, harvesting, management, or collection of natural resources, including

crops, livestock, timber, and fish, as well as associated conservation and resource management activities.

- 6) *Animal boarding facility, kennel, or animal shelter* means 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.
- 7) *Animal grooming facility* means an establishment where domestic animals are bathed, clipped, or combed, including boarding for not more than 48 hours incidental to the grooming services.
- 8) *Animal hospital or veterinary clinic* means an establishment providing medical and surgical treatment of domestic animals, including grooming and boarding for not more than 30 days if incidental to the medical care.
- 9) *Arboreta, wildlife preserves, botanical gardens, trails for non-motorized use, and similar non-intensive or passive recreational facilities* means land uses that promote environmental protection, public health, and open spaces.
 - a. *Arboreta* means a space where trees, shrubs, and herbaceous plants are cultivated for scientific and educational purposes.
 - b. *Wildlife preserves* means land dedicated to the natural environment of wildlife for preservation purposes.
 - c. *Botanical gardens* means an indoor or outdoor facility where plants are grown to display to the public and for scientific research.
 - d. *Trails for non-motorized use* means paths dedicated to pedestrians and bicyclists, or any other non-motorized mode of transportation.
- 10) *Artist's studio* means workspace for artists, artisans, or craftspersons who are engaged in the creation, teaching, or performance of the fine and applied arts and also allows the sale of fine and applied art products as an associated use.
- 11) *Auto salvage yard or scrap yard* means a facility where scrap or salvage materials, including used motor vehicles, are sorted, stored, dismantled, assembled, and distributed, including wholesale and retail sales of such materials. Scrap or salvage materials include, but are not limited to, scrap iron and other metals, paper, rags, rubber tires, bottles, plastics, and aluminum cans.
- 12) *Auto title loan business* means any person licensed pursuant to Wis. Stats. §§ 138.09 and 218.05, who makes a loan that is secured by an interest, other than a purchase money security interest, where the title of an automobile, motorcycle, any motor vehicle or titled vehicle is used as collateral.
- 13) *Automobile rental* means an establishment where contracts are prepared or reservations accepted for the rental or leasing of automobiles and other motor vehicles, including incidental storage.

- 14) *Automobile sales* means an establishment providing wholesale and retail sales or leasing of new or used automobiles, motorcycles, trucks, trailers, boats, or outdoor recreational vehicles, including outdoor sales area, incidental storage and maintenance and warranty repair work, or other repair service conducted as an accessory use.
- 15) *Bank or financial institution* means a financial institution that is open to the public and engaged in deposit banking and that performs the related functions of making loans, investments, and fiduciary activities. The bank may be in a freestanding building or contained in an office building with other uses and with or without a drive-up window.
- 16) *Bed and breakfast* means a lodging establishment that rents rooms for short periods of time to the public, provides meals to renters, and is the operator's place of residence.
- 17) *Building maintenance or janitorial service* means an establishment providing routine maintenance of buildings, including, but not limited to, window washing, building cleaning, pest extermination, or disinfecting service.
- 18) *Building material sales* means an establishment that sells or rents building supplies, construction equipment, or home decorating fixtures and accessories. The term "building material sales" includes a lumberyard or home improvement center and may include outdoor storage or tool and equipment sales or rental.
- 19) *Campgrounds, public or private* means an area to be used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar movable or temporary sleeping quarters of any kind.
- 20) *Carwash* means an establishment where washing, drying, polishing, or vacuuming of an automobile is done by service personnel, the driver, or by automated machinery.
- 21) *Catering service* means a business that prepares food and beverages to be delivered off-premises for consumption at a social, business, or civic function and may also provide service at the function.
- 22) *Cemetery* means a place for the internment of the dead, divided into burial lots subdivided in a cemetery plat in accordance with Wis. Stats. § 157.07, and may also include mausoleum or columbarium and also allow a crematorium as an associated use.
- 23) *Clinic or healthcare facility* means a facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an outpatient basis. Also included are related accessory uses, such as emergency treatment facilities, diagnostic services, training, administration, and other services to outpatients, employees, or visitors.

- 24) *College, university*, means an educational institution authorized by the state to award associate, baccalaureate, or higher degrees or any campus of the state vocational, technical, or adult education system.
- 25) *Commercial dog day care* means a commercial facility occupied by dogs for the purpose of exercise and socialization during daytime business hours. No animal will be kept overnight or on weekends. These facilities can include indoor and outdoor spaces.
- 26) *Community center or neighborhood center* means a building used as a place of meeting, recreation, or social activity catering primarily to the surrounding area or neighborhood. The center may be owned or leased by a public agency or nonprofit organization and is generally open to the public for daily use or scheduled events.
- 27) *Community gardens* mean sectioned plots of land for individual or group use for the planting, growing and cultivation of fruits, vegetables, plants, flowers, and herbs. Personal gardens on private property used as an accessory use do not apply.
- 28) *Community living arrangement* means a facility licensed, operated, or permitted by the State of Wisconsin that is either:
- a. A facility where four or more children reside and are provided with care and maintenance by persons other than a relative or guardian. This definition includes foster homes, treatment foster homes, community living arrangements for children, and residential childcare centers as defined by Wisconsin State Statute, but does not include educational institutions, public agencies, hospitals, maternity homes, nursing homes, or sanitariums.
 - b. A facility where three or more adults not related to the operator reside and are typically provided with care, treatment, or services above the level of room service, which may include prescribed personal care. This definition includes Community Living Arrangements (CLAs), Community Based Residential Facilities (CBRFs), and Adult Family Homes (AFHs) as defined by Wisconsin State Statutes, but does not include transitional housing, nursing homes, prisons, jails, correctional facilities, convents, monasteries/seminaries, or educational institutions and related student housing.
- 29) *Concrete, asphalt, and rock crushing facility* means a use in which the principal activity is the processing, handling, sale and transport of concrete, asphalt, rock, brick, cement, or other similar paving or building materials.
- 30) *Contractor showroom or workshop* means an office of a contractor, builder, painter, etc., that includes an enclosed showroom for display of samples, appliances, supplies, and other materials used in the business and/or an enclosed workshop for limited assembly or preparation of building materials.

- 31) *Contractor yard* means an establishment providing general contracting or building construction services, including outdoor storage of machinery or equipment.
- 32) *Convent, monastery, seminary, and religious retreat* mean a building or group of buildings that serves as the primary dwelling and place of work and worship for members of a religious order. A convent, monastery, seminary, and religious retreat may be considered a dormitory as defined and regulated within this Code.
- 33) *Convenience store* means an establishment where motor fuel products or other minor accessories are retailed directly to the public on the premises, in combination with sale of items typically found in a convenience market or supermarket.
- 34) *Convention center* means a commercial facility used for assemblies or meetings of the members or representatives of groups, including exhibition space and catering and food service facilities.
- 35) *Cultural institution* means an institution that displays or preserves objects of interest of the arts or sciences. This term includes, but is not limited to, a museum, gallery, or planetarium.
- 36) *Currency exchange* means an establishment, other than a bank, trust company, savings bank, savings and loan association, credit union, or other financial institution, that exchanges common currencies, sells money orders or cashier's checks, and cashes checks as its principal business activity.
- 37) *Day labor agency* means an establishment engaged in the temporary employment of persons on a daily basis where persons wait on the premises for work assignments.
- 38) *Daycare home/daycare center, preschool* means a facility that provides supervision and care of preschool age children on a regular basis for periods less than 12 hours per day. Daycare or preschool facilities are licensed by the State of Wisconsin Department of Health and Family Services and classified as one of the following:
- a. *Family daycare home* means a dwelling unit licensed as a daycare center by the Wisconsin Department of Health and Family Services where care is provided for up to eight children at one time.
 - b. *Group daycare center, preschool* means a program licensed to provide care for nine or more children at one time.
- 39) *Dormitory* means a communal-type living arrangement of four or more persons not related by blood, adoption, or marriage who share common sleeping areas, kitchen, bath, or restroom facilities. This definition includes, but is not limited to, shelter facilities, educational facility housing, rooming houses, boarding houses or lodging houses, community living arrangements, community-based residential facilities, migrant housing, seminary, or similar institution.

- 40) *Drive-through facility* means a facility consisting of a dedicated drive aisle that leads to and from a service area for the sale and dispensation of food, beverages, or other consumer items to patrons in motor vehicles. Such facilities may include but are not limited to restaurants, pharmacies, and financial institutions.
- 41) *Dry cleaning establishment or commercial laundry* means an establishment that launders or dry cleans fabric, textiles, wearing apparel, or similar articles, including drop-off of articles by customers or cleaning of articles dropped off at other locations.
- 42) *Fish hatcheries and preserves* means the use of land for a facility designed to breed, rear, and release fish in a controlled environment.
- 43) *Forest nurseries, tree and forest product gathering* means the use of land for the production of young forest trees under controlled conditions and the collection, extraction, and harvesting of trees and other forest products.
- 44) *Fraternity, sorority* means a building used as group living quarters for students of a college, university, or seminary who are members of a fraternity, sorority, or other group that has been officially recognized by the college, university, or seminary. A fraternity/sorority may be considered a dormitory as defined and regulated within this Code.
- 45) *Fueling/gas/service station* means an establishment where the primary use is the sale of gasoline or any other motor fuel, motor oil, or other minor accessories directly to the public on the premises.
- 46) *Funeral home* means a building used for funeral services, including display of the deceased at a wake for family and friends; embalming and other services in preparation for burial; cremation; storage and sale of caskets, urns, and other funeral supplies for burial or cremation. A funeral home may also include a funeral chapel.
- 47) *Furniture and appliance rental and leasing* means an establishment that rents or leases furniture, electronics, small appliances, major appliances, or other household items, including incidental storage and maintenance of such items.
- 48) *Garden supply store or greenhouse* means a retail business whose principal activity is the selling of plants and garden supplies, which may have outside storage, growing, or display, and which may include sales of lawn furniture and playground equipment.
- 49) *General industrial uses* means general industrial uses include metal working and other uses which have the potential to produce greater amounts of noise, odor, vibration, glare, or other objectionable influences than light industrial uses and which may have an adverse effect on surrounding properties. General industrial uses may include processing of raw materials or production of primary materials.

This term includes, but is not limited to, the production or processing of the following:

- a. Electrical equipment, such as motors and generators, lighting, wiring and transmission, and distribution equipment.
- b. Fabricated metal products, such as cans and shipping containers, cutlery, hand tools, and general hardware.
- c. Fabricated plastic and rubber products, except tires and inner tubes.
- d. Glass and glass products, ceramics, china and earthenware, such as dishes and kitchenware.
- e. Gypsum, drywall, and plaster products.
- f. Latex paints.
- g. Lumber and wood products, including plywood.
- h. Machinery and equipment, such as engines and turbines, farm, lawn, and garden equipment, heating, cooling, and refrigeration equipment, and machine tools.
- i. Metal-working, such as stamping, welding, machining, extruding, engraving, plating, grinding, polishing, cleaning, and heat treating.
- j. Textiles and fabrics.

50) *General office* means use of a building for administrative, executive, professional, research, or similar organizations having only limited contact with the public. A general office is characterized by a low proportion of vehicle trips attributable to visitors or clients in relationship to employees. Examples include, but are not limited to, firms providing architectural, computer software consulting, data management, engineering, interior design, graphic design, real estate, insurance, investment, or legal services.

51) *General retail* means the retail sale of products, sometimes with provision of related services, to the general public that produce minimal off-site impacts.

General retail sales include, but are not limited to, the following:

- a. Antiques and collectibles store.
- b. Art gallery.
- c. Bicycle sales and repair.
- d. Book store, music store.
- e. Clothing and accessories.
- f. Drugstore, pharmacy.
- g. Electronics and appliance sales and repair.
- h. Florists.
- i. Food store, including grocery, bakery, butcher shop, and delicatessen.
- j. Jewelry store.

- k. Hardware store.
 - l. Liquor store.
 - m. Newsstands, magazine sales.
 - n. Photographic equipment and supplies.
 - o. Picture framing.
 - p. Sporting goods store.
 - q. Stationery store.
 - r. Tobacco store.
 - s. Video rental or sales.
- 52) *Government office* means an administrative, clerical, or public contact office of a government agency, including a postal facility, together with incidental storage and maintenance of the agency's vehicles.
- 53) *Ground transportation service* means an establishment that stores, maintains, or dispatches public transit vehicles, human service vehicles used for the transportation of elderly or handicapped persons, school buses, taxis, or tow trucks.
- 54) *Health club or fitness center* means an establishment for the conduct of indoor sports and exercise activities, along with related locker and shower rooms, offices and classrooms, and where use is offered on a membership basis.
- 55) *Heavy industrial* uses include high impact and outdoor uses which are likely to have a substantial adverse effect on the environment or on surrounding properties and which require careful site selection to ensure compatibility with the surrounding area. These uses often include processing of extracted or raw materials and production of primary materials. The term "heavy industrial uses" includes, but is not limited to, the production or processing of the following:
- a. Animals or poultry (slaughter or processing).
 - b. Asphalt, paving, and roofing materials.
 - c. Battery manufacture and reprocessing.
 - d. Chemicals and chemical products, including ammonia, chlorine, household cleaners, detergent, and fertilizer.
 - e. Oil-based paints, varnishes, lacquers, and enamels.
 - f. Petroleum and coal products, not including mining or extraction.
 - g. Plastics and synthetic resins and fibers.
 - h. Primary metals, including steelworks, rolling and finishing mills, foundries.
 - i. Pulp or paper products.
 - j. Sand and gravel, not including mining or extraction.
 - k. Tanned hides and leather.
 - l. Tires and inner tubes.

- 56) *Hospital* means a state-licensed institution providing primary health services and medical, psychiatric, or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other physical or mental conditions. Also included are related accessory uses or facilities, such as laboratories, outpatient facilities, and training, research, and administrative services for patients and employees.
- 57) *Hotel or inn* means a building containing rooming units providing temporary lodging accommodations to the general public, with rooms having access to the outside through an interior hallway connected to the main lobby of the building and which may provide additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities. A hotel shall not include any use which could be defined as a motel.
- 58) *Hunting, trapping, and game propagation* means the use of land for the lawful pursuit or capture of wildlife and the breeding and raising of game.
- 59) *Indoor recreation facility* means a facility for the indoor conduct, viewing, or participation in recreational activities. This term includes, but is not limited to, an indoor driving range, volleyball court, tennis court, bowling alley, ice or roller skating rink, swimming pool, billiard hall, or basketball court.
- 60) *Laundromat* means a facility that provides washing and drying machines, usually coin-operated, to patrons for cleaning clothes and other fabrics.
- 61) *Library* means a public, nonprofit facility in which books, manuscripts, computers, films, or similar materials are kept for use by or loan to patrons but not normally offered for sale.
- 62) *Limited production and processing* means small-scale activities that are compatible with retail sales and services. These uses produce minimal off-site impacts due to their limited nature and scale. Limited production and processing includes, but is not limited to, the following uses:
- a. Apparel and other finished products made from fabrics.
 - b. Boat building and repair.
 - c. Computers and accessories, including circuit boards and software.
 - d. Electronic components and accessories.
 - e. Film, video, and audio production.
 - f. Food and beverage products, not including live slaughter, grain milling, cereal, vegetable oil, or vinegar production.
 - g. Precision medical and optical goods.
 - h. Signs, including electric and neon signs.
 - i. Watches and clocks.
 - j. Wood crafting and carving.

- k. Wood furniture and upholstery.
- 63) *Light industrial uses* means low impact uses which produce little or no noise, odor, vibration, glare, or other objectionable influences and which have little or no adverse effect on surrounding properties. Light industrial uses generally do not include processing of raw materials or production of primary materials. This term includes, but is not limited to, the production or processing of the following:
- a. Apparel and other finished products made from fabrics.
 - b. Computers and accessories, including circuit boards and software.
 - c. Electronic components and accessories.
 - d. Food and beverage products, not including live slaughter, grain milling, cereal, vegetable oil, or vinegar production.
 - e. Furniture and fixtures, not including metal working.
 - f. Household appliances and components, not including metal working.
 - g. Measuring, analyzing, and controlling instruments.
 - h. Musical instruments.
 - i. Office and commercial equipment.
 - j. Pharmaceuticals, health and beauty products.
 - k. Precision machined products, including jewelry.
 - l. Printing and publishing, including distribution.
 - m. Signs, including electric and neon signs.
 - n. Sporting and athletic goods.
 - o. Telecommunications products.
- 64) *Live-work unit* means a dwelling unit in combination with a shop, office, studio, or other workspace within the same unit where the resident occupant both lives and works.
- 65) *Mail distribution facility* means an establishment designated for receiving, processing, and distributing mail and packages for the purposes of delivery.
- 66) *Marina* means a facility providing mooring of recreational boats, including piers, anchorage areas, launching facilities, boat storage areas, boat sales, service and rentals, and accessory facilities, such as sale of accessories, food, fuel, and fishing supplies for boating patrons. This term does not include a ship terminal used for freight.
- 67) *Material recovery facility (major)* means a facility for the deposit, sorting, or batching, but not processing, of post-consumer recyclable materials, including limited compacting or crushing of recyclable materials.
- 68) *Material recovery facility (minor)* means an establishment for the collection and processing (separation and/or recovery) of materials on-site from products that

include, but are not limited to, electronics, computers, televisions, household appliances, monitors, printers, CD/DVD players to be distributed for future re-use.

- 69) *Medical office or clinic* means an establishment providing diagnostic and outpatient medical, dental, chiropractic, or similar therapeutic care on a routine basis. Such facility may be staffed by physical or mental healthcare professionals who provide specialized diagnostic, testing, physical therapy, or treatment services, including clerical and administrative services, to persons for periods of less than 24 hours.
- 70) *Motel* means a building containing rooming units designed primarily for providing sleeping accommodations for transient lodgers, with rooms having a separate entrance providing direct access to the outside and with automobile parking located adjacent to or near sleeping rooms.
- 71) *Motor freight terminal* means a facility for truck-based freight service and operations, including, but not limited to, local pick-up, local sorting and terminal operations, line-haul loading and unloading, destination sorting, terminal operations, and local delivery.
- 72) *Motor vehicle repair, major*, means an establishment that performs major repairs to motor vehicles, engines, or trailers, including all services found in a minor repair establishment, as well as rebuilding or reconditioning of whole vehicles, body frame and fender straightening and painting, and rustproofing.
- 73) *Motor vehicle repair, minor*, means an establishment that may or may not include fuel sales and convenience market, while also performing minor repairs to motor vehicles. Such minor repairs may include muffler replacement, oil changing, lubrication, tire repair and replacement, wheel alignment, brake repair, suspension repair, minor engine repair, transmission repair, radiator flushing and repair, and other activities except rebuilding or reconditioning of whole vehicles, body frame and fender straightening, or painting.
- 74) *Multiple-family dwelling* means a building containing three or more dwelling units; also known as apartment house/apartment building. This type of dwelling typically, but not always, has a common/shared entrance. See the following graphic.



- 75) *Nightclub* means an establishment dispensing alcohol beverages for consumption on the premises and in which dancing and musical entertainment are permitted and may also include sales of food. This use does not include adult entertainment facilities.
- 76) *Nursing home, assisted living facility* means a building or complex of buildings where four or more persons who are not related to the operator or administrator reside, receive care or treatment and, because of their mental or physical condition, require access to 24-hour nursing services, including limited nursing care, intermediate level nursing care, and skilled nursing services, as defined in Wis. Stats. § 50.01. A nursing home/assisted living facility may be considered a dormitory as defined and regulated within this Code.
- 77) *Outdoor commercial recreation facility* means a facility for outdoor conduct, viewing, or participation in recreational activities, which may include one or more structures. This term includes, but is not limited to, a golf facility, tennis, basketball or volleyball court, soccer, baseball or football field, sporting club, amusement park, miniature golf course, or water park.
- 78) *Package delivery service* means a facility which transports individual packages for expedited delivery in single rear axle straight trucks or smaller vehicles where no single item weighs over 150 pounds.
- 79) *Park, playground or recreational center* means a public, noncommercial park, playground, or open space, including any park buildings or other structures. This term does not include commercial recreation facilities.
- 80) *Parking structure* means a structure of one or more levels or floors used for the parking or storage of motor vehicles. A parking structure may be totally below grade (as in an underground parking garage) or partially or totally above grade. The structure can be the principal use of the lot or accessory to a commercial, office, multiple-family residential, or other use.
- 81) *Pawnshop* means any business that loans or advances money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling the same back again to the depositor, while also selling such items to the public by acting as a consignment or secondhand store.
- 82) *Payday loan business* means a payday loan business is any person licensed pursuant to Wis. Stats. § 218.05, or a person licensed pursuant to Wis. Stats. § 138.09, who accepts a check, holds the check for a period of time before negotiating or presenting the check for payment, and pays to the issuer an agreed-upon amount of cash or who refinances or consolidated such a transaction.

83) *Personal service business* means an establishment providing services which are of a recurring and personal nature to individuals that produce minimal off-site impacts. This term includes, but is not limited to, the following uses:

- a. Barbershops and beauty shops.
- b. Dry cleaning pick-up station.
- c. Interior decorating/upholstery.
- d. Locksmith.
- e. Shoe repair.
- f. Tanning salon.
- g. Tailor shop.
- h. Tattoo or body piercing establishment.
- i. Watch repair and other small goods repair.

84) *Printing and publishing establishment* means an establishment providing custom reproduction of written or graphic materials for individuals or businesses. Typical processes include, but are not limited to, photocopying, blueprint and facsimile sending and receiving, pre-press services and offset printing, binding, and packaging.

85) *Public safety/service facility* means a government facility for public safety, service, and emergency services, including a facility that provides police or fire protection and public-related services.

86) *Public utilities, streets, roads, and bridges* means the essential infrastructure of communities for services and transportation.

87) *Railroad switching yard and freight terminal* means a facility for the operation of a line-haul or short-line freight railroad.

88) *Religious institution or place of worship* means a facility where people regularly assemble for religious worship and any incidental religious education which is maintained and controlled by a religious body. This term does not include an elementary, secondary, or specialty school or college.

89) *Research and development facility* means an establishment which conducts research, development, or controlled production of high-technology electronic, industrial, or scientific products or commodities for sale or laboratories conducting educational or medical research or testing.

90) *Restaurant* means a commercial establishment open to the public where food and beverages are prepared, served, and consumed and where food sales constitute the majority of gross sales.

- a. A restaurant may include a drive-through lane for food pick-up by vehicle only where specified in a specific zoning district as "restaurant with drive-through."

- 91) *Rooming house, boarding house* means a building that provides a dwelling space to be occupied by four or more individuals who are unrelated and do not constitute a family or by a family and two or more unrelated individuals. A fee is paid to the leaseholder or owner for occupancy for usually longer than one night, and common facilities may be shared, including toilet and kitchen. If, in addition to a room, the leaseholder or owner, as part of the fee for services, provides meals, then the building is considered a boarding house. A rooming house/boarding house may be considered a dormitory as defined and regulated within this Code.
- 92) *School, elementary or secondary*, means a public, parochial, or private school which provides an educational program for one or more grades between kindergarten and grade 12 and which is commonly known as an elementary school, grade school, middle school, junior high school, or high school.
- 93) *School, specialty or personal instruction*, means a business, professional, trade, or other specialty school, including, but not limited to, a school offering instruction in music, art, dance, martial arts, GED preparation, computer use or programming, or cosmetology.
- 94) *Secondhand store or consignment store* means a retail establishment that sells used merchandise, such as clothing, furniture, books, shoes, or household appliances, on consignment or a retail store that sells used merchandise donated to a charitable, tax exempt organization that also sorts, cleans, and marks goods for resale.
- 95) *Sewage treatment plant* means a facility which collects, treats, and disposes of water-borne sewage generated within a given service area.
- 96) *Ship terminal or docking facility* means a facility for the docking, loading, or unloading of ships, barges, or boats that primarily transport freight.
- 97) *Short-term rentals (STRs)* means a dwelling unit in which paying guests are entitled to occupancy for a period less than 28 calendar days.
- 98) *Single-family attached dwelling, townhouse* means a one-family dwelling unit with an individual private entrance which is part of a structure containing more than two dwelling units attached horizontally in a linear arrangement and having a totally exposed front and rear wall to be used for access, light, and ventilation. See the following graphic.

Single-Family Attached Dwelling, Townhouse



- 99) *Single-family detached dwelling* means a separate and detached one-family residence on a single lot designed and arranged for use by one family or household. See the following graphic.



Single-Family Detached Dwelling

- 100) *Small appliance repair service* means an establishment that repairs or services household goods, furniture, appliances, or lawn and garden equipment but not motor vehicles.
- 101) *Solid waste disposal facility* means a facility for the disposal or storage of solid waste material, including garbage, trash, construction debris, and other kinds of organic or inorganic refuse by dumping, burial, incineration, or any other similar means.
- 102) *Substation/distribution equipment* means a facility other than a transmission tower enclosed or outdoor that aids in the distribution of a utility, including, but not limited to, electric power or telephone service or in the transmission of voice, data, text, internet, sound, or video between network termination points.
- 103) *Surface parking lot* means an off-street open area used for parking of operable motor vehicles for limited periods of time. A parking lot can be the principal use of the lot or accessory to a commercial, office, residential, or other use. It may be available to the public or reserved for employees, residents, or visitors.
- 104) *Tavern or bar* means an establishment serving alcohol beverages primarily for consumption on the premises and where food or packaged alcohol beverages may be served or sold only as accessory to the primary use.
- 105) *Telecommunication Tower/Wireless communications facilities* means any system of antennas, wires, poles, rods, reflecting discs, or similar devices used for the

transmission or reception of electronic waves external to or attached to the exterior of any structure. This definition also includes all accessory equipment and/or structures which contribute to and are subordinate and secondary to the transmission or reception of electronic waves.

- a. Wireless communications facilities, attached. Wireless communication facilities that are affixed to existing support structures, such as existing buildings, towers, water tanks, utility poles, and the like. A wireless communication support structure proposed to be newly established shall not be included within this definition. See also "Wireless communication support structures."
 - b. Wireless communications facilities, freestanding. Wireless communication facilities that are not affixed to existing support structures but are mounted on the ground and not supported in any way by a structure.
- 106) *Theater or assembly hall* means a facility for presenting motion pictures or live performances for patrons. This term includes an outdoor stage, band shell, or amphitheater but does not include an adult entertainment establishment.
- 107) *Tool/equipment rental facility* means an establishment that rents tools, lawn and garden equipment, party supplies, and similar goods and equipment, including incidental storage and maintenance of such items.
- 108) *Transitional facility* means a premises, other than a community living arrangement or community based residential facility, for the temporary placement of persons on parole, extended supervision, or probation in a controlled environment, including supervision or monitoring. A transitional housing facility may be considered a dormitory as defined and regulated within this Code.
- 109) *Two-family dwelling, duplex (upper/lower)* means a separate or detached two-family residence on a single lot, the first and second floors of which are each designed and arranged for use by one family. See the following graphic.

Two-Family Dwelling, Duplex



110) *Two-family dwelling, semi-detached (side-by-side)*, means a dwelling within a building containing two attached dwelling units which share a common wall. The dwelling units may be located on the same lot or on separate lots, with the common wall at the lot line. See the following graphic.



Two-Family Dwelling, Semi-Detached

- 111) *Wholesale and distribution facility* means an establishment providing storage, movement, or sale of merchandise and bulk goods, including mail order and catalog sales, importing, wholesale or retail sales of goods received by the establishment but not sale of goods for individual consumption.
- 112) *Yard waste site, municipal*, means a facility for collection, storage, and composting of vegetative matter resulting from landscape maintenance.



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

September 15, 2026

PREPARED BY**AGENDA ITEM # R.1**

To approve the recommendations from the Ad Hoc meeting on September 8, 2026, approving the proposed new Fire Station 3 to be constructed as proposed within the redevelopment located at 420 S. Broadway. And to approve the proposed plan for constructing new Fire Station 3 at 420 S. Broadway and committing up to \$15 million in borrowing for construction costs.

BACKGROUND

Discussion of the Ad Hoc Facilities Committee, which was also held on September 8, 2026.

RECOMMENDATION

Approval of the Ad Hoc Committee recommendations.

FISCAL IMPACT**ATTACHMENTS**

- I. 260908 - Ad Hoc Presentation

GREEN BAY AREA FIRE DEPARTMENT:

STATION 3 PROGRESS UPDATE

September 8, 2026



PRESENTATION OUTLINE

- General Development Update
- Fire Station Project Update
- What's Next

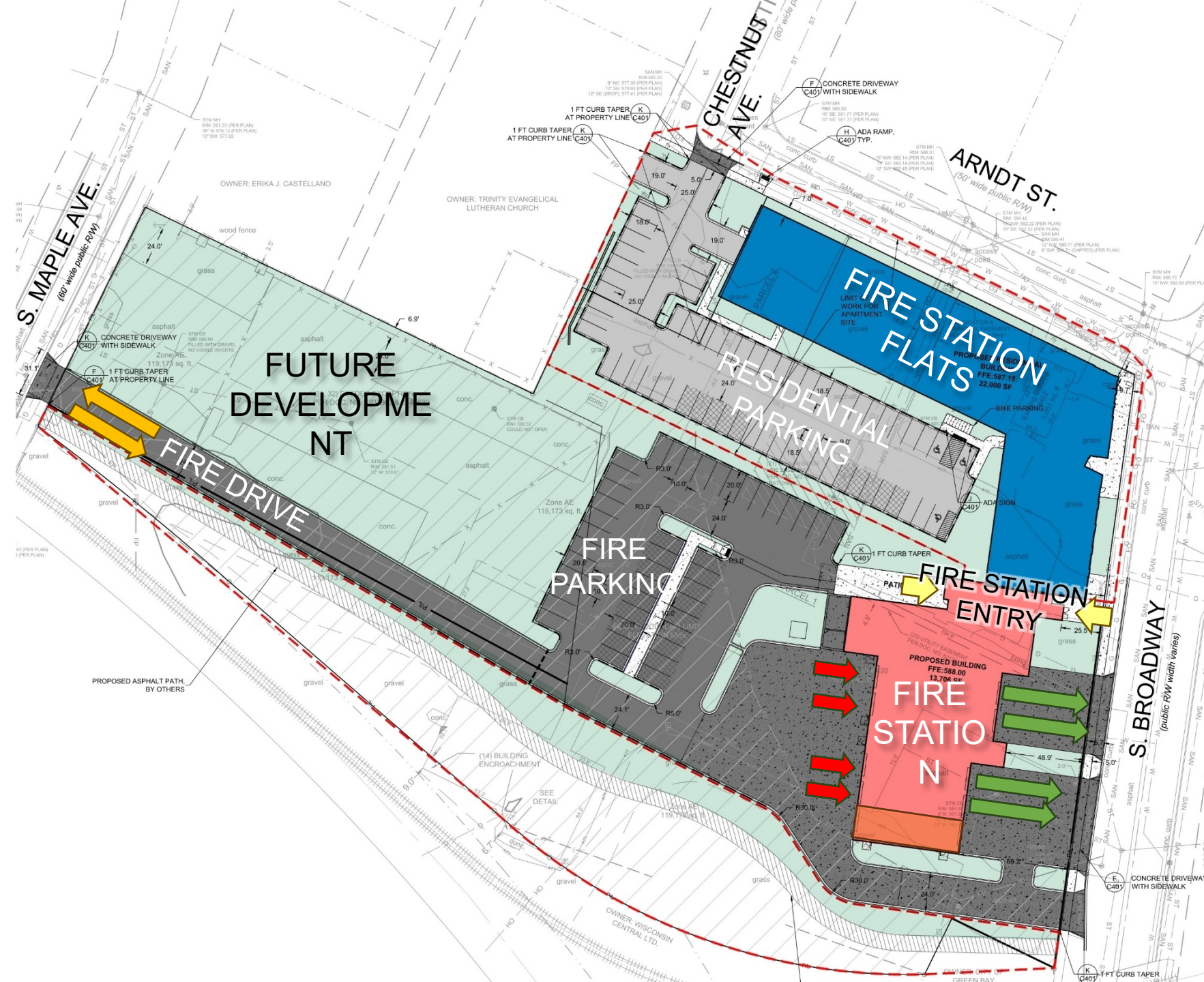
OVERALL DEVELOPMENT UPDATE

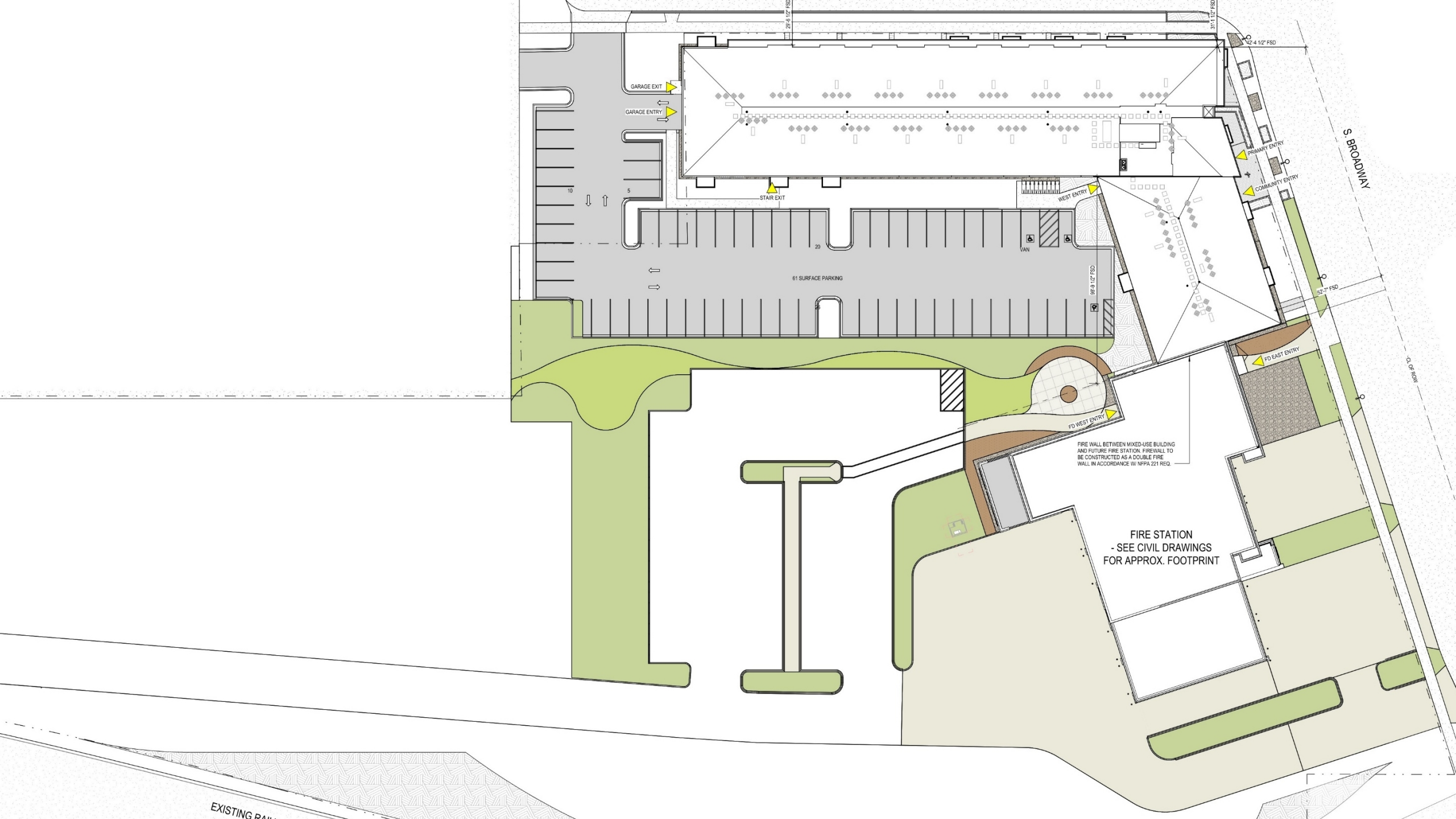
FIRE STATION PROJECT UPDATE

SCHEMATIC DESIGN:

OVERALL SITE DESIGN

- No major changes to overall site layout.
- Adjusted to modified building footprint.
- Private development to the northeast
- Fire station to the southeast
 - Response to the east
 - Return from the west
- Separate parking for each facility
- Planned future development

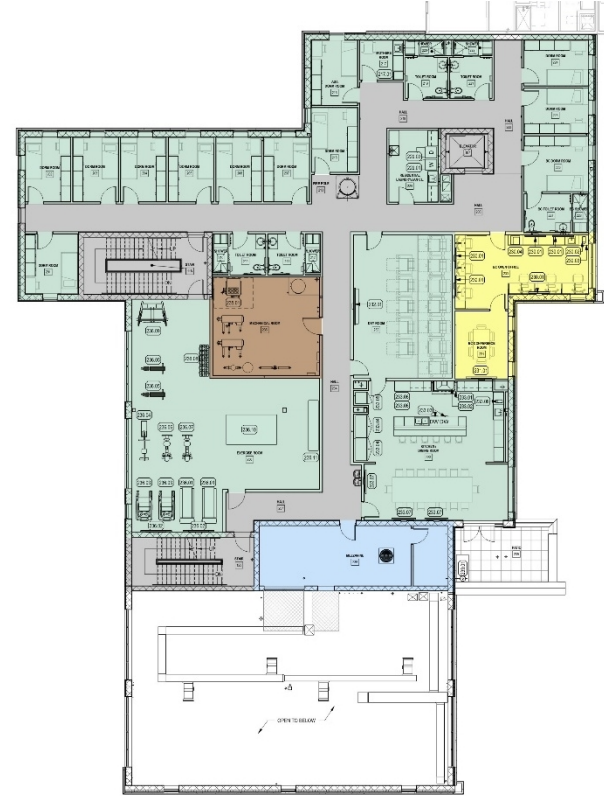
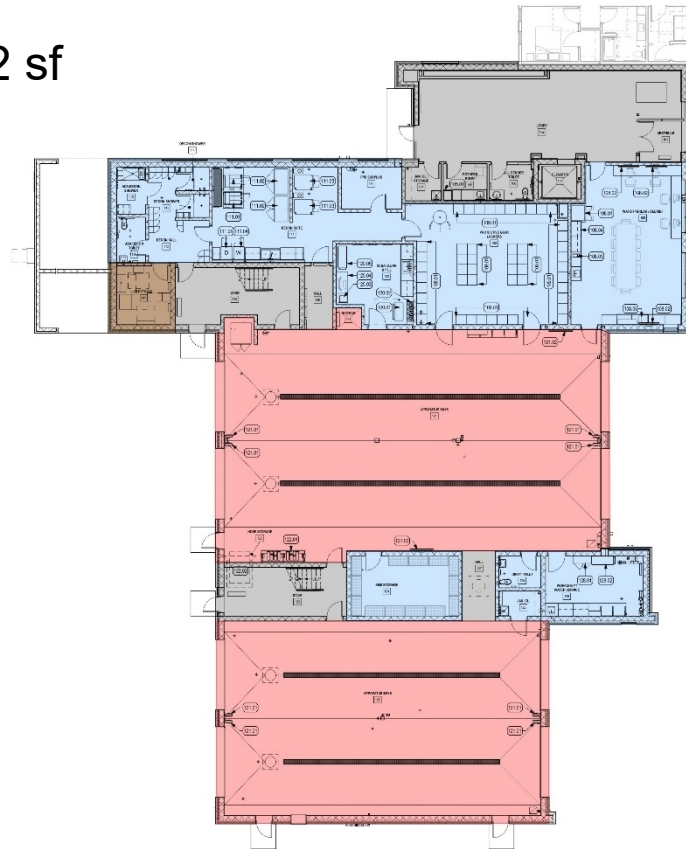




SCHEMATIC DESIGN:

OVERALL STATION

- 3-Stories
- 31,688 sf
 - Reduction of 4,942 sf
- First Floor:
 - Apparatus bays, support, personal decontamination
- Second Floor:
 - Living quarters
- Third Floor:
 - Administration
- Alternate:
 - 5th Apparatus Bay



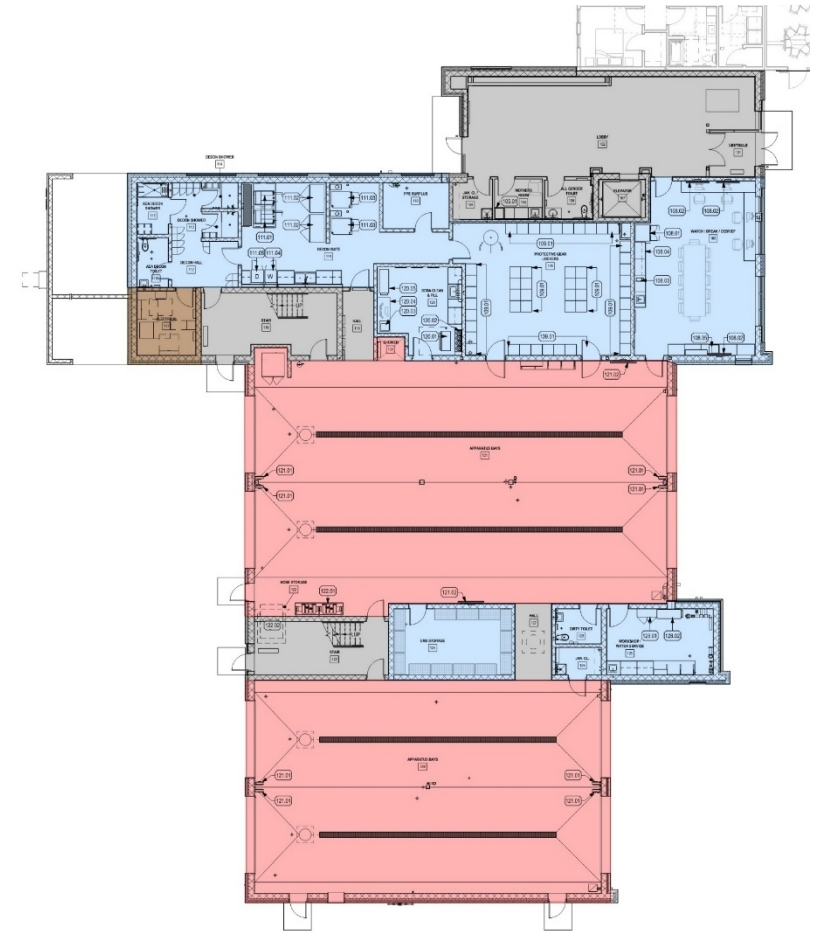
SCHEMATIC DESIGN:

FIRST FLOOR

PREVIOUS:



CURRENT:



CHANGES SINCE DECEMBER:

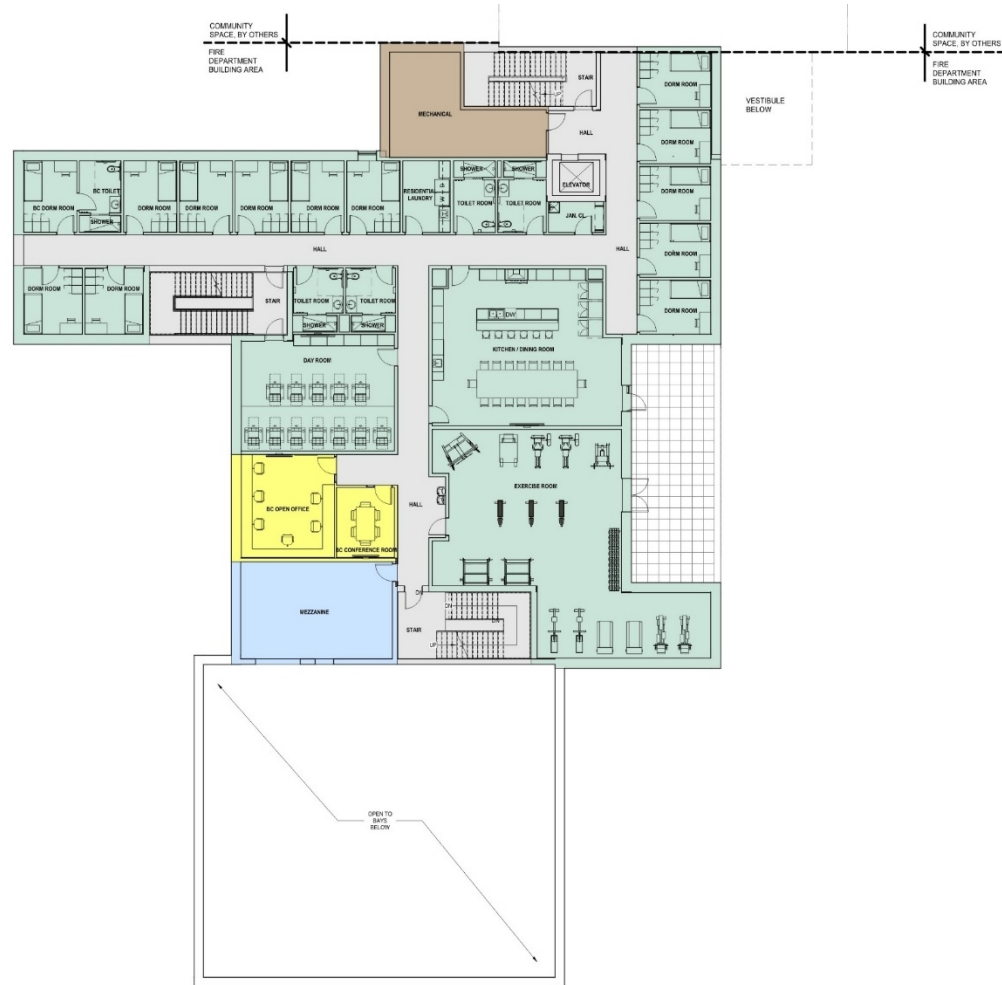
- Reduced one bay
 - Add alternate
- Removed lobby stair
- Reconfigured entry to building
- No access to community room
- Reconfigured decon toilets/showers & reduced fixture count

SCHEMATIC DESIGN: SECOND FLOOR

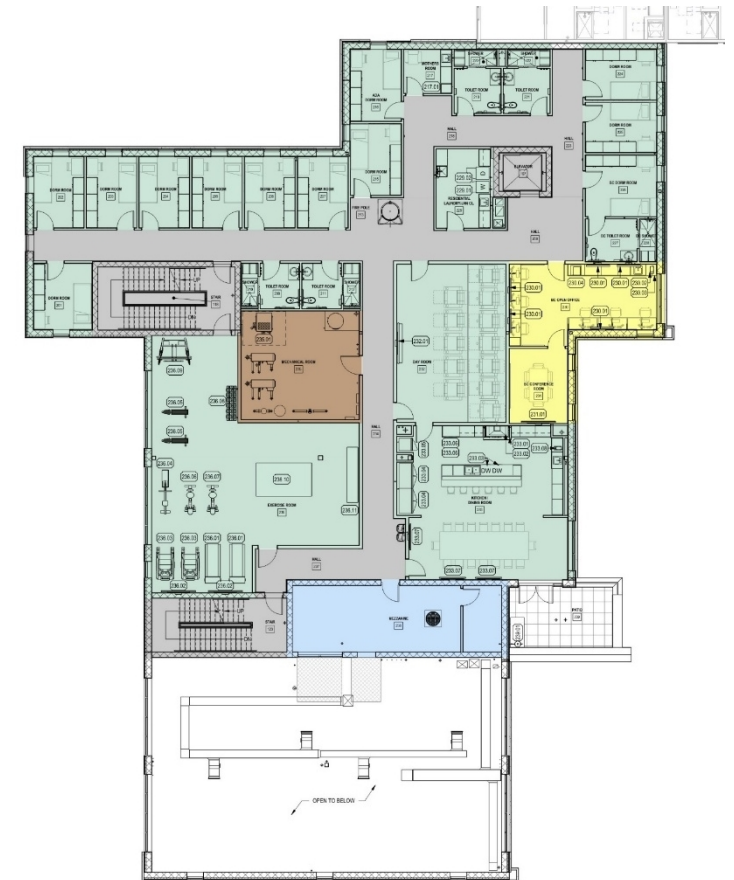
CHANGES SINCE DECEMBER:

- Removed lobby stair
- Relocated 2nd floor mechanical spaces
- Reduced and relocated patio
- Reduced one dorm

PREVIOUS:



CURRENT:



SCHEMATIC DESIGN:

THIRD FLOOR

PREVIOUS:

CURRENT:

CHANGES SINCE DECEMBER:

- No longer an alternate to build interior of 3rd floor
- Removed lobby stair
- Removed future offices
- Removed storage
- Reduced room sizes when/where possible
- Changed toilet rooms to single-









SCHEMATIC DESIGN:

SPACE REDUCTIONS TO-DATE

	DATE	SQUARE FOOTAGE
PROGRAMMING	12-21-2022	62,482 SF
REDUCED PROGRAMMING FOR BROADWAY STREET	5-28-2024	56,792 SF
CONCEPT 4 (FIRST PLANS SHARED WITH ENGBERG ANDERSON)	9-11-2024	48,585 SF
REDUCED CONCEPT, CONCEPT 7	4-3-2025	40,930 SF
SCHEMATIC DESIGN PLANS	12-16-2025	36,631 SF
CURRENT CONSRTRUCTION DOCUMENTS	9-8-2026	31,688 SF

WHAT'S NEXT

WHAT'S NEXT?:

Concepts
(Estimate)

Schematic
Designs
(Estimate)

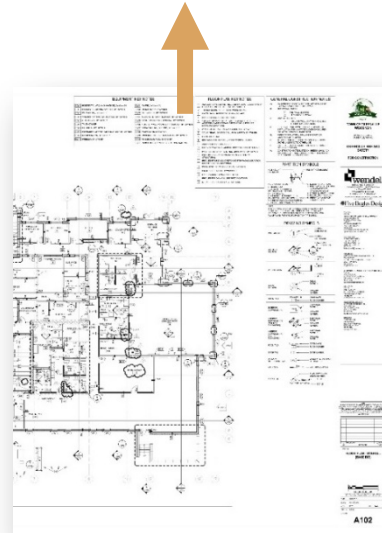
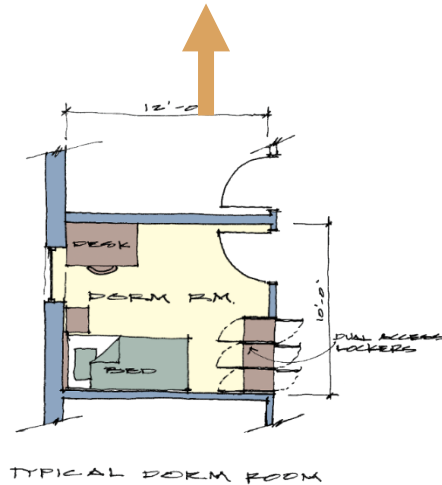
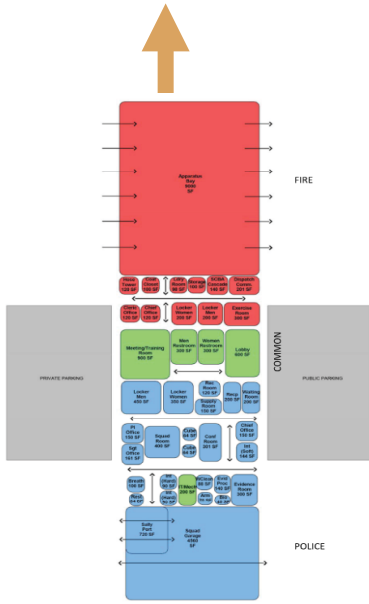
Design
Development
(Estimate)

Construction
Documents

We Are
Here:



Bidding
Construction
Occupancy



PROPOSED SCHEDULE

Construction Documents Complete:	9-11-2026
*Additional Owner Changes:	9-14 through 10-26
*Bidding:	
Release Documents:	11-10
Pre-Bid Walk Through:	11-24
Questions Due:	12-4
Bid Opening:	12-10
Award Bids	12-22
*Groundbreaking:	March 2027
*Construction:	April 2027 – June 2028

QUESTIONS?



Thank you.



wendel

Home of the Award Winning



Five Bugles
Design



Mitchell Associates
Architects





Report to the Finance Committee of the City of Green Bay

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # R.2

To approve the 2025 year-end financial results for the City. The City's audit firm, CLA (Clifton Larson Allen LLP), will present to the committee.

BACKGROUND

The 2025 year-end audit was conducted for the first year of a new auditor's contract by Clifton Larson Allen LLP (CLA) team based out of the Green Bay area.

There were no difficulties encountered in performing the audits for the City of Green Bay, Green Bay Water Utility, and Green Bay Metro.

The financial statements are fairly stated in all material respects and free from material misstatements. Issued as a "clean" audit report. No deficiencies in internal controls over financial reporting.

A single audit was performed on five major federal programs and two major state programs with no deficiencies in internal control over compliance and no findings identified and reported.

The City of Green Bay received the prestigious award of GFOA's Certificate of Achievement for Excellence in Financial Reporting for the 2024 ACFR and submitted the 2025 and pending review.

The General Fund's fund balance totals \$33,813,033, an increase of \$400,920 from the prior year.

The 2025 general fund revenues exceeded expenses for a net change in fund balance of \$1,431,027.

The total Government Funds fund balance totals \$173,673,460, an increase of \$17,867,516 from the prior year. Major funds Sanitary Sewer fund balance increased by \$3.9M, TIF's increased by \$3.5M, and Compensated Absences & Sick Leave Escrow total of \$15.2M increased by \$790K.

The City, including Water Utility, is indebted a total of \$309M an increase of \$45M, driven by general obligations of \$27M, Water Utility of \$14M, and Leases & Subscription liabilities of \$4M.

The City is required by State Statue to limit general obligation indebtedness to 5% of the city's equalized value and currently at 36.8% utilization of margin.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

Included in the annual operating budget.

ATTACHMENTS

- I. City of Green Bay - 2025 Financial Highlights and Audit Results



City of Green Bay, Wisconsin

Financial Highlights and Audit Services Summary

For discussion at the September 8, 2026 Finance Committee Meeting

This summary is intended to accompany the City of Green Bay's Annual Comprehensive Financial Report for the year ended December 31, 2025, and to highlight key financial reporting and audit matters for the Finance Committee. It is not a substitute for the full financial statements and related notes, but is designed to focus discussion on the most significant items identified in the report.

City Client Service Team

We encourage continual communication and are available to discuss not just the results of your audit, but also on current industry developments and ongoing financial matters. Please reach out to us with questions and for further discussion at any time.

Leah J. Lasecki, CPA, Principal
leah.lasecki@claconnect.com
920-455-4201

Hayle Lepak, CPA, Director
hayle.lepak@claconnect.com
920-455-4170

City of Green Bay, Wisconsin

Summary Audit Results

CLA audited the City of Green Bay, Wisconsin for the year ended December 31, 2025. As a result of the audit completed, the City and CLA have issued the following reports:

- Annual Comprehensive Financial Report (ACFR)
- Governance Communications
- Federal and State Awards Report (Single Audit)

Additional Services Provided to the City

- Green Bay Water Utility – separately issued Annual Comprehensive Financial Report (included within the City’s ACFR as an enterprise fund)
- Green Bay Metro Transit – separately issued financial statements (included within the City’s ACFR as an enterprise fund)
- Preparation of the City’s Department of Revenue Form C (State Report)
- Tax 16 Opinion on the City’s Form C (required by State Statute)

All services provided to the City were completed timely and before all regulatory deadlines.

There were no difficulties encountered in performing the audits. The City’s staff were highly responsive, cooperative, and completed all requested information in a reasonable amount of time.

Results of CLA’s Audits

Audit Opinion on the Financial Statements

The financial statements are fairly stated in all material respects and free from material misstatement. We issued what is known as a “clean” audit report.

Internal Controls over Financial Reporting

An “audit finding” is a comment on either the design and/or the effectiveness of the system of internal control. An audit finding may involve financial reporting, compliance, and/or the design or effectiveness of internal controls.

There were no deficiencies in internal control over financial reporting identified and reported.

Single Audit Results

A Single Audit includes an audit of both your City’s financial statements and compliance with federal and state award requirements for those programs identified as major programs, based on application of the risk-based approach and criteria outlined in Title 2 Code of Federal Regulations (CFR) Section 200.518 and .519 and the *Wisconsin State Single Audit Guidelines*. The following were the programs that were audited as major and the results of the procedures performed:

City of Green Bay, Wisconsin

Summary Audit Results

Federal and State Programs Audited as Major Programs:

Identification of Major Federal Programs

Assistance Listing Number	Name of Federal Program
	<i>Transit Cluster:</i>
20.507	Federal Transit - Formula Grants
20.507	COVID-19 - Federal Transit - Formula Grants
20.526	Buses and Bus Facilities Formula, Competitive, and Low or No Emissions Programs
21.023	COVID-19 Emergency Rental Assistance Program
21.027	COVID-19 Coronavirus State and Local Fiscal Recovery Funds

Identification of Major State Programs:

State ID Number	Name of State Program
395.175	Paratransit Aids
395.176	Tier B Transit Operating Aids

Total Federal Expenditures	\$ 15,884,881
Federal Programs Tested	10,860,976
% of Total Expenditures Tested	68%

Total State Program Awards	\$ 2,891,615
Federal Programs Tested	2,230,617
% of Total Awards Tested	77%

There were no Federal or State deficiencies in internal control over compliance identified and reported.

There were no Federal or State compliance findings identified and reported.

Government Finance Officers Association (GFOA) Award

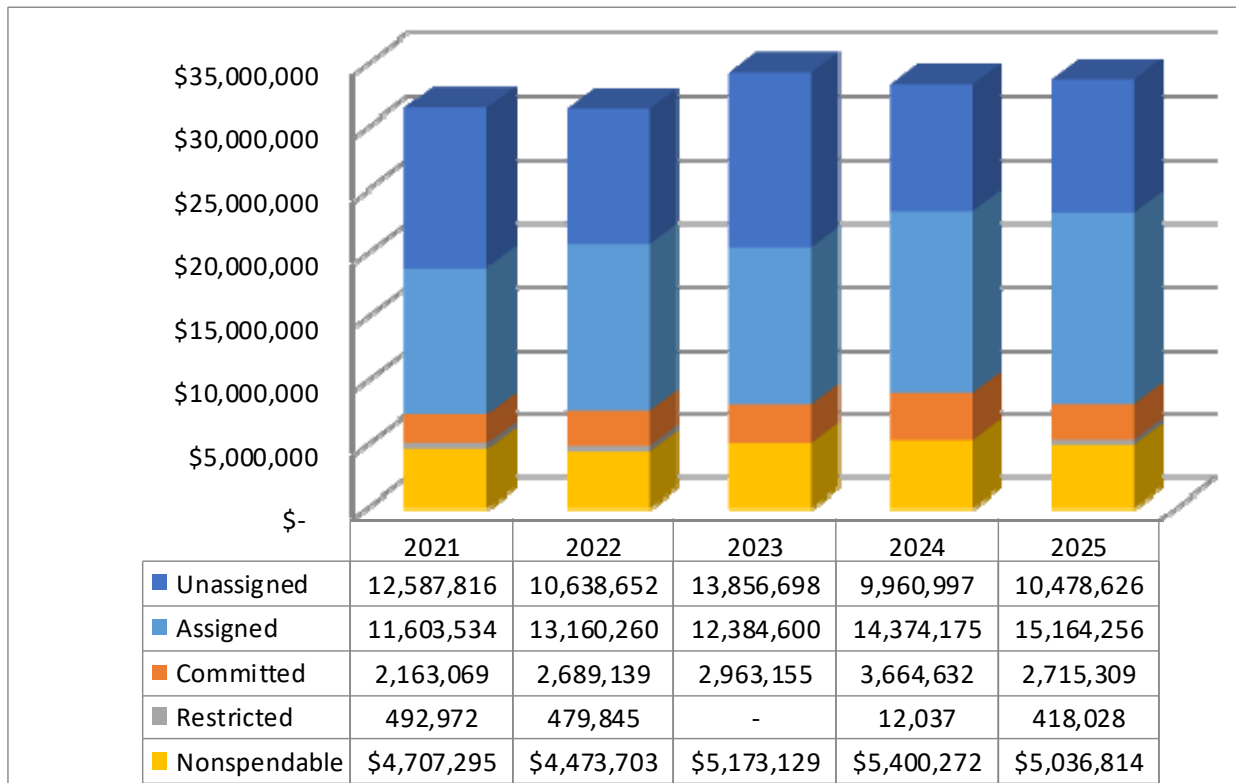
The GFOA's Certificate of Achievement for Excellence in Financial Reporting recognizes governments that prepare high-quality, transparent, and fully disclosed annual financial reports. The City submitted their 2024 ACFR application to the GFOA for consideration and was notified in 2026 that it again met the high standards required to earn another year of this prestigious award. The 2025 ACFR application was submitted again for the award and is pending review.

City of Green Bay, Wisconsin

Financial Highlights

GOVERNMENTAL FUND BALANCES – GENERAL FUND

The City's general fund's fund balance totals \$33,813,033, an increase of \$400,920 from the prior year. A summary of the significant general fund activity can be found within the City's ACFR. General fund balance is segregated into nonspendable, restricted, committed, assigned and unassigned components as follows:



Nonspendable general fund balance consists of amounts not available for appropriation as they are not in spendable form or are legally or contractually required to remain intact.

Restricted general fund balance represents funds restricted by third parties for specific purposes.

Committed general fund balance is constrained to specific purposes by action of the Common Council.

Assigned general fund balance consists of amounts assigned by the City represent the City's tentative plans for using fund balance for specific purposes, which can be expended or the purpose changed by the City's finance director in the future.

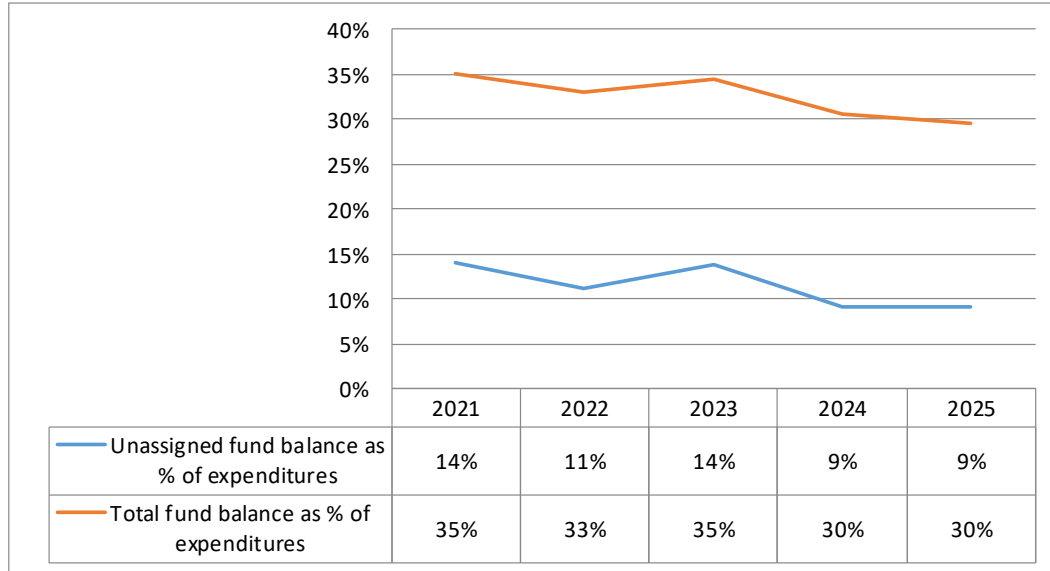
Unassigned general fund balance is an important indicator of the City's financial condition and are available for any purpose.

A summary of the total general fund and unassigned general fund as a percentage of actual general fund expenditures for the past five years follows:

City of Green Bay, Wisconsin

Financial Highlights

Unassigned General Fund Balance as Percent of General Fund Expenditures



City's General Fund - Fund Balance Policy

Total Fund Balance The City Council has adopted a financial policy to maintain a minimum level of total fund balance in the general fund of 17% to 25% of previous year's general fund expenditures. The City's total fund balance slightly exceeds the maximum per policy.

Total Fund Balance	\$	33,813,033
Total General Fund Expenditures	\$	114,393,269
Calculated Min/Max per Policy (17% to 25%)	\$19,446,856 - \$28,598,317	

Unassigned Fund Balance The City Council has adopted a financial policy to maintain a minimum level of unassigned fund balance in the general fund of 9% to 16% of previous year's general fund expenditures. The City is in compliance with its policy as follows:

Total Unassigned Fund Balance	\$	10,478,626
Total General Fund Expenditures	\$	114,393,269
Calculated Min/Max per Policy (9% to 16%)	\$10,295,394 - \$18,302,923	

GENERAL FUND – BUDGET RESULTS

	Final Budget	Actual	Variance
Revenues and Other Financing Sources	\$ 112,323,173	\$ 114,820,110	\$ (2,496,937)
Expenditures and Other Financing Uses	113,353,280	114,419,190	(1,065,910)
Net Change in Fund Balance	<u>\$ (1,030,107)</u>	<u>\$ 400,920</u>	<u>\$ (1,431,027)</u>

See supplementary information beginning at page 93 of the ACFR for budget versus actual schedule for all governmental funds of the City.

City of Green Bay, Wisconsin

Financial Highlights

GOVERNMENTAL FUND BALANCES

Presented below is a summary of the City's governmental fund balances on December 31, 2025 and 2024. This information is provided for assessing financial results for 2025 and for indicating financial resources available at the start of the 2025 budget year.

	2025	2024	Change in Fund Balances
General Fund Balance:			
Nonspendable:			
Delinquent Taxes and Special Assessments	\$ 1,042,380	\$ 755,260	\$ 287,120
Noncurrent Advances	3,322,188	637,184	2,685,004
Inventories and Prepaid Items	672,246	4,007,828	(3,335,582)
Total Nonspendable	5,036,814	5,400,272	(363,458)
Restricted:			
Police and Fire Department	418,028	12,037	405,991
Committed:			
Transit Operations	2,552,309	3,487,751	(935,442)
2026 Carryover	163,000	176,881	(13,881)
Total Committed	2,715,309	3,664,632	(949,323)
Assigned:			
Compensated Absences	4,809,200	4,532,781	276,419
Sick Leave Escrow	10,355,056	9,841,394	513,662
Total Assigned	15,164,256	14,374,175	790,081
Unassigned	10,478,626	9,960,997	517,629
Total General Fund - Fund Balance	33,813,033	33,412,113	400,920
Sanitary Sewer Fund Balance:			
Committed:			
Sanitary Sewer	33,617,449	29,713,637	3,903,812
Assigned:			
Compensated Absences	80,206	81,429	(1,223)
Total Sanitary Sewer Fund - Fund Balance	33,697,655	29,795,066	3,902,589
ARPA/Innovation Fund Balance:			
Committed:			
Innovation Project	1,192,041	479,845	712,196
Assigned:			
Public Health and Safety	1,850,673	1,444,180	406,493
Total ARPA/Innovation Fund - Fund Balance	3,042,714	1,924,025	1,118,689
Debt Service Fund Balance:			
Restricted:			
Debt Service	3,507,978	4,310,062	(802,084)

City of Green Bay, Wisconsin

Financial Highlights

GOVERNMENTAL FUND BALANCES (CONTINUED)

	2025	2024	Change in Fund Balances
Non-Major Fund Balances:			
Nonspendable:			
Inventories and Prepaid Items	-	4,681	(4,681)
Restricted:			
Debt Service	586,620	627,398	(40,778)
Community Development	2,554,911	1,548,492	1,006,419
Transit Capital Improvements	680,787	880,919	(200,132)
TIF Projects	22,180,921	18,727,230	3,453,691
Public Health and Safety	202,820	135,432	67,388
Park Development	683,271	129,879	553,392
Police and Fire Department	2,345,193	1,791,948	553,245
Unspent Debt Proceeds	23,108,146	19,698,434	3,409,712
KI Convention Center Maintenance and Capital	3,322,216	3,135,502	186,714
Transportation	2,188,803	1,778,535	410,268
Total Restricted	57,853,688	48,453,769	9,399,919
Committed:			
Sanitary Sewer	9,375,334	7,376,892	1,998,442
Parking Division	3,179,784	2,771,668	408,116
Storm Sewer	23,275,822	22,875,212	400,610
Bay Beach	698,501	929,871	(231,370)
Economic Development	126,974	92,882	34,092
Total Committed	36,656,415	34,046,525	2,609,890
Assigned:			
Compensated Absences	93,848	83,098	10,750
Employee Recognition	67,105	78,800	(11,695)
Property Acquisition and Capital Improvements	10,666,913	10,125,482	541,431
Total Assigned	10,827,866	10,287,380	540,486
Unassigned (Deficit)	(5,725,889)	(6,427,677)	701,788
Total Non-Major Funds - Fund Balance	99,612,080	86,364,678	13,247,402
Total Governmental Funds - Fund Balance	<u>\$ 173,673,460</u>	<u>\$ 155,805,944</u>	<u>\$ 17,867,516</u>

City of Green Bay, Wisconsin

Financial Highlights

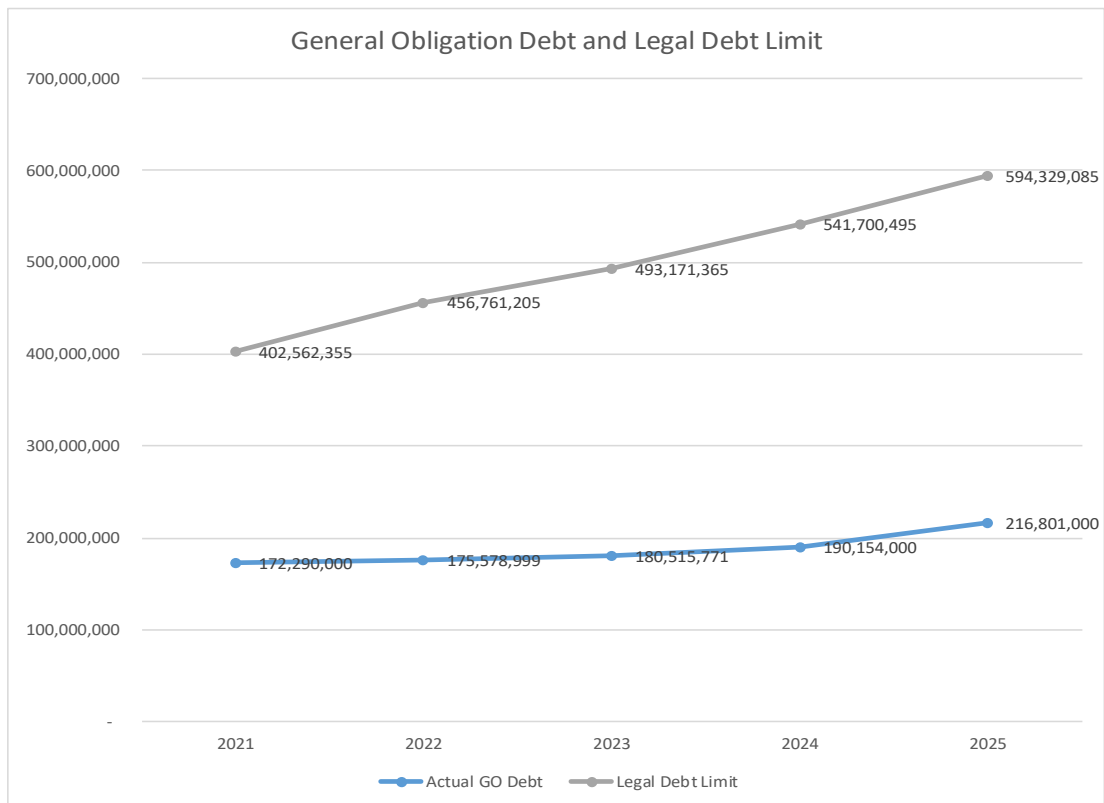
DEBT MANAGEMENT

The City, including the Water Utility, is indebted as follows:

	Governmental Activities	Business-Type Activities	Total 2025	Total 2024	Change
General Obligation	\$ 216,801,000	\$ -	\$ 216,801,000	\$ 190,154,000	\$ 26,647,000
Revenue Bonds	2,612,000	45,120,000	47,732,000	33,388,000	14,344,000
Notes Payable	-	22,476	22,476	-	22,476
Debt Premium	8,139,408	2,439,802	10,579,210	9,747,566	831,644
Lease Liabilities	30,225,953	-	30,225,953	28,721,796	1,504,157
Subscription Liabilities	3,265,901	-	3,265,901	1,079,038	2,186,863
Advances from Other Governments	-	512,031	512,031	512,031	-
	<u>\$ 261,044,262</u>	<u>\$ 48,094,309</u>	<u>\$ 309,138,571</u>	<u>\$ 263,602,431</u>	<u>\$ 45,536,140</u>

The City is required by State Statute to limit general obligation indebtedness to 5% of the City's equalized value of the taxable property within the City. Presented below are the legal debt margin being utilized in the prior five years.

Year	Utilization of Margin
2025	36.48%
2024	35.10%
2023	36.60%
2022	38.44%
2021	42.80%





Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

September 15, 2026

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # R.3

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

BACKGROUND

In May 2024, the City purchased a 35.88-acre parcel of land (21-199) for the expansion of the Grandview Industrial Park. The property is located Southeast of E. Mason Street and S. Erie Road. To support future development, the City approved a Planned unit Development (PUD) in July 2024 permitting industrial and commercial land uses. The City has also begun planning for future public infrastructure, including regional stormwater ponds, streets, and utilities.

In September 2025, the City approved a 180-day planning option for Keller Inc. covering approximately 9 acres of the property. Keller's proposed project includes a 70,000 square foot light industrial facility consisting of approximately 60,000 square feet of warehouse space and 10,000 square feet of office space. The estimated construction cost is \$8.5 million. The project would support the continued growth of an existing Green Bay-based company whose current location does not provide sufficient space for future expansion.

In April 2026, the Finance Committee approved a 60-day extension of the planning option to allow Keller and its client additional time to finalize the terms of a development agreement with the City.

Keller is now requesting a second 60-day extension to complete the remaining legal review of the development agreement and financing-related due diligence. Keller reports that the project has received recent board approval and is moving through the final steps necessary to complete the development agreement. Staff anticipates the development agreement to come before the Finance Committee on October 13, 2026, followed by Common Council consideration on October 20, 2026. Construction is currently anticipated to begin in March 2027, with occupancy targeted for December 2027.

RECOMMENDATION

To approve a second 60-day planning option extension to Keller Inc. for approximately 9 acres of the property located on Erie Road, Parcel 21-199.

FISCAL IMPACT

Approval of the extension would reserve the approximately 9-acre development area for Keller Inc. for an additional 60 days. There is no direct expenditure associated with the requested extension.

ATTACHMENTS

- I. Planning Option Extension Request 9.8.26

2. Keller Conceptual Plans 9.8.26

Dear City of Green Bay Finance Council,

I (Grant Frazer with Keller Inc.) am writing to respectfully request a 60-day extension to a recently expired planning option for Grandview Industrial Park, property area of 9 Acres as noted below.



We are requesting additional time to complete the necessary legal review of the development agreement terms, and financial lending institution work associated with the project. We would also like to note that recent board approval is moving our project forward and are taking the final steps to complete the Development Agreement for Final Approval.

Our target submittal dates are listed below:

September 8th – Finance Council granting 60-day extension to confirm property availability

September 18th – Anticipated Submittal of Development Agreement to Economic Development Staff

October – Finance and Common Council Approval

ADDRESS

P.O. Box 620, Kaukauna, WI 54130-0620

PHONE

920-766-5795 1-800-236-2534

FAX

920-766-5004

WEB SITE

www.kellerbuilds.com



We appreciate the City's consideration of this request and would be grateful for approval of the 60-day extension. Our goal with this extension is to confirm property availability given recent project approvals. We remain committed to moving the project forward and working cooperatively with City staff throughout the process.

Please let me know if any additional information or documentation is required to process this request. Thank you for your time and consideration.

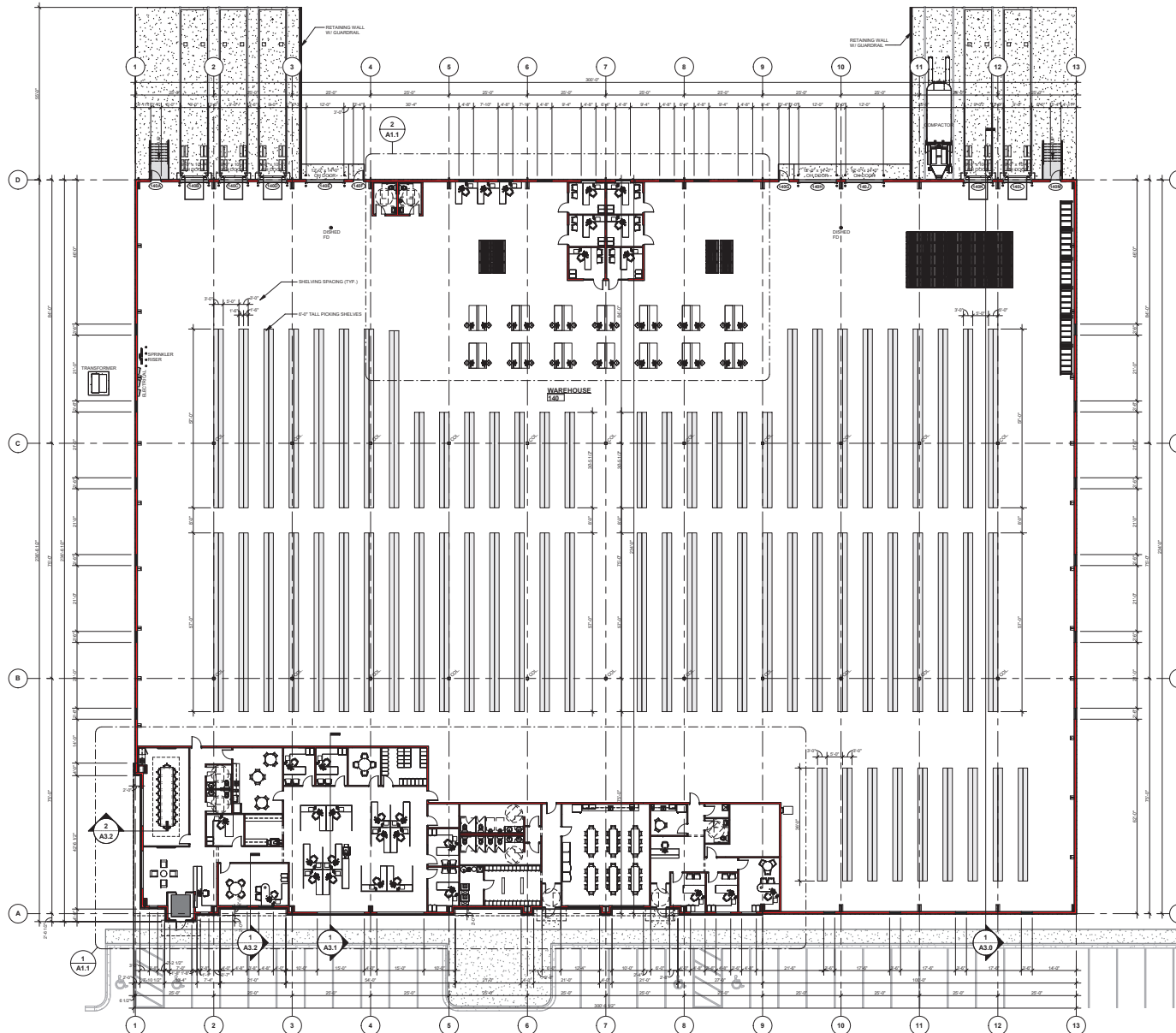
Sincerely,
Grant Frazer
Construction Project Manager, Keller Inc
920.841.5489
gfrazier@kellerbuilds.com



Previous Application and Description:

Grandview Industrial Park – Planning Option Application

- Project Description:
 - Ground-Up, 70,000 SQ FT Warehouse/Office Facility. This new facility will support approx. 10K Sq Ft of office where the company operations are headquartered.
 - This project will support a local, Green Bay based company, continuing to expand capacity and grow operations here locally.
 - The current location provides no room for expansion; and are capped on both the capacity and hiring of additional employees.
- Location/Land Use:
 - 9 Acres located center, south of the Grandview preliminary concept map.
 - Land Use Warehouse/Light Industrial
- Anticipated Construction Timeline:
 - Planning Option Period
 - Plan Development – Complete
 - Proposal/Estimating – Complete
 - Development Agreement Date
 - Executed October 2026
 - Utility Infrastructure – Fall 2026
 - Begin Construction
 - Anticipated Construction Begin – 03/01/2027
 - Occupancy Date
 - Targeted Move-In – 12/15/2027
- Construction Proposal Cost:
 - Construction Cost of 8.5M



NORTH
OVERALL FLOOR PLAN
1/16" = 1'-0"

- WALL KEY**
- NEW WALL/FURRING
 - NEW MASONRY/ VENEER WALL
 - NEW COOLER/ FREEZER WALLS
 - NEW FOUNDATION WALL
 - NEW IMP WALL
 - NEW PRECAST WALL
 - EXISTING MASONRY WALL
 - TYPICAL EXISTING WALL
 - DEMO MASONRY WALL
 - DEMO WALLS
 - FIRE WALL OR FIRE BARRIER

PRELIMINARY - NOT FOR CONSTRUCTION

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part thereof shall be copied, reproduced, distributed, displayed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS		
1	02.05.2026	ACM
2		
3		
4		
5		
6		

PROJECT MANAGER:
G. FRAZER

DESIGNER:
T. TISLAU

INTERIOR DESIGNER:

DRAWN BY:
J.R.S.

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P25028

CONTRACT NO:

DATE:
11.07.2025

SHEET:
A1.0


Keller
PLANNERS / ARCHITECTS / BUILDERS

FOX CITIES
1075 North Road 35
P.O. Box 630
Burlington, WI 54108
PHONE (262) 746-2700 /
1-800-236-2334
FAX (262) 746-5004

MILWAUKEE
1001 N11200
Coltfield Rd
Greenfield, WI 53002
PHONE (262) 350-9710
1-800-236-2334
FAX (262) 350-9710

MADISON
711 Lake Dr.
Sun Prairie, WI 53588
PHONE (608) 239-2326
1-800-236-2334
FAX (608) 239-2327

WAUSAU
1605 18th Ave
Wausau, WI 54981
PHONE (715) 849-2541
FAX (715) 849-2551

www.kellerbuilds.com

WISCONSIN 54311

GREEN BAY,



P25028

GREEN BAY, WISCONSIN



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # R.4

To approve the transfer of ownership of K-9 Officer Pete to Elite Canine Training and Outfitter, Jeremy VanBeek, for \$8,500 in training services to be provided by December 31, 2026, pursuant to Addendum I of the 2024 Contract for Purchase of Services.

BACKGROUND

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. Canine Addendum (003)

CITY OF GREEN BAY
ADDENDUM ONE
TO CONTRACT FOR PURCHASE OF SERVICES #2024-01

This Contract Addendum ("Addendum") dated _____, 2026, is entered into between the City of Green Bay, Wisconsin, a municipal corporation ("City"), and Elite Canine Training and Outfitter, through its authorized representative Jeremy VanBeek ("Contractor").

This Addendum amends the Contract for Purchase of Services #2024-01, dated January 1, 2024, between the City and Contractor (the "Contract"), for the purpose of establishing the terms under which the City will transfer ownership of K-9 Pete to the Contractor and the Contractor will provide the City with an \$8,500.00 credit toward eligible services under the Contract.

The parties desire to amend the Contract on the terms and conditions set forth in this Addendum.

In consideration of the parties agreeing to amend their obligations under the existing Contract, and for other valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. The City owns a police canine known as K-9 Pete ("Pete").
2. Execution of this Addendum is contingent upon a K-9 Transfer Agreement approved and signed by the City and the Contractor.
3. The transfer shall occur on the date designated in the separate K-9 Transfer Agreement ("Transfer Date").
4. Upon the Transfer Date, Pete shall no longer be owned by, employed by, assigned to, or considered a K-9 of the City of Green Bay or the Green Bay Police Department.
5. The Parties agree to a transfer fee of Eight Thousand Five Hundred Dollars (\$8,500.00) (Transfer Fee).
6. The Parties further agree that the \$8,500.00 Transfer Fee shall be paid by the Contractor as a service credit for costs incurred by the City under this Contract.
7. Eligible services may include services authorized under the Contract that are outside the routine annual maintenance training obligations, including additional canine training, specialized training, boarding, or other eligible canine-related services mutually agreed upon by the parties.
8. The credit shall be applied to invoices and no payment shall be made for by the City for Services until the full \$8,500.00 credit has been applied.
9. The Contractor shall identify the application of the credit on each applicable invoice submitted to the City.
10. The Parties shall maintain an accounting of the credit and the remaining balance.
11. The Parties acknowledge that Contract #2024-01 expires December 31, 2026, and the \$8,500.00 agreed value of K-9 Pete shall be applied as a credit, and the parties shall reconcile the credit by December 31, 2026. To the extent the total value of eligible services provided to the City during that period is less than \$8,500.00, Contractor shall pay the City the difference between \$8,500.00 and the value of such eligible services no later than 10 business days after the final invoice of 2026 is issued.
12. Nothing in this Addendum requires the City to purchase services that it is not otherwise authorized or obligated to purchase under the Contract.

13. Except as expressly provided in this Addendum, all other terms and conditions of Contract #2024-01 remain unchanged and in full force and effect.
14. In the event of a conflict between this Addendum and the Contract, this Addendum shall control only with respect to the subject matter expressly addressed herein.
15. This Addendum, together with Contract #2024-01 and the K-9 Transfer Agreement executed in connection with the transfer of Pete, constitutes the complete agreement of the parties concerning the subject matter addressed herein.
16. No amendment, modification, or waiver of this Addendum shall be effective unless made in writing and signed by duly authorized representatives of both parties.
17. If any provision of this Addendum or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Addendum and the application of such provision to other persons or circumstances shall not be affected and shall remain valid and enforceable to the fullest extent permitted by law.
18. This Addendum may be executed in several counterparts, each of which shall be considered an original, and all of which together shall constitute one and the same instrument.
19. Signatures may be transmitted electronically, including by electronic or scanned PDF, and shall be deemed valid and binding to the same extent as original signatures.

ELITE CANINE TRAINING AND OUTFITTER

By: _____

Jeremy VanBeek

Date: _____

CITY OF GREEN BAY, WISCONSIN

A municipal corporation

By: _____

Eric Genrich, Mayor

Date: _____

GREEN BAY POLICE DEPARTMENT

By: _____

Chief of Police

Date: _____



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

September 15, 2026

PREPARED BY

Raymond Fuiten

AGENDA ITEM # R.5

To approve the purchase of three (3) expedition-powered stair chairs for a total cost of \$54,451.95 from Stryker Sales.

BACKGROUND

The equipment will be used by Emergency Responders to safely handle and transport people in emergency situations. These units will offer additional efficiencies that the Stryker Power Cots aren't designed for.

RECOMMENDATION

Approval of the purchase.

FISCAL IMPACT

The three (3) Stryker Expedition Stair Chairs with the required batteries and chargers for a total cost of \$54,451.95. Items will be purchased on a Purchasing Cooperative: Sourcewell Contract # 041823. This purchase will come from account 424400-55501-41247, 2025 borrowed money for Lucas CPR Devices unspent.

ATTACHMENTS

- I. Green Bay Xpedition



Xpedition

Quote Number:11318484

Version:1

Prepared For:GREEN BAY FIRE DEPT

Attn:

Remit to:Stryker Sales, LLC
21343 NETWORK PLACE
CHICAGO IL 60673-1213
USA

Division:Medical

Rep:Joe Lancelle

Email:joe.lancelle@stryker.com

Phone Number:

Quote Date:09/02/2026

Sourcewell Solicitation Number: 041823

Delivery Address		Sold To - Shipping		Bill To Account	
Name:	GBMFD SHOP	Name:	GREEN BAY FIRE DEPT	Name:	GREEN BAY FIRE DEPT
Account #:	20274117	Account #:	20041561	Account #:	20041561
Address:	130 N HENRY ST	Address:	100 N JEFFERSON ST RM 403	Address:	100 N JEFFERSON ST RM 403
	GREEN BAY		GREEN BAY		GREEN BAY
	Wisconsin 54302-2612		Wisconsin 54301-5006		Wisconsin 54301-5006

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	625705550003	6257 XPEDITION MID EXT HANDLES	3	\$16,115.65	\$48,346.94
2.0	650707000002	KIT, ALVARIUM BATTERY, SERVICE	6	\$587.50	\$3,525.00
3.0	650700450301	ASSEMBLY, BATTERY CHARGER	3	\$840.50	\$2,521.50
4.0	650700450102	ASSEMBLY, POWER CORD, NORTH AM	3	\$19.50	\$58.50
Equipment Total:					\$54,451.95

Price Totals:

Estimated Sales Tax (0.000%):	\$0.00
Shipping and Handling:	\$0.00
Grand Total:	\$54,451.95

Prices: In effect for 30 days

Terms: Net 30 Days



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # R.6

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

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Combined Resolution for 9.8.26 Finance Meeting

**RESOLUTION AUTHORIZING
BUDGET AMENDMENT**

September 15, 2026

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

Pursuant to the recommendation of the Finance Committee at its meeting of September 8, 2026, the following 2026 amendment of funds is hereby authorized:

	<u>ACCOUNT</u>		<u>AMOUNT</u>
Increase:	101300 50501	Police-Overtime	\$40,488.70
Increase:	101300 46223	Police Overtime Reimbursement	\$40,488.70

***This budget amendment is for 2026 unbudgeted overtime for staffing at the FBI, ATF, US Marshal and Internet Crimes Against Children Task Forces, unbudgeted special events such as Cnesses Temple Security, Friday's on the Fox, Senator Baldwin Visit, GB Pride Event, Bellin Children's Run, Bellin Run, DJ on the Deck, Packers Shareholder Meeting, Packer Children's Run, Packers 5K, Stars and Strides Event and the Wednesday and Saturday Farmer's Markets.*

Increase:	101400 50501	Fire-Overtime	\$18,010.57
Increase:	101400 46223	Fire Overtime Reimbursement	\$18,010.57

***This budget amendment is for 2026 unbudgeted overtime for staffing at events such as the Epic Marathon, Luke Combs Concerts, Packer 5K and the Brown County Fire Investigation Task Force.*

Increase:	101400 50501	Fire-Overtime	\$24,557.50
Increase:	101400 43611	Fire-State Overtime Reimbursement	\$24,557.50

***This budget amendment is for 2026 unbudgeted state reimbursements of costs incurred for employees to attend USAR (Urban Search & Rescue) trainings.*

Adopted _____

Approved _____

Mayor

Clerk



Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

September 15, 2026

PREPARED BY

Dan Ditscheit, Parks Director

AGENDA ITEM # S.I

To refer to staff to amend City ordinance to provide the authority for the City Forester to determine if a public or private tree is a nuisance and require abatement and direct staff to draft a communication to the board of regents in regards to the nuisance trees on UWGB property.

BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

1. 08182026 658 PM (CDT) - DI - Jennifer Grant - Protection & Policy Committee
2. Chapter 28 - PARKS AND RECREATION _ Code of Ordinances _ Green Bay, WI _ Municode Library

Alders' Petitions and Communications

08/18/2026 6:58 PM (CDT)

Submitted by Jennifer Grant (Jennifer.Grant@greenbaywi.gov)



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	D1 - Jennifer Grant
Committee Name	Protection & Policy Committee
Text of Communication	To amend City ordinance to provide the authority for the City Forester to determine if a public or private tree is a nuisance and require abatement.

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.

ARTICLE II. - URBAN FORESTS

Sec. 28-31. - Purpose.

It is the purpose of this article to promote, maintain, and improve the urban forest by addressing the planting, maintenance, and removal of trees within the City of Green Bay. This article provides full power and authority over all public trees, plants, and shrubs and to trees, plants, and shrubs located on private property that constitute a hazard or threat as described herein.

(Code 1984, § 25.21(1); Ord. No. 2-07; Ord. No. 18-09)

Sec. 28-32. - Definitions.

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

Agent means a vendor or contractor hired by the City to perform assigned tasks.

City Forester. The Director of Parks, Recreation and Forestry, or the representative thereof, oversees the duties of the City Forester.

Forestry Program Manual means a manual prepared by the City Forester pursuant to this article containing regulations and standards for the planting, maintenance, and removal of trees, shrubs, and other plants within the City.

Hazard means any tree with an infectious disease or insect problem; dead or dying trees; a tree or limb that obstructs streetlights, traffic signs, or the free passage of pedestrians or vehicles; a tree that poses a threat to safety.

Permit means the written permission of the City Forester.

Pest means any organism, insect, rodent, fungus, virus, bacteria, or other agent that causes any damage, abnormal growth or mortality of any tree, shrub, bush, or woody vegetation.

Property owner means the person owning such property as shown by the County Auditor's Plat of the City of Green Bay, Wisconsin.

Public property means property within the City limits of the City of Green Bay and owned, maintained, and controlled by the City or implied or expressly dedicated to the public for present or future use for purposes of vehicular or pedestrian traffic or for public easements.

Public right-of-way means:

- (1) A strip of land occupied or intended to be occupied for a special use. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains, or any other use involving maintenance by a public agency shall be dedicated to public use by the maker of the plat on which such right-of-way is established.
- (2) The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lot or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels.

Top ortopping means the severe cutting back of limbs to stubs within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree.

Tree Protection Zone means the minimum area beneath a tree that must be undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Tree Protection Zone will typically be represented by a concentric circle centering on the tree's trunk.

Urban forest means a collection of trees in and around the City, including park and street trees on public property and trees on private property.

(Code 1984, § 25.21(2); Ord. No. 2-07; Ord. No. 18-09)

Sec. 28-33. - Authority and power.

- (a) *Green Bay Park Committee (hereafter "the Committee")*. The Committee shall be advisory in nature with the purpose of providing advice to the Mayor and Common Council as to the preservation, protection, and management of the urban forest of Green Bay in accordance with the intents and purposes of this article. The Committee shall advise and consult with the Department of Parks, Recreation and Forestry, the Forestry Division, and the City Forester on any matter pertaining to the City of Green Bay Tree Ordinance and its enforcement.
- (b) *City of Green Bay Parks, Recreation and Forestry Department (hereafter "the City")*.
 - (1) The City shall have the authority and jurisdiction to plant, prune, maintain, and remove trees within the rights-of-way of all streets, alleys, avenues, lanes, and public properties and parks and tree-planting easements as may be necessary to ensure public safety or to preserve or enhance the symmetry and beauty of such public property.
 - (2) The City shall have the right to prune or cause the pruning of any tree or shrub on private property when it interferes with the proper spread of light along the street from a streetlight or interferes with visibility of any traffic control device or sign or sight triangle at intersections, or interferes with the passage of pedestrians or vehicles in the public right-of-way.
 - (3) The City shall have the right to treat or cause the treatment of any diseased or infested trees on private property when such trees constitute a potential threat to the urban forest.
 - (4) The City shall have the right to remove or cause the removal of any dead, diseased, infested, or structurally damaged tree, or portion of tree, on private property when such tree constitutes a potential hazard to life and property within the right-of-way or on public property or constitutes a threat to the urban forest.
- (c) *City Forester*.
 - (1) The City Forester shall have the authority and jurisdiction of regulating the planting, maintenance, and removal of trees on public property and, subject to private property tree and vegetation regulations, to ensure safety or preserve the aesthetics of such public sites.
 - (2) The City Forester shall have the authority to review all requests for permits for any planting, removal, pruning, and/or trimming or cutting of trees on any public property. The City Forester shall also have the authority to grant or deny and to attach reasonable conditions to all permits.
 - (3) The City Forester has the authority and jurisdiction to review tree planting and landscaping plans for building and development projects that have been submitted as required by [Chapter 44](#). The City Forester has authority to modify a landscape plan as a condition of approval.
 - (4) The City Forester shall have the authority and jurisdiction to supervise or inspect all work done under a permit issued in accordance with the terms of this article.
 - (5) The City Forester may inspect any trees, shrubs, vines, hedges, plants, logs, or branches existing or growing upon any property within the City. The City Forester may conduct surveys to determine if any destructive or communicable disease or other pest exists which may be detrimental to or endanger the good health and well-being of trees or other plant life in the City.
 - (6) The City Forester shall have the authority and jurisdiction to restrict tree maintenance activities within the City limits to reduce the spread of infectious diseases and/or insects. Restrictions are to be listed in the Forestry Program Manual and presented annually in the local media.
 - (7) The City Forester shall enforce such rules, regulations, permit, and penalty procedures as deemed necessary and may do so by the issuance of municipal citations to effectuate the intent of this article. No person shall unreasonably hinder, prevent, delay, or interfere with the City Forester or their agents while engaged in the execution or enforcement of this article.

Sec. 28-34. - Public tree and vegetation regulations.

- (a)

It shall be unlawful for any person to plant, prune, or remove any tree (or portion thereof), shrub, or other plant upon any public property without a permit.
- (b)

It shall be unlawful for any person to "top" any tree on public property.
- (c)

Trees on public property shall be protected from damage or removal by any means unless otherwise authorized by a permit issued by the City Forester. Tree crowns and trunks shall not suffer any branch or bark loss. Roots shall be protected from compaction, storage of materials, and severing within a circle around the tree with the tree trunk as the focal point. The radius of the Tree Protection Zone (TPZ) shall be determined by the tree diameter listed in the following table:

RADIUS OF TREE PROTECTION ZONE

Tree Diameter at 4 ½ Feet Above Ground	Radius of TPZ (Tree Trunk in Center)
0—4.0 inches	2.0 feet
4.1—9.0 inches	5.0 feet
9.1—14.0 inches	10.0 feet
14.1—19.0 inches	12.0 feet
19.1 or more inches	15.0 feet

Roots located within the determined circle shall be protected by such practices as temporary bridges for vehicles or auguring for utility installation. Any factors that would cause any deviations from the above table shall be noted on the permit issued for such work and require notification of the City Forester.

- (d)

It shall be unlawful for any individual to place salt, brine, petroleum products, herbicides, or any other substances in such amount as to be toxic or injurious to the health, growth, or vitality of any public tree.
- (e)

No individual shall be allowed to drive nails, staples, screws, or fasten any rope, wire, electric attachment, sign (including any bills, advertisements, cards, or notices of any kind) or other devices to a public tree or to any guard about such tree.
- (f)

No individual shall deposit, place, store, or maintain upon any public property any stone, brick, sand, concrete, or other materials which may impede the free passage of water, air, or fertilizer to the roots of any tree growing therein, except by written permit of the City Forester.

(Code 1984, § 25.21(4); Ord. No. 2-07; Ord. No. 18-09)

Sec. 28-35. - Private property tree and vegetation regulations.

- (a)

The owner of any tree or shrub overhanging any street or right-of-way within the City shall prune the tree or shrub before it interferes with the proper spread of light along the street from a streetlight or interferes with visibility of any traffic control device or sign or sight triangle at

intersections or interferes with the passage of pedestrians or vehicles in the public right-of-way.

- (1) If the owner of the property fails or refuses to take remedial action, the City Parks, Recreation, and Forestry Department, or the agent of, may perform the remedial action without compensation to such owner or any person who planted or caused to be planted such tree or shrub.
 - (2) The City Parks, Recreation, and Forestry Department may charge the owners for the expenses incurred.
- (b) If the City Forester ascertains that a tree or shrub growing on private property suffers from a communicable disease or insect infestation which threatens the health of the urban forest, the City Forester may notify the owner of the property that the tree or shrub must be treated or removed within 15 days of the notification.
- (1) If the owner of the property fails or refuses to take remedial action, the City Parks, Recreation, and Forestry Department, or the agent of, shall have the authority to enter the property and perform the remedial action without compensation to such owner or any person who planted or caused to be planted such tree or shrub.
 - (2) The City Parks, Recreation, and Forestry Department shall charge the owners for the expense incurred.
- (c) The City Parks, Recreation, and Forestry Department shall have the right to cause the removal of any hazardous tree (or portion of tree) on private property within the City when such tree constitutes a hazard to life or property in the public right-of-way or on public property. The City Forester shall notify the owner of the property that the hazard must be alleviated or removed within 15 days of the notification.
- (1) If the owner of the property fails or refuses to take remedial action, the City Parks, Recreation, and Forestry Department, or the agent of, shall have the authority to enter the property and perform the remedial action without compensation to such owner or any person who planted or caused to be planted such tree.
 - (2) The City Parks, Recreation, and Forestry Department shall charge the owners for the expense incurred.

(Code 1984, § 25.21(5); Ord. No. 2-07; Ord. No. 18-09)

Sec. 28-36. - Permits.

- (a) No person shall plant, spray, fertilize, preserve, prune, remove, cut or otherwise disturb any public tree, or portion thereof, without first submitting a written request and procuring a permit from the City Forester.
- (b) Public utility companies shall notify the City Forester in writing prior to pruning any public tree for the purpose of maintaining safe line clearance and shall carry out all such work in accordance with accepted arboricultural standards.
- (c) No person shall excavate any ditches, tunnels, trenches, or lay any drive within a radius of 15 feet from any public tree without first submitting a written request and procuring a permit from the City Forester.

(Code 1984, § 25.21(6); Ord. No. 2-07; Ord. No. 18-09)

Sec. 28-37. - Violations.

modified

- (a) Any person found to disturb the root zone, prune, remove, or cause the removal or death of any public tree, shrub, or other plant without a permit shall be subject to a forfeiture of not less than \$500.00 per incident nor greater than the calculated value lost according to the latest edition of the Council of Tree and Landscape Appraisers (hereinafter referred to as "CTLA") "Guide for Plant Appraisal." If the tree no longer exists for evaluation, tree data from the city tree inventory and images will be used to calculate the appraised value according to the CTLA appraisal guide.
- (b) Any person violating any other provision of this article shall be subject to a forfeiture of not less than \$75.00 per incident nor greater than the calculated value lost according to the latest edition of the Council of Tree and Landscape Appraisers "Guide for Plant Appraisal." If the tree no longer exists for evaluation, tree data from the city tree inventory and images will be used to calculate the appraised value according to the CTLA appraisal guide.

(Code 1984, § 25.21(7); Ord. No. 2-07; Ord. No. 18-09; Ord. No. 32-12; Ord. No. [08-26](#), § 1, 4-21-2026)

Sec. 28-38. - Emergencies.

The Mayor, with approval of the City Council, in the case of emergencies, such as windstorms, ice storms, or other disasters, may waive the requirements of this article so that they in no way shall hinder private or public work to restore order in the City.

(Code 1984, § 25.21(8); Ord. No. 2-07; Ord. No. 18-09)



Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

September 15, 2026

PREPARED BY

Dan Ditscheit, Parks Director

AGENDA ITEM # S.2

To approve a Grant Amendment from the U.S. Environmental Protection Agency, eliminating the Wildlife Viewing Platform from the scope of work and dedicating all of the approved grant funding towards shoreline trail construction at Bay Beach Amusement Park.

BACKGROUND

The City received a \$2.4 million grant award from the EPA for improvements to the shoreline at Bay Beach Amusement Park. The original scope of work included \$1.4 million towards the construction of a 420' Wildlife Viewing Platform and \$1 million towards the construction of a 950 LF shoreline trail behind the main pavilion.

The City recently bid out the construction of the Wildlife Viewing Platform at Bay Beach Amusement Park and the low bid was dramatically over the allocated budget. The City reviewed the various options moving forward with the EPA, as all of the options had an impact to the grant funding scope of work or required additional grant money. The EPA reviewed the various options and decided that they wanted to amend the grant scope of work to eliminate the Wildlife Viewing Platform from the grant funded scope of work and instead put the full \$2.4 million towards the construction of the public shoreline walk from the east property line to the west property line. The original grant funded trail length was approximately 950 LF. The revised new trail length with this change will be approximately 3,700 LF, which is 3-4 times the length of the original funded trail. This amendment matches the shoreline trail recommendations as listed in the Bay Beach Masterplan and will allow us the option in the future to expand the Bay Beach trail to the South Bay Marina and/or the Wildlife Sanctuary. The proposed trail modifications will include relocating the fencing behind the Giant Slide and Zippin Pippin, converting these maintenance only areas, to public access areas. Staff is fully in support of this grant amendment.

If this scope of work is approved, it is unlikely that the Wildlife Viewing Platform or swimming beach will get constructed due to the extremely high construction costs for these amenities, along with the need to prioritize and fund other basic maintenance needs throughout the park. Staff will prepare a 5-year capital improvement plan specific to Bay Beach Amusement Park and will include it in the City wide 5-year capital improvement plan for discussion and approval later this fall.

RECOMMENDATION

To approve

FISCAL IMPACT

The proposed grant amendment will fund 100% of the cost of the installation of the shoreline walk, up to \$2.4 million. There is no required match to the grant funding. The City will have to hire a consultant to create the engineered construction bid documents for the proposed trail alignment as this grant will not fund engineering costs. The funding to hire the consultant will either come from other donations or from the Bay

Beach Development account. The hiring of the consultant will be brought back to a future parks committee for consideration and approval.

ATTACHMENTS

1. Bay Beach EPA Grant Award Amendment
2. EPA Grant Original vs Proposed Graphic 2

	U.S. ENVIRONMENTAL PROTECTION AGENCY Assistance Amendment	GRANT NUMBER (FAIN): 00E03815 MODIFICATION NUMBER: 1 PROGRAM CODE: GL	DATE OF AWARD 08/11/2026
		TYPE OF ACTION: No Cost Amendment	MAILING DATE 08/11/2026
		PAYMENT METHOD: ASAP	ACH# 50632
		RECIPIENT TYPE: Municipal	
RECIPIENT: CITY OF GREEN BAY 100 N. Jefferson Street Room 105 Green Bay, WI 54301 EIN: 39-6005458		Send Payment Request to: Contact EPA RTPFD at: rtpfc-grants@epa.gov PAYEE: CITY OF GREEN BAY 100 N. Jefferson Street Room 105 Green Bay, WI 54301	
PROJECT MANAGER Emma Browne 100 N. Jefferson Street Room 510 Green Bay, WI 54301 Email: Emma.Browne@greenbaywi.gov Phone: 920-448-3383	EPA PROJECT OFFICER Xavier Harden 77 West Jackson Blvd, G-9J Chicago, IL 60604-3507 Email: harden.xavier@epa.gov Phone: 312-353-1171	EPA GRANT SPECIALIST Jeffrey Reid Assistance Section, MA-10J 77 West Jackson Blvd. Chicago, IL 60604-3507 Email: reid.jeffrey@epa.gov Phone: 312-886-3224	
PROJECT TITLE AND EXPLANATION OF CHANGES Bay Beach Shoreline Improvements The agreement provides funding to the City of Green Bay. Specifically, the recipient will install a shoreline walk at the Bay Beach Amusement Park within the Lower Green Bay and Fox River Area of Concern. Once installed, this project will address two Beneficial Use Impairments (BUIs) associated with Degraded Fish and Wildlife Populations, and Loss of Fish and Wildlife Habitat. This time extension and workplan modification amendment extends the budget and project periods to December 31, 2028. The grantee experienced delays due to bids for construction coming in higher than anticipated. The extension will allow the City of Green Bay to continue to installation of a new extended walking trail with a retaining wall and increasing access to natural resources. The revised workplan activities remain in accordance with Clean Water Act: Sec. 118(c) as amended by PL 114-322 guidelines.			
BUDGET PERIOD 10/01/2024 - 12/31/2028	PROJECT PERIOD 10/01/2024 - 12/31/2028	TOTAL BUDGET PERIOD COST \$ 2,400,000.00	TOTAL PROJECT PERIOD COST \$ 2,400,000.00
NOTICE OF AWARD Based on your Application dated 04/08/2026 including all modifications and amendments, the United States acting by and through the US Environmental Protection Agency (EPA) hereby awards \$ 0.00. EPA agrees to cost-share <u>100.00%</u> of all approved budget period costs incurred, up to and not exceeding total federal funding of \$ 2,400,000.00. Recipient's signature is not required on this agreement. The recipient demonstrates its commitment to carry out this award by either: 1) drawing down funds within 21 days after the EPA award or amendment mailing date; or 2) not filing a notice of disagreement with the award terms and conditions within 21 days after the EPA award or amendment mailing date. If the recipient disagrees with the terms and conditions specified in this award, the authorized representative of the recipient must furnish a notice of disagreement to the EPA Award Official within 21 days after the EPA award or amendment mailing date. In case of disagreement, and until the disagreement is resolved, the recipient should not draw down on the funds provided by this award/amendment, and any costs incurred by the recipient are at its own risk. This agreement is subject to applicable EPA regulatory and statutory provisions, all terms and conditions of this agreement and any attachments.			
ISSUING OFFICE (GRANTS MANAGEMENT OFFICE)		AWARD APPROVAL OFFICE	
ORGANIZATION / ADDRESS U.S. EPA, Region 5, U.S. EPA Region 5 Mail Code MCG10J 77 West Jackson Blvd. Chicago, IL 60604-3507		ORGANIZATION / ADDRESS U.S. EPA, Region 5, Great Lakes National Program Office R5 - Region 5 77 West Jackson Blvd, G-9J. Chicago, IL 60604-3507	
THE UNITED STATES OF AMERICA BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY			
Digital signature applied by EPA Award Official Michael Tukes - Team Leader			DATE 08/11/2026

EPA Funding Information

FUNDS	FORMER AWARD	THIS ACTION	AMENDED TOTAL
EPA Amount This Action	\$ 2,400,000	\$ 0	\$ 2,400,000
EPA In-Kind Amount	\$ 0	\$ 0	\$ 0
Unexpended Prior Year Balance	\$ 0	\$ 0	\$ 0
Other Federal Funds	\$ 0	\$ 0	\$ 0
Recipient Contribution	\$ 0	\$ 0	\$ 0
State Contribution	\$ 0	\$ 0	\$ 0
Local Contribution	\$ 0	\$ 0	\$ 0
Other Contribution	\$ 0	\$ 0	\$ 0
Allowable Project Cost	\$ 2,400,000	\$ 0	\$ 2,400,000

Assistance Program	Statutory Authority	Regulatory Authority
66.469 - Geographic Programs - Great Lakes Restoration Initiative	Clean Water Act: Sec. 118(c) as amended by PL 114-322	2 CFR 200, 2 CFR 1500 and 40 CFR 33

Budget Summary Page

Table A - Object Class Category (Non-Construction)	Total Approved Allowable Budget Period Cost
1. Personnel	\$ 0
2. Fringe Benefits	\$ 0
3. Travel	\$ 0
4. Equipment	\$ 0
5. Supplies	\$ 0
6. Contractual	\$ 2,400,000
7. Construction	\$ 0
8. Other	\$ 0
9. Total Direct Charges	\$ 2,400,000
10. Indirect Costs: 0.00 % Base	\$ 0
11. Total (Share: Recipient <u>0.00</u> % Federal <u>100.00</u> %)	\$ 2,400,000
12. Total Approved Assistance Amount	\$ 2,400,000
13. Program Income	\$ 0
14. Total EPA Amount Awarded This Action	\$ 0
15. Total EPA Amount Awarded To Date	\$ 2,400,000

EPA Grant

Existing EPA Grant Scope vs. Proposed Grant Amendment

Red = Existing Grant Improvements

Blue = Proposed Amendment

Proposed:
Reallocate \$1.4
Million from Wildlife
Viewing Platform to
extend shoreline
walk to the west

Existing Grant
Funded 420'
Wildlife Viewing
Platform
\$1.4 Million in
Grant Funding

Existing Grant
Funded Shoreline
Walk
\$1 Million in Grant
Funding

Map printed on
6/11/2026



1:3,600

1 inch = 300 feet*

1 inch = 0.0568 miles*

*original page size is 11" x 17"

Appropriate format depends on zoom level

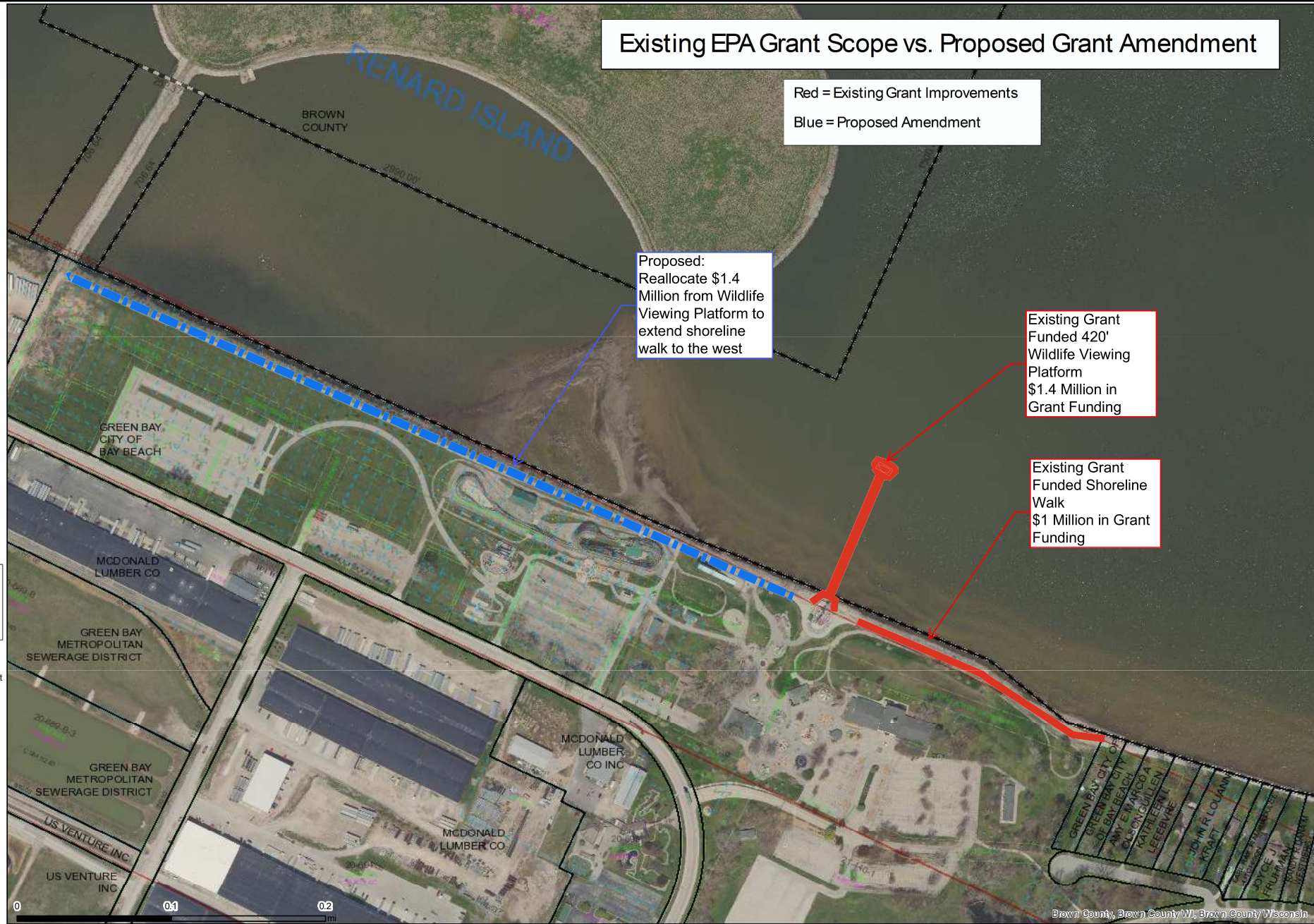
A map key/legend is available at
tinyurl.com/BrownDogLegend

This is a custom web map
created by an online user
of the GIS map services
provided by the
Brown County Wisconsin
Planning & Land Services
Department



(920) 448-6480

www.browncountywi.gov



Brown County, Brown County WI, Brown County Wisconsin



Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

September 15, 2026

PREPARED BY

Dan Ditscheit, Parks Director

AGENDA ITEM # S.3

To approve a grant award from the National Parks Service which will increase the approved grant funding from \$5,000,000 to \$7,150,000 for the Shipyard II project.

BACKGROUND

Recently the Parks Department was notified that the National Parks Service awarded the City an additional \$2.15 million above the previously approved \$5 million grant for the design and construction of the Shipyard II project. This brings the total grant award to \$7.15 million. The funding for the required \$7.15 million match to this grant was reviewed and approved at the last City Council meeting. That funding approval allowed the City to award the construction bid award.

The purpose of this agenda item is to formally approve the amended grant award, accepting the additional \$2.15 million in grant funding.

RECOMMENDATION

To approve.

FISCAL IMPACT

Grant Funding - \$7.15 million.

\$5 million - Already approved by City Council

\$2.15 million - Seeking approval by City Council

City's Required Match to Grant Funding - \$7.15 million

\$5 million - Shipyard TID funded (Previously approved)

\$1.4 million - TID transfer (Previously approved)

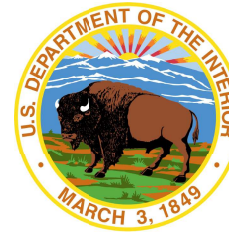
\$750,000 - Shipyard TID funded (Approved at the last City Council meeting)

ATTACHMENTS

- I. Shipyard II National Park Service Grant Amendment

1. DATE ISSUED MM/DD/YYYY		1a. SUPERSEDES AWARD NOTICE dated 02/20/2026	
08/17/2026		except that any additions or restrictions previously imposed remain in effect unless specifically rescinded	
2. ASSISTANCE LISTING NUMBER			
15.916 - Outdoor Recreation Acquisition, Development and Planning			
3. ASSISTANCE TYPE Project Grant			
4. GRANT NO. P23AP01497-02		5. TYPE OF AWARD	
Originating MCA #		Other	
4a. FAIN P23AP01497		5a. ACTION TYPE Post Award Amendment	
6. PROJECT PERIOD MM/DD/YYYY		MM/DD/YYYY	
From 10/01/2023		Through 09/30/2028	
7. BUDGET PERIOD MM/DD/YYYY		MM/DD/YYYY	
From 10/01/2023		Through 09/30/2028	
8. TITLE OF PROJECT (OR PROGRAM)			
55-01947.2 Green Bay Shipyard Development Project			

NOTICE OF AWARD



AUTHORIZATION (Legislation/Regulations)

54 U.S.C. § 200305 Land and Water Conservation Fund, Assistance to States

9a. GRANTEE NAME AND ADDRESS		9b. GRANTEE PROJECT DIRECTOR	
WISCONSIN DEPARTMENT OF NATURAL RESOURCES PO BOX 7921 101 S Webster St Madison, WI, 53707-7921		PAM ROOD 101 S. Webster St. Madison , WI, 53701-7921 Phone: 6082646138	
10a. GRANTEE AUTHORIZING OFFICIAL		10b. FEDERAL PROJECT OFFICER	
PAM ROOD 101 S WEBSTER ST MADISON, WI, 53703-3474 Phone: 6082646138		Ms. Melissa Panter 1849 C St NW Washington, DC, 20240-0001 Phone: 111-111-1111	

ALL AMOUNTS ARE SHOWN IN USD

11. APPROVED BUDGET (Excludes Direct Assistance)				12. AWARD COMPUTATION			
I Financial Assistance from the Federal Awarding Agency Only				a. Amount of Federal Financial Assistance (from item 11m) \$ 7,150,000.00			
II Total project costs including grant funds and all other financial participation II				b. Less Unobligated Balance From Prior Budget Periods \$ 0.00			
a. Salaries and Wages\$ 0.00				c. Less Cumulative Prior Award(s) This Budget Period \$ 5,000,000.00			
b. Fringe Benefits\$ 0.00				d. AMOUNT OF FINANCIAL ASSISTANCE THIS ACTION \$ 2,150,000.00			
c. Total Personnel Costs\$ 0.00				13. Total Federal Funds Awarded to Date for Project Period \$ 7,150,000.00			
d. Equipment\$ 0.00				14. RECOMMENDED FUTURE SUPPORT			
e. Supplies\$ 0.00				(Subject to the availability of funds and satisfactory progress of the project):			
f. Travel\$ 0.00				YEAR TOTAL DIRECT COSTS YEAR TOTAL DIRECT COSTS			
g. Construction\$ 12,247,158.00				a. 2 \$ d. 5 \$			
h. Other\$ 2,052,842.00				b. 3 \$ e. 6 \$			
i. Contractual\$ 0.00				c. 4 \$ f. 7 \$			
j. TOTAL DIRECT COSTS → \$ 14,300,000.00				15. PROGRAM INCOME SHALL BE USED IN ACCORD WITH ONE OF THE FOLLOWING ALTERNATIVES:			
k. INDIRECT COSTS \$ 0.00				a. DEDUCTION			
I. TOTAL APPROVED BUDGET \$ 14,300,000.00				b. ADDITIONAL COSTS			
m. Federal Share \$ 7,150,000.00				c. MATCHING			
n. Non-Federal Share \$ 7,150,000.00				d. OTHER RESEARCH (Add / Deduct Option)			
				e. OTHER (See REMARKS)			
				16. THIS AWARD IS BASED ON AN APPLICATION SUBMITTED TO, AND AS APPROVED BY, THE FEDERAL AWARDING AGENCY ON THE ABOVE TITLED PROJECT AND IS SUBJECT TO THE TERMS AND CONDITIONS INCORPORATED EITHER DIRECTLY OR BY REFERENCE IN THE FOLLOWING:			
				a. The grant program legislation			
				b. The grant program regulations.			
				c. This award notice including terms and conditions, if any, noted below under REMARKS.			
				d. Federal administrative requirements, cost principles and audit requirements applicable to this grant.			
				In the event there are conflicting or otherwise inconsistent policies applicable to the grant, the above order of precedence shall prevail. Acceptance of the grant terms and conditions is acknowledged by the grantee when funds are drawn or otherwise obtained from the grant payment system.			

REMARKS (Other Terms and Conditions Attached - ☒ Yes ☐ No)

The purpose of this modification is to increase the federal cost-share for the overall project from \$5,000,000 to \$7,150,000 (adding \$2,150,000) and the non-federal match cost-share from \$5,000,355 to \$7,150,000 (adding \$2,149,645) for a total project cost increase from \$10,000,355 to \$14,300,000 with a 50% Federal cost-share.

All other terms and conditions remain unchanged.

GRANTS MANAGEMENT OFFICIAL:

David Welsh, N/A
1849 C St NW
Main Interior Building National Park Service
Washington, DC, 20240-0001
Phone: 111-11-1111

17. VENDOR CODE0070065187			18a. UEI T8MYF3NHDDN6		18b. DUNS 809611247		19. CONG. DIST.02	
LINE#	FINANCIAL ACCT	AMT OF FIN ASST	START DATE	END DATE	TAS ACCT	PO LINE DESCRIPTION		
1	0051039798-00010	\$0.00	10/01/2023	09/30/2028	5035	14LW ORLP GREEN BAY SHIPYARD DEV		
2	0051039798-00020	\$0.00	10/01/2023	09/30/2028	5035	18LW ORLP GREEN BAY SHIPYARD DEV		
3	0054021087-00010	\$2,150,000.00	10/01/2023	09/30/2028	5035	24GW ORLP GREEN BAY SHIPYARD DEVELOPMENT		

NOTICE OF AWARD (Continuation Sheet)

PAGE 2 of 2	DATE ISSUED 08/17/2026
GRANT NO. P23AP01497-02	

Federal Financial Report Cycle			
Reporting Period Start Date	Reporting Period End Date	Reporting Type	Reporting Period Due Date
10/01/2023	09/30/2024	Annual	12/29/2024
10/01/2024	09/30/2025	Annual	12/29/2025
10/01/2025	09/30/2026	Annual	12/29/2026
10/01/2026	09/30/2027	Annual	12/29/2027
10/01/2023	09/30/2028	Project Final	01/28/2029

Performance Progress Report Cycle			
Reporting Period Start Date	Reporting Period End Date	Reporting Type	Reporting Period Due Date
10/01/2023	09/30/2024	Annual	12/29/2024
10/01/2024	09/30/2025	Annual	12/29/2025
10/01/2025	09/30/2026	Annual	12/29/2026
10/01/2026	09/30/2027	Annual	12/29/2027
10/01/2023	09/30/2028	Project Final	01/28/2029

AWARD ATTACHMENTS

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

P23AP01497-02

-
1. Grant Modification
 2. Detailed Budget
 3. Recip Concur
 4. Categorical Exclusion

Modification Number 02 to

Grant Agreement P23AP01497

Between

THE UNITED STATES DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE

AND

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

GENERAL

The purpose of this modification is to increase the federal cost-share for the overall project from \$5,000,000 to \$7,150,000 (adding \$2,150,000) and the non-federal match cost-share from \$5,000,355 to \$7,150,000 (adding \$2,149,645) for a total project cost increase from \$10,000,355 to \$14,300,000 with a 50% Federal cost-share.

From the Recipient's Request Letter:

" Since submission of the original ORLP grant application, project costs have increased significantly due to market-driven construction cost escalation, higher material and labor pricing, and increased architectural and engineering fees associated with construction administration and project delivery. These factors have resulted in an almost \$4.3 million budget gap."

The Outdoor Recreation Legacy Partnership (ORLP) program has agreed to an increase for project funding to ensure that the original Scope of Work (SOW) elements, as outlined during the competitive grant application process, remain intact and are implemented as intended. The revised project budget and request for Federal cost-share increase reflects adjustments to the original cost categories, aligning them with the construction bid breakdowns required for project completion.

The final matching and federal cost-shares for the overall project are established at a fifty percent (50%) cost-share ratio. The City of Green Bay will provide the funds of \$2,149,645 in local non-federal matching funds to meet ORLP program requirements for cost-shares.

No new elements have been added to the project's Scope of Work, and no existing Scope of Work elements have been removed from the project budget at this time.

Grant Agreement language has been modified below to reflect the above changes and update Manual references to the LWCF Manual v2026.

MODIFICATION

1. ARTICLE VI, Cost-Share Requirement. The following is modified:

At least 50% non-Federal cost-share is required for costs incurred under this Agreement. If pre-award costs are authorized, reimbursement of these costs is limited to the Federal cost share percentage identified in this agreement.

2. ARTICLE VIII, Award and Payment, Subsection A. The following is modified:

A. NPS will provide funding to the Recipient in an amount not to exceed \$7,150,000.00 in accordance with the NPS approved budget. The approved budget detail is incorporated herein. Any award beyond the current fiscal year is subject to availability of funds. Acceptance of a Federal financial assistance award from the Department of the Interior carries with it the responsibility to be aware of, and comply with, the terms and conditions within this award document. Acceptance is defined as the start of work, drawing down funds, or accepting the award via electronic means.

3. ARTICLE XII Attachments, Attachment A, Part I – Definitions, Subsection F. The following is modified:

F. The term "Manual" as used herein means the Land and Water Conservation Fund *Manual V2026 (May 1, 2026)*.

4. All other terms and conditions remain unchanged.



Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

September 15, 2026

PREPARED BY

Dan Ditscheit, Parks Director

AGENDA ITEM # S.4

To approve the purchase of a sculpture for JBS Park from COZO Industries LLC for \$90,000.

BACKGROUND

The City went through an expansive public input process for the design of the JBS subdivision and Park. One of the elements presented to the public and included in the final design is the incorporation of a 12' tall illuminated sculpture that represents a seed pod.

This sculpture was recently quoted out to the artist that completed the initial conceptual designs. Staff is recommending that we purchase this sculpture from COZO Industries LLC for a total cost of \$90,000. This cost includes the purchase and delivery of the sculpture. The artist will also send a company representative to be onsite to supervise the installation of the sculpture. Park crews will install the sculpture. The concrete footing and electric service to the sculpture has already been installed by the Park contractor that is currently onsite, constructing the park.

RECOMMENDATION

To approve.

FISCAL IMPACT

The cost to purchase the sculpture is \$90,000. The funding for this purchase will come from the following sources;

\$80,000 - The adjacent JBS Gorman developer's required art funding listed in the developer's agreement.
\$10,000 - Neighborhood Enhancement Funds through the Community and Economic Development Department.

ATTACHMENTS

1. Exhibits
2. Green Bay Final Proposal 2

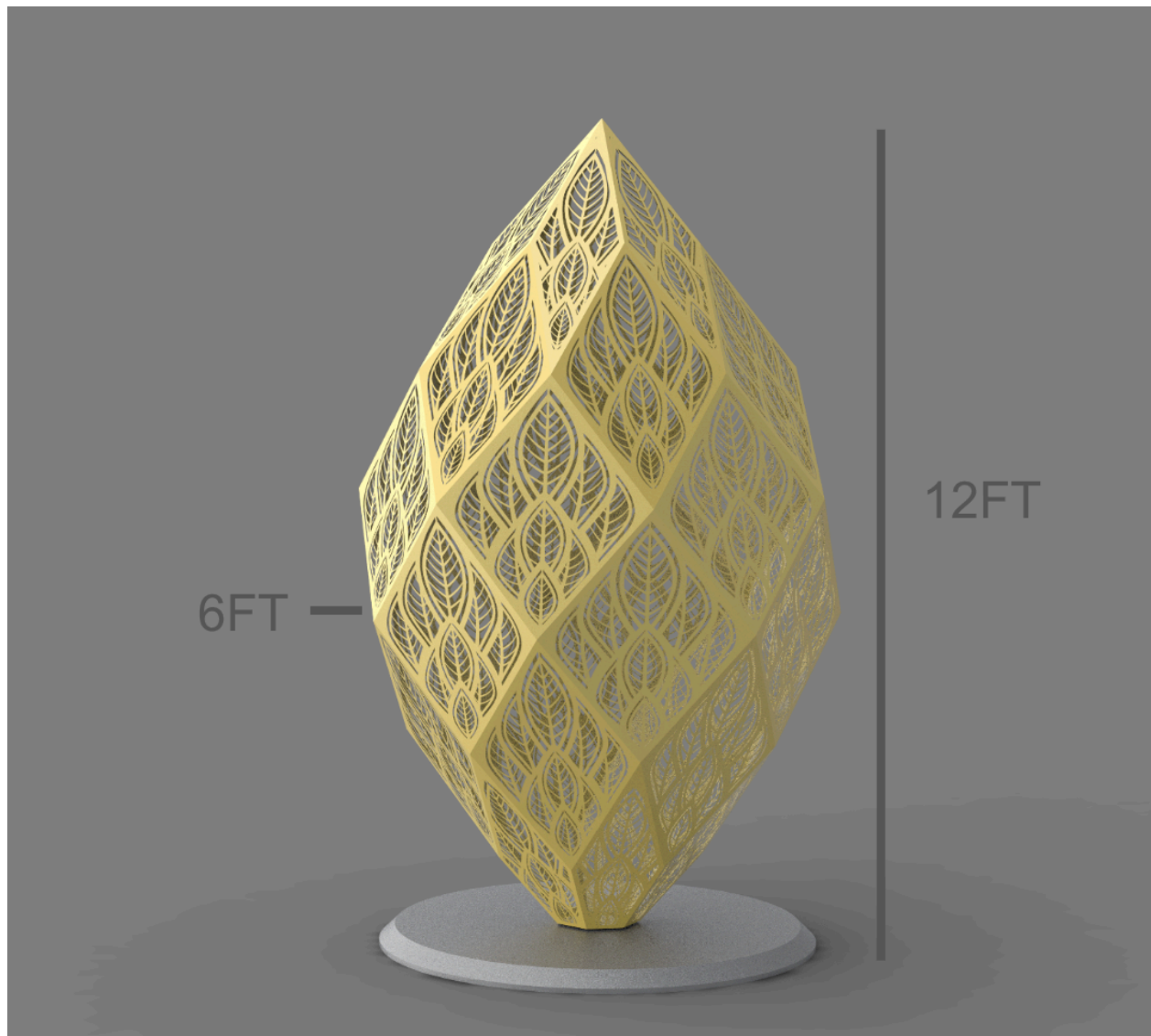
COZO Industries LLC

710 4th Ave #4
Venice, CA 90291
8477086378



Exhibit A: Sculpture Description

1 12FT x 6FT x 6FT Sculpture with pattern inspired by leaves and acorns.



COZO Industries LLC

710 4th Ave #4
Venice, CA 90291
8477086378



Exhibit B: Responsibilities**Artist Responsibilities**

- Fabrication of sculpture
- Delivery of Sculpture
- Lighting elements
- Installation Supervision

City Responsibilities

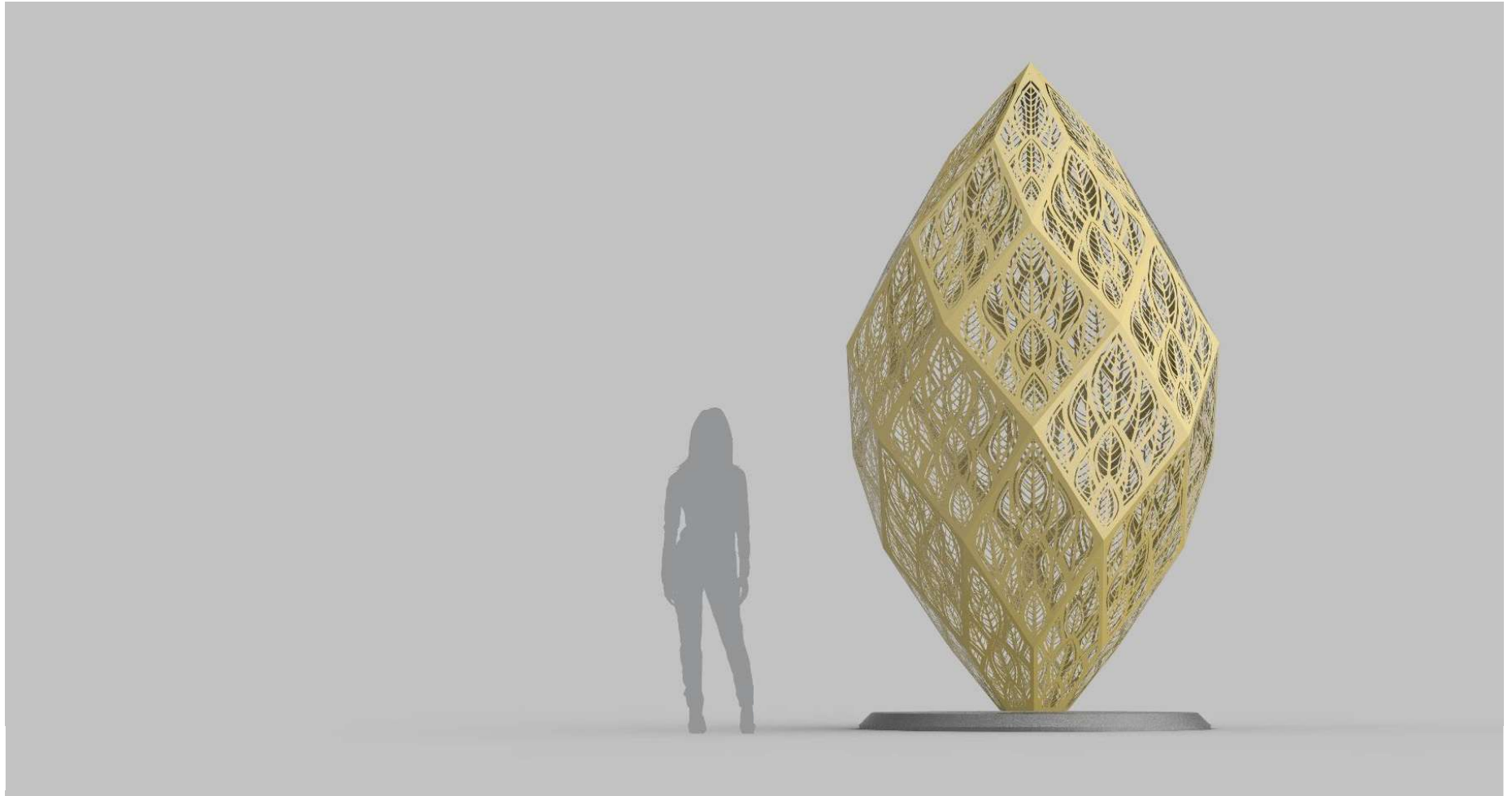
- Footing and attachment engineering
- Electrical Wiring
- Electrical connection
- Receive and unload sculpture
- Installation of sculpture and concrete anchors
- Installation of lighting elements and electrical connection
- Maintenance of sculpture
- City shall be responsible for compliance with all fire department regulations and requirements, including without limitation ensuring proper guarding and maintenance of the Artwork installation in a way that will prevent anyone from damaging the Artwork Structures. City shall be solely responsible for compliance with all applicable federal, state, and local laws and government regulations relating to installation of the Artwork on the Site, including without limitation the U.S. Americans with Disabilities Act.

Exhibit C: Payment Schedule: \$90,000

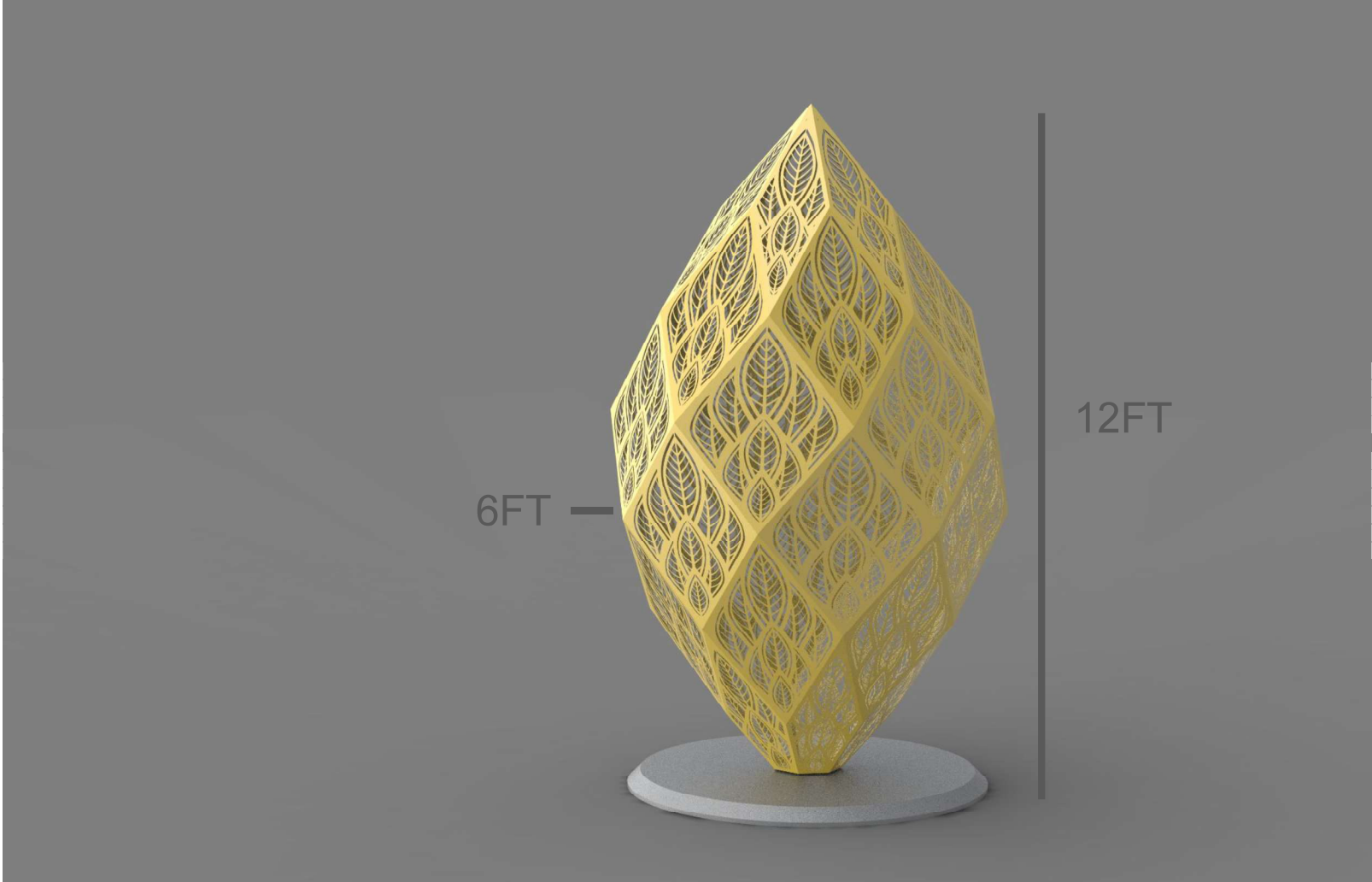
Payment 1: 40% upon contract signing - \$36,000

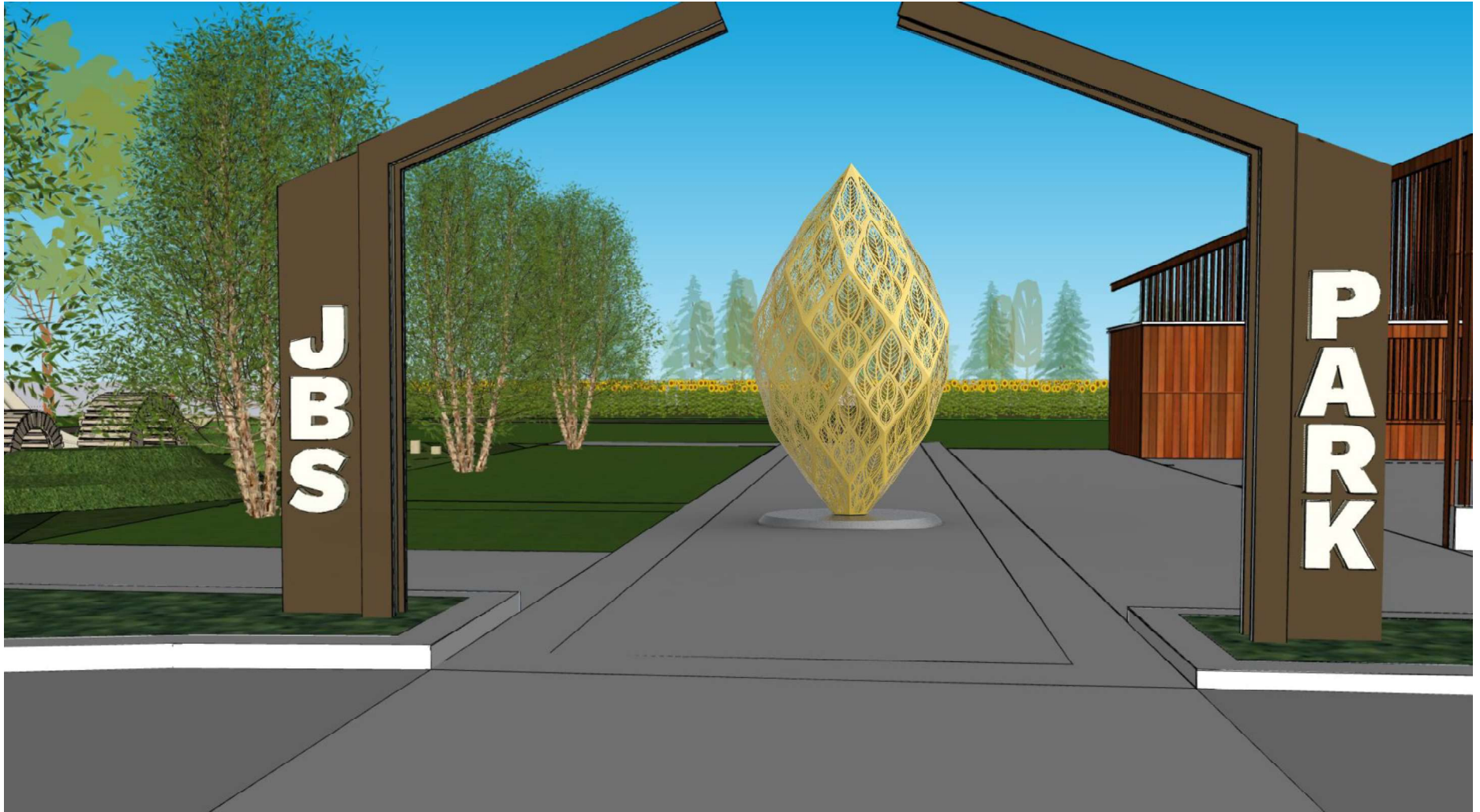
Payment 2: 40% upon completion of fabrication - \$36,000

Payment 3: 20% upon completion of installation - \$18,000



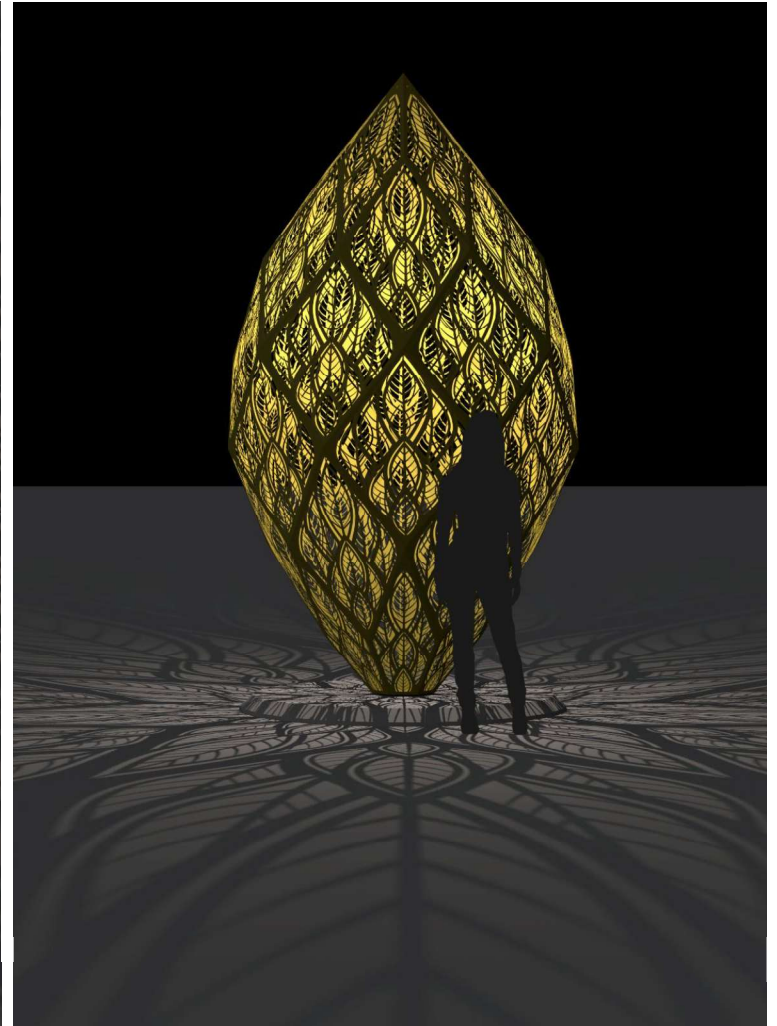
12FT TALL X 6FT WIDE - CREATED FROM 42 DIAMOND SHAPED PANELS







INTERNAL ILLUMINATION BLOSSOMS AT NIGHT



MATERIALS:
LASER CUT STAINLESS STEEL

STAINLESS STEEL IS A HIGHLY
SUSTAINABLE MATERIAL WITH
100% RECYCLABILITY

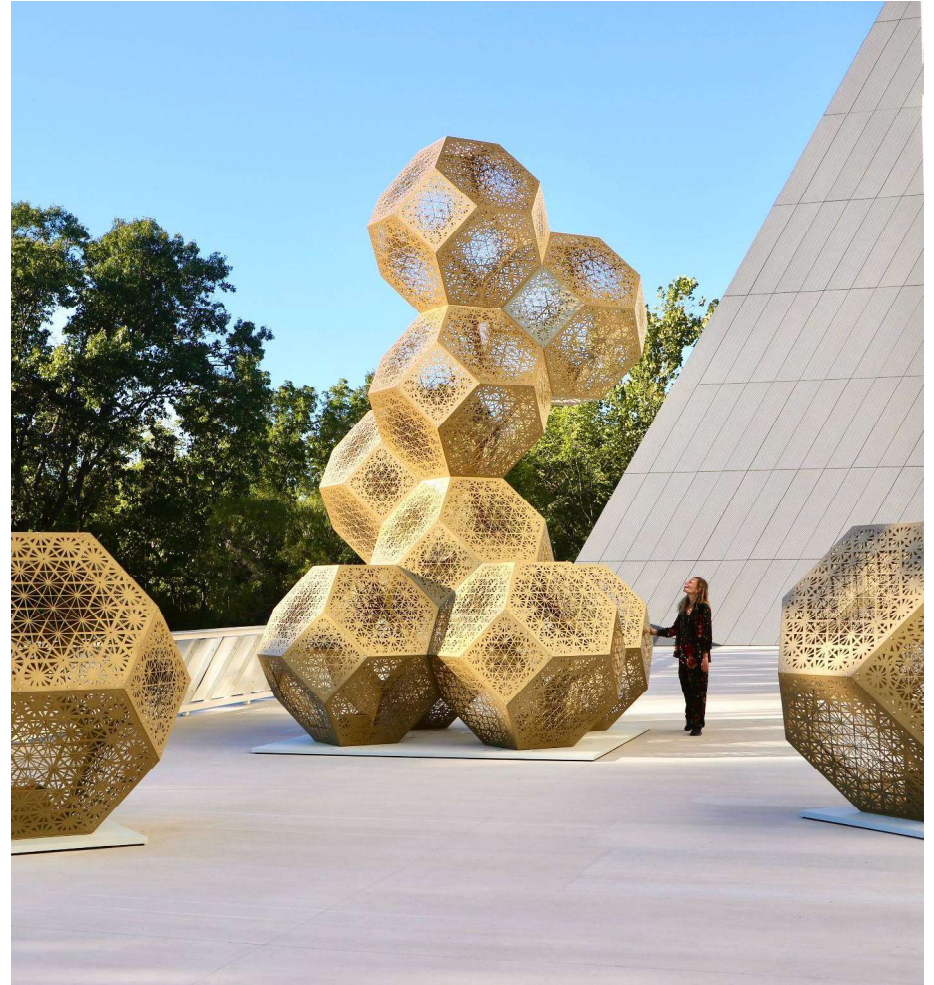
1/8" INCH STAINLESS STEEL
PROVIDES STRENGTH FOR
FREESTANDING SHELL LIKE
SCULPTURES WITH DELICATE
LASER CUTTING



**FINISH:
GOLD PAINT**

SIMILAR TO AUTOMOTIVE PAINT -
THE FINISH IS EXTREMELY
DURABLE AND LOW
MAINTENANCE.

VERY LONG LASTING AND CAN BE
CLEANED WITH JUST WATER ON
AN AS NEEDED BASIS.



**MATERIALS:
SUITABLE FOR PERMANENT
PUBLIC INSTALLATION IN
SNOWY CLIMATES**

STAINLESS STEEL + GOLD PAINT
FINISH IS SUITABLE FOR LONG
TERM PUBLIC INSTALLATION IN
SNOW CLIMATES

RAISED CONCRETE BASE
AROUND THE SCULPTURE WILL
PROTECT IT FROM SALT

REQUIRES ONLY THE MOST BASIC
MAINTENANCE ON THE SAME
SCHEDULE AS THE PLAZA



MATERIALS: LIGHTING

RGB LIGHTING -

STATIC COLOR THAT CAN BE
CHANGED WITH A REMOTE

12 OR 110V DEPENDING ON FINAL
CONFIGURATION

OUR RECOMMENDATION
HOWEVER IS WHITE LIGHT





Report to the
Public Arts Commission
of the City of Green Bay

MEETING DATE

September 15, 2026

PREPARED BY

Chelle Diederich, Staff

AGENDA ITEM # T.I

To approve artists for the Path for Pause Project.

BACKGROUND

The Path for Pause project is an AARP funded project that revitalizes Harvey St. Park/Olde North Crossing. The GBPAC received a \$15,000 grant through the AARP Community Challenge program. The project is larger than the \$15,000 grant and will be supplemented by Community Development Blocks Grant (CDBG) funding. This project builds on the existing work that has been done on Harvey St. Park and the artwork already there. In addition to this project, one of the new sculpture bases for the Rotating Arts Program will be located within the park.

This is for the Request for Qualifications (RFQ) for the artwork, and there are two portions to it: the sidewalk mural and the interactive sculptures.

The sidewalk mural will be painted on the existing circular portion of sidewalk in the center of Harvey St park. In the center of that circle is where the new Rotating Arts Program base will be installed. The sculptures for this project will be located on the outside of the circle in each of the four sections.

There are three submissions per portion of the RFQ.

RECOMMENDATION

To select and approve artists for the Path for Pause Project.

FISCAL IMPACT

Proposed funding sources are the American Association of Retired Persons (AARP) Community Challenges Grant that was awarded for this project and the Community Development Block Grant (CDBG).

ATTACHMENTS

1. Path for Pause Submission Review - full
2. Path for Pause Rubric
3. Labyrinth design

Path for Pause

Overview

The *Path for Pause* project revitalizes Harvey St. Park/Olde North Crossing in Green Bay by adding an artist-designed meditation labyrinth, seating, and low-impact outdoor fitness equipment to promote wellness and community engagement. The project builds on the park's evolution to create an inclusive public space—particularly supporting residents over age 50—through art, nature, reflection, and movement. The project seeks artwork that encourages reflection, mindfulness, healing, and connection through the simple act of walking. The inspiration for the artwork is a meditation on the seasons and the passage of time.

The City of Green Bay is seeking qualifications from artists or collaborative artist teams for two parts of this project:

- design and create a sidewalk mural, transforming the existing sidewalk into an immersive public art experience that blends creativity, contemplation, and community
- design and create interactive sculptures – one artistic bench that encourages rest and relaxation and three interactive sculptures that encourage low-impact movement

Artists exploring themes of balance, nature, transformation, resilience, and collective care are encouraged to apply. This grant program is made possible by an award from AARP to make communities more livable for people of all ages with tangible improvements that jump-start long-term change. Artists aged 50 and older are encouraged to apply.

Sidewalk Murals

Richard Blumenstein

Artist Statement

I enjoy being creative, I work as an instructor and often give my ideas away to the students to help improve their work and I want to use my own ideas more in my own work. I have worked with several mediums over the years, from spray paint to oil paint, from digital art to chalk. Medium doesn't matter, skill, and knowledge does. I approach each piece with the idea and flesh out variations the base idea, and follow through as I work towards the end.

Resume/CV

RICHARD BLUMENSTEIN

ART DIRECTOR | CONCEPT ARTIST | GAME DEVELOPMENT EDUCATOR

Multidisciplinary Art Director with 20+ years of experience leading visual development for games, interactive media, illustration, and 3D production. Experienced in concept art, environment design, character development, art pipelines, team leadership, and Unity-based production. Proven record of shipping projects, mentoring artists, and building visual systems from concept through final implementation. Combines traditional fine art expertise with modern game development workflows to create compelling player experiences.

EDUCATION

MFA in Game Design/
Conceptual Art
Academy of Art University

MAE Curriculum Design
University of Phoenix

BFA in Computer Animation
and Multimedia
Arts Institute of Chicago

ADOBE

- Photoshop
- Illustrator
- Animate,
- Premiere Pro,
- After Effects,

SKILLS & ABILITIES

- Produced fantasy, science fiction, mythology, and figurative artwork for commissions and private collectors.
- Designed promotional artwork, merchandise graphics, and marketing imagery.
- Developed visual concepts from written descriptions and client briefs.
- Managed projects from concept sketches through final production.

PROFESSIONAL EXPERIENCE

Art Director Honor Games 4/24 - Present

- Lead visual development and artistic direction across multiple projects.
- Create concept art, illustrations, visual development materials, and game assets.
- Establish visual standards and maintain artistic consistency throughout production.
- Collaborate with writers, designers, and developers to create engaging visual experiences.
- Released Vultures

Freelance Illustrator 1/21 - Present

- Created original artwork for merchandise, commissions, and independent projects
- Managed full business pipeline: marketing, client relations, pricing, and fulfillment
- Integrated photography, 3D, and traditional techniques into hybrid workflows

NON ADOBE

- Chat GPT
- Affinity
- Clip Paint Studio
- Procreate
- Davinci Resolve
- Kdenlive

3D

- Substance
- Autodesk 3DS Max
- Autodesk Maya
- Zbrush
- Autodesk CAD
- Instamat
- 3d Coat

GAME DEVELOPMENT

- Unity
- Unreal
- Art Asset Pipeline
- Asset Production
- Team Leadership
- Jira

ACCOMPLISHMENTS

- YouTube Channel
<https://youtube.com/@RichardBlumenstein>
- Completed Spring2020, Fall2020 and Spring2021 Smarter Art School
- Completed Illustration Intensive 2022, 2024, 2025
- Attended GDC & Siggraph and Gencon

EXHIBITIONS

- Robert Ray Gallery
- Rivers Edge Gallery
- Richeson Art Gallery
- Art Connective: First place members exhibition
- One of One Gallery

- Built and maintained online storefront and digital presence

Lead Designer (Arch Viz) | MODS International 5/19 – 8/20

- Directed architectural visualization projects using 3ds Max and Arnold
- Led team of draftsmen, managing deadlines and production workflow
- Delivered high-quality rendered environments for client presentations

Lead Artist | Digital Asylum Games 9/11 - 12/15

- Produced concept art, character designs, environment artwork, and promotional illustrations.
- Developed visual identities for multiple game projects from concept through release.
- Collaborated closely with design and development teams to support storytelling and player engagement.
- Shipped Cubnik, Developed Godsiege (Tower Defense), RollerBlock games

Owner | Fine Art and Technology | 1/01 - 12/15

- Conceptualize and Create Illustrations and artwork for Clients
- Utilize preproduction using Photography, 3d graphics and fine art based on client projects which include, website development, package design and Illustration
- Manage projects based on deadlines and customer needs
- Create Websites which included database driven and sales backend,

HIGHER EDUCATION EXPERIENCE

Adjunct Faculty 2011-Present Positions at the following: Universities

Taught Game Design, Graphic Design, Illustration, Media Arts and Concept Art at multiple Universities Including

• Southern New Hampshire Uni,	Game Design	1/15 - Present
• Grand Canyon University	Graphic Design	8/18 - Present
• National University	Media Arts	1/23 -Present
• Rize University	Game Design	1/23 - Present
• West Virginia University	Ma Game Design	1/23 – Present
• University of Green Bay	Media and Fine Arts	1/25- 5/25
• Rasmussen College	Graphic Arts	7/20- 5/24
• Ferris University	Game Design	8/20- 12/21
• Sanford Brown	Game Design	1/14 - 12/17
• Herzing University Online	Graphic Design	6/13 - 3/17
• Arts Institute of Pittsburgh Online	Game Design Multimedia	9/11 - 9/17
o Teach game design, illustration, and digital media across multiple institutions		
o Deliver industry-focused instruction in concept art, 3D, and design pipelines		
o Mentor students in portfolio development and professional readiness		
o Teaching portfolio available https://www.richardblumenstein.com/teaching		

Lead faculty | Arts Institute of Pittsburgh Online | 9/17 – 3/19

- Oversaw Game Art & Design and Media Arts programs (70+ faculty)
- Improved curriculum structure and student outcomes
- Developed mentorship programs and online learning systems
- Resolved faculty/student performance issues and guided portfolio development

Subject Matter Expert (SME):

• Sage Art Group • Manage, schedule and attend local figure drawing meetings at GB Life Drawing, including participation and implementation of Artfest Live exhibition in 2023-24 • Attend Local Plein Air Painting groups • Attendee at Mineral Point 2025	• National University 2022=25 MUL203 Introduction to Visual Storytelling, MUL375 Intro to 3d Modeling, MUL371 Foundations of digital Game Development • Western Virginia University 8/22 ART503 Game Design Masters Level • National University 2024, Media Design • Rasmussen College 6/22 GRA2260C Section 02 Graphics in Motion • Arts Institute of Pittsburgh 1/19 GADA205 Digital Illustration MAA242 Digital Sculpting • Herzing University Online 5/16 GA225 Advanced Illustration Techniques ○ Developed course curriculum for online content including conceptual and factual elements. ○ Created video tutorials for conceptual art, 3d modeling, Illustration, game design and other classes. ○ Developed course outlines and educational structure. ○ Create imagery and video used in course content Game Design/Multimedia Instructor ITT Technical 3/05-9/11 • Student instruction of Photoshop, Illustrator, InDesign, Dreamweaver, 3ds Max, Maya and Unity3d on subjects related to visual communications, game design, game art • Work with career services and Admissions to promote program • Provide approved curriculum instruction • Professional Development
---	---

Previous Mural Work







Amanda Stout

Artist Statement

For the past five years, I have been deeply involved in public art, finding immense joy in creating pieces that resonate with the communities I am a part of. Public art has given me the opportunity to engage directly with diverse audiences, and I find it incredibly rewarding to see my work become a part of the everyday lives of people. I draw inspiration from the intricate patterns of the environment, infusing elements of surrealism into my depictions of wildlife and nature. My use of vibrant colors and playful artistic styles makes my work accessible and enjoyable for families and communities alike. I am driven by a profound desire to work in diverse communities, believing that art has the power to bridge cultural gaps and foster understanding. I am passionate about sharing my artwork and culture, aiming to celebrate the unique stories and traditions of each community I engage with.

Resume/CV

EDUCATION

MASTER OF SCIENCE IN EDUCATION
Drake University, Des Moines, IA
KDP, Premier Honor Society in Education

BACHELOR OF ARTS IN ARTS MANAGEMENT, STUDIO ARTS, MUSIC
University of Iowa, Iowa City, IA
Minor: Art History
President's List, Dean's List, Honors Program, Phi Beta Kappa Honors Organization

RELATED WORK EXPERIENCE

COMMUNICATIONS COORDINATOR

University of Iowa • IA

4

years

- Creating digital graphics, logos, website content, social media graphics and posts
- Creating print materials including environmental displays, posters, brochures, flyers, digital wall/window clings

TEACHING EXPERIENCE

ARTS INSTRUCTOR

Grinnell Art Center, United Action for Youth • IA

4

years

- Courses Taught: Printmaking, painting, illustration, mural demos

Lead Teaching Artist

3 years

AFTER SCHOOL ARTS PROGRAM • Des Moines, IA 50263

- Taught visual arts classes in multiple schools throughout the Des Moines Metro community
- Assisted teaching artists with materials, classroom, curriculum, professional development, and support needs, gathered all supplies and materials, supervised and did classroom check-ins
- Assisted with outreach and fundraising through events and planning

ART TEACHER

Iowa Christian Academy • West Des Moines, IA
years

3

- Teaching visual arts to grades PK-12
- Developing visual arts curriculum, creating a ceramics program by acquiring a kiln, clay, and materials to offer more 3D art to the program, entering students in regional and state art shows, creating art gallery shows and events for parents and schools to attend

SERVICE, AWARDS AND CERTIFICATES

KWRC, Artist Interview on TV Network
2024

Young Professional Leaders Board, Eastern Iowa Arts Academy
Present 2023-

Volunteer Committee, Quad City Arts
Present 2023-

Leading Innovation in Arts & Culture (8-week course)
2024

Arts & Culture Strategy Certificate (8-week course)
2023

Social Media for Business Certificate (12-week course) 2023

Non-Profit Management Certificate (12-week course) 2022

Effectiveness in Teaching Award Spring 2021

PUBLIC ART COMMISSIONS

Invited Chalk Artist at MOWA Chalk Fest
Summer 2026

- 1 10x10' chalk square

Street Art Society NAPA Mural
Summer 2026

- 1 14x79' mural

Quad City Arts Metro Program Mural
Summer 2026

- 1 14x68' mural
- Mentored a group of teens to paint a mural

Cedar Rapids Garbage Truck Mural
Summer 2026

- 1 12x18' digital mural

Caro Michigan Mural

Summer 2026

- 1 18x114' mural wrapped around 3 walls of a shed

Maquoketa Art Experience Mural

Spring 2026

- 2 8x10' murals

Neighborhood Center

Spring 2026

- 1 10x6' mural

Greenwood Utility Box

Spring 2026

- 1 3x9 foot utility box

Rondo Mural

Winter 2026

- 1 10x9' mural

Las Vegas Arts District Mural

Winter 2026

- 1 20x16' mural

Deerfield Mural

Fall 2025

- 1 44x16' mural

Eau Claire Dog Jam

Summer 2025

- 6x6' mural acrylic paint
- Commission: \$600

Eau Claire Color Block Festival

Summer 2025

- 6x6' mural acrylic paint
- Commission: \$600

Chicago Bronzeville Murals

Fall 2026

- 1 24x14' mural, 1 56x30' mural
- Commission: \$18,000

Altoona Mural on First

Spring 2025

- 40x14' mural, exterior house paint and acrylic paint
- Commission: \$30,000

Iowa City Banners Competition

Winter 2025

- 18'x6', vinyl banners posted around construction site, winner of 3 artworks

Utility Boxes of Stillwater

Fall 2024

- 6'x24', exterior house paint and anti-graffiti paint

School of Music Mural

Summer 2024

- 16x24', exterior house paint and acrylic paint

Oak Park Mural

Summer 2024

- 12x6', exterior house paint and acrylic paint

Floatzilla Rain Barrel Painting

Summer 2024

- 3.5x2.5', acrylic paint

Iowa Corn Statue

Summer 2024

- 3x1' corn statue, acrylic paint

West Des Moines Art on the Trail Mural

2025, 2026

- 3 murals: 14'x 36'

Des Moines City Sounds Painting Project

2024, 2025

- Upright piano, acrylic paint

Herky on Parade

Spring 2024

- 2 Herky mascot statues, 6x4', acrylic paint

Panther on Parade

Spring 2024

- Panther mascot statue, 6x4', acrylic paint

Mini Murals at the Mall

Winter 2024

- 3rd Place Winner

- 3x5', acrylic paint

Deck the Downtown Window Murals

2024, 2025

- 36x10', acrylic paint, 8 window murals

Iowa City Doors RQF Public Art Project

Summer 2023

- 3.5x9', acrylic paint

Common Chord Piano Public Art Project

Summer 2023

- Upright piano, acrylic paint

Benchmarks Public Art Project

2024, 2025

- City park benches, acrylic paint

Summer 2024,

Spring

Fall 2023,

2022, 2023,

Previous Mural Work







Heather Peterman

Artist Statement

I paint to promote good energy and joy through color and swirls. My art has a fun abstract style that reflects conscious and sub-conscious energies of people enjoying life. Positive energy is an ever present theme.

Heather is a professional artist living in Green Bay . She has exhibited her work in a variety of venues including the Dirty show in Detroit, the Brown County Public Library, the ARTgarage, Neville Public Museum ,Mulva Cultural Center , Good Energy Art by Heather Peterman Gallery in the KI Convention Center ,Picasso Moon , Loin's Mouth Book Store in Egg Harbor , The Hardy Gallery , A 'Bravo, Her murals are featured on the White Dog , Cheesesteak Rebellion and Koko Sushi. She has created images for fabric, shoes, pins, mugs, drumheads, buildings, and yard art as well as canvases.

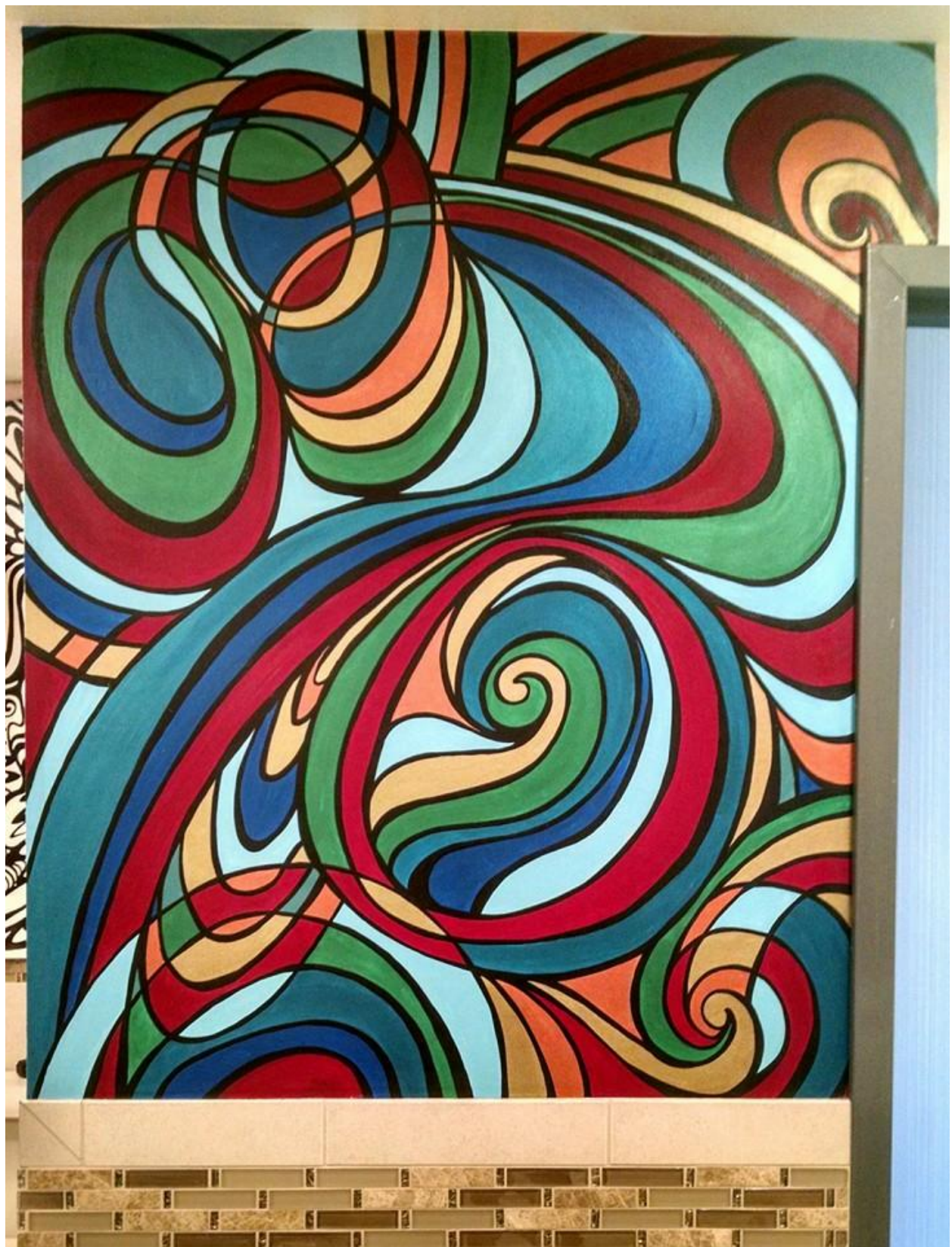
Whether she is creating paintings to be printed on fabric to adorn clothes and accessories, her aim is to make holistic art that brings balance, sanity, and positive energy to the world.

Resume/CV

Previous Mural Work







Sculptures

Cody Cottrell - Tekayanalow^náse`

Artist Statement

I am Cody Cottrell, Tekayanalow^náse, a multidisciplinary Oneida artist and a member of the Wolf clan. I reside on the East side of Green Bay and see this proposed area often. Green Bay is where my wife and I raise our kids, and this is where I have been making artwork — this weather, this light, this ground. Nature is where I begin. I take traditional ways of making and bring them into places people can walk up to. Wood, natural stone, and mosaic feel honest to me. I want a piece to sit on the land as if it already belonged there. I have been building in public for nearly five years, and my hope is for my art to let someone feel, connect them back to nature, and to feel less alone, and to inspire them. For Path for Pause I would make one bench for rest and three sculptures for low-impact movement. I do not want them to feel like equipment. I want them to feel minimalist and in a natural state — quiet places to sit, to lean, and to come back to yourself before you return to the path.

Resume/CV

Cody Cottrell

Green Bay, WI 54301 | (920) 609 - 5581

hummingbirdartdesign@gmail.com

WWW: www.hummingbirdartdesign.com

Experienced Oneida visual artist with a strong foundation in public art and sculpture, inspired by nature and Indigenous traditions. Proficient in various artistic techniques, including molding and carving, to create impactful works in earth-based mediums. Over 5 years of experience collaborating with individuals and organizations to enhance community through art. Actively involved in youth advocacy and education through arts initiatives and community boards.

Skills

- Stained glass and mosaics
- Painting and murals
- Welding and metalwork
- Architectural surface design
- Colossal Puppetry
- Drawing and illustration
- Carving and sculpting
- Logo design
- Photography
- Conceptual design

Work History

River of Souls - Sculpture

Nicolet College, Rhineland, WI

March 2024 - June 2024

- Northern Lights sculpture concept was accepted and commissioned by Nicolet College located on their campus in Rhineland, WI, to fabricate and install large sculpture - Installed in June, 2024.

Designer

Native American Community Clinic, Minneapolis, MN

June 2025 - September 2026

Designed multiple architectural surfaces for new Native American community clinic in Minneapolis, Minnesota. Created culturally appropriate designs on large perforated metal panels and awnings for building exterior. Developed a prominent sculpture for installation in clinic courtyard.

Earth Grasper - Sculpture

Baird Creek Preservation Foundation, Green Bay, WI

January 2023 - July 2023

- Designed and fabricated a commissioned sculpture of an over eight foot long common snapping turtle, green tree frog, and crayfish. This sculpture depicts the Oneida moon calendar, consisting educational information the significant cultural ceremonies that align astronomically with the moon phases.

Artist

Wisconsin Historical Society, Madison, WI

May 2025 - September 2028

Designed and fabricated large stained glass turtle featuring geometric star quilt pattern. Utilized dichroic glass to represent significance of Turtle Island for Indigenous peoples. Selected for creation of artwork prominently displayed in new Wisconsin Historical Society building.

GLITCEC Illustrations

*Great Lakes Inter-Tribal Council Epidemiology Cent,
Green Bay, WI*

May 2024 - September 2024

- I was commissioned by GLITCEC to design and illustrate various depictions of clan animals that are connected to the indigenous tribes in the great lakes region.

Onatah

Unhinged Art Exhibition, Green Bay, WI

October 2022 - October 2022

- Designed, fabricated, and carried an eleven foot tall cornhusk doll colossal puppet to promote the Unhinged Exhibition , through several local events and markets.

Artist

Habitat for Humanity, Green Bay, WI

June 2025 - July 2026

Commissioned to create stainless steel hummingbird sculpture for new affordable housing neighborhood developed by Habitat for Humanity.

Education

Associate in Electronics Engineering Technology in Electrical Apprenticeship May 2026
Fox Valley Technical College, Appleton, WI

References

Kent Hutchinson - Fabricating Artist Fellow artist and mentor June 2021
Email - hutchinsonartdesign@gmail.com
Phone - (920) 791 - 1237

Alex Zacarias - Artist, Owner, and Video Producer Former co-worker August 2019
Email - alex@3nvideopro.com Phone - (920) 265 - 0011

Cainen Shooter - Artist and Instructor Former Co-worker August 2019
Email - cainen.shooter@gmail.com
Phone - (715) 584 - 7102

Boards & Committees

2022-2024 - Oneida Nation Arts Board - Member

2023 - Elected as Chair of ONAB

2023 - 2024 - Oneida National Treasure Award - Member of selection committee

2023 - Present - Cornhusk Collective - Founding Member

Awards

2024 - Mtakuye Oyasin - Chosen as one of the ten midwest American Indian artists to receive the Mitakuye Oyasin 2024 awards. Artists chosen exemplify the Dakota value of "all my relations" in their art and community. This award recognizes the roles artists serve to create a vision for a better future for our generations. In the Dakota language, Mitakuye Oyasin translates to "all my relations".

2024 - The Art Garage - November Invitational - Illustration titled "Unity" won the People's Choice Award

2023 - Woodland Indian Art Show & Market - Illustration titled "Healing Hummingbird" won first place in the 2D category

Previous Sculpture Work











Virginia Janssen

Artist Statement

I am a Green Bay-based artist working in a variety of mediums. This work is sometimes driven by a potential material: a piece of wood, a fabric remnant, a specific color, a textured paper. I often recycle everyday materials and collected objects in my work. I am trained as a bas-relief sculptor, and have created bronze sculptures, plaques, and medallions.

Mosaic elements are often present in my ceramic work. This variety of materials hold histories and tell stories that I believe are important. Recent work presents and preserves the personal stories, sometimes lost to time, of the people in my family and of this midwestern landscape that made them. The idea of Home, where we keep our memories and our treasures, is central to my work. I also frequently reference the natural world and all of the tiny beneficial creatures that inhabit it. I have recently begun to practice plein air sketching, which is evident in recent nature-inspired collages, landscapes, and ceramic reliefs.

Resume/CV

EDUCATION

Master Gardener Certification, University of Wisconsin Extension **2026**

Teaching Certification License 550, CESA 7, Green Bay, Wisconsin **2016**

Certificate of Completion : *Istituto Poligrafico e Zecca Dello Stato (Italian Mint)* **1990**

BFA, University of Colorado, Boulder **1985**

PROFESSIONAL EXPERIENCE

Adjunct Instructor, Student Advisor, Saint Norbert College **2023-2025**

Art Teacher

- Notre Dame of De Pere, De Pere, WI **2015-2018; 2019-2024**
- Franklin Middle School, an IB World School - Green Bay, WI **2018-2019**
- St. John Nepomucene School, Little Chute, Wisconsin **2014-2015**
- Wisconsin International School, De Pere, Wisconsin **2012 - 2014**
- **Fine Arts Institute**, Green Bay Public Schools, Artist in Residence **2014- 2015**

Caffe Mario, Green Bay, Wisconsin Co-Owner/Manager 2003-2012

Small Reliefs Sculpture Studio, Green Bay, Wisconsin 1996 - 2005

The Medalcraft Mint, Sculptor-Engraver, Green Bay, Wisconsin 1992-1996

SELECTED EXHIBITIONS AND AWARDS

● **Sandy Zapffe Creative Whimsy Award-** Hardy Gallery 64th Annual Show, for “Mirror for a Monday Morning” 2026

● **Honorable Mention,** 111th Green Bay Art Colony Exhibit, for “Sweetheart” 2026

● **“Award for Excellence in Medallion Sculpture” Lifetime Achievement Award** American Numismatic Association, New York, New York 1997

● **111th Green Bay Art Colony Exhibit, Neville Public Museum, Green Bay WI (2026)**

● **64th, 63rd, 62nd Annual Juried Exhibit, Hardy Gallery, Ephraim, WI (2023-2026)**

● **72nd-76th Annual Juried Art Exhibition, Neville Public Museum, Green Bay, WI (2021-2025)**

● **Art of the Aviary, Schlitz Audubon Center, Bayside, WI (2025)**

● **The Art of Resistance, Parkview Playhouse, Manitowoc, WI (2025)**

● **The Art of Virginia Janssen, Robert Ray Gallery, Algoma, WI (2025)**

● **49th Juried Annual Exhibition, Miller Art Museum, Sturgeon Bay, WI (2024)**

● **Warm and Fuzzy, Var Gallery, Milwaukee, WI (2024)**

● **WVA Annual Juried Show, Miller Art Museum, Sturgeon Bay, WI (2024)**

SELECTED COMMISSIONS

● **Stations of the Cross; Saint Matthew Catholic Church, Green Bay, Wisconsin (2006)**

● **Signature Plaque for Air Force One, Washington, D.C. (2001)**

● **Portrait of Ray Nitschke, (bronze) Ray Nitschke Memorial Bridge, Green Bay, Wisconsin (1998)**

● **Portrait of Mr. and Mrs. Shade, (bronze) Bellin Hospital, Green Bay, Wisconsin (1997)**

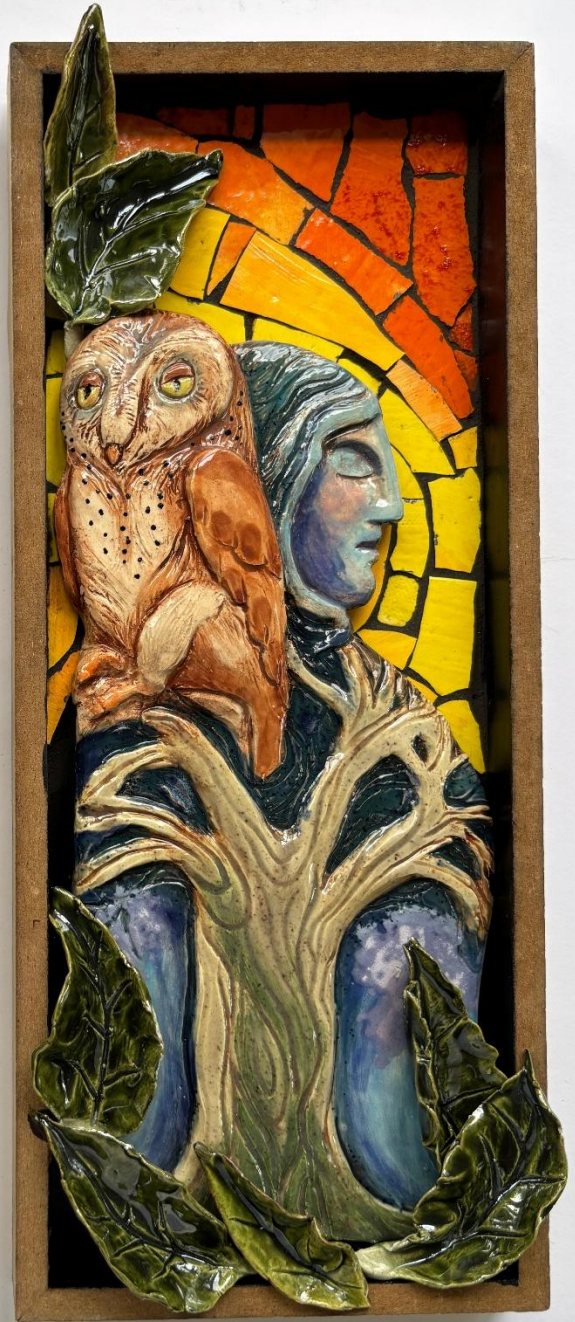
Gallery Representation :

Robert Ray Gallery, Algoma, WI

Previous Sculpture Work











Additional information submitted

Sculpture Concept:

I propose to place large boulders along the path of the “Meditation Labyrinth.” Each boulder would have a bronze plaque attached to it, with images representing the four seasons. Design elements may include plants, creatures, and local elements. Each plaque would address the passing of time and hopefully invite reflection.

Each plaque would be sculpted in relief and cast in bronze. I have attached a quick sketch of my idea, although the actual sculpture could be quite different.

Somewhere along the path would also be a box for supplies. The public would be invited to use paper and crayons to make their own “rubblings” from the plaques.

Rubblings are created by placing a paper over the relief and literally rubbing a crayon back and forth over it until an image appears. In this way, visitors could not only experience the sculptures, but also take the moment home with them.

New plantings could be added around the base of the rocks, with plantings designed to show off the respective seasons.

BOX TO HOLD
SUPPLIES FOR
CRAYON RUBBINGS



BIG ROCK WITH
BRONZE RELIEF
SCULPTURE



← SEASONAL PLANTINGS

Tamara McClean

Artist Statement

Primary Collaborator

A creative leader with over 20 years of experience managing complex enterprises, driving institutional growth through high-level brand strategy, visual identity, and strategic storytelling within higher education.

Katja Marquart

Katja Marquart is a Professor and Program Chair of Interior Architecture at the University of Wisconsin–Stevens Point. Her creative practice and research focus on labyrinths as transformative, sacred-space environmental installations—an area of study she has pursued since the late 1990s. Katja holds an MFA in Design Studies from UW–Madison and has served on the Board of Directors for The Labyrinth Society, where she is currently Treasurer.

Resume/CV

TAMARA MCLEAN

(920) 621-3405 | connect@tamaramclean.com
www.tamaramclean.com | IG: tamaramclean.art

EDUCATION

- 2025 University of Wisconsin-Madison, Madison, WI, Master of Fine Arts
- 2022 Minneapolis College of Art and Design, Minneapolis, MN, Master of Arts
- 1993 University of Wisconsin-Stevens Point, Stevens Point, WI, Bachelor of Fine Arts

ACADEMIC APPOINTMENTS

- 2025- Assistant Professor, University of Wisconsin-Stevens Point, Stevens Point, WI
- 2024-2025 MFA Fellow, University of Wisconsin-Madison, Madison, WI
- 2022-2024 Teaching Assistant, Instructor of Record, University of Wisconsin-Madison, Madison, WI
- 2018-2022 Lecturer, Instructor of Record, University of Wisconsin-Green Bay, Green Bay, WI
- 2019 Assistant Professor, Instructor of Record Temp. Appt., St. Norbert College, De Pere, WI

CREATIVE RESEARCH & PROFESSIONAL PRACTICE

- 2018- Creative Director and Owner, De Pere Art Center, Green Bay, WI
- 2025 Logo Design, Stoke RGA, Green Bay, WI
- 2025 Advertising and Design, Autism Society Greater Wisconsin, Green Bay, WI
- 2025 Women's Soccer Team EGD, University of Wisconsin Athletics, Madison, WI
- 2025 Brand Design, Leslie Smith III, Madison, WI
- 2025 "The Distance Within Us" Michael Velliquette, UMLAF, Austin, TX
- 2025 Historic Figure Plinth, Public Art installation in the Wisconsin State Capitol, Madison, WI
- 2025 "Family Ties" Faisal Abdu' Allah, The Promega Fall Art Showcase, Fitchburg, WI
- 2025 Rebrand and Public Art Installation, Warner Park, Madison, WI
- 2024 Branded Interior Design and Graphics, Martor USA Corporate Headquarters, Green Bay, WI
- 2024 "VOTE" Art Commission, School of Education at the University of Wisconsin Athletics, Madison, WI
- 2022 Web Designer-Temp Appointment, University of Wisconsin-Green Bay, Green Bay, WI
- 2001-2018 Creative Director and Owner, Icon Group Inc., Green Bay, WI
- 1997-2001 Art Director, Goltz Seering Agency, Green Bay, WI
- 1995-1997 Graphic Designer, Brand Directions Inc., Neenah, WI
- 1993-1995 Graphic Designer, Curwood Inc., New London, WI

EXHIBITIONS

- 2026 "Meet Your Mentors" annual show, University of Wisconsin-Stevens Point, Stevens Point, WI
- 2025 "Art in Science" John D. Wiley Gallery, Madison, WI
- 2025 "Meet Your Mentors" annual show, University of Wisconsin-Stevens Point, Stevens Point, WI
- 2025 "Resilient Threads Solo Show" University of Wisconsin-Madison, Madison, WI
- 2024 "A Grey Area" University of Wisconsin-Madison, Madison, WI
- 2024 "They Said Solo Show" University of Wisconsin -Madison, Madison, WI

- 2023 "Wind Ensemble Performance" Mead Witter School of Music Collaboration, Madison, WI
- 2023 "Thirteenth Annual National Juried Exhibition" Marshall University, School of Art & Design, Huntington, WV
- 2023 "78th Art Annual" Neville Public Museum, Green Bay, WI
- 2023 "Total Tolerance" University of Wisconsin-Madison, Madison, WI
- 2023 "Two Week Notice" University of Wisconsin-Madison, Madison, WI
- 2023 "Untitled" University of Wisconsin-Madison, Madison, WI
- 2022 "Evolving Graphic Design Symposium" University of Wisconsin-Madison, Madison, WI
- 2022 "77th Art Annual" Neville Public Museum, Green Bay, WI
- 2020 "75th Art Annual" Neville Public Museum, Green Bay, WI, accessioned to the museum's permanent collection
- 2020 "Amplified" The Art Connective Gallery, De Pere, WI
- 2020 "In Bloom" The Art Connective Gallery, De Pere, WI
- 2020 "Go Figure" The Art Connective Gallery, De Pere, WI
- 2020 "Steel and Wheels" The Art Connective Gallery, De Pere, WI
- 2020 "Pencils and Pens" The Art Garage, Green Bay, WI
- 2020 "Underwater" The Art Garage, Green Bay, WI

AWARDS & GRANTS

- 2025 Teaching Professional Development Grant, CITL, University of Wisconsin-Stevens Point
- 2025 Culture, History, Environment (CHE) Art and Environment the Award Scholarship
- 2025 Blair H. and Leah D. Temkin Exhibition Award Scholarship
- 2024 University of Wisconsin-Madison, Master of Fine Arts Fellowship Award Scholarship
- 2023 University of Wisconsin-Madison campus wide "Advanced Achievement in Teaching Award," Nomination
- 2023 University of Wisconsin, School of Education-Art Department, Grant Proposal Award: Augmented Reality for Graphic Design Course
- 2023 University of Wisconsin-Madison, Ernie Knoll Tuition Grant Award
- 2022 Minneapolis College of Art and Design Master of Arts Graphic & Web Design Merit Scholarship
- 2021 University of Wisconsin-Green Bay Student Nominated Teaching Recognition Recipient
- 2020 AAF American Advertising Award Gold
- 2020 AAF American Advertising Award Judge's Choice Award Winner
- 2011 IIDA Showroom and Large Booth Design Competition Winner at NeoCon
- 2009 AAF American Advertising Award Silver
- 2004 AAF American Advertising Award Silver
- 2003 AAF American Advertising Award Silver
- 2002 AAF American Advertising Award Silver
- 2001 AAF American Advertising Award Gold

SELECT MEDIA COVERAGE & PUBLIC OUTREACH

- 2026 "UWSP Design Students Create Functioning Apps Using AI-Powered Coding," WAOW News (ABC Affiliate). Featured television broadcast and press coverage highlighting pedagogical frameworks for AI-driven software development in undergraduate graphic design courses.

PRESENTATIONS

- 2026 Presenter, American Association of Colleges and Universities, Conference on AI and Higher Education, Hilton, Atlanta, GA
- 2026 Presenter, Artificial Realities Talk and AR Workshop, University of Wisconsin-Madison Library Digital Hub, Madison, WI

- 2026 Presenter, Source Code of the Soil—Semiotics & Heritage in Digital Design, UWSP Spring Symposium, Stevens Point, WI
- 2025 Presenter, American Institute of Graphic Artists Design Educators Conference, Illinois State University, Normal, IL
- 2025 Presenter, University of Wisconsin-Stevens Point, The Future of Graphic Design Education Talk, Stevens Point, WI
- 2025 Presenter, Savannah College of Art and Design, Graphic Design Program Guest Speaker, Savannah, GA
- 2024 Presenter, 80th Annual Southeastern College Arts Conference (SECAC), Atlanta, GA
- 2023 Presenter, Journal Publication at Society of Experiential Graphic Design (SEGD), Virtual Conference
- 2022 Presenter, 78th Annual Southeastern College Arts Conference (SECAC), Baltimore, MD
- 2022 Presenter, Evolving Graphic Design Symposium, Madison, WI

CONFERENCES

- 2025 Attendee, AIGA Annual Conference, Los Angeles, CA
- 2024 Discussant, CAA Annual Conference, Virtual Conference
- 2023 Discussant, CAA Annual Conference, New York, NY
- 2023 Attendee, AIGA Annual Conference, New York, NY

COURSES TAUGHT

University of Wisconsin-Stevens Point

- SP2026 GD 202: Professional Practice II: Processes and Systems
Designed and piloted an advanced product architecture curriculum where students successfully engineered the functional mobile career applications, [Personal Vision Quest](#), using AI-powered coding frameworks.
Classroom innovations featured in regional broadcast media ([WAOW News, 2026](#)), highlighting UWSP design students as pioneers in leveraging generative technology for software engineering.
- SP2026 GD 220: Visual Culture II: Narrative
Designed and prototyped a family website as the course capstone project.
- SP2026 GD 302: Professional Practice IV: Industry and Identity
Coordinated and invited weekly international, national and local design professionals into the classroom to share their experience and connect with students in a Q&A format. Featured Guest: [Mike Dempsey, RDInsights Podcast](#)
Coordinated on site tours of print, and professional practice businesses at all levels of the design industry. Students enjoyed networking with professionals while touring and asking questions to learn more about the graphic design ecosystem.
- SP2026 GD 430: Professional Practice VII: Graphic Design Portfolio
As the faculty advisor for the Senior Portfolio Show Capstone Event, I met with students, coordinated mock interviews and advised on the planning and promotion of the event.
Results included 30% of the students receiving job offers before graduating. Graphic Design students were awarded leadership honors including the Chancellors Award, The Laird Award and Athletic Leadership Honors.
- FA2025 GD 210: Visual Culture I: Representation
- FA2025 GD 301: Professional Practice III: Type and Image
- FA2025 GD 310: Visual Culture IV: Motion and Space
- FA2025 GD 401: Professional Practice V: Design Research Methods

University of Wisconsin-Madison

- SU2024 Art 346: Basic Graphic Design
- SU2024 Art 448: Augmented Reality for Graphic Designers, Course Designer
- SP2024 Art 346: Basic Graphic Design, two sections
- FA2023 Art 346: Basic Graphic Design, two sections
- SU2023 Art 575: UX/UI Design

SP2023 Art 102: Two-Dimensional Design, two sections
SP2023 Art 356: Creative Coding, interim TA
FA2022 Art 102: Two-Dimensional Design, two sections

University of Wisconsin-Green Bay

FA2021 Art 433: Web Design
FA2021 Art 431: Advanced Brand Design
FA2021 Art 332: Design Studio II
FA2020 Art 431: Advanced Brand Design
FA2018 Art 231: Design Studio I

St. Norbert College

SP2019 Art 130: Introduction to Design

BOARD MEMBERSHIPS

2020-2022 Emeritus President of AAF Fox River Ad Club and Principal Conversation Podcast Executive Producer, Green Bay, WI
2020-2022 Emeritus Neville Public Museum Foundation Executive Board Member, Green Bay, WI
2015-2018 Emeritus Golden House Domestic Violence Executive Board Member, Green Bay, WI

COMMITTEES

Pedagogical Leadership & Industry Integration

2025-2026 AIGA Student Organization, Faculty Co-Advisor | UW-Stevens Point
Leveraged executive design networks and former AAF Fox River Ad Club presidency to establish a recurring professional mentorship pipeline, pairing senior undergraduates directly with regional creative directors and agency leads.
Orchestrated student agency tours, professional portfolio vetting nights, and community outreach initiatives that directly led to a measurable increase in student engagement and internship placements within regional design ecosystems.

2025-2026 Graphic Design Portfolio Advisor | UW-Stevens Point
Designed an industry-vetted capstone curriculum requiring external professional review panels to assess final portfolios.
Aligned student output with current agency expectations, fostering a launchpad that transitioned senior designers directly into specialized roles in branding, UX/UI, and interactive design.
UWSP Graphic Design students nearly swept the 2026 AAF Wisconsin Addy Award Student Competition winning all but one category.

2025-2026 Dean's Interdisciplinary Program Development Team, University of Wisconsin-Stevens Point, Stevens Point, WI
2025-2026 DSN Design Area Committee Member, University of Wisconsin-Stevens Point, Stevens Point, WI
2025-2026 Assistant Professor, Graphic Design Search Committee Member, University of Wisconsin-Stevens Point, Stevens Point, WI
2023 Inaugural Vice Chancellor Strategic Communications Search Committee Member, University of Wisconsin, Madison, WI
2019-2021 De Pere Public Art Committee, Definitely De Pere, De Pere, WI
2017-2021 Communications Committee, Women's Fund of Greater Green Bay Community Foundation, Green Bay, WI

PROFESSIONAL MEMBERSHIPS

2025-2026 Wisconsin Visual Artists
2023-2025 Schreiber Institute for Women's Leadership at University of Wisconsin-Green Bay
2023-2026 ACM Sigraph
2023-2026 Southeastern College Arts Conference (SECAC)

2022-2026 Society for Experiential Graphic Design (SEGD)
2020-2026 American Institute of Graphic Arts (AIGA)
2022-2026 College Art Association (CAA)
2022-2026 University & College Designers Association (UCDA)
2022-2023 Association Typographique Internationale (ATypI)
2020-2022 American Advertising Federation (AAF)

Previous Sculpture Work





Path for Pause – Submission Review Rubric

Jurors should evaluate all submissions using the following criteria.

Each category should be scored on a scale of **1–5**, with **5** representing exceptional quality and **1** representing a submission that does not meet the artistic expectations. Keeping in mind that all artists are not at the same level of expertise and that assistance can be provided by staff to develop a strong and feasible final product.

A. Strength and Clarity of the Artistic Concept

Evaluate the overall artistic vision and conceptual strength of the previous work.

5 – Excellent: The previous work presents a compelling, well-developed concept with a clear artistic vision. The intent is evident and thoughtfully communicated.

4 – Good: The concept is strong and clearly expressed, with only minor opportunities for further development.

3 – Satisfactory: The concept is understandable but lacks focus or a fully developed vision.

2 – Needs Improvement: The concept is underdeveloped, unclear, or difficult to interpret.

1 – Unsatisfactory: The previous work lacks a coherent artistic concept or clear creative direction.

B. Cohesion with the project

Evaluate the artist's approach and their previous work and its alignment with the project.

5 – Excellent: Their approach and previous work demonstrate exceptional alignment to the theme and ideas of the project.

4 – Good: Their approach and previous work demonstrate strong alignment to the theme and ideas of the project.

3 – Satisfactory: Their approach and previous work demonstrate adequate alignment to the project and could better integrate the ideas and themes to strengthen its overall impact.

2 – Needs Improvement: Their approach and previous work demonstrate limited alignment to the project. The body of work presented could fit with the theme of the project.

1 – Unsatisfactory: Their approach and previous work lack alignment to the project. The body of work presented does not fit with the theme of the project.

C. Originality, Creativity, and Innovation in Design

Evaluate the uniqueness of the previous work and the artist's creative approach.

5 – Excellent: The previous work is highly original and demonstrates exceptional creativity and innovation in both design and execution.

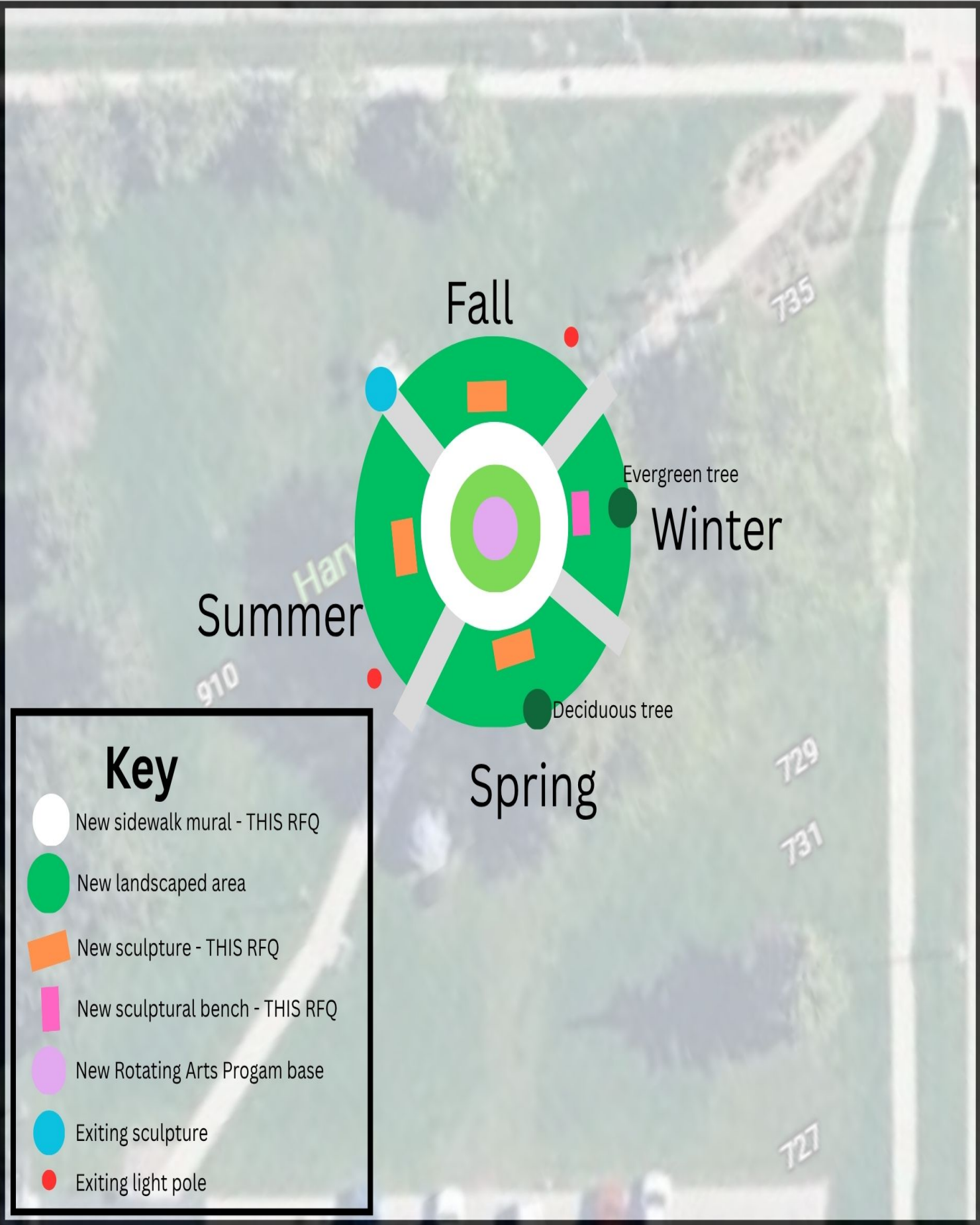
4 – Good: The previous work presents a creative and distinctive approach with thoughtful design solutions.

3 – Satisfactory: The previous work demonstrates some originality but relies on familiar concepts or approaches.

2 – Needs Improvement: The previous work demonstrates limited creativity or originality.

1 – Unsatisfactory: The previous work lacks originality and presents little evidence of creative or innovative thinking.

Harvey St Park - Path for Pause project





Report to the
Traffic, Bicycle and Pedestrian Commission
of the City of Green Bay

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # U.I

To approve the request by Ald. Prestley (District 6) to review traffic calming measures for the alley adjacent to the south border of Eastman Park from St. George Street to N. Irwin Avenue on a 90-day trial.

BACKGROUND

RECOMMENDATION

approve

FISCAL IMPACT

ATTACHMENTS

1. sharpscans@greenbaywi.gov_20260811_093706





From: Justin Linzmeier <Justin.Linzmeier@greenbaywi.gov>

Sent: Friday, August 7, 2026 9:55 AM

To: James Brunette <James.Brunette@greenbaywi.gov>; Valerie Joosten <Valerie.Joosten@greenbaywi.gov>

Subject: Elmore & MacArthur

Hello,

I could not find anything from Tom regarding the parking changes around MacArthur and Elmore schools since they closed. Below are my recommendations for the areas around each school.

Elmore: 615 Ethel

- 600 Ethel
 - Remove no stopping no standing bus loading zone on west side of the street
- 1100 Bond
 - Remove no stopping no standing on north side of the street
- 1100 Mather
 - Remove no stopping no standing on south side of the street
 - Remove no parking school days on south side of the street

MacArthur: 1331 Hobart

- 1300 Hobart
 - Remove no parking school days on the east side of the street
 - Remove no parking bus loading zone on east side of the street
- 2400 San Lorenz
 - Keep restrictions due to proximity to Southwest
- Delray
 - Keep restrictions due to proximity to Southwest

Thank you,

Justin Linzmeier

Parking Superintendent

City of Green Bay

Parking Division

920.448.3430

greenbaywi.gov



From: Justin Linzmeier <Justin.Linzmeier@greenbaywi.gov>

Sent: Friday, August 7, 2026 9:55 AM

To: James Brunette <James.Brunette@greenbaywi.gov>; Valerie Joosten <Valerie.Joosten@greenbaywi.gov>

Subject: Elmore & MacArthur

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Elmore: 615 Ethel

- 600 Ethel
 - Remove no stopping no standing bus loading zone on west side of the street
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- 1100 Mather
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 - Remove no parking school days on south side of the street

MacArthur: 1331 Hobart

- 1300 Hobart
 - Remove no parking school days on the east side of the street
 - Remove no parking bus loading zone on east side of the street
- 2400 San Lorenz
 - Keep restrictions due to proximity to Southwest
- Delray
 - Keep restrictions due to proximity to Southwest

Thank you,

Justin Linzmeier

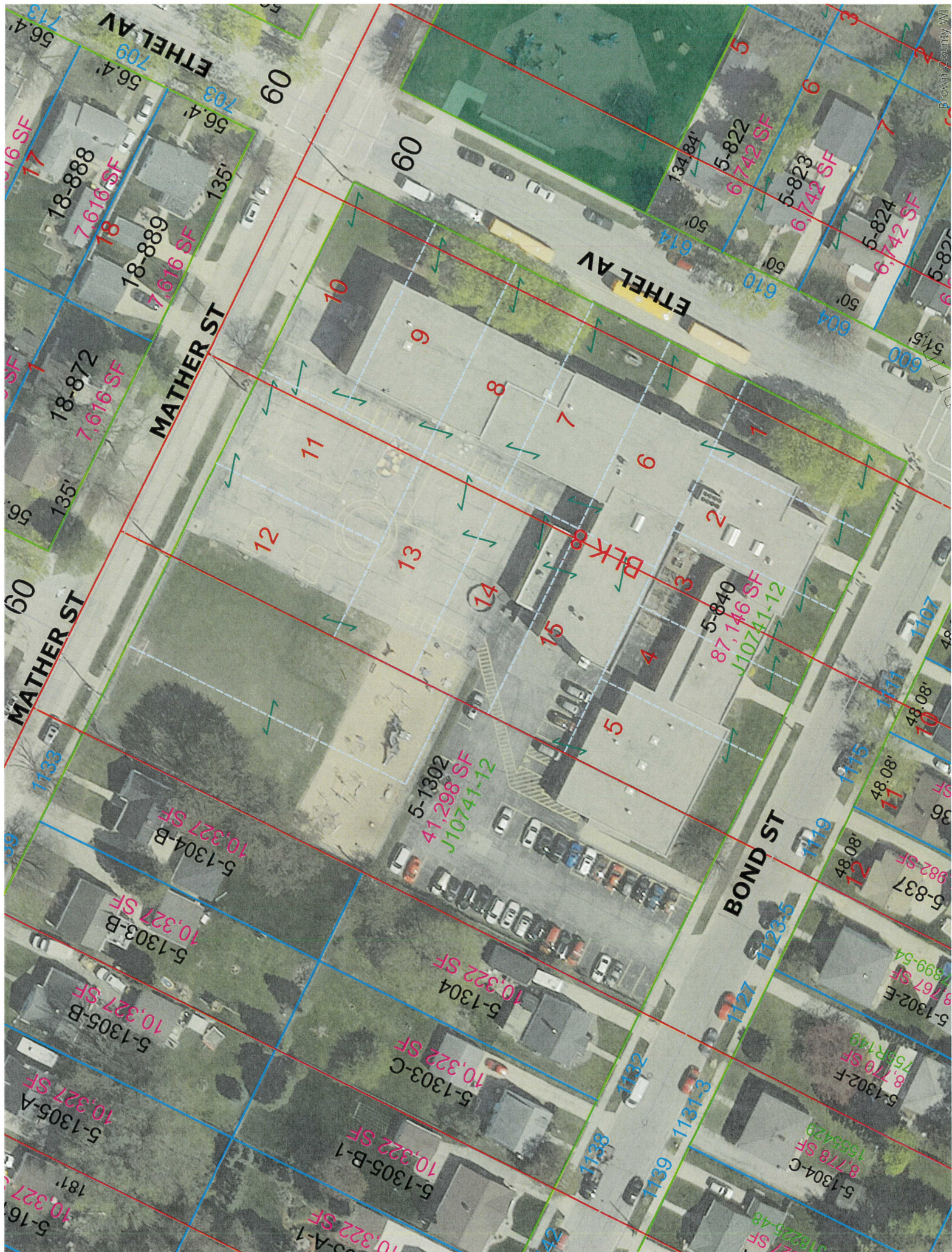
Parking Superintendent

City of Green Bay

Parking Division

920.448.3430

greenbaywi.gov





Report to the
Traffic, Bicycle and Pedestrian Commission
of the City of Green Bay

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # U.2

To approve the request by Ald. Hutchison (District 2) to install a “No Outlet” sign on Northway Drive just north of Sitka Street.

BACKGROUND

RECOMMENDATION

approve

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Traffic, Bicycle and Pedestrian Commission
of the City of Green Bay

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # U.3

To refer to staff the request by Ald. Prestley (District 6) to review traffic calming measures for the section of Eastman Avenue from Henry Street to Newtols Street.

BACKGROUND

RECOMMENDATION

APPROVE.

FISCAL IMPACT

ATTACHMENTS

None



Report to the Sustainability Commission of the City of Green Bay

MEETING DATE

September 15, 2026

AGENDA ITEM # V.I

Informational: Clean Energy Work Group Update

BACKGROUND

The 2026 Sustainability Commission work plan includes the Clean Energy Workgroup to provide three outreach touchpoints to the Large Energy Users workgroup to advance the City's Clean Energy Plan by year-end 2026.

As outlined in the Clean Energy Plan, business energy use, particularly natural gas consumption, accounts for the majority of carbon emissions in the community. The plan is available here:

[https://www.greenbaywi.gov/DocumentCenter/View/11383/Clean-Energy-Green-Bay-July-2024?bidId=.](https://www.greenbaywi.gov/DocumentCenter/View/11383/Clean-Energy-Green-Bay-July-2024?bidId=)

In response, our workgroup invested in efforts that help businesses reduce both energy use and carbon emissions, complementing previous Clean Energy Connector initiatives that focused primarily on residential energy-saving actions.

As part of this work, an update was emailed to the Large Energy Users Roundtable (Workgroup) on August 3, 2026. This was the second of three updates planned for the year. The update included Focus on Energy program results, which continue to show strong growth. In 2025, 137 businesses participated in the program. Since 2023, participating businesses have generated more than 86 million kWh in annual electricity savings and 1.68 million therms in annual natural gas savings.

The update also highlighted a Nature-Based Solutions Toolkit developed by the Sustainable Business Council. The toolkit provides practical resources to help Green Bay area businesses improve resilience, reduce environmental impacts, and create long-term value.

RECOMMENDATION

Place on file the Large Energy Users workgroup update.

FISCAL IMPACT

ATTACHMENTS

1. Focus on Energy Green Bay Participation Data
2. Nature-Based Solutions (NBS) Toolkit

3. Resources Shared through the City of Green Bay Large Energy User Roundtable- Aug 2026

City of Green Bay Focus on Energy Participation Data 2023-2025		2023	2024	2025	Total
Residential Participation & Savings	City of Green Bay Residential Program Participation*	3,876	4,408	5,216	13,500
	Wisconsin Residential Program Participation	130,429	150,302	144,824	425,555
	City of Green Bay Residential Electricity Savings (kWh)	1,500,607	1,673,797	1,303,283	4,477,687
	Wisconsin Residential Electric Savings (kWh)	93,632,735	57,954,530	53,079,169	204,666,434
	City of Green Bay Residential Natural Gas Savings (therms)	171,650.00	224,431	268,610	664,691
	Wisconsin Residential Natural Gas Savings (therms)	8,616,618	742,064	8,056,150	17,414,832
Business Participation & Savings	City of Green Bay Business Program Participation*	111	116	137	364
	Wisconsin Business Participation	3,319	3,430	3,882	10,631
	City of Green Bay Business Electricity Savings (kWh)	6,599,693	72,100,815	7,639,300	86,339,808
	Wisconsin Business Electric Savings (kWh)	373,886,604	38,731,848	348,404,967	761,023,419
	City of Green Bay Business Natural Gas Savings (therms)	347,887	730,594	605,483	1,683,964
	Wisconsin Business Natural Gas Savings (therms)	15,581,886	10,940,253	14,624,137	41,146,276
Total Participation & Savings	City of Green Bay Total Participation*	3,983	4,522	5,351	13,856
	Wisconsin Total Participation	133,639	153,656	148,655	435,950
	City of Green Bay Total Electrical Savings (kWh)	11,100,300	73,774,612	8,942,583	93,817,495
	Wisconsin Total Electrical Savings (kWh)	467,519,340	445,273,178	411,969,136	1,324,761,654
	City of Green Bay Total Natural Gas Savings (therms)	519,537	730,594	874,094	2,124,225
	Wisconsin Total Natural Gas Savings	24,198,504	1,836,018	22,680,288	48,714,810
Renewable Energy Generation	City of Green Bay Renewable Participation Count	26	33	43	102
	Wisconsin Renewable Participation Count	3,176	2,665	2,378	8,219
	City of Green Bay Renewable Savings (kWh)	736,411	644,394	2,167,980	3,548,785
	Wisconsin Renewable Savings (kWh)	89,245,516	56,778,303	61,261,942	207,285,761
*Participants were counted as an entity that participated in one or more Focus on Energy offerings. I.e., a customer who participated in more than one Focus on Energy offering would be counted as "one" participant. All savings (kWh and therms) are reported as annual savings, not lifecycle savings Data pulled and processed on 01/07/2026					

Participation

Incentives

Income Tier

Controls

StartDate 01/01/2023

EndDate 05/14/2026

CommunityCounty All

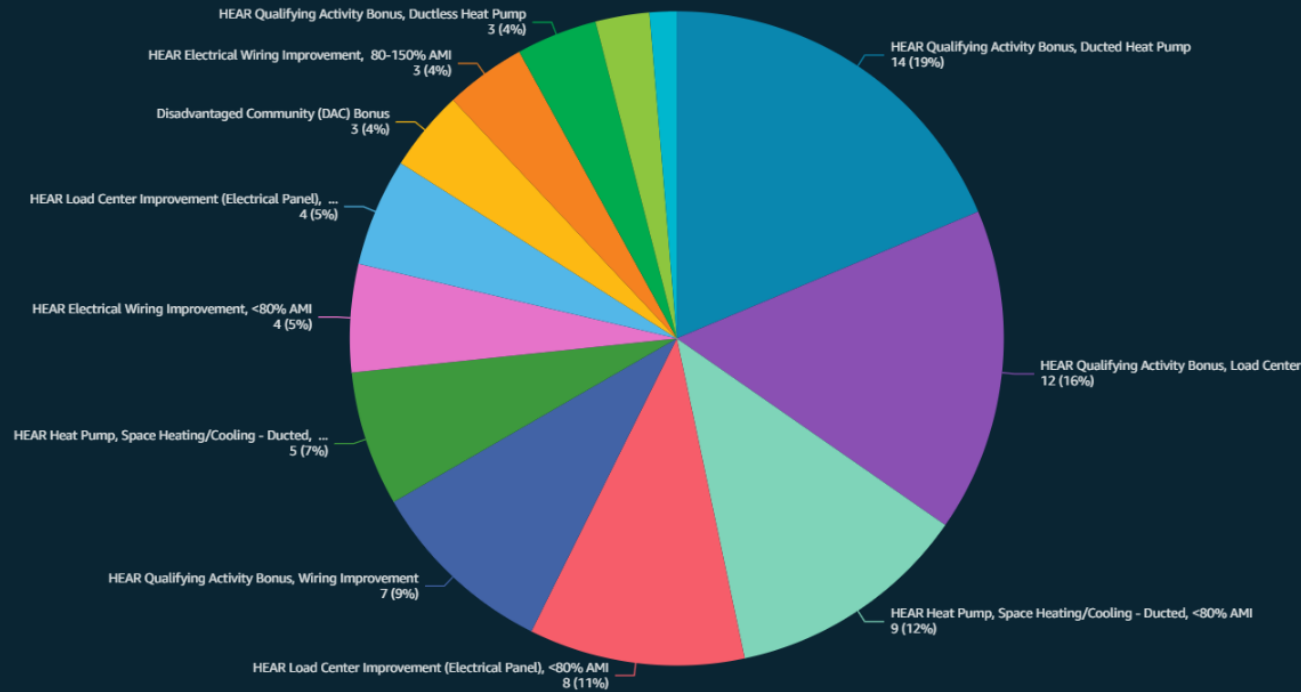
CommunityCity Green Bay, GR...

Program HEAR (Home E...

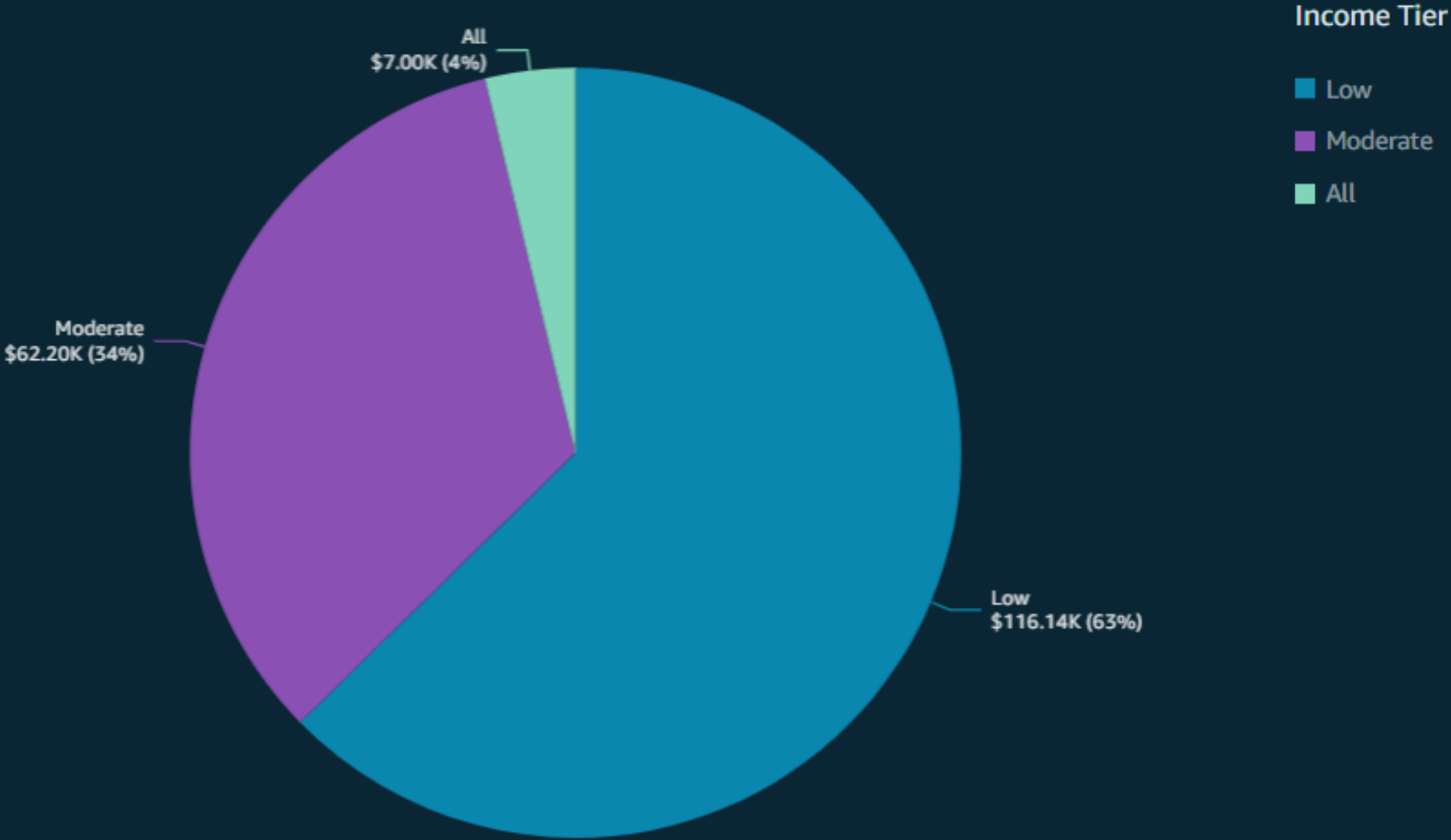
Site Street (Count distinct)

Project Type

- HEAR Qualifying Activity Bonus, Ducted Heat Pump
- HEAR Qualifying Activity Bonus, Load Center
- HEAR Heat Pump, Space Heating/Cooling - Ducted, <80% AMI
- HEAR Load Center Improvement (Electrical Panel), <80% AMI
- HEAR Qualifying Activity Bonus, Wiring Improvement
- HEAR Heat Pump, Space Heating/Cooling - Ducted, 80-150% AMI
- HEAR Electrical Wiring Improvement, <80% AMI
- HEAR Load Center Improvement (Electrical Panel), 80-150% AMI
- Disadvantaged Community (DAC) Bonus
- HEAR Electrical Wiring Improvement, 80-150% AMI
- HEAR Qualifying Activity Bonus, Ductless Heat Pump
- HEAR Heat Pump, Space Heating/Cooling - Ductless, 80-150% AMI
- HEAR Heat Pump, Space Heating/Cooling - Ductless, <80% AMI



Total Incentives by Income Tier



Group By: Income Tier
Size: Total Incentive (Sum)

**focus on energy**

Partnering with Wisconsin utilities

Community Participation Dashboard - IRA HER

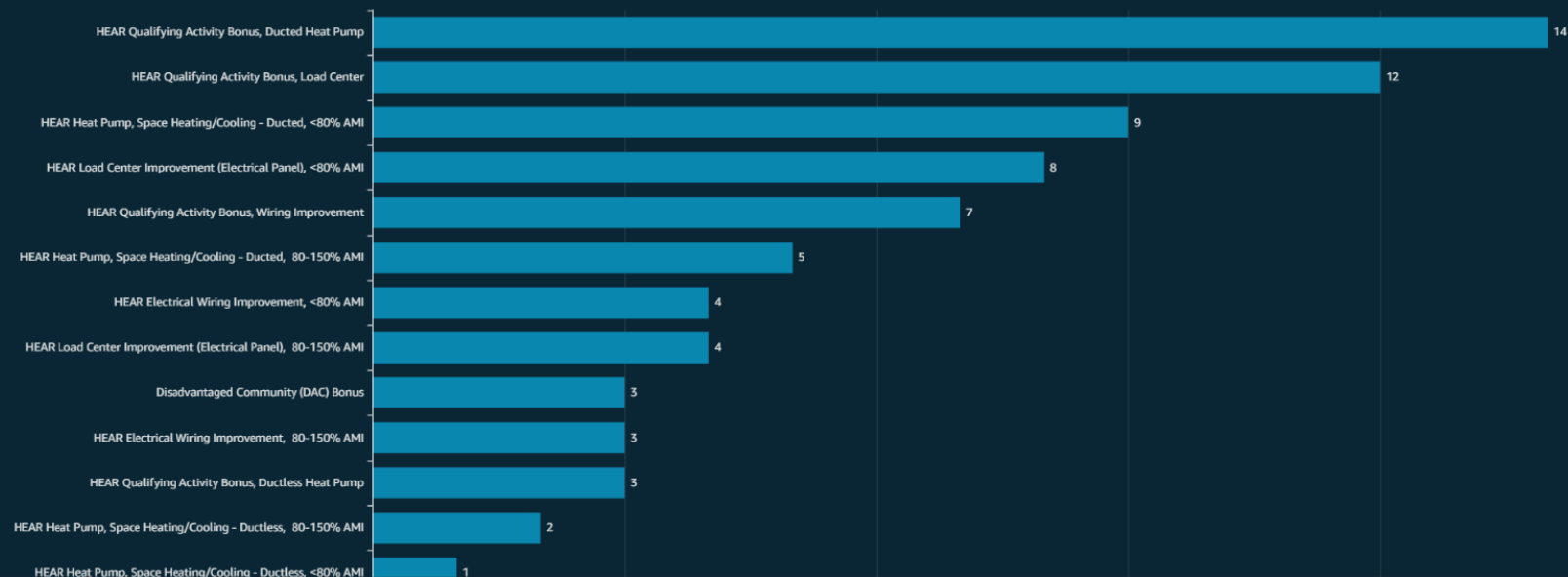
This dashboard is designed for Administration staff to share summarized community participation and incentives paid. Participation is a distinct count of customer site address. Results generated in this Dashboard may be slightly different than other published FOCUS ON ENERGY® reports such as the Focus on Energy Annual Evaluation Reports due to different filtering criteria. For any questions or clarifications, please contact Brady.Steigauf@focusonenergy.com



Total Participation by Household (Site Street)

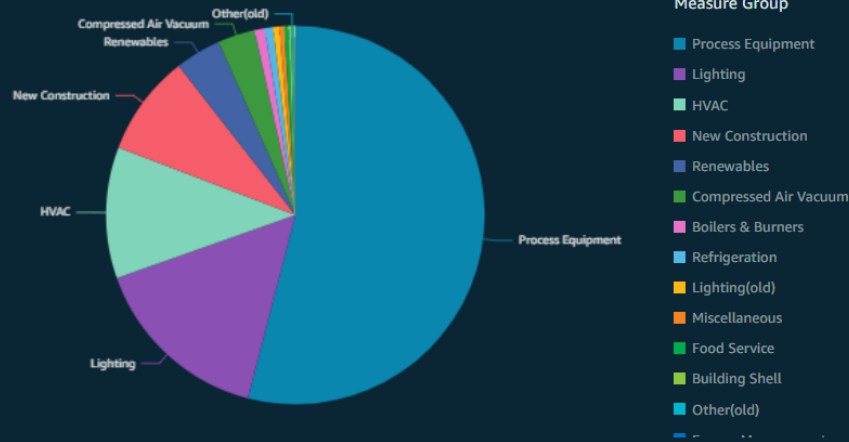
27

Participation by Project Type



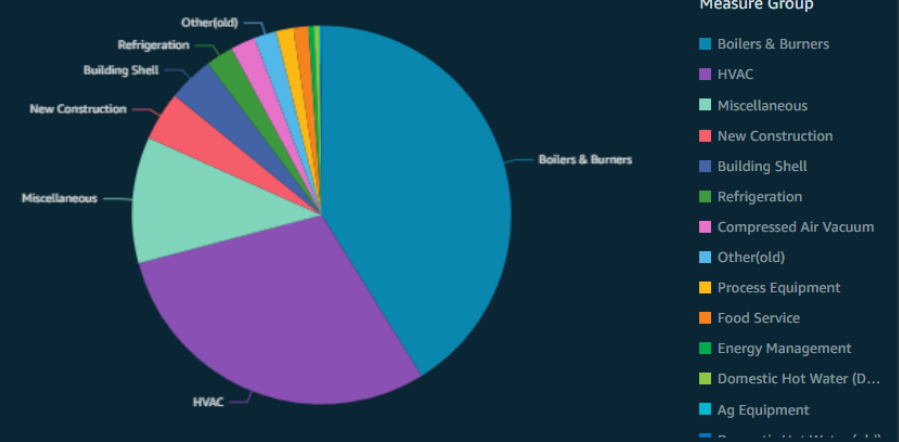
kWh Savings by Measure Group

SHOWING TOP 20 IN MEASURE GROUP



Therm Savings by Measure

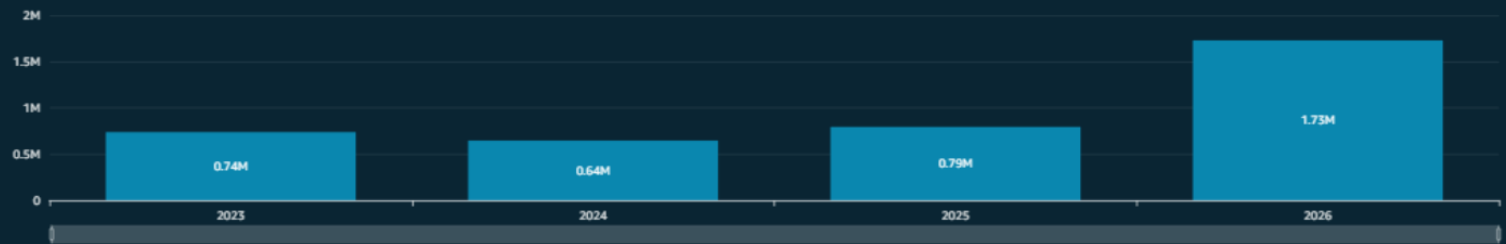
SHOWING TOP 20 IN MEASURE GROUP



Sum of Renewable kWh Savings Only

3,901,055.3

Renewable kWh Savings (FY - Annual)





NATURE-BASED SOLUTIONS (NBS) TOOLKIT

**A Practical Guide for Businesses to Improve Resilience,
Reduce Environmental Impact, and Create Long-Term Value**

JULY 2026

Developed by the Sustainable Business Council (SBC) with support from the Daybreak Fund for Lake Michigan. To learn more, visit www.SustainableBusinessCouncil.org

OVERVIEW



Sustainability is a way of growing your business and maintaining long-term resilience by intentionally managing your environmental and social impacts.

Effective environmental management begins with understanding how your business:

- Uses resources
- Generates waste
- Consumes energy
- Interacts with natural systems

Once you identify your highest priority impacts, you can track performance over time and set meaningful, achievable improvement goals. The key is prioritizing the issues that matter most to your operations, customers, employees, community, and other stakeholders - the people and organizations affected by your business.

WHAT ARE NATURE-BASED SOLUTIONS?

Nature-based solutions (NBS) are practical actions that work with natural systems to improve environmental performance and business resilience.

Examples include:

- Managing stormwater with green infrastructure
- Reducing heat through tree canopy
- Restoring habitats to improve land value and ecosystem health
- Turning organic waste into usable resources

Key benefit: They reduce environmental impact while creating long-term business value.

By starting small and focusing on controllable actions, businesses can integrate NBS into everyday operations and build resilience over time.

INDEX OF NATURE-BASED SOLUTIONS



The following examples highlight nature-based solutions that businesses can implement to advance sustainability goals. These topics are explored in greater detail throughout the toolkit, including guidance on benefits, applications, and management strategies.

ENERGY & GREENHOUSE GAS (GHG)

- On-site energy generation from renewable sources (e.g., solar)
- Daylighting: using natural sunlight to light indoor spaces
- Tree planting and shading
- Green roofs, walls, and facades
- Indoor courtyards and "green zones"

WASTE MANAGEMENT

- Reduce single-use materials
- Material circularity systems (waste to resource)
- Composting/vermicomposting
- Anaerobic digestion

WATER STEWARDSHIP

- Blue roofs: roofs designed to hold and slowly release stormwater
- Rain gardens: landscaped areas designed to capture and absorb rainwater
- Permeable surfaces: vegetated blocks & pavers, porous pavement, etc.
- Landscaping with native plants
- Infiltration basins & strips
- Wetland restoration and/or construction
- Riparian buffers

BIODIVERSITY & LAND USE

- Prairie, wetland, and shoreline restoration
- Connected natural habitats (e.g., pollinator corridors and wildlife pathways)
- Native and diversified plantings
- Invasive species removal
- Soil health practices
- Pollinator habitat establishment
- Urban forestry and tree canopy enhancement

ENERGY & GREENHOUSE GAS (GHG) MANAGEMENT



What It Means

Energy management involves measuring, tracking, and optimizing energy use across operations, including:

- Electricity
- Fossil fuels (natural gas, diesel)
- Renewables (solar, wind, geothermal)

Since non-renewable energy use is often the largest source of greenhouse gas emissions, reducing non-renewable energy demand directly lowers emissions.

How Businesses Manage Energy

- Track usage (utility bills, fuel records)
- Analyze trends over time
- Normalize metrics (e.g., energy per sq. ft.)
- Establish a baseline
- Set reduction targets

Role of Nature-Based Solutions (NBS)

NBS help reduce energy costs and carbon emissions while enhancing the experience of people who visit, live, and work in buildings.

Key Strategies

- Tree planting for shading and cooling
- Green roofs and walls for insulation
- Daylighting to reduce lighting demand
- Natural ventilation

Business Benefits

- Lower cooling and heating costs
- Improved employee comfort and productivity
- Reduced emissions

What It Means

Waste management involves understanding and responsibly handling the materials your organization discards, with a focus on reducing waste generation and diverting materials from landfills through prevention, reuse, recycling, and recovery.

Waste Management hierarchy:

1. Prevention
2. Reduction
3. Reuse
4. Recovery
5. Disposal (last resort)

How Businesses Manage Waste

- Conduct waste audits to determine what types of wastes are being generated and how they are being disposed of (e.g., landfill, recycling, composting)
- Measure:
 - Total waste from all sources
 - Waste intensity: the amount of waste generated relative to a business activity (e.g., revenue, production output, square footage, number of employees)
 - Landfill diversion: the percentage of total waste that does not end up in a landfill

Role of Nature-Based Solutions (NBS)

NBS convert waste into valuable resources using natural processes.

Key Strategies

- Composting
- Vermicomposting
- Anaerobic digestion (waste → energy + fertilizer)

Business Benefits

- Reduced disposal costs

WATER STEWARDSHIP



What it Means

Water stewardship means understanding and managing your company's impact on the quantity and quality of shared water resources in your community.

How Businesses Manage Water

- Measure:
 - Intake: water that enters the facility
 - Discharge: water that leaves the facility
 - Consumption: water that enters the facility but is not discharged
 - Stormwater runoff: water from precipitation (rain, snowfall, etc.); especially critical because it is not treated before entering waterways.
- Identify:
 - Supply risks
 - Regulatory pressures
 - Opportunities for improved efficiency and/or water reuse

Role of Nature-Based Solutions (NBS)

NBS supports water stewardship efforts by improving infiltration, storage, and water quality.

Key Strategies

- Rain gardens
- Bioswales
- Permeable pavement
- Tree planting
- Native vegetation
- Wetland restoration

Business Benefits

- Reduced flooding risk
- Lower stormwater fees
- Improved water quality

What It Means

Biodiversity & Land Use refers to the variety of life in ecosystems and how land is managed and developed. Changes in land use, such as conversion of natural habitats for development, agriculture, or infrastructure expansion, can significantly impact:

- Habitat quality
- Species diversity
- Ecosystem resilience and stability

How Businesses Manage Impacts

- Track land use changes in your own operations and your supply chain
- Assess impacts on ecosystems from your operations and sourcing activities
- Apply the mitigation hierarchy to manage impacts to ecosystems
 - Avoid
 - Minimize
 - Restore
 - Offset

Role of Nature-Based Solutions (NBS)

NBS help restore and enhance ecosystems while improving land value.

Key Strategies

- Prairie and grassland restoration
- Wetland and shoreline restoration
- Pollinator corridors
- Native vegetation planting
- Invasive species removal

Business Benefits

- Improved community resilience
- Enhanced aesthetics and brand value
- Better stormwater management
- Increased property value

CONTRACTORS & VENDORS



ENERGY & GHG

Focus on Energy

<https://focusonenergy.com/>

- Energy audits, incentives, and contractor connections
- Supports solar and efficiency upgrades

Faith Technologies

<https://www.faithtechinc.com/brands/faith-technologies/>

- Renewable energy and infrastructure
- Solar, microgrids, low-carbon solutions

Full Spectrum Solar

<https://fullspectrumssolar.com/>

- Turnkey solar installations

WASTE MANGEMENT

Greener Bay Compost

<https://www.gbcompost.com/about/>

- Compost collection and processing

NLC Energy

<https://nlcenergy.com/food-beverage/>

- Anaerobic digestion (waste → energy)

Vanguard Renewables

<https://www.vanguardrenewables.com/>

- Large-scale food waste-to-energy systems

United Recycling Solutions

<https://unitedrecyclingsolutions.com/services/>

- Recycling systems, material recovery

WATER STEWARDSHIP

AQUALIS

<https://aqualisco.com/our-locations/wisconsin/>

- Stormwater and green infrastructure

WATER STEWARDSHIP(CONT.)

EC3 Environmental Consulting Group

<https://www.ec3grp.com/>

- Restoration and native planting services

NES Ecological Services

<https://neswi.com/>

- Rain gardens, habitat restoration, invasive control
- Offices: Green Bay & Stevens Point

Wisconsin Permeable Pavers

<https://wisconsinpermeablepavers.com/>

- Permeable pavement and stormwater infiltration

BIODIVERSITY & LAND USE

The Plant Gal

<https://widnr.widen.net/s/tknjbnw62z>

- Native landscaping, rain gardens, shoreline buffers
- Avg: ~\$550/month (project dependent)

Door County Prairie Company

<https://widnr.widen.net/s/tknjbnw62z>

- Prairie restoration

Door Landscape and Nursery

<https://widnr.widen.net/s/tknjbnw62z>

- Native landscaping, ecological site design

Nature Care Ecological Consulting

<https://widnr.widen.net/s/tknjbnw62z>

- Habitat restoration and planting

Extreme Custom Food Plots, LLC

<https://widnr.widen.net/s/tknjbnw62z>

- Native grass plantings, pollinator habitat

Tree of Life Forestry

<https://widnr.widen.net/s/tknjbnw62z>

- Reforestation and invasive removal

Resources Shared During the City of Green Bay Large Energy User Roundtable Meetings

- **Nature Based Solutions Handbook compiled as part of the Green Bay Sustainable Business Accelerator**
A practical guide for businesses on using nature-based solutions such as green infrastructure, renewable energy, water stewardship, waste reduction, and habitat restoration to improve resilience, reduce environmental impacts, and create long-term business value. This toolkit was developed through the Greater Green Bay Sustainability Accelerator program, an initiative led by the Wisconsin Sustainable Business Council to help organizations advance sustainability and resilience practices.

Link to website - Green Bay Accelerator-<https://www.wisconsinsustainability.com/gbaccelerator>

- **NWTC's DOE Industrial Assessment Center**
Commercial and Industrial Energy Assessment and Education program.
Link to website- [Wisconsin Energy Partnership](#)
- **Focus on Energy**
Statewide energy efficiency and renewable energy program
Link to website-[Focus on Energy](#)
Two new tools:
 - [Energy Advisor Directory](#) – lookup tool to find the correct Energy Advisor that customers or contractors can reach out to based on location and business type.
 - [Business Resources Tool](#) - easy to use navigation tool to help narrow down available rebates, incentives, and special offerings available to customers based on property type and project scope.
- **WPS Business Services and Programs**
Engage with energy services team members and potentially gain access to MyMeter access to hourly energy consumption, as well as tools such as ultrasonic leak detectors, infrared cameras, and more may be available for loan.
Link to website- [Business Savings | Wisconsin Public Service](#)
Link to MyMeter pilot - [MyMeter](#)
 - Electric only, at this time
 - AMI meter required
- **Solar Group Buy –Grow Solar Green Bay-Fox Valley.**
Green Bay is part of a Grow Solar group buy and education program offered by the Midwest Renewable Energy Association. “The Oneida Nation, and the City of Green Bay, property owners in Brown, Outagamie, and Winnebago counties can pool their buying power to secure significant discounts that make installing solar more affordable.”
Link to website-[Grow Solar Green Bay-Fox Valley](#)



Report to the
Sustainability Commission
of the City of Green Bay

MEETING DATE

September 15, 2026

AGENDA ITEM # V.2

Informational: Community Engagement Work Group

BACKGROUND

Chairperson Kananen met with Mayor Genrich regarding City staffing to support sustainability initiatives. Noted budget constraints as a likely hindrance to adding head count. Instead, requested that Sustainability bring case-by-case situations to his attention so that he can evaluate existing staff capacity to support and make introductions as needed.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Sustainability Commission of the City of Green Bay

MEETING DATE

September 15, 2026

AGENDA ITEM # V.3

Informational: Waste Reduction Workgroup Update

BACKGROUND

The Work Group connected with Mark Walter, Business Development Manager for the Brown County Port & Resource Recovery Department, to discuss opportunities to refresh solid waste and recycling educational resources available to Green Bay residents, particularly as the new school year approaches.

- ☐ Single stream recyclable materials collected at Brown County's Transfer Facility get transported to the Tri-County Material Recovery Facility (MRF) in Appleton. Tri-County Recycling produces a Recycling Guide in English and Spanish, which can be downloaded here: <https://recyclemoretricity.org/recycling-guide/>
- ☐ Tri-County offers the **Betterbin** app, which allows users to scan product barcodes to determine how it should be disposed of in Brown, Outagamie, and Winnebago Counties.
- ☐ Tri-County has the Waste Wizard widget on its website. The Waste Wizard is a search tool that allows users to look up how to dispose of any waste material in Brown, Outagamie, and Winnebago Counties. Mark Walter has Tri-County branded magnets and stickers with QR codes for the Waste Wizard tool that are available upon request.
- ☐ Tri-County produced "The ABC's of Recycling Right" book that helps educate students about solid waste management and recycling. The book also includes 26 classroom activities to help reinforce the lessons taught throughout the book. Physical copies of the book can be requested. There is also a digital version of the book on the Tri-County website: <https://recyclemoretricity.org/educator-resources/>
- ☐ For Green Bay residents wanting to brush up on recycling skills, Tri-County offers a free introductory program called the "Tri-County Recycling's Recycle Right Master Class!" More information about the program and how to sign up go to : <https://recyclemoretricity.org/classes/>

2. Jeanette Knill plans to attend the next Green Bay Area Public Schools (GBAPS) Clean Energy Committee meeting on September 8. Because the Waste Reduction Subcommittee has not met since its inaugural meeting on April 30 and a subsequent meeting has not yet been scheduled, Jeanette plans to add an agenda item to the Clean Energy Committee meeting to discuss recycling issues expressed by GBAPS.

RECOMMENDATION

To place on file the Waste Reduction work group update.

FISCAL IMPACT

ATTACHMENTS

- I. Tri-County-Recycling-Guide-2025

These guidelines are applicable to residents and businesses located within Brown, Outagamie, or Winnebago Counties.

TOSS IT IN:



PAPER & CARDBOARD

- Cardboard & paperboard (flattened)
- Newspapers & inserts
- Office & school paper
- Envelopes, junk mail & catalogs
- Books & magazines
- Milk, juice & soup cartons



METAL

- Aluminum bottles, cans & cups
- Steel & tin cans



PLASTIC

- Household bottles, jugs & jars
- Dairy containers & lids
- Produce, bakery & deli containers & lids



GLASS

- Food & beverage bottles & jars

KEEP IT OUT:



PLASTIC

- Motor oil bottles
- Loose caps & lids
- Styrofoam
- Plastic bags, wraps & films



PAPER

- Shredded paper
- Tissue paper
- Pet food bags
- Paper cups



GLASS

- Mirrors
- Window glass
- Ceramics & china
- Drinking glassware



METAL

- Propane tanks
- Aluminum pans & foil
- Aerosol cans
- Empty paint cans
- Scrap metal & cookware
- Pet food cans

WHY WE HATE THE UGLY 8...



PLASTIC BAGS

Plastic bags, wraps & films are our #1 contaminant. Recycle items loosely and not in plastic bags! Take clean and dry plastic bags back to store drop-off collections.



SHREDDED PAPER

Shredded paper builds up in our equipment creating unnecessary maintenance & cleanup. Take confidential papers to a shredding event.



YUCK

Putting garbage, liquids, food, or 'wish-cycled' items in the recycling makes it harder and more costly to process clean recyclables. When in doubt, check our Waste Wizard tool, BetterBin app, or contact us.



TANKS

Tanks & compressed gas cylinders can contain small amounts of fuel and can ignite if damaged. Search "propane tank" in our Waste Wizard tool or BetterBin app to find proper drop-off locations.



SHARPS

Needles, lancets & syringes are the #1 safety concern for our sorting staff. Do not place sharps in your recycling or garbage! Visit: dnr.wi.gov and search "Sharps Collections" for proper drop-off locations.



TANGLERS

These materials are anything that wraps around our sorting equipment, such as cords, hoses & wires, creating unnecessary maintenance. Take these items to a drop-off location for proper recycling or place them in the garbage.



TEXTILES

Clothing, bedding & towels wrap around sorting equipment creating unnecessary maintenance. Donate textiles or if in poor condition place them in the garbage.



BATTERIES

Batteries & electronics are a fire hazard and should never go in recycling carts. Search "battery" or "electronic" in our Waste Wizard tool or BetterBin app to find proper drop-off locations.

USE THESE RESOURCES TO HELP YOU RECYCLE RIGHT

**DOWNLOAD
THE BETTERBIN
APP IN ANY
APP STORE**



**SCAN TO USE
OUR WASTE
WIZARD
WEBSITE TOOL**





Report to the Sustainability Commission of the City of Green Bay

MEETING DATE

September 15, 2026

AGENDA ITEM # V.4

Informational: Green Bay Conservation Corps Update

BACKGROUND

The Green Bay Conservation Corps (GBCC) wraps up its 4th program year on August 21st, 2026, celebrating a year of significant accomplishments in environmental restoration, community engagement, and conservation while building on that momentum with ambitious goals for the year ahead. From September 2025 to August 2026, the GBCC accomplished the following:

- Engaged 36 individuals from various backgrounds to serve on the GBCC; many participants served multiple terms on the crew. Members served a total of 22,261.75 hours.
- Leveraged approximately 200 volunteers for an estimated total of 500 service hours.
- Planted >8,000 native plants and spread 28.75 lbs. of native seeds across 3 acres. This completed the Pollinator Corridor goal of having native plantings within 0.5 miles of each other.
- Gave away 4,000 native plants to Green Bay residents and local schools.
- Removed invasive species across 200 acres, returning to the same area multiple times throughout the year. This included cutting 82,400 woody invasive plants and pulling 16,150 gallons of invasive vegetation.
- Produced 1,050 gallons of biochar soil amendment.
- Conducted 72 frog/toad surveys and completed weekly bumblebee surveys throughout the summer.
- Inventoried all vegetation at Red Smith Park for restoration monitoring.
- Established a 0.5-mile loop trail with storybook signage at Red Smith Park and maintained 1 mile of mulched trails.

The GBCC secured the next 3-year AmeriCorps grant, which will sustain the program through August 2029. In the next program year (September 2026 – August 2027), the GBCC aims to:

- Engage 50 individuals from various backgrounds to serve a total of 27,450 hours.
- Leverage 300 volunteers for a total of 750 service hours.
- Plant 10,000 native plants and spread 150 lbs. of native seed across 15 acres.
- Give away 2,500 native plants to Green Bay residents and schools.
- Remove invasive species across 250 acres.
- Produce 1,250 gallons of biochar.
- Conduct 72 frog/toad surveys, weekly bumblebee surveys, and monthly bat surveys.
- Inventory 3 parks.

RECOMMENDATION

To place on file the Green Bay Conservation Corps Update.

FISCAL IMPACT

None.

ATTACHMENTS

None



Report to the
Sustainability Commission
of the City of Green Bay

MEETING DATE

September 15, 2026

AGENDA ITEM # V.5

Informational: Resiliency Coordinator Report

BACKGROUND

Projects to be discussed:

- East River Emilie Park
- East River Van Beaver
- Connect the Bay
- DPW rooftop solar projects

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

ATTACHMENTS

None

Detail Summary of Projects Issued

8/1/2026 to 8/31/2026

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
124967	2156 WEST RED FERN LN..6H-4314 [1-101 - Residential - New - Single Family House]	DANIEL & TYLER VANSTRATEN		\$1,615.80	\$450,000.00	Pending
125136	3376 LARGO RIDGE CT..21-8228-1 [1-101 - Residential - New - Single Family House] *(2) catch basins required*	& EJ SCHWARTZ PROPERTIES LLC		\$1,393.00	\$262,000.00	Pending
125169	1122 KLAUS ST..20-173 [1-101 - Residential - New - Single Family House]	GREATER GREEN BAY HABITAT FOR HUMANITY		\$1,072.00	\$225,000.00	Pending
125175	921 SMITH ST..7-326 [1-101 - Residential - New - Single Family House]	GREATER GREEN BAY HABITAT FOR HUMANITY INC		\$954.00	\$225,000.00	Pending
125284	1117 ROYAL BLVD..18-1095 [1-101 - Residential - New - Single Family House] **No EC fee - Ec paid for on raze permit 125041**	FRANCISCA NATAL, ETAL		\$1,325.80	\$372,869.00	Pending
124914	1037 WILSON AV..18-287 [2-434 - Residential - Alteration - 1 -2 Family House] *Complaint 131594 Demo/install new kitchen cabinets, demo/install new tub/shower surround, new bath vanity, new concrete stoop, new siding on garage, change light fixtures.	SCOT E MEDFORD		\$350.00	\$35,000.00	Pending
124986	2615-2617 FINGER RD..21-4594 [2-434 - Residential - Alteration - 1 -2 Family House] *Complaint 141580 2617 FINGER RD Remove dryall, flooring, cabinets, gut the entire area on one side of duplex due to fire damage.	SALVADOR SANCHEZ		\$300.00	\$38,000.00	Pending
125003	1307 WESTERN AV..3-809 [2-434 - Residential - Alteration - 1 -2 Family House] Check back plaster for cracks, install interior drain tile, run sump pump discharge line and install pit and provide material.	LONDON GARSOW		\$150.00	\$23,735.00	Pending
125029	1324 SAN JOSE PL..3-1267 [2-434 - Residential - Alteration - 1 -2 Family House] Installing 42' of basement perimeter drain tile and one sump	BRENNAN & DUFFY WARNER		\$150.00	\$4,105.71	Closed
125030	1015 WILSON AV..18-293 [2-434 - Residential - Alteration - 1 -2 Family House] Installing 9 wall anchors to stabilize an existing foundation wall and one sump	DAWN L DWYER		\$150.00	\$8,303.29	Closed
125068	1249 SHADOW LN..1-2213 [2-434 - Residential - Alteration - 1 -2 Family House] 4' pocket excavation by hand, crack repair wiht urethane injection, back fill with gravel, concrete remove and replace	HARRISBURG TELEVISION INC		\$75.00	\$6,995.00	Closed
125076	3348 LARGO RIDGE DR..21-8235 [2-434 - Residential - Alteration - 1 -2 Family House]	JACOB MORGAN		\$150.00	\$15,500.00	Pending
125083	1032 ELMORE ST..5-752 [2-434 - Residential - Alteration - 1 -2 Family House]	SCOTT A & ELIZABETH A JORDAN		\$200.00	\$10,000.00	Pending
125092	821 CHRISTIANA ST..3-145 [2-434 - Residential - Alteration - 1 -2 Family House]	OAK LAWN RENTALS LLC		\$150.00	\$4,000.00	Pending
125101	825 JAMES ST..5-174 [2-434 - Residential - Alteration - 1 -2 Family House] Check back wall for cracks, install interior drain tile.	ROBIN WHITCOMB		\$150.00	\$27,375.00	Pending

125102	543 RUTH ST..21-2475-F-38	JON GAVRE	\$150.00	\$27,375.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] Check back wall for cracks, install interior drain tile					
125107	833 ELMORE ST..5-1436	D JONES PROPERTIES LLC	\$125.00	\$11,760.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] *Complaint 140672					
125114	310 FINK ST..5-470	ESTRELLA FABIOLA CARDONA HERNANDEZ	\$75.00	\$8,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] case# 142076					
125150	100 GARDEN GATE CT..6H-3765	KATHRYN & WILLIAM REYNDERS	\$425.00	\$50,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
125172	3034 VALLEY CREEK DR..21-7604	LANCE & BAILEY FRAHM	\$300.00	\$30,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
125176	2484 VAGABOND ST..21-3194	MERADITH A & SAMUEL J SCHUHART	\$300.00	\$14,500.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] Finishing half of basement to add a bedroom, bathroom, and family living space					
125177	1420 FRANK ST..1-2513	LISA M & DAVID JOHN SOLPER	\$75.00	\$3,000.00	Closed
[2-434 - Residential - Alteration - 1 -2 Family House]					
125188	1290 OREGON ST..5-668	JANET & PATRICK RAMBERG	\$150.00	\$25,775.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
125191	510 GROVE ST..8-109	COVER RENTALS LLC	\$225.00	\$20,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] Replacement windows, new kitchen cabinets, complete bathroom remodel					
125201	1218 S OAKLAND AV..1-596	JACQUELINE M & ROBERT S VANDREESE	\$75.00	\$7,900.00	Closed
[2-434 - Residential - Alteration - 1 -2 Family House]					
125218	2170 WEST RED FERN LN..6H-4316	WAYNE S & KAREN A HOLLISTER	\$125.00	\$20,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] New cedar pergola with polycarbonate roof					
125249	1841 12th AV..1-1293-2	MARK R PLAUTZ	\$150.00	\$32,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
125256	623 PARK ST..5-1660	DALE A & LAURIE A SKOCIR	\$125.00	\$6,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] *WAITING ON BUILDING/SITE PLANS THAT NOTE LOCATION OF DOOR, HEADER SIZE, AND PLANS FOR STEPS OR STOOP ON EXTERIOR SIDE OF THE DOOR 8/18 Noted homeowner is doing the steps					
125276	1280 DESNOYERS ST..18-1189	ELMIS & ANDRES MARTINEZ REYES	\$425.00	\$19,653.40	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] *Complaint 142114 Complete exterior replace, roof rafters, rear kitchen extention reframe, all interior finishes, all mechanicals					
125306	836 MEACHAM ST..2-1307	AMBERAEL TRUST	\$75.00	\$7,300.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
125308	905 VICTORY BLVD..1-1287-A	BRYAN L WILLACKER	\$150.00	\$30,630.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
125326	1021 CROOKS ST..14-896	COLLIN A & OLIVIA A HERDT	\$150.00	\$28,370.00	Closed
[2-434 - Residential - Alteration - 1 -2 Family House] Check back plaster for cracks					
125327	920 CROOKS ST..14-768	ANN K LARSCHIED	\$150.00	\$23,112.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] Check back plaster for cracks					

125328	1115 WILSON AV..18-193	TONYA & CODY DREWESKE	\$150.00	\$26,150.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] Check back plaster for cracks, install 8 2x5 steel beams along north wall, install interior and exterior drain tile as needed					
125341	717 ETHEL AV..18-886	JEVIN R DELEON	\$300.00	\$11,700.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] Bathroom remodel, existing single full bath. Reframe non-load-bearing partitions to enlarge, relocate WC, shower and lavatory, tile and LVP flooring. Approx 50 sq. ft. Home built 1940.					
125354	2596 S TRILLIUM CIR..6H-2365	SHAYLA M & JEREMIAH T DANFORTH	\$150.00	\$4,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] EGRESS WINDOW OWNER INDICATED THAT THE WORK WAS ALREADY DONE - DOUBLE FEE					
125355	1337 GRIGNON ST..17-591	AJT INVESTMENTS LLC	\$225.00	\$3,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
125366	308 HARVARD ST..5-404	VDH HOME CONCEPTS LLC	\$300.00	\$9,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
125375	1511 N MENNEN CT..6-495-C	KAYLA L & AUSTIN D KERKHOFF	\$75.00	\$6,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House]					
124964	1710-1712 9th..6-199-7	RUESCH PROPERTIES LLC	\$1,467.60	\$350,000.00	Pending
[3-103 - Residential - New - 2 Family House (Duplex)]					
125223	1714-1716 9TH ..6-199-7	RUESCH PROPERTIES LLC	\$1,467.60	\$350,000.00	Pending
[3-103 - Residential - New - 2 Family House (Duplex)]					
124726	830 N BUCHANAN ST..18-929	MARCY R & TIMOTHY R WECH	\$225.00	\$2,500.00	Pending
[4-438 - Residential - Addition - Garage, Carport] 24 x 24					
125274	832 NEVILLE AV..18-370	ALISSA K WATERSTRADT	\$225.00	\$20,000.00	Pending
[4-438 - Residential - Addition - Garage, Carport] **WORKING ON GETTING BLDG PLANS FROM MENARDS FOR GARAGE, WANTED TO SUBMIT PERMIT TO GET CONCRETE SLAB DONE *Complaint 137791					
124597	835 14th AV..2-569	SEAN A & JESSICA I SCHERSING	\$150.00	\$2,500.00	Pending
[7-1 - Deck, Porch, Ramp (Residential)] CASE 139568					
124697	703 WILSON AV..18-401-A	MATTHEW K OLMEDA	\$125.00	\$25,000.00	Pending
[7-1 - Deck, Porch, Ramp (Residential)] COVERED FRONT PORCH ON FRONT OF HOUSE					
124722	834 HUBBARD ST..4-43	CHARLOTTE & ODILE YERAMIAN	\$150.00	\$2,800.00	Pending
[7-1 - Deck, Porch, Ramp (Residential)] FRONT PORCH					
124949	1424 S OAKLAND AV..1-1035	BRIANNA HAMMERSLEY	\$150.00	\$4,750.00	Pending
[7-1 - Deck, Porch, Ramp (Residential)]					
124984	2606 GOOD SHEPHERD LN..6H-3748	DAVID J LINZ & CHARITY BUAN LINZ REVOCABLE TRUST OF 2022	\$75.00	\$28,000.00	Pending
[7-1 - Deck, Porch, Ramp (Residential)] Resurface - like for like - no structural changes, just new material - 287 SF deck. Build 5 stairs and install 70 LF railing.					
125075	1694 BURNS AV..6-151-A-1	RICHARD & LUIS & SHANNON JEVORUTSKY	\$150.00	\$45,000.00	Pending
[7-1 - Deck, Porch, Ramp (Residential)] Build 210 SF deck, build 14 stairs, and install 51 LF of railing					
125093	1778 BURNS AV..6-152-B	RYAN BERHOW	\$150.00	\$5,500.00	Pending
[7-1 - Deck, Porch, Ramp (Residential)] 10x16 DECK POINT OF CONTACT ON PERMIT APPLICATION					
125105	1714 BRIQUELET ST..6-1496	MICHAEL K & JULIE K LAMARRE	\$150.00	\$1,000.00	Pending
[7-1 - Deck, Porch, Ramp (Residential)]					

125115	2398 HAMPTON AV..21-3229 [7-1 - Deck, Porch, Ramp (Residential)]	LINDSAY R GERONDALE	\$150.00	\$17,500.00	Closed
125116	2815 PARKWOOD DR..6H-4021 [7-1 - Deck, Porch, Ramp (Residential)]	GARY T & CLARITA P HEIDER	\$150.00	\$25,000.00	Pending
125151	1919 E GOTHIC CIR..6H-4153 [7-1 - Deck, Porch, Ramp (Residential)]	MARY F & BRIAN P LIDDY	\$150.00	\$18,850.00	Pending
125159	1340 HARVEY ST..8-575 [7-1 - Deck, Porch, Ramp (Residential)]	ANDREA L VANDERMEULEN	\$150.00	\$14,611.87	Closed
125173	448 MEADOW WIND DR..21-36-4 [7-1 - Deck, Porch, Ramp (Residential)]	CYRIL M & KATHRYN M DESMARAIS REVOCABLE LIVING TTRUST	\$150.00	\$30,000.00	Pending
125202	915 REDWOOD DR..2-1136 [7-1 - Deck, Porch, Ramp (Residential)]	JARROD SCHUMACHER	\$150.00	\$19,000.00	Pending
125203	2291 IRONWOOD DR..6H-3659 [7-1 - Deck, Porch, Ramp (Residential)]	ANDREW J VILLIESSE	\$150.00	\$15,800.00	Pending
125210	1218 10th AV..1-206 [7-1 - Deck, Porch, Ramp (Residential)] Remove old deck and rebuild. All pressure treated frame with composite decking and handrails. Replace entry door slab.	SAMANTHA M PHILLIPS	\$150.00	\$14,000.00	Closed
125212	2415 BROWNING RD..21-4054 [7-1 - Deck, Porch, Ramp (Residential)] Reframe (like for like) 168 SF deck, build 1 stair	LUANN D CHRISTIAN	\$150.00	\$15,614.00	Pending
125278	1013 CHRISTIANA ST..3-294 [7-1 - Deck, Porch, Ramp (Residential)]	PAUL W CARTER	\$150.00	\$13,928.44	Pending
125281	1320 CASS ST..17-458 [7-1 - Deck, Porch, Ramp (Residential)]	PETER & LOUISE CICHOWSKI	\$150.00	\$5,260.00	Closed
125340	1024-1026 GREEN RIDGE DR..6H-1140-6 [7-1 - Deck, Porch, Ramp (Residential)]	KAREN A TITLAER	\$150.00	\$12,000.00	Pending
125401	1221 S QUINCY ST..16-217 [7-1 - Deck, Porch, Ramp (Residential)]	NICHOLAS B GRIFFIE, ETAL	\$150.00	\$2,500.00	Pending
121529	911 SPARTAN RD..21-8371 [8-1 - Subdivision (Erosion control, Fill, Excavation)(Residential)] EC Approved 8/5/2026	BAY SETTLEMENT INVESTMENTS LLC	\$455.00	\$508,000.00	Pending
125135	816 SHEA AV..18-117 [8-1 - Site (Erosion control, Fill, Excavation)(Residential)] Demolition of structures (garage and house) located at 816 Shea Ave per City of Green Bay raze order.	CITY OF GREEN BAY	\$225.00	\$20,000.00	Pending
125138	615 LA PLANT ST ..21-2144 [9-645 - Raze - Building or Structure (Residential)] *Complaint 134570 *Send them the EC Coverage attachement upon payment as well as permit* USE THIS ONE FOR VAN DEUREN AS WELL. ONE PERMIT	CITY OF GREEN BAY	\$225.00	\$53,425.00	Pending
122121	2447 DECKNER AV..21-306-8 [11-1 - Garage/Carport/Shed (residential)] Moving lawn shed and platform to abide by setback requirements.	ALLEN W LUEDTKE	\$100.00	\$1,000.00	Pending
124069	2042 9th ST..6H-1700 [11-1 - Driveway Replacement and/or Expansion (Residential)]	DANIEL J & LISA A VANDEVELDE	\$75.00	\$10,000.00	Pending

124550	1230 11th AV..1-672	WILLIAM & NANCY CROPEY	\$75.00	\$2,000.00	Payment Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)]					
124590	2265 IRONWOOD DR..6H-3660	KAREN LOUISE & MATTHEW JOSEPH HAILE	\$75.00	\$4,200.00	Pending
[11-1 - Garage/Carport/Shed (residential)] Purchased Shed from Lakeshore Sheds in Shawano who will also deliver/place the shed (fully assembled) in the back yard. No electrical. Shed is 10x13 (120 sq ft).					
124613	1744 13th AV..1-1308	JAMES DELANEY	\$75.00	\$4,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] Widening the driveway.					
124633	2220 DEER TRAIL..21-2693	GENE & KATHERINE BATES	\$75.00	\$4,780.00	Pending
[11-1 - Fence (Residential)] Fence Height: 4 ft. Material: Chain link Total Length: 205 ft.					
124678	1212 S GREENWOOD AV..1-570	STEVEN M MANTEUFEL	\$75.00	\$5,500.00	Closed
[11-1 - Patio, Walkway (Residential)]					
124829	1061 RALEIGH ST..1-2364-A	TAYLOR ROSE & JOHN T WIESLER	\$75.00	\$1,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] Cement slab in back yard, cement walk way, fill cement in between driveway and house					
124840	1236 MATHER ST..18-402-A	PAMELA R MILLER	\$75.00	\$4,000.00	Pending
[11-1 - Patio, Walkway (Residential)]					
124905	335 ABRAMS ST..21-1265-1	GILBERTO SANCHEZ	\$75.00	\$2,500.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] Got new plan					
124932	1727 14th AV..1-1310	JILLIAN JAEGER	\$75.00	\$11,000.00	Closed
[11-1 - Driveway Replacement and/or Expansion (Residential)] Install a concrete driveway					
124943	1819 14th AV..1-1313-A	DEBORAH L & JAMES L HARPER	\$75.00	\$14,187.00	Closed
[11-1 - Fence (Residential)] 152 lf of 4' and 6' of vinyl privacy fence, 2 gates, remove existing fence Fence Height: 4 ft. Material: vinyl Total Length: 152 ft.					
124951	837 S JACKSON ST..16-282	ALEXANDER J & AMANDA M YOUNG REVOCABLE TRUST OF 2026	\$75.00	\$12,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] *PLAN APPROVED- Waiting for COA*					
124954	2981 SORENSON DR..6H-3771	MARY JO & JOSEPH A BRZEZINSKI	\$75.00	\$9,075.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)]					
124968	1973 KNOTTY PINE DR..6H-3061	KIM & RANDALL P POIRIER	\$75.00	\$10,540.00	Pending
[11-1 - Fence (Residential)] Aluminum black residential fence install Fence Height: 4 ft. Material: Aluminum residential grade ornamental fence Total Length: 207 ft.					
124973	909 WAVERLY PL..1-1359	CORA C VANDONSEL	\$75.00	\$20,099.63	Closed
[11-1 - Foundation Repair (Residential)] Installing 10 wall anchors & 4 power braces to stabilize an existing foundation wall and 108' of basement perimeter drain tile. Install scheduled for 7/27					
124991	2541 TROJAN DR..6H-2073	STEVEN K RUGE, ETAL	\$75.00	\$5,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)]					
124998	1355 RICHARDSON ST..18-1125	TYLER J & REBECCA K LOHMILLER	\$150.00	\$10,951.00	Pending
[11-1 - Foundation Repair (Residential)]					
125010	835 NEVILLE AV..18-352	JOSHUA & LANE EISENHAEUER	\$75.00	\$1,500.00	Pending

[11-1 - Fence (Residential)] Installation of 6' privacy fence Fence Height: 6 ft. Material: wood Total Length: 188 ft.					
125023	2157 SOUTH POINT RD..6H-3482	HEIDI JO & ANDREW R LACANNE	\$75.00	\$5,639.00	Pending
[11-1 - Garage/Carport/Shed (residential)]					
125040	1263 MINAHAN ST..18-1357	ROBERT A & LANETTE M UNTERBURGER	\$75.00	\$18,000.00	Pending
[11-1 - Fence (Residential)] 191 lf of 4' privacy with 2' picket top making 6' of vinyl fence, 1 gate, remove existing fence Fence Height: 6 ft. Material: vinyl Total Length: 191 ft.					
125042	1016 CLEVELAND ST..2-836	CURRENT VENTURES LLC	\$75.00	\$20,275.00	Pending
[11-1 - Foundation Repair (Residential)]					
125049	1422 SERVAIS ST..6-1575	SARAH A & ZACHARY C CAMPILLO	\$75.00	\$10,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)]					
125059	1694 BURNS AV..6-151-A-1	RICHARD & LUIS & SHANNON JEVORUTSKY	\$75.00	\$16,684.00	Pending
[11-1 - Fence (Residential)] Install 249 LF of 6' privacy fence Fence Height: 6 ft. Material: Vinyl Total Length: 249 ft.					
125062	326 GRAY ST..5-1372-A	THOMAS J AND NANCY J BENNETT LIVING TRUST OF 2000	\$75.00	\$5,123.00	Pending
[11-1 - Fence (Residential)] Fence Fence Height: 6 ft. Material: Cedar and vinyl Total Length: 70 ft.					
125067	1300 E WALNUT ST..14-244-1	SUSANA & RODRIGO PEREZ GONZALEZ	\$75.00	\$1,500.00	Pending
[11-1 - Patio, Walkway (Residential)] 12' X 12' paver patio					
125073	1104 ROSCOE ST..1-386-A-1	ASHLEY M GAJESKI	\$75.00	\$3,300.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] Widen driveway					
125077	428 STEVEN ST..6-2445	CHRISTOPHER W DANZ	\$75.00	\$7,570.00	Pending
[11-1 - Fence (Residential)] Building a 6 ft vinyl privacy fence to enclose the rear yard. Fence Height: 6 ft. Material: vinyl Total Length: 135 ft.					
125081	2515 OAKWOOD DR..6H-1493-3	NICHOLAS J SCHWARTZ	\$125.00	\$17,000.00	Pending
[11-1 - Z - Misc Project Not Listed (Resiential)] TREE FELL ON ROOF, REPLACING TRUSS, ROOF DECKING, AND CHIMNEY ROOF REPAIR AND STRUCTURAL FRAMING TO DRY-IN THE HOME. CASE# 141899					
125082	921 WAVERLY PL..1-1360	WARREN M & MARIANNE T MONTTOURE	\$75.00	\$3,894.73	Pending
[11-1 - Fence (Residential)] REMOVE AND REPLACE 70' OF WOOD FENCE 4' HIGH CEDAR					
125094	1111 MEACHAM ST..1-1615	Zachary Taylor	\$225.00	\$8,000.00	Payment Pending
[11-1 - Garage/Carport/Shed (residential)] DEMO OLD 1.5 STALL GARAGE AND BUILD NEW 1 STALL GARAGE ON THE EXISTING SLAB					
125104	425 BADER ST..21-1126	RANDAL C & DOROTHY J SCHMUDE	\$75.00	\$10,500.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)]					
125108	1284 MARIAN LN..1-2063	DONNA M ZAGORSKI	\$75.00	\$19,200.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)]					
125109	1863 DANCING DUNES DR..6H-3943	JAMES L & JEAN M MILLER	\$75.00	\$8,700.00	Pending

[11-1 - Fence (Residential)] Replace old wood fence with vinyl fence Fence Height: 6 ft. Material: vinyl Total Length: 190 ft.					
125110	2635 VAN BEEK RD..21-4555	CRAIG J & CARRIE A HANKE	\$75.00	\$2,500.00	Pending
[11-1 - Garage/Carport/Shed (residential)] New construction of 8 x 10 ft storage shed on northeast corner of property.					
125113	1624 CHICAGO ST..21-1274-9	JOSE F MARTINEZ PEREZ	\$75.00	\$1,200.00	Pending
[11-1 - Z - Misc Project Not Listed (Resiential)] Called owner to come in and pay					
125118	2970 FLEETWOOD DR..6H-3697	DANIELLE D PALMER	\$75.00	\$6,000.00	Pending
[11-1 - Patio, Walkway (Residential)] Adding concrete in backyard					
125119	2716 TERESA DR..21-7198	LYNN E & DEZSO D HAJOS	\$75.00	\$10,391.00	Pending
[11-1 - Fence (Residential)] fence repair and replacement Fence Height: 6 ft. Material: green treated pine Total Length: 301 ft.					
125120	2140 RED OAK DR..6H-1590	MATTHEW & DANAE STRATHMANN	\$75.00	\$19,800.00	Closed
[11-1 - Driveway Replacement and/or Expansion (Residential)] Replacing driveway and garage floor					
125121	824 GROVE ST..19-47-A	JAMIE & MARILU AGUILAR-CHAVEZ	\$75.00	\$300.00	Pending
[11-1 - Patio, Walkway (Residential)] Installing a small concrete slab around the basement window to divert rainwater away from the foundation and help prevent water from entering the basement.					
125122	2454 IRONWOOD DR..6H-1505-8	AARON J & ALISSA S VANDENHOOGEN	\$75.00	\$5,000.00	Pending
[11-1 - Garage/Carport/Shed (residential)] build a 10' x 12' shed on pre-existing concrete slab					
125124	2519 FORESTVILLE DR..6H-1947	THANH & GIANG LAI	\$75.00	\$9,000.00	Pending
[11-1 - Patio, Walkway (Residential)] Patio					
125126	1144 MEACHAM ST..1-1635	MICHAEL G & REBECCA L BORLEY	\$75.00	\$2,158.00	Pending
[11-1 - Fence (Residential)] Setting of wood posts in concrete, install of 4' tall pine wood privacy fence on the left lot line, one 4' gate, to follow the ground, approximately 55'.					
125142	1306 HANNAH ST..3-1309	PAULA WOLTER	\$75.00	\$6,500.00	Pending
[11-1 - Fence (Residential)] Backyard Privacy Fence Fence Height: 6 ft. Material: Wood Total Length: 160 ft.					
125148	2644 SENECA CT..6H-2310	CRISTHIAN A CAMPOS	\$75.00	\$16,758.00	Pending
[11-1 - Fence (Residential)] 258' of 6' privacy fence --rear yard of home Fence Height: 6 ft. Material: vinyl Total Length: 258 ft.					
125149	1442 ROSALIE LN..6-1024	GERMAN E BERNAL MORENO	\$75.00	\$500.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)]					
125160	1154 14th AV..1-1458	MARY JOAN & JAMES PATRICK LANDRY	\$75.00	\$5,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)]					
125161	2611 WILDFLOWER ROW..21-6262	PAMELA J & GREGORY P VANDENAVOND	\$75.00	\$2,500.00	Pending
[11-1 - Fence (Residential)]					
125164	1217 ST. AGNES DR..6-1035	MATTHEW T & KIMBERLY I SIUDZINSKI	\$75.00	\$33,295.00	Closed
[11-1 - Fence (Residential)] 392LF of 6' Privacy vinyl fence Fence Height: 6 ft. Material: Vinyl Total Length: 392 ft.					
125170	3527 SPYGLASS HILL DR..22-1905	JEAN E & GARY CRIBB	\$75.00	\$7,910.40	Pending

[11-1 - Z - Misc Project Not Listed (Residential)]

125171	120 BURGUNDY CT..21-6671-28	BRIAN C & LAURA L YOUNKLE REVOCABLE TRUST	\$75.00	\$28,000.00	Pending
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[11-1 - Z - Misc Project Not Listed (Residential)]

125180	899 7th ST..1-261	LOUIS C & GERALDINE VANDERHEI	\$75.00	\$20,000.00	Pending
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[11-1 - Foundation Repair (Residential)] Repair foundation, excavate to footing, straighten walls, brace, waterproof, new drain tile, backfill

125184	2211 BASTEN ST..21-2283-4	CESAR & MARIA MERCADO GUZMAN	\$75.00	\$1,915.00	Pending
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[11-1 - Fence (Residential)] 85 feet of 4 ft tall galvanized chain-link fencing with one 4 ft wide gate.

Fence Height: 4 ft.

Material: chain-link

Total Length: 85 ft.

125187	1168 SHADOW LN..1-2511-A	TITLE 14 INVESTMENTS LLC	\$150.00	\$1.00	Closed
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[11-1 - Foundation Repair (Residential)] Unpermitted - Case 142148

125192	875 HUBBARD ST..5-533	ERIC P GABRIELSON	\$225.00	\$38,000.00	Pending
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[11-1 - Garage/Carport/Shed (residential)]

125199	1835 RENAISSANCE CT..6H-3978	MINDY R & BRIAN V ROSNER	\$250.00	\$71,880.00	Pending
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[11-1 - Swimming Pool (Residential)]

125205	813 ROY AV..18-1407	RAY L SYLVESTER	\$75.00	\$17,400.00	Closed
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[11-1 - Foundation Repair (Residential)]

125209	1365 DAY ST..7-157	MICHAEL L VANEPEREN	\$75.00	\$300.00	Pending
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[11-1 - Fence (Residential)] Construction

Fence Height: 6 ft.

Material: Treated wood

Total Length: 160 ft.

125215	2044 OAKDALE AV..21-1894-1	MARIA BRAVO-CASTILO	\$75.00	\$6,000.00	Pending
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[11-1 - Z - Misc Project Not Listed (Residential)]

125217	2150 PREBLE AV..21-2208-8	GLADYS G VICENTE CHOCOJ	\$75.00	\$2,700.00	Pending
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[11-1 - Fence (Residential)] FENCE AROUND FRONT AND BACK OF HOUSE. REMODEL SUN ROOM ROOF FROM FLAT TO GABLED W/ 4 FT RISE

125221	1007 ALDINE CT..21-7902	KAIDEN J & MCKENNA R ZENZ	\$75.00	\$9,000.00	Closed
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[11-1 - Fence (Residential)] Fence installation

Fence Height: 6 ft.

Material: Wood

Total Length: 250 ft.

125224	493 ALPINE DR..21-3462	DIANE M & JAMES C RABIDEAU	\$75.00	\$1,500.00	Closed
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[11-1 - Driveway Replacement and/or Expansion (Residential)]

125226	2815 PARKWOOD DR..6H-4021	GARY T & CLARITA P HEIDER	\$75.00	\$13,725.00	Pending
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[11-1 - Fence (Residential)]

125227	1681 NANCY AV..6-2418	TIMOTHY J & PAMALA J VANDEHEY	\$75.00	\$6,000.00	Pending
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[11-1 - Garage/Carport/Shed (residential)]

125245	1500 S FISK ST..6-893	OLIVIA C MONTIE	\$75.00	\$7,500.00	Pending
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[11-1 - Driveway Replacement and/or Expansion (Residential)] replace driveway

125251	2965 SANDIA DR..6H-2822	EVAN R PAGEL	\$75.00	\$7,300.00	Pending
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[11-1 - Fence (Residential)] Installation of 4' black steel decorative fence

Fence Height: 4 ft.

Material: Steel

Total Length: 192 ft.

125253	585 FRED ST..21-1714-E-28	JOSE SABILLON, ETAL	\$75.00	\$7,305.00	Pending
[11-1 - Fence (Residential)] 72LF of 6' Privacy Vinyl Fence Fence Height: 6 ft. Material: Vinyl Total Length: 72 ft.					
125254	1429 ELM ST..8-149	ALEJANDRA & SERGIO LEON- MARTINEZ	\$75.00	\$10,500.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] Remove and replace the existing concrete driveway with the same dimensions and location. 28x30 and 10x15					
125255	607 N MAPLE AV..5-1020	NEVADA SKENANDORE	\$225.00	\$4,791.40	Pending
[11-1 - Z - Misc Project Not Listed (Residential)]					
125257	2473 PARKWOOD DR..6H-2392	BRYAN S & ALEXIS E ANDERSON	\$75.00	\$10,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] *WAITING ON DIMENSIONS FOR SITE PLAN Replacing existing driveway and adding a small bump out.					
125264	1255 CEDAR ST..8-351	CRYSTAL L & THOMAS B METZ	\$75.00	\$17,000.00	Pending
[11-1 - Garage/Carport/Shed (residential)] Shed					
125268	2338 SUNRISE CT..21-100-14	ARTURO & JUAN & MARIA NAVARRO	\$75.00	\$7,900.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] new plan APPROVED					
125282	908 WINFORD AV..18-914	MARILYN J HOFFMAN	\$75.00	\$7,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] Replace driveway not sidewalk or apron					
125285	449-453 HUTH ST..21-2036-L-7	BILL & LEE LALUZERNE	\$75.00	\$13,428.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] Replace Driveway, sidewalk between driveway and apron only, and apron.					
125286	3405 PAULA ST..22-2184	ADAM & MORGAN KINNARD	\$75.00	\$12,205.00	Pending
[11-1 - Fence (Residential)] 6' White Vinyl Privacy Fence Fence Height: 6 ft. Material: Vinyl Total Length: 235 ft.					
125287	214 BADER ST..21-1783	CLAY M & JUDY LANGENBERG	\$75.00	\$3,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)]					
125293	3191 NICOLET DR..22-876	CHERYL A VANLAANEN, ETAL	\$75.00	\$6,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] I am replacing my old asphalt with new asphalt. At this time I will not be expanding my driveway. I realize that I do not meet the setback requirement of 2 1/2 feet. I am working with John LeRoy at zoning. He has stated that if my neighbor and I sign an agreement for a shared driveway that he will approve the lack of setback. Additionally my neighbor is also updating his driveway. I am helping him with the permitting process as he does not use computers or technology. I will submit his application after I submit mine.					
125295	3183 NICOLET DR..22-875	JAMES E OLEARY	\$75.00	\$11,000.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] I am replacing my gravel driveway with asphalt. I am not increasing the size of my driveway. The dimensions will stay as they are currently. I realize that my driveway does not meet the 2 12 foot setback required by the city. My neighbor and I are working with John LeRoy at the Zoning department to get a document to sign for the shared driveway. He is hoping to have that document in a few days. If you have any question he can be reached at 920-448-3405. My neighbor is helping with the permitting process as I do not have a computer or internet access.					
125296	1023 S VAN BUREN ST..16-306	IAN W & SARAH J GRIFFITHS REVOCABLE TRUST OF 2025	\$75.00	\$30,000.00	Pending
[11-1 - Fence (Residential)] New replacement fence Back and partial side yard only Fence Height: 6 ft. Material: Cedar Total Length: 180 ft.					
125297	1231 S ONEIDA ST..1-1900-2	PAMELA A & PETER J YONTS	\$75.00	\$2,000.00	Pending
[11-1 - Patio, Walkway (Residential)] Patio & Walkway to driveway					
125300	2669 SENECA CT..6H-2316	TERRI L & MICHEAL T RICHARDSON	\$75.00	\$14,432.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] Replacing existing old cracked driveway, maintain existing dimensions 56'5 length by 21' width					
125304	1835 RENAISSANCE CT..6H-3978	MINDY R & BRIAN V ROSNER	\$75.00	\$5,800.00	Pending
[11-1 - Fence (Residential)] 4' chain link fence to go around property Fence Height: 4 ft. Material: Chain link Total Length: 215 ft.					

125319	900 VENUS DR..21-4297	CAROL SENTOWSKI	\$75.00	\$8,606.25	Pending
[11-1 - Z - Misc Project Not Listed (Residential)] 65 LF of black aluminum railing					
125324	1132 HARVEY ST..7-740	SHEENA LEE SKENANDORE	\$75.00	\$7,000.00	Pending
[11-1 - Fence (Residential)] Put up a in closed fence in backyard Fence Height: 6 ft. Material: Vinyl Total Length: 274 ft.					
125330	3321 PAULA ST..22-2170	DIMITRIYA TREDAFILOVA KUZEVA	\$75.00	\$2,800.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] New concrete slab along the side of the residence 24 ft × 12.6 ft. connecting to recent driveway extension					
125332	1083 ROCKDALE ST..1-2093	MICHELLE & MAXIMILLIAN A NICHOL	\$75.00	\$10,300.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] REPLACE AND EXPAND DRIVEWAY, REPLACE FRONT WALKWAY					
125333	1627 BIEMERET ST..6-2359	EDWARD J & BEVERLY J PALUCH	\$75.00	\$4,000.00	Pending
[11-1 - Fence (Residential)]					
125335	1149 CHICAGO ST..14-1050	ADAM LANG	\$75.00	\$11,900.00	Pending
[11-1 - Foundation Repair (Residential)]					
125337	731 BOND ST..5-1089	LACOMBE JOINT REVOCABLE TRUST	\$75.00	\$5,982.00	Pending
[11-1 - Fence (Residential)] Replace existing Fence Fence Height: 5 ft. Material: Cedar Total Length: 133 ft.					
125338	520 SUPERIOR RD..21-6284	SYLVELIN & NEAL CARLTON	\$75.00	\$4,500.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] Replace section of driveway from asphalt to concrete.					
125339	2566 HAZELWOOD LN..6H-1490-C	THOMAS H & CAMEO N HOULE	\$75.00	\$1,500.00	Pending
[11-1 - Fence (Residential)] Putting a fence on one side of the backyard. Neighbor had a fence and removed it. We are adding that section of fence to our property. Fence Height: 6 ft. Material: Wood Total Length: 98 ft.					
125343	511 SARATOGA ST..6-1863-8	NELSON REVOCABLE TRUST	\$75.00	\$1,450.00	Pending
[11-1 - Garage/Carport/Shed (residential)] 8'x10'x8' shed in the backyard. Had a 12'x12' area cleared and added gravel for appropriate drainage.					
125350	1585 FRANZ AV..21-1945	LYNN A STEINBRECKER	\$150.00	\$11,600.00	Pending
[11-1 - Z - Misc Project Not Listed (Residential)]					
125368	3107 WEST POINT RD..6H-4135	ZACHARY D LOCH	\$75.00	\$4,390.00	Pending
[11-1 - Fence (Residential)] 64LF of 6' Privacy vinyl fence Fence Height: 6 ft. Material: Vinyl Total Length: 64 ft.					
125385	1621 ST. CHRISTOPHER CT..6H-2134	RICHARD KNUTH	\$75.00	\$4,000.00	Pending
[11-1 - Fence (Residential)] 4' TALL CHAIN FENCE APPROX 151' TOTAL LENGTH					
125406	2605 VAN BEEK RD..21-4550	CYNTHIA VERONICA & JOSE C FLORES HOLGUIN	\$75.00	\$4,500.00	Pending
[11-1 - Garage/Carport/Shed (residential)]					
123879	1265 LOMBARDI AV..1-1841-A	GREEN BAY CITY OF LAMBEAU FIELD	\$751.20	\$550,000.00	Pending
[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]					
124957	101 BAY BEACH RD..20-689-C	MCDONALD LUMBER CO INC	\$500.00	\$84,000.00	Pending
[31-437 - Commercial - Addition - Non-Residence, Non-housekeeping] Adding onto an existing room in warehouse.					
125088	1529 LEO FRIGO WY..20-337	SAINT VINCENT DEPAUL INC SOCIETY OF GB DIOCESE	\$225.00	\$40,000.00	Pending

[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

125174	501 EASTMAN AV..20-123	PROCTER & GAMBLE PAPER PRODUCTS CO	\$20,144.24	\$12,000,000.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] *NEED HVAC PLAN AND APPROVAL LETTER

125302	2300 AUTO PLAZA WAY..21-458-4	GANDRUD MOTOR COMPANY	\$988.80	\$200,000.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

125342	825 CHALLENGER DR..21-143-4	NATURE'S WAY	\$525.00	\$265,000.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

123184	330 N MILITARY AV..6-80	LIVING STONES GROUP LLC	\$1,917.30	\$45,000.00	Payment Pending
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[34-1 - Change of Use (Commercial)] CHANGE OF USE / HARMONY HAVEN ADULT DAY CARE LLC

124131	ATKINSON DR..6-3039	BAYPORT HOLDINGS LLC	\$1,165.00	\$160,000.00	Pending
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[34-1 - Site (Erosion control, Fill, Excavation)(Commercial)] \$ 500 SW Fee
\$ 25,000 SWB 8/10/26 PD
EC approved 6/10/26

124861	155 N BROADWAY..4-76	NOC HARN LLC	\$100.00	\$25,000.00	Pending
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[34-1 - Roofing (Commercial)] *Complaint 141855
Shoring the roof to make it safe and demo of damaged section of roof

124895	1726 SHAWANO AV..6-235-A	SAINT MARYS HOSPITAL MEDICAL CENTER OF G B INC	\$100.00	\$25,000.00	Pending
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[34-1 - Cell Tower - Alteration to Existing (Commercial)] swap 3 existing antennas with 3 new ant/radio combo. add 1 new RRU.

125032	1814 ELIZABETH ST..21-5713	1814 ELIZABETH STREET LLC	\$263.50	\$150,000.00	Pending
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[34-1 - Z - Misc Project Not Listed (Commercial)]

125141	834 S MILITARY AV..6-455	HARNOWSKI RICHARD & BARBARA L REVOCABLE TRUST	\$100.00	\$2,200.00	Pending
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[34-1 - Fence (Commercial)] Fence installation, wooden fence
Fence Height: 6 ft.
Material: Wood
Total Length: 75 ft.

125162	1330 S MILITARY AV..6-209-D	KARNA JONES PROPERTIES LLC	\$100.00	\$15,000.00	Pending
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[34-1 - Window, Door - Replacement (Commercial)] REPLACE STORE FRONT WINDOW (3)
CHECK AT FRONT DESK TX

125163	500 PINE ST..11-170	ENCOMPASS CHILD CARE INC	\$100.00	\$82,800.00	Pending
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[34-1 - Roofing (Commercial)] MECHANICALLY FASTENED 60 MIL TOP ROOF ASSEMBLY OVER 1/2" FAN FOLD
MAILED PERMIT IN W/ \$100 CHECK TX

125231	155 BERGER ST..21-2605	SRL2 INC	\$225.00	\$4,000.00	Pending
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[34-1 - Z - Misc Project Not Listed (Commercial)]

125236	908 S FISK ST..6-460-A	908 S FISK STREET LLC	\$100.00	\$1.00	Pending
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[34-649 - Demolition - Interior (Commercial)] INTERIOR DEMOLITION. REMOVAL OF CEILING EQUIPMENT, LIGHT DIFFUSERS, FLOORING, PLUMBING, FRAME/DOORS, CASEWORK, PARTITIONS, WINDOW CURTAINS AND BASEBOARD HEATERS

125242	1238 STATE ST..1-825	STATE STREET PUB OF GREEN BAY LLC	\$100.00	\$5,000.00	Pending
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[34-1 - Fence (Commercial)] Fence
Fence Height: 6 ft.
Material: Vinyl
Total Length: 93 ft.

125301	2260 NICOLET DR..21-270-6	NICOLET GAS INC	\$75.00	\$500.00	Pending
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[34-1 - Certificate of Occupancy (Commercial)]

125316	1011 TONY CANADEO RUN..1-1841-K	ACRE GREEN BAY SPE LLC	\$100.00	\$15,000.00	Pending
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[34-1 - Cell Tower - Alteration to Existing (Commercial)] Proposed modification of Verizon's equipment currently co-located upon rooftop at above mentioned project address. No significant changes proposed to Verizon's existing class 2 collocation.

125325	2448 CENTURY RD..6H-1052	BLUESTONE LLC	\$100.00	\$40,000.00	Pending
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[34-649 - Raze- Building or Structure (Commercial)] RAZE POLE BUILDING DAMAGED BY FIRE
 *Complaint 142236

125393	1712 E MASON ST..21-1343-3-1	KT REAL ESTATE HOLDINGS LLC	\$100.00	\$72,700.00	Pending
[34-1 - Roofing (Commercial)] Removal of existing roofing down to the deck. Install new vapor barrier, insulation, and .060mil TPO membrane.					
124289	1013 NEVILLE AV..18-273	WENDORF KENNETH J & PENNY L REVOCABLE TRUST	\$150.00	\$1,000.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
124471	718 HARRISON ST..5-151	CHARLES LUCHT	\$75.00	\$7,500.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] 200A electrical panel upgrade and 100A garage sub panel replacement					
124892	140 REGAN ST..6-1897	WILLIAM H & LORI A HINZ	\$75.00	\$2,875.00	Pending
[40-55 - Electrical Service - Repair (Residential)] Upgrade overhead service from 100 amp to 200 amp					
124974	823 DOUSMAN ST..4-27	ZACHARY RYAN BOLDT	\$75.00	\$500.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] *Complaint 141091 - Correct and repair the issues found during inspection. Expose and properly install bathroom exhaust fan and vent to the outside, rigidly mount bathroom light and receptacle, and verify the back stairwell light is working properly.					
124983	1521 MORROW ST..19-180	JEM PROPERTIES & INVESTMENTS LLC	\$75.00	\$1,500.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] Replace storm damaged service mast					
125069	139 MINOR CT..6-267-F-1	SAGE D ALBERS	\$75.00	\$4,848.48	Pending
[40-53 - Electrical Service - Change (Residential)] Panel upgrade from 100amp to 200amp					
125070	904 MARQUETTE AV..2-1066	WENDY WEBB	\$75.00	\$5,344.45	Closed
[40-53 - Electrical Service - Change (Residential)] Panel upgrade from 100amp to 200amp - overhead					
125084	1193 MATHER ST..5-1311-B	JORGE B & GERARDO B MORALES	\$75.00	\$2,500.00	Pending
[40-53 - Electrical Service - Change (Residential)]					
125128	150 N BEDFORD RD..21-8358	CHRISTINE J CHITKO	\$150.00	\$2,500.00	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
125130	813 14th AV..2-564	JOSHUA J DVORAK	\$75.00	\$750.00	Closed
[40-55 - Electrical Service - Repair (Residential)] Replacing entire existing overhead service. Badly corroded and neutral lost. Replacing overhead mast. New SQD MPH22125 PED and conduits running into building.					
125131	583 RUTH ST..21-2475-F-32	RITO DIAZLEON, ETAL	\$75.00	\$600.00	Closed
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]					
125145	324 N ROOSEVELT ST..14-338	A & J INVESTMENT PROPERTIES LLC	\$0.00	\$2,500.00	Pending
[40-52 - Electrical Service - Change (Commercial)]					
125146	1405 MAIN ST..8-75	KOMPOUND ENTERPRISES LLC	\$0.00	\$2,500.00	Pending
[40-52 - Electrical Service - Change (Commercial)]					
125147	1009 CROOKS ST..14-898	GREEN BAY HOUSING AUTHORITY PROPERTIES LLC	\$0.00	\$2,500.00	Pending
[40-52 - Electrical Service - Change (Commercial)]					
125152	1104 13th AV..1-743	PATRICK J & NATALIE A BRENNAN	\$75.00	\$1,000.00	Closed
[40-55 - Electrical Service - Repair (Residential)]					
125168	1156 HOBART DR..6H-1110-7	ASHLEY YEALEY	\$75.00	\$3,411.94	Pending
[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] RELATE PANEL WITH NEW 100 AMP 32 SPACE QO PANEL, UPDATE GROUNDING BONDING, ADD PLYWOOD BEHIND PANEL, REPLACE CONDUCTORS WITH COPPER CONDUCTORS					
125185	1536 CEDAR ST..19-145	YOU PROPERTY LLC	\$75.00	\$3,100.00	Closed

[40-55 - Electrical Service - Repair (Residential)]

125189	1681 LANGLADE AV..6-1027-A	JACOB D & ARLENE G KOIVISTO	\$75.00	\$1,750.00	Closed
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[40-55 - Electrical Service - Repair (Residential)] Repair bent overhead service mast

125190	2834-2836 UNIVERSITY AV..21-275-3-2	CHARTER COMMUNICATIONS	\$100.00	\$2,000.00	Closed
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[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] Provide electrical as needed for an overhead power supply 100amp, 120/240v single phase 3 wire on pole #36FF3 located in front of address 2836 University Ave.

125196	1746 NEWBERRY AV..21-2303-2	CARLOS ANTONIO MARTINEZ, ETAL	\$75.00	\$500.00	Pending
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[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

125197	1705 BEECH TREE DR..6H-2080	DENNIS J & KATHY WILGER	\$75.00	\$3,000.00	Closed
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[40-55 - Electrical Service - Repair (Residential)] PANEL CHANGE AS BUSS BAR HAS SCORCH MARKS AND MAIN BREAKER IS FAILING

125243	421-423 S VAN BUREN ST..14-779	MEGA PROPERTY INVESTMENTS LLC	\$75.00	\$2,800.00	Pending
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[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] *Complaint 141199

125247	1560 MAIN ST..19-290	1560 MAIN STREET MALDONADO LLC	\$100.00	\$500.00	Pending
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[40-54 - Electrical Service - Repair (Commercial)] *Complaint 139613

125252	1400 N BAIRD ST..21-1198-6	NBE GREEN BAY LLC	\$75.00	\$3,920.00	Pending
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[40-53 - Electrical Service - Change (Residential)]

125279	1432 WIESNER ST..6-293-3	MICHAEL E SPICE	\$75.00	\$1,000.00	Pending
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[40-55 - Electrical Service - Repair (Residential)] Emergency call from 8/16. WPS disconnected and reconnected on Sunday 8/16.

125303	1833 12th AV..1-1293-1	DONALD & KAYE STERLING LIVING TRUST	\$75.00	\$1,000.00	Pending
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[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] Loss of partial power to side of duplex. Called in after hours. WPS onsite as an emergency disconnect/reconnect.

125311	1062-1064 LAVERNE DR ..21-429-1-2	RISE & SHINE RETREATS LLC	\$75.00	\$1,250.00	Closed
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[40-55 - Electrical Service - Repair (Residential)] Emergency repair, tree fell on electrical mast

125349	1126 S IRWIN AV..17-247-B	ABRAHAM K & KAREN Q LEWIS	\$75.00	\$3,350.00	Pending
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[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

125387	2011 LAKESIDE PL..21-950	CHERYL A ZIMMERMAN REVOCABLE TRUST	\$75.00	\$1,000.00	Pending
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[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] *said general contractor is only changing trim and doing flooring and no other trades

125404	1004 BRETT FAVRE PASS..1-1841-C-2	LEGACY GREEN BAY LLC	\$240.00	\$45,000.00	Pending
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[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)]

125407	919 CROCKER ST..18-629	GREEN BAY CITY OF	\$0.00	\$3,500.00	Pending
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[40-56 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] Add new 100 amp single phase electrical panel inside of building. Wire band saw out of new electrical panel.

125416	1013 ROYAL BLVD..18-1149	COREY J & LAURA J DEGUELLE	\$75.00	\$4,200.00	Pending
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[40-57 - Electrical Wiring (Misc., Alteration, Repair) (Residential)]

123983	211 N MAPLE AV..4-110	SAINT PATRICKS CONGREGATION	\$100.00	\$30,000.00	Closed
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[50-4 - Repair/Alter Existing HVAC System (Commercial)]

124995	1646 LILAC LN..21-1110-M-4-A	JOSHUA M & DANIELLE R PARADISE	\$75.00	\$12,040.32	Closed
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[50-43 - Heating and Air Conditioning Units (Residential)] Replaced (1) 45,000 BTU furnace and (1) 1.5 ton air conditioner

125038	3420 WIGGINS WAY..22-1734-15	EDWARD THIRY	\$225.00	\$2,075.00	Pending
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[50-49 - Repair/Alter Existing HVAC System (Residential)] ELEC: Install branch circuit wiring for one kitchen range hood and install approx. three new 120-volt receptacle outlets in existing residence. Connect one dishwasher branch circuit. PLBG: Install one utility/laundry sink in existing unfinished basement. Connect sink to existing sanitary drain, vent, and water supply. HVAC: Install a ducted range hood with 6" duct and 1,200 CFM for ventilation in the basement - Homeowner's Applications					
125055	118 S WASHINGTON ST Unit 100B..12-309	JOEL G DELORIT REVOCABLE TRUST	\$75.00	\$12,000.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)] Remove and replace the Skypak at this location					
125058	1488 HARVEY ST..19-593	THANH T & NGOC VAN NGUYEN	\$75.00	\$5,884.00	Pending
[50-41 - AC Unit Only (Residential)] Remove and replace the AC at this location					
125080	1424 12th AV..1-1682	MELISSA & ROBERT M OSGOOD	\$75.00	\$5,185.94	Closed
[50-45 - Heating Unit Only (Residential)] Replaced (1) 70,000 BTU furnace					
125097	1551 ELM ST..19-60		\$75.00	\$7,121.00	Closed
[50-41 - AC Unit Only (Residential)] ac replacement					
125111	1175 9th ST..1-415	LUIS ELVIR	\$75.00	\$5,500.00	Closed
[50-41 - AC Unit Only (Residential)] FORCED AIR & CENTRAL AIR					
125125	893-895 CAMM PL..3-28	MOBETA LLC	\$75.00	\$6,495.00	Closed
[50-41 - AC Unit Only (Residential)] 895Installation of a new AC to this rental property. None existing prior.					
125129	2222 DECKNER AV..21-1178	GREEN BAY AREA PUBLIC SCHOOL DISTRICT PREBLE	\$625.24	\$105,000.00	Pending
[50-4 - Repair/Alter Existing HVAC System (Commercial)] *changed from Lenzner Elec to Eland Elec due to scheduling					
125133	1849 WESTERN AV..6-126-F	MARTIN REVOCABLE LIVING TRUST	\$75.00	\$4,000.00	Closed
[50-41 - AC Unit Only (Residential)]					
125134	812 E WALNUT ST..14-318	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC	\$75.00	\$4,000.00	Closed
[50-41 - AC Unit Only (Residential)]					
125144	1571 ELLIS ST..19-217	ROY HANNON, ETAL	\$75.00	\$4,600.00	Closed
[50-45 - Heating Unit Only (Residential)]					
125154	444 MEADOW WIND DR..21-36-5	ABELLA-RAMIREZ REVOCABLE TRUST	\$75.00	\$5,000.00	Closed
[50-41 - AC Unit Only (Residential)]					
125167	508 WINDROSE CT..21-7166	CHERYL A LAMERS	\$75.00	\$5,000.00	Closed
[50-41 - AC Unit Only (Residential)] AC replacement					
125179	3050 FERNDAL DR..6H-2732	ASHLEY HACKEL	\$75.00	\$8,800.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)]					
125181	2446 SHADY OAK LN..6H-3859	JIAN ZHANG	\$75.00	\$13,700.00	Closed
[50-43 - Heating and Air Conditioning Units (Residential)]					
125182	1424 BAUMGART RD..6H-1122-20	JULIE ANN VISTE	\$75.00	\$1.00	Closed
[50-41 - AC Unit Only (Residential)]					
125183	2753 DURHAM RD..22-1796	ZAID JAZRAWI	\$75.00	\$7,879.00	Closed
[50-41 - AC Unit Only (Residential)]					
125198	215 13th AV..3-485	BRYCE & JOHN GUNDERSON	\$75.00	\$7,158.00	Closed
[50-41 - AC Unit Only (Residential)] Replaced (1) 2.5 ton air conditioner.					

125211	3362 CELINE WY..21-7723	DANIEL P & KATHRYN C COLLINS	\$75.00	\$6,000.00	Closed
[50-41 - AC Unit Only (Residential)] Remove and replace the AC at this location					
125225	2535 CHERRYWOOD LN..6H-2170	ESTEBAN J DE LA TORRE & DELIA YBARRA REVOCABLE TRUST	\$75.00	\$18,164.00	Abandoned
[50-43 - Mini Split System (Residential)] Replaced the outdoor mini-split unit (24,000 BTU w/ (3) indoor wall cassettes.					
125240	2520 MANITOWOC RD..23-294	REBECCA A & THOMAS A DEVINE	\$75.00	\$6,749.00	Closed
[50-41 - AC Unit Only (Residential)] Replaced (1) 2 ton air conditioner					
125241	2203 WHITE OAK TERR..6H-2098	DPCF REAL ESTATE LLC	\$75.00	\$5,200.00	Pending
[50-41 - AC Unit Only (Residential)] REPLACEMENT AIR CONDITIONER					
125248	1617 S NORWOOD AV..1-1152	SUE NESS	\$75.00	\$12,150.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]					
125266	1147 DESNOYERS ST..18-916	CHARLES STEVENSON	\$75.00	\$5,000.00	Pending
[50-41 - AC Unit Only (Residential)] AC replacement					
125267	1203 THORNDALE ST..1-2170	ROBERT A BEHLING	\$75.00	\$6,000.00	Closed
[50-41 - AC Unit Only (Residential)] AC replacement					
125289	505 TERRACE LAKE LN..21-7416	JAMES S & LINDSEY T HUDSON	\$150.00	\$15,116.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)] furnace and ac replacement					
125291	1508 N MENNEN CT..6-488	BARBARA S MALCOLM	\$75.00	\$7,000.00	Closed
[50-41 - AC Unit Only (Residential)] REPLACE AC					
125292	829 CHRISTIANA ST..3-147	TSU LOR XIONG	\$75.00	\$4,700.00	Pending
[50-45 - Heating Unit Only (Residential)] REPLACE FURNACE					
125305	1651 MASON WAY..21-1281-1-1	MARY ELLEN KOLLMAN	\$75.00	\$6,975.00	Closed
[50-45 - Heating Unit Only (Residential)] Replaced (1) 70,000 BTU furnace					
125314	807 KELLOGG ST..5-1483	JOHN M & LINDA M HEISER	\$75.00	\$6,015.00	Pending
[50-41 - AC Unit Only (Residential)] AC Replacement					
125320	101 CHERRY ST..12-217	FRANCISCO AND HEIDI GAMEZ	\$75.00	\$13,606.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]					
125321	101 CHERRY ST..12-217	CHERYL LOFGREN	\$75.00	\$13,606.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)]					
125323	437 S JACKSON ST..14-646	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC	\$400.00	\$63,503.00	Pending
[50-4 - Repair/Alter Existing HVAC System (Commercial)]					
125336	1338 SUBURBAN AV..6-1498	SEAN R STIKA	\$75.00	\$6,989.95	Pending
[50-41 - AC Unit Only (Residential)] A/C REPLACEMENT					
125344	1626 CRUSADE LN..6H-3924	WILLIAM & ERICA SCHINTGEN	\$75.00	\$6,635.00	Pending
[50-45 - Heating Unit Only (Residential)] 8/21/26 install					
125345	215 GRAY ST..5-716	KYLE P & TEANNA R BURRACK	\$75.00	\$9,100.00	Pending
[50-43 - Heating and Air Conditioning Units (Residential)] Install 8/14/26					
125346	819 BOND ST..5-1211	SOFIA VARGAS	\$75.00	\$5,700.00	Pending

[50-41 - AC Unit Only (Residential)] Install 8/20/26

125356	331 MCKENZIE LN..21-3698	ANTHONY M KENNEDY	\$75.00	\$12,350.00	Pending
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[50-43 - Heating and Air Conditioning Units (Residential)] Install 8/18

125357	1875 MELON AV..21-2311-1-2	JUDITH M JACOBS	\$75.00	\$5,350.00	Pending
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[50-45 - Heating Unit Only (Residential)]

125358	1685 JUNIPER DR..21-1110-M-80	MYINT SOE	\$75.00	\$5,000.00	Pending
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[50-41 - AC Unit Only (Residential)]

125359	1604 FRANK ST..1-2725	MELANIE T BROWN	\$75.00	\$21,450.00	Pending
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[50-43 - Heating and Air Conditioning Units (Residential)]

125363	401 JOHN ST..8-830	DANIEL B CONNELLY	\$75.00	\$8,100.00	Pending
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[50-45 - Heating Unit Only (Residential)]

125364	1099 KENWOOD ST..1-2638	LIBERTY STREET INVESTMENTS LLC	\$75.00	\$5,165.00	Pending
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[50-49 - Repair/Alter Existing HVAC System (Residential)]

125367	1362 BIEMERET ST..6-863	JUDILYN MCGOWN	\$75.00	\$11,840.00	Pending
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[50-43 - Heating and Air Conditioning Units (Residential)] Furnace & Air Conditioner Replacement

125369	2135 PACKERLAND DR..6H-3414	MICHAEL & BETH CYGAN	\$75.00	\$10,000.00	Pending
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[50-43 - Heating and Air Conditioning Units (Residential)] Remove and replace the Furnace and AC

125370	324 N ROOSEVELT ST..14-338	A & J INVESTMENT PROPERTIES LLC	\$100.00	\$9,000.00	Pending
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[50-44 - Heating Unit Only (Commercial)] Remove and replace the Boiler system at this location

125376	1010 N ASHLAND AV..18-537	K2 HOLDING INVESTMENTS LLC	\$100.00	\$25,127.28	Pending
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[50-42 - Heating and Air Conditioning Units (Commercial)] Suite AReplaced (1) 70,000 BTU furnace and (1) 2.5 ton air conditioner plus extensive ductwork modifications.

125388	1141 BIEMERET ST..1-1391-D	AMANDA R & ERIK J HERNANDEZ	\$75.00	\$11,900.00	Pending
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[50-43 - Heating and Air Conditioning Units (Residential)] REPLACE FURNACE & AC

125410	3558 BLACKWOLF RN..22-1850	RENEE R & DOUGLAS A SMITH	\$75.00	\$8,187.75	Pending
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[50-41 - AC Unit Only (Residential)] Replaced (1) 4 ton air conditioner

124870	1766-1768 BEAVER DAM DR..6-187-B	DAFFINSON PROPERTIES #3 LLC	\$75.00	\$12,016.00	Pending
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[60-25 - Repair/Alter Existing Plumbing System (Residential)]

124999	1208 DOTY ST..14-1356-1	LUZ M LEON	\$75.00	\$4,140.00	Closed
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[60-25 - Repair/Alter Existing Plumbing System (Residential)]

125041	1117 ROYAL BLVD..18-1095	FRANCISCA NATAL, ETAL	\$225.00	\$372,182.00	Pending
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[60-35 - Bulkhead Existing Utilities (Residential)] *Complaint 140731
Home destroyed by fire

125096	2619 TIROL CT..21-5975	RICK MCNUTT	\$150.00	\$7,000.00	Pending
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[60-37 - Lawn Sprinklers (Residential)]

125143	1977 MARYBELL LN..6H-1235-6	JOHN P & SARAH M STILOSKI	\$75.00	\$11,939.00	Pending
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[60-25 - Tub to Shower (Residential)]

125193	204 OXFORD AV..5-509	ELIZABETH A CALLIES	\$1,200.00	\$2,000.00	Pending
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[60-33 - Storm Sewers - Connection/Repair (Residential)]

125216	1013 BERNER ST..20-163 [60-25 - Tub to Shower (Residential)]	LEROY J MIELKE	\$75.00	\$2,097.13	Pending
125219	2753 WEST POINT RD..6H-1227-4 [60-25 - Tub to Shower (Residential)] Removal of fiberglass tub and fiberglass shell, installation of acrylic shower system.	KEITH A CARTIER	\$75.00	\$1,264.27	Pending
125229	601 PETERS ST..21-2218-4 [60-27 - Water Heater (Residential)]	MARK F BROKAW	\$50.00	\$3,323.00	Pending
125230	115 HAZEL ST..3-934 [60-27 - Water Heater (Residential)]	NANCY A BOLZENTHAL	\$50.00	\$3,600.00	Pending
125232	208 OXFORD AV..5-510 [60-33 - Storm Sewers - Connection/Repair (Residential)]	CYNTHIA L RINER	\$0.00	\$2,000.00	Pending
125233	243 OXFORD AV..5-506 [60-33 - Storm Sewers - Connection/Repair (Residential)] INSTALL SUMP PUMP LATERAL TO SIDEWALK TO BE CONNECTED BY CITY TO STORM SEWER	KIM COR PROPERTIES LLC	\$0.00	\$2,000.00	Pending
125244	1605 UNIVERSITY AV..19-351 [60-20 - Misc Plumbing (treament systems, grease traps, backflow valve)(Commercial)] *WAITING ON UPDATED PERMIT WITH OWNER EMAIL AND/OR PHONE NUMBER	BAY PARTNERS REAL ESTATE LLC	\$100.00	\$2,500.00	Pending
125260	1645 FRANZ AV..21-2003 [60-25 - Repair/Alter Existing Plumbing System (Residential)]	KYLE CORONADO	\$75.00	\$5,514.00	Pending
125261	826 S IRWIN AV..17-354 [60-25 - Repair/Alter Existing Plumbing System (Residential)]	KAREN A & RICHARD L WENDRICKS	\$75.00	\$6,489.00	Pending
125280	3334-3336 WIGGINS WAY..22-1600 [60-33 - Storm Sewers - Connection/Repair (Residential)]	TRACY M BINS	\$50.00	\$15,000.00	Pending
125307	800 9th ST..1-600 [60-27 - Water Heater (Residential)] Water heater replacement through NorthCentral Community Action Program	JALEESA GRAY	\$50.00	\$2,200.00	Pending
125348	1438 E MASON ST..17-791 [60-29 - Water Service - Connection/Repair (Residential)]	TERRY L PAVLIK, ETAL	\$50.00	\$1,000.00	Pending
125352	409 N MAPLE AV..5-1006 [60-25 - Tub to Shower (Residential)]	GREEN BAY HOUSING AUTHORITY PROPERTIES LLC	\$75.00	\$5,984.00	Pending
125365	1800 GROSS AV..1-2366 [60-21 - Misc Plumbing (treament systems, grease traps, backflow valve)(Residential)]	CONSTANCE A GREISER	\$75.00	\$2,000.00	Pending
125371	2770 CANYON BLUFF RD..21-4809 [60-27 - Water Heater (Residential)]	JAMES C KOPECKY	\$50.00	\$1,000.00	Pending
125372	219 OAK GROVE AV..21-2376 [60-21 - Misc Plumbing (treament systems, grease traps, backflow valve)(Residential)]	RONALD D TORDEUR	\$75.00	\$583.00	Pending
125373	221 OXFORD AV..5-500 [60-33 - Storm Sewers - Connection/Repair (Residential)]	ANDREA L CZARNESKI	\$0.00	\$2,500.00	Pending
125380	710 N BUCHANAN ST..18-874 [60-25 - Tub to Shower (Residential)]	BARBARA A WELLER	\$75.00	\$4,265.20	Pending
125381	935 SHAWANO AV..3-866	JOYCE M COLE	\$75.00	\$1,150.38	Pending

[60-25 - Tub to Shower (Residential)]

125424	305 OAK ST..3-796	DAVID L BUCK	\$0.00	\$1.00	Pending
[60-33 - Storm Sewers - Connection/Repair (Residential)] PART OF CITY PROJECT					
125426	212 OAK ST..3-1169-A	PATRICIA MEJIA, ETAL	\$0.00	\$1.00	Pending
[60-33 - Storm Sewers - Connection/Repair (Residential)] PART OF CITY PROJECT					
125427	306 OAK ST..3-1166-A	ELIZABETH VERA MONTALVO	\$0.00	\$0.00	Pending
[60-33 - Storm Sewers - Connection/Repair (Residential)] PART OF CITY PROJECT					
125428	206 OAK ST..3-180	ECUMENICAL PARTNERSHIP FOR HOUSING INC	\$0.00	\$1.00	Pending
[60-33 - Storm Sewers - Connection/Repair (Residential)] PART OF CITY PROJECT					
125194	139 S WASHINGTON ST..12-190	205 DOTY LLC	\$94.50	\$6,000.00	Pending
[70-1 - Signs - Permanent] INTERNALLY ILLUMINATED WALL PROJECTING SIGN APPROXIMATELY 9 SQ FT					
125204	410 S MILITARY AV..6-1772	JJ 875 PROPERTY LLC	\$104.00	\$50.00	Pending
[70-1 - Signs - Permanent] NON ILLUMINATED METAL AND ACRYLIC WALL SIGN MOUNTED OVER FRONT ENTRANCE. APPROXIAMTELY 28 SQ FT					
125259	2440 W MASON ST..6H-2182	USA IN TRUST FOR SUMMERS FRANK	\$104.48	\$5,000.00	Pending
[70-1 - Signs - Permanent] INTERNALLY ILLUMINATED WALL SIGN ON ADDITION APPROXIMATELY 37 SQ FT					
125299	300 N BROADWAY..5-1737	GREEN BAY BROADWAY DEVELOPMENT LLC	\$175.16	\$9,200.00	Pending
[70-1 - Signs - Permanent] 2 ILLUMINATED WALL SIGNS 1 ON BROADWAY 1 ON DOUSMAN ELEVATION. EACH AT 43 SQ FT					
125377	1111 PACKERLAND DR..6H-1137-5	ONEIDA NATION	\$211.00	\$10,600.00	Pending
[70-1 - Signs - Permanent] 2 WALL (APPROX 50 SQ FT) AND 1 PYLON SIGN (APPROX 33 SQ FT) S FACES					
Totals: 301 projects			\$66,910.22	\$19,657,908.21	

Summary of Projects Issued

8/1/2026 to 8/31/2026

Class of Work	Proj	Site	Plan	Bldg	Elec	HVAC	Plbg	EC	Fees Paid	Estimated Cost
1 Residential - New - Single Family House	5	5	8	5	5	5	5	5	\$6,360.60	\$1,534,869.00
2 Residential - Alteration - 1 -2 Family House	34	0	7	34	13	7	20	0	\$6,275.00	\$598,239.40
3 Residential - New - 2 Family House (Duplex)	2	2	2	2	2	2	2	2	\$2,935.20	\$700,000.00
4 Residential - Addition - Garage, Carport	2	2	2	2	1	0	0	0	\$450.00	\$22,500.00
7 Deck, Porch, Ramp (Residential)	21	0	1	21	0	0	0	0	\$3,050.00	\$318,614.31
8 Site (Erosion control, Fill, Excavation)(Residential)	1	0	1	1	0	0	1	1	\$225.00	\$20,000.00
8 Subdivision (Erosion control, Fill, Excavation)(Residential)	1	1	0	0	0	0	0	1	\$455.00	\$508,000.00
9 Raze - Building or Structure (Residential)	1	0	0	1	0	0	1	1	\$225.00	\$53,425.00
11 Driveway Replacement and/or Expansion (Residential)	30	0	0	30	0	0	0	0	\$2,250.00	\$234,735.00
11 Fence (Residential)	32	0	0	32	0	0	0	0	\$2,400.00	\$279,702.73
11 Foundation Repair (Residential)	7	0	0	7	0	0	1	0	\$675.00	\$100,626.63
11 Garage/Carport/Shed (residential)	11	2	2	11	2	0	0	0	\$1,150.00	\$93,289.00
11 Patio, Walkway (Residential)	7	0	0	7	0	0	0	0	\$525.00	\$28,300.00
11 Swimming Pool (Residential)	1	1	0	1	1	0	1	0	\$250.00	\$71,880.00
11 Z - Misc Project Not Listed (Residential)	8	0	1	8	2	0	1	0	\$875.00	\$85,108.05
31 Commercial - Addition - Non-Residence, Non-housekeeping	1	0	1	1	1	0	0	0	\$500.00	\$84,000.00
31 Commercial - Alteration - Non-Residence, Non-Housekeeping	5	0	7	5	4	4	2	0	\$22,634.24	\$13,055,000.00
34 Cell Tower - Alteration to Existing (Commercial)	2	0	0	2	0	0	0	0	\$200.00	\$40,000.00
34 Certificate of Occupancy (Commercial)	1	0	0	1	0	0	0	0	\$75.00	\$500.00
34 Change of Use (Commercial)	1	1	1	1	1	0	1	0	\$1,917.30	\$45,000.00
34 Demolition - Interior (Commercial)	1	0	0	1	0	0	0	0	\$100.00	\$1.00
34 Fence (Commercial)	2	0	0	2	0	0	0	0	\$200.00	\$7,200.00
34 Raze- Building or Structure (Commercial)	1	0	0	1	0	0	0	0	\$100.00	\$40,000.00
34 Roofing (Commercial)	3	0	0	3	0	0	0	0	\$300.00	\$180,500.00
34 Site (Erosion control, Fill, Excavation)(Commercial)	1	1	0	1	0	0	0	1	\$1,165.00	\$160,000.00
34 Window, Door - Replacement (Commercial)	1	0	0	1	0	0	0	0	\$100.00	\$15,000.00
34 Z - Misc Project Not Listed (Commercial)	2	1	1	2	1	0	0	0	\$488.50	\$154,000.00
40 Electrical Service - Change (Commercial)	3	0	0	0	3	0	0	0	\$0.00	\$7,500.00
40 Electrical Service - Repair (Commercial)	1	0	0	0	1	0	0	0	\$100.00	\$500.00
40 Electrical Service - Change (Residential)	4	0	0	0	4	0	0	0	\$300.00	\$16,612.93
40 Electrical Service - Repair (Residential)	8	0	0	0	8	0	0	0	\$600.00	\$14,725.00
40 Electrical Wiring (Misc., Alteration, Repair) (Commercial)	3	0	0	0	3	0	0	0	\$340.00	\$50,500.00
40 Electrical Wiring (Misc., Alteration, Repair) (Residential)	13	0	0	0	13	2	0	0	\$1,125.00	\$29,861.94
50 AC Unit Only (Residential)	22	0	0	0	0	22	0	0	\$1,650.00	\$125,879.70
50 Heating and Air Conditioning Units (Commercial)	1	0	0	0	0	1	0	0	\$100.00	\$25,127.28
50 Heating and Air Conditioning Units (Residential)	14	0	0	0	0	14	0	0	\$1,125.00	\$177,658.32

50 Heating Unit Only (Commercial)	1	0	0	0	0	1	0	0	\$100.00	\$9,000.00
50 Heating Unit Only (Residential)	7	0	0	0	0	7	0	0	\$525.00	\$41,545.94
50 Mini Split System (Residential)	1	0	0	0	0	1	0	0	\$75.00	\$18,164.00
50 Repair/Alter Existing HVAC System (Commercial)	3	0	1	1	1	3	0	0	\$1,125.24	\$198,503.00
50 Repair/Alter Existing HVAC System (Residential)	2	0	0	0	1	2	1	0	\$300.00	\$7,240.00
60 Bulkhead Existing Utilities (Residential)	1	0	0	1	0	0	1	1	\$225.00	\$372,182.00
60 Lawn Sprinklers (Residential)	1	0	0	0	0	0	1	0	\$150.00	\$7,000.00
60 Misc Plumbing (treament systems, grease traps, backflow valve)(Commercial)	1	0	0	0	0	0	1	0	\$100.00	\$2,500.00
60 Misc Plumbing (treament systems, grease traps, backflow valve)(Residential)	2	0	0	0	0	0	2	0	\$150.00	\$2,583.00
60 Repair/Alter Existing Plumbing System (Residential)	4	0	0	0	0	0	4	0	\$300.00	\$28,159.00
60 Storm Sewers - Connection/Repair (Residential)	9	0	0	0	0	0	9	7	\$1,250.00	\$23,503.00
60 Tub to Shower (Residential)	6	0	0	0	0	0	6	0	\$450.00	\$26,699.98
60 Water Heater (Residential)	4	0	0	0	0	0	4	0	\$200.00	\$10,123.00
60 Water Service - Connection/Repair (Residential)	1	0	0	0	0	0	1	0	\$50.00	\$1,000.00
70 Signs - Permanent	5	5	0	5	0	0	0	0	\$689.14	\$30,850.00
Totals:	301	21	35	190	67	71	65	19	\$66,910.22	\$19,657,908.21

**RESOLUTION AUTHORIZING
CONDITIONAL USE PERMITS
AT 715, 725, 805, 809, 811, 815, 821, 825,
831, 837, 845 AND 855 IRVINGTON STREET
(ZP 26-36)**

September 15, 2026

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

That, pursuant to Zoning Petition 26-36 and the recommendation of the Plan Commission on August 31, 2026, the City of Green Bay does authorize Conditional Use Permits (CUP) for a single-family residence, on the following described properties:

725 Irvington Street

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

Tax Parcel No. 6-426

805 Irvington Street

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

Tax Parcel No. 6-427

809 Irvington Street

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

Tax Parcel No. 6-428

811 Irvington Street

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

Tax Parcel No. 6-429

815 Irvington Street

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

Tax Parcel No. 6-430

821 Irvington Street

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

Tax Parcel No.6-431

825 Irvington Street

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

Tax Parcel No. 6-432

831 Irvington Street

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

Tax Parcel No. 6-433

837 Irvington Street

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

Tax Parcel No. 6-435

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

Tax Parcel No. 6-439

That, pursuant to Zoning Petition 26-36 and the recommendation of the Plan Commission on August 31, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) for a two-family residence, on the following described properties:

715 Irvington Street

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

Tax Parcel No. 6-424

845 Irvington Street

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

Tax Parcel No. 6-437

Said CUPs shall be granted subject the following conditions:

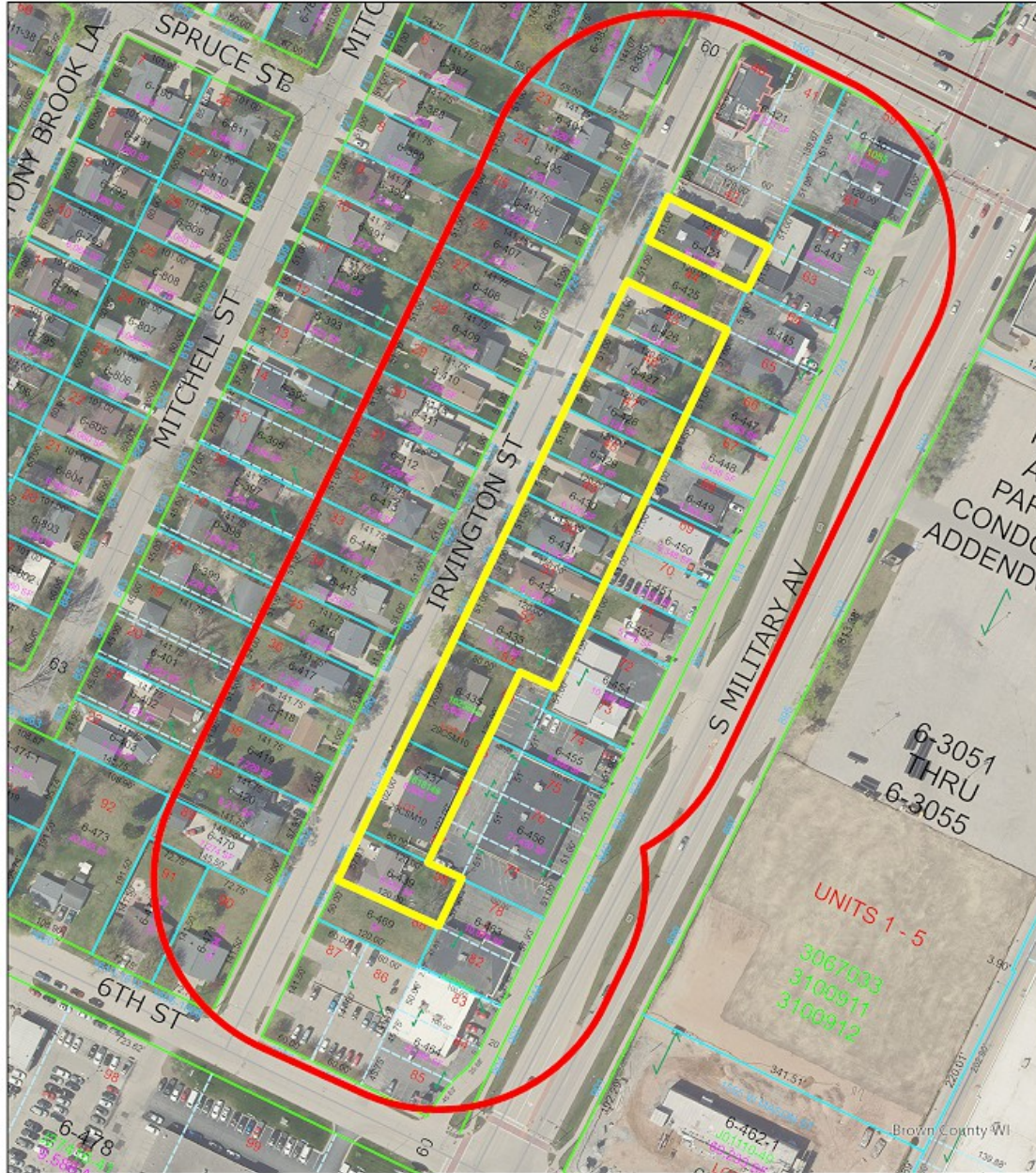
1. Approval of ZO 09-26 (ZP 26-31) at the September 15, 2026, City Council meeting.
2. Compliance with all regulations of the Green Bay Municipal Code.

Adopted _____

Approved _____

Eric Genrich, Mayor

dm:
Attachment – Map



(ZP 26-36)

Conditional Use Permits for Single and Two-Family Dwellings East Side of Irvington Street



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. 17 Aug 2026. C:\Users\denam\Documents\ArcGIS\Projects\MyProject2\MyProject2.aprx

Subject Parcels

200' Notification Buffer



0 40 80 160 Feet

**RESOLUTION AUTHORIZING
A CONDITIONAL USE PERMIT
AT 1013 S JACKSON STREET
(ZP 26-34)**

September 15, 2026

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

That, pursuant to Zoning Petition 26-34 and the recommendation of the Plan Commission on August 31, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) to allow for an accessory building with a side wall height of 14' and a roof height of 17' measured from the midpoint, on the following described property:

LOT FOURTEEN (14), BLOCK EIGHTY-THREE (83), ACCORDING TO THE RECORDED PLAT OF ASTOR, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

Tax Parcel No.16-246

Said CUP shall be granted subject the following conditions:

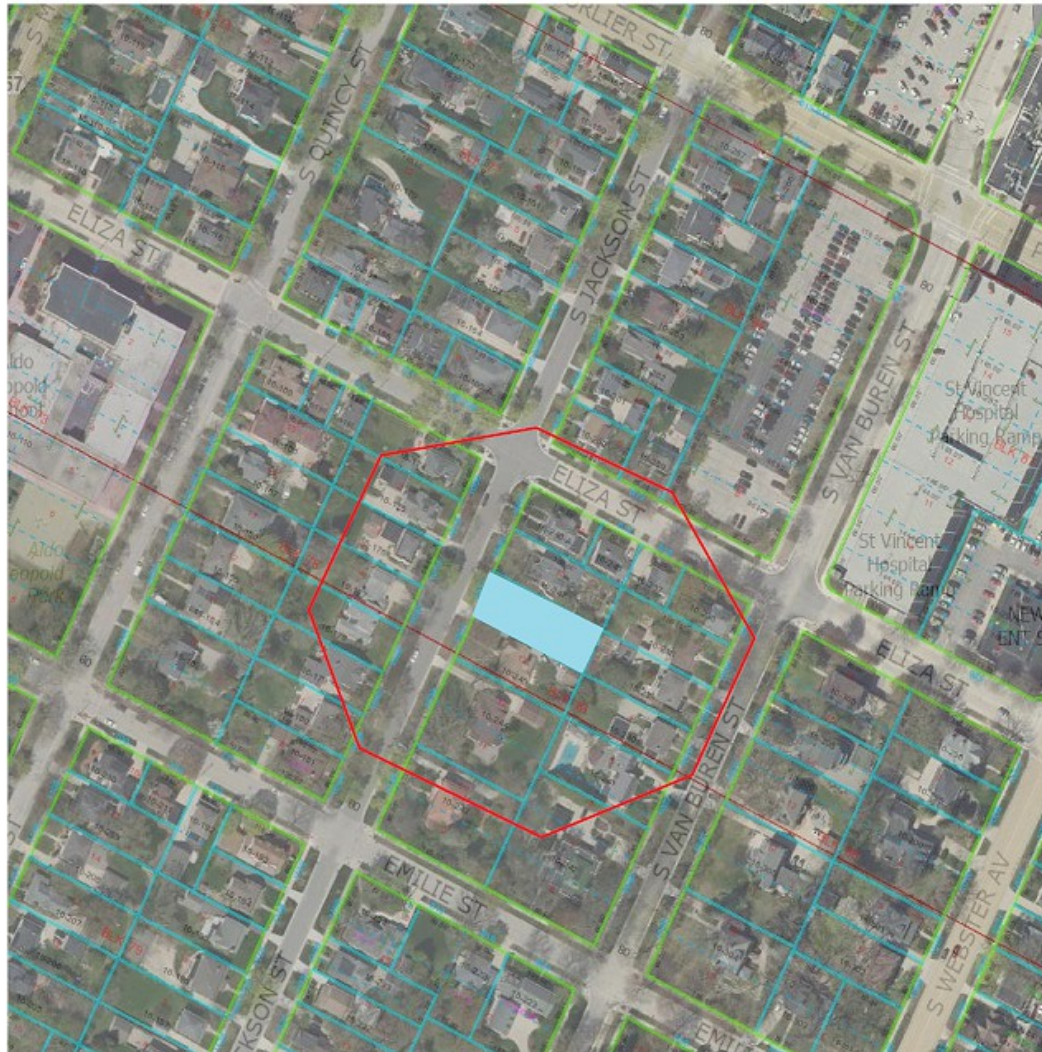
1. Compliance with all regulations of the Green Bay Municipal Code
2. If the property owner seeks to place the accessory structure 1.3' from the rear property, a variance from the Board of Appeals must be approved. If the Board of Appeals does not grant a variance, the garage must either be reduced in size or moved to 4 feet from the rear property line.

Adopted _____

Approved _____

Eric Genrich, Mayor

jl:
Attachment – Map



- Proposed CUP
- 200' Property Owner Notice

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

Conditional Use Permit (CUP) Request
Accessory building exceeding 10' in height for
side wall and 16' in height for structure height.

1013 S Jackson St.

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

August 18, 2026

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

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

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

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

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

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

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

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

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

Adopted _____

Approved _____

Eric Genrich, Mayor

Celestine Jeffreys, Clerk

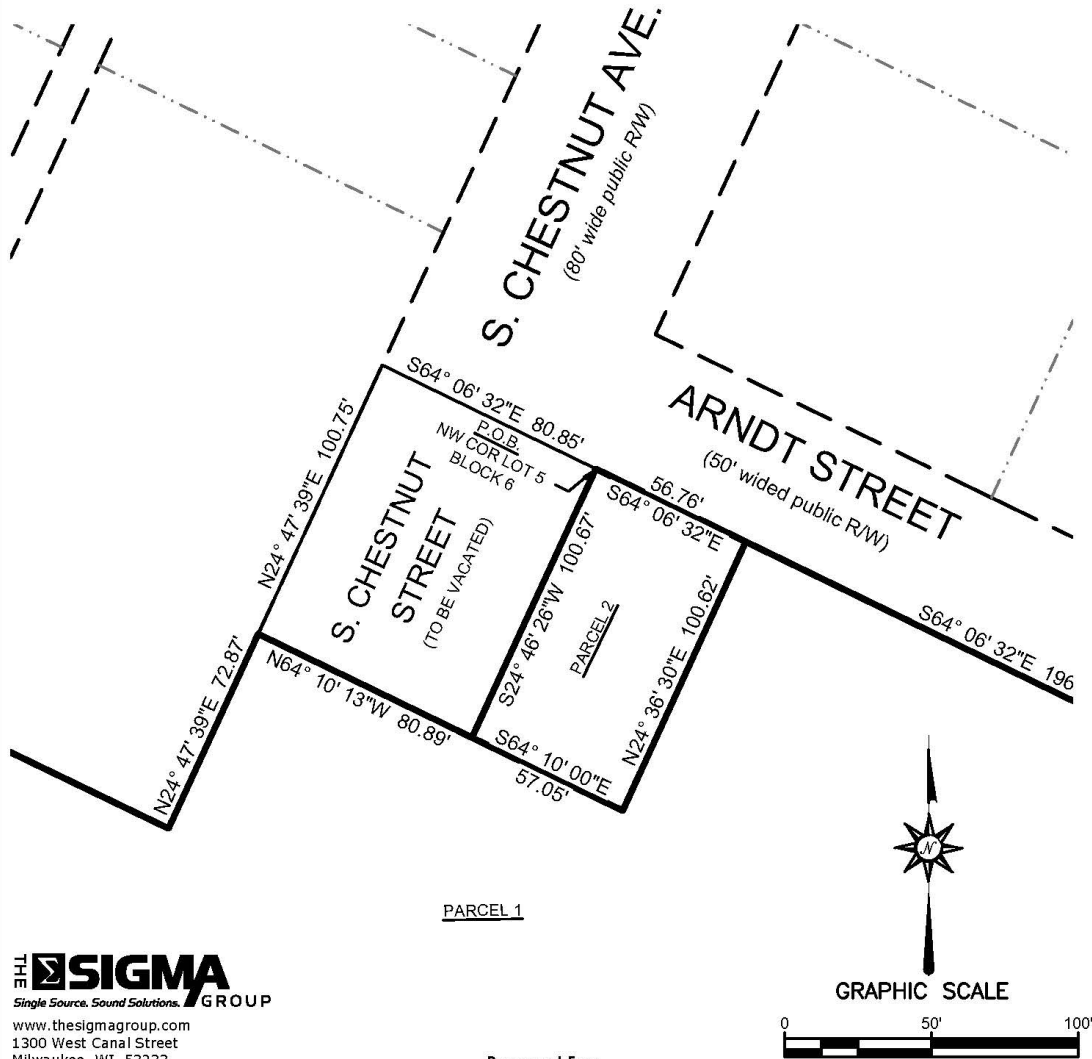
Attachments – Map
Legal Description

EXHIBIT
PROPOSED VACATED ROAD RIGHT OF WAY.

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

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

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



THE SIGMA GROUP
Single Source. Sound Solutions.

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

Prepared For:

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

**RESOLUTION AUTHORIZING
BUDGET AMENDMENT**

September 15, 2026

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

Pursuant to the recommendation of the Finance Committee at its meeting of September 8, 2026, the following 2026 amendment of funds is hereby authorized:

	<u>ACCOUNT</u>		<u>AMOUNT</u>
Increase:	101300 50501	Police-Overtime	\$40,488.70
Increase:	101300 46223	Police Overtime Reimbursement	\$40,488.70

***This budget amendment is for 2026 unbudgeted overtime for staffing at the FBI, ATF, US Marshal and Internet Crimes Against Children Task Forces, unbudgeted special events such as Cnesses Temple Security, Friday's on the Fox, Senator Baldwin Visit, GB Pride Event, Bellin Children's Run, Bellin Run, DJ on the Deck, Packers Shareholder Meeting, Packer Children's Run, Packers 5K, Stars and Strides Event and the Wednesday and Saturday Farmer's Markets.*

Increase:	101400 50501	Fire-Overtime	\$18,010.57
Increase:	101400 46223	Fire Overtime Reimbursement	\$18,010.57

***This budget amendment is for 2026 unbudgeted overtime for staffing at events such as the Epic Marathon, Luke Combs Concerts, Packer 5K and the Brown County Fire Investigation Task Force.*

Increase:	101400 50501	Fire-Overtime	\$24,557.50
Increase:	101400 43611	Fire-State Overtime Reimbursement	\$24,557.50

***This budget amendment is for 2026 unbudgeted state reimbursements of costs incurred for employees to attend USAR (Urban Search & Rescue) trainings.*

Adopted _____

Approved _____

Mayor

Clerk

FINAL PAYMENTS RESOLUTION
September 15, 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. **RAMPS 1-26 PARKING RAMP REPAIRS**
 CY-CON, INC.

TOTAL AMOUNT EARNED:	\$ 485,575.50
LESS AMOUNT RETAINED:	<u>\$ 0.00</u>
	\$ 485,575.50
LESS AMOUNT PREVIOUSLY PAID:	<u>\$ 472,829.30</u>
AMOUNT DUE THIS PAYMENT:	\$ 12,746.20

ACCOUNT NUMBER
453500-55391-69036: \$12,746.20
PO #2500203

Adopted _____, 2026

Approved _____, 2026

Mayor

ATTEST:

City Clerk

BMJ



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

MEETING DATE

September 15, 2026

PREPARED BY

AGENDA ITEM # X.6

Resolution in support of adopting Brown County All Hazards Mitigation Plan.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Community Adoption Resolution

RESOLUTION IN SUPPORT OF ADOPTING BROWN COUNTY ALL HAZARDS MITIGATION PLAN

WHEREAS, the City of Green Bay recognizes that natural hazards pose a threat to people and property; and

WHEREAS, the City of Green Bay recognizes that undertaking hazard mitigation actions before disasters occur will reduce the potential for harm to people and property and save taxpayer dollars; and

WHEREAS, the City of Green Bay recognizes that an adopted all hazards mitigation plan is required as a condition of future grant funding for mitigation projects; and

WHEREAS, the County Board of Brown County has adopted the Brown County All Hazard Mitigation Plan as its official plan; and

WHEREAS, the City of Green Bay has reviewed such plan and recommends approval thereof for the City.

NOW, THEREFORE BE IT RESOLVED, that the City of Green Bay, Wisconsin, hereby adopts the *2026 Brown County All Hazards Mitigation Plan*, a copy of which is on file with the City of Green Bay's Clerk, as its official plan and directs that a copy of the same be forwarded to the Brown County Emergency Management Department.

BE IT FURTHER RESOLVED, upon approval of the *2026 Brown County All Hazards Mitigation Plan*, the Brown County Emergency Management Department will submit the adopted plan to Wisconsin Emergency Management and Federal Emergency Management Agency officials for final review and approval, as required under the Hazard Mitigation Grant Program.

Adopted _____

Approved _____

Eric Genrich

Mayor

ZONING ORDINANCE NO. 10-26

**AN ORDINANCE REZONING THE PROPERTIES LOCATED
AT 1004 SHAWANO AVENUE, 1016 SHAWANO AVENUE, 1018 SHAWANO AVENUE, 1024
SHAWANO AVENUE, 1032 SHAWANO AVENUE FROM
LOW DENSITY RESIDENTIAL (R1) TO PUBLIC INSTITUTIONAL (PI)
(ZP 26-32)**

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 Low Density Residential (R1) to Public Institutional (PI) zoning:

1004 SHAWANO AVENUE

THE SOUTHERLY 98.58 FEET OF LOT 15 OF FISKS ADDITION LYING NORTH OF THE NORTH LINE OF SHAWANO AVENUE AND WEST OF THE WESTERLY LINE OF O'BRIEN STREET AND THE SOUTHERN 98.58 FEET OF THE EASTERN 51.99 FEET OF LOT 16 OF FISKS ADDITION IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

1016 SHAWANO AVENUE

THE SOUTH 158.35 FEET OF LOT 16 EXCEPT THE EASTERN 51.99 FEET AND WESTERN 51.99 FEET OF LOT 16 OF FISKS ADDITION IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

1018 SHAWANO AVENUE

THE WEST 51.99 FEET OF THE SOUTH 158.35 FEET OF LOT 16 OF FISKS ADDITION IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

1024 SHAWANO AVENUE

THE SOUTH ½ OF THE EAST ½ OF LOT 17 OF FISKS ADDITION IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

1032 SHAWANO AVENUE

THE EAST 52.48 FEET OF THE WEST ½ OF THE SOUTH 184 FEET LOT 17 OF FISKS ADDITION IN THE CITY OF GREEN BAY, 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.

ZONING ORDINANCE NO. 10-26

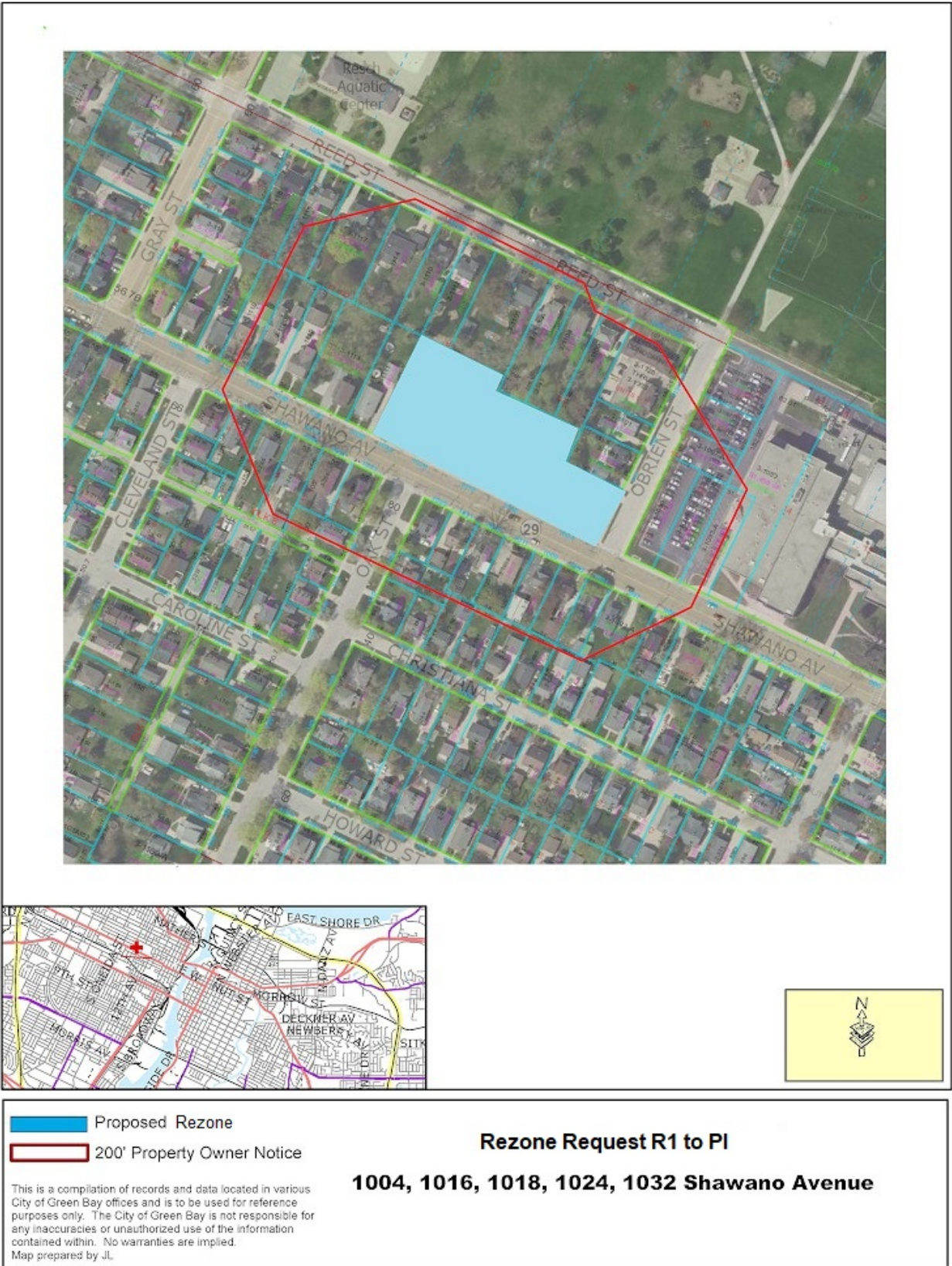
APPROVED:

Eric Genrich, Mayor

JL

Attachment – Location Map

ZONING ORDINANCE NO. 10-26



GENERAL ORDINANCE NO. 16-26

**AN ORDINANCE
REPEALING SECTION 44-250,
GREEN BAY MUNICIPAL CODE,
RELATING TO LAND USE DEFINITIONS**

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

SECTION 1. Section 44-250, Green Bay Municipal Code, is hereby amended to remove:

Section 44-250, removed and reserved.

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

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

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

APPROVED:

Mayor

GENERAL ORDINANCE NO. 17-26

AN ORDINANCE CREATING ARTICLE XXII, SECTION 44-2200, OF CHAPTER 44 GREEN BAY MUNICIPAL CODE, RELATING TO LAND USE DEFINITIONS

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

SECTION 1. Article XXII, Land Use Standards, Chapter 44, Green Bay Municipal Code, is hereby created to include:

Section 44-2200: Definitions

This section defines each land use listed in the land use tables in alphabetical order. General definitions are listed in [Section 44-249](#). Definitions of signs are listed in [Section 30-3](#).

- 1) *Accessory Dwelling Unit (ADU)* means a residential dwelling unit on the same parcel as a single-family, two-family duplex or a two-family semi-detached dwelling. The ADU provides complete independent living facilities for one family per Wisconsin's Unified Dwelling Code. It may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled principal/primary dwelling.
- 2) *Adult daycare home* means a residential dwelling where services are provided for part of a day in a group setting to adults who need assistance with activities of daily living, supervision, or protection. Services may include personal care and supervision, provision of meals, medical care, medication administration, transportation, and activities designed to meet physical, social, and leisure time needs. Such facilities are not licensed by the State of Wisconsin, but may be certified by the State.
- 3) *Adult entertainment establishment* means an establishment providing nude dancing or other live or recorded performances that depict, describe, or relate to specified sexual activities: human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse, oral copulation, or sodomy; fondling or other erotic touching of specified anatomical areas. Adult entertainment establishments include, but are not limited to, the following uses:
 - a. *Adult bookstore*. An establishment having as a substantial or significant portion of its stock and trade in books, magazines, other periodicals, videotapes, compact disks, and/or other electronic media which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas" as defined herein.
 - b. *Adult motion picture theater*. An enclosed building or outdoor land area used for the viewing of films or videos at which a significant or substantial portion of the material presented is distinguished or characterized by an emphasis on matter

depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas" as defined herein for observation by patrons therein.

- c. *Adult bath house*. An establishment or business which provides the service of baths of all kinds, including all forms and methods of hydrotherapy, that is not operated by a medical practitioner or a professional physical therapist licensed by the State of Wisconsin and which establishment provides to its patrons an opportunity for engaging in specified sexual activities as defined in this chapter.
 - d. *Adult motel*. A hotel, motel, or similar commercial establishment which:
 - i. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; and has a sign visible from the public right-of-way which advertises the availability of this adult type of photographic reproductions; or
 - ii. Offers a sleeping room for rent for a period of time that is less than ten hours; or
 - iii. Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than ten hours.
 - e. *Adult modeling studio*. An establishment or business which provides the services of modeling for the purpose of reproducing the human body wholly or partially in the nude by means of photography, painting, sketching, drawing, or otherwise.
 - f. *Adult body painting studio*. An establishment or business wherein patrons are afforded an opportunity to paint images on a body which is wholly or partially nude. For purposes of this chapter, the adult body painting studio shall not be deemed to include a tattoo parlor.
 - g. *Adult cabaret*. An establishment or business which features male and/or female topless and/or bottomless dancers, go-go dancers, exotic dancers, strippers, or similar entertainers.
 - h. *Adult novelty shop*. An establishment or business having as a substantial or significant portion of its stock and trade in novelty or other items which are distinguished or characterized by their emphasis on or designed for specified sexual activities as defined herein or stimulating such activity.
- 4) **Agriculture means the use of land for the production of plants, animals, or horticultural products, including farming, dairying, pasturage agriculture, horticulture, floriculture, and animal and poultry husbandry, and the necessary accessory uses for storing the products. Agriculture shall not include animal feedlot operations.**
- 5) **Agriculture, forestry, fishing, and recreation means the use of land for the cultivation, production, harvesting, management, or collection of natural resources, including**

crops, livestock, timber, and fish, as well as associated conservation and resource management activities.

- 6) *Animal boarding facility, kennel, or animal shelter* means 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.
- 7) *Animal grooming facility* means an establishment where domestic animals are bathed, clipped, or combed, including boarding for not more than 48 hours incidental to the grooming services.
- 8) *Animal hospital or veterinary clinic* means an establishment providing medical and surgical treatment of domestic animals, including grooming and boarding for not more than 30 days if incidental to the medical care.
- 9) **Arboreta, wildlife preserves, botanical gardens, trails for non-motorized use, and similar non-intensive or passive recreational facilities means land uses that promote environmental protection, public health, and open spaces.**
 - a. **Arboreta means a space where trees, shrubs, and herbaceous plants are cultivated for scientific and educational purposes.**
 - b. **Wildlife preserves means land dedicated to the natural environment of wildlife for preservation purposes.**
 - c. **Botanical gardens means an indoor or outdoor facility where plants are grown to display to the public and for scientific research.**
 - d. **Trails for non-motorized use means paths dedicated to pedestrians and bicyclists, or any other non-motorized mode of transportation.**
- 10) *Artist's studio* means workspace for artists, artisans, or craftspersons who are engaged in the creation, teaching, or performance of the fine and applied arts and also allows the sale of fine and applied art products as an associated use.
- 11) *Auto salvage yard or scrap yard* means a facility where scrap or salvage materials, including used motor vehicles, are sorted, stored, dismantled, assembled, and distributed, including wholesale and retail sales of such materials. Scrap or salvage materials include, but are not limited to, scrap iron and other metals, paper, rags, rubber tires, bottles, plastics, and aluminum cans.
- 12) *Auto title loan business* means any person licensed pursuant to Wis. Stats. §§ 138.09 and 218.05, who makes a loan that is secured by an interest, other than a purchase money security interest, where the title of an automobile, motorcycle, any motor vehicle or titled vehicle is used as collateral.
- 13) *Automobile rental* means an establishment where contracts are prepared or reservations accepted for the rental or leasing of automobiles and other motor vehicles, including incidental storage.
- 14) *Automobile sales* means an establishment providing wholesale and retail sales or leasing of new or used automobiles, motorcycles, trucks, trailers, boats, or outdoor recreational

vehicles, including outdoor sales area, incidental storage and maintenance and warranty repair work, or other repair service conducted as an accessory use.

- 15) *Bank or financial institution* means a financial institution that is open to the public and engaged in deposit banking and that performs the related functions of making loans, investments, and fiduciary activities. The bank may be in a freestanding building or contained in an office building with other uses and with or without a drive-up window.
- 16) *Bed and breakfast* means a lodging establishment that rents rooms for short periods of time to the public, provides meals to renters, and is the operator's place of residence.
- 17) *Building maintenance or janitorial service* means an establishment providing routine maintenance of buildings, including, but not limited to, window washing, building cleaning, pest extermination, or disinfecting service.
- 18) *Building material sales* means an establishment that sells or rents building supplies, construction equipment, or home decorating fixtures and accessories. The term "building material sales" includes a lumberyard or home improvement center and may include outdoor storage or tool and equipment sales or rental.
- 19) **Campgrounds, public or private means an area to be used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar movable or temporary sleeping quarters of any kind.**
- 20) *Carwash* means an establishment where washing, drying, polishing, or vacuuming of an automobile is done by service personnel, the driver, or by automated machinery.
- 21) *Catering service* means a business that prepares food and beverages to be delivered off-premises for consumption at a social, business, or civic function and may also provide service at the function.
- 22) *Cemetery* means a place for the internment of the dead, divided into burial lots subdivided in a cemetery plat in accordance with Wis. Stats. § 157.07, and may also include mausoleum or columbarium and also allow a crematorium as an associated use.
- 23) *Clinic or healthcare facility* means a facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an outpatient basis. Also included are related accessory uses, such as emergency treatment facilities, diagnostic services, training, administration, and other services to outpatients, employees, or visitors.
- 24) *College, university*, means an educational institution authorized by the state to award associate, baccalaureate, or higher degrees or any campus of the state vocational, technical, or adult education system.
- 25) *Commercial dog day care* means a commercial facility occupied by dogs for the purpose of exercise and socialization during daytime business hours. No animal will be kept overnight or on weekends. These facilities can include indoor and outdoor spaces.
- 26) *Community center or neighborhood center* means a building used as a place of meeting, recreation, or social activity catering primarily to the surrounding area or neighborhood. The center may be owned or leased by a public agency or nonprofit organization and is generally open to the public for daily use or scheduled events.

- 27) **Community gardens mean sectioned plots of land for individual or group use for the planting, growing and cultivation of fruits, vegetables, plants, flowers, and herbs. Personal gardens on private property used as an accessory use do not apply.**
- 28) *Community living arrangement* means a facility licensed, operated, or permitted by the State of Wisconsin that is either:
- a. A facility where four or more children reside and are provided with care and maintenance by persons other than a relative or guardian. This definition includes foster homes, treatment foster homes, community living arrangements for children, and residential childcare centers as defined by Wisconsin State Statute, but does not include educational institutions, public agencies, hospitals, maternity homes, nursing homes, or sanitariums.
 - b. A facility where three or more adults not related to the operator reside and are typically provided with care, treatment, or services above the level of room service, which may include prescribed personal care. This definition includes Community Living Arrangements (CLAs), Community Based Residential Facilities (CBRFs), and Adult Family Homes (AFHs) as defined by Wisconsin State Statutes, but does not include transitional housing, nursing homes, prisons, jails, correctional facilities, convents, monasteries/seminaries, or educational institutions and related student housing.
- 29) *Concrete, asphalt, and rock crushing facility* means a use in which the principal activity is the processing, handling, sale and transport of concrete, asphalt, rock, brick, cement, or other similar paving or building materials.
- 30) *Contractor showroom or workshop* means an office of a contractor, builder, painter, etc., that includes an enclosed showroom for display of samples, appliances, supplies, and other materials used in the business and/or an enclosed workshop for limited assembly or preparation of building materials.
- 31) *Contractor yard* means an establishment providing general contracting or building construction services, including outdoor storage of machinery or equipment.
- 32) *Convent, monastery, seminary, and religious retreat* mean a building or group of buildings that serves as the primary dwelling and place of work and worship for members of a religious order. A convent, monastery, seminary, and religious retreat may be considered a dormitory as defined and regulated within this Code.
- 33) *Convenience store* means an establishment where motor fuel products or other minor accessories are retailed directly to the public on the premises, in combination with sale of items typically found in a convenience market or supermarket.
- 34) *Convention center* means a commercial facility used for assemblies or meetings of the members or representatives of groups, including exhibition space and catering and food service facilities.
- 35) *Cultural institution* means an institution that displays or preserves objects of interest of the arts or sciences. This term includes, but is not limited to, a museum, gallery, or planetarium.

- 36) *Currency exchange* means an establishment, other than a bank, trust company, savings bank, savings and loan association, credit union, or other financial institution, that exchanges common currencies, sells money orders or cashier's checks, and cashes checks as its principal business activity.
- 37) *Day labor agency* means an establishment engaged in the temporary employment of persons on a daily basis where persons wait on the premises for work assignments.
- 38) *Daycare home/daycare center, preschool* means a facility that provides supervision and care of preschool age children on a regular basis for periods less than 12 hours per day. Daycare or preschool facilities are licensed by the State of Wisconsin Department of Health and Family Services and classified as one of the following:
- a. *Family daycare home* means a dwelling unit licensed as a daycare center by the Wisconsin Department of Health and Family Services where care is provided for up to eight children at one time.
 - b. *Group daycare center, preschool* means a program licensed to provide care for nine or more children at one time.
- 39) **Docks, piers, and boat landings means overwater structures that connect water and land.**
- 40) *Dormitory* means a communal-type living arrangement of four or more persons not related by blood, adoption, or marriage who share common sleeping areas, kitchen, bath, or restroom facilities. This definition includes, but is not limited to, shelter facilities, educational facility housing, rooming houses, boarding houses or lodging houses, community living arrangements, community-based residential facilities, migrant housing, seminary, or similar institution.
- 41) **Drainage ditches, canals, irrigation systems, and stormwater management facilities means systems designed to move and/or store water.**
- 42) *Drive-through facility* means a facility consisting of a dedicated drive aisle that leads to and from a service area for the sale and dispensation of food, beverages, or other consumer items to patrons in motor vehicles. Such facilities may include but are not limited to restaurants, pharmacies, and financial institutions.
- 43) *Dry cleaning establishment or commercial laundry* means an establishment that launders or dry cleans fabric, textiles, wearing apparel, or similar articles, including drop-off of articles by customers or cleaning of articles dropped off at other locations.
- 44) **Fish hatcheries and preserves means the use of land for a facility designed to breed, rear, and release fish in a controlled environment.**
- 45) **Forest nurseries, tree and forest product gathering means the use of land for the production of young forest trees under controlled conditions and the collection, extraction, and harvesting of trees and other forest products.**
- 46) *Fraternity, sorority* means a building used as group living quarters for students of a college, university, or seminary who are members of a fraternity, sorority, or other group that has

been officially recognized by the college, university, or seminary. A fraternity/sorority may be considered a dormitory as defined and regulated within this Code.

- 47) *Fueling/gas/service station* means an establishment where the primary use is the sale of gasoline or any other motor fuel, motor oil, or other minor accessories directly to the public on the premises.
- 48) *Funeral home* means a building used for funeral services, including display of the deceased at a wake for family and friends; embalming and other services in preparation for burial; cremation; storage and sale of caskets, urns, and other funeral supplies for burial or cremation. A funeral home may also include a funeral chapel.
- 49) *Furniture and appliance rental and leasing* means an establishment that rents or leases furniture, electronics, small appliances, major appliances, or other household items, including incidental storage and maintenance of such items.
- 50) *Garden supply store or greenhouse* means a retail business whose principal activity is the selling of plants and garden supplies, which may have outside storage, growing, or display, and which may include sales of lawn furniture and playground equipment.
- 51) *General industrial uses* means general industrial uses include metal working and other uses which have the potential to produce greater amounts of noise, odor, vibration, glare, or other objectionable influences than light industrial uses and which may have an adverse effect on surrounding properties. General industrial uses may include processing of raw materials or production of primary materials. This term includes, but is not limited to, the production or processing of the following:
- a. Electrical equipment, such as motors and generators, lighting, wiring and transmission, and distribution equipment.
 - b. Fabricated metal products, such as cans and shipping containers, cutlery, hand tools, and general hardware.
 - c. Fabricated plastic and rubber products, except tires and inner tubes.
 - d. Glass and glass products, ceramics, china and earthenware, such as dishes and kitchenware.
 - e. Gypsum, drywall, and plaster products.
 - f. Latex paints.
 - g. Lumber and wood products, including plywood.
 - h. Machinery and equipment, such as engines and turbines, farm, lawn, and garden equipment, heating, cooling, and refrigeration equipment, and machine tools.
 - i. Metal-working, such as stamping, welding, machining, extruding, engraving, plating, grinding, polishing, cleaning, and heat treating.
 - j. Textiles and fabrics.
- 52) *General office* means use of a building for administrative, executive, professional, research, or similar organizations having only limited contact with the public. A general office is characterized by a low proportion of vehicle trips attributable to visitors or clients in relationship to employees. Examples include, but are not limited to, firms providing

architectural, computer software consulting, data management, engineering, interior design, graphic design, real estate, insurance, investment, or legal services.

53) *General retail* means the retail sale of products, sometimes with provision of related services, to the general public that produce minimal off-site impacts. General retail sales include, but are not limited to, the following:

- a. Antiques and collectibles store.
- b. Art gallery.
- c. Bicycle sales and repair.
- d. Book store, music store.
- e. Clothing and accessories.
- f. Drugstore, pharmacy.
- g. Electronics and appliance sales and repair.
- h. Florists.
- i. Food store, including grocery, bakery, butcher shop, and delicatessen.
- j. Jewelry store.
- k. Hardware store.
- l. Liquor store.
- m. Newsstands, magazine sales.
- n. Photographic equipment and supplies.
- o. Picture framing.
- p. Sporting goods store.
- q. Stationery store.
- r. Tobacco store.
- s. Video rental or sales.

54) *Government office* means an administrative, clerical, or public contact office of a government agency, including a postal facility, together with incidental storage and maintenance of the agency's vehicles.

55) *Ground transportation service* means an establishment that stores, maintains, or dispatches public transit vehicles, human service vehicles used for the transportation of elderly or handicapped persons, school buses, taxis, or tow trucks.

56) *Health club or fitness center* means an establishment for the conduct of indoor sports and exercise activities, along with related locker and shower rooms, offices and classrooms, and where use is offered on a membership basis.

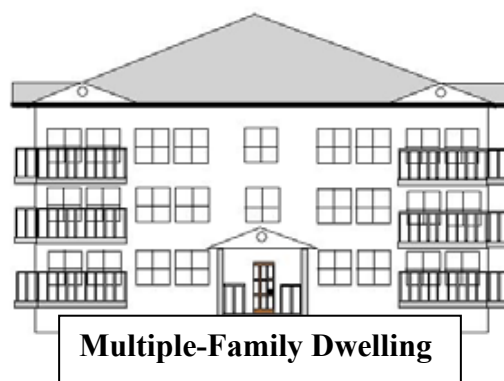
57) *Heavy industrial* uses include high impact and outdoor uses which are likely to have a substantial adverse effect on the environment or on surrounding properties and which require careful site selection to ensure compatibility with the surrounding area. These uses often include processing of extracted or raw materials and production of primary materials. The term "heavy industrial uses" includes, but is not limited to, the production or processing of the following:

- a. Animals or poultry (slaughter or processing).

- b. Asphalt, paving, and roofing materials.
 - c. Battery manufacture and reprocessing.
 - d. Chemicals and chemical products, including ammonia, chlorine, household cleaners, detergent, and fertilizer.
 - e. Oil-based paints, varnishes, lacquers, and enamels.
 - f. Petroleum and coal products, not including mining or extraction.
 - g. Plastics and synthetic resins and fibers.
 - h. Primary metals, including steelworks, rolling and finishing mills, foundries.
 - i. Pulp or paper products.
 - j. Sand and gravel, not including mining or extraction.
 - k. Tanned hides and leather.
 - l. Tires and inner tubes.
- 58) *Hospital* means a state-licensed institution providing primary health services and medical, psychiatric, or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other physical or mental conditions. Also included are related accessory uses or facilities, such as laboratories, outpatient facilities, and training, research, and administrative services for patients and employees.
- 59) *Hotel or inn* means a building containing rooming units providing temporary lodging accommodations to the general public, with rooms having access to the outside through an interior hallway connected to the main lobby of the building and which may provide additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities. A hotel shall not include any use which could be defined as a motel.
- 60) **Hunting, trapping, and game propagation means the use of land for the lawful pursuit or capture of wildlife and the breeding and raising of game.**
- 61) *Indoor recreation facility* means a facility for the indoor conduct, viewing, or participation in recreational activities. This term includes, but is not limited to, an indoor driving range, volleyball court, tennis court, bowling alley, ice or roller skating rink, swimming pool, billiard hall, or basketball court.
- 62) *Laundromat* means a facility that provides washing and drying machines, usually coin-operated, to patrons for cleaning clothes and other fabrics.
- 63) *Library* means a public, nonprofit facility in which books, manuscripts, computers, films, or similar materials are kept for use by or loan to patrons but not normally offered for sale.
- 64) *Limited production and processing* means small-scale activities that are compatible with retail sales and services. These uses produce minimal off-site impacts due to their limited nature and scale. Limited production and processing includes, but is not limited to, the following uses:
- a. Apparel and other finished products made from fabrics.
 - b. Boat building and repair.
 - c. Computers and accessories, including circuit boards and software.
 - d. Electronic components and accessories.

- e. Film, video, and audio production.
 - f. Food and beverage products, not including live slaughter, grain milling, cereal, vegetable oil, or vinegar production.
 - g. Precision medical and optical goods.
 - h. Signs, including electric and neon signs.
 - i. Watches and clocks.
 - j. Wood crafting and carving.
 - k. Wood furniture and upholstery.
- 65) *Light industrial uses* means low impact uses which produce little or no noise, odor, vibration, glare, or other objectionable influences and which have little or no adverse effect on surrounding properties. Light industrial uses generally do not include processing of raw materials or production of primary materials. This term includes, but is not limited to, the production or processing of the following:
- a. Apparel and other finished products made from fabrics.
 - b. Computers and accessories, including circuit boards and software.
 - c. Electronic components and accessories.
 - d. Food and beverage products, not including live slaughter, grain milling, cereal, vegetable oil, or vinegar production.
 - e. Furniture and fixtures, not including metal working.
 - f. Household appliances and components, not including metal working.
 - g. Measuring, analyzing, and controlling instruments.
 - h. Musical instruments.
 - i. Office and commercial equipment.
 - j. Pharmaceuticals, health and beauty products.
 - k. Precision machined products, including jewelry.
 - l. Printing and publishing, including distribution.
 - m. Signs, including electric and neon signs.
 - n. Sporting and athletic goods.
 - o. Telecommunications products.
- 66) *Live-work unit* means a dwelling unit in combination with a shop, office, studio, or other workspace within the same unit where the resident occupant both lives and works.
- 67) *Mail distribution facility* means an establishment designated for receiving, processing, and distributing mail and packages for the purposes of delivery.
- 68) *Marina* means a facility providing mooring of recreational boats, including piers, anchorage areas, launching facilities, boat storage areas, boat sales, service and rentals, and accessory facilities, such as sale of accessories, food, fuel, and fishing supplies for boating patrons. This term does not include a ship terminal used for freight.
- 69) *Material recovery facility (major)* means a facility for the deposit, sorting, or batching, but not processing, of post-consumer recyclable materials, including limited compacting or crushing of recyclable materials.

- 70) **Material recovery facility (minor)** means an establishment for the collection and processing (separation and/or recovery) of materials on-site from products that include, but are not limited to, electronics, computers, televisions, household appliances, monitors, printers, CD/DVD players to be distributed for future re-use.
- 71) *Medical office or clinic* means an establishment providing diagnostic and outpatient medical, dental, chiropractic, or similar therapeutic care on a routine basis. Such facility may be staffed by physical or mental healthcare professionals who provide specialized diagnostic, testing, physical therapy, or treatment services, including clerical and administrative services, to persons for periods of less than 24 hours.
- 72) *Motel* means a building containing rooming units designed primarily for providing sleeping accommodations for transient lodgers, with rooms having a separate entrance providing direct access to the outside and with automobile parking located adjacent to or near sleeping rooms.
- 73) *Motor freight terminal* means a facility for truck-based freight service and operations, including, but not limited to, local pick-up, local sorting and terminal operations, line-haul loading and unloading, destination sorting, terminal operations, and local delivery.
- 74) *Motor vehicle repair, major*, means an establishment that performs major repairs to motor vehicles, engines, or trailers, including all services found in a minor repair establishment, as well as rebuilding or reconditioning of whole vehicles, body frame and fender straightening and painting, and rustproofing.
- 75) *Motor vehicle repair, minor*, means an establishment that may or may not include fuel sales and convenience market, while also performing minor repairs to motor vehicles. Such minor repairs may include muffler replacement, oil changing, lubrication, tire repair and replacement, wheel alignment, brake repair, suspension repair, minor engine repair, transmission repair, radiator flushing and repair, and other activities except rebuilding or reconditioning of whole vehicles, body frame and fender straightening, or painting.
- 76) *Multiple-family dwelling* means a building containing three or more dwelling units; also known as apartment house/apartment building. This type of dwelling typically, but not always, has a common/shared entrance. See the following graphic.



- 77) *Nightclub* means an establishment dispensing alcohol beverages for consumption on the premises and in which dancing and musical entertainment are permitted and may also include sales of food. This use does not include adult entertainment facilities.
- 78) *Nursing home, assisted living facility* means a building or complex of buildings where four or more persons who are not related to the operator or administrator reside, receive care or treatment and, because of their mental or physical condition, require access to 24-hour nursing services, including limited nursing care, intermediate level nursing care, and skilled nursing services, as defined in Wis. Stats. § 50.01. A nursing home/assisted living facility may be considered a dormitory as defined and regulated within this Code.
- 79) *Outdoor commercial recreation facility* means a facility for outdoor conduct, viewing, or participation in recreational activities, which may include one or more structures. This term includes, but is not limited to, a golf facility, tennis, basketball or volleyball court, soccer, baseball or football field, sporting club, amusement park, miniature golf course, or water park.
- 80) *Package delivery service* means a facility which transports individual packages for expedited delivery in single rear axle straight trucks or smaller vehicles where no single item weighs over 150 pounds.
- 81) *Park, playground or recreational center* means a public, noncommercial park, playground, or open space, including any park buildings or other structures. This term does not include commercial recreation facilities.
- 82) *Parking structure* means a structure of one or more levels or floors used for the parking or storage of motor vehicles. A parking structure may be totally below grade (as in an underground parking garage) or partially or totally above grade. The structure can be the principal use of the lot or accessory to a commercial, office, multiple-family residential, or other use.
- 83) *Pawnshop* means any business that loans or advances money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling the same back again to the depositor, while also selling such items to the public by acting as a consignment or secondhand store.
- 84) *Payday loan business* means a payday loan business is any person licensed pursuant to Wis. Stats. § 218.05, or a person licensed pursuant to Wis. Stats. § 138.09, who accepts a check, holds the check for a period of time before negotiating or presenting the check for payment, and pays to the issuer an agreed-upon amount of cash or who refinances or consolidated such a transaction.
- 85) *Personal service business* means an establishment providing services which are of a recurring and personal nature to individuals that produce minimal off-site impacts. This term includes, but is not limited to, the following uses:
- a. Barbershops and beauty shops.
 - b. Dry cleaning pick-up station.
 - c. Interior decorating/upholstery.

- d. Locksmith.
- e. Shoe repair.
- f. Tanning salon.
- g. Tailor shop.
- h. Tattoo or body piercing establishment.
- i. Watch repair and other small goods repair.

86) Pipelines for natural gas, water supply, etc. means underground systems to move natural gas, water, and other resources across regions.

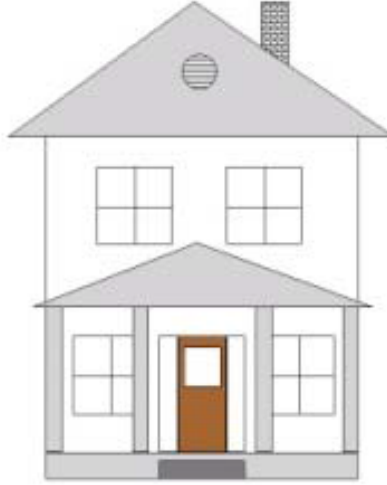
- 87) *Printing and publishing establishment* means an establishment providing custom reproduction of written or graphic materials for individuals or businesses. Typical processes include, but are not limited to, photocopying, blueprint and facsimile sending and receiving, pre-press services and offset printing, binding, and packaging.
- 88) *Public safety/service facility* means a government facility for public safety, service, and emergency services, including a facility that provides police or fire protection and public-related services.
- 89) *Public utilities, streets, roads, and bridges* means the essential infrastructure of communities for services and transportation.
- 90) *Railroad switching yard and freight terminal* means a facility for the operation of a line-haul or short-line freight railroad.
- 91) *Religious institution or place of worship* means a facility where people regularly assemble for religious worship and any incidental religious education which is maintained and controlled by a religious body. This term does not include an elementary, secondary, or specialty school or college.
- 92) *Research and development facility* means an establishment which conducts research, development, or controlled production of high-technology electronic, industrial, or scientific products or commodities for sale or laboratories conducting educational or medical research or testing.
- 93) *Restaurant* means a commercial establishment open to the public where food and beverages are prepared, served, and consumed and where food sales constitute the majority of gross sales.
 - a. A restaurant may include a drive-through lane for food pick-up by vehicle only where specified in a specific zoning district as "restaurant with drive-through."
- 94) *Rooming house, boarding house* means a building that provides a dwelling space to be occupied by four or more individuals who are unrelated and do not constitute a family or by a family and two or more unrelated individuals. A fee is paid to the leaseholder or owner for occupancy for usually longer than one night, and common facilities may be shared, including toilet and kitchen. If, in addition to a room, the leaseholder or owner, as part of the fee for services, provides meals, then the building is considered a boarding house. A rooming house/boarding house may be considered a dormitory as defined and regulated within this Code.

- 95) *School, elementary or secondary*, means a public, parochial, or private school which provides an educational program for one or more grades between kindergarten and grade 12 and which is commonly known as an elementary school, grade school, middle school, junior high school, or high school.
- 96) *School, specialty or personal instruction*, means a business, professional, trade, or other specialty school, including, but not limited to, a school offering instruction in music, art, dance, martial arts, GED preparation, computer use or programming, or cosmetology.
- 97) *Secondhand store or consignment store* means a retail establishment that sells used merchandise, such as clothing, furniture, books, shoes, or household appliances, on consignment or a retail store that sells used merchandise donated to a charitable, tax exempt organization that also sorts, cleans, and marks goods for resale.
- 98) *Sewage treatment plant* means a facility which collects, treats, and disposes of water-borne sewage generated within a given service area.
- 99) *Shelter facility* means a temporary place of lodging for homeless individuals or homeless families. A shelter facility may be considered a dormitory as defined and regulated within Sec. 44-1581 (c).
- 100) *Ship terminal or docking facility* means a facility for the docking, loading, or unloading of ships, barges, or boats that primarily transport freight.
- 101) *Short-term rentals (STRs)* means a dwelling unit in which paying guests are entitled to occupancy for a period less than 28 calendar days.
- 102) *Single-family attached dwelling, townhouse* means a one-family dwelling unit with an individual private entrance which is part of a structure containing more than two dwelling units attached horizontally in a linear arrangement and having a totally exposed front and rear wall to be used for access, light, and ventilation. See the following graphic.
- 103) *Single-family detached dwelling* means a separate and detached one-family residence on a single lot designed and arranged for use by one family or household. See the following graphic.

Single-Family Attached Dwelling, Townhouse



Single-Family Detached Dwelling



- 104) *Small appliance repair service* means an establishment that repairs or services household goods, furniture, appliances, or lawn and garden equipment but not motor vehicles.
- 105) *Solid waste disposal facility* means a facility for the disposal or storage of solid waste material, including garbage, trash, construction debris, and other kinds of organic or inorganic refuse by dumping, burial, incineration, or any other similar means.
- 106) *Substation/distribution equipment* means a facility other than a transmission tower enclosed or outdoor that aids in the distribution of a utility, including, but not limited to, electric power or telephone service or in the transmission of voice, data, text, internet, sound, or video between network termination points.
- 107) *Surface parking lot* means an off-street open area used for parking of operable motor vehicles for limited periods of time. A parking lot can be the principal use of the lot or accessory to a commercial, office, residential, or other use. It may be available to the public or reserved for employees, residents, or visitors.
- 108) *Tavern or bar* means an establishment serving alcohol beverages primarily for consumption on the premises and where food or packaged alcohol beverages may be served or sold only as accessory to the primary use.
- 109) *Telecommunication Tower/Wireless communications facilities* means any system of antennas, wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electronic waves external to or attached to the exterior of any structure. This definition also includes all accessory equipment and/or structures which contribute to and are subordinate and secondary to the transmission or reception of electronic waves.
- a. Wireless communications facilities, attached. Wireless communication facilities that are affixed to existing support structures, such as existing buildings, towers, water tanks, utility poles, and the like. A wireless communication support structure proposed to be newly established shall not be included within this definition. See also "Wireless communication support structures."

- b. Wireless communications facilities, freestanding. Wireless communication facilities that are not affixed to existing support structures but are mounted on the ground and not supported in any way by a structure.
- 110) *Theater or assembly hall* means a facility for presenting motion pictures or live performances for patrons. This term includes an outdoor stage, band shell, or amphitheater but does not include an adult entertainment establishment.
- 111) *Tool/equipment rental facility* means an establishment that rents tools, lawn and garden equipment, party supplies, and similar goods and equipment, including incidental storage and maintenance of such items.
- 112) *Transitional facility* means a premises, other than a community living arrangement or community based residential facility, for the temporary placement of persons on parole, extended supervision, or probation in a controlled environment, including supervision or monitoring. A transitional housing facility may be considered a dormitory as defined and regulated within this Code.
- 113) *Two-family dwelling, duplex (upper/lower)* means a separate or detached two-family residence on a single lot, the first and second floors of which are each designed and arranged for use by one family. See the following graphic.

Two-Family Dwelling, Duplex



- 114) *Two-family dwelling, semi-detached (side-by-side)*, means a dwelling within a building containing two attached dwelling units which share a common wall. The dwelling units may be located on the same lot or on separate lots, with the common wall at the lot line. See the following graphic.



Two-Family Dwelling, Semi-Detached

- 115) *Wholesale and distribution facility* means an establishment providing storage, movement, or sale of merchandise and bulk goods, including mail order and catalog sales, importing, wholesale or retail sales of goods received by the establishment but not sale of goods for individual consumption.
- 116) *Yard waste site, municipal*, means a facility for collection, storage, and composting of vegetative matter resulting from landscape maintenance.

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

GENERAL ORDINANCE NO. 18-26

**AN ORDINANCE REPEALING SECTIONS OF CHAPTER 44,
ARTICLES VI, VII, VIII, IX, X, XI, XXI
GREEN BAY MUNICIPAL CODE,
RELATING TO LAND USE TABLES**

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

SECTION 1. Article VI, Residential Districts, of Chapter 44, Green Bay Municipal Code, is hereby amended to remove:

Section 44-552, removed and reserved.

Section 44-554, removed and reserved.

Section 44-589, removed and reserved.

SECTION 2. Article VII, Mixed-Use Districts, of Chapter 44, Green Bay Municipal Code, is hereby amended to remove:

Section 44-615, removed and reserved.

Section 44-620, removed and reserved.

Section 44-653, removed and reserved.

SECTION 3. Article VIII, Commercial District, of Chapter 44, Green Bay Municipal Code, is hereby amended to remove:

Section 44-681, removed and reserved.

Section 44-720, removed and reserved.

Section 44-742, removed and reserved.

SECTION 4. Article IX, Industrial Districts, Chapter 44, Green Bay Municipal Code, is hereby amended to remove:

Section 44-769, removed and reserved.

Section 44-802, removed and reserved.

Section 44-830, removed and reserved.

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

Section 44-855, removed and reserved.

Section 44-856, removed and reserved.

Section 44-884, removed and reserved.

SECTION 6. Article XI, Conservancy District, Chapter 44, Green Bay Municipal Code, is hereby amended to remove:

Section 44-903, removed and reserved.

Section 44-904, removed and reserved.

SECTION 7. Article XXI, Special Purpose Districts, Chapter 44, Green Bay Municipal Code, is hereby amended to remove:

Section 44-2075, removed and reserved.

Section 44-2113, removed and reserved.

Section 44-2147, removed and reserved.

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

SECTION 9. Effective date. This ordinance shall take effect on and after its passage and publication.

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

APPROVED:

Mayor

GENERAL ORDINANCE NO. 19-26

AN ORDINANCE AMENDING CHAPTER 44, CREATING ARTICLE XXII, SECTIONS 2201-2203. GREEN BAY MUNICIPAL CODE, RELATING TO LAND USE TABLES

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

SECTION 1. Article XXII, Land Use Standards, Chapter 44, Green Bay Municipal Code, is hereby created to include:

Section 44-2201: Allowed Uses

- (a) Table 44-30, Allowed Uses, lists all permitted and conditional uses allowed throughout all districts.
- (b) Use Category classifies principal land uses into five major groupings. The use categories are as follows:
 - 1. Residential
 - 2. Public Institutional
 - 3. Conservation
 - 4. Commercial
 - 5. Industrial
- (c) Use Subcategory further divides uses into more specific "subcategories". Use subcategories classify uses based on common functional and physical characteristics.
- (d) Specific Use Types lists the exact uses within each use category.
- (e) Add'l Standards refers to the Land Use Development Standards (Article XVI. Sec. 44-1579) for each respective use when applicable.
- (f) Permitted uses. Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or modify a permitted use, excluding single-family residential uses, shall obtain a zoning certificate for such use as specified in Article II of this chapter, Administration.
- (g) Conditional uses. Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Article II of this chapter, Administration. Condominiums are permitted in all residential districts per Wis. Stats. Ch. 703.

- (h) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the Zoning Administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Article II of this chapter, Administration, governing determination of substantially similar uses.

Table 44-30: Allowed Uses

TABLE 44-30: Allowed Uses
P = Permitted Use | C = Conditional Use

USE CATEGORY	DISTRICTS																Add'l Standards
Use Subcategory	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	

RESIDENTIAL

Dwellings

Single-family dwelling, detached	P	P	C	P							C	C		P/C ²			Sec. 44-1580 (a)
Single-family attached dwelling, townhouse	C	C	P								P	P	P	C			Sec. 44-1580 (c)
Two-family dwelling, duplex (upper/lower)	P	P	P								C	C		P/C ²			Sec. 44-1580 (b)
Two-family dwelling, semi-detached (side-by-side)	P	P	P								C	C		P/C ²			Sec. 44-1580 (b)
Multiple-family dwelling, three or four units	C	C	P		P/C ¹	P/C ¹	P/C ¹				P	P	P				Sec. 44-1580 (e)
Multiple-family dwelling, more than four units			P								P	P	P				
Carriage-house														P			
Accessory dwelling unit (ADU)	C	C	C	C							C	C					Sec. 44-1580 (f)
Live-work unit	C	C	C	P	P	P	P				P	P	P	P			Sec. 44-1580 (g)
Short-term rentals (STRs)	P	P	P	P													Sec. 44-1580 (I)

Congregate Living

Rooming house, boarding house	C	C	P								C	C	C				Sec. 44-1581 (a)
Community Living Arrangement					C												Sec. 44-1581 (b)
Serving three to eight persons	p ³	p ³	p ³	p ³							p ³	p ³					
Serving nine to 15 persons			p ³								C	C	C				
Serving 16 or more persons			C								C	C	C				
Dormitory	C	C	P		C						P	P	C				Sec. 44-1581 (c)
Fraternity, sorority house	C	C	P								P	P					Sec. 44-1581 (d)
Convent, monastery, seminary	C	C	P								C		C				Sec. 44-1581 (e)
Nursing home, assisted living	C	C	P		C	C					P	C	C				Sec. 44-1581 (f)
Transitional facility			C										C				
Shelter facility											C	C	C				Sec. 44-1571 (a) Sec. 44-1571 (c)

TABLE 44-30: Allowed Uses
P = Permitted Use | C = Conditional Use

USE CATEGORY	DISTRICTS																Add'l Standards
Use Subcategory	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	

COMMERCIAL

Office

General office					P	P	P	P	P	P	P	P	P	P			
Bank or other financial institution, not including drive-through					P	P	P			P	P	P	P				
Bank or other financial institution, including drive-through					P	P	P			P	C	C	C				Sec. 44-1584 (f)
Medical office, clinic					P	P	P			P	P	P	P	C			
Artist's studio					P	P	P	P		P	P	P	P	P			

Accommodation and Food Service

Bed and breakfast	C	C	P	C	P	P	P				P	P	P				Sec. 44-1584 (g)
Hotel, inn					C	P	P				P	P	P				
Motel						C	C										
Restaurant ⁴ , not including drive-through					P	P	P			P	P	P	P	P			
Restaurant, including drive-through					C	P	P			C		C					Sec. 44-1584 (v)
Tavern, bar					C	C	P				C	C	P	C			

Service Businesses

Personal service ⁵	C	C	C		P	P	P	C		P	P	P	P	C			Sec. 44-1584 (u)
Business service ⁵					P	P	P	P	P	P	P	P	P	P			
Building maintenance, janitorial service					P	P	P	P	P	P		P	P	P			
Catering service					P	P	P	P		P	P	P	P	P			
Day labor agency					C	C	C						C				Sec. 44-1584 (l)
Funeral home, crematory					P	P	P				P	P	P				
Furniture and appliance rental and leasing					P	P	P					P	P				
Laundromat					P	P	P				P	P	P	P			
Printing and publishing establishment					P	P	P	P	P	P		P	P	P			
Small appliance repair service					P	P	P	P			P	P	P	P			
Tool/equipment rental facility					P	P	P	P		P		P	P	P			
Animal hospital, veterinary clinic					P	P	P	P		P	P	P	P	P			Sec. 44-1584 (d)
Animal grooming establishment					P	P	P	P			P	P	P	P			Sec. 44-1584 (c)
Animal boarding facility, kennel					P	P	P	P						P			Sec. 44-1584 (b)

TABLE 44-30: Allowed Uses
P = Permitted Use | C = Conditional Use

USE CATEGORY	DISTRICTS																Add'l Standards
Use Subcategory	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	
Material recovery facility (minor)					C	C											
Commercial dog day care								P		P				P			Sec. 44-1584 (k)
Retail Sales																	
Auto title loan business					C	C	C										Sec. 44-1584 (w)
General retail sales	C	C	C		P	P	P	C	C	C	C	P	P	C			Sec. 44-1584 (q)
Building material sales					C	P	P	P	P					P			Sec. 44-1584 (h)
Contractor showroom					P	P	P	P	P	P		C	P	P			
Currency exchange						C	C						C				
Firearms sales and service					P	C	C	C	C	C			P	C			Sec. 44-1584 (n)
Greenhouse, garden supply store					C	P	P	C				P	P	C			Sec. 44-1584 (o)(p)
Pawnshop					P	P	P	C					C	C			
Payday loan business					C	C	C										Sec. 44-1584 (w)
Pet store					P	P	P										
Secondhand goods store, consignment store					C	P	P				C	P	P				
Commercial Recreation and Entertainment																	
Convention center													P				
Adult entertainment								C	C								Sec. 44-1584 (a)
Health clubs, fitness centers					P	P	P	P		P	C	P	P				Sec. 44-1584 (r)
Indoor recreational facility					P	P	P	P	P			C	P				
Marina						C	C	C	C								
Outdoor commercial recreation area						C	C			C							Sec. 44-1584 (t)
Restaurant or bar with entertainment, nightclub					C		C						C				
Theater, assembly hall					P		P					P	P				
Vehicle Services																	
Automobile rental						P	C	P	P	C				P			Sec. 44-1584 (e)
Automobile sales – used or new						P	C										Sec. 44-1584 (e)
Carwash						P	C										Sec. 44-1584 (j)
Convience store						P	C	C	C	C			C	C	C		
Fuel/gas/service station						P	C	C	C	C			C	C	C		Sec. 44-1584 (s)
Motor vehicle repair, major						P	C	C	C	C			C	C	C		Sec. 44-1584 (s)
Motor vehicle repair, minor					C	P	C	C	C	C				C			Sec. 44-1584 (s)
Parking structure (principal use)					C	C	P					C	C		C		

TABLE 44-30: Allowed Uses
P = Permitted Use | C = Conditional Use

USE CATEGORY	DISTRICTS																Add'l Standards
Use Subcategory	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	
Surface parking lot (principal use)					C	C	C	P	P		C	C		P			Sec. 44-1584 (m)
Drive-through facility					P	P	P			P				C			

INDUSTRIAL

Production, Processing, and Storage

Agricultural uses								P	P	P							
Limited production and processing								P	P	P				P			Sec. 44-1585 (b)
Light industrial uses								P	P	P				P			
General industrial uses									P								
Heavy industrial uses									C								
Concrete, asphalt, and rock crushing facility									C								
Contractor yard								P	P					C			
Dry cleaning establishment. Commercial laundry								P	P	P				P			
Research and development facility								P	P	P				P			
Material recovery facility (major)									P								
Material recovery facility (minor)								P		P							Sec. 44-1585 (d)
Auto salvage yard, scrap yard									C								Sec. 44-1585 (a)
Self-service storage facility								C	P					C			Sec. 44-1585 (c)
Wholesale and distribution facility								P		P				P			Sec. 44-1588

Transportation

Ground transportation service								P	P					P			
Mail distribution facility								P	C	P							Sec. 44-1584 (rm)
Motor freight terminal								P	P	C				C			Sec. 44-1585 (e)
Package delivery service								P	P	P				P			
Railroad switching yards and freight terminal									P								
Ship terminal or docking facility								P	P								

PUBLIC INSTITUTIONAL

TABLE 44-30: Allowed Uses
P = Permitted Use | C = Conditional Use

USE CATEGORY	DISTRICTS																Add'l Standards
Use Subcategory	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	
Institutional and Civic																	
Cemetery	C	C	C	P											P		
Community center, neighborhood center	C	C	C		P	P	P				P	P	P	P	P		Sec. 44-1583 (b)
Cultural institution	C	C	C		P	P	P				P	P	P		C		Sec. 44-1583 (c)
Existing library ⁶	C ⁶	P	P		P	P	P				P	P	P		P		Sec. 44-1583 (e)
New library					P	P	P				P	P	P		P		
Public park, playground, recreation facility					P	P	P				P	P	P	P	P		
Religious institution, place of worship					P	P	P				P	P	P	P	P/C ⁷		Sec. 44-1583 (f)
Hospital															C		Sec. 44-1583 (d)
Clinic, healthcare facility					P	P	P				P	P	P	C	C		Sec. 44-1583 (a)
Government office					P	P	P	P	P	P	P	P	P	P	P		
Other public or semi-public facilities not listed in this table															C		
Educational and Health Care																	
Existing school, elementary or secondary ⁶	C	C	C		C		C				P	P	P		P		Sec. 44-1582 (a)
New school, elementary or secondary					C		C				P	P	P		P		
College, university					C		C				P	P	P		C		Sec. 44-1582 (b)
School, specialty or personal instruction, etc.								C		C	P	P	P				Sec. 44-1582 (c)
Adult/family daycare home (8 or few children)											P	P	P	C			Sec. 44-1582 (d)
Group daycare center, preschool (9 or more children)										P	P	P	P	C			Sec. 44-1582 (e)
Public Service and Utilities																	
Public safety/service facility	P	P	P	P	P	P	P	P	P	P				P	P		Sec. 44-1586 (a)
Solid waste disposal facility									C						P		
Substation/distribution equipment	C	C	C	C					C					C	P	C	
Sewage treatment plant									C						P		
Telecommunication tower, wireless communication facility		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 44-1586 (b)
Yard waste site, municipal									C						P		

CONSERVANCY

TABLE 44-30: Allowed Uses
P = Permitted Use | C = Conditional Use

USE CATEGORY	DISTRICTS																Add'l Standards
Use Subcategory	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	
Agriculture, forestry, fishing, and recreation				P				P	P	P						P	
Agricultural uses ⁸				P				P	P	P						P	
Forest nurseries, tree and forest product gathering																P	
Fish hatcheries and preserves																C	
Hunting, trapping, and game propagation																P	
Campgrounds, public or private																P	Sec. 44-1584 (i)
Arboreta, wildlife preserves, botanical gardens, trails for non-motorized use, and similar non-intensive or passive recreational facilities																C	
Community gardens	P	P	P	P							P	P	P		P	P	Sec. 44-1589
Public Service and Utility Uses																	
Docks, piers, and boat landings																P	
Drainage ditches, canals, irrigation systems, and stormwater management facilities																P	
Pipelines for natural gas, water supply, etc.																C	
Public utilities, streets, roads, and bridges																P	

Section 44-2202: Dimensional Standards and Setbacks

- (a) **Table 44-31, Dimensional Standards and Setbacks, lists all lot area and setback requirements.**

Table 44-31: Dimensional Standards and Setbacks

Table 44-31: Lot Dimensions and Setback Requirements

Zoning District	Use	Lot		Building		Setback Requirements ⁶				Coverage
		Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Min. Building Width (ft.) ⁹	Max. Height (feet/stories)	Front yard (ft.)	Side Yard (ft.) ^{1,5}	Rear Yard (ft.)	Garage (attached) (ft.)	Max. Impervious Surface Coverage
RESIDENTIAL										
R-1	Single-family detached dwelling	6,000 (P) 5,000 (C)	60 (P) 50 (C)	None	35/2.5 ³	10 ^{7,8}	5 ea.	5	18	40%
	Single-family attached, townhouse	2,500 or 17 units/acre (the lesser) ¹	20							
	Two-family dwelling-duplex (upper/lower)	6,000 (P) 5,000 (C)	60 (P) 50 (C)							
	Two-family dwelling – semi-detached (side-by-side) per unit	3,000	60							
	Multifamily dwelling (per unit)	2,000 ²								
	All other uses (per lot)	10,000								
R-2	Single-family detached dwelling	5,000	45	None	35/3 ³	10 ^{7,8}	5 ea.	5	18	50%
	Single-family attached, townhouse	2,500 or 17 units/acre (the lesser) ¹	20							
	Two-family dwelling-duplex (upper/lower)	5,000	45							
	Two-family dwelling – semi-detached (side-by-side) per unit	3,000	60							
	Multifamily dwelling (per unit)	2,000 ²	40							
	All other uses (per lot)	10,000								
R-3	Single-family detached dwelling	5,000	45	None	55/5 ³	10 ^{7,8}	5 ea.	5	18	60%
	Single-family attached, townhouse	2,500 or 17 units/acre (the lesser) ¹	20							

Table 44-31: Lot Dimensions and Setback Requirements

Zoning District	Use	Lot		Building		Setback Requirements ⁶				Coverage
		Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Min. Building Width (ft.) ⁹	Max. Height (feet/stories)	Front yard (ft.)	Side Yard (ft.) ^{1,5}	Rear Yard (ft.)	Garage (attached) (ft.)	Max. Impervious Surface Coverage
	Two-family dwelling-duplex (upper/lower)	5,000	45							
	Two-family dwelling – semi-detached (side-by-side) per unit	3,000	60							
	Multifamily dwelling (per unit)	1,500 ²	40							
	All other uses (per lot)	10,000								
RR	Single-family detached dwelling	10,000 ⁴	75	None	35/2.5 ³	20 ^{7/8}	6/8 ea.	25	25	70%
	Single-family attached, townhouse	--	--							
	Two-family dwelling-duplex (upper/lower)	--	--							
	Two-family dwelling – semi-detached (side-by-side) per unit	--	--							
	Multifamily dwelling (per unit)	--	--							
	All other uses (per lot)	10,000 ⁴	--							

Table: 44-31 Lot Dimensions and Setback Requirements

Table: 44-31 Lot Dimensions and Setback Requirements									
Zoning District	Use	Lot		Building	Setback Requirements ⁶			Coverage	
		Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max. Height (feet/stories)	Front yard (ft.)	Side Yard (ft.) ^{1,5}	Rear Yard (ft.)	Max. Impervious Surface Coverage	Min. Floor Area Ratio
COMMERCIAL									
C1	All uses	5,000 ¹⁵	--	35 ³	15	6 ^{5,14}	6	80%	0.1 ¹⁶
C2	All uses	10,000 ¹⁵	--	35 ³	15	6 ^{5,14}	6	80%	0.1 ¹⁶
C3	All uses	10,000 ¹⁵	--	35 ³	15	6 ^{5,14}	6	80%	0.1 ¹⁶
INDUSTRIAL									
LI	All uses	10,000 ¹⁵	--	35 ¹⁷	None	6 ^{5,14}	6 ¹⁴	80%	None
GI	All uses	20,000 ¹⁵	--	35 (none by CU) ¹⁷	None	6 ^{5,14}	6 ¹⁴	80%	None
BP	All uses	20,000 ¹⁵	--	35 (none by CU) ¹⁷	15	10 ⁵	15	80%	0.75

Table: 44-31 Lot Dimensions and Setback Requirements

Zoning District	Use	Lot		Building	Setback Requirements ⁶			Coverage		
		Min. Lot Area (sq. ft.)	Min. Lot Width (ft.) ⁹	Max. Height (ft./stories)	Min./Max. Front yard (ft.) ^{7,20}	Min. Side Yard (ft.) ^{5, 14,19}	Min. Rear Yard (ft.) ¹⁴	Max. Impervious Surface Coverage	Min./Max. Floor Area Ratio	Max. Ground Floor Area, Retail & Service Uses (sq. ft.) ¹⁸

MIXED-USE

OR	One-family and Two-family dwelling, duplex (upper/lower) or semi-detached (side-by-side)	Regulated as if in the R-1 district	Regulated as if in the R-1 district	35 ³	10/25 ⁷	5	5	70%	0.3/3.0	5,000
	Single-family attached (townhomes) and live-work units	2,500 per unit	20							
	Multifamily dwelling (per unit)	1,000 per unit	None							
	Nonresidential or mixed-use	None	--							
	All other uses	--	50							
NC	One-family and Two-family dwelling, duplex (upper/lower) or semi-detached (side-by-side)	Regulated as if in the R-1 district	Regulated as if in the R-1 district	35 (45 by CU) ³	10/25 ⁷	5 ²¹	5 ²¹	80%	0.5/3.0	None
	Single-family attached (townhomes) and live-work units	2,500 per unit	20							
	Multifamily dwelling (per unit)	1,500 1,000 per unit	None							
	Nonresidential or mixed-use	None	--							
	All other uses	--	None							
D	One-family and Two-family dwelling, duplex (upper/lower) or semi-detached (side-by-side)	N/A	N/A	55 (D1) None (D2) ³	None/15 ⁷	5 ²¹	5 ²¹	100%	1.0/5.0 (D1) 1.0/None (D2)	None
	Single-family attached (townhomes) and live-work units	2,000 per unit	20							

Table: 44-31 Lot Dimensions and Setback Requirements

Zoning District	Use	Lot		Building	Setback Requirements ⁶			Coverage		
		Min. Lot Area (sq. ft.)	Min. Lot Width (ft.) ⁹	Max. Height (ft./stories)	Min./Max. Front yard (ft.) ^{7,20}	Min. Side Yard (ft.) ^{5, 14,19}	Min. Rear Yard (ft.) ¹⁴	Max. Impervious Surface Coverage	Min./Max. Floor Area Ratio	Max. Ground Floor Area, Retail & Service Uses (sq. ft.) ¹⁸
	Multifamily dwelling (per unit)	250 per unit (D1) None (D2)	None							
	Nonresidential or mixed-use	None	--		None/15	None ²¹	None ²¹			
	All other uses	--	None							
S-LRI	Single-family detached dwelling	5,000	50 ²²	35 ¹⁷	15 (New) ²³ See note ⁷ (Existing)	12 (total)/ 2.5 min. ²⁴ (New) 2.5 (Existing)	15 (New) 6 (Existing)	80%	--	--
	Duplex (per building)	5,000	50 ²²							
	Single-family attached and live-work units	2,500 per unit	24 ²²							
	Multifamily dwelling (per unit)	2,000 per unit	50 ²²							
	Nonresidential or mixed-use	5,000	50 ²²		None ²³ /20	6	6			
	Production, processing, and storage or transportation use	10,000	75 ²²							

Table #.: Lot Dimensions and Setback Requirements

Zoning District	Use	Lot		Building	Setback Requirements ⁶			Coverage	
		Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max. Height (feet/stories)	Front yard (ft.)	Side Yard (ft.) ^{1,5}	Rear Yard (ft.)	Max. Impervious Surface Coverage	Min. Floor Area Ratio
PUBLIC									
PI	All uses	10,000 ¹⁰	80 ¹⁰	Note ¹¹	15	10	15	Note ¹¹	--
CONS ¹²	All uses	--	50	--	25 ¹³	15 ¹³	25 ¹³	35%	--

¹ Side yards: Setbacks shall apply to the ends of attached or semi-detached dwellings.

² The lot area requirement for multifamily uses in the R-1 and R-2 Districts is 2,000 square feet per unit. In the case of boarding homes, dormitories, hospitals, and other residential facilities, the area requirement shall be 1,000 square feet for each resident occupancy of the structure.

³ Heights of structures may be increased with a conditional use permit as permitted in Section 44-83.

⁴ For lots in the RR district without City services, minimum lot area shall be ten acres. Other lot dimensions shall be as specified in table 44-2. See Section 44-555.

⁵ Corner properties: The side facade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street. If no structure exists on the adjacent property, the setback shall be a minimum of one-half the required front yard setback of the subject property's zoning district.

⁶ Note that screening/buffer yard setbacks located in Article XIX, Division 5 of this code may supersede the setback requirements.

⁷ Where at least 50 percent of the front footage of any block is built up with principal structures, the front yard setback for new structures shall be equal to the average of the existing structures, except that any structure which is set back 20 percent more or less than the average may be discounted from the formula.

⁸ Covered porches are permitted in the front setback compliant with the conditional use permit requirements found in Section 44-83. 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.

⁹ For residential structures, the minimum building width on any side shall be at least 22 feet, not including any entryways or other structures that do not run the full length of the building.

¹⁰ Public utility well sites, pump stations, substations, and similar uses involving no major structure are exempt from the minimum lot area and lot width requirements.

¹¹ Building height and impervious coverage shall not exceed that permitted in the most restrictive abutting district.

¹² Because the permitted and conditional uses in the Conservancy District are generally not conducted in buildings, no minimum lot area is specified.

¹³ Waterway setback: All buildings and structures, except for road, bridge and utility crossings, docks, piers, boat landings, or drainage structures, shall be set back a minimum of 50 feet from the bulkhead line or ordinary high water mark, whichever provides the greater landward distance, of all navigable waterways

¹⁴ Side and rear yards shall be required when a nonresidential use adjoins a side yard of a residential property or as necessary to provide access for deliveries, loading, etc.

¹⁵ A minimum 75 feet of public street frontage is required.

¹⁶ Surface parking lots (principal use) approved through conditional use permits shall not be required to meet the floor area ratio minimum.

¹⁷ Smokestacks, water towers, and similar structures may exceed the maximum height limit as specified by conditional use.

¹⁸ Maximum ground floor area for retail or service uses may be exceeded as a conditional use.

¹⁹ Side yards are required only for dwelling units on the ends of townhouse buildings. Minimum size is one-half of the total distance shown in the table.

²⁰ At least 60 percent of the front facade must fall between the maximum setback and minimum setback lines.

²¹ In the NC and D Districts, side and rear yards shall be required when a nonresidential use adjoins a side yard or rear yard of a residential property or as necessary to provide access for deliveries, loading, etc.

²² The minimum building width on any side shall be at least 22 feet, not including any entryways or other structures that do not run the full length of the building.

²³ Covered porches are permitted in the front setback compliant with the conditional use permit requirements found in Section 44-83.

²⁴ Where required, side yards shall add up to a total of no less than 12 feet, but shall also be no less than 2½ feet on any one side.

Section 44-2203: Accessory Uses

- (a) Table 44-32, Accessory Uses, lists all permitted accessory uses.

Table 44-32: Accessory Uses

TABLE 44-32: Accessory Uses
P = Permitted Use | C = Conditional Use

USE CATEGORY	DISTRICTS																Add'l Standards
	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	
Specific Use Type																	

USES ACCESSORY TO DWELLINGS

Antennas, satellite dishes, and similar equipment as regulated by Article XVI of this chapter	P	P	P	P	P	P	P				P	P	P	P			Sec. 44-418
Boarding or renting of rooms to not more than two persons	P	P	P	P	P	P	P				P	P	P	P			
Buildings temporarily located for construction purposes	P	P	P	P													
Fences	P	P	P	P	P	P	P				P	P	P	P			Sec. 44-450
Gardening and other horticultural uses	P	P	P	P							P	P	C	P			
Home-based occupations	P	P	P	P	P	P	P				P	P	P	P			Sec. 44-1587
Private garages, carports, and parking spaces	P	P	P	P	P	P	P				P	P	P	P			
Private swimming pools, tennis courts, indoor exercise facilities, community meeting rooms, and other recreational facilities that are operated for the sole use and convenience of the residents of the principal use and their guests	P	P	P	P	P	P	C				P	P	P	P			Sec. 44-518 Sec. 44-416
Small wind energy systems											C	C	C				
Solar energy systems					P	P	P				P	P	P				
Tool houses, sheds, and similar buildings	P	P	P	P	P	P	P				P	P	P	P			
Parking, structured	P	P															Article XVIII
Outdoor kennel or exercise run for household pets			P	P							P	P	C	P			Sec. 44-1584 (b)
Retail, office, or service uses designed for residents of a multifamily building or complex of limited size and wholly contained within the principal structure	P	P															
Small-scale animal keeping			P														Chapter 6

TABLE 44-32: Accessory Uses
P = Permitted Use | C = Conditional Use

USE CATEGORY	DISTRICTS																Add'l Standards
	RESIDENTIAL				COMMERCIAL			INDUSTRIAL			MIXED-USE				PUBLIC		
Specific Use Type	R-1	R-2	R-3	RR	C1	C2	C3	LI	GI	BP	OR	NC	D	S-LRI	PI	CONS	

USES ACCESSORY TO NONRESIDENTIAL USES

Antennas, satellite dishes, and similar equipment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 44-418
Carwash (automatic) when accessory to a service station in compliance with Article XVI of this chapter						C	C	C	C	C		C	C	C			
Music (outdoor live or amplified music)					C	C	C	C	C	C			C				
Off-street loading docks					C	P	P	P	P	P	C	P	P	P	P		
Outdoor display of vehicles								C	C	C			C	C			
Outdoor recreation facilities					C	C	C	C	C	C		C	C		P	C	
Outdoor sales, display, and storage					1	2	1	P	P		3	3	3	P			
Parking (surface)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	
Parking (structured)	P	P		C		C	P	P	P	P	C	C	P		P		Article XVIII
Parking and storage of vehicles licensed to a business					P	P	P	P	P	P	P	P	P	P			
Self-service storage units					C												
Rooming/boarding house as accessory to religious institution														C			
Signs, as regulated by Chapter 30	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Small wind energy systems	C	C	C	C	C	C	C	C	C	C	C	C	C		C		Sec. 44-1626
Solar energy systems, flush roof-mount	P	P	P	P	P	P	P	P	P	P	P	P	P				Article XVII
Solar energy systems, other than flush roof-mount	P	P	P	C	P	P	P	P	P	P	P	P	P		P		Article XVII
Storage within enclosed buildings															P		
Storage or other accessory buildings customarily associated with a principal use																C	
Telecommunication facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P		Sec. 44-1586 (b)
Warehousing, incidental repair, or processing necessary to conduct a permitted principal use, conducted within the principal building, not exceeding 40 percent of total floor area						P	P	P	P	P		P	P	P			
Waste and recycling storage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Sec. 44-1917

¹ See [Section 44-684, Outdoor Storage and Display, C1 and C3 Districts.](#)

² See [Section 44-685, Outdoor Storage and Display, C2 District.](#)

³ See [Section 44-618](#).

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

GENERAL ORDINANCE NO. 20-26

AN ORDINANCE AMENDING SECTION 44-555 OF CHAPTER 44,
GREEN BAY MUNICIPAL CODE,
RELATING UNSERVICED LOTS, RR DISTRICT

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

SECTION 1. Sec. 44-555, Green Bay Municipal Code, is hereby amended to include:

(4) On parcels of ten acres or more, keeping of domestic animals, such as horses or ponies, sheep, goats, or domestic fowl, provided that no more than one horse, pony, sheep, goat, or similar large farm animal may be kept per acre of property. Animal feedlot operations and pig farms are not permitted. Barns and pens for domestic animals are permitted.

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